

Minutes of a regular meeting of the Santaquin City Planning Commission held Saturday April 17, 1982, at 7:00 A. M. in City Hall.

Present were Larry Butler, Bill VanAusdal, Steve Porter, Jim Corry, Councilman Grant Pay, James Shepherd from Mecham's Trailer Court and Ramona Rosenlund, secretary.

Meeting was called to order by Chairman Larry Butler and the prayer was offered by Mr. Porter. Minutes of the meeting held March 20, 1982, were read by Mrs. Rosenlund and a motion was made by Mr. Butler to approve them as read with one correction on page 4, paragraph 4, where, after the word "recommend" the words "these three alternatives" were inserted and "#1" deleted. Motion was seconded by Mr. Corry and approval was unanimous.

There was a short discussion as to the status of the agreement with the school board and it was determined from Mr. Pay and Mrs. Rosenlund that a 56 foot right-of-way between the two school properties would be given to the city by the school board and if any property to the south were to be developed, the people owning it would have to pay for the development of the road. Also, that the cul-de-sac would be put in to the south of the school building instead of the 500 West Street being put in.

There followed a discussion of advertising signs in commercial areas of town. Mr. Butler explained that Pearson Tire Co. had put in a large sign to the south of their building and there had been a complaint by the property owner to the South of the business. A red tag had been placed on the sign before it was finished, stating that the city had a moratorium on signs until such time as a sign ordinance could be put into effect. This was in error as there is no moratorium and so the red tag was taken off and the sign finished. He read from Zoning Ordinance 152, Section 25, item 6 which says, "Permanent signs for advertising or other purposes as requested or permitted in all zones of the city which exceed sixteen (16) square feet, shall have the prior approval of the planning commission." Mr. Corry asked why someone was complaining, was it because the sign was too large? Mr. VanAusdal replied that the sign was not approved prior to it being installed. Apparently no one was aware of this clause of the ordinance and none of the signs in the commercial areas have been approved by the Planning Commission. Mr. Corry said he felt their hands were tired as far as the signs already in are concerned. Mr. Butler said he did not think they could do anything about the ones already in. Mr. VanAusdal made a recommendation that in the future whenever a building permit is given in a commercial zone, a copy of this part of the Ordinance or a checklist should also be given to the applicant so they will know what is required. There followed more discussion with Mr. Corry saying he felt the building inspector should be made aware of this part of the ordinance. Mr. Butler said it is up to the City Council to enforce the ordinances, so it should be turned back to them. Mr. Porter said he felt this part of the ordinance was somewhat vague and that maybe the Planning Commission needed more guidelines. Mr. Pay said the city is checking on sign ordinances from other cities for comparison in making up one for us

but this has not been done as yet.

Mr. Butler's motion was seconded by Mr. Corry and the voting was unanimous in the affirmative.

The next item on the agenda was the update of the Mobile Home/Travel Trailer Courts ordinance. Mr. Butler asked Mr. Pay to explain to them what the situation was now with the Mecham Trailer Court on East Main Street. Mr. Pay said they need to have more play and park area. Also, that they had asked the city to allow them to use the wash area which the city has filled in just to the west of the court, as park area with the city maintaining it and them furnishing the equipment for the children and the fence. That the trailer park was allowed to develop in a haphazard way and they now claim they cannot do anything about it until some one moves out and then they can straighten out some of it. The owners said they have a master plan for updating the court but have not given us a copy as yet. In the past there were problems with the septic system but this has been taken care of. Mr. Shepherd said the property outside the north fence of the trailer park to the highway is a mess and he wondered who was responsible for taking care of it. It was thought this belonged to the state road people. Mr. VanAusdal said he did not feel the city should maintain private property or supply a park for the trailer court or tie up city crews and equipment for a private park. Mr. Porter said that if the city did allow the park area between the road and the trailer court, it should be for the whole neighborhood, not just the trailer court residents. Mr. Corry said he felt there might be too much traffic for a park there as it is too near the commercial area. Mr. Shepherd said they were going to move the office building that is inside the trailer court and use the space where it sits as a playground area. Also, they had a small area with a couple of swings in it on the east side of the park.

Mr. VanAusdal said he felt they should study the existing ordinance first and then they can work better with it. Mr. Porter said he felt the present ordinance was not put together very well and needed to be rearranged. Mr. Butler said he felt they should each take a copy of the ordinance home and study it before the next meeting.

Mr. VanAusdal was excused from the meeting at 7:55 A.M. as he had to go to work.

There followed further discussion of the present ordinance with Mr. Corry pointing out that Mecham Trailer Court has more trailers per acre than the ordinance allows and so maybe they are too close together. It was also said by Mr. Shepherd that there were no fire hydrants in the park at all. He also said he felt they needed more street lights and it was shown to him that the present ordinance requires the owner of the court to provide the street lights. Mr. Shepherd said he felt Mr. Mecham was trying to upgrade the park. It was brought out that there are three other trailer courts in town (four counting Wayne Smith's which was supposed to be changed to private residences per a signed agreement which has never been taken care of) and perhaps they do not conform to the ordinance either.

There was a discussion of an agreement which the city council and Mr. Mecham worked out several years ago which contained a time table for the park to be upgraded. Mrs. Rosenlund said this agreement was never signed by Mr. Mecham. She was asked to get copies of this agreement for the commission to look in their next meeting. It was thought that maybe the city council at that time tried to work out a private agreement rather than go by the ordinance. It was mentioned that a commercial office is located in one of the trailers in the court. It was felt that perhaps the ordinance should state if this was to be allowed or if it should be left up to the owner of the court if they would or would not allow a business within the trailer court.

Mr. Porter said he thought they should study the present ordinance and make notes or an outline as to how they felt the ordinance should read and then take a section at a time and maybe set up committees for each section and then put it together.

Mr. Butler made a motion that they each take home a copy of the existing ordinance to study and make notes or an outline as to how they think it might be revised then it can be discussed and reorganized better. Mr. Porter seconded the motion and it passed unanimously.

Mr. Corry made a motion that this meeting be adjourned and that the next meeting be set for 7:00 A. M. to 8:30 A. M. on May 15, 1982. Mr. Porter seconded the motion and it passed unanimously.

Meeting adjourned at 8:35 A.M.

May 15, 1982
Approved

Harry D. Butler
Chairman

Rosmarie Rosenlund
Attest