

Minutes of a Planning meeting held at City Hall on November 11, 1986, at 7:00 P. M.

Present were Kevin Steadman, Ione Anderson and David Smith of the commission. Also present were Bennie Lee and David Storer. Sherman Jones entered the meeting at 8:30 P. M. Minutes were recorded by Ramona Rosenlund.

Mr. Steadman, as acting chairman, called the meeting to order at 8:13 P. M. when a quorum was present. Mr. Lee offered the benediction and left the meeting a few minutes later.

Minutes of the previous meeting were approved.

Mr. Storer was introduced and he said he was working on his master's thesis at BYU which is on planning and zoning and related areas and so was visiting a number of cities and towns to obtain information to help him.

Update on Dean Elsberry problem : Mr. Steadman asked for an update on the Dean Elsberry case and Mrs. Rosenlund reported that she had been instructed to write him a letter giving him 30 days to conform to the ordinance or close his business because there was no way the city could allow him to continue to operate contrary to the existing ordinance.

Updating of Zoning Ordinance : Accessory buildings were discussed and it was decided to change the wording of Section 16, #8 to read: BUILDING(S), ACCESSORY: Subordinate buildings customarily incident to and located upon the same lot occupied by the main building and which conforms to the required sideyard and front yard setback and is at least 6 feet from the main building. The combined area of all accessory buildings on a lot may not occupy more than 10 per cent of the gross area of the lot or property.

Next discussed was Section 17: Establishment of Zones. There was a discussion as to why we had two R-A zones since the uses in both are almost the same. The lot size requirement in RA-1 is 10,000 square feet and in RA-2 it is 9,600 square feet. No mobile homes or duplexes are allowed in RA-1 but they are in RA-2. It was thought that because a large sub-division was put in prior to the ordinance and the lots in it were 10,000 square feet, the rest of the zone was made to conform to that size so as to make it uniform, but no one really knew why.

Mr. Steadman suggested the commission look at the ordinances of some other cities and see what they do and thus give us something to compare. Mrs. Rosenlund was asked to contact the Utah League of Cities and Towns and ask for a sample ordinance. Mr. Storer suggested they get some from cities near our size and some from larger towns as we need to look toward growth also. He asked if Santaquin has a sign ordinance or a T.V. dish/satellite ordinance. We do have a sign ordinance but not the other. Since this is something that is here now, perhaps it needs to be looked at before it can become a problem.

Section 19, b: allows churches libraries, museums, art galleries, public schools and colleges. Mr. Storer suggested that these should be under a conditional use clause as they are all contrary to a residence. In this way the city has much greater control as to where and how they can be built. He told of some problems they have had in Sandy City, (where he works in the planning department), with some churches and they were able to take care of it as they came under conditional use permits.

Mr. Steadman made a motion that we change Section 19,b: to be allowed in this Zone under conditional uses as outlined in that section of the ordinance. Mr. Smith seconded the motion which passed.

There was a discussion of ways of setting up the zoning ordinance in order to make it easier to follow and more comprehensive. Mr. Storer suggested we obtain a copy of the State Land Use Code and also a copy of Orem City's zoning ordinance which uses this Code and perhaps this would help. Mr. Steadman said he would go by the Orem City office and pick up a copy of each of these and speak with Mr. Richard Jackson, a Orem City councilman over their zoning and try to get some help there. Mr. Storer explained that the Standard Land Use Code shows lists of zoning uses permitted and is therefore easy to use. Mr. Storer also said he would send a copy of Sandy City's zoning and sign ordinances to us. Mr. Steadman asked about Sandy's ordinance regarding T.V. Dishes and Mr. Storer said among other things, they do not allow them in front or side yards. He explained some of the difference between a satellite and a dish and said this must be clearly spelled out in an ordinance, as most people are not aware of what they involve.

Mr. Steadman asked Mr. Storer what things would be included in his thesis and he replied it would cover zoning, signs, T.V. dishes, the planning commissions, whether it was in-house or out-of-house, agendas, attendance, apathy, etc. He is visiting 19 third class cities and towns all in Utah County. He said his thesis may be published or a copy of it would be available at BYU library when it is finished. Mr. Storer said at first he planned to come down on planning commissions but after visiting two other cities and Santaquin, he has sensed genuine concern on the part of the commissions in behalf of their cities and has come to appreciate what they do and has found a lack of appreciation on the part of the public and a lot of people who don't care.

Mr. Steadman said sometimes the citizens of the town think the Planning Commission is their enemy when they don't agree with them or the ordinance doesn't allow what they want. Mr. Storer said he is against self-serving towns. Whether they have a policy of no growth or growth, it should develop in an orderly way. He said the projected growth for Utah County over the next decade is 38%. He felt this might have a ripple effect and filter down to the south end of the county. The construction people in Pleasant Grove area feel their fees are too high and they can build for less in Orem and so high impact fees and hook-up fees, this type of thing may be restricting growth for some towns, although the northern end of the county is growing more than the south end.

Mr. Storer was asked about the growth of industry in the county and he said he feels Geneva will be open again soon but this will not be considered as a growth factor. Mr. Smith said this may promote some growth in Santaquin as there is a lot of unemployment here. Mrs. Anderson said at the end of last school year they had lost 60 students but when they opened this fall they had picked up 50. Mr. Storer said the projected population for the County in 1990 is 301,000. Mr. Jones said the biggest problem in Santaquin is lack of water. Mr. Storer said he hoped they were not taking money in lieu of water shares for annexation. Mr. Jones explained the city does require water shares for residential annexations. He went on to say that it had been suggested the city condemn water in order to obtain it, but this is prohibitive as the land the water has been used on would have to be condemned also and the cost would not be worth it to the city.

Mr. Jones said one reason they feel they don't get any industry here is lack of a sewer system. There was a discussion about a legislative ordinance act with Mr. Storer saying the county needs to be aware of what is going on with our town and our master plan and not allow something to go in the county adjacent to the city without first making sure it fits with our projected expansion. Mr. Steadman said that in Payson the Chamber of Commerce gets from 3 to 5 inquiries per week from companies throughout the nation concerning possible location of industries in their area and asked why if they get them, we don't. Mr. Jones explained that we belong to U.V.I.D.A. (Utah Valley Industrial Development Association) and that LaDue Scovill is Santaquin's representative. Occassionally we receive a list of companies looking for a location, but not very often. Mr. Steadman said he would take a special assignment after the first of the year and within 60 days he feels he can pull something in. He said he feels there are grants available if we knew how to pursue them, that it takes initiative and work and Mr. Storer agreed with him that there are grants available. The larger cities have staff just to work on getting grants and they get them. There are grants available, you just have to know how to get them. He said there is a thesis done last year by Bill Nelson on getting grants which is available and the city can also get help on the Master Plan. Mr. Steadman said the BYU Small Business people will be here whenever we want them to help us at no charge.

Mr. Jones said the city is in a position for some changes but he can't reveal yet what it is but there are citizens with a desire to do things for the city.

Mr. Steadman made a motion that this meeting adjourn. Mr. Smith seconded the motion which passed. Adjourned at 9:55 P. M.

Summitt H. Tuff
Chairman

11-25-86
Date approved

Ramona Rosenlund
Secretary