

Minutes of a planning and Zoning Commission meeting held at City Hall on November 8, 1988, at 8:00 P. M.

Present were Chairman Grant Pay, Commission members Glade Robbins, Kenneth Kelley, Lynn Smith, business license applicants Richard and Jill Bettis. City Councilman Sherman Jones entered the meeting later. Minutes recorded by Mrs. Smith.

Meeting was called to order by Mr. Pay at 8:06 and prayer was offered by Mr. Pay.

Mrs. Bettis is applying for a business license as a home occupation to enable her to sell tole painting supplies from her home. She will also be selling some of her own projects and may teach some classes at her home. Mr. Pay read the ordinance as it pertains to home occupation and explained it to the Bettis'. Mr. Bettis mentioned that if the business does well they will probably move into one of the empty buildings on Main Street.

Mr. Pay made motion to accept the application and grant the license. Mr. Kelley seconded the motion and the vote was unanimous.

MINUTES OF PREVIOUS MEETING: Minutes from the previos meeting were read and approved by the members. Work then turned to the Master Plan. At this point Mrs. Smith started the tape recorder so that she could participate in the discussion. Unfortunately, the tap recorder did not work and so the minutes for the remainder of the meeting will be very general since they come from Mrs. Smith's memory. It should be noted that Mrs Smith did make these notes the same night as the meeting took place and so the notes should be accurate.

MASTER PLAN: Mrs. Smith expressed concern that this Master Plan reflect the concerns and priorities of the present Planning commission. The members agreed and changed some of the wording in the reccomendations for future development stressing the need to keep Santaquins rural character while allowing for development. The introduction for the new Master Plan was also written.

Mr. Kelley noted that the potential exists for as many as 400 plus homes on property already annexed. This is reflected in recommendation #1 under Land Use Plan-Housing.

The wording under Public and Quasi Public Facilities Plan-Section D Water Resources states that Santaquin has abundant water resources. Since the Master Plan was completed it has become evident that this is not the case and that in spite of repairs on pipes in the Northeast part of town, water loss continues to be excessive. This section was changed to reflect this.

In order to complete this Master Plan before the New year, commission members agreed to take parts of the plan to work on. Mr. Robbins agreed to update and correct the gnagh for population growth and Mr. Kelley took the land Use figures to update. Completion of both these jobs depends pn figures needed that will have to come from the City Recorder. Mr. Jones took these and will get the figures from Mrs. Tasker. Mr. Pay suggested waiting to determine the date of the next Planning meeting until the needed figures were collected.

Mr. Kelley suggested that the Arts Council should be involved in wording and plans for parts of the Master Plan.

MISCELLANEOUS BUSINESS: Mrs. Smith asked Mr. Jones if the wording in the Zoning Ordinance was correct where it ~~says~~ makes the Board of Adjustment responsible for O.K.ing Home Industry applications. He said this was incorrect and that should be changed to the Planning Commission. Mr. Jones also expressed concern that it be clear that the Planning and Zoning Commission and the Planning

Commission are the same. Mr. Robbins suggested that clarification could be made with an astrix and an expalation.

Mr. Jones told the commission that a man had been in interested in Dorothy Robertsons property. The problem, however, of who owns the water rights to the spring located on the property remains the major obstacle.

Mr. Robbins made motion to adjourn at 9:45 and was seconded by Mrs. Smith. Date of next meeting will be determined at a later date.

Stewart J. Pugh
Chairman

Dec 13, 1988
Date Approved

Lynn Smith
Secretary