

Minutes of the Santaquin Planning Commission meeting held March 12, 1991.

Present: Ken Kelley; Chairman. Commission members Glade Robbins, Jeri Bascom and Brenda Wall. Brent Vincent and Terry Wing were also present. David Gardner came in later.

The meeting was called to order at 8:00 pm by Ken Kelley. Ken Kelley offered the opening prayer. The minutes of the previous meeting were read and approved.

Ken welcomed Brenda Wall who will be taking Gil Cook's place on the Planning Commission. He also asked that a letter of appreciation for Gil be written.

Business license request: Wyatt Wall is requesting a business license for a portable welding business. He will do most of his work away from home. He would have one vehicle to haul his equipment. Mrs. Bascom read the ordinance (90-3 section 25 part 2) to Mrs. Wall. Glade motioned for acceptance. Ken seconded. Vote was unanimous to grant the license with Brenda Wall abstaining from the vote.

Miscellaneous business: A thank you letter to Gil was read to the commission and approved.

Terry Wing came in to voice concern about the lack of a fire hydrant in his neighborhood at 350 West 200 North. The Planning Commission has no jurisdiction in this matter. The commission will pass the information on to the City Council through the City Council representative, Keith Broadhead.

Mr. Greg Ingram would like to annex a piece of property for the purpose of placing billboard signs on it. The signs would be similar to the McDonald's signs. Since there is some question if the city is currently annexing, of exactly where the property is located, how close it is to the residential areas, and if it would be aesthetically appropriate, Ken said that he would obtain an update of county and city plats. The matter was tabled until these questions could be answered.

Western Youth representative David Gardner came in to discuss the status of their annexation request. He realizes that they essentially need to start over. They are still very much interested in annexing into the city. They understand that there have been some problems in the past that may have put them in an unfavorable light, but feel that they could still be a benefit to the city in many ways. Although there are still some concerns that the Planning Commission has, it is still worth pursuing the idea of this annexation. We, as a Commission, would recommend that they have a preliminary discussion with the City Council to see if the opinions would warrant them going on with their request. Ken said that he would also talk with Keith to let them

know how the Commission feels about the proposal. This subject was tabled for further discussion.

Because of the lateness of the hour it was decided to dispense with working on the city maps and street placement until the next meeting.

Glade motioned to adjourn and Brenda seconded. All were in favor. The meeting was adjourned.

Chairman

Secretary

Date

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.