

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 7, 1997 in the Senior Citizens Center of the Santaquin City Center at 7:00 p.m.

The following board members were in attendance: Chairperson Shawna Johnson, Lonnie Martinez, Brad Greenhalgh, Dan Olson, Jr. Ross, and Dick Kay. Also present, Councilman Paul Bean and Zoning Administrator Tom Austin.

The meeting was called to order by Chairperson Shawna Johnson.

1. MERRIL DEGRAW: Question on single lot split at approximately 500 South 300 West.

Mr. Degraw was not present and this was tabled.

2. DEVERL AND ANN CRAIG: Proposed annexation at approximately 600 North 500 West.

Craigs seeking only annexation and will sell to developers for designs. Commission set preliminary R-M-10 zone, will send plans to engineer for declaration, and advised Craigs to get an annexation checklist from City Office. (Tom Austin stated for the record that a 6-month moratorium was put in place at City Council the previous evening and only Mike Carter, DeVerl Craig, and Robert McMullin will be able to annex in this time period because they have already paid their fees.)

3. JEFF CARTER: Questions on property at 200 South 300 East.

Wants to know requirements as subdivider. Commission explained process, zone R-M-8, and told him he could do concept for now. Needs to change some lots for road access. Advised him to go to City Office and obtain a copy of zoning so he could finish his plans.

4. BURTON OLSON: Preliminary approval of twin-home subdivision.

Presented maps with changes suggested to him by the Commission. Discussed that each side of twin home needs to be 900 sq. ft., and City Council would like a full-screen privacy fence. Discussed need for each dwelling unit to have two off-street parking spaces with conclusion that garage and driveway provide the required spaces. Discussed whether the City would take over a park if Olson's smoothed and put grass in. Olson's said they would be willing to do this but Commission didn't know if the City would want it and Tom stated that he was sure that if it was an improved park the City would take it. Shawna said she wanted to talk to City Council about the park, have the engineer look at this and have a special meeting to approve. Special meeting was scheduled for Wednesday, May 14, 1997.

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5. MIKE CARTER: Presentation of subdivision at 450 South 600 East.

Mr. Carter presented a concept map. He asked the Commission's feelings on the first piece that is in the process of being annexed. The problem with the road that was discussed last time has been solved. Discussed concerns about lots, roads, size and type of homes, grade on street at North end. Dan made a MOTION to table till the next regular work session on May 21, 1997 and ask City Council to be there. Brad seconded. All voted "aye."

6. PUBLIC FORUM:

No business.

7. APPROVE MINUTES OF APRIL 2, 1997.

Brad made a MOTION to approve. Lonnie seconded. All voted "aye."

Dick made a MOTION to adjourn. Brad seconded. All voted "aye."

Approved this 7th of May 1997.

Shawna Johnson

Lyn Oryall