

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, December 13, 1995, in the Santaquin City Council Chambers.

The following board members were in attendance: Chairman Brent Vincent, Kurt Stringham, LaVon Ross, Shawna Johnson, Dick Kay and Jim DeGraffenreid. Also present: Councilman Paul Bean and Zoning Administrator, Tom Austin.

The meeting was called to order by Chairman Brent Vincent.

1. JACK JARVIS: Approval of annexation.

Mr. & Mrs. Jarvis brought maps of their proposed annexation.

Mr. Austin noted for the record that the Council has recommended to the Planning Commission that Jack's exaction on water be value, which would be \$1320.00 per acre.

A motion was made by Kurt that the Planning Commission accept the Jarvis North annexation with the condition that the water is taken care of by the City Council and recommend this on to the City Council. LaVon seconded. All voted "aye".

2. ROGER BROCKBANK: Rezoning of property on Orchard Lane.

Mr. Brockbank brought a map showing his property. Rowley's are in the process of purchasing 5 acres of his property, leaving Mr. Brockbank with 3.6 acres. Rowley's are interested in putting a retail fruit stand on the property. Mr. Brockbank wants to possibly put in an office warehouse and storage units.

The present zoning is R-2.

There was discussion on sewer service. A portion of the property can be serviced by sewer. Part of the property can possibly use septic tank.

Fire protection was discussed.

A public hearing needs to be held for a zone change. Neighbors must also be notified.

The Commission generally agreed that rezoning to light industrial would be desirable for the City.

A MOTION was made by Kurt to have a public hearing for a zone change at our next regular Planning Commission

meeting which will be January 10, 1996.

Mr. Brockbank was told he needed to notify neighbors within 500 ft.

3. TROY LARSEN: No one present.

4. MIKE VANCHIERE: No one present.

Tom will phone Mr. Vanchiere and discuss some problems with his proposal.

5. KURT STRINGHAM: Zone change - 80 South Center.

Mr. Stringham would like the Planning Commission's opinions on a zone change at 80 South Center. He is considering purchasing this property.

Some of the concerns mentioned were: depreciation of home owners property value, increase in traffic, hardware/lumber yard across from new library not desirable.

Most members of the Planning Commission felt his new store would be a benefit to the City at this location. They feel we should be encouraging business in Santaquin.

6. ELECTION OF CHAIRMAN FOR PLANNING COMMISSION:

Dick made a MOTION to elect Shawna Johnson as Chairman of the Planning Commission for 1996. Kurt seconded. All voted "aye".

Dick made a MOTION that Kurt Stringham be Vice Chairman of the Planning Commission for 1996. Jim seconded. All voted "aye".

Dick recommended Valerie Butler as a new member of the Planning Commission.

The incoming and outgoing dates of Planning Commission members are as follows:

Brent Vincent: 1991 through 1995
Kurt Stringham: 1992 through 1996
Brad Greenhalgh: 1993 through 1997
Dick Kay: 1994 through 1998
Shawna Johnson: 1995 through 1999
LaVon Ross: 1995 through 1999
Jim DeGraffenreid: 1996 through 2000

7. JOHN PERRETT: Mr. Perrett was told to come to this meeting by members of the Planning Commission after a work meeting held on his behalf November 29, 1995. Mr. Perrett was inadvertently left off the agenda for December 13, 1994.

A discussion followed regarding Mr. Perrett's projected apartment complex at 50 South 100 West. It will be a 3-phase project; the main building along the back first; two story. There are buildings on the property now. New buildings would be built, then the old buildings will be

torn down. Some parking will be underground.

All parking was discussed. Different codes apply to parking underground.

It was recommended that Mr. Perrett speak to HUD about their requirements.

This proposal falls under PUD.


Parking is a concern. Also, the zoning needs to be changed to R2.

8. APPROVAL OF MINUTES OF NOVEMBER 8, 1995

A MOTION by Shawna that we accept the minutes of November 8, 1995. Kurt seconded. All voted "aye".

MOTION by Dick to adjourn the meeting. Shawna seconded. All voted "aye".

Approved this 10th day of January, 1996.


Shawna Johnson, Chairperson


Lorna Lloyd