

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

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

Ed Westover is trying to decide where lot goes that Janice is going to build on and decide where the street is going to be.

Ed figured all the different combinations he could that would utilize the ground and still maintain a logical position for roads and things. Ed showed the Board a map he has worked up that he feels is the best idea there is (see attached map).

Between third and fourth lots he has left a space so that eventually a street can go through. If his proposal is approved, Ed is willing to deed this property over to the City with the condition that he can maintain use of that property until such time as it is actually developed into a street.

Brent said Ed might want to think about having the road improved when the lots on either side are sold to avoid possible problems in the future.

Ed said he wouldn't have any problem with that as long as it wasn't opened up to serve everybody else.

Kurt said the City would like to stick to 600 foot blocks. Ed said you can't get exactly 600 feet on it any way you look at it. There's just no way possible. There is 678 1/2 feet from arrow to arrow, that's 9th south.

The engineer told Ed that the water tank would be able to service the area.

In order to get an okay on building lots, he has to present plot plans, and on that basis, assuming this is accepted, Ed has worked up a plot plan that shows the lot Janice wants to build on and another lot that he has a buyer for and one more lot that he may sell.

Kurt talked about a new ordinance being worked on that would require corner lots to be 18 feet wider than interior lots so that corner lots would have the same buildable area as interior lots. Kurt stated that this requirement is proposed only. Ed wasn't happy with the idea and doesn't think it is enforceable, however, he said he would redraw his subdivision.

Brent told Ed he needs a map with the dedication of

streets.

The Board told Ed they would talk over his proposal, check the Master Plan and get back to him. Ed has put a lot of consideration into where to put the road and the grades.

Chad Rowley, Phil Rowley, Jay Smith and James Smith (not present) are interested in annexing portions of their property.

Chad would like to annex Mountainland and his orchards north of Mountainland.

Phil is interested in annexing his home but not the sheds behind it.

Jay and James Smith want approximately 100 feet of their land annexed.

Board members commented that it is in the Master Plan to make the road behind Olson's Greenhouses into an arterial street, 66 feet wide. There is a concern about cherry stemming regarding Phil Rowley's annexation. Also, Phil has a commercial building on his property which may or may not be annexed, but he could possibly be using city water provided through annexation. It needs to be checked into.

Brett Davis has purchased five acres and the boys home. He is interested in annexing. The property is not adjacent to any city property. There are approximately 50 acres between the property and the city limits.

They would like to have 12 boys in the home. They have no definite plans yet, they just wanted to let the city know that the home has been sold. The home is going to continue being used as a youth program.

Joyce Bradley is interested in areas zoned for multiple dwelling in the Master Plan. She would like the requirements for multiple dwellings.

Mrs. Bradley was told that the time frame for the sewer is approximately 18 months for residential.

The Board told Mrs. Bradley to identify the property she would like to build on and present it to Planning and Zoning. Brent gave her his copy of supplemental requirements for multiple units.

Bonnie English has subdivided without consulting Planning and Zoning. She came in with the buyers and presented a map of existing plots.

Brent said an agreement stating that Barlow's will be issued a building permit, as long as all property owners have signed it, was drawn up by the Board and sent to the lawyer. He sent it back to Planning and Zoning, changes were made and the agreement was sent back to the lawyer. As soon as Planning and Zoning gets it back, it needs to be presented to the City Council.

Also, the property owners agreed to pay for a chipped road, 24 feet wide. The city is willing to do the grading.

If there is much more development in this are, the sewer will eventually need to go in.

