

Minutes of a meeting of the Planning Commission of Santaquin City held on January 13, 1987, at 7:00 P. M. in City Hall, 68 East Main Street.

Present were Chairman Lynnette Neff and Commission members David Smith and Kevin Steadman. Also present were Susan Hallett, Terry Hallett, Norris R. Peery, Forest L. Smith, Joe Pust, LaRoy Kester, Shela Emmons, Linda Gee, Jim Stanton, Keith Broadhead, Val Broadhead, Clyde Brown, Dorine Wall, Pat Openshaw, Dick Greenhalgh, Judy Vincent, Louis Barney and Florence Smith. Minutes were recorded by Ramona Rosenlund.

Meeting was called to order at 7:35 P. M. when a quorum was present. Mrs. Neff offered the prayer.

Mrs. Neff explained that the Zoning Ordinance has been changed and it now requires everyone who operates or wishes to operate a home occupation or home industry business to appear before the Planning Commission for approval recommendation prior to the city issuing a business license. As this the first time this has been required, all persons involved are to appear this year. Next year, if there is no change in the business, it will not be necessary to come to the commission for a re-renewal of the license. She said if anyone with such a business does not meet the requirements as outlined in the Zoning Ordinance, they will be referred to the Board of Adjustment, which board has the authority to grant small deviations from the ordinance.

Mrs. Neff asked Keith and Val Broadhead and Dick Greenhalgh, who are general contractors, if they would mind being excused from this meeting and they will discuss general contractors later. They all three agreed and left the meeting.

Everyone who was to be heard by the commission was asked to sign in and Mrs. Neff said they would be called up in that order. A few of those present said they had been told they would be heard on a first come, first served basis and wondered why they had to wait because they were not in that order on the list. Mrs. Rosenlund said that she gave the list to the first people who came in and asked them to pass it on. As she was busy with other things, she did not know in what order the people had entered the meeting. Mrs. Neff said if they did not want to be called in the order on the list, to agree among themselves who was to be in what order. They agreed to go by the list.

Mr. Hallett asked why the fees for business licenses had been increased and Mrs. Neff said the Planning Commission has nothing to do with setting fees. If any one has a question concerning this, they will have to ask the City Council.

Terry Hallett, Summit Creek Rock Products : Mrs. Neff went through the requirements of the ordinance and his business conformed to all of them. Mrs. Neff made a motion they recommend approval of the business license. Mr. Steadman seconded the motion which passed.

Mr. Steadman said he was delighted to have all these people here and to have them doing business in our city and that the Commission would do all in its power to help them continue with their businesses.

Norris Peery, Universal Book Service, Inc. : Mrs. Neff asked if his business was a home occupation and he said he is not living in the house at the present time as he is remodeling it. He is living with his mother who lives here in town. He went on to say he was not yet operating the business but because he obtained a license last year thinking he would be operating his

business, he thought he needed one this year so he would not be charged a late fee if he began the business later in the year. Mrs. Neff told him he did not need a license until such time as he was actually operating the business and to come back when he was ready to start operations.

Mr. Steadman said the Commission does not like to be a stickler for every little detail but they have found if they deviate even a little, it puts them in a bad situation. However, they will try to accomodate his licensing the best way possible. He said that when Mr. Peery is ready to start his business, to let the city know and he can come back in to the Planning Commission and there will be no late fee.

Forrest L. Smith, Lynn's Lawnmower & Small Engine Repair : This business is a home industry and met all the requirements. Mr. Smith made a motion that they recommend approval of this business. Mr. Steadman seconded the motion which passed.

Joe Pust, Best Cabinets : This business met all the requirements for a home industry. Mrs. Neff made a motion it be recommended for approval and Mr. Steadman seconded the motion which passed.

LaRoy Kester, Kester's Upholstry : This business is a home industry and met all the requirements. There was a question about their sign which may be slightly larger than 16 square feet. The sign is on the front of the building as opposed to being in the front yard of the dwelling and it was decided it was alright. Mr. Kester asked what if they decided to hire more people than the two who reside outside of the dwelling and Mrs. Neff explained he would need to go to the Board of Adjustment and be granted a variance or move his business to a commercial or industrial zone. Mr. Steadman made a motion to recommend a business license be issued for this home industry. Mrs. Neff seconded the motion which passed.

Florence Smith asked where the mayor was tonight. Mrs. Neff explained he did not attend planning meetings unless invited by them for a particular reason. Mrs. Smith said since he was the mayor he should be here. She said he had some papers of hers she needed to speak with him about. Mrs. Neff told her she would have to come to City Council meeting next week to take this up with the mayor. Mrs. Rosenlund advised her if she wanted to be on the agenda for the council meeting she must notify the city hall personel by Friday prior to the meeting. She said maybe she would do this. She and Louise Barney left the meeting.

