

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, March 9, 1994, in the City Civic Center. The meeting commenced at 7:00 p.m.

The following members were in attendance: Kurt Stringham, Brenda Wall and Dick Kay. Also in attendance was Councilman Paul Bean. Brent Vincent came in late. Mayor Broadhead was also present for most of the meeting.

A motion was made by Brenda to approve the minutes of the meeting held February 9, 1994. All voted aye.

Dennis Haskell is considering buying a piece of property and would like to know if it is possible to move the sewer easement North about 16 feet. He also wanted to know how much property he will have to give up for the street easement. Kurt explained the setbacks on the property to him and referred him to Keith on the sewer question.

Setbacks are 28 feet from the center of the road and 30 feet from that point to the front of the house.

Mr. Haskell asked if he could split the property up into two half-acre pieces. Kurt said that was okay as long as he brings it to Planning and Zoning to get it approved.

Sherron Davis appeared on behalf of her husband, Larry Davis and her brother-in-law, Garry Davis. They would like to build duplex apartments at approximately 98 North 100 East and approximately 400 North 200 East.

Kurt told Mrs. Davis she would need to bring a plot plan, 1 inch = 50 feet. She was told she could read requirements in City-Ordinance 160, Section 2 #22. Then bring plot plan to us. The property is zoned correctly, streets are dedicated, he doesn't see any problem with building..

Terry Wing owns property right across the street from Utah Power & Light. He would like to build a home there. Mr. Wing went to the Variance Committee to get a variance on creating lots, and they sent him to Planning and Zoning.

The lot they want to build on is approximately 90 feet by 108 feet. The lot doesn't meet front and depth regulations, but it meets square footage regulations (see attached map).

The problem is that they have two dwellings on one piece of property and they want to split off another part of it. The part they want to split off is not a legal lot, it's a non-conforming lot. Kurt said that unless the Variance Committee will give Wing's approval on it, Planning & Zoning really can't do anything. Wing's request needs to go back to the Variance Committee.

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.

Charlie Ainge and Alfred Johnson would like to annex their property. The city limits end at the fruit stand. Annexing their property would establish a North boundary, however, they want to bypass the Boys Home so that it will not be included in the annexation.

They want to go down the West side of the highway to Johnson's and across to Ainge's. Joe Chapel has property on the West side of the highway who has no problem with the annexation.

This annexation could be considered cherry-stemming; if anyone ever challenged it, the City would be in trouble. Without more property being included, it would not be in the best interest of the City. Also, the State won't allow annexing fence lines.

Dick raised the possibility of getting Rowley's and Prescott's, West of the freeway, to annex with Ainge's and Johnson's.

Kurt will find out more about cherry-stemming. Mr. Ainge will contact Rowley's and Prescott's about coming in on the annexation.

Other Business

If Terry Wing splits his property, he will have to finish the road and put in curb and gutter.

Paul asked about the Lynn Crook sub-division. There is a lane between Wade Garner's new home and Lynn's property. The lane runs East and West. Lynn has property there that is landlocked. The property is accessible by the lane. A private road must be 26 feet wide. See Section 25, part 3, of the Zoning Ordinance; right-of-way defined.

If there is an alternative on the North he should go that way.

