

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, June 12, 1996, in the Council Chambers of the Santaquin City Civic Center.

The following board members were in attendance: Chairperson Shawna Johnson, Vice-chairman Kurt Stringham, Dick Kay, Jim DeGraffenreid, LaVon Ross and Lonnie Martinez. Also present, Councilman Paul Bean.

The meeting was called to order by Chairperson Shawna Johnson.

1. PUBLIC FORUM: No business.
2. MURRAY KEMPER: Mr. Kemper would like to split his property at approximately 350 South 200 East.

Each lot will have adequate frontage. Zoning is R-M-8. Property can only be split once; falls under metes and bounds.

A MOTION was made by Dick to approve Mr. Kemper's split according to the map provided. LaVon seconded. All voted "aye."

3. RICHARD HENRIE: Concept plan for annexation and possible subdivision.

Those present representing this project: Glenn Parker, Jan Stratton, Richard Stratton, Vern Stratton, Jr., Pam Stratton, Vern Stratton, Sr.

The location of this project 200 and 400 East, 400 North to the canal.

Presented annexation application tonight. Shawna informed representatives of 120 day waiting period. This waiting period begins when application is received and fees are paid. Stratton fees have not yet been paid.

A discussion of their map followed. Part of property is not contiguous. Approximately 500 homes would be built.

A work session is planned for Wednesday, June 19, 1996, 7:00 p.m. to discuss this project further.

4. BURTON OLSEN: Concept plan for PUD for 9 acres - Roger Brockbank property.

Present with Mr. Olsen were Chad Olsen and James Tracy.

Mr. Olsen read Development Narrative.

Some points of discussion were sewer, storm drains, & an existing ditch. The property has been annexed; zoned R-M-10.

Board members don't see a problem with this concept, but the details need to be worked out.

A MOTION was made by Dick to table this for further discussion at a work session June 19, 1996. Lonnie seconded. All votes "aye."

At the work session the PUD will be discussed as it pertains to Mr. Olsen's project; the information will be typed up and sent to Mr. Olsen.

5. LYLE TOPHAM: Annexation.

Mr. Topham was represented by Todd and Katherine Topham. Property is located at 449 North 200 East; 2.78 acres.

Mr. and Mrs. Topham were informed about the 120 day waiting period. They will need to get a plat map for the Board to review; submit annexation application and pay fees.

6. TIM OLSEN: Discuss possibility of splitting property at 230 South 300 West.

The width of 200 South is of concern; right-of-way would need to be deeded to the City.

The Board will research the following questions:

- a. Is 200 South a dedicated public street?
- b. Where is the center of the road? Will Olsen's have to give up any property?
- c. What would the requirements be in order to build a home on that lot?
- d. Can they have a basement?

Shawna will contact Mr. & Mrs. Olsen with the answers to these questions.

7. DAVID HIATT: Split property at approximately 400 North 400 East.

Represented by Nathan Larsen.

This property has been discussed in work meeting; there is a concern about whether this has been divided and if it is a legal split, or if they just had it recorded.

Property line is the center of the road. They would need to come back 60' to place home.

Questions that need to be researched:

- a. Check on center of road.
- b. Street dedicated.
- c. Check on 400 North & 400 East.
- d. Was subdivision legal? When was it recorded?

Jim stated that Hiatt's agreed to dedicate 30' to the City on 400 North.

Nathan Larsen
242 East 100 North
Santaquin, Utah 84655

Mr. Larsen will need a plat with the dedications on it.

If the subdivision is illegal, Hiatt's need to straighten the problem out.

9. JACK JARVIS: Oak Ridge Estates, Plat B - Revision of cul-de-sac.

A map was provided and reviewed.

The cul-de-sac is 950' from the intersection.

Shawna spoke to the Fire Chief. He feels there is no problem with distance as long as there are enough hydrants and a fire truck can turn around.

Either the Ordinance needs to be changed or Mr. Jarvis needs to change the distance of his cul-de-sac.

The Board will discuss changing the Ordinance regarding distance of cul-de-sacs at next meeting; recommend changes to the City Council; City Council holds a public hearing.

Shawna will check to see if this recommendation needs to be on the agenda.

10. KENT COMPTON: South County Developers - Annexation.

Represented by Doug Warren.

Kurt stated that Paul's intention in asking South County to come tonight is to get everything in place so that when the 120 day waiting period is done the project can be approved.

Shawna asked if their Annexation Application has been turned in and if fees have been paid.

Mr. Warren outlined what South County's plans are regarding this project.

The Board stated that they are in favor of this project.

11. MISCELLANEOUS:

- a. Questions concerning animal rights in different zones.

The current Ordinance doesn't allow for animals.
There will be further discussion at the June 19, 1996
work session.

- b. Dick made a MOTION to approve the minutes of May 8, 1996. Kurt seconded. All voted "aye."
- c. Agenda item #6, Debbie Hudson, re: Enforcement of 1973 Ordinance #118, trailer parks - Stephens Trailer Park, 165 West 100 North.

Paul stated that City Attorney Mitch Maughan will have information regarding this problem by July 2, 1996.

Dick made a MOTION to adjourn tonight's meeting. Jim seconded. All voted "aye."

Approved this 10th day of July, 1996.

Shawna Johnson
Shawna Johnson

Lorna Lloyd