Shela Emmons, Creative Photography : Mr. Steadman asked what she would be doing and Mrs. Emmons said they would make appointments for people to have photos taken in their own homes. They would then make up packages of various sizes of photos and sell them that way. Mrs. Neff told her that since she lives in a trailer court she should check with the management there to see that this was allowed. Mrs. Emmons said this was alright. Mr. Smith made a motion they recommend a license be granted to Mrs. Emmons for a home occupation. Mrs. Neff seconded the motion which passed.

Linda Gee, Lin-D's Ceramics : As this business meets all requirements for a home occupation, Mrs. Neff made a motion recommending approval be given for a license and Mr. Steadman seconded the motion, which passed.

Jim Stanton, Energy Recovery Systems : This business is a home occupation.

Mr. Steadman asked what he did and Mr. Stanton explained he sold and installed energy control units for gas, oil or propane heaters. He said they create more heat without burning more fuel and have no moving parts. Mr. Stanton asked what if he decided to use a building on his lot for storage of things in connection with the business. He was told he would then become a home industry and would have to meet those requirements. Mr. Steadman made a motion this application be recommended for approval. Mrs. Neff seconded the motion which passed.

Clyde Brown, Brown's Plumbing : Mr. Brown said he sometimes has someone to help him but they all are licensed plumbers and have their own license and it is only for a specific job if they are needed. Mrs. Neff said if he hired anyone outside of his home, he would have to request a variance. Mr. Brown said he is retiring and this is the last year he will work, so this won't be necessary. Mrs. Neff made a motion recommending a home occupation license be issued to Mr. Brown. Mr. Steadman seconded the motion which passed.

Dorine Wall, Pat Openshaw and Judy Vincent each have a beauty shop, so they all came up together and Mrs. Neff read through the requirements for them. There was a discussion as how much expansion they might be allowed. Mrs. Neff said that if in the future any of them wanted to hire another operator, which is contrary to the ordinance, they might ask the city to change the ordinance to allow something like this. Mrs. Neff made a motion that a home occupation license be recommended for Dorine Wall's beauty shop. Mr. Steadman seconded the motion which passed.

Mr. Steadman made a motion that they recommend a home occupation license be issued to Pat Openshaw's beauty shop. Mrs. Neff seconded the motion which passed.

Mr. Smith made a motion to recommend a home occupation license be granted to Judy Vincent for her beauty shop and Mrs. Neff seconded the motion. Motion passed.

Everyone who was in the meeting regarding business licenses left.

General Contractors : There was a discussion concerning this, with Mrs. Neff pointing out that they do not fit the ordinance for home industry so she would recommend to the city they issue V & K Construction and Dick Greenhalgh Construction a business license the same as for 1986. V & K Construction partner Keith Broadhead said they have applied for a state contractor's license and were told they could not get one until they had a city license. Mrs. Neff said if the city would allow them a license on the same basis as last year it would allow them to go ahead and carry on their business until such time as something could be worked out with the ordinance. If any more contractors apply, they can be considered on an individual basis.

In the meantime the Planning Commission, if the City Council would allow them, could look at writing an additional item in the ordinance for home industries that would cover construction contractors. When they reach a certain size, maybe they could then be considered as commercial or industrial or something else but there needs to be something in the ordinance to cover them.

Mr. Smith said he thought it was alright to have this type of business in a residential area as long as they had plenty of room. Most lots in town are large with plenty of trees and bushes, so it is not bothersome. In 10 or 20

years, if the city grows, it may be a problem. He also wondered if they would be setting a precedent if they allow this now when they had the problem with Mr. Elsberry. Mrs. Neff pointed out that Mr. Elsberry's situation is covered in the ordinance but there is nothing covering contractors. Mr. Smith asked if the Board of Adjustment would allow extra people to work for them and Mrs. Neff said they would probably allow it for a specific job only. She said it is too bad they can't make an ordinance to look at each individual business.

Mrs. Neff made her recommendation in the form of a motion that the City Council allow V & K Construction and Dick Greenhalgh Construction a business license based on their 1986 license and allow the Planning Commission to write an additional item to cover contractors, this item to be added to the zoning ordinance.

Mr. Smith seconded the motion which passed.

Mrs. Neff said Grant Pay, a former City Council member is the new member of the Planning Commission to take Wade Garner's place. He could not be here tonight but will attend the next meeting.

Adjourned at 8:55 P. M.

Lynette Neff
Chairman

1-27-87
Date approved

Raymona Rosenlund
Secretary