

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

The following Board members were in attendance: Chairman Brent Vincent, Kurt Stringham, Dick Kay, LaVon Ross, Shawna Johnson and Jim DeGraffenreid.

The meeting was called to order by Brent Vincent.

1. RULON RODDA: Preliminary and final approval.

A revised preliminary plat, final plat and drainage study were submitted.

When project is completed, there will be 4 sumps. On the first phase, there will be 3 sumps.

MOTION by Kurt to give preliminary and final approval of Carriage Towne Meadows Subdivision with the condition that the engineer review and make sure everything is okay; the Planning Commission recommends it to the City Council. LaVon Ross seconded. All voted "aye".

2. JACK JARVIS: Annexation.

Jack wants to annex a piece of his property in order to sell the piece to a builder. The builder will be the subdivider.

Anything over five acres, by law, has to have a Declaration of Annexation; an agreement drawn up by a planner or engineer.

The depth of the lots are: 204' at west end of property, including road; 224' at east end of property, including road.

Mr. Jarvis has submitted an Application for Annexation. Fees have not been paid because Mr. Austin was not sure what to charge. Also, there will be a charge to Mr. Jarvis for the Declaration of Annexation.

MOTION by Kurt to table this pending further information. Proposal will be given to Tom to pursue all other information. Dick seconded. All voted "aye".

3. JOHNNY AND SHAWNA JOHNSON: Pine View Estates Subdivision; preliminary plat.

Neighbors present: Elaine Mecham, Charles Hedelius, Kim Barlow, Ed Westover, Connie Swensen, Bob Westover, Bart Provstgaard.

Dry sewer system will be installed.

Ditch will need to be fenced or piped or negotiated with the City Council.

Questions from neighbors:

Connie Swensen: How will the sewer effect the neighbors cost-wise?

Sewer will be put in to benefit the people who buy lots. Will be a line in the ground so road won't have to be torn up later. Septic tanks will be installed for each home for now.

Elaine Mecham: Are there any restrictions as to type of homes?

Any covenants would be up to the subdivider.

Charles Hedelius: It is his understanding that there would a specified number of homes that could be built up there before the State Health Department would require the sewer to be brought up there. Six homes would exceed that. He would like Planning Commission to comment on that. Mr. Austin gave him this information.

The Planning Commission has no idea what the limit of homes would be concerning the sewer.

Kim Barlow: If the sewer is put in to accomodate those homes and it goes to a certain depth, does that insure that when the other homes have to hook up to it that there wouldn't be a problem as far as the depth of the sewer line goes?

This has been approved by the City Engineer to accomodate installation for neighbors.

Ed Westover: Has it been determined that the 6" water line is sufficient to handle everything for future development in our area? He paid for water line, doesn't want City telling him later he'll have to increase the size of the water line because there are so many homes.

That will be determined by the Engineer.

Connie Swenson: When do you expect the sewer to be up in this area?

The Planning Commission doesn't know.

Bob Westover:

The next person to develop is going to foot the bill for the main line sewer. Is the dry sewer system something you're going to look at and consider for future subdivisions?

The Planning Commission doesn't know. Under the Ordinance the City couldn't force Johnson's to put sewer in. They fall under the old Ordinance.

Kim Barlow:

Will the City insure the original hook-up fee for the sewer?

The Planning Commission has no control over this question.

Bart Provstgaard: What are we going to do on the West side for the runoff because of road? His side of road won't be curbed?

Road will slope to sump. There will be a crown on both sides. Johnson's are putting 33' of asphalt. Only required to put 25' of asphalt. Soil test may need to be done to make sure it can handle what little runoff there is.

Questions that need addressing are:

Ditch.

Sump on the Cul-de-sac

Drainage on the east side of the road.

Sewer questions

Bart Provstgaard asked what this will do to animal rights.

It won't change the Ordinance for him, his animal is already there, he's on an existing lot.

MOTION by Dick to table this proposal until we get answers from engineering. Kurt seconded. All voted "aye".

4. DOUG OPENSHAW: Information on subdivision.

No one present to represent Mr. Openshaw.

5. APPROVAL OF MINUTES OF AUGUST 9, 1995:

MOTION by Kurt to approve the minutes with the correction that there was a chunk missing out of the center of Mr. Crook's map. LaVon seconded. All voted "aye".

MOTION made by Dick to bring the meeting to a close. Jim seconded. All voted "aye".

LORNA LLOYD