

Minutes of the Santaquin Planning Commission meeting held July 10, 1990.

Present were Ken Kelly, Glade Robbins, Jeri Bascom, Dee Davis, Gil Cook Commission members. Also present were Henry Aldrich, John DeGraffenreid, Charles DeGraffenreid. Keith Broadhead came late.

Mr. Kelley called the meeting to order and asked Gil Cook to offer the opening prayer. The minutes were then read and approved.

Henry Aldrich: Mr. Aldrich is requesting a business license for a home occupation. The type of business he would like to conduct is welding. He would do most of the welding at his customer's homes. Ken read him Section 25 of the Zoning Ordinance dealing with home businesses. Mr. Aldrich said that he would have equipment consisting of a welder that is only three years old and doesn't bother TV reception when used. He would also be storing metal at his home for use in this work. He has agreed to make provision for the storage of his materials so that it will not be unsightly and comply with the intent of the ordinance. He will do this by having a fence and a carport-like covering. This was agreeable to the members of the Planning Commission. The motion was made by Gil and seconded by Dee to grant Mr. Aldrich a Home Occupation License. The motion passed unanimously.

Charles and John DeGraffenreid: The DeGraffenreids would like to annex about 6 1/2 acres of their ground located in the north-west part of Santaquin. It is located just north of the Brost Annexation and is contingent upon the approval for Brosts. John would like to build a home on the south-east corner of the land. They brought in a preliminary plat that shows their property's location to the city and to the Brost and Westover properties. The DeGraffenreids were told that if they bring in more than 5 acres there is a waiting period of 30 days before the annexation is approved. The DeGraffenreids were informed where proposed roads would be located. They expressed no problem with the proposals. Gil motioned to send this annexation request on to the City Council with the stipulations that they get a letter of intent to Mrs. Bascom and say in it what amount of land they want to annex. [They decided not to annex the whole piece at this time only enough for John to build on. (about an acre)] The DeGraffenreids were also read the annexation ordinance (90-3) so they would be familiar with the requirements.] The motion was seconded by Jeri and passed unanimously.

Master Plan: Keith Broadhead came in representing the City Council asking the Planning Commission to look over up-dating the City's Master Plan in regards to where future roads need to be placed. This is becoming a pressing need with all the annexation requests coming to the City.

After looking at existing maps it was ~~tentatively~~ proposed that 300 West, 200 West, Center Street, 200 East, 400 East will run north to the canal. The road presently known as 5950 West 13500 South will run East and West the length of the proposed Master Plan. The number will be approximately 550 North.

The Planning Commission will continue working on these proposals at the next meeting. We are trying to get some better maps to work from as well as needing to do more talking about where we would like to see the City grow. Mr. Broadhead ask that we not consider any more annexations above (south of) the last row of houses in the Westover Subdivision. (That's about 600 South) That is because of the water pressure problems that those residents are having at this time. These items were then tabled until the next meeting.

Mrs. Bascom did give a list of these proposals to Elaine Tasker so the City Council would have an idea what we were doing on the Master Plan. Also they were holding up Brost's annexation because of the question of if or where any proposed road would go. The Planning Commission upon reviewing that situation decided not to have any road go through the Brost property as it wasn't necessary to the intent of the Master Plan and would cause a problem in the use of this piece of land. This was motioned by Ken and seconded by Glade. It passed unanimously.

A copy of the proposals sent to the City Council is included with these minutes.

Gil motioned to adjourn it was seconded by Dee and passed unanimously.

Kenneth D. Kelley  
Chairman

Veri Bascom 8/14/90  
Secretary Date



To: Elaine Tasker  
From: Jeri Bascom  
Date: July 12, 1990

These are the proposals the Planning Commission have made for the City Council to review at their next meeting.

1. 300 West will run north to the canal.
2. 200 West will run north to the canal.
3. Center Street will run north to the canal.
4. 200 East will run north to the canal.
5. 400 East will run north to the canal.
6. The road presently known as 5950 West 13500 South (County address) will run East and West the length of the proposed Master Plan. It will need to be nummbered but the Planning Commission thought that the address would be approximately 550 North.

I have included a map that shows these proposed streets. The Planning Commission thought that all these streets could be collectors. There is also no need to put any proposed roads through the Brost's property. There will be plenty of access by using the above proposed streets and with others that are in the process of being planned. Let the Council know that we will be working further on the Master Plan and roads at our next meeting the second week of August. If they have any imput please contact one of the Commission members.

Also John and Charles DeGraffienreid will be in to the next Council meeting to present their annexation request. It was approved by the Planning Commission. However we are not sure just haw much acreage they will be bringiing in. John would like to build a house on the south end of the property. They are already aware of the roads that are proposed. They will bring their plot map with all the particulars stipulated in the ordinance.

I have left a message with Brosts about our decision. They will probably want to come in for the next Council meeting.

