

Minutes of a Planning Commission meeting held at City Hall on October 8, 1985, at 8:00 P. M.

Present were Chairman Lynnette Neff; board members Ione Anderson, Sherman Jones and David Smith. Also present were Glen Roper and Afton Bowen with Ramona Rosenlund recording the minutes.

Meeting was called to order at 8:40 P. M. by Mrs. Neff who also gave the prayer.

MOBILE HOMES ON PRIVATE LOTS. Mrs. Neff introduced Mr. Roper and Mrs. Bowen who are the children of Mrs. Vivien Roper. They want to move a mobile onto part of Mrs. Ropers lot, which has been divided off and a new deed has been made. Mrs. Neff explained that the City Council had placed a moratorium on allowing mobile homes on private lots until it is found if there can be an updated ordinance pertaining to them. The moratorium is for six months or until the problem is resolved, which ever is first.

Mrs. Neff read through the proposed ordinance which had been worked out by the commission at the last meeting. After a lengthy discussion, several changes were made and Mrs. Rosenlund is to have a new copy for the next meeting. Mr. Smith said some areas of town have become devalued by old mobile homes and as the city has had a number of complaints from neighbors, the idea for redoing the ordinance so as to update homes to be more like regular homes came about.

Mr. Roper said age does not always denote the condition and Mrs. Neff said the city can't make people up-date their homes after the initial requirements for putting them in are met. Mrs. Bowen said double wide mobile homes are too large. She said they have large living rooms with small kitchens and small bedrooms. Mr. Roper said a double wide looks more like a regular home but if they are put in right and have good sheeting, etc. narrower ones look very nice, although some in town are not so nice. Mr. Jones said maybe double wides are too expensive for older people to afford. Mr. Roper said some double wides are selling for around \$30,000, putting in the foundation and septic system, etc. would cost about another \$5,000 plus the cost of a lot and so they are looking at about the cost of a regular home. Mrs. Neff said she thought singles should be in a trailer court and double wides could be on lots as they look more like a home. Mrs. Anderson said the single wides do not have the pitched roof.

There was a discussion as to how long a trailer has to be before it changes from a travel trailer to a mobile home. Mr. Smith said he did not know the difference. Mr. Roper said he thought mobile homes are at least 14 feet wide and usually from 40 to 70 feet long. Mr. Smith wondered if the ordinance should stipulate a minimum width and length. He felt they could not stipulate the type of roof if they went to single wides as they don't usually have pitched roofs. He said he felt they should stay with double wides as they are more affordable for lots of people than regular houses. He said Santaquin is looked at by some as a second-rate town already. He doesn't like that label and feels single wide trailers would contribute to it.

Mr. Roper said he and his wife had bicycled or walked all over town and some of the permanent homes have gone to rot as well as mobile homes. Mrs. Anderson said she felt it was nicer to have a mobile home on a lot rather than a vacant lot not taken care of.

Mr. Jones said they need to consider that a lot of people are not well off and so if we restrict too much we are taking away their ability to have a home and a persons property is their own business. Mrs. Neff said this might be but that the old ordinance is too far the other way and maybe they need a compromise. Mr. Smith asked if they thought a 5 year old mobile home would be too high priced and Mrs. Neff said she felt they should not allow those older than 5 years although some have had good care.

Mr. Smith said maybe one not older than 5 years and not smaller than <sup>14</sup>~~40~~ by 60 feet with good siding (not the dull aluminum color so many have) might look nice. Mr. Jones asked if maybe the building inspector might look at them before they were brought in or if they were older than 5 years, he would have to pass on them. Mrs. Neff said maybe they could put in the ordinance that the Board of Adjustment could hear requests for variances on this ordinance. Mrs. Bowen said her mobile home is 8 or 10 years old but has had good care. Mr. Smith said some old ones are probably sound and in good condition but if they look bad he did not think they should be allowed. Mr. Jones suggested that maybe older ones could be permitted with the approval of three members of the City Council. Mrs. Neff said maybe any up to 10 years old could be approved by the Planning Commission or the City Council. Mr. Jones said maybe evidence of the condition of the trailer such as photos could be used if they are too far away for inspection. There would have to be a fee to cover the inspection of homes before they were brought into town, maybe \$25 plus maybe 30 cents to \$1.00 per mile. Mrs. Bowen said they could have someone where the trailer was inspect it and verify the condition of it. If the evidence was not satisfactory then they could send someone to inspect it with the cost to be borne by the applicant. Mr. Smith said that if when the home got here, if it did not match the evidence, the city would have the power to say they could not put it in. Mr. Roper said this sounded logical to him and would give the city good control.

Mr. Smith said he appreciated the input of Mrs. Bowen and Mr. Roper as maybe he was biased, that perhaps the appearance and not the size should be considered.

Mr. Jones said he thought they could not limit the number of mobile homes allowed per block as the original initiative petition allows them in town so we cannot restrict the number. Mrs. Neff said apparently there was not enough interested people to get it on the ballot this fall. Mrs. Neff made a motion that this be left in and submitted to the city attorney for his opinion. Mr. Jones seconded the motion and it passed.

X CHANGE OF MEETING TIME: Mr. Jones suggested they start the meetings at 7:00 P. M. and skip the meeting on ~~November~~ <sup>October</sup> 22, 1985, as there is a trial to be held in the building and it is in the middle of the deer hunt. He made this in the form of a motion. It was seconded by Mr. Smith and passed.

GLEN ROPER MOBILE HOME PROBLEM: Mr. Roper said that since they had already started and done all the leg work for placing a mobile home on a lot, he wondered if the City Council would waive the moritorium for them. Mrs. Neff suggested he be on the agenda for the next City Council meeting and ask this. Mrs. Rosenlund said she would see that he was on the agenda for their next meeting which will be October 15.

SIGN ORDINANCE: There was a discussion of the changes the city council suggested on the sign ordinance. Mr. Jones made a motion that the following changes be made in the proposed sign ordinance which will be an addition to

zoning ordinance #84-2. Mr. Smith seconded the motion and it passed.

SECTION I. Definitions: Nuisance: A sign that causes physical or financial harm or injury.

SECTION II: 1. a third paragraph shall read "A business license is required for all non-appurtenant signs. See the current Business License Ordinance for the fee amount.

SECTION III. 1. ALTERATION: A nonconforming sign shall not be reconstructed, raised, moved, placed, extended or enlarged unless said sign is changed so as to conform to all provisions of this ordinance.

SECTION V: 1. b. No sign or sign structure shall be erected or altered in a commercila "C-1" Zone until the plans for the signs or sign structures have been submitted to and approved by the Zoning Administrator.

SECTUIB VI: 3. LICENSED SIGN CONTRACTOR or ELECTRICIAN REQUIRED. No sign, fixture or device involving electrical wiring or connections shall be erected or installed in Santaquin City except by a licensed sign contractor or electrician.

SECTION VIII: Appeals. 2. All signs alledged to be a nuisance by the neighboring property owners or shall be subject to a public hearing before the Board of Adjustment to determine the validity of the nuisance complaint. If such sign is determined to be a nuisance, the owner of the sign shall be required to abate the nuisance.

Mrs. Rosenlund is to retype the proposed sign ordinance with the above changes.

Meeting adjourned at 10:10 P. M.

Lynette Nyff  
Chairman

Nov. 12, 1985  
Date approved

Ramona Rosenlund  
Secretary