

Minutes of a Planning Commission meeting held on June 24, 1986, at the City Hall at 8 P. M.

Present were Councilman Sherman Jones, Commission members Wade Garner, Ione Anderson and Kevin Steadman. Councilwomen Clara Goudy entered the meeting at 8:50 P. M. Minutes were recorded by Ramona Rosenlund.

Meeting was called to order at 8:30 P. M. by acting chairman, Mr. Garner. Prayer was by Mrs. Anderson.

SIGN SECTION OF THE ZONING ORDINANCE : Because Councilwomen Goudy is interested and has been working with the proposed sign ordinance it was decided to call her and ask if she could come to the meeting and present her ideas concerning it. Mrs. Goudy was called and said she would be right down. While waiting for her, there was a discussion of the suggestion made by the city council that there be no off-premise signs allowed on Main Street between 200 West and 200 East, as they feel there may be too many there. Mr. Steadman said he did not feel there was an overload of any kind of sign on Main Street.

Mrs. Goudy came in the meeting at 8:50 P. M. She said that a while back someone came in the office wanting to put a non-appurtenant sign within this four block area and when she heard about it, she remembered as a child there used to be a huge billboard on Main Street and she felt it was ugly and she does not feel they should be in town. She said the City Council had put a moratorium on allowing any off-premises signs on Main Street and voted to have the area from 200 West to 200 East off limits to non-appurtenant signs for two reasons: (1) to eliminate them in the center of town, and (2) they feel it is not fair to the other businesses in town.

Mr. Garner asked what the difference would be. They could just go a few feet more and put one up. Mr. Jones said you see them all over in Salt Lake and he asked if they add or detract. Mr. Garner said along Main Street is a commercial zone and people can rent space to place an off-premise sign so this is helping the citizens of the city and maybe we would be taking away their rights and making things too complicated. Mrs. Goudy said it would be an asset to the community or beauty of the town. She just returned from a visit to an area in New York where the only signs allowed must be flat against the buildings, none are allowed to stick out. She would like to see it this way in Santaquin but realizes it is different here but still does not want off-premise signs in the middle of town.

Mr. Garner said if you were going to eliminate some then why not all and Mrs. Goudy said she felt they should give the owners of non-conforming signs a specific number of days to come into conformity and then not have this problem in the future. Temporary signs should conform regardless and perhaps it should be necessary for them to have a permit for a specific length of time and then they would have to be removed. Mr. Steadman suggested a 30 day permit, subject to renewal for 30 days with a limit on how many times they could be renewed.

Mr. Garner said the Commission will consider her suggestions and try to get the ordinance finished. Mrs. Goudy said she feels it would of benefit to get it finished and passed. She left the meeting at 9:20 P. M.

There followed a discussion of her proposals with Mr. Steadman saying that his neighbor has property on Main Street and that he bought it there as he thought it was worth more. If off-premise signs were prohibited, we would be

infringing somewhat on the rights of the property owners. Mrs. Anderson said she feels signs are for some people's income and perhaps the city could infringe on them too much. Mr. Garner said other parts of the ordinance limit the size of those allowed in a commercial zone so no great big ones would go in anyway. Mr. Steadman said he feels the city may grow and if so, this will limit the uses of property and what is not such a big issue now may become a big one and he feels non-appurtanent signs are alright.

Mr. Garner made a motion that the sign ordinance be left as it was and resubmitted to the City Council for approval. Mr. Steadman seconded the motion and it passed unanimously.

UPDATING THE ZONING ORDINANCE: Parts of the Zoning Ordinance which it was felt may need to be updated were read through and after discussion of each one, the following motions were made:

Mrs. Anderson made a motion that the definition of Side Yard be changed to read "An open unoccupied space, except as hereinafter provided, on the same lot with a building, between the side line of the building (exclusive of steps, bay windows or fireplaces, on one side only, which side to be determined by the owner), and the side line of the lot and extending from the front yard line to the rear yard line." Mr. Steadman seconded the motion and it passed.

Mr. Garner made a motion that Section 22: Commercial zone C-1, 1-f, be changed to read "Restaurant, tea room or cafe, radio, electrical and other similar repair and sales shops." Mrs. Anderson seconded the motion and it passed.

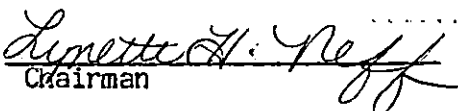
Mr. Garner made a motion that this same Section, Item 3 be changed to include residential zone RA-1. Mr. Steadman seconded the motion and it passed. Mr. Steadman made a motion that Section 23: Industrial Zone I-1, d, be changed to read "This zone should be characterized by relatively flat open land as it is intended that the territory within this zone shall be developed into industrial uses," with the rest of the paragraph remaining the same as in the existing ordinance. Also, his motion included that Item 7-e of this Section be changed to read "The zone shall be thoroughly buffered from adjacent residential uses by a required 100 foot area, part of which may be a road, between residential and industrial zones. Mrs. Anderson seconded the motion and it passed.

There was a discussion of Section 27: Non-conforming Uses. Mrs. Anderson made a motion that this section be changed to allow buildings on a non-conforming lot to be enlarged if they are able to meet the required side yards and area as required by a conforming lot, when any addition or enlargement is made. Mr. Garner seconded the motion which passed.

It was decided not to have a meeting July unless some sort of emergency should come up and hold the next regular meeting on August 12th, at 8 P. M.

Mrs. Anderson made a motion to adjourn this meeting. Mr. Steadman seconded the motion which passed.

Meeting adjourned at 10:25 P. M.

  
Chairman

Aug. 26, 1986

Date approved

Ramona Rosenblum

Secretary