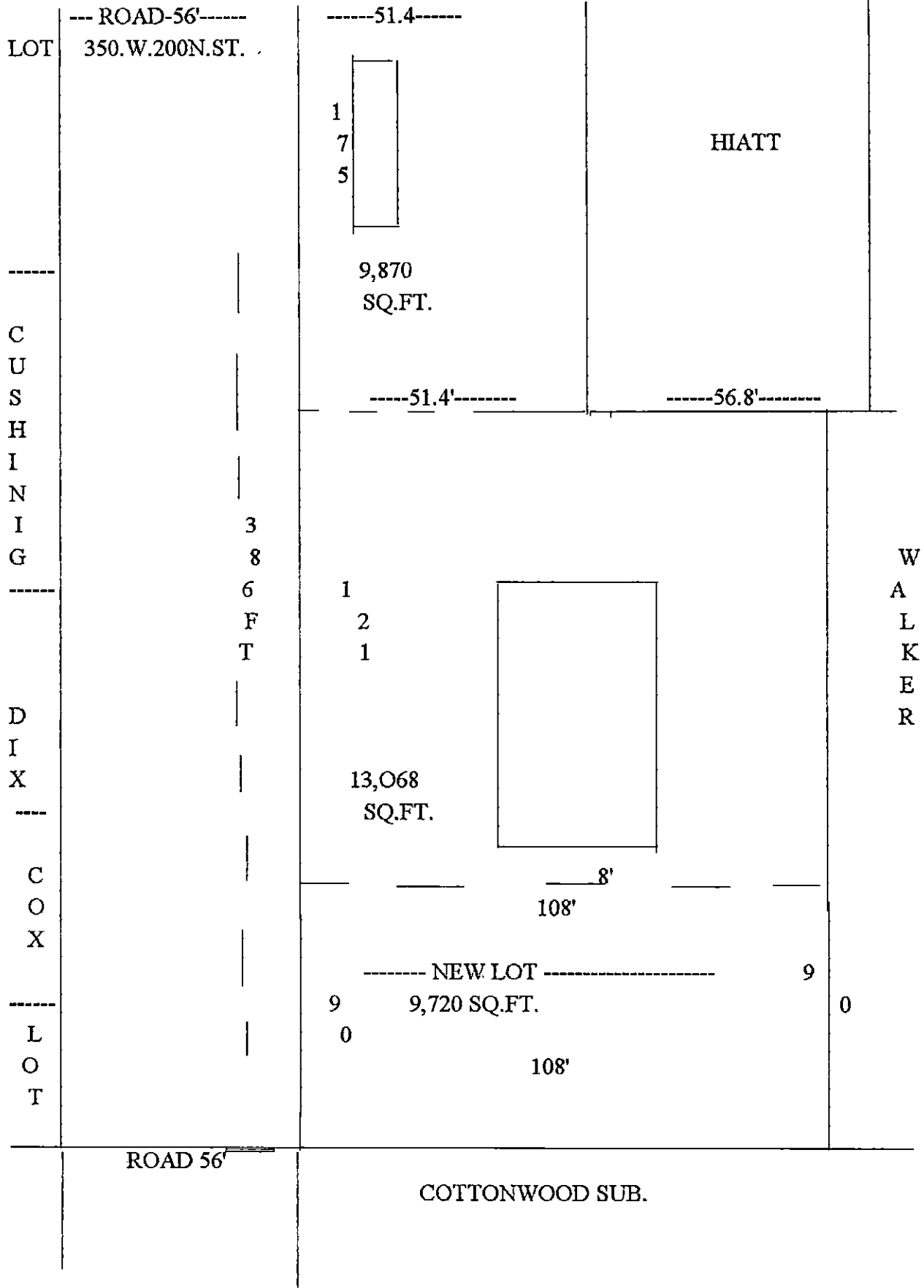
Keith said Payson City is trying to annex almost to Santaquin. Do we want to protest it or let them do it?

Our fire district goes to 12000 South.

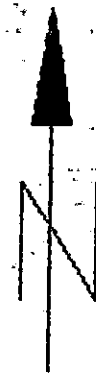
Brent felt the City should attend Payson's meeting on annexation and ask them if we can continue to our fire district.

Kurt moved to adjourn. Brent seconded.

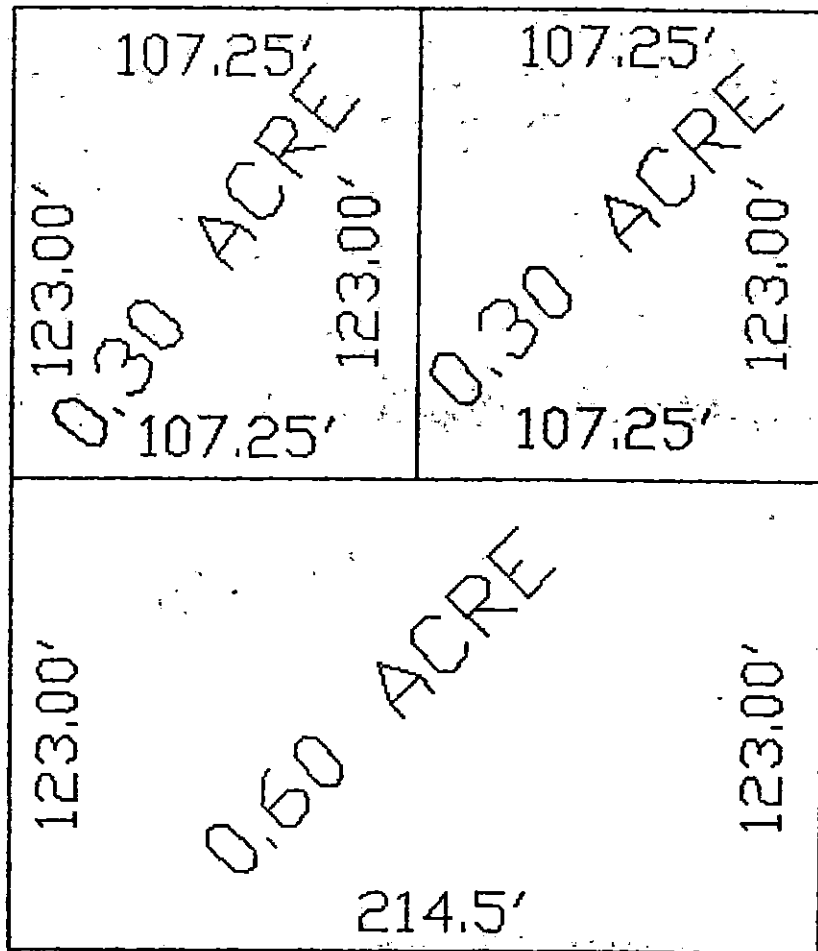
Lorna Lloyd



300 SOUTH



200 WEST



SCALE: 1" = 50'

PLOT PLAN
SUMMIT CREEK
IRRIGATION