

Minutes for a Planning Commission meeting held at City Hall, May 9, 1989 at 8:00 P. M. Present were Commission Chairman Grant Pay, members Ione Anderson, Ken Kelley, Glade Robbins and Lynn Smith. Alson present were Mr. and Mrs. Ken Kirkham, present to apply for a Home Occupation Business License.

The meeting was called to order at 8:07 and the invocation was offered by Ken Kelley. Mr. Pay then turned the time over to Mr. Kirkham to explain his application. Mr. Kirkham explained that the business is actually his wife's and that she will be selling water purifiers. There will be no additional employees and no auxiliary buildings. Business will be conducted over the phone and there will be some storage of equipment in the basement. Mr. Pay read the law regarding parking requirements, etc. as stated in the Home Occupation section in the city ordinance. There were no conflicts and Mrs. Smith made a motion to grant the license and was seconded by Mrs. Anderson. The vote was unanimous and after some discussion about the condition of Santaquin's water the Kirhams left.

Rezoning of Zone RA-1. The City Council had requested that the Zoning Commission examine the existing RA-1 Residential Zone to determine if it is feasible to rezone this area. Mrs. Smith said that there was little difference between RA-2 and RA-1 except the frontage yard measurement which is what has initiated discussion for this change. Mr. Robbins stated that if this were the case he could see no reason not to eliminate RA-1 and make all the city residential area RA-2. Mr. Kelley checked the ordinance and found that multiple dwellings are not allowed in the RA-1 zone. He felt that the transient nature of apartment and duplexes may be one reason they have been restricted from the RA-1 zone.

Mr. Pay read parts of Section 26 of the Zoning ordinance which mentioned the desirability of keeping multiple dwellings within the same area. He pointed out that the city has more control over how the RA-1 section of town will develop than it does over the older part of town which has already made some planning mistakes. He also pointed out that the RA-1 section of town could be considered somewhat exclusive because of the size of homes being built there. Mr. Kelley was concerned that people who have already built in this area should have some say about reducing the yard requirements since they have already built their homes to meet a certain standard.

Mr. Pay felt strongly that the multiple dwelling restriction should remain in force. Mr. Robbins asked if an amendment on the frontage requirement would be the answer. Mrs. Smith said that she could see no reason for the yard requirements for RA-1 and RA-2 would differ.

Mrs. Anderson said we should make a motion to change the frontage yard requirement and leave the rest of the zone requirements alone. Mr. Kelley made the motion that Section 19 Zone RA-1 sub-section #2 Frontage requirements be changed to read "minimum frontage no less than 80 feet" and that the Area requirements changed to read "not less than 9600 Square feet" with all other requirements to remain the same. Mrs. Anderson seconded the motion and the vote was unanimous.

Mr. Robbins made a motion to adjourn at 9:25. Mrs. Smith seconded the motion.

Grant J. Pay  
Chairman

Lynn H. Smith 8/8/89  
Secretary Date