

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, July 12, 1994, in the Santaquin Senior Citizens Center. The meeting commenced at 7:00 p.m.

The following Board members were in attendance: Brent Vincent, Brenda Wall, Dick Kay and Kurt Stringham. Also present were City Manager, Tom Austin, and Dale Berg.

The meeting was called to order by Brent Vincent.

1. DWAYNE OLIVER AND CLYDE WESTWOOD: Presented information requested at last Planning and Zoning meeting.

Brent said the Annexation Declaration was approved at the last City Council meeting. Also, everyone was to sign the Application for Annexation whose name appeared on the deeds. Land description was received for Valley Asphalt, Parker family, Robertson, Charlie Ainge, Dwayne Oliver and Clyde Westwood. As soon as the Annexation Declaration is posted and approved, their annexation should be okay.

Tom wanted Mr. Oliver and Mr. Westwood to know that the Council has taken a step back. They have hired a Planner and will be scrutinizing annexations. They will be able to let these people know if they will be allowed to annex in about 30 days. Planning and Zoning comes to Council with plot maps and their proposal, then it must be posted for 30 days.

Tom stated that the Youth Home has been changed to a girls foster care home, not a correctional facility. He suggests that we should stipulate that the Home cannot be used as a youth and custody facility.

2. ELFAWN WALL: He would like to split the property behind his home into two building lots.

Tom has told him he can sell his property but can't build until the moratorium is lifted.

Dale Berg said that the Planning and Zoning body is here to enforce the laws of the State and the laws of Santaquin City. Any tract of land divided in half is considered sub-dividing. If it is not approved by Planning and Zoning, it is an illegal sub-division. Enforcement is prosecution or a lien on the property so that a building permit cannot be issued.

Mr. Wall wanted to know what he can do.

Tom stated that we need to handle this right, right now to avoid problems in the future. We must be consistent. The Planner will write a sub-division ordinance and it will be done exactly by State law.

Mr. Wall said he has already lost one sale; he has property he needs to pay for with money from the sale of his property.

3. JACK JARVIS AND LAVON ROSS: Re: annexing property between Jack and Junior. They presented their Annexation Application.

Jack has already given Junior 17 feet of the strip to be annexed (see attached). There will be a 56 foot road.

Kurt doesn't see a problem with the proposal.

A MOTION was made by Kurt to approve this annexation and forward it on the the City Council. Brent seconded. All voted "aye".

Mr. Berg stated that for any annexation that is five acres or more, the Planning Commission has to prepare an Annexation Declaration Policy Statement which outlines how this annexation complies with State law and Planning and Zoning requirements. No action can be taken until the Annexation Statement is completed.

Kurt made a MOTION to table this proposal. Brent seconded. All voted "aye".

4. IDONNA CROOK: She said her question has already been answered; selling two lots is considered sub-dividing. She wanted to know if she sells the two lots, does she have to put in improvements.

Brent said it would be a minor sub-division, so no improvements would be required.

Kurt told her she can't sell her property until the moratorium is lifted. She can't sell part of her property. She can sell it all as one piece.

Mrs. Crook wanted to know how it is zoned. Could she build a 6-plex?

Tom told her a duplex is considered residential. We have no provisions for a 6-plex.

5. MALCOLM JOLLEY: Interested in changing the zoning on his property at approximately 190 West Main. He received a variance on lot size some years ago. The property was residential at the time.

Brent stated that the lot size variance is good forever, it stays with the property, however, the property is in a Commercial zone.

Mr. Jolley wants the property changed back to residential so a nice home can be built.

Kurt's main concern is that if we allow Commercial property to be zoned residential, residential takes precedence.

Brent said the City is trying to save as much Commercial property as they can.

Kurt stated that we need to study this before we take any action.

Brent said we need to talk to the City Council and see how they feel.

Mr. Jolley's address is: 429 Goosenest Drive
Payson, Utah 84651
465-3051

He would like to be notified of the Board's decision.

