

Minutes of a Planning and Zoning Commission meeting held on February 10, 1983, at 8:00 A.M. in the City Hall.

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Present were Steve Porter, Larry Butler, Art Adcock and Ramona Rosenlund, acting as clerk. Mr. Ted Garfield came in the meeting at 8:15 A. M.

Larry
Meeting was called to order at 8:07 A. M. by Chairman Larry Butler. ~~Mr. Adcock~~ gave the prayer. Minutes of the meeting held February 10, 1983, were read and a motion to approve was made by Mr. Butler and seconded by Mr. Adcock. Motion passed unanimously.

Mr. Ted Garfield came to the meeting and brought a map of the Cottonwood subdivision as it was approved by the City Council on November 19, 1980. He is requesting that he be allowed to put in the subdivision as it was approved at that time for Coles and Company except that he wants to put in all mobile homes as permanent residences and it would be called the Cottonwood Mobile Home Estates. He showed a picture of the type of mobile home which would be sold along with the lots and said he hoped all the homes would all be as good as the one in the picture but that they may not. He stated they would have ~~restrictive~~ covenants which would include fenced lots if the ~~owners~~ *protective* had dogs.

He stated they would like to have an all adult park and asked the commission members if they felt this would go in Santaquin. They all felt it probably would not as our town was more family-oriented.

Mr. Porter asked if the lots would remain the same as they were for the original Cottonwood Subdivision and he replied that everything would be just the same, and they would abide by all the agreements that were made with Coles and Company.

Mr. Garfield asked about the sidewalks, curb and gutter and there was a discussion as to whether rolled or square curb/gutter were required. In checking in the ordinance it appears the city can require either. Mr. Garfield said he would sell each house and lot together unless he runs into difficulty in getting enough people who wanted to purchase the house as well as the lot. He stated the lots would sell for about \$10,000.00 fully improved.

The question of whether mobile homes were taxed the same as a regular "stick" home was asked by Mr. Porter and Mr. Adcock replied that a mobile home owner can go to the county and swear the home is permanent and then it will be taxed as a regular home.

Mr. Garfield went on to say that if he ran into any trouble selling their mobile homes with the lots, they may allow homes purchased elsewhere to be put on a lot in the

and Inter State

subdivision. He asked for a copy of the city ordinance relating to mobile homes on private lots and was given a copy. There was a discussion of the types of mobile homes which would be allowed and Mr. Garfield said they would be selling mostly Champions which are made in Brigham City and Commodores made in Ephraim. He said they sell mostly those rated R-11 factor with 4" walls, shingled roof and at least 14 x 70 feet and they would be the type with wood siding so they will be nice. He was asked if all would have the ANSI approval and he said yes, that all mobile homes built since 1976 have this and with some small changes the 1974 models could meet these requirements. He also said the subdivision is approved for veterans.

Mr. Garfield said he felt the mobile home parks for adults only were nicer than the ones with children as they tend to keep things up better. Mr. Butler said that really depended on the people and that some without children were just as bad as some with and the opposite was also true. Mechams Mobile Home Park was mentioned and that it was shoddy and that it had not been done right to begin with and that was probably why. Mr. Garfield said he felt the subdivision would be nicer than is required for homes. There was a mention of animal rights and since all the lots do not contain 12,500 square feet, no animals will be allowed in the subdivision. Mr. Garfield said this would be in the protective covenants.

Mrs. Rosenlund said that a Mr. Peterson who owns adjoining property had been in the city office several times, some time ago and had said that the proposed 300 North Street in the subdivision does not meet the existing 300 North Street and it was felt this needed to be checked out.

There was a discussion of whether Mr. Garfield would have to start over again with his proposals and have the subdivision approved again since it was under a new owner. Mr. Porter said he felt it might be but Mr. Garfield said he did not think so and that he would not have bought it if he thought he had to go through everything again. It was pointed out that Mr. Garfield needs a signed agreement with Summitt Irrigation Company as to how the irrigation ditch which runs through the subdivision will be handled, ~~and also~~ *over* any other agreements which may have been made with Mr. Harward and Coles and Company previously, before the Planning Commission can make a recommendation to the City Council.

need to be reviewed

Mr. Garfield thanked the commission for their help and asked to be notified of their decision. He also asked for the phone number and address of Councilman Sherman Jones as he wished to ask him about types of curb and gutter. He left the meeting at 8:50 A.M.

There followed a discussion of Mr. Garfield's proposal. Mr.

Porter said he felt they needed a copy of the protective covenants and also of any agreements made previously between the former owners and the City. He also said he felt Mr. Garfield was not making any real promises and that he seems only to want to sell. Mr. Adcock said it would become a mixture of mobile homes and regular homes unless it is approved for mobile homes only. It was felt it was necessary to do some checking with the subdivision ordinance also, before any recommendation could be made. Also, that any legal ramifications be checked out as there was a foreclosure and Mr. Garfield is a new owner. Mrs. Rosenlund was asked to call the city attorney and ask his opinion on this question.

At 9:05 A. M. Mr. Garfield returned to the meeting to leave the map of the subdivision with the commission and then left immediately.

The proposed new business license ordinance was next on the agenda and there was a discussion of amusement devices and punch boards. Mrs. Rosenlund read a letter from the city attorney as to his opinion on how the city should handle them. There was a discussion of trailer spaces and if there should be an additional fee for the number of spaces, rooms etc. in addition to a yearly license.

At 9:30 A. M. a motion to extend the meeting until the work copy of the ordinance could be gone through was made by Mr. Porter and seconded by Mr. Adcock. Motion passed.

There was a short discussion of the fiscal year vs. the calendar year for the paying of licenses. It was decided to put in the ordinance that if a license was not paid each year by December 31, there should be a tax or fine of 50% added to the license fee. There was a discussion on whether business licenses should be required on a yearly or semi-yearly basis. It was thought yearly would be best.

A new chairman for the commission was next. Mr. Butler suggested Mr. Porter be chairman. Mr. Adcock seconded this and Mr. Porter accepted the position. Mr. Porter said he wanted it in the record how much they appreciated Mr. Butler and the fine way he has handled the position of chairman and since this is his last meeting, they should thank him.

Mr. Adcock made a motion that this meeting adjourn and that the next one be set for March 5, 1983 at 8:00 A.M. Mr. Porter seconded the motion and it passed unanimously. Meeting adjourned at 10:45 A.M.

March 5, 1983
Approved
Steven D. Porter
Chairman

Ramona Rosenlund
Secretary