

Minutes for Planning Commission meeting held at City Hall, July 26, 1988 at 8:00 P. M.

Present were commission members Ione Anderson, Lynn Smith, Glade Robbins and Ken Kelley. Also present were Sherman Jones, Mr. and Mrs. Dennis Brandon and their contractor, and Ed Westover.

Mr. Kelley, as acting chairman, called the meeting to order at 8:15 and Mrs. Anderson offered the invocation.

Ed Westover - Application for Home Occupation : Purpose of the business is to provide advise, consultation, and supervision for quarry operations. There will be no employees. The license is required by Geneva to enable him to continue to do the same thing he has done for last 12 years. It will enable him to act as a sub-contractor. There will be no signs but Mr. Westover will advertise in the paper several time a month as required by law. Requirements for home occupation were explained by Mr. Kelley Mrs. Anderson made a motion to approve the license. Mr. Robbins seconded the motion which passed unanimously.

Mr. and Mrs. Dennis Brandon - Application for building permit: The Brandon's and their contractor attended the meeting to get information about getting a variance for an addition to their home. Mrs. Smith explained that a variance could not be granted until the Brandons had appeared before the Board of Adjustments. Procedure for this was explained to the Brandons and they left. After they had left Mrs. Smith explained that she had invited them to the zoning meeting because of the size of variance requested. It was not clear to Mrs. Smith whether a variance of this size would even be considered. Mr. Jones explained that Brandons were entitled to a hearing.

Re-Zoning of old Santaquin School property: The application for a business license by a party interested in having a business in the old Santaquin School building has brought to the attention of the City the need to re-zone the aforementioned property. Since the property would have to be Commercial in order to allow businesses, this seemed to be the logical course of action. The zone change would also include the property between the existing Commercial Zone and the old school property in order to make the zoning continuous and we need footage measurements so as to be specific about the property involved. Mrs. Smith pointed out that the homeowners involved would continue to be governed by the same zoning laws they are now but could sell their property as commercial.

After checking the ordinance book and the State Code for the procedure to change a zone, it became clear that by having the Planning Commission initiate the zone change we were shortening the process by one step. It was also determined that it was the responsibility of the City Council to hold a public hearing prior to making any final decision on the recommendations of the Planning Commission.

Mr. Jones questioned the need to bring the back portion (playground) of the old school property in. He wondered if this property could be considered public property, just as a park would be. That would eliminate the need to bring the residential property into a commercial zone, but there is still the question of how to license businesses located on public property.

Mr. Jones agreed to take the options to the next City Council meeting and talk to the City's attorney before the Planning Commission makes any recommendations. Mrs. Anderson also noted that someone should check into whether re-zoning from residential to commercial would increase property taxes for the homes north of

the old school. Mrs. Smith was assigned to contact the County about this question.

Mr. Jones felt that if the property could be considered public or city property and a way could be found to allow businesses that this would be the best option. Mr. Robbins ~~noted~~ pointed out that it would then be the Planning Commission's job to interpret the uses of "public" or "city" property.

Mr. Jones recommended that the Commission familiarize themselves with the Planning Commission duties, procedures and powers as explained in the State Code books.

Getting back to the question of re-zoning the old school property, Mr. Jones volunteered to check with the City's attorney and get back to the commission at the next meeting.

Miscellaneous business: Mrs. Anderson asked about progress on the Steadman-Brost-Lee annexation. Mr. Jones explained that things had been complicated because of the new City Council. The Attorney had told him that the new council will have to vote on the annexation even though the old council had OKed it. This brought up the concerns the City Council has about the T-5 or transitional zone. Part of the afore mentioned annexation would be T-5. The Council's concern stems from how to regulate as well as who would regulate the T-5 Zone. At any rate responsibility lies with the City Council to decide whether to annex or not.

Mrs. Anderson also asked about the status of Bart Olsen's annexation. Mr. Jones understood that the property was still not annexed because of a discrepancy on the map given to the County. Mr. Jones will check with the County about this.

Mrs. Robertson had contacted Mr. Jones again about bringing some of her property into the city as commercial property. Mr. Jones explained to her again about the water requirements. This led to a discussion of the water situation and the advantage for the city to have irrigation water shares in the eventuality the City can develop a dual water system. Mr. Jones explained this would mean water used for lawns and gardens would come from a separate source from the culinary water and so would not be chlorinated and would be less expensive.

Since all business had been discussed, Mrs. Smith moved to adjourn and Mrs. Anderson seconded. The vote was unanimous and the meeting adjourned at 9:30 P. M.

Grant J. Ray
Chairman

Aug 9, 1988
Date approved

Lynn A. Smith
Secretary