

Minutes of a Planning Commission meeting held at 68 East Main Street on April 12, 1988, at 8:00 P. M.

Present were members Ione Anderson, Ken Kelley, Lynn Smith, Grant Pay and newly appointed member Glade Robbins. Also present were Mike Olson and Councilman Sherman Jones joined the meetin at 8:45 P. M.

Meeting was called to order by Mr. Pay, chairman, and the invocation was by Mrs. Anderson. Mr. Robbins was introduced and welcomed to the Commission. Minutes were recorded by Lynn Smith.

Mike Olson-request for business lisenace: Mr. Olson's request for a bussiness lisenace for an home accupation, that being the printing and circulation of a newspaper "The Summit Creek Sentinel" was approved with a motion by Mrs. Anderson and a second by Mr. Kelley. The vote was unanimous. Mr. Pay explained the sign ordinance. Mrs. Smith also explained that since the meeting had been called at the last minute, neighbors had not been notified as per the ordinance. This will be done over the phone by Mrs. Smith.

Minutes of meeting held January 12, 1988: Minutes approved.

Zoning Ordinance: The following revisions were made to the Zoning Ordinance: The need for an addition to the Industrial Zone I-1 of a provision stipulating amount of water used by anyone applying for industrial zoning. Mr. Pay pointed out that it would be difficult to define specific amount of water allowable. It was suggested by Mr. Kelley that water usage could by included in "Use Requirements" along with other use limitations. The last part of Section 22 Paragragh 1a. would now read "...deemed by the City Council to be noxious or offensive by reason of the excessive emmission of odors, smoke, gas, dust, noise, or water usage in excess of the cities' ability to supply said usage." With this wording it was agreed that water would be a consideration in future industrial annexation. Mr. Kelley moved for adoption of the change and it was seconded by Mr. Robbins. It was agreed that this wording would not automatically exclude anyone as it would be left to the City Council to determine "excessive water usage" in consideration of changes in future water availability.

Section One of the ordinance shall include the appointment of a secretary and a building inspector. Both would be part time employees of the City. the secretary may be a member of the Commission. Mrs. Anderson suggested this could be an advantage as the secretary would then be well versed in City, County and State ordinances.

Neither of the above changes were voted nn by the Commission.

Steadman-Brost Annexation: Because no meetings have been held during the past three months, the papers for the Steadman-Brost annexation had been given to Mr. Jones and were in order. Mr. Pay was asked to be in attendance at the City Council meeting when the annexation was considered.

Mr. Pay had recieved a phone call from Jesse Smith. He wants to build a home as he can afford it. Since Santaquin has adopted the State building code, Mr. Jones explained that as long as permits were purchased every 12 months or as the previous permit expires that would be fine.

Jim Statton had also contacted Mr. Pay about a move-on. Mr. Jones checked the ordinance book and found that according to Ordinance 142 it would be necessary



for the Santaquin building inspector to inspect the home to determine that it meets all city requirements for conforming buildings before being moved to the lot.

Mr. Pay had also received a call from a lady interested in adding on to a home that she wants to purchase here in town. The home is located next to Brent Norton's home and is on a non-conforming lot. Mr. Jones pointed out that there was adequate rear footage and the house is an existing dwelling there should be no problem, with a variance from the board of adjustments. Side lot footage was also adequate. After checking the wording in the working copy of the Zoning Ordinance the Commission decided there was a need for a change in the wording of Section 27. It will read "A building which is non-conforming because of inadequate setback, sideyards or rearyard as outlined in this ordinance may not be enlarged or extended beyond the existing foundation unless changed to a conforming use. Existing buildings on non-conforming lots may be extended to not more than double the existing foundation square footage if it meets all setback, sideyard, ~~and~~ rearyard, total square footage requirements in zone." This change was not voted on.

Satellite Dishes: The need for regulation of placement of satellite dishes was mentioned in a note from Ramona Rosenlund. Mr. Kelley felt there should be some regulation as to distance from property lines as with out buildings. It was therefore agreed that satellite dishes must conform to building specifications for accessory buildings as worded in Sections 19 and 20, paragraph 4, "Side Yard Regulations". It will read "Satellite dishes shall meet all above specifications and conform to frontyard regulations." No vote.

Minutes of meeting held December 8, 1987: Minutes approved.

Master Plan: It was determined that the work on the Master Plan had been completed to page 15. It was agreed that the Commission would review their Master Plan copies and that it would be on the agenda for the next meeting to be held April 26th.

Mrs. Anderson made a motion to adjourn. Mrs. Smith seconded the motion which passed unanimously.

Adjourned at 10:10 P.M.

Grant J. Pay  
Chairman

5-10-88  
Date Approved

Lynn Smith  
Secretary