

SANTAQUIN CITY CORPORATION
PLANNING COMMISSION MINUTES

THE FOLLOWING ARE THE MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF SANTAQUIN, UTAH. THE MEETING WAS HELD ON THURSDAY, MARCH 12, 1992 IN THE CITY CIVIC CENTER AT 7:00 P.M.

THE FOLLOWING MEMBERS WERE IN ATTENDANCE: CHAIRMAN GLADE ROBBINS, DEE DAVIS, JERI BASCOM, BRENDA WALL AND BRENT VINCENT
ALSO PRESENT WAS COUNCILMAN KEITH BROADHEAD.

THE PRAYER WAS OFFERED BY BRENT VINCENT. A MOTION BY JERI TO APPROVE THE MINUTES OF THE MEETING HELD ON FEBRUARY 6, 1992 TO BE ACCEPTED WITH ONE CHANGE ON #1 - SHOULD READ COMMISSION MEMBERS WERE CONCERNED OVER THE ANNEXATION OF MR. CLEMENT KESTER'S GROUND AND THE POSSIBILITY OF AIR QUALITY PROBLEMS. GLADE SECONDED AND ALL VOTED AYE.

1. MARK ROBBINS APPEARED BEFORE THE BOARD FOR A HOME OCCUPATION LICENSE TO TEACH COUNTRY DANCING, TO BE CALLED WESTERN DANCE.

MR. ROBBINS' REMARKS: MR. ROBBINS SAID HE WILL BE DOING MOST OF HIS TEACHING AWAY FROM HIS HOME AND USUALLY IN DIFFERENT PARTS OF THE COUNTY. HE WOULD BE TAKING PHONE CALLS AT HIS HOME FOR THE BUSINESS.

COMMISSION REMARKS: THE HOME OCCUPATION ORDINANCE TO MR. ROBBINS CONCERNING SIGNS, ETC.

COMMISSION DECISION: BRENDA WALL MOVED TO RECOMMEND TO THE COUNCIL FOR APPROVAL OF THIS HOME OCCUPATION LICENSE. JERI SECONDED AND ALL VOTED AYE. GLADE ROBBINS ABSTAINED FROM VOTING.

2. KEVIN PALMER APPEARED BEFORE THE BOARD FOR A HOME OCCUPATION LICENCE FOR BICYCLE REPAIR AND BICYCLE PART SALES.

MR. PALMER'S REMARKS: HE STATED HE WOULD BE REPAIRING BICYCLES AND WOULD BE SELLING PARTS FOR BICYCLES. THERE WOULD BE NO OUTSIDE STORAGE.

COMMISSION REMARKS: THE ITEM IN THE HOME OCCUPATION ORDINANCE CONCERNING SIGNS AND THE REQUIREMENT OF SAID SIGN, NOT TO EXCEED 16 SQUARE FEET WAS READ. ALSO MENTIONED IN THE ORDINANCE THERE SHALL BE ONE COMMERCIAL VEHICLE USED IN CONNECTION WITH THE BUSINESS.

COMMISSION DECISION: BRENT MOVED TO RECOMMEND TO THE COUNCIL APPROVAL OF THIS HOME OCCUPATION LICENSE. GLADE SECONDED AND ALL VOTED AYE.

3. LARRY DAVIS APPEARED BEFORE THE BOARD FOR APPROVAL OF A HOME INDUSTRIAL LICENSE FOR THE CONSTRUCTION OF HOMES.

MR. DAVIS' REMARKS: HE DOES HAVE SOME EQUIPMENT BUT HAS ADEQUATE STORAGE FOR SAID EQUIPMENT, I.E., SHEDS, GARAGE, ETC. THERE WOULD BE NO LARGE TRUCKS ON THE PREMISES.

COMMISSION REMARKS: PORTIONS OF THE HOME INDUSTRIAL ORDINANCE WAS READ TO MR. DAVIS WITH EMPHASIS ON THE STORAGE OF MATERIALS.

COMMISSION DECISION: GLADE MOVED TO RECOMMEND TO THE COUNCIL APPROVAL OF THIS HOME INDUSTRIAL LICENSE. BRENT SECONDED AND ALL VOTED AYE.

4. JESS WINDER APPEARED BEFORE THE BOARD FOR APPROVAL OF A HOME OCCUPATION FOR HOME COMPUTER INSTALLATION AT 440 EAST MAIN.

MR. WINDER'S REMARKS: MOST OF THE WORK WILL BE DONE INSIDE HIS HOME AND THERE WILL BE TRAVEL TO DIFFERENT HOMES IN THE AREA.

COMMISSION REMARKS: THERE WAS A CONCERN ON REGULATIONS OF THE TRAILER COURT IN THAT THE LANDLORD PROHIBITS BUSINESS LICENSING IN THE COURT. MR. WINDER WOULD RESEARCH THAT ITEM AND RETURN IT TO THE BOARD IN WRITING BY TUESDAY, MARCH 17, 1992.

