

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, November 8, 1995, in the Santaquin City Council Chambers.

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

The meeting was called to order by Chairman Brent Vincent.

1. LARRY DAVIS: Submit plans for property at 50 South 100 East.

Mr. Davis wanted it noted on the record that he approached the Board on this date with the intent of building multi-units. He has several proposals. His property is located at approximately 50 South 100 East. He has proposals for either residential zoning or commercial zoning. His preference would be to build the 8 unit hotel. All on-site improvements would be done, required parking and landscaping. all on-site improvements would be done, required parking and landscaping.

Kurt stated the Planning Commission will note Mr. Davis' request for how he would like the property zoned. As far as protecting Mr. Davis from anyone else building a multiple dwelling in the area, the Planning Commission cannot do anything about that.

The property is in a Commercial zone now; the back end is possibly in residential.

Mr. Davis will get copies of his proposals for the members of the Planning Commission.

2. JOHN PERRETT: Request zoning change at 50 South 100 West.

Zoning is mostly commercial. He would like to build an additional 10 units in the back with underground parking; 1st phase. 2nd phase, tear out one of the buildings and replace it with a five-plex with underground parking. 3rd phase, do the same on the other side.

Mr. Perrett feels there is a need for a senior citizen facility. A discussion followed about improvements made to the existing facility since Mr. Perrett has owned it.

Kurt said under the current ordinance, limited to one

four-plex on a half-acre lot. Under the new Ordinance, any size building is acceptable as long as meet all requirements, but only one structure is allowed.

Brent suggested scheduling a work session with the Planning Commission and Mr. Perrett. The meeting was set for November 29, 1995, 7:00 p.m.

3. MURRAY KEMPER: Concept plan - would like to split property at approximately 350 South 200 East.

Mr. Kemper was represented by Nolan Jensen. Mr. Kemper would like to build either a four-plex or split the lot and place two double-wides on it.

If Mr. Kemper splits the property, he would need to apply for a variance for one of the lots.

4. MIKE VANCHIERE: Concept plan - 4- plex.

Would like to develop 4-plex or 2 duplexes at 100 North 100 East, .57 acres. Showed concept plan; over and under or side by side. Would like copy of requirements for plan.

Second idea is for a townhouse.

A discussion followed regarding regulations and possibilities of property useage.

Mr. Vanchiere will need to come before the Planning Commission again to comply with PUD.

Tom will check and see if a public hearing is necessary.

Mr. Vanchiere would like a copy of PUD section and RA2 section.

Tom gave fees to Mr. Vanchiere.

5. GALE CRITCHFIELD: Twin-home at 350 East 100 South.

Would like to put twin-home on property and call it a duplex until an ordinance is passed dealing with twin-homes, then convert to twin-home. Showed several different plans. Property is located at 345 East 100 South.

A twin-home would require two separate hook-ups.

Tom felt the pending ordinance clause could be used to allow Mr. Critchfield to go forward with a twin-home.

Tom will do some research on twin-homes. A duplex can be built on this property without consulting the Planning Commission.

Tom suggested that Mr. Critchfield stub in utilities for two units while the City works on a twin-home ordinance. There is a certain risk involved.

6. APPROVAL OF MINUTES OF OCTOBER 11, 1995:

A MOTION was made by Dick to approve the minutes of the
Planning Commission of October 11, 1995. Shawna seconded.
All voted "aye".

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

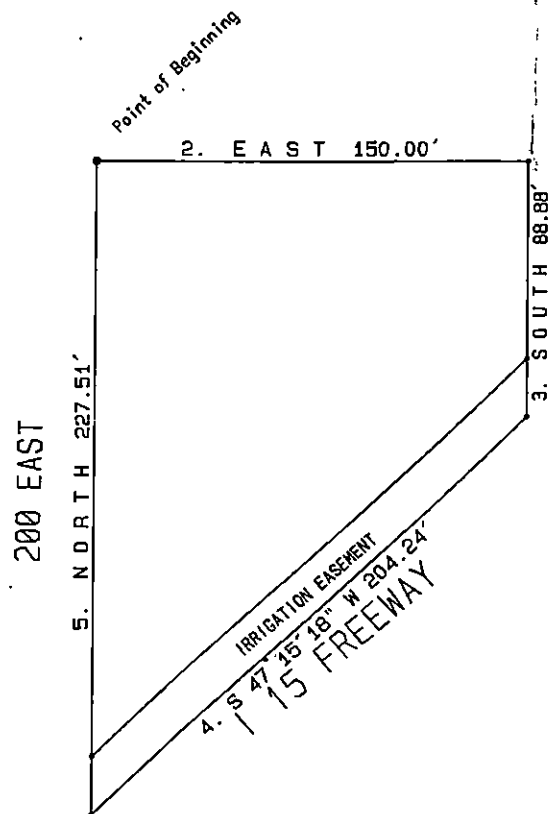
Approved this 13th day of December, 1995.


