

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

The following Board members were in attendance: Chairman Brent Vincent, Kurt Stringham, Brad Greenhalgh, LaVon Ross, Dick Kay and Shawna Johnson. Also in attendance were Councilman Paul Bean and City Planner Dale Berg.

The meeting was called to order by Brent Vincent.

1. Judy Perry: Discussion of possible annexation for future owners.

Showned location of property on a map; discussion followed on possibility of annexation and neighbors that would need to annex with them in order to make them contiguous, what property would be used for and sewer system.

Mr. Berg stated that when Perry's get ready to do what they're talking about they will be an R-1 43 zone - 1 acre zone. They will need to:

1. Be contiguous with the City; would need Rodna Campbell, Phil Rowley, Doug Openshaw OR Fred Openshaw to annex with them.
 2. A surveyed plat and a petition to annex including:
 - a. serial number of the lot
 - b. acreage in lots
 - c. name of all owners
 - d. market value of property as shown on County tax records
 - e. signature of all owners
 3. Pay annexation fee
 4. Preliminary plan of area to be annexed (include contour map)
 5. Water must be given to the City
2. Phil Rowley, Chad Rowley: Discussion on annexing.

Neither Phil nor Chad appeared. Kurt had talked with them. The big thing is the water. Phil doesn't want to give up water at all. The Mayor would like to move forward. Is there any way to get around the water issue? Possibly giving other incentives to offset water, such as tax breaks.

Unless the Ordinance is changed, water must be given.

3. Approval and recommendation to City Council of General Plan and Zoning Ordinance:

Mr. Berg handed copies of the Zoning Ordinance to members of the Board. They reviewed the Ordinance and instructed Mr. Berg to make the necessary changes. A copy of the Zoning Ordinance with changes noted is included in the Supplemental Minutes file.

A Public Hearing on the Zoning Ordinance is scheduled for April 12, 1995. Notice will appear in the Payson Chronicle March 22, 29 and April 5, 1995.

The General Plan was reviewed by the Board.

A MOTION was made by Kurt to refer the Santaquin General Plan and Zoning Ordinance to the City Council after a public hearing and recommended changes have been made.

Dick seconded. All voted "aye".

4. MOTION made by Brad to accept the minutes from the February 8, 1995 meeting with the correction of the date from 1994 to 1995.

Junior seconded. All voted "aye".

MOTION made by Dick to adjourn and go to a work session.

Shawna seconded. All voted "aye".

LORNA LLOYD