

DRAFT

SANTAQUIN CITY CORPORATION

PLANNING COMMISSION MINUTES

A meeting of the Santaquin Planning Commission convened at 7:00 p.m., September 9, 1993 at the City Civic Center.

Those attending were: Chairperson Jeri Bascom, Kurt Stringham, Brent Vincent, Brenda Wall and Brad Greenhalgh. Also in attendance were Councilmen Hortt Carter and Keith Broadhead.

Chairperson Bascom conducted and asked for comments on Planning and Zoning meeting minutes of July 8, 1993. She noted there were no minutes for the August 12, 1993 meeting as there was not a quorum. Kurt moved to approve the minutes of July 8, 1993 as written. Brad seconded and vote was unanimous.

1. Mel Perry and Glade Robbins appeared before the board with questions concerning annexation of their property at approximately 15000 South 52000 West.

Mr. Perry's Remarks: He is interested in annexing about 23.87 acres of land.

Commission Remarks: There was concern of the land being above the 5200 ft. level. There has to be 40 lbs of water pressure to fire hydrants. In reviewing the plat map it was noted the property in question is not contiguous with City limits.

Commission Decision: No action taken at this time.

2. Tracy Johnson and Mrs. Oldham wishing to sell a piece of property at approximately 500 West 280 North.

Mrs. Oldhams Remarks: Ten or more years ago, when the property was annexed into the City limits, a moratorium was placed on the property on building. She is concerned about placing curb and gutter in front of the property.

Commission Remarks: The minutes of previous Council meetings will need to be reviewed in order to know if the street was already a dedicated City street at the time of annexation. Hortt Carter will review previous minutes and take the information to the Council.

Commission Decision: Move on to the City Council for their final decision.

3. Todd Christopherson was before the Board for inquiries to selling a piece of his land at approximately 200 South Center.

Mr. Christopherson's Remarks: The lot he is wishing to sell is 80' by 157'.

Commission's Remarks: The frontage and the depth of the parcel is in accordance with City law.

Commission's Decision: Kurt moved to approve the division of property. Jeri seconded and the vote was unanimous.

4. Curtis DeGraw, Phil Rowley and Jay Smith appeared before the Board inquiring about annexation.

Mr. DeGraw, Mr. Rowley and Mr. Smith's Remarks: Mr. Rowley is interested in annexing land to include his home and shed. Mr. Smith will deed the existing lane (which is 500 West) to the City if annexed.

Commission Remarks: Sewer being run to this area is a long shot in regards to the funding agency. If the existing homes do annex there could be further study on this. The future construction of 500 West is a concern with existing buildings along it. Eventually there will have to be a light industrial zone in order to separate residential from heavy industrial.

Commission Decision: No action taken at this time. Will be an agenda item for a special meeting held Sept. 16, 1993 at 7:00.

5. Mr. John Parrot before the Board with questions concerning his property at approximately 10 South 100 West.

Mr. Parrot's Remarks: He is interested in restoring and selling each unit separately. (condominiums)

Commission's Remarks: There is concern over the high density housing and the number of people living in one apartment.

Commission's Decision: Tabled until special meeting on Sept. 16.

6. Mr. Jack Destaphano appeared before the Board with concerns of construction to the side of his home on 20 North 400 East.

Mr. Destaphano's Remarks: The fill dirt that has been pile on the edge of Mr. Kester's property has no retaining wall. There is a worry that if rains were to wet the soil it would all run onto his property and may cause considerable damage.

Commission's Remarks: Mr. Kester will be contacted on this matter.

Commission's Decision: No action taken

Meeting stands adjourned.

Brenda Wall