

Santaquin Zoning and Planning Commission
Minutes of the meeting of June 29, 1977

The meeting was opened at 8PM at the Santaquin City Hall.

Robert Steele and Dee Davis were absent. Present were Robert Hales, Lynn Crook, Helen Kester, Don R. Nelson and Raleigh Crausby.

The minutes of the meeting of June 15th were read, corrected and accepted as corrected.

Committee assignment reports were given.

Mrs. Kester's Fencing proposal was amended to read "Where a commercial enterprise is taking place, and a product is in any way offensive to the surrounding neighbors, a fence shall be required of which shall obstruct the view and which shall of itself be neat in appearance.

Mr. Crook's parking report was given to Mr. Crausby, as was Mrs. Kester's, to be drawn up into an official form. Mr. Crook's proposal stated that if a residence was in conjunction with a place of business, an extra parking space would be required. Each new place of business shall provide an access drive to the rear of the building and shall be required to unload in the rear.

This would prevent the congestion now² caused by large delivery trucks on Main Street, that not only obstruct good vision but create parking problems for the stores themselves.

Mr. Steele's report on residential dwellings in conjunction with a commercial business was postponed until the next meeting.

The commission then started on sections previously skipped in its model Parowan ordinance.

In residential districts it was established that the minimum frontage of a building lot shall be 80 ft. The minimum building lot shall not be less than 13,000 square feet for any dwelling. Set back must be 30 feet. Side clearance is to be a minimum of 20 ft. with at least an 8 ft. clearance on one side.

A section was added to this district stating that no barn, carol, stables, or coop shall be closer than 40 ft. from a public street or dwelling. Grazing pastures are excluded.

Robert Hales proposed that main street between 2nd East and 2nd West, inclusive, be zoned for commercial

use. This would include the footage ³
to the center of the blocks on each
side of Main Street. The proposal was
accepted but it was suggested that the
residents in the areas affected be
consulted to see how they felt. No
new homes would be allowed to be
built in this area once the ordinance
was passed.

After studying an airview of the city
map, it was decided that the most
logical place for a possible industrial
zone was the property now owned
by Mr. Odham, west of town. Also the
property of George Allen and the
properties west of the Santaguito city
line and bordering South of the
Highway, across the ^{Don Kay's Property} highway from the
city dump, be considered. It was
proposed and accepted that some of
the owners of these properties be
contacted prior to the next meeting
to see how they felt about the
proposal. Again, once the ordinance
is passed, these lands would be able
to be sold for industrial uses only.
It was felt by all members of
the commission that the land

lying north of Santagum was a logical area for agricultural and residential uses.

The problem of the large number of mobile homes that have moved into ~~the~~ Santagum since the passage of the law was discussed. It was noted that there were no decent mobile home parks in Santagum into which anyone could move. It was suggested that perhaps the city's mobile ~~home~~ ^{park} ordinance was too strict in requiring at least 4 acres for a park due to the fact that nowhere was there that much land available and where it was available sub-divisions were being considered. It was suggested that if Santagum had perhaps smaller, nicer mobile home parks available that more mobile home owners would use them instead of buying a building lot. The subject of moving in older homes and trailers was postponed for a future meeting. Mr. Hales stated that he hoped

to have the ordinance completed by the end of August, but at the same time we didn't want to overlook anything.

The next meeting was set for 7:30 PM. June 13th. The agenda will include all the unfinished business not gotten to on this week's agenda. Also to be included is how we would like the west part of town to develop. This includes properties already within the city limits, which at this time have no streets.

The meeting was adjourned at 10:30 PM.

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