

Minutes of a regular zoning and planning meeting held March 21, 1979, at Santaquin City Hall at 7:30 P.M.

In attendance: Lynn Crook, Thomas McCloud, Fred Tasker, Dan Mendenhall, Helen Kester, Dee Davis and Kay Higginson. *Helen Kester said opening prayer.*

Minutes of the previous meeting held were read by Helen Kester. Fred Tasker made motion to approve minutes. Lynn Crook seconded. Motion carried.

*100N.  
300W.* Lynn Crook reported that he had talked to LaDue Scovil about the road on the church's property and that Mr. Scovil was in favor of it. Mr Crook will follow through and talk to the owners of the property. He stated that Mr. Overman is not affected by the move. Mr. Overman would give the city a road and still have room for ten houses.

Mr Crook asked if the commission would like to move on Fred Thompson's problem. It was explained that Mr. Thompson would like to sell a lot 80' by 76'. *Frontage width* Discussion was held concerning where the house would sit on the lot, side yards, and if the house could sit 30' back. Mrs. Kester felt that if he could give the 4' without hardship he should. Mr. Crook will give Mr. Thompson the ideas of the commission. *Recommended*  
*He go to the Bd. of Adj.*

Mr. Crook held an election of the commission.

Dee Davis nominated Lynn Crook as chairman of the zoning and planning commission.

Fred Tasker seconded the nomination. Helen Kester moved nominations cease. All were in favor.

Fred Tasker nominated Helen Kester as vice chairman. Dee Davis seconded. No other nominations. All were in favor. Mrs Kester stated that she would continue to post signs concerning meetings, but she would not take minutes unless she was paid for it.

There was a discussion as to placement of sheds on property. Because of fire hazards and ability to clean behind them, a shed should be at least 5' from the fence line and at least 15' from an adjacent house.

Helen Kester read the sub-division ordinance purpose and asked if there were any objection to leaving it as read. There were none.

Helen Kester continued to read the ordinance beginning with definitions of terms used within the ordinance. The definition of lot area was eliminated from the definitions. Dan Mendenhall asked to be excused and left the meeting. Mrs Kester continued reading of sub-division ordinance. In the section of sub-division procedures number one was crossed off. The required fees were also crossed out. It was decided to leave the number of plans required at five copies.

The environmental impact statement was discussed and it was decided that it would just concern special cases.

It was decided a final plat shall be prepared of all sub-divisions. There was discussion as to the possible sub-division of the Golden Taylor property as well as the Goodall and Jasperson property. Approved and dedicated streets were also discussed. As a new street is opened it should be approved.

Discussion was held as to whether to put ground contour into the hill-side ordinance or the sub-division ordinance. After discussion the paragraph was taken out of the sub-division ordinance and put into the hill-side ordinance.

After a vote, it was decided that arterial streets should be at least 100 feet wide.

The street grade was changed from 12% to not over 10%

Deflecting curves were discussed and it was decided to eliminate that whole section of the ordinance.

Reading of the sub-division ordinance was left off at the dead end streets section.  
At the next meeting the ordinance will be finished.

Dee Davis made motion to Adjourn. Fred Tasker seconded motion. Motion carried.  
Meeting adjourned at 10:30 PM.