

Minutes of a Planning Commission meeting held on January 14, 1986, in City Hall at 7:00 P. M.

Present were Chairman Lynnette Neff, Commission members Ione Anderson, Wade Garner, Kevin Steadman and David Smith who entered the meeting at 7:25 P.M. Also present were Keith Richards and Councilman Sherman Jones, with minutes recorded by Ramona Rosenlund.

Meeting was called to order at 7:04 P. M. by Mrs. Neff and prayer was offered by Mr. Garner.

Minutes of the meeting held on November 26, 1985, were approved.

Mrs. Neff said they needed to choose one of the commission members to be chairman pro tem to conduct the meetings if she is not able to be here. Mr. Steve Parsons formerly held this position but he has resigned from the commission. Mrs. Anderson suggested that Mr. Garner take this position. With the approval of the other commission members, Mr. Garner agreed to do so.

As this was Mr. Steadman's first meeting, Mrs. Neff introduced the members of the Commission and Mr. Jones and welcomed him.

DEFINITION OF "NUISANCE" IN THE PROPOSED SIGN ORDINANCE : Mrs. Neff said the City Council had returned this ordinance amendment to the Planning Commission as they were not satisfied with the definition used. There was a discussion of possible alternatives that might be used with the understanding that it had to be something which the Board of Adjustment could use to determine the validity of a complaint should there be a request for a hearing on the grounds that a sign was a nuisance. Definitions from two different dictionaries were read by Mrs. Neff as follows: WEBSTERS: to harm, injury, one that is annoying, unpleasant, or obnoxious. WORLD BOOK: 1. a thing or person that annoys, troubles, offends, or is disagreeable; annoyance; plague, trouble, inconvenience. 2. Law. anything annoying, harmful or offensive to a community, or a member of it, especially to a property owner, and always as defined by law.

Mr. Jones said maybe they should define annoyance or disagreeable. Mrs. Neff said that if she were made ill by the color of purple would this be sufficient annoyance to cause a purple sign to be removed. She also said maybe if an electrical sign made her lights blink or television to have interference, this could be classified as a nuisance. Mr. Steadman said maybe if the term remained ambiguous and there were a hearing it would bring about a ruling as to what in a sign would be a nuisance.

Mrs. Neff suggested the definition be changed to read: NUISANCE: A sign that may, by being annoying, disagreeable or offensive, cause physical or financial harm or injury or that may cause electrical interference or is slanderous to the community or its citizens.

It was suggested that Section VIII Appeals, in the proposed ordinance amendment be changed to have the first sentence read: "All signs which, by the neighboring property owners or a citizen of Santaquin City, are alleged to be a nuisance as defined in this ordinance, may be subject to a public hearing before the Board of Adjustment to determine the validity of the nuisance complaint."

After a short discussion of the two suggestions, it was approved to have the ordinance amendment changed as outlined above and re-submitted to the City Council.

NATIONAL FLOOD INSURANCE PROGRAM : Mr. Jones does not yet have a copy of the sample ordinance to use in helping to write up one for Santaquin City so it was decided to hold this until the next meeting. In the meantime, Mr. Steadman will check with Payson and possibly some other towns to see how they handle this situation. Mrs. Rosenlund was asked to check with Springville to see if they had such an ordinance.

MASTER PLAN UPDATE : Mr. Jones said the west end of town is growing and the roads need to be planned so when property is annexed the Master Plan can be checked and everyone will know where the roads should be.

Mr. Jones told about a business just outside the city limits which is odorous and offense to the neighboring property owners. The County is letting additional building permits to enlarge this milk farm and he was told if the Planning Commission petitioned the County to set regulations restricting this type of thing, they will go along with our request and try to work out something.

Mrs. Neff went through the old Master Plan and the following list was made representing the areas that need to be worked on:

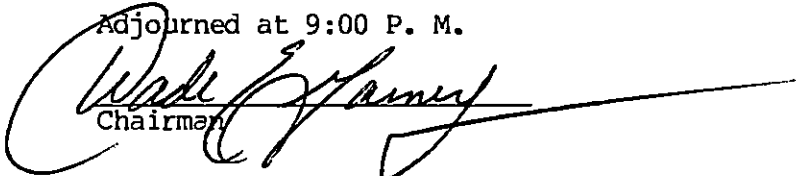
- Flooding problems
- Roads and streets
- Future growth
- Industry ✓
- Commercial growth ✓
- Public buildings
- Churches ✓
- Sewers
- Parks and open areas ✓
- Population

There was a discussion of the possible need for a sewer system as apposed to septic systems which are now in use. Mr. Jones said with the type of soil in Santaquin, it would be a number of years before a sewer was needed, if ever. However, if any industry were to come they would need sewer. It was thought the individual industries could provide their private sewer, if one were needed. Mr. Jones also told that in some areas of the country the city becomes the owners of the individual septic systems and then takes care of any problems that may arise, just as they own the culinary water system.

Mrs. Neff asked that they work on the National Flood Insurance Program Ordinance, possible annexations and roads and streets in the Master Plan during the next meeting which will be January 28, 1986.

Mr. Smith made a motion this meeting be adjourned, Mr. Garner seconded the motion and it passed.

Adjourned at 9:00 P. M.


Chairman

January 28, 1986

Date approved

Ramona Rosenlund

Secretary