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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, April 12, 1995, in the Santaquin City Council Chambers.

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

The meeting was called to order by Brent Vincent.

1. PUBLIC HEARING FOR ZONING ORDINANCE AND GENERAL PLAN:

Comments were encouraged from the public; asked to state name and address; limit comments to three minutes.

CLEMENT KESTER, SANTAQUIN CALCITE CO., 455 SOUTH CENTER

There is stretch of commercial property on frontage road; the majority of area is residential, with one little section being commercial. His business is on a major street, Center, mainly residential. The Kat Den (frontage road) is able to operate commercially with no restrictions. Mr. Kester, however, is commercial but unable to do anything, even though he has been there since 1937. Looking at map, the two properties touch each other (freeway runs through the middle) if freeway considered part of it. Can these two properties be joined together and be one commercial zone with no restrictions, rather than one restricted and one unrestricted? Mr Kester doesn't know whether a freeway is considered a part of the city as far as being contiguous or not. He feels that since he's been here so long he should have as many rights as newer people just moving in.

ROBERT HALES, 205 SOUTH HIGHLAND DRIVE

What Mr. Kester just referred to, under this plan, has completely changed that zoning; taken away the commercial zone that was on the frontage road. Feels that people should be notified when a major change is going to be made and they don't have a say. It changes the value of their property and everything else and they don't even know about it.

Mr. Berg stated that the purpose of this Public Hearing is to take public input.

Mr. Hales feels if there is real concern about citizens, when major changes are made on property, changing the value, should be concerned about letting property owners know about it; home owners should be notified by phone.

Mr. Berg reminded Mr. Hales that there has been notification

for at least 30 days regarding the public hearing. Copies of the proposed ordinance have been in the Library and City Offices.

Mr. Hales feels the Planning Commission should look out for people, not policy.

Changing to low density housing completely changes lots that are already in existence there. That changes the whole nature of the the whole area in the size of lots that are required. Except for Jr.'s, there are no lots of the kind of size being proposed in the entire area. That's a major change for a community.

Mr. Hales is not sure we're in a situation where we want to go 15,000 sq. ft. for the smallest size lot acceptable in the area. That can cause a lot of problems unless it's being done so everyone can have animal rights. If that's the case, it ought to be stated. That could be of some value.

Brent asked for any further comments regarding the Zoning Ordinance.

Mr. Berg outlined some of the basic variations in this plan from the one that the City had before.

OLD ORDINANCE: 2 zones, R1 & R2; both zones the same in the residential area as far as lot size, 9,600 sq. ft.
NEW ORDINANCE: 8,000 sq. ft.

RM8 - Residential Multi-family 8,000 sq. ft.

Old Ord: single family residences, duplexes, apartments under certain conditions.

New Ord: same as old ord. except if apartments are not built as part of a planned unit of development there has to be separation of 350 ft. between duplexes or apartments.

Two new zones: R1-15, 15,000 sq. ft., 1/4 acre lots.

Old Ord: permitted animals within 45 ft. of another dwelling.

New Ord: new animals brought in, barns, corrals etc. to be at least 75 ft away from existing homes. Those that are there now are nonconforming use, they can stay as they are now.

R1-15 zone is a little larger, gives a little more room to have animals.

R1-43 zone: area on east side of freeway, 1 acre zone.

C1 & C2 zones (commercial): Difference between them: One is an entry zone into the City which requires a setback; the other zone is like main street is now, doesn't require a setback.

Two zones that don't appear on the map: Industrial Zone and Planned Commercial Zone.

Mr. Hales: Planned lots 80' X 120'. With new proposed ordinance his lots won't work. His plan has been submitted but has not been acted on.

Mr. Berg: Under Utah Law, if preliminary plan has been submitted and paid a fee you are locked in under the ordinance that existed on the day you paid your fee.

Mr. Hales: When he submitted his plan, no fee was required. Came back with changes asked for and it still wasn't approved.

Mr. Berg: Research required.

JEFF PETERSON: His question was in regards to annexation. Mr. Berg will speak with him after the meeting.

MOTION by Brad to close the Public Hearing on the Zoning Ordinance and the General Plan. Dick 2nd. All voted "aye".

Mr. Berg made recommendation to take written comments for the next 7 days.

