

Minutes of a Planning Commission meeting held at the City Hall, 68 East Main Street, ~~May~~ <sup>Apr.</sup> 22, 1986, at 7:00 P. M.

Present were Chairman Lynnette Neff and Commission members Kevin Steadman and Ione Anderson with minutes recorded by Ramona Rosenlund.

Meeting was called to order at 7:07 P. M. by Mrs. Neff who also gave the prayer.

Mrs. Neff said she would like to make a motion that the Commission meetings be changed to only one per month during the summer time and that they be held on the second Tuesday of each month. Mr. Steadman seconded the motion. There was a short discussion of whether they should change the day to one other than Tuesday as it appears it will be difficult for Mr. Garner to attend on Tuesdays. It was decided that they would discuss this further when everyone was here. The vote on the motion was unanimous in the affirmative.

Minutes of the meeting held on March 25, 1986, were approved.

PROPOSED CHANGES IN T-5 SECTION OF ZONING ORDINANCE : After some discussion it was decided to change Section 24:3 to read: "No more residences than the one existing on the property at the time of the annexation will be allowed when property is annexed T-5, unless there is already more than one residence on the property at the time of the annexation, in which case the annexed property would be non-conforming".

Section 24:4 was changed to read: " No residential property not already connected to the city culinary water can be annexed T-5."

Section 24:6 was changed to read: "Any proposed expansion to existing residences for residential purposes in this zone must come before the Planning Commission for recommendations and to assure adherence to the Master Plan or if no Master Plan exists in that area, all buildings must be set back 30 feet from the front property line and have a minimum side yard of 12 feet from the property line."

MASTER PLAN - ROADS : It was determined that 300 South Street could not extend beyond 300 West as there are existing buildings where a road would be. Also, 200 South Street could only extend West to 400 West because of the city shops and the rodeo grounds being in line with where the road would have to go if extended to 500 West as was originally planned.

There was a discussion of the Leo Ford property which has recently be<sup>n</sup> annexed and if any roads should be planned through that area. It was decided that before the next meeting the members of the commission would walk around that area to determine if any roads should be planned there. There was a discussion of the existing county roads which extend from the existing city limits to outlying areas. It was thought that if any of this property is annexed into the city, any roads to go through it would have to be determined at the time of the annexation and existing roads also be considered at that time.

MASTER PLAN - EXTENDING COMMERCIAL ZONE : It was felt the land around the North Santaquin exit from the freeway should be zoned commercial along the front of the recent McMullin annexation to a depth of 275 feet, just as the frontage road is now. Also, that should Frank Sorensens property ever be annexed (it is an island now), the north side of Main Street from 400 East to

the freeway be zoned commercial for one-half block north.

MASTER PLAN - INDUSTRIAL AREA : It was decided, after some discussion, to hold off on a proposed industrial site until everyone could look around the area and come up with suggestions.

The next meeting will be May 13, 1986, and Parks, Playgrounds and Churches are to be discussed in connection with the Master Plan.

Mrs. Anderson made a motion that this meeting be adjourned. Mrs. Neff seconded the motion and it passed unanimously.

Meeting adjourned at 8:40 P.M.

David Smith  
Chairman

5-22-86  
Date approved  
Ramona Rosenlund  
Secretary