

Minutes of a Board of Adjustment hearing held October 5, 1979, at 6:00 A. M. in Santaquin City Hall, 68 East Main Street, Santaquin, Utah.

Present were Fred Openshaw, Micheal Christensen, Lynn Crook, Glen Jarvis, Allen Gurney, Bill Wilde and Ramona Rosenlund acting as secretary.

Meeting was called to order by Dr. Openshaw who explained that they were there to hear the request of Mr. Wilde that a lot at 190 West 300 South be devide into two building lots, one with the existing home of Don Kirk. It was pointed out to Mr. Wilde that this would leave the lot with the home on it short 1,600 square feet and the other short 900 square feet from conforming to the Zoning Ordinance.

It was also pointed out that the field drain for the septic tank at the Kirk home in all probability was well into the other lot as this would leave only about seven feet between the house and the proposed property line, and the County Health Department would require anywhere from 125' to 150' from the septic tank for the field drain, depending on the results of the perk test. The City will not allow someone's field drain to go into another persons property as it creates problems should the drain ever have to be opened.

There was a short discussion on the possiblity of a sewer being put in in the near future since the lots would be big enough it could be connected to a sewer system, but since this is in the future, it could not be taken into consideration at this time.

Mr. Wilde stated Mr. Kirk wants to sell all the property including the old house and they would repair the house. It was brought out that since this is a corner lot, the setback for the house is greater than it would have to be otherwise, which makes the proposed lot with the house much to small, even though the Board would be inclined to approve the seconded except for this fact.

Mr. Christensen made a motion that the appeal be rejected for the reason that it would create two non-conforming lots, one with only 8,000 square feet and the other 8,700 square feet, which would violate the intent of Ordinance 152, Section 22 "Area Regulations," and that this is not a unique situation as it is involved with nearly all corner lots.

Motion was seconded by Mr. Jarvis and was passed unanimously.

Meeting adjourned at 6:30 A. M.

Voting:	Dr. Openshaw	Aye
	Mr. Christensen	"
	Mr. Gurney	"
	Mr. Crook	"
	Mr. Jarvis	"