2. ARCHIE AND NADINE ALEXANDER - Preliminary and final approval of subdivision.

Mr. Berg stated that this subdivision falls under the provision of the old zoning ordinance, section 3.

Recommended changes have been made.

Mr. Berg suggested that since subdivision has been drawn up in official plat form, have it signed by Planning Commission and City Council and record it with the County Recorder as a plat, rather than metes and bounds.

MOTION by Jim DeGraffenreid to recommend preliminary and final approval of Alexander Estates Plat A to the City Council. Brad seconded. All voted "aye".

3. EL FAWN WALL: Discussion on subdividing.

If he splits his property into two pieces, can he sell it as is or does he need to put all improvements in, pay for sewer hookup and hope City runs water through there? Referred to map showing location of his property.

If he is within 300 ft. of sewer, must connect.
Needs to be within 250 ft. of fire hydrant.

Mr. Berg stated Mr. Wall would need to put in a 6" water line and put in a sewer line in order to subdivide that piece, as per existing water ordinance and sewer ordinance.

Mr. Wall said he will sell the property in one piece or it

won't be sold.

MOTION by Jr. to approve minutes for March 8, 1995. Dick seconded. All voted "aye".

MOTION by Dick to adjourn and go into a work meeting. Jr. seconded. All voted "aye".

Lorna Lloyd

SOWBY & BERG CONSULTANTSProfessional Engineering, Planning & Management

April 4, 1995

Mr. Don Gilson
215 North 360 West
Orem, Utah

Dear Mr. Gilson:

I have completed my preliminary review of Oakmont Subdivision Plat "A" and "B" and I would like to thank you for the high quality of plan submitted. The following are my comments with regard to your submittal.

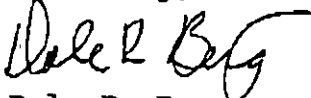
1. When the final plans are submitted Plat "A" and "B" will need to be on separate sheets unless you would like to combine these two plats into a single plat "A".
2. The width of the road surface for 850 East that you proposed is wider than what is required by the present Santaquin Subdivision Ordinance. Section 8 (2) (D) states that minimum width of roadway wherever curb and gutter are installed (face to face of curb) shall be 36 feet. The plans submitted show a face to face of 46 feet.
3. While the roadway width along 450 South is wider than that required because it is a half street and the need to match Dry Mountain Estates curb and gutter, the wider street will be required.
4. An additional 8 inch gate valve is required on the up hill leg of the water line at the intersection of 450 South and 850 East to eliminate the need to turn off the water to your entire subdivision when the water line at some future date to the Loftus Sheffield property is extended.
5. Because 450 East may be extended to the Loftus Sheffield property at some future date, the water and sewer line must be extended to the east boundary of the development.
6. Extend under ground power to the boundaries of the project on both 450 South and 850 East.
7. The valve to the fire hydrant should be moved so as to be adjacent to the fire hydrant.
8. The sewer manhole proposed to be relocated to the intersection of 450 South and 850 East may not be moved if the distance between it and the next manhole to the west on 450 South exceeds 400 feet in distance.

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Dale R. Berg	270 East 300 North	Heber City, Utah 84032	(801) 654-3013	Fax 654-3067	Mobile 640-1343

9. If this project is developed in two phases or plats, a 2 inch blow off valve will be required at the end of the 8" water line in plat "A" on 850 East.
10. A temporary cul-de-sac, that includes a temporary easement on lots 3B and 4B to permit it, will be required until 850 East is extended further to the south.
11. Copy of title report needs to be submitted as required by section 4, step 5.
12. There are at least two areas on the preliminary plan which have natural slopes of greater than 10 percent that are not shown by cross hatching on the plan as required by section 5 (3) (a) of the Ordinance.
13. What percent of the project area is covered by oak brush (to be shown on the preliminary plan) and how will it be handled to control wildland fire hazards to the proposed homes (see section 5 (4)).
14. Natural reed seeding is not acceptable. Please provide the planning commission with the type of dry land seed mix that you will use.
15. Proof of notification of adjacent property owners within 500 feet of the project at least seven days prior to the Planning Commission meeting (Map 10, 1995). Certified mail receipts would be adequate evidence (see section 5 (6)).

If you have any questions, please call.

Sincerely,


Dale R. Berg