

Santaquin Zoning and Planning Commission

Minutes of the meeting of Aug. 24, 1977

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

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

The Commission was presented with the case of Mr. Ron Powell and Mr. Danzig in reference to the property purchased by Mr. Powell from Mr. Tom Hore prior to the June 7, 1977, Moratorium date.

Mr. Powell had purchased the property from Mr. Hore and recorded it in the recorders office as 4 lots ^{prior to that date.} 2 were 75 ft. x 165 ft. and 2 were 82.5 ft x 97.5 ft.

Mr. Powell stated that at that time he accepted earnest money agreements from 2 different parties for the 2 lots, (75 ft x 165 ft.) and the loans were in the process when the 80 ft. frontage moratorium went into effect. The properties were not recorded to the 2nd parties until the date of Aug 4th 1977, after the loans had been approved.

Mr. Crausby explained, that by law, the building permits for these

2.
two properties should never have been issued, and that the building inspector could be held liable for issuing them and that was why Mr. Bradley had revoked the building permits until such time as the city council could vote as to whether or not to issue new ones.

Mr. Powell and Mr. Danzig asked our commission, after considering the facts and since there is not yet a board of adjustments they could go to, to write a recommendation on their behalf to the city council requesting a favorable vote.

Mr. Hales repeated to them that any recommendation we could make would not be legal, only the city council could make that decision. It was simply a recommendation out of courtesy.

They said they understood.
Mr. Hales also asked if this was the only property involved as our commission was aware that these gentlemen had also purchased

other properties that they had wished 3.
to develop in the same manner. Both
Mr. Powell and Mr. Danzig assured the
committee that only Mr. Hore's property
was the one involved in the recommendation.

After considering the facts and
circumstances as presented, the
commission voted unanimously to
write a recommendation that the
city council allow the renewal of
the building permits. (See copy
attached.)

Mr. Powell and Mr. Danzig ~~that~~ ^{thanked} the
commission and left.

The minutes of the Meeting of Aug. 10, 1977
were read, corrected and accepted as
corrected.

Correction - The vote taken on the
motion for a minimum of 80 ft. frontage
with a minimum square footage of
9,900 sq. footage should read: Two in
favor and two against. The motion
was not carried.

A discussion was then had concerning
whether or not to allow 4-plexes
into Santaquin.

After discussing such problems as upkeep (especially if the original owner sells) parking, and social impact and water supply, it was decided to leave the zoning ordinance as it ~~is~~ reads.

A discussion was held in regards to a possible industrial area within the city limits. Mr. Darwin Robbins property was discussed ~~by~~ but no one was really pleased with the location. Also the property belonging to Gus Peterson was mentioned.

The Don Kay property, outside the city limits was again discussed for possible annexation. Lynn Crook and Mayor Crook were asked to look into the possibility of annexation of ~~these~~ ^{the Kay} properties as these were the best prospects, with access to the railroad track and frontage on the state highway.

Mr. Gausby stated that it would be to our advantage to annex

property as soon as possible because there were many industries that had considered Santaquin and had gone elsewhere for lack of an industrial area. He said Federal Grants were available for ^{the} development of such an area and it would greatly add to the city's tax base.

All were agreed that the key properties were ideal and should be sought after.

Bob Hales then made the motion that the City ordinance be accepted with the additions and corrections made ^{as} ~~and~~ approved by the city council at the special meeting of August 23rd. Lynn Crook seconded the motion. All were in favor.

Additions and corrections are as follows:

Sec. 2. 1 member of the City Council be appointed as an ex-officio member of the Planning Commission. He shall have no vote.

Sec. 4. The commission shall conduct business not in conflict with

existing city ordinances or state statutes, 6.

Sec. 8 . Notification of Hearings shall be printed at least once in a local newspaper and be posted in 3 locations in Santaquin City.

Sec. 13, part 3 : The Board of Adjustments may receive compensation for their time etc.

Sec. 14 changed to sec 15.

Sec. 15 changed to sec. 16.

Sec 16 changed to Sec. 14.

Sec. 18 - It was recommended to Mr. Crousbey to clarify the definition of #14, Court.

#28 Sentence 3 - Nothing classed as a public nuisance shall be allowed instead of (can be considered) as a home occupation.

~~Sec.~~ #39 - The word horses is changed to livestock in each sentence.

Sec. 21 #3 Side Yard Regulations - Main Buildings on corner lots shall have a minimum sideyard of 30 ft.

Sec. 22 #3 Same as sec. 21 #3.

7.
Sec. 24 - It is the opinion of the city council that future salvage yards be placed in the industrial zone. (no actual change)

Sec. 25 - #6. Permanent signs for advertising
... which exceed (16) sixteen square feet, ... commission.

Sec. 26 #1, part e

Signs are limited to one non-flashing permanent sign not larger in area than sixteen (16) square feet, etc.

#2, part b.

Same as #1, part e.

Sec. 28. Certificate of Occupancy
Addition - ~~A building permit~~
~~no building permit be~~
~~allowed~~ must be obtained before any digging or building is started. ~~Reference Nephi city ordinance - Section 878 D.~~

Sec. 29 - #3 the addition of the word county between the words city jail to read city / county jail, in all places appropriate.

A new section #4 from the Nephi City ordinance Section 878 D.

The next meeting was scheduled for Tuesday, August 30, 1977 at 8 PM at the Santaquin City Hall.

The commission will take up the sub-division ordinance.

The meeting was adjourned at 10:15 PM.

See minutes of Aug. 30, 1977 for corrections to these minutes.

To the City Council,

On Aug. 23, 1977, the Santaquien Planning and Zoning Commission has voted unanimously to recommend that you approve the building permits for Mr. Ron Powell to allow him to continue building on the 2 lots purchased by him from Mr. Tom Hou. Our recommendation is based on the dates that his contracts were entered into. We believe he entered into them in good faith prior to the moratorium.

Robert L. Hales — Helen Kester

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