

Minutes of Planning Commission meeting held April 10, 1990.

Present were Commission members Jeri Bascom, Glade Robbins, Ken Kelley, Dee Davis. Gil Cook was absent. Also present was Kathy Bott.

The meeting began at 8:10 pm and Dee Davis offered the prayer.

The first item of business was a business license request for a power-raking and aerating of lawns for Ferral Bott. His wife Kathy was at the meeting to represent the petitioner. She said this is a seasonal business and that they do want to advertize. Mr. Kelley felt that this particular business doesn't fit the intent of the Home Industry/Occupation ordinance. (Section 25 Zoning Ordinance) It was also felt that this could be a problem with youngsters trying to earn money mowing lawns that they would need business licenses too. It is also unknown how many others may be operating a similar type of business but do not have licenses. The Commission agreed that we need to look into this a little further because there have been other requests made that have been questionable and also other things that may be going on that need licenses. The motion was made by Ken to have the Botts go ahead with their business without a license unless the City Council recommends otherwise. Glade seconded and the motion carried.

The Commission would like to have Mr. Broadhead at one of our next meetings to discuss with the Commission some possible ways to fill in the gray areas a little better and take these ideas back to the City Council. To help with this discussion we will check with some of the other cities around that are about our size (ie, Mapleton) and look at their ordinances concerning Home Industry/Occupation licenses. It is possible we may need to make some changes.

Other items of business included a short discussion on fence heights as regulated by the Zoning Ordinance, Section 24 Part 5. It was felt the issue was already stated as well as need be in regards to height and placement. Also discussed was the issue of water shares when annexing. The Commission agreed with the intent to change the Annexation Ordinance, but have some concern over the reduction in water shares needed per acre. Mr. Davis and Mr. Robbins felt that reducing the shares required would be detrimental to the City's overall water needs. It is their opinion that to irrigate under present conditions two shares at least was needed. Also of concern was the wording in the proposed ordinance of the responsibility of the fire chief in approving annexations. The Commission wants this reworded so that his responsibility is in the area of fire safety and associated problems. There is also concern over road requirements. Ken said he would go to the next Council meeting and get some more clarification as well as inform them of the Commission's recommendations on this issue and the issue of the Home Industry/Occupation licenses. No formal vote taken. All agreed.

Another matter brought to our attention was that of making sure we are taking in to account proposed roads when allowing annexations. The Wright annexation was used as an example. Their home is being built about where a ~~proposed~~ road should have gone. We now have an

proposed

up-to-date ariel photograph of Santaquin City and surrounding areas. With this and our current Master Plan we have the information needed to better plan the City's future growth. The question was asked if it was possible to print this photograph on blueprint paper to make it easier to use. Glade thought it would be possible. There will need to be some inquiry made on this question.

Glade motioned for adjournment. Seconded by Dee. Vote is unanimous and the meeting was adjourned.

<u>Kenneth D. Kelley</u>	<u>Dee Bascom</u>	
Chairman	Secretary	Date