6. DARWIN STARKS: Would like a street put in from Main Street to 100 North. The new street would be 500 West. He would like the road as a buffer between El Ray Davis' trailer park and their home.

Brent told Mr. Starks he would have to talk to Calvin Wall and the City Council about his proposal.

Kurt said the plan for the street is in the Master Plan. It is up to the Council to decide when the street goes in.

7. KEITH LARSEN: Owns a corner lot at 200 North 350 West. He would like to put a home on the property.

Because he is on a corner lot, he is required to have 30 foot setbacks on the front and the side.

Kurt said the Ordinance says 30 foot front and side setbacks. A Variance can't be granted to allow for a 20 foot sideyard on a corner lot.

Mr. Larsen asked if he could move his home East and put a detached garage on the sideyard.

Kurt said he doesn't have enough footage.

Mr. Larsen asked about building a carport instead of a garage. He was told that there is not enough footage.

Mr. Larsen can obtain a building permit if he has 30 foot front and side setbacks (corner lot), 25 feet from the back of the property, and 8 feet on the interior side of lot.

8. JAMES SMITH: Came to talk about his annexation. He said his annexation was approved 60 days ago. A mylar map has been prepared.

Tom informed Mr. Smith that his annexation has not been approved.

Roger Kaufman said he believed the City Council approved the annexation.

The Board said a public hearing must be held before the annexation can be approved.

Tom commented that Santaquin City doesn't have to approve this proposed annexation.

Tom stated that Mr. Smith's attitude has been arrogant. He has offended Tom, the Mayor, City workers and the City Council. Mr. Smith has a superior attitude; he is not superior to anyone. Mr. Smith's annexation has not been approved and it won't be for some time.

Mr. Smith said he would like it to go on the record that he has offended the Council, Mayor and City Manager and he apologizes.

Tom said Mr. Smith owes money to the City; payment is a condition to annexation.

Mr. Smith said the plans have been prepared. He would like everything to go through proper channels.

Brent said Planning and Zoning can't do anything until the moratorium is lifted.

Mr. Berg asked if a sub-division fee was paid prior to the date the Annexation Application was made.

Mr. Smith said "no".

Mr. Berg stated that the City is not bound.

Kurt said until the Ordinance is in place, we have no ground rules.

Dick felt Planning and Zoning needs to get with the City Council and discuss Jim's proposal.

Tom stated that we need to deal with the annexation first, then deal with the sub-division.

Mr. Smith said a 6" waterline is needed; Keith said he wants an 8" line and the City will pay for the difference.

Kurt said if 500 West goes through, it will be a circuit street.

Mr. Smith doesn't think 60 days is enough time for a new Ordinance.

Mr. Berg said it will probably be three or four more months before it is in place.

Mr. Smith would like to put sewer and water lines in before the road goes in.

Mr. Smith stated that he owes the City money for the sewer. Also, that the City owes him a Waterline, Sewerline Extension Agreement.

Dick would like Mr. Smith to submit a list of his questions, ideas and suggestions for Planning and Zoning to study and

think about.

Jim agreed to do that. He also left several sets of plans.

OTHER BUSINESS:

Kathryn Patten, Jack Olson's sister; represented by Jim DeGraffenreid.

She wants to build a duplex and a home on her property. Jim will be doing the design and the building. It will be a duplex with an attached home separated by a garage.

Kurt said the property needs to be 1/2 acre.

Jim said the property is 125 feet X 167 feet, not quite 1/2 acre.

Kurt said they can build a duplex, not a tri-plex.

