

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, January 14, 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. Also present, Councilman Paul Bean.

The meeting was called to order by Chairperson Shawna Johnson.

1. PUBLIC FORUM: No business.

2. TOD TOPHAM: Split property at 449 North 200 East.

Discussion that previous problems have been resolved--water & sewer, improvement agreement done with the city, zoning is R-M-8. Committee informed Topham that he needs entire set of house plans with foundation detail that meets code. Shawna added that we need to do a letter stating approval of the split of which a copy will be sent to the Tophams.

3. PAT KELLY: Split property at 400 North 100 East.

Past problem was that it was possible to split property different ways. Kelly's had it surveyed and plans presented show property platted as one single lot split. Jim made a MOTION to accept and approve split. Brad seconded. All voted "aye."

4. PHIL ROWLEY: Preliminary and final approval for Rowley Estates at approximately 350 West 500 South.

Property is exempt on curb & gutter and letter from Summit Creek has been turned in to the city. Brad made a MOTION to accept with reduction from eight lots to six lots as only condition. Dick seconded and all voted "aye."

5. CHAD ROWLEY: Questions about annexation requirements.

Discussion about requirements. Chad most concerned about depth of lot, water, State road, acres, and declaration for more than five acres. Paul will find out about the water and Shawna will let him know about the rest.

6. MISCELLANEOUS:

- A. Urban Interface Ordinance: handed out draft and will work on it at a work meeting, January 28.
- B. A letter from citizens on Santaquin Heights and Tidwell were discussed. Need to work on Master Road Plan.
- C. Reminded that training meeting with planner is scheduled for next Tuesday at 7:00 p.m.

7. APPROVAL OF MINUTES:

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

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

Approved this 11th day of February 1997.

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Shawna Johnson

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Lyn Oryall

Remember to add approval of minutes of special meeting on Feb 18.