

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 10, 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, Brad Greenhalgh, Jim DeGraffenreid, Dick Kay, Lonnie Martinez and LaVon Ross.

The meeting was called to order by Chairperson Shawna Johnson.

1. PUBLIC HEARING: Expansion of the annexation declaration boundaries of Santaquin City.

*TIDWELL el*

Tom ~~Fidlow~~, representing the Forest Service: Mr. Fidlow asked if the City is planning to move the City limit boundaries to include any of the National Forest System lands. Shawna answered "no."

A MOTION was made by Kurt to send this back to the City Council for their approval. Dick seconded. All voted "aye."

2. PUBLIC FORUM:

SCOTT UNICE: Mr. Unice presented concept plan of what he wants to do with property he may be purchasing from Don Gilson. A map was distributed. He would like to build just one home on the property; however, there's the possibility of four homes being built. Mr. Unice would like approval of his subdivision proposal, being the two 1/2 acres lots next to Don Gilson. He discussed requirements for roads, curb and gutter, utilities, possibilities of what he can do with the property.

No decision was made.

3. CHAD ROWLEY: Annexation of property 1/2 mile south of Santaquin on old highway. Approximately 4 1/2 acres.

Mr. Rowley is interested in annexing this property. The property is not contiguous. Tom has suggested forced annexation; Phil Rowley is between Mr. Rowley and the City boundary. Phil has said he will not protest the annexation.

Kurt feels Chad must be contiguous at some point in order to force Phil into annexing. Kurt will check State Code.

It was noted by Jim that Phil would willingly annex if he didn't have to give up water. If annexed under protest, he won't have to give up water.

Referring to the Water Ordinance, Shawna found that non-developers can annex without giving water until they begin development.

4. PHIL ROWLEY: Preliminary approval of subdivision. Property is located between David Tibbet's home and Mike Cunningham's home.

Mr. Rowley is being represented by Jim DeGraffenreid. Maps were distributed to each member. This property is part of the City.

A discussion of the proposed subdivision followed.

A MOTION was made by Kurt to give preliminary approval to Rowley Estates preliminary plat with the following conditions: the cul-de-sac radius is specified as 50 ft., the irrigation ditch is moved or covered, sufficient storm drains added to the plan, sewer manholes are added, street lights, signs and hydrants as required in the Ordinance and that Jay Smith's water line is taken care of. Brad seconded. All voted "aye."

5. JIM DEGRAFFENREID: Division of property.

This property is located at approximately 200 East 500 North. Would like to divide the property one time. Each lot would be 1/2 acre.

A MOTION was made by Brad to approve the split of the property providing the buildable area is 58 ft. back from the center of the street. If the City Council will abide by this agreement, the Planning Commission approves the subdivision. Dick seconded. All voted "aye."

6. MISCELLANEOUS:

Proposed change in Subdivision Ordinance. See attached.


A MOTION was made by Jim to accept the proposed change as written, with the change of "no minimum requirement" on the R-1-43 Zone. LaVon seconded. All voted "aye."

7. APPROVAL OF MINUTES OF MARCH 13, 1996 AND MARCH 26, 1996:

A MOTION was made by Dick to accept the minutes of March 13, 1996 and March 26, 1996. Brad seconded. All voted "aye."

Jim made a motion to adjourn tonight's meeting. Kurt seconded. All voted "aye."

Approved this 8th day of May, 1996.

  
Shawna Johnson, Chairperson

  
Lorna Lloyd, Secretary