

Minutes of a Board of Adjustment meeting held Tuesday, September 19, 1979, at 6:00 A. M., 68 East Main Street, Santaquin, Utah.

Present were Fred Openshaw, Glen Jarvis, Lynn Crook, Micheal Christensen, Roxanne Lamb, Wanda Jones, ElRay Davis and Ramona Rosenlund, Secretary.

Meeting was called to order by Mr. Openshaw. As Mr. Jarvis was just called to the Board and this was his first hearing, Mr. Openshaw read the paragraphs of the Ordinance sections involved in the appeal made by Mrs. Lamb and those paragraphs where the powers of the Board are outlined.

Mrs. Lamb explained she wanted to open a gift shop in a front room of her home and sell only items handmade by herself and her partner, Mrs. Jones or other housewives who would bring their items to the home for sale on consignment. None of the items to be for sale would be produced by commercial enterprises. She explained there was parking for several vehicles at both the side and front of the premises without interfering with traffic. Also that there was adequate room in the home for storage of any materials used in connection with the shop.

Mr. Crook made a motion that the Board approve the appeal of Mrs. Lamb as he felt it was a good way for young homemakers in the city both to make some money and use their talents. Mr. Christensen seconded the motion and it passed unanimously.

Mr. Davis told the Board he wanted to build a building for a welding shop on his premises and had plans for one 25' x 40' but that if necessary would change the size of the building to conform to the Ordinance.

Mr. Openshaw read the sections of the Ordinance pertaining to Home Industry showing where Mr. Davis would conform if his building was no larger than 900 square feet in area.

Mr. Davis explained he would have a black-topped road from the street to the new building at the back of his lot. It was indicated to the Board on a map where the new building would be located which is out of the way of neighbors.

Mr. Jarvis made a motion that the appeal of Mr. Davis be granted providing he would make his building 900 square feet rather than the planned 1,000 square feet since there is no Industrial Zone within the City limits. Mr. Christensen seconded the motion and it passed unanimously.

Meeting adjourned at 6:35 A.M.

NOTICE OF HEARING

The Board of Adjustment of Santaquin will hold a public hearing  
on September 18, 1979 at 6:00 A.M.  
in the Santaquin City Office Building to hear arguments for and  
against the following request.

That Roxanne B. Lamb, 188 South Center Street, be granted a  
variance from Section 18, Item 28, Ordinance #152 - Home  
occupation.

That ElRay Davis, 420 West Main Street, be granted a variance  
from Section 22, Item h - Commercial business in a Residential  
Zone.

All interested persons are invited to attend the hearing.

Ramona Rosenlund  
Secretary

## APPENDIX VIII

### ACTION BY THE BOARD OF ADJUSTMENT

Applicant's Name ElRay Davis

Address 420 West Main Street, Santaquin, Utah

Address of Property Concerned in Request 420 West Main Street

Date September 18, 1979

Case No. 0115

A. The Board of Adjustment has reviewed the matter referred to in the above mentioned case number and has found the following facts with respect thereto.

1. That if Mr. Davis changes the size of his building to 900 sq. ft., it will conform to the ordinance. Section 18, Item 27 "Home Industry"
2. Mr. Davis is requesting a commercial welding shop in a building
3. 29' x 40' in a residential area. (R-A-2)

- B. 1. The Board has determined that the appeal is one on which the Board has the power to act as set forth in Section 14 of the zoning ordinance.
2. The Board has determined that the appeal is not one on which the Board has the power to act.\*

C. The request is (granted, ~~denied~~) for the following reasons:

1. Mr. Davis agreed to change the size of his building from 25'x 40' to
2. 22½'x 40' in order to conform to Ordinance #152, Section 18, #27, "Home Industry"
- 3.

D. The request is granted subject to the following conditions:

1. That Mr. Davis change the deminsions of his proposed building to conform to the Ordinance 152, Section 18, #27 "Home Industry"
2. There will be no outside storage of materials on the premises.
3. A City business license will be applied for.

Hearing on this request was advertised September 17, and 18, 1979.

Hearing on this request was held September 19, 1979

#### Vote Record

	Aye	Nay
1. <u>Fred Openshaw</u>	<u>X</u>	
2. <u>Glen Jarvis</u>	<u>X</u>	
3. <u>Lynn Crook</u>	<u>X</u>	
4. <u>Mike Christensen</u>	<u>X</u>	
5. _____		

Ramona Rosenlund  
Board of Adjustment Secretary

\*If the Board does not have power to act on the case, it should state that fact and deny the request because of it.

APPENDIX VIII

ACTION BY THE BOARD OF ADJUSTMENT

Applicant's Name Roxanne B. Lamb

Address 188 South Center Street, Santaquin, Utah

Address of Property Concerned in Request 188 South Center Street

Date September 19, 1979 Case No. 00114

A. The Board of Adjustment has reviewed the matter referred to in the above mentioned case number and has found the following facts with respect thereto.

1 Applicant wants to open a gift shop in one room of her home and sell hand-made items. Some items would be produced on the premises and others taken on consignment. There would be one partner who is not a member of the immediate family. A city business license would be required.  
(Section 18, Item 28 "Home Occupation")

B. 1. The Board has determined that the appeal is one on which the Board has the power to act as set forth in Section 14 of the zoning ordinance.

2. The Board has determined that the appeal is not one on which the Board has the power to act.\*

C. The request is (granted, ~~denied~~) for the following reasons:

1. It was felt this would not detract from the neighborhood and would be a source of some income for local housewives who produced items in their homes and sold them on consignment through this shop.
- 2.
- 3.

D. The request is granted subject to the following conditions:

1. All articles sold be of a handmade nature and not from any commercial outlet. A city business license will be applied for.
2. Adequate off-street parking is provided.
3. Adequate storage space is available within the home as no goods are to be stored out-of-doors.

Hearing on this request was advertised September 17 & 18, 1979

Hearing on this request was held September 19, 1979

Vote Record

	Aye	Nay
1. <u>Fred Openshaw</u>	<u>X</u>	
2. <u>Glen Jarvis</u>	<u>X</u>	
3. <u>Lynn Crook</u>	<u>X</u>	
4. <u>Micheal Christensen</u>	<u>X</u>	
5. _____		

Roxanne Rosenlund  
Board of Adjustment Secretary

\*If the Board does not have power to act on the case, it should state that fact and deny the request because of it.