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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 Tuesday, February 11, 1997, in the Council Chambers of the Santaquin City Center at 7:00 p.m.

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

The meeting was called to order by Chairperson Shawna Johnson.

Lynn Crook allowed to present first because he was left off the agenda. Discussed previous problems and they are all resolved. Will hold a special meeting on Tuesday, February 18 to vote on this issue.

1. PUBLIC FORUM:

Jay Thomas said he is looking for a development area for pre-fab homes and asked about requirements. Discussion followed about one area, sewer requirements, and elevation. Committee gave him a copy of Subdivision Ordinance.

Lynn Adams appeared for concerned citizens for planned growth and voiced concerns they have for high density building and annexations (want R-M-15 or more in certain areas). Suggested some solutions such as a moratorium on building until master road plan finished, etc.

2. KEVIN DAVIS: Questions about placing modular home at 420 West Main.

Commission will find out if there needs to be a zone change on this property and let Kevin know.

3. MARK WESTOVER: Approval of annexation at approximately 500 North 400 West.

Presented maps and engineer and Shawna showed Mark concerns they have about road, elevation, and sewer. Adjacent property owners present to voice concerns. The project will be done in two phases. The sewer will be done first. Dick made MOTION to approve and send it to City Council. Jim seconded. All voted "aye."

4. LUKE SHEPHERD: Questions on lot split at approximately 350 South 200 West.

Discussion about zoning and dimensions. Will be on agenda for special meeting on February 18 to approve.

5. JAY PETERSON: Approval of annexation at approximately 400 North 400 East.

Jim made a MOTION to approve and send to City Council with the condition that water shares be resolved. Jr. seconded. All voted "aye."

6. DON GILSON: Approval of preliminary plat.

Lonnie made a MOTION to approve phase one and send it to City Council with the condition that the engineer has waived the soil report. Jr. abstained from vote. Jim seconded. All voted "aye."

7. BURTON OLSON: Request zone change for R-M-10-T.

Olson presented request to change his property from R-M-10 to R-M-10-T. Dick made a MOTION to approve and pass to City Council. Brad seconded. All voted "aye."

8. GREG TIDWELL: Preliminary and final approval of Santaquin Heights Subdivision.

A MOTION was made by Jim to accept preliminary and final plans for Santaquin Heights Subdivision with the condition that the plans with two roads are implemented.

9. MISCELLANEOUS: A. A letter from Roger Kaufman was read and discussion followed that he had valid concerns about fences, garbages, privacy barriers around apartments, etc. Shawna will take it to City Council about possible changes.

B. Discussion with Paul and Tom about possible changes in zones on main street on an as needed basis, case by case.

Tom asked Commission to set preliminary zone for Carter annexation to R-215. Dick made a MOTION to accept. Brad seconded. All voted "aye."

10. APPROVAL OF MINUTES:

Brad made a MOTION to approve minutes of January 14, 1997.
Dick seconded. All voted "aye."

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

Approved this 11th day of February 1997.

Shawna Johnson

Lyn Oryall