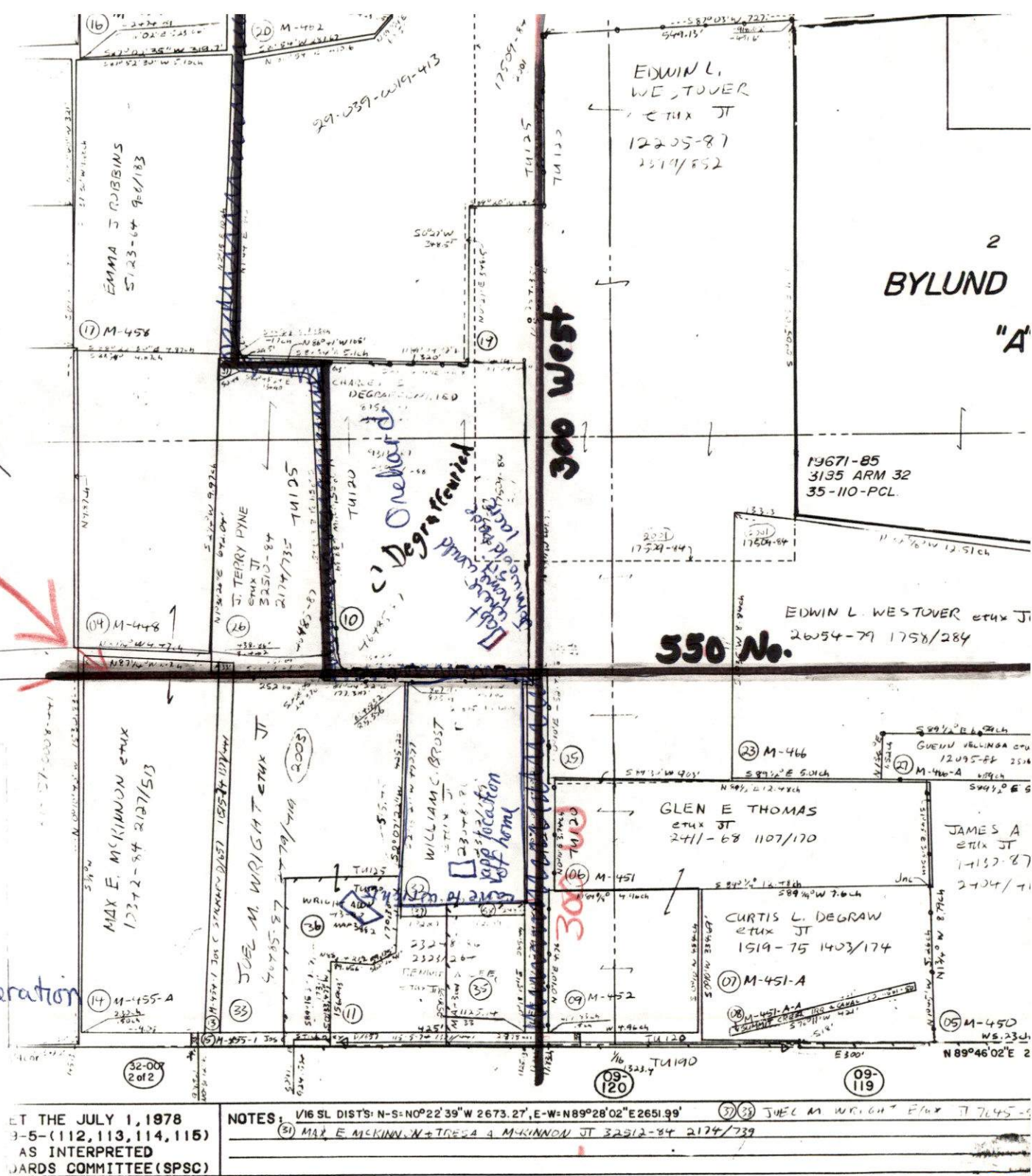
Let me know if there is any thing I need to do on Westover's annexation.

*Jeri Bascom*



roads proposed  
by Brosts &  
DeGraffenrieds.  
There also other  
roads under consideration

No road through Brosts property.



Santaquin Planning Commission  
Santaquin City Offices  
Santaquin, Utah 84655

July 12, 1990

Dear Commission Members,

I would like to make a formal request to annex a ~~2 1/2~~<sup>one</sup> acre piece of property owned by Charles E. DeGraffenried located approximately at 550 North and 300 West directly north of the city boundary.

The main purpose of this annexation would be to build a home on the South East corner of the property for my son, John David DeGraffenried, and his family. John has recently been employed by the Nebo School District and would like to re-establish his residency in Santaquin. The size of his building lot will be approximately one-half acre. This would be all of the development planned at this time, however, in the future I may wish to subdivide the remainder of the annexation into half-acre or one-acre lots.

Sincerely,



Charles Edward DeGraffenried