

Minutes of the Santaquin Planning Commission meeting held January 30, 1990.

Members of the Commission attending: Ken Kelly, Glade Robbins, Dee Davis, Jeri Bascom. Gil Cook was excused. Keith Broadhead, City Council Representative was also there. Other in attendance were: Ken Kroeber, Mr. and Mrs. Don Beaver, Mr. and Mrs. Richard Gran. Mr. Kelly called the meeting to order at 8:40 pm. He asked Mr. Robbins to give the prayer. The minutes were delayed to the end of the meeting.

Mr. Kroeber: Mr. Kroeber is applying for a home occupation license for a all-inclusive repair shop in his home. It will be located at 190 West Main Street. Mr. Kelly read Ordinance 84-1 Section 27 part 1, to the people applying for home business licenses. Mr. Kroeber said he would be selling retail as well as repairing items. His home is actually part of a store building and is located in the Commercial zone. Even though he is starting out as a part-time business, it was felt that because of his location and that he would be selling retail in his store, he should be listed as a commercial business and pay the appropriate fee. Mr. Kroeber was agreeable to this as there are some advantages to having a regular business license. He was then referred to the City Council because they regulate the commercial business licenses.

Don Beaver: Mr. Beaver is applying for a home occupation license for his business located at 32 East 200 North. This is a research and development business. Basically he takes ideas and develops them. He makes prototypes and models to show his investors. Mr. Robbins asked if there would be any outside storage. He was told there would not be any to speak of. Mr. Beaver was also asked if he would be employing any other people besides his family. He said no. Mr. Robbins then motioned to accept this application. It was seconded by Mrs. Bascom. The motion passed unanimously to give Mr. Beaver a Home Occupation license.

Richard Gran: Mr. Gran is applying for a business license to run a taxi, delivery, and errand service out of his home located at 418 West Main. It would mostly cater to the Senior Citizens and those in need of rides to different places in the area. Mr. Davis asked what kind of vehicle they would be using. Mr. Gran replied that they had not gotten a vehicle yet, but were thinking of getting a van. Mr. Davis also asked if there were any state guidelines for this kind of business. Mr. Gran said they would need to meet the Public Utilities Commission(PUC) requirements, which include liability insurance, mileage restrictions and so forth. The Grans were willing to provide copies of these requirements. Mr. Robbins asked about advertising. The Grans would not need any signs. They would just use business cards, telephone listings, and word-of-mouth. Mr. Davis asked if the city had any ordinances addressing this issue. He was told no. Mrs. Bascom was then asked to check with other cities in the area to see what if any ordinances they may have. The motion was made by Glade Robbins to grant this license under the stipulation that PUC regulations were followed, and they would be given a Home Industry license because they would employ people other than their immediate family. This was seconded by Dee Davis. The vote was unanimous in favor of the motion to grant.

Minutes of January 30, 1990 meeting continued.

Miscellaneous Business: Tolby Bean came in to inquire about the city's mobile home ordinance (Ordinance #131). His father would like to move his mobile home to Santaquin but it doesn't comply with the age requirement listed in the ordinance. The Commission members did discuss this a bit, but decided that it was a matter for the Board of Adjustments, and referred Mr. Bean to them for a hearing. 86-2

The minutes of the last meeting were approved after a spelling change. Mr. Robbins motioned to adjourn and was seconded by Mr. Davis. The vote was unanimous and the meeting adjourned at about 9:45 pm.

<u>Kenneth D. Kelley</u>	<u>Seri Bascom</u>	<u>9/13/90</u>
Chairman	Secretary	Date approved

AN ORDINANCE, # 86-2, REPEALING AND REPLACING ORDINANCE #131 AND ORDINANCE #142, SETTING FORTH THE REQUIREMENTS AND RESTRICTIONS FOR ANY HOME OR DWELLING MANUFACTURED OR BUILT OUTSIDE OF SANTAQUIN CITY LIMITS AND TRANSPORTED TO WITHIN THE SANTAQUIN CITY LIMITS TO BE PLACED ON A PRIVATE LOT AND USED AS A PERMANENT RESIDENTIAL DWELLING.

BE IT HEREBY ORDAINED by the governing body of Santaquin City as follows:

SECTION I: Purpose. This ordinance is hereby declared to be enacted for the purpose of promoting the health, safety, morals, general welfare and preservation and promotion of the convenience, good order, prosperity, happiness and best interests of the inhabitants of Santaquin City, Utah, to encourage, facilitate and direct the orderly growth, development and expansion of said City.

SECTION II: Dimensions. The minimum width of any home covered under this ordinance shall be twenty (20) feet at the narrowest part of the building. The minimum length shall be thirty (30) feet at the narrowest part of the building.

SECTION III: Age of building. No home older than five (5) years from the date of its occupancy permit shall be allowed under this ordinance. Proof of age must be supplied when requesting a building permit.

SECTION IV: Foundations. All homes allowed under this ordinance must be set on a permanent foundation which has been set on footings. The foundation and the footings must be constructed to conform with the Uniform Building Code.

- a. If the home is a mobile home it must be anchored securely to the foundation. Anchor bolts may replace the manufacturers recommendations for tie-downs.
- b. Tongue and wheels must be removed from mobile homes at or before the time it is set on the foundation.
- * c. Title to mobile homes allowed under this ordinance, must be relinquished to the State Tax Commission in order that they be taxed as real property rather than personal property. Proof of this title surrender must accompany the application for a building permit.

SECTION V: Lot regulations. Property upon which homes are allowed under this Ordinance must meet the same requirements with respect to lot size, setback, frontage and sideyard requirements as for other private single family dwellings in the same zone.

SECTION VI: Building permit required. Before a home allowed under the provisions of this ordinance may be placed on a private lot, a building permit must be obtained.

SECTION VII: Roof Pitch. Homes allowed under this ordinance must have a roof pitched at a minimum of 3/12.

This ordinance shall become effective thirty (30) days after passage or twenty (20) days after publication of its final form, whichever is furthest removed.

Approved this 21st day of January, 19 86.