

SANTQUIN 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, May 10, 1995, in the Santaquin City Council Chambers.

The following Board members were in attendance: Chairman Brent Vincent, Dick Kay, Jim DeGraffenreid, LaVon Ross, Shawna Johnson, and Brad Greenhalgh. City Planner Dale Berg was also present.

The meeting was called to order by Brent Vincent.

1. DON GILSON SUBDIVISION: Mr. Gilson introduced Glen Parker. Subdivision is a co-venture. Would like to ask questions. Copy of preliminary plat, furnished copies of letters sent to adjacent property owners, furnished copy of title insurance. Asked if he had a new plat in response to letter dated April 17, 1995, Mr. Gilson answered no. Mr. Berg stated a new plat with changes is necessary. The Planning Commission could approve it subject to Mr. Gilson making necessary changes.

Mr. Parker asked questions on some required improvements for the subdivision.

Brad made a MOTION that the road and all utilities will be extended to the end of the subdivision property.

There was no second.

Dick made a MOTION to table it for further discussion. Shawna seconded. All voted "aye".

Mr. Gilson asked if Commission would allow him to run curb and gutter and that's all. The matter has been tabled.

Mr. Gilson asked about the temporary gravel cul-de-sac. If he made road 42', same width as Jr. put on his property, if they could avoid trashing one of those lots to satisfy that requirement. If that requirement is imposed, allow them to build it on one lot so two lots aren't trashed.

A work meeting was set for Wednesday, May 17, at Don Gilson's property. Mr. Gilson will be put on the agenda for the June 14, 1995, Planning Commission meeting.

The Commission will allow Mr. Gilson to come in with a preliminary and final at the same time since he is so close. Mr. Berg will send Mr. Gilson another letter after their work meeting of the Commission's findings and what they decide.

2. BILL BROST: Mr. and Mrs. Brost would like to get a building permit for property on 485 N. 300 W. No

division of property; three acres; 1200' frontage on a public street. A discussion followed concerning whether or not the road is City or County. They were referred to the Zoning Administrator.

3. BOB HALES - Subdivision:

Follow up visit from previous ones. Mr. Hales showed a plat map to the Commission. Last visit discussed requirement for paved road and curb and gutter in order to qualify lots for building permits. The street is now paved; from what he heard at last City Council meeting, there would be no requirement for curb and gutter on that street.

Mr. Hales asks that these be approved under the existing ordinance to qualify for building lots, under metes and bounds description.

Brent said a problem is that there are two zones in the area being discussed.

Mr. Hales understands that is in the proposal to change it to a residential zone. If that were allowed he would let that change go through so it would be residential by the time they would use them for building.

There was a discussion regarding lots 2 and 3 changing two current lots that have already been approved.

Mr. Hales agreed stating when he came in he was told they would not qualify because they needed 20' more extension; if he would do that and resubmit it, that would be acceptable.

Mr. Hales stated, all lots are by metes and bounds, there is no plat recorded on those. There was no plat submitted or recorded. There is no plat of any of this; this is the first one that if it were submitted would be recorded.

The road is paved, water, sewer and power is there. There are nine lots under the old ordinance, metes and bounds minor subdivision.

A MOTION by Jr. to accept Mr. Hales proposal. Jim seconded. All voted "aye".

Jim asked if proposal would be recorded as it is.

Mr. Berg stated it would be recorded by metes and bounds.

This agreement is subject to a change in the Zoning Ordinance or Mr. Hales can submit an application to request a zoning change and pay the fee.

Mr. Hales stated that if the new Zoning Ordinance is approved, this will become residential property. If not, it stays commercial and homes cannot be built on it until it is officially changed.

4. LYNN ROBBINS: Construction of office building on

Main St.

Mr. Berg asked if Mrs. Robbins had paid a filing fee for a site plan review. She has not done that. She will bring a site plan in but she was told she needed to see the Planning Commission first by Mr. Austin.

Mr. Berg informed Mrs. Robbins that the Commission should have her plans 45 days in advance.

She is working with UDOT to get it approved. She understood the Planning Commission must approve it before UDOT approves it on their final run. She would like to know where to go from here.

She will be building an office building. She has a question on the 37 parking spaces required by our ordinance. She feels 25 spaces would be more reasonable for her needs. The maximum number of employees would be 16; 7,300 square feet total; two story building, no problem on height.

Mr. Berg suggested Mrs. Robbins approach the City Council when they hold the public hearing on the proposed zoning ordinance and express her feelings regarding parking for her building.

Jim said the ordinance would probably have to be rewritten, specifying the type of buildings for parking.

The area she wants to build is a permitted use. She need not come back to the Planning Commission, she can proceed with her plan.

5. MOTION by Dick to accept the minutes of April 12, 1995. Brad seconded. All votes "aye".

Lorna Lloyd  
Transcribed from recording