

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, February 14, 1996, in the Santaquin City Council Chambers.

The following board members were in attendance: Chairperson Shawna Johnson, Vice Chairman Kurt Stringham, LaVon Ross, Brad Greenhalgh, Dick Kay and Lonnie Martinez. Also present: Councilman Paul Bean, Councilman Dennis Howard and Zoning Administrator Tom Austin.

The meeting was called to order by Chairperson Shawna Johnson.

1. TROY LARSEN: Not present.
2. ROGER BROCKBANK: Not present.
3. JACK HUDSON: Not present.
4. PAUL WASHBURN: Annexation of 80 acres southeast of City.

Mr. Austin stated Mr. Washburn's intent for this meeting was misstated on the agenda. The issue is whether to extend the declaration boundaries to include 320 acres privately held above the bench, above the 5200 foot mark. The Council's feeling is to include it in our declaration area.

Kurt made a MOTION that we expand our annexation declaration area to the east to the forest service boundary. Dick seconded. Shawna, Kurt, LaVon, Dick and Lonnie voted "aye;" Brad voted "nay."

A letter of recommendation will be sent to City Council.

5. JACK JARVIS: Annexation of 4.9 acres.

Mr. Austin asked Mr. Jarvis if he is planning on doing another annexation. If so, the City Council would like Mr. Jarvis to submit a concept plan and do a declaration.

Mr. Jarvis said he is not planning on annexing any more; this is the end of it.

Kurt made a MOTION to accept the annexation of 4.9 acres of Jack Jarvis and recommend it on the the City Council for their consideration. Brad seconded. All voted "aye."

A special meeting of the Planning Commission will be scheduled for February 28, 1996, 7:00 p.m. for preliminary and final approval of Jack's subdivision.

6. SCOTT UNICE: Interested in purchasing 4.18 acres owned by Don Gilson. Questions on possible subdivision.

Mr. Unice will have to divide this property and sell some lots in order to make it affordable for him. Will he have to put in improvements?

Also, if Mr. Unice doesn't subdivide will he need to put in improvements?

Both situations would require Mr. Unice to put in all improvements.

7. PETE REMKES: Wants to build duplex at 30 North 200 West (Malcolm Jolley's property); is it allowed? Also, would a four-plex be allowed at this location?

Mr. Austin said it's an RM-8, a duplex would be allowed under the ordinance, if they meet the requirements. A four-plex would not be allowed on this property; there is not enough room.

8. APPROVAL OF MINUTES OF JANUARY 10, 1996:

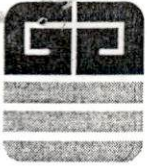
A MOTION was made by LaVon to approve the minutes of January 10, 1996. Dick seconded. All voted "aye."

Brad made a MOTION to close the meeting. Dick seconded. All voted "aye."

Approved this 13th day of March, 1996.

Shawna Johnson
Shawna Johnson, Chairperson

Lorna Lloyd
Lorna Lloyd, Secretary



DEVELOPMENT CONSULTANTS

January 15, 1996

Mayor Keith Broadhead
City of Santaquin
45 West 100 South
Santaquin, UT 84655

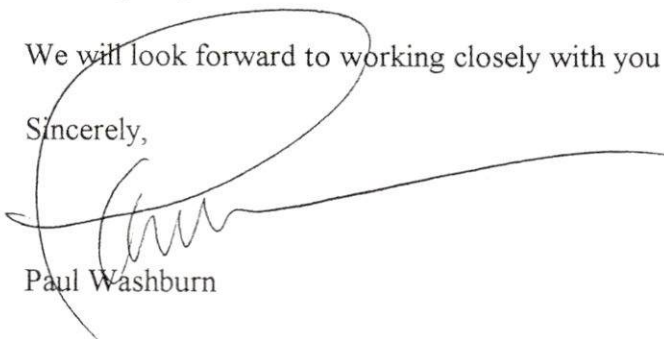
Dear Mayor Broadhead:

Within the past two months, we have met with Tom Austin and Joe Santos of Sunrise Emergency ...
to explore development of ground located to the southeast of the City of Santaquin.

We wish to formally request inclusion of 80 acres of property, the "Sheffield property," in the city
master policy declaration.

We will look forward to working closely with you in the future.

Sincerely,



Paul Washburn

Enclosures

c: Tom Austin
City Manager
45 West 100 South
Santaquin, UT 84655

UTAH COUNTY PLATS

Section 7

Township 10 South

Range 2 E

32-0

Ta

