

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, August 9, 1995, in the Santaquin Senior Citizens Center.

The following Board members were in attendance: Chairman Brent Vincent, Kurt Stringham, LaVon Ross, Brad Greenhalgh and Dick Kay.

The meeting was called to order by Brent Vincent.

1. LYNN CROOK: Subdivision Concept Plan.

Mr. Crook brought hand drawn map showing plans. There followed a discussion on concept plan for subdivision. The new Ordinance has not been approved. He would fall under the old Ordinance.

Mr. Crook was informed that under the new Ordinance no houses will be allowed on private roads.

There were concerns regarding a ditch running through the subdivision.

Discussed private road 8' from Wade Garner's home.

Some problems seen by the Commission:

Two lots would need a variance (70' lot and 95' x 90' lot).

Need 1/2 acre lot to comply with the private road.

Ditch - would need to be fenced or piped.

The following questions need to be addressed with the Planning Commission and City Council:

Measurement on cul-de-sac.

Private road.

Ditch.

There was a discussion on requirements for a cul-de-sac.

It was noted that Mr. Crook's map had a piece down the center missing; 2 lots.

2. PAUL JEPPSON:

Mr. Jeppson appeared with a general contractor from Provo.

Kurt stated he had talked with Mr. Jeppson about his problem several times; he told Paul he couldn't have an addition unless it was for a business; it would have to be a

Commercial addition.

Paul's home is in a Commercial zone. In a Commercial zone you can't add on to your home.

The only way Paul could add a garage to his home would be if it were for commercial purposes.

Paul's General Contractor discussed two proposals for adding another garage.

Under the existing Ordinance, Paul can't extend his foundation.

Paul would like to turn the existing garage into a Master Bedroom and Bathroom and add a garage.

Paul's first choice would be to work the garage with the entrance on the easement land.

Paul's Contractor asked if the existing garage could be finished off. Brent said the Ordinance allows for repairs or alterations. The building cannot be increased beyond the existing foundation.

Paul was advised to refer to Section 26 of the Zoning Ordinance when he applies for a building permit to finish his existing garage.

3. MOTION by Brad to approve minutes of July 12 and July 18, 1995. Junior seconded. All voted "aye".

MOTION by Brad to adjourn. Dick seconded. All voted "aye".

LORNA LLOYD

AUGUST 3 1995

CITY OF SANTAQUIN
SANTAQUIN, UTAH.
ATTENTION: CITY COUNCIL MEMBERS.
PLANNING AND ZONING MEETING
SCHEDULED FOR WEDNESDAY AUGUST 9 1995
TIME: 7:00 P.M.

DEAR SIRs;

REGARDING PROPOSED GARAGE
ADDITION FOR MR. AND MRS.
PAUL JEPPSON-57-NORTH CENTER
SANTAQUIN, UTAH.

IT IS HEREBY PROPOSED FOR THE CONSTRUCTION OF A GARAGE AT
THE ABOVE LOCATION, WITH THE DRIVEWAY LOCATED ON EASEMENT PROPERTY,
AND THE GARAGE DOOR FACING SOUTH, TOWARD THE REAR OF THE POSTOFFICE.

ALTERNATE PROPOSAL

THE ATTACHED DRAWING SHOWS THE SECOND PROPOSAL WITH THE DRIVE-
WAY LOCATED ON MR. JEPPSON'S LOT, WITH ENTRY FROM CENTER STREET &
THE GARAGE DOOR ENTRY FACING EAST.

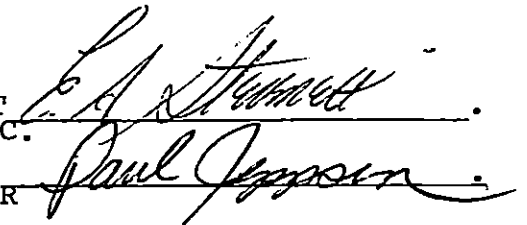
THIS GIVES THE COUNCIL TWO OPTIONS FROM WHICH TO CHOOSE FROM.

THANKYOU FOR YOUR INTEREST AND ASSISTANCE IN THE ABOVE. YOUR
OPINIONS AND SELECTION OF EITHER PROPOSAL SHALL BE APPRECIATED.

YOURS VERY TRULY;

E.A. STEVENETT
CAYTHORPE INC.

PAUL JEPPSON.
PROPERTY OWNER

The block contains two handwritten signatures. The first signature, for E.A. Stevenett, is written in dark ink and is positioned above the printed name. The second signature, for Paul Jeppson, is also in dark ink and is positioned below the first signature and above the printed name. Both signatures are cursive and somewhat stylized.

18'x7' steel overhead door 3 1/2 x 15 x 20' GlueLam beam
w/ 1/2 HP opener

Roofing line

16'

new window

1 ply fire guard gypsum board on ceiling area
EXISTING 6" concrete floor (and)

new window

12" Roof-
solarhang

2 ply fire guard gypsum board this wall

FRAME IN EXISTING GARAGE DOOR

1500 watt baseboard
HEATER

EXISTING GARAGE CONVERTED TO MASTER BED ROOM.

Replace existing window

5000 watt base-
board heater

existing steps

up to existing
kitchen

existing residue

vanity

Shower area
bath tub

new window
install

Scale 1/4" = 1'