

## 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 2, 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, Jim DeGraffenried, Dan Olson, Brad Greenhalgh, Lonnie Martinez, Dick Kay. Also present, Councilman Paul Bean. Tom Austin joined the meeting after public forum.

The meeting was called to order by Chairperson Shawna Johnson.

#### 1. PUBLIC FORUM:

Norris R. Perry, who resides at 85 East Main, stated that he has torn down a shed on his property which was 30' x 30' and wishes to replace it with a 3-car garage which will measure 30' x 38'. Shawna said Mr. Perry has talked with the City Manager [Tom Austin] who said they can't do anything with it and that the building inspector [Kent Partridge] told him he had to go 100 feet back. Commission checked zoning ordinance for setback requirements and found no reason that Mr. Perry couldn't go ahead with his plan.

Beltran's: Shawna explained previous meeting with the Beltrons and that there isn't enough rear setback because of a bay window. Commission studied plans and explained that if they didn't put a foundation under the bay window and adjusted measurements on the plans to add correctly for less foundation there would be enough setback. Shawna will call Rulon Rodda and explain for the Beltran's.

Tom Austin arrived and explained the problem with Norris Perry and said that the Board of Adjustments could overturn a zoning requirement. Shawna will notify Mr. Perry and arrange a Board of Adjustment meeting for him.

#### 2. VERN AND PAM STRATTON: Questions about annexing a portion of their farm.

Strattons presented a map of area they want to annex and explained that the total area is 27 acres of which 2 acres is already in the city. Tom told them they need engineered maps of boundaries of the annexation area with engineers' seal and full legal description. He also told them that for purposes of the declaration when they bring their application in and pay the fees he will have this Board give them preliminary zoning. Commission explained several options they could pursue, then gave them an annexation application and checklist, told them to turn in application, pay fees, and bring in a map with annexation boundaries on the Mylar to the city office.

3. GARY KIRIGIN: Possible senior citizens housing presentation--George Finch property.

Discussed maps, building plans, and density. Jim made a MOTION to table this till the next work meeting. Dick seconded. All voted "aye."

4. PHIL ROWLEY: Annexation at approximately 900 South 600 West.

Discussed dimensions of property to be annexed and zoning options. Mr. Rowley has paid his fees and turned in his application. Dick made a MOTION that the Rowley's annexation be accepted with the conditions that the engineer approve everything and that the declaration is completed with an R-M-10 zone in the residential area, and the recommendation that C-1 be placed on the commercial part. Jim seconded. All voted "aye."

5. DEREK CHRISTENSEN: Lot split at approximately 900 South 600 West.

Previously approved. Mr. Christensen needs contractual agreement with City that if a curb and gutter goes in there he will contract with the City to do the curb and gutter. Needs a letter that there has been approval to split the property.

6. TULI VIHATOI: Questions on annexation at approximately 400 South 400 West.

Property is not contiguous with the city so there is nothing Planning Commission can do. Advised Mr. Vihatoi of some options he might have.

7. BRYANT SAFFORD: Questions on lot split at 87 East 100 South.

Mr. Safford not present. Discussed property and found that it does not have enough area to allow split. Dick made a MOTION to deny the split. Brad seconded. All voted "aye."

Dick also made a MOTION to move public forum from the first to the last space to be discussed so that people on the agenda will be seen first. Dan seconded. All voted "aye."

8. DISCUSSION ON SETBACKS:

Discussed who monitors what gets done, how to decide setbacks.

9. DISCUSSION ON MIXED ZONING ON MAIN STREET:

Jim advocated mixed zoning on main street to help ones already there and if the zone is mixed each parcel can be individually set. Jim made a MOTION to recommend mixed zoning on main street and send it to City Council for review and approval. Dick seconded. All voted "aye."

10. APPROVAL OF MINUTES OF MARCH 11, 1997:

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

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

Approved this 2nd of April 1997.

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Shawna Johnson

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Lyn Oryall