

Minutes of the meeting of the Santaquin City Board of Adjustments held March 22, 1978 at 6:00 A.M.

Present: Chairman Allen Gurney, City Councilman Reed Jensen, Board members Robert L. Hales, Howard Armstrong, Michael Christensen, Fred Openshaw, and Secretary Cheri Gee.

To the list of six items that are for the Board to follow to help achieve the correct answers, Allen Gurney added a seventh one.

There were three items on the agenda.

Item 1: Case #0100 Lonnie R. Martinez.

Allen Gurney read the variance that was submitted by Lonnie R. Martinez. Mr. Martinez is questioning the requirements for the side yards. He feels the city's purpose for the 30 foot setback from roads is to prevent a blind corner. The Board stated this is not the only reason for the 30 foot setback. Robert L. Hales suggested some exchanging of property with Jay Bryant to enlarge the lots of Lonnie Martinez and Mac Steele. This would also enable Jay Bryant to have a building lot. Suggestions were also made on facing the house to the east or putting it on an angle. Allen Gurney pointed out this decision would affect making decisions on every other corner lot in town.

Allen Gurney read from the "Appeals of the Board of Adjustments" section 15-B numbers 1-4. Discussion was made on these points to see if Lonnie R. Martinez's variance applied to any of these points. The Board found that none of these points really applied to Lonnie Martinez's situation.

Discussion was made on how to hand out the decisions made by the Board. It was decided a well written form should be used to show reasons for the denial or the consent of the grievance. Making sure the reasons were clearly defined.

Item 2: Mr. Gurney referred to the "Zoning Ordinance" booklet page 10, section 21, No. 1. "Area Regulations". The minimum size lot for building purposes shall be not less than 100 feet square, with 100 feet of frontage and 100 feet deep for any main buildings." The phrase 100 feet square would be better understood if written 100 square feet. Also on Page 11, section 22, No. 1. "Area Regulations" The minimum size lot for building purposes shall be not less than 9,600 square feet, 80 foot frontage with 120 foot deep lots for single family dwellings." There seems to be a contradiction in the laws. Mr. Gurney pointed out that if the 120 foot depth is needed the Case #0100 would show that Mr. Martinez could not build with his house faced to the East. Mr. Hales went over the laws with the Board and also read and discussed the Frontage Regulation. It was decided to have the Planning and Zoning Commission go over these laws.

Item 3. LaVon Ross Jr. has a lot with the dimensions 110 feet deep by 90 feet wide. This lot would comply with part of the ordinance and with part of the ordinance it would not comply. The area required in the ordinance No. 1 of Section 22 is 9,600 square feet and this lot meets this requirement but also in this ordinance 120 foot depth is required which this lot does not have.

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It was decided to contact Mr. Ross and have him file his variance and pay the fee so the Board could act on this matter. The Board felt the fee should be refunded to Mr. Ross after the Planning and Zoning Commission has acted on amending the above ordinance mentioned. The Board also felt the all money should be handled by the city.

It was suggested that the Zoning Administrator, Hyrum Bradly, be asked to go over the ordinances with people who file for building permits so they will know why the permit is being denied. This would save a lot of time and hard feelings.

Allen Gurney asked if someone would like to take over the position of chairman. He felt he could not do a good job with all the other commitments. Know one wished to have the position.

Next meeting will be held Thursday night, March 23, 1978 at 8:00 P.M. This is going to be a public meeting.

Approved:

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