

Minutes of a Planning and Zoning Commission meeting held at City Hall on November 12, 1985, at 8:00 P. M.

Present were Chairman Lynnette Neff, Commission members Sherman Jones, Wade Garner, Ione Anderson and David Smith. Minutes were taken by Ramona Rosenlund.

Meeting was called to order at 8:02 P. M. by Mrs. Neff and prayer was offered by Sherman Jones.

Mrs. Neff explained that Steve Parsons had asked to be relieved of his duties on the Commission and Wade Garner has been appointed to take this position. She congratulated Mr. Jones on his winning a City Council seat in the recent election and said that there would have to be a replacement for him on the Commission when he took office in January and would need to start attending the Council meetings.

FORD ANNEXATION : Mrs. Leo J. Ford and her son Roger Ford were present to request annexation to T-5 Zone of about 14 acres which is intersected by the old highway 6. Mr. Ford said there is a residence and storage building already on the property. There is a pond on a portion of the property which is purported to have been sold to Clint Ercanbrack but this is still up in the air as apparently nothing was paid for it.

Mrs. Neff explained the requirements for T-5 Zone and that it was created so outlying property could come into the city without giving water shares. Mr. Ford asked if a commercial zone required water shares also and Mr. Jones said yes it did. Mrs. Neff asked if he wanted to bring the entire parcel i T-5 and Mr. Ford said yes and that he understood they could build one more residence and Mrs. Neff said no and that if he wanted to build another home he had better do it prior to annexing T-5. Mr. Jones explained that he could request a zone change later but would have to give water shares at the time he changed from T-5 to another zone. Mr. Ford said they just want to get out of the county for right now.

Mrs. Neff continued reading from the Ordinance regarding annexation and there was a discussion of where the nearest fire hydrant is located. Mr. Garner said annexing the property would not change the need for a fire hydrant. Mrs. Neff said they would need to have a certified land engineers map for the City Council and Mr. Ford said they would probably need a survey to be done as there are some minor discrepancies but that the Trustee's Deed has been recorded.

Mrs. Neff asked about the East Irrigation Water and Mrs. Ford said this was the well and there seemed to be a problem with Ercanbracks on this. Mr. Ford said they also have 28 shares of Summitt Creek water. Mr. Garner asked if well water could be used for annexation and Mr. Jones said yes, that it has to be of equal amount with shares and that this water is very valuable. Mr. Ford said he did not think there had been any official change of water made. Mr. Jones suggested he check with the State Engineer of Water Rights and they could find out just what the status of the well water is.

Mr. Jones asked if they had a surveyor in mind and Mr. Ford said they knew of one who was in Orem. Mr. Jones said Don Coles is familier with this area and might be of more help, if they were interested in contacting him.

It was explained to the Fords that their property was contiguous to the city by way of the state road which it adjoins and that this state property is included

on the annexation map of the McMullin property annexation. If this state property is annexed with the McMullin property, then the Fords will not have to include it on their map. McMullins is all finished except the papers from the State Water Engineer certifying that the well can be transferred to the city's well right.

Mrs. Ford said they would have liked to move here and all went well for a time and then her husband passed away. Mr. Ford said they should be able to pick up five shares of water from Clint Ercanbrack for the acre of land he got from Floyd Martin and then lost. (Floyd Martin was buying this property from Mrs. Ford but defaulted and it was returned to her.)

Mr. Ford said the home Floyd Martin built was not completed, that there is a lot of finish work to be done and they will get going on this and then possibly sell, although if things pick up, they maybe will hold on for now.

Mrs. Neff asked if there was any more discussion on the matter. There was not and Mr. Jones made a motion they recommend approval of this annexation. Mr. Smith seconded the motion and it passed unanimously. Mrs. Rosenlund was asked to put the Fords on the City Council meeting agenda for November 19, 1985. The Fords left the meeting at 8:30 P.M.

MINUTES : Minutes of the meeting held October 8, 1985 were approved. Minutes of the meeting held on September 24, 1985, were also approved.

CORRALS ON LOTS ADJACENT TO VACANT RESIDENTIAL PROPERTY : Mrs. Neff explained they were to amend the zoning ordinance to take care of situations where a corral exists next to a vacant residential lot and then someone wants to build a home on the lot. The present ordinance says corrals must be 40 feet from a dwelling and unless the property was very large the house could not be built that far from the existing corral. Would the corral have to be moved when the house was built? Mr. Garner said if the house had to be built 40 feet away they would have to have a 39 feet sideyard and most lots are not that big. Mrs. Neff said when the land is vacant there is no problem but if some wants to build a home there is.

Mr. Jones suggested they stipulate homes have preference over prior animal rights. Mrs. Neff said this would make the corral non-conforming. After some discussion on the subject, Mr. Jones made a motion the ordinance be amended to say that new residential dwellings shall have priority over livestock regulations in the zoning ordinance and the dwellings will follow the zoning requirements for sideyards regardless of proximity of existing corrals, barns, stables, coops and pens. Mrs. Anderson seconded the motion and it passed unanimously.

HOMES MOVED INTO SANTAQUIN CITY WHICH ARE BUILT ELSEWHERE : Mrs. Neff said that according to the City Attorney we can't do anything much with mobile homes as such, they cannot be restricted as to number or size but an ordinance restricting all homes built somewhere else and moved into town can be regulated. This will not be singling out any one group of home types.

After some discussion it was decided to have the following typed up for checking over at the next meeting:

1. Purpose: Same as old ordinance #142.
2. A minimum width of 20 feet and a minimum length of 30 feet on a home.

3. No home older than 5 years from date of occupancy permit will be allowed.
4. All these homes must have a foundation and footings as outlined in the uniform building code.
5. Mobile homes must be anchored to the foundation.
6. Tongue and wheels must be removed from mobile homes.
7. Titles to mobile homes must be relinquished to the tax commission so the home is taxed as real property instead of personal property.
8. Lot requirements will be the same as for any other home in the same zone.
9. A building permit will be required.
10. Roof pitch must be a minimum of 3/12.

TIME OF MEETINGS TO BE CHANGED : It was decided to start the meetings during the winter at 7:00 P. M. The next meeting will be on November 26, 1985.

Mr. Jones made a motion to adjourn this meeting. Mr. Smith seconded the motion and it passed.

Adjourned at 10:00 P. M.

Lynette Neff  
Chairman

Jan 14, 1986  
Date approved

Ramona Rosenlund  
Secretary