

Minutes of a Planning and Zoning Meeting held on August 21, 1982, in Santaquin City Hall, at 7:00 A. M.

Present were Larry Butler, James Corry, William VanAusdal, John Mayer and Steve Porter, Councilmen Sherman Jones and LaMar Openshaw, Henry D. Schaefer of Brower & Associates, architects and Ramona Rosenlund, secretary.

Meeting was called to order at 7:00 A.M. by Chairman Larry Butler. Minutes of the meeting held June 26, 1982, were read and a motion to approve them as read was made by Mr. Mayer with a second by Mr. Porter. Motion passed ^{unanimously} ~~unanimously~~. There were no minutes for the meetings held on July 22, and August 7, as there was not a quorum at either meeting.

Mr. Schaefer said he had a list of questions to ask and also a preliminary plot plan of the property owned by the L.D.S. church on which they are planning to build a new church soon. The church deeds include parts of the roads on the north and the east of the property and Mr. Schaefer asked how wide these two roads were to be so they could deed the necessary property to the city for 300 West and the proposed extension of 100 North street, which will be on the north side of the property.

It was pointed out that on the Master Plan it shows the streets in town are from 56' to 100' wide. Mr. Jones answered a question about the water lines saying there needs to be a 6" line along the north side of the property with a fire hydrant at the Northwest corner. There is a 8" line going in now on 300 West and they will leave 2 "T"s for them to hook into for the church. The next question was about where the gas lines are. The newest map from Mtn. Fuel were looked at and it showed the line was ^{coming from} ~~located on~~ the east ^{on 100 North} side of the street with a stubb which probably was for the old house that used to be on the property.

There was a discussion of the water system and Mr. Jones explained that the city was thinking of going to a dual system with piped irrigation water. He explained that the property where the church is to be built has been irrigated with water shares and now there will be grounds, etc. to be watered with culinary water. He said they would like the church to sell to the city the shares of irrigation water they have been using on the land and this would help offset the culinary water they will be using. He stated the city does not charge churches for culinary water use except for the minimum rate. Mr. Schaefer then asked about the water pressure and when told it would be 90 to 95 pounds he said they would need a reducing valve.

Mr. Schaefer asked which zone the property was in and if it would be necessary to hold a public hearing before they could obtain a permit to build. He was told it is in R-A2 Zone and no public hearing is necessary. He asked about the neighbors around the area and if they might encounter any problem with them objecting to the building and he was told there were none that anyone present was aware of. He asked if there ^{was} ~~was~~ any Greenbelt provisions to be concerned about and was told there ~~was~~ none. He said they would submit a site plan to the city office as soon as it was ready.

There was a discussion of the irrigation ditch which runs along the east side of the property. Mr. Jones said no one would use this ditch when the property is no longer irrigated and so the ditch could be abandoned and filled in. He said the irrigation company will go along with this since no one else uses this ditch. Mr. Schaefer said that if the irrigation water is abandoned there should be no problem with the septic system.

Mr. Jones asked if they were planning on any parking on the east side of the building which would be the front. Mr. Schaefer said this would not be necessary as there will be plenty of parking space to the rear. He asked about sidewalks, curb and gutter and was told to use church standards except they thought the sidewalks should be 6' wide as they are at the old church. Mr. Schaefer said a set of plans would be submitted for review by the city council. He said they would need a letter from the city saying a permit will be issued and the cost will so-many dollars. When he was asked about fencing Mr. Schaefer said they would probably fence the west and south sides. He asked about a water hookup fee and was told it would be \$700.00.

There was a short discussion of the impact fees and it was stated there would be none for a church.

Mr. Schaefer said he thought the slope of the streets should be planned by the city and they would do whatever was wanted. Mr. Openshaw said the contractor who put it in could do this but they would think about it and let him know when he comes into council meeting on September 1.

There was further discussion of the streets and Mr. Openshaw said he had stepped them off and 300 West was only about 49 1/2 feet wide and that 100 North was 90 feet wide. It was thought the church should make 300 West in front of their property 100 feet wide and then if the balance of the street can be widened to main street, and the necessary property condemned to do so, that in front of the church will not have to be changed.

Mr. Schaefer showed on the map where the parking lot would be located and where the driveways would be and asked about drainage of surface water off this area. Mr. Jones said they would need a sump or it would puddle badly. After checking the map, Mr. Schaefer said they would put sumps at each side of each of two driveways coming in to the parking lot from the north and this should take care of any problem. Mr. Openshaw asked about the ditch which runs east and west on 100 North Street and Mr. VanAusdal said he was sure this ditch has been abandoned. Mr. Schaefer asked what the city requires for parking spaces and the Zoning Ordinance was referred to which says there should be one space for each 6.5 feet of linear pew or 3.5 seats in the auditorium, whichever is greater.

Mr. Schaefer said they would deed the property for 100 North Street. Mr. Jones said the other half of the street would have to come out of the property on the north side of the road and he felt they would deed it to the city as it would be to their advantage. Mr. Schaefer asked

about asphalt specifications and Mr. Openshaw said it should be 2" compressed with 6" road base. He asked Mr. Schaefer what was going to be done with the property west of the parking lot and he replied they did not need this space and so may sell it as a building lot if the opportunity should come up or they could put it in grass and perhaps irrigate it through the ditch on the south side of the property. Mr. Jones said if they were to irrigate with this ditch, the church would have to pipe it.

Mr. Schaefer thanked the commission for their help and left the meeting at 7:48 A. M.

There was a short discussion of the two streets and Mr. VanAusdal said he felt that in widening 300 West to Main Street might take too much property from the owners at the sides as their homes were quite near the street.

Mr. Mayer made a motion that the proposed extension of 100 North Street be changed on the Master Plan from 56' to 100' wide and that 300 West Street be made 66' in width. Mr. Corry seconded the motion. Mr. Porter abstained from voting and the motion carried with all other members voting for the motion.

Mr. VanAusdal left the meeting at 8:00 A. M. to go to work.

There was a discussion on the size of accessory buildings as it is outlined in the Zoning Ordinance Section 18, Item 8. It was felt there should be no limit on the size of accessory buildings as long as all side yard requirements were met. It was mentioned that it would be good if there were a bulletin board or some other type place where information concerning various requirements such as the one on accessory buildings could be posted from time to time so people in town would be aware of it. Perhaps a news letter or something of this sort could be sent out.

Mr. Corry made a motion that the Zoning Ordinance #152, Section 18, Item 8 be changed to read as follows: "BUILDING, ACCESSORY: A subordinate building customarily incident to and located upon the same lot occupied by the main building."

Mr. Porter seconded the motion and it passed ^{an}unanimously.

There was a short discussion of Item 23 of Section 18 of the Zoning Ordinance which says an accessory building must be located not less than 6' to the rear of a main building. It was felt that if an accessory building was placed to the side of a main building it would not necessarily have to also be 6' to the rear. However, if the accessory building ~~was~~ ^{were} to be placed directly behind the main building then perhaps it should be at least 6' away. Since this item was not on the agenda for today, it was thought it should be on the next meeting agenda for further discussion.

A rough copy of the proposed sign ordinance was given to each commission member and part of it was gone over and a few suggested changes noted. Since it was past time to adjourn, Mr. Mayer made a

motion to adjourn and set the next meeting for September 11, 1982, at 7:A. M. Mr. Butler seconded the motion and it passed unanimously. Meeting adjourned at 8:50 A. M.

9-11-82

Approved

Steven D. Foster

Vice Chairman

Ramona Rosenlund

Attest