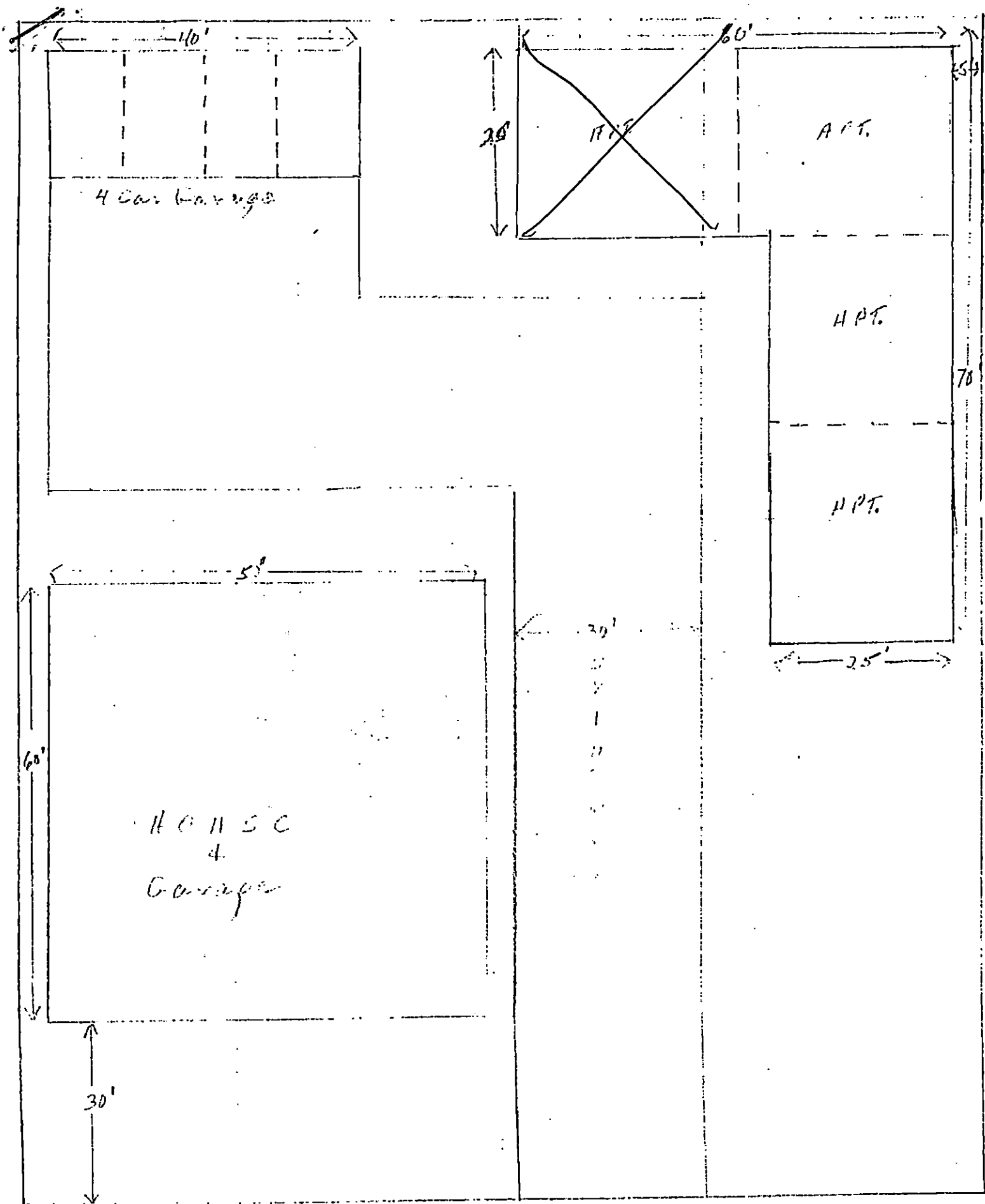
Jim asked if they could get a variance for a tri-plex.

Kurt said "no".

A MOTION was made by Kurt to approve the minutes of the June 8, 1994 meeting. Dick seconded. All voted "aye".

Dick made a MOTION to adjourn. Brent seconded.

Lorna Lloyd



4 car Garage

APT

APT

APT

House
&

Garage

DRIVE WAY

125'

Santaquin City Planning Commission - Santaquin

Having been born and raised in Santaquin and my husband in Payson, it's been our goal to return to Utah when we retire. When my father died, I received from his estate a building lot on the south side of the family home. We have since purchased additional property on the north end of our lot. We now own a building lot that is 125ft. wide by 165ft. deep.

