

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, January 10, 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 Jim DeGraffenreid. Also present: Councilman Paul Bean, Councilman Dennis Howard and Zoning Administrator Tom Austin.

The meeting was called to order by Chairperson Shawna Johnson.

1. MIKE VANCHIERE: Preliminary and final approval for 4-plex at 200 North 100 East.

Maps of the proposal were distributed to members of the Planning Commission prior to this meeting.

Mr. Austin told the panel that Joe Santos has checked this proposal and said everything looks fine for preliminary and final approval tonight.

Kurt stated the PUD needs to be worked out; however this is written up, it becomes an ordinance to itself; it becomes a legal spot-zone.

Mr. Vanchiere prepared a letter requesting permission to continue plans to develop a PUD. Each member received a copy prior to tonight's meeting.

A MOTION was made by Kurt to give preliminary and final approval to this PUD and to allow a 4-plex on the Rose-Cherry complex with the condition that a PUD is worked out as a legal document and recommends it on to the City Council. Jim seconded. All voted "aye".

2. TROY LARSEN: Owns property near 511 West 200 North. He would like information on where 500 West will eventually go through.

On 500 West and 200 North, the road will be going through a piece of property Mr. Larsen is in the process of buying. He would like to see where the future master road plan is for the City. He needs to know if he will have the 80' frontage for a building lot in relation to the future road. Mr. Larsen and Randall Ercanbrack both own property that will be affected.

Dick suggested that Mr. Larsen draw a detailed map of what

he wants to do and have Mr. Ercanbrack write a letter stating that he will sell Mr. Larsen this property and give a right-of-way for the road.

Mr. Larsen would like to be on the agenda for February 14, 1996.

3. ROGER BROCKBANK: Formal request for zone change.

Mr. Austin said the difficulty with this proposal is that when the request was made that this be declared a district, the attorney said it is not a district, it would be considered spot-zoning under state law; that means we would have to take a commercial border from Main Street down to this property. There could be a protest from Paul Sorenson; he may not want to be zoned commercial. Mr. Austin suggested that Mr. Brockbank get with Mr. Sorenson and see if a compromise could be reached.

Mr. Austin needs a letter from Mr. Sorenson stating he has no problem with rezoning as long as it doesn't devalue his property. If Mr. Sorenson protests the zone change, the Planning Commission has no option except to deny the rezoning.

Mr. Brockbank would like to be on the agenda for February 14, 1996.

4. JACK JARVIS: Preliminary and final approval of subdivision: Oak Ridge Estates - Plat A.

5. LAVON ROSS: Preliminary and final approval of subdivision: Dry Mountain Estates - Plat D.

It was suggested by Mr. Austin that Agenda Items 4 & 5 be dealt with at the same time.

A MOTION was made by Kurt to approve Oak Ridge Estates, Plat A, and Dry Mountain Estates, Plat D, for preliminary and final approval with the condition that the Engineer's stamp is on the final map, and recommend it to the Council. Dick seconded. All voted "aye".

6. KENT COMPTON: Application for annexation - 40 acres east of south freeway exit.

Mr. Compton is applying for annexation of Ahlin's 40 acres on the east side of freeway by south exit.

Mr. Compton is with South County. He agreed to appear for the Ahlin's to help get them annexed; with their annexation it would then be possible for South County to apply for annexation for property at the south freeway interchange.

Mr. Compton provided a map showing the 40 acres to be annexed.

The Ahlin's wish to stay in agricultural use; would not want to put the water on their property until it is subdivided or zoned into some sort of use that would require water use.

Mr. Compton has outlined this in a cover letter. He also submitted a letter from the Ahlin's to the Planning Commission stating that they request South County to handle their application.

Shawna feels a work session would be in order for this project.

Tom stated there are questions regarding the Annexation Declaration; would need to show through engineering that this 40 acre parcel would be of benefit to the City both monetarily and aesthetically.

There is no water on the Ahlin property.

Dick suggested annexation application be submitted for both Ahlin's 40 acres and South County's 110 acres west of the freeway.

Mr. Compton would like to attend work session, January 24, 1996, 7:00 p.m.

A MOTION was made by Kurt to table this annexation request for a future date. LaVon seconded. All voted "aye".

7. DOUG OPENSHAW: Requesting permission to sell one building lot without requiring curb and gutter.

Mr. Openshaw appeared requesting clarification on a subdivision.

8. JACK HUDSON: Concept plan - subdividing at 420 East 150 South.

Mr. Hudson would like to know if he will be required to put in curb and gutter for one building lot.

Kurt said it would not be required on that street.

Since the property can be split several times, Mr. Hudson will have to bring in a subdivision. He will need to have a plat map and mylar drawn up, showing property and dimensions of lots.

9. BOB WESTOVER: Concept plan for subdivision at approximately 300 West 600 North.

Mr. Westover is interested in proposing a general street configuration and see if it meets the City's Master Plan.

A discussion followed regarding map of proposed subdivision, roads, and cul-de-sacs.

Jim suggested that Mr. Westover present to the Planning Commission plans for first 10 lots, showing roads for entire project.

The Planning Commission would like to see cul-de-sac requirement 80' frontage, 9600 sq. ft.

In regards to drainage, sumps for 10 year storm event.

10. DISCUSSION TO SET MEETING SCHEDULE FOR 1996:


It was decided that the regular meeting of the Planning Commission remain on the second Wednesday of each month at 7:00 p.m.


11. APPROVAL OF MINUTES OF DECEMBER 13, 1995:

A MOTION was made by Kurt to approve the minutes of December 13, 1996. Jim seconded. All voted "aye".

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

Approved this 14th day of February, 1996.

  
Shawna Johnson, Chairperson

  
Lorna Lloyd, Secretary