

Santaquin Zoning and Planning Commission

Minutes of the Meeting of July 27, 1977

The meeting was opened at 7:45 A.M. at the Santaquin City Hall.

Present were Robert Hales, Lynn Crook, Helen Kester, Dee Davis, Raleigh Crausby, + Arden Le Baron.

Absent was Robert Steele.

Arden Le Baron has taken the place of Don R. Nelson as representing the City Council.

The minutes of the meeting of July 13, 1977 were read, corrected and accepted with the following correction.

Don R. Nelson was told that any regulations to be made concerning the moving in of older homes on private lots would have to be made by the city council as an amendment to the city's building code and would not be a part of the ordinance upon which we were now ~~finishing~~ ^{working}.

Raleigh Crausby presented the commission with several copies of definitions taken from other city ordinances in reference

to trade in the home. Most were divided,² into home occupation and home industry and it was decided to use this format in our new ordinance.

Using Midway city's as ~~an~~^a sample, several exceptions and revisions were made. It was also decided to change our own proposal as stated in the minutes of the meeting of July 13th to read as follows: Under proposals for home industry #5 would read

All new home industry^{and home occupation} would come before the board of adjustments, who would then inform the surrounding neighbors to come in for a hearing at which time they could express their opinion pro or con. After the hearing, the decision to grant the licence would be made by the board of adjustments.

The only proposal over which there was any major disagreement was the size of signs permitted in the residential area for such occupations. It was voted that the maximum size for a sign be 10 sq. ft. All were in favor except Dee Davis who

...felt that this was too large.

3.

A discussion was had as to ~~use~~^{whether} or not the frontage and area of residential building lots should remain at $82\frac{1}{2}$ ft. or 80 ft ~~with~~ total area of ~~12~~ 13,000. It was felt that an area of 12,500 ft was necessary if a person wanted animals but that if a person wished only a small lot he should be allowed to go as small as 80×100 . It was then argued that 80×100 lots would not keep the rural atmosphere that the public had expressed they wanted.

It was decided to let the public make the final decisions ^{as to area} by listening to the input at the public hearings. 80 ft was set as the minimum frontage. It was also decided that if lots of 80×100 were what the public wanted, that animals would be permitted only on lots with a minimum area of 12,500.

All frontages must be on a dedicated city street except as otherwise provided.

It was decided to add here Sec. 4.
22-2.19 from the Salt Lake County ordinance which states that lots and Buildings are permitted on private right of ways but lots must be a minimum of $\frac{1}{2}$ acre.

A workable copy of the now completed ordinance will be made up and distributed to the city council for their consideration.

A Special meeting with the city council was set for Tues.

Aug. 23, 1977 at 7:30 for the purpose of discussing the ordinance before it is submitted for public hearings. Additions may also be made at this time in case something was overlooked.

The next regular meeting will be held Wed. Aug. 10, 1977 at 7:30 at the Santaquin City Hall for the ~~for~~ purpose of starting on the sub-division ordinance.

The meeting was adjourned at 10:45 P.M.