

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, May 8, 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, LaVon Ross and Jim DeGraffenreid. Also present, Councilman Paul Bean and Zoning Administrator Tom Austin.

The meeting was called to order by Chairperson Shawna Johnson.

1. PUBLIC FORUM: No business.
2. PAT KELLY: Divide property at 100 East 360 North.

According to the Ordinance, a single split can be made if the property cannot be split again; the split can be approved by the Planning Commission and recorded. If the split doesn't meet that criteria, a plat map must be drawn up and all subdivision rules must be met.

Mr. Kelly asked what is required. Kurt said an engineer would need to draw up the plat and submit it to the Planning Commission.

Everything else looks okay, according to members of the Planning Commission.

A MOTION was made by Jim to deny this subdivision on a metes and bounds. In order to be accepted, it must be a one-lot subdivision. Kurt seconded. All voted "aye."

3. SCOTT MORTENSEN: Mr. Mortensen cancelled.
4. SCOTT UNICE: Not present.
5. ROGER BROCKBANK: Zoning change.

Mr. Austin suggested discussing this issue even though Mr. Brockbank was not present.

Mr. Brockbank sent a letter to Mr. Austin regarding a zone change. We need to go forward as if we don't know there is going to be a protest on this zone change. Public hearings possibly need to be held by both the Planning Commission and the City Council.

A discussion followed regarding spot zoning and zoning

districts.

At this point, Mr. Austin stated that a Public Hearing with the Planning Commission is not necessary. A letter of recommendation from the Planning Commission should be sent to the City Council.

A MOTION was made by Dick to send a letter of recommendation to the City Council to change the zoning of property now owned by Roger Brockbank to C-2. Jim seconded. All voted "aye."

6. JACK JARVIS: Preliminary and final approval of Oak Ridge Estates Plat B.

The map provided by Mr. Jarvis was reviewed.

LaVon feels Mr. Jarvis needs another sump.

Kurt stated that according to the Ordinance, the length of the cul-de-sac can't be more than 500 feet from the intersection. Mr. Jarvis' cul-de-sac is 850 feet from the intersection. The possibility of a temporary turn-around was discussed; water pressure would need to prove out to meet the fire code for higher elevation.

Kurt made a MOTION to table Oak Ridge Estates, Plat B, until further corrections are made. Dick seconded. All voted "aye."

7. MARK WESTOVER: Annexation.

Mr. Westover distributed a new map showing his proposal. Access will be above Craig Evans and John DeGraffenreid and at the bottom, around Terry's place.

Joel Wright will be annexed under protest.

There will be approximately 30 homes.

A discussion followed regarding sewer, right-of-ways, cul-de-sac, roads, etc.

This annexation involves 19.042 acres.

It was suggested that Mr. Westover meet May 22, 1996 at the Planning Commission work session.

8. DARRIN OBERG:

Mr. Oberg distributed a map showing his proposal at 265 East Main. He would like to know if it is permissible to go forward with his project - building approximately 50 mini storage units.

The property is zoned C-2.

A caretaker would live on the property in an existing home owned by Mr. Oberg.

A /MOTION/ was made by Kurt to approve a conditional use permit for this mini-storage for 265 East Main and recommend it to the City Council with the condition that the fire truck will fit the turning radius in the corner. Seconded by LaVon. All voted "aye."

9. MISCELLANEOUS:

Donald and Thelma Gilson sent a letter to Shawna. The letter stated that Scott Unice, who was interested in purchasing property from the Gilson's, will not be buying the Gilson property; reasons are outlined in the letter as well as the concerns of Mr. and Mrs. Gilson regarding these issues.

Mr. and Mrs. Gilson would like an answer in the minutes or some official publication that represents the City's position in regards to their concerns.

Shawna stated the Planning Commission will do some research and discuss the situation at the May 22, 1996, work session.

A MOTION was made by Dick that the letter the Gilson's submitted to us be tabled until the work meeting May 22, 1996. Kurt seconded. All voted "aye."

South County Development - Kent Compton: A few months ago Mr. Compton came to Planning to apply for annexation of property owned by Eddie & Warren Ahlin. It was suggested that the Ahlin annexation and South County annexation be consolidated into one annexation.

Mr. Compton submitted an annexation application tonight.

A map of the proposal was reviewed; 350 acres to be annexed.

32 acres has been sold for an outlet mall.

Ownership of property:

South County Development  
Utah Shop L.C.

Darrell Kay (So. Co. controls the property with an option)  
Eddie & Warren Ahlin

Mr. Compton has filled out petition, signed by an engineer. He will pay annexation fee when told how much. Shawna gave Mr. Compton a copy of fee schedule.

Mr. Austin stated Mr. Compton will need signatures of property owners representing one-third of the value of the property.

Water was discussed.

Shawna read County annexation map check list.

This annexation will be discussed at the May 22, 1996, work meeting.

Mr. Compton will bring the signed petition to Mr. Austin

before the May 22, 1996, work session.

Shawna stated she took a letter of recommendation to the City Council regarding splitting property at 200 East 500 North for Jim Degraffenreid. The City Council thought the property had already been split by Dennis Haskell. Jim and Kurt said it had not been split.


Also, Shawna read a letter presented to the City Council regarding block surveys.

10. APPROVAL OF MINUTES OF APRIL 10, 1996, AND APRIL 24, 1996:

A MOTION was made by Kurt to accept the minutes of April 10, 1996, and April 24, 1996. Jim seconded. All voted "aye."

A MOTION was made by Jim to adjourn. Kurt seconded. All voted "aye."

Approved this 12th day of June, 1996.

  
Shawna Johnson

  
Lorna Lloyd