

SANTAQUIN CITY CORPORATION

PLANNING COMMISSION MINUTES

The following are the minutes of the regular meeting of the Planning Commission of the City of Santaquin, Utah. The meeting was held on Tuesday, September 13, 1994, in the Santaquin City Council Chambers. The meeting commenced at 7:00 p.m.

The following Board members were in attendance: Kurt Stringham, Dick Kay and Brad Greenhalgh. Also present were Councilman Paul Bean and City Planner, Dale Berg.

The meeting was called to order by Kurt Stringham.

1. Dorothy Robertson, Grant Elliot, ElRay Pederson and Wendall Hansen: There is currently a right-of-way through the north portion of the State property which is immediately east of the freeway interchange. That right-of-way is too steep. They have explored many other options for the road. They feel they would like to make the road 100 South. The State would like a letter from the Planning Commission stating that 100 South is a good option for a road as well as some other alternatives for the road. The letter should go to ElRay Pederson, 270 North 1300 East, Pleasant Grove, Utah 84062.

2. Bob and Ed Westover: Discussion of Peterson Subdivision, six lots. Bob and Ed brought five copies of the vicinity plan and five copies of the preliminary plat.

There was a discussion between Westovers', the Planning Commission and interested citizens regarding roads, lot sizes, value of homes to be built and the impact of the subdivision on adjoining property owners.

Dick made a MOTION to have Dale go over this and check it out and give the Planning Commission his suggestions. Brad seconded. All voted "aye".

3. Glen Roper and Afton Bowen:

Wesley Roper stated that the last time they were here the Planning Commission told them they needed a plot plan of what they propose to do. The property belonged to Vivian Roper; they, as her surviving children, wish to divide the property into three lots.

Kurt said the property has enough frontage but they need to have 120' depth.

Mr. Roper said they are going to try to get a variance on the lot size.

Kurt told them that in order to get a variance, it has to be something that is not of the owner's doing. In this case the problem is caused by the property owners.

Mr. Berg referred the property owners to Ordinance 90-4, Section 13, sub-section 2, d.

Mr. Roper asked if there is any reason the division of this property can't be approved?

Kurt asked Mr. Berg if the Planning Commission can do a conditional approval.

Mr. Berg said he would like to check the calculations on the plat. Also, a Record of Survey is required by the State. It must be filed in conjunction with their plat with the County.

4. Kay Higginson: She has a square lot of 165' x 165', it's on a corner lot. What she would like to do is sell the West side, 200 East and 200 South; 85' x 120'.

Kay asked if there would be a problem if she goes ahead and sells the lot? Would the buyers be able to get a building permit?

Kurt doesn't see that there would be a problem as long as Kay has it all drawn up and presented; Kay needs to get a plat map in and get it approved and then get it recorded.

5. Archie Alexander: Brought in a pencil drawing of a map showing a lot sold in Pole Canyon east of Kim Barlow's property. They would like this map added to the map previously brought to the City showing property owned by Alexanders'.

Mr. and Mrs. Alexander were told they need to bring in a plat map showing the new division. They were referred to City Ordinance 160, Section 2, Definition 22. Also, City Ordinance 160, Section 3 - B.

6. Other Business: Greg Fowkes called Kurt voicing concerns over zoning for his business. Mr. Fowkes indicated that when he originally built his business it was in a commercial zone, however, the map from 1968 doesn't show that. His business was built in 1972. He would now like to have the option of expanding his business in a residential zone. He has been paying a commercial license every since he went into business. Mr. Fowkes would like to know what possibilities he has. Kurt can't think of anything other than rezoning.

Brad was asked by Brent to bring up the need for another member on the Planning Commission. Suggestions were Dennis Brandon and Junior Ross.

Mr. Berg said the Planning Commission can recommend names to the Mayor, but the Mayor should recommend names to the Council.

Dick said the Planning Commission should turn the above two names over to the Mayor and let him handle it.

Brad wondered about the possibility of adding two additional

people to the Board.

Mr. Berg said the ordinance would have to be changed in order to do that. The ordinance says five members. You can have up to seven by state law.

7. Review of Water Ordinance: The basic difference is in Section 22 we took out the requirement where those who are currently outside the city limits could pay money for water if they didn't have any water with their land. If you're in the city limits, your first obligation is to bring water. Your second obligation is to pay cash in lieu of water.

A MOTION was made by Dick that this ordinance be recommended to the City Council. Brad seconded. All voted "aye".

An AMENDMENT TO THE MOTION was made by Dick that Table 1 be corrected to reflect the correct acre feet per share. Brad seconded. All voted "aye".

A MOTION was made by Brad to approve the minutes from July 12, 1994. Dick seconded. All voted "aye".

A MOTION was made by Dick to approve the minutes from August 16, 1994. Brad seconded. All voted "aye".

A MOTION was made by Brad to adjourn. Dick seconded. All voted "aye".

Lorna Lloyd