Before we go to the expense of an architect, we would like to know if what we propose is acceptable. If approved by the commission, we would like to build apartments at the rear of our property, starting construction as soon as the sewer project is finished. When we retire and our property sells here in California, we would live in one of the apartments, while a house is built at the front. All would be fenced if necessary and of course all would be professionally landscaped. It would be such an improvement over what it is now.

My brother, Jack Olson, and nephew, Bart Olson, will represent us before the Planning Commission. Enclosed please find a diagram of plans.

Yours truly,

Kathryn O. Patten

Splitting this property creates a sub-division. The street must be improved and dedicated. The opposite side of the road is improved. It is questionable whether or not Wing's side of the road is improved. Kurt explained an improved road as a 56 foot right-of-way; from the center of the road there would be 18 feet on both sides of asphalt and curb and gutter and sidewalk. Kurt felt that if Wing's have 10 feet of asphalt on the center side of the road, they have probably met the improved requirement. If they don't have the 10 feet, they will probably have to go all the way over and put in curb and gutter.

Jack Olson appeared on behalf of his sister and her husband. They own a piece of property on Center Street, approximately 212 or 225 South Center. They want to build a home and some apartments in the back.

Kurt stated that you are limited to one dwelling on a lot. There's a possibility that you could put a four-plex, but it would all be one building.

Mr. Olson's sister doesn't want to start this project until the sewer system is in. When they first started talking they were informed that if there was a driveway of a certain width back into the dwellings it would be allright.

Kurt said there is a section in the Ordinance called "special conditions". It is for land that is landlocked.

Jack asked if having one building on a lot means you can have as many apartments as you want in that building. Kurt said four is the maximum, with a possible height regulation, two stories. You can't build apartments and have a separate house on the same lot. They could build apartments and have a garage, as long as it isn't used for a dwelling. The garage needs to be 1 foot from the property line or 15 feet from a dwelling.

Junior Ross is selling property on his Dry Mountain Estates. Lots 4 and 5 don't have the required depth, however, they have enough square footage.

A motion was made by Kurt to approve lots 4 and 5 of the Dry Mountain Estates with the condition that the Board of Adjustment goes along with it.

The motion was seconded by Brenda. All voted aye.

Summit Creek Irrigation would like to sell three lots on the corner of 300 South and 200 West. It is the gravel pit North of Scott Shepherd (see attached map).

Kurt doesn't see a problem. All the lots conform.

A motion was made by Brent to approve Summit Creek's three building lots.

The motion was seconded by Brenda. All voted aye.

