

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 Wednesday, June 8, 1994, in the Santaquin City Civic Center. The meeting commenced at 7:00 p.m.

The following Board members were in attendance: Brent Vincent, Kurt Stringham and Dick Kay. Also in attendance was Councilman Paul Bean. Brenda Wall and Brad Greenhalgh were excused.

1. TRACY JOHNSON: Own two lots at approximately 500 West 300 North. Would like to divide property into three lots. Lots two and three do not meet size requirements.

Mr. Johnson was told he would need a variance from the Board of Adjustment before anything could be done.

A MOTION was made by Kurt to approve the Johnson's request for a sub-division pending the outcome on his request for a variance. Brent seconded. All voted "aye".

2. CHARLIE AINGE, ALBERT JOHNSON, CLYDE WESTWOOD, PARKER, BOY'S HOME (TALLEY), VALLEY ASPHALT, DWAYNE OLIVER: Interested in annexing property in northeast section of city.

Unsure of exact number of acres, approximately 130.

Valley Asphalt is unsure of the total acreage they will be annexing. They are concerned about zoning.

Kurt said Valley would fall under non-conforming commercial, then they would have to rezone.

Santaquin City's Annexation Policy Declaration needs to be changed so that all owners can be included in this annexation.

Kurt mentioned that the owners of the Boys' Home need to be contacted to see what they're going to do and give them the City's stipulations.

All parties involved need to fill out Annexation Application. Everyone can be included on the same application if they desire. Anyone whose name is on a deed should sign the application.

Charlie Ainge, 754-5812
Valley Asphalt, Marlene Anderson, 798-1152 Ext. 101
Dwayne Oliver, 465-3081
Alfred Johnson, 754-3815
Clyde Westwood, 465-9017

3. MARK WESTOVER: Would like to subdivide his property at approximately 300 West 300 North into six building lots.

Paul informed Mr. Westover that there is a moratorium on sub-divisions until the Sub-division Ordinance is changed - 60 days at the most.

The road through the sub-division was put where it is to accomodate the sewer line and 300 North on either end of the property.

Brent commented that all the lot sizes are good.

Kurt sees no problem with the way the sub-division is laid out.

Ed Westover asked what they could do to speed up this process. Paul gave him a copy of the new Sub-division Ordinance.

Westover's were told that they can't start any work on the road or the lots until after the moratorium is lifted; it couldn't be inspected; it wouldn't be legal.

Kurt stated that all utilities, including cable TV, asphalt, curb and gutter, and sidewalks will be required for the new sub-division and road they are opening up.

4. ELFAWN WALL: Would like to split his property behind his home into two building lots.

Kurt told him about the moratorium on sub-divisions. The new ordinance requires two public hearings.

Mr. Wall stated he has a buyer for his West lot and fears losing the sale because of the moratorium.

Kurt sees no problem with what Mr. Wall wants to do. He will be classified as a small sub-division - no improvements will be necessary.

Brent said he doesn't see any reason why Mr. Wall would have to give up some of his property for the necessary road width.

5. ELRAY DAVIS: The City Council tentatively approved his plans for a mobile home park if it is okayed by Planning and Zoning.

The City street sidewalk is 5 feet wide.

Two of Mr. Davis' trailers that have been remodeled will be allowed to stay in the mobile home park. If these two trailers are sold to someone else, they must be removed from the park.

AGREEMENT:

Exhibit A - Map of Mobile Home Park

Special Agreements: blocking pads, hurricane tie-downs,

asphalt, 5 year age limit, enclosed chainlink garbage area with cover of chainlink, 600 square feet minimum size of mobile homes, everything else as per ordinance.

A MOTION was made by Kurt to accept Mr. Davis' plan for a mobile home park as per ordinance and agreements as specified. Brent seconded. All voted "aye".

6. TROY LARSEN: Owns property at approximately 200 West 25 North. It is half commercial, half residential. He would like permission to build a home there.

The previous owner, Malcolm Jolley, told Mr. Larsen that there was a variance on the lot size. If so, the variance doesn't go from owner to owner.

Most of the property is in a Commercial Zone. A residence can't be built in a Commercial Zone.

Dick suggested that the Larsen's look for other property.

Kurt sees three problems: illegal sub-division, commercial zone, and lot size.

7. RON AND ANGELA CROOK, KURT STRINGHAM: Mr. and Mrs. Crook would like to annex their property at approximately 412 North 100 West.

Property is in Green Belt. Property will have to be reassessed and they will have to pay back taxes.

Mr. Stringham would like to annex the North end of his property.

A MOTION was made by Dick to allow the Crook and Stringham annexation. Brent seconded. All voted "aye".

The property being annexed is in the name of:

Russell and Shirley Tew
James and Joyce Tuckett
Kurt and Kathy Stringham

9. OTHER BUSINESS:

JACK JARVIS: Mr. Jarvis would like to annex a strip of property adjacent to Jr. Ross, 245 1/2 feet wide, 2,640 feet long so that Mr. Ross can put his South road in his sub-division.

Mr. Jarvis would like to be on the agenda for the July Planning and Zoning meeting.

A MOTION was made by Kurt to approve the minutes of the May 11, 1994 meeting. Dick seconded. All voted "aye".

BRENT: There is a home on Center Street, North of Ferral's, zoned Commercial. Owner would like to fix it up and sell it.

It was determined that the property can't be rezoned. Owners will have to work it out with the bank.

Mike Holman would like a business license. He will need to come and talk to Planning and Zoning.

PAUL: Would like to review the members of Planning and Zoning and Board of Adjustments.

Suggestions for replacements:

Ferral Bott	Jr. Ross
Shayne Bott	Larry Davis
Roger Kaufman	Marilyn Clayson
Lonnie Martinez	Dennis Brandon

Two on Board of Adjustment; One on Planning and Zoning.

Meeting time change: Planning and Zoning will meet the second Tuesday of the month at 7:00 p.m. for the regular meeting; the fourth Tuesday of the month for the work meeting.

Paul talked to Springville about their requirements for twin homes: two hour fire wall, 10,000 square foot building lot, 90 foot frontage.

Brent suggested possible requirements for Santaquin twin homes: 1,100 square feet per side; 90 feet by 110 feet lot - 10,000 square feet.

Kurt made a MOTION to adjourn. Brent seconded.

Lorna Lloyd