Brent Vincent, Chairman


Lorna Lloyd

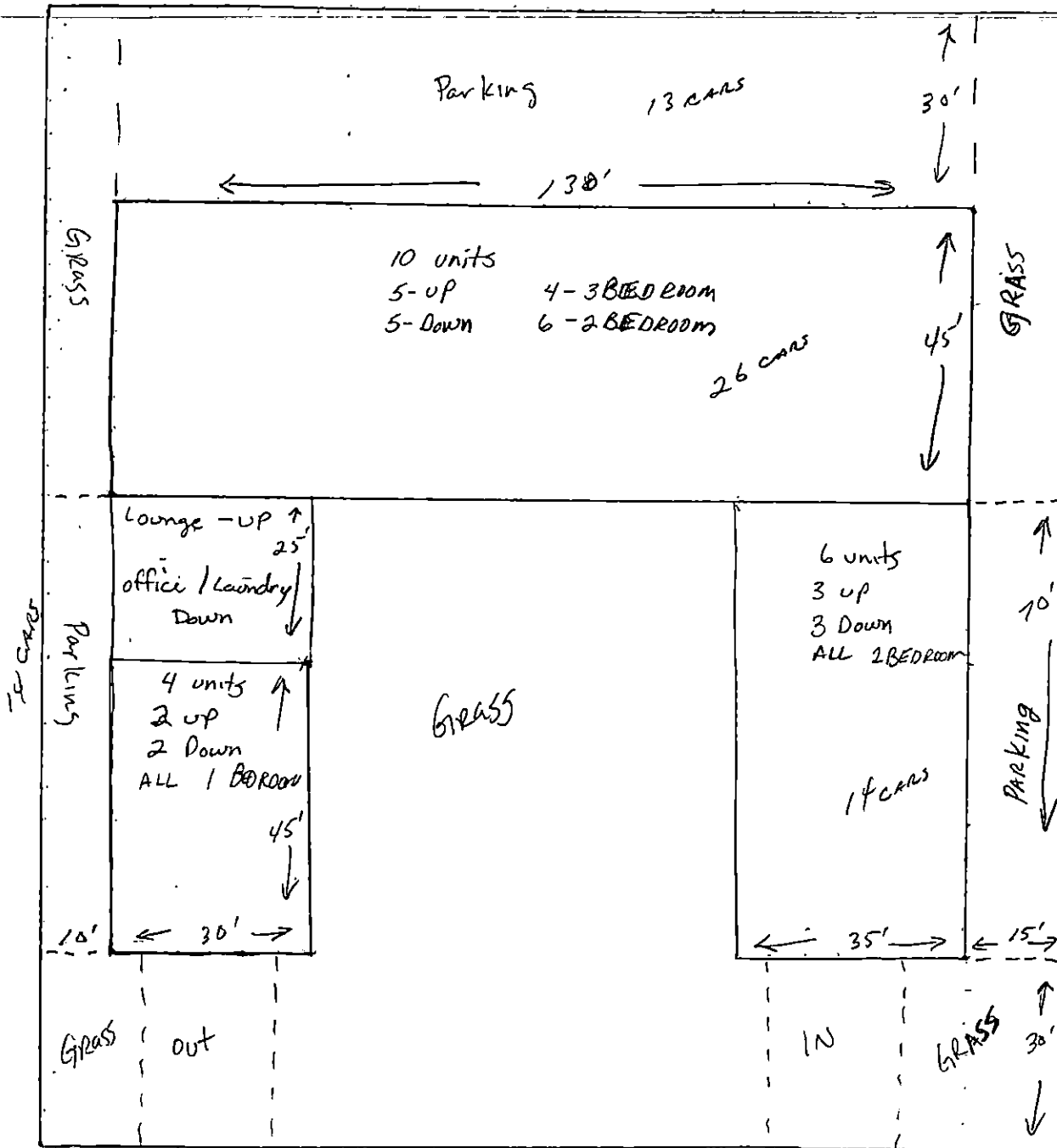
Murray Kemper

SANDRA JEAN ARMSTRONG PETERSON AND KAREN CARTER NEW DESCRIPTION
9/25/95 5:41p



NOTE:

These descriptions and plat was prepared from deeds, no field surveys were completed, however survey stakes of a previous survey were observed and appeared to be in the correct location.



John Smith's
Proposal

Sept. 27, 1995

Dear Mayor Broadhead & Council,

Since my visit to the Planning & Zoning Commission, I have been perturbed about the severe restrictions and the many regulations. I just asked about sub-dividing my property between 400 and 500 South; between Center and 100 West. What upset me more than even the restrictions was the lack of response when I asked why changes were made from the old ordinance to more stringent requirements. I have stated many times I thought the Council and Planning and Zoning were anti-growth. I can't understand this when each new dwelling is worth \$750 to \$900 per year to the city in revenues.

The main reason I am writing this letter is to tell you of what I learned this past week-end. I was a guest in a home in Shenandoah Park in Salt Lake City. It is a sub-division that runs north from 6400 South to 5900 South and from about 16th East to 18th East. I don't think there is a home in the sub-division that cost less than \$350,000. The through streets are 50 ft. wide, including curb and sidewalks on both sides. The other streets in the sub-division are 36 ft. wide, they have a curb on both sides and a sidewalk on one side. The cul-da-sacs are 75 ft. in diameter. I was told there were two cul-de-sacs in the sub-division 60 ft. in diameter.

When I asked the Planning and Zoning why they had changed the width of streets on local streets they did not give me an answer. When I asked why they dis-approved of houses on private streets, the only answer I received was liability, they didn't think a fire truck could turn around on a private road. I can't imagine why it would have to.

My question is, why are Santaquin's regulation more stringent than Salt Lake City's? Why in a little dinky town the regulations are more severe than in a sub-division that caters to millionaires? They have to abide the state regulations the same as Santaquin, don't they?

I think it is only common sense to encourage landowners and home builders instead of hampering them. All of these regulations cost money and time for everyone and accomplishes very little. I suggest a change of attitude is essential, especially for the vacant lots in the old part of town.

Sincerely,

D. Lynn Crook

Copies to Planning & Zoning