6

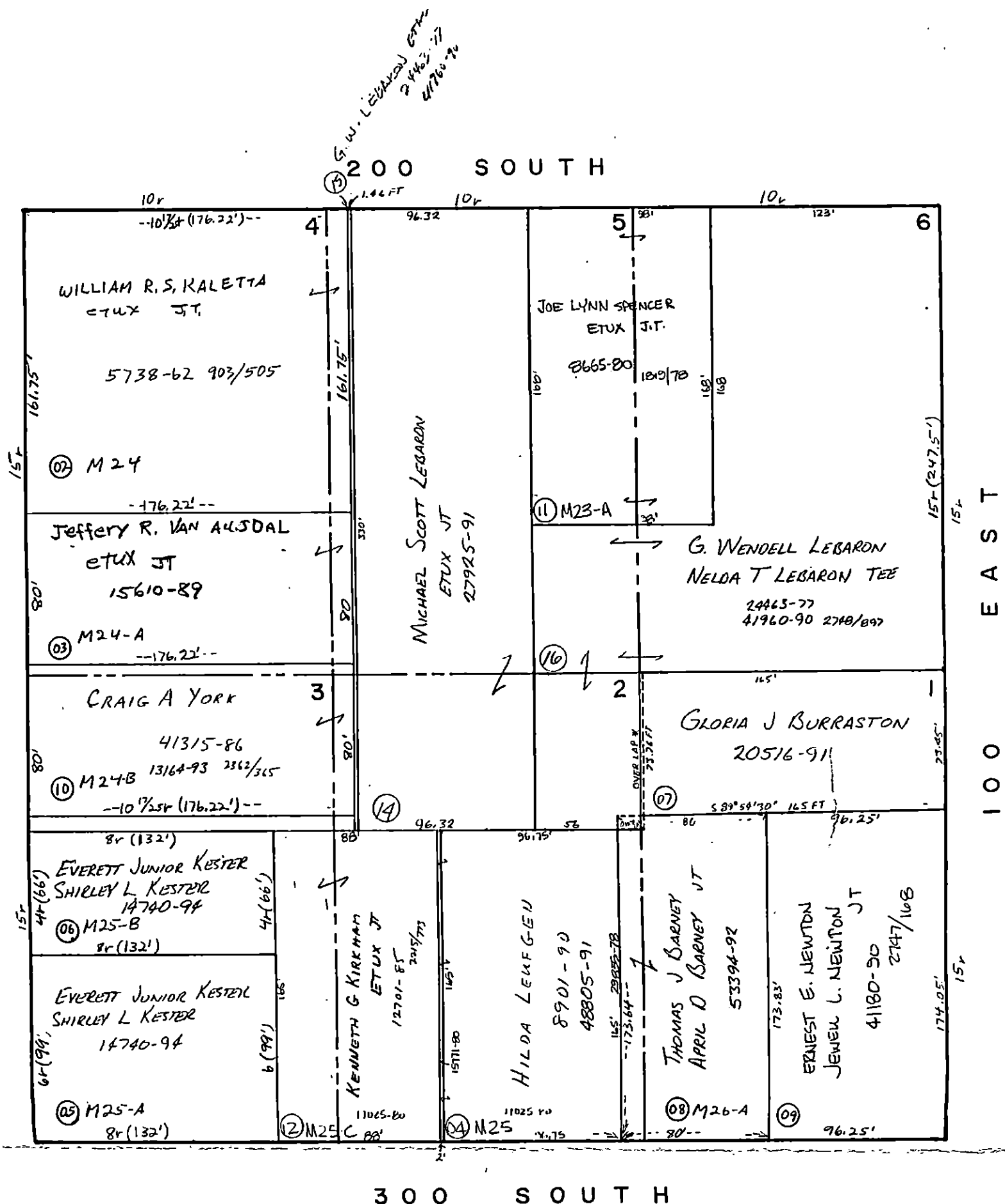
city **SANTAQUIN**

plat. A

scale 1" = 50'

064

High Tax



058

ET THE JULY 1, 1978

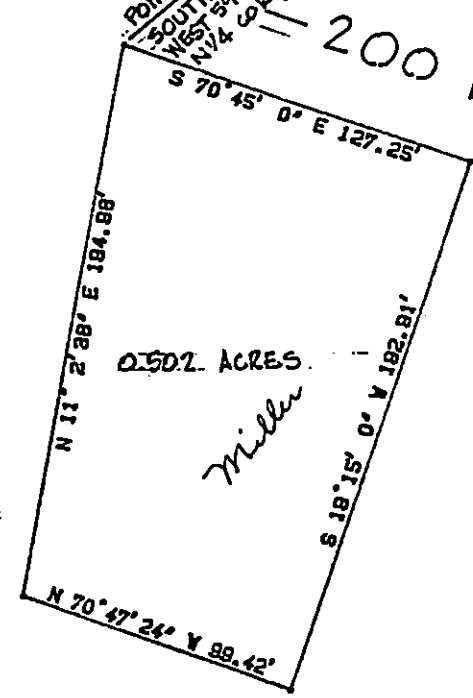
REVISIONS: INITIAL AND DATE

NOTES: * OVER LAP 1.46 FT ALSO MISS'S CLOSURE BY 1.46 FT

04/08/93 2:49p

PLOT OF IDONNA W. CROOK LOTS

C:/FASTMAP/
CROOK-1/
LOT PLOT



200 NORTH STREET

Sutherland

