

Minutes of a Zoning and Planning Commission Meeting held April 4, 1979, at 7:30 P.M. at Santaquin City Hall, 68 East Main Street.

In Attendance: Lynn Crook, Fred Tasker, Helen Kester, Dan Mendenhall, Dee Davis and Kay Higginson

Meeting was called to order by Chairman Lynn Crook. Opening Prayer was given by Dan Mendenhall.

Minutes of the last zoning and planning meeting were approved with three corrections. Helen Kester made the motion to approve minutes with the corrections. Fred Tasker seconded and the motion carried.

- ✓ Helen Kester asked if the commission wanted to have a separate hill-side ordinance or just a special section in the sub-division ordinance. It was decided that it would be better to have just a special section in the sub-division ordinance.

Lynn Crook reported that LaDue Scovill had given him a list of industrial projects and that he, LaDue, would like to come to the next meeting and explain what UVIDA is looking for.

- ✓ Mrs. Kester began the reading of the sub-division ordinance beginning where she left off in the last meeting. There was a question as to the name of the screens over ditches. It was decided that catchers would be used as the name.

There was a discussion as to the monuments of the city. Mr. Crook stated that the city is going to have to have specifications. Mr. Mendenhall felt that section corners should take care of it, and that they should be shown on all plats. There was no change as to how the ordinance read.

- ✓ Dan Mendenhall asked a question as to the wording of the ordinance concerning street width. It was changed to read "at least 56 feet wide" instead of "more than 56 feet wide".
- ✓ Dee Davis entered meeting. Mr. Crook stated that easements would have to be shown on plat whether they are underground or not. There was discussion as to the advantage of the section on easements. The section was eliminated.
- ✓ There was a discussion as to the type of animals allowed in the sub-divisions. The ordinance excludes mink and foxes. The ordinance states there must be at least 12,500 square feet to have an animal. The word animal was changed to livestock.
- ✓ There was some discussion as to who pays for off-site pavement. It was decided that it would be a negotiable item with the city. Problems such as this would be watched for in the future.

Mr. Robert Neilson of Grand Lumber Co. reported to the commission that he had been to the engineer's office to get a preliminary plat for his sub-division. They didn't know what to do because of the road. Mr. Crook explained to Mr. Neilson that he, Mr. Crook, thought that the Johnson's were in favor of putting the road in. He explained that there may be a problem with Mrs. Ewell because there is a lien against the property to the welfare. Mr. Crook has talked to Mrs. Ewell's son and felt optimistic about being able to put the road through. Mr. Neilson was told that he should have a report by the first of next week. Mr. Dee Davis asked Mr. Neilson how soon they would start to build. Mr. Neilson told the commission it could be any where from three months to a year according to the way the loans are approved. Mr. Neilson left the meeting.

Mrs. Kester continued reading the sub-division ordinance.

Section F of the on-site and off-site section was cut out of the ordinance.

Replacement of vegetation and re-seeding was discussed as to whether it would only apply to the hill-side ordinance or not. Mrs. Kester asked a question as to putting in a sentence in regard to leaving trees where they are. It was decided that most contractors do this any way since it is to their own advantage. This was left for later.

There was discussion as to the length of time a sub-divider needs to finish up every thing he is required to do. It was decided to leave it as written since the ordinance already allows for an extension.

The wording in the ordinance was changed from city engineer to city representative and from city manager to city council.

-- Dan Mendenhall asked about the placement of markers in the side-walks to use for boundary lines. The fence post would serve as the other marker. It was decided that permanent metal markers should be established in the sidewalks to show property lines according to city specifications.

Dee Davis asked question as to whether the lot between Mrs. LaRue Jarvis and the old fire station was zoned commercial. He told about a citizen's plan to build a cabinet shop there. There was discussion to the advantages and disadvantages of this type of industry. It was brought up that there would be a lot of scrap wood involved. The high cost of fire insurance and the possible interference of television and telephones was also pointed out. It was also pointed out that it would be good for the city and would bring more sales taxes into the city. The problem of other industries wanting to move in that close to town was also discussed. The lot description was wrong and would have to be re-surveyed.

Lynn Crook reported that LaDue Scovill showed him a list of four or five things that UVIDA is looking into right now. There was a discussion as to who owns some of the property in the industrial zone. Mr. Scovill was put on the agenda for the next meeting.

Mr. Davis was to tell Mr. McClain to come to the next meeting and to bring his plans.

There was a discussion as to the availability of water in the industrial zone and the possibility of putting in water lines.

Mr. Dee Davis made the motion to adjourn. Dan Mendenhall seconded and the motion carried. Meeting adjourned at 10:30 P.M.