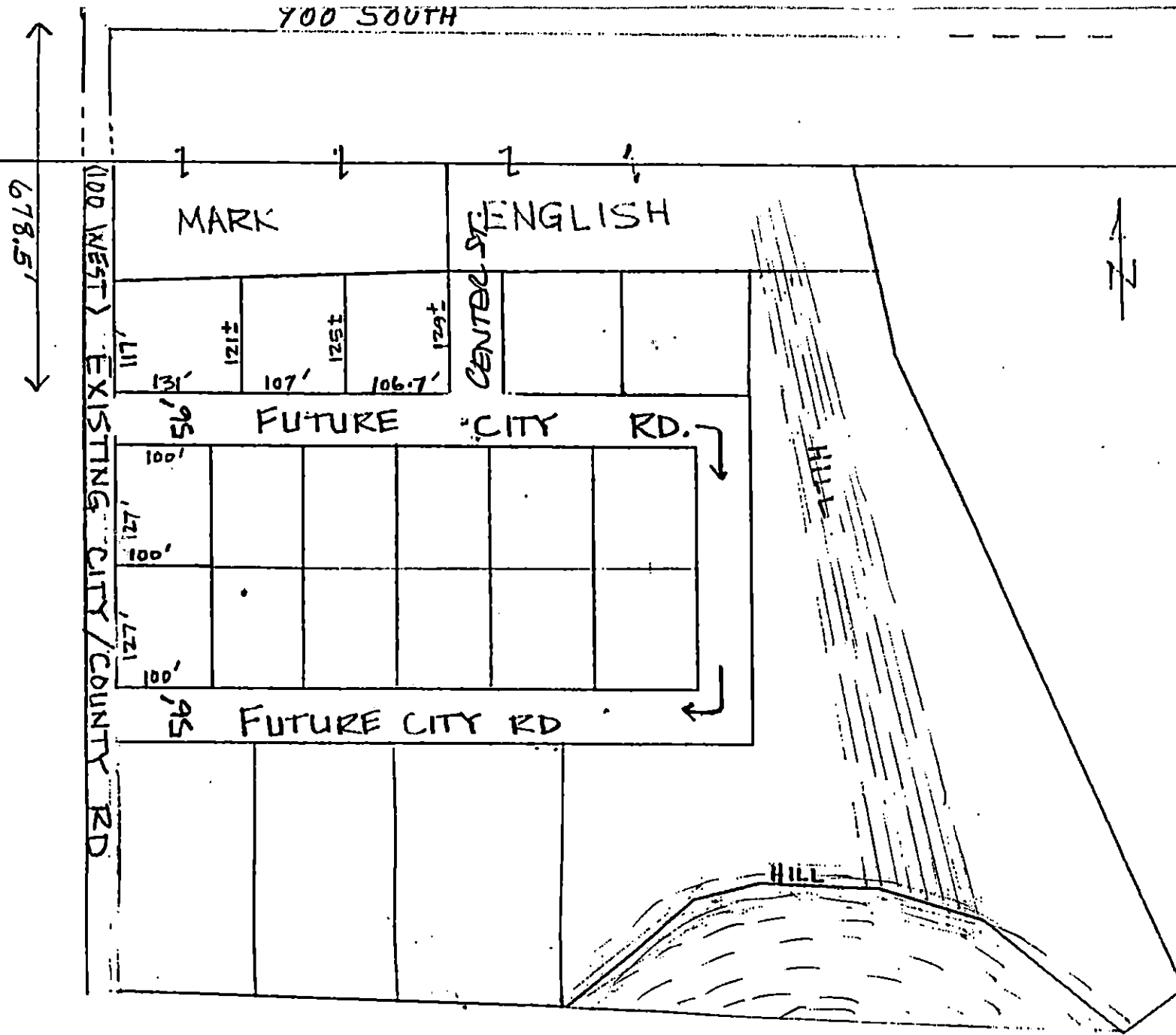
The Board reminded Mrs. English that the property owners in on the annexation need to present a plat map indicating properties, owners, and street dedication. It should be one map with everyone together, notarized and recorded.

A motion was made by Brenda to approve the minutes of the meeting held January 12, 1994. Kurt seconded. All voted aye.

Meeting stands adjourned.

Lorna Lloyd

IF CITY AGREES WITH THIS
WE WOULD DEDICATE ROADS (SEEN HERE)
TO CITY.



3/8/94

PAUL:

I TALKED WITH BRENT VINCINT. HE SAID THAT I COULD DROP THIS PLOT PLAN BY CITY HALL AND THE PLANNING COMMISSION WOULD ACT ON IT. I CAN'T BE AT THE MEETING.

THIS PLAN IS FOR 3 LOTS TO BE SOLD BY SUMMIT CREEK IRRIGATION. THEY ARE ON THE CORNER OF 300 SOUTH AND 200 WEST.

ANY QUESTIONS PLEASE CONTACT ME @ 754-3849. THANKS

BOB WESTONETZ