

Minutes of a Planning and Zoning Commission meeting held at City Hall on May 5, 1983, at 7:00 P.M.

Present were Steve Porter, Kim Barlow, Art Adcock, Donald Peterson and Ramona Rosenlund, secretary.

Meeting was called to order at 7:26 P.M. and Mr. Barlow gave the prayer. Minutes of the meeting held March 5, 1983, were read. Mr. Barlow made a motion to approve these minutes and Mr. Adcock seconded the motion. Motion passed unanimously.

Mr. Peterson came before the Commission to request approval to develop four building lots he has on 300 West Street. He pointed out that this street already has the improvements in and so, according to the subdivision ordinance, he does not have to do anything to the street. He showed a map of his property with the four lots and a proposed extension of 300 North Street through the property. Mr. Adcock asked if this arrangement of the lots would not leave the back part of the property landlocked. Mr. Peterson said no as when the extension 300 North Street is opened up this will be divided into two lots on the north side and one will be a long deep one.

Mr. Porter read from Section 2, #22 of the subdivision ordinance which requires water lines and gas lines be shown on the plot plan and these were not shown on Mr. Peterson's map. Mr. Peterson said he did not know just where these were but that they must be in as there are other homes on 300 West Street. The city waterline map was checked and it does not show any line there. However, since there are several homes on that street both to the south and the north of Mr. Peterson's property, it was felt there must be both water and gas on that street, but that it likely was only a 2" water line. Mr. Porter said he wondered if a 2" line with some homes on it already was large enough to allow four more to be hooked into it.

Mr. Peterson said that 300 West Street was within his deed but he would deed this to the city as well as the 56 foot wide extension of 300 North Street. There was some discussion of whether 56 feet was wide enough for this extension as the existing 300 North Street is wider than this. Mr. Porter said that when the extension of 100 West to the South came up in a previous meeting, the ordinance called for the extension to be the same width as the existing street. After a short discussion it was decided that this was because that particular street was to go through a proposed industrial area and be an arterial street.

Mr. Peterson asked about the status of the Cottonwood Subdivision. He was aware that the extension of 300 North through the Cottonwood Subdivision is off-set and if he has to off-set that part of the street that will go through his property, he can't use the lots the way he wants to as a curve will take out too much property. He said the extension he proposes lines up with the existing street and he feels this is the way it should be and that the Cottonwood people should change their plans so the street will line up all the way. Mr. Porter said he felt this should be resolved and that he felt the City Council was not in favor of the Cottonwood Subdivision going in as originally

planned as there were so many things wrong or contrary to the ordinance, but it would have to be determined what the status of it was.

Mr. Porter made a motion the the Planning Commission recommend to the City Council that the Donald Peterson Subdivision located on 300 West Street, with four lots as shown in the attached copy of a drawing, be approved if the existing water line is adequate for these additional hookups. Mr. Barlow seconded the motion and it passed unanimously.

Mr. Peterson left the meeting at 8:07 P.M. after asking to be put on the City Council agenda for May 18. He said he would phone the city hall to determine the time he was to be at the meeting.

Minutes of the meeting held on April 9, 1983, were read and a motion to approve with correction of spelling, was made by Mr. Adcock and seconded by Mr. Barlow. Motion passed.

There was a disucssion of the proposed business license ordinance which has been sent back to Planning and Zoning from the City Council requesting they rewrite the definition of a business. Mr. Porter said he had obtained a copy of Orem City's business license ordinance and read from it concerning what a business is. Mr. Adcock recommended they rewrite Section 1 to read as follows:

"All persons engaging in business or conducting business in the City of Santaquin, whether within a commercial district or as a Home Occupation or Home Industry, (as defined in the current Zoning Ordince), are required to have a yearly license to do such business.

Engaging in business or conducting of business includes, but is not limited to, the sale of tangible personal property at retail or wholesale, the manufacturing of goods or property and the rendering of services to others for a consideration by persons engaged in any trade, craft, business, ocupation or franchise, including doctors, lawyers, accountants, dentists, etc. The acts of employees rendering services to employers shall not be included in such terms unless otherwise specifically prescribed. Separate licenses shall not be required for persons who engage in business with others as a partnership or corporation legally constituted."

Mr. Adcock made a motion that the business license ordinance be re-submitted to the city council with this change and Mr. Barlow seconded the motion. Motion passed.

There was a short discussion of the fee to be charged if a business is late in in securing a license. It was decided to leave it at 50% of the license fee.

A motion to adjourn this meeting and set the next one for May 19, 1983 at 7:00 P.M. with work on the new Transitional Zone to be on the agenda, was made by Mr. Adcock. It was decided that Mr. Adcock would check with Provo City on their transitional zones and Mr. Barlow would check with Orem City. Mr. Porter seconded the motion to adjourn.

Adjourned at 8:55 P.M.

Steven D. Foster
Approved

June 22, 1983
Approved

Ramona Rosenlund
Attest

Khem H. Porter Property

Larry D. Christianisen Property

Cottonwood Subdivision

300 West Street

56-Ft R.O.W. for Extension
of 300 North Street

Roadway to be decided
to Schuquin City

N 00° 26' 25" W

220.00
N 89° 27' 51" W

120.00

206.72

125.30

Lot No. 4

125.30

125.30

120.00

205.62

28.0
28.0

28.0
28.0

120.00

205.13

Lot No. 3

123.20

123.20

120.00

220.00

90.00

Lot No. 2

90.00

220.00

220.00

Lot No. 1

90.00

92.06

102.44