COMMISSION DECISION: JERI MOVED TO RECOMMEND TO THE COUNCIL APPROVAL OF THIS HOME OCCUPATION LICENSE PENDING THE INFORMATION MR. WINDER WOULD RETURN TO THE BOARD. DEE SECONDED AND ALL VOTED AYE.

5. KIRK GREENHALGH REQUESTING A HOME INDUSTRY LICENSE FOR EXCAVATING.

MR. GREENHALGH'S REMARKS: MR. GREENHALGH FAILED TO APPEAR BEFORE THE BOARD.

~~COMMISSION REMARKS: IT WAS NOTED THAT MR. GREENHALGH STORES HIS EQUIPMENT IN A GARAGE.~~

COMMISSION DECISION: BRENT MOVED TO RECOMMEND TO THE COUNCIL APPROVAL OF THIS HOME INDUSTRY LICENSE. GLADE SECONDED AND ALL VOTED AYE.

6. MRS. DOROTHY ROBERTSON APPEARED BEFORE THE BOARD WISHING TO ANNEX HER PROPERTY CONSISTING OF APPROXIMATELY 6 ACRES. THE LAND TO ANNEXED IS APPROXIMATELY 500 EAST 200 SOUTH.

MRS. ROBERTSON'S REMARKS: REASON FOR INTEREST IN ANNEXATION IS THE ATTRACTION OF WATER AND SEWER IN THE CITY. SHE FEELS AS IF SHE IS "LAND-LOCKED" AT PRESENT.

COMMISSION REMARKS: IT WAS NOTED THAT THE MASTER PLAN UPDATE WILL INCLUDE ROADS FOR ACCESS TO THAT PROPERTY. MR. GRANT ELLIOT, WHOSE PROPERTY IS IN BETWEEN MRS. ROBERTSON'S AND THE CITY BOUNDARY, WOULD NEED TO COME BEFORE THE BOARD, ALSO, IN ORDER TO BE CONTIGUOUS WITH THE CITY BOUNDARIES.

COMMISSION DECISION: NO ACTION TAKEN AT THIS TIME.

7. MR. CLEMENT KESTER APPEARED BEFORE THE BOARD FOR GENERAL QUESTIONS CONCERNING ANNEXING HIS PROPERTY INTO THE CITY.

MR. KESTER'S REMARKS: HE FEELS IF HIS LAND WERE ANNEXED INTO THE CITY, THERE WOULD BE MORE VALUE ON THE LAND WHEN HE DECIDED TO SELL. ALSO, IF HE WERE TO ANNEX IN THE CALCITE PLANT WHAT, IF ANY, RESTRICTIONS WOULD THE CITY PLACE ON HIS BUSINESS.

COMMISSION REMARKS: THE QUESTION OF NON-CONFORMING USE WAS ADDRESSED. IF A PIECE OF PROPERTY WERE CONSIDERED NON-CONFORMING USE IN THE COUNTY WOULD IT STILL BE NON-CONFORMING USE IN THE CITY. THE CITY ATTORNEY WILL BE CONTACTED ON THIS MATTER. AS FAR AS THE AIR QUALITY AROUND THE PLANT, MR. KESTER ASSURED THE BOARD THAT CALCITE IN THE BODY DISSOLVES READILY. HE HAS BEEN WORKING WITH THIS TYPE OF MATERIAL FOR SEVERAL YEARS AND HAS HAD NO EFFECTS FROM THE DUST OFF THE CALCITE. COMMISSION WAS CONCERNED ABOUT LARGER BUILDINGS BEING BUILT AT THE SITE. MR. KESTER HAS NO PLANS TO ENLARGE THE OPERATION. HE WOULD LIKE TO BUILD A 12' BIN THAT WOULD ALLOW THE CALCITE TO BE DUMPED INTO A DUMP TRUCK.

COMMISSION DECISION: TABLE THIS MATTER UNTIL FURTHER EVALUATION CAN BE MADE. NO ACTION TAKEN AT THIS TIME.

8. DON MECHAM WISHING TO ANNEX HIS PROPERTY AT APPROXIMATELY 440 EAST ORCHARD LANE. MS. DESEREE' MECHAM WAS THERE TO REPRESENT THE MECHAMS.

MS. MECHAM'S REMARKS: THEY HAVE BEEN APPROACHED BY SEVERAL REALTORS INTERESTED IN PURCHASING THEIR PROPERTY FOR COMMERCIAL PROPERTY. THERE IS APPROXIMATELY AN ACRE OF GROUND.

COMMISSION REMARKS: IT IS CONTIGUOUS WITH PRESENT COMMERCIAL ZONING.

COMMISSION DECISION: BRENDA MOVED TO RECOMMEND TO THE COUNCIL APPROVAL OF THIS ANNEXATION. DEE SECONDED AND ALL VOTED AYE.

9. UNFINISHED BUSINESS.

GLADE WOULD LIKE TO SEE A MASTER PLAN FOR THE CITY ON FILE AS SOON AS IS POSSIBLE WITH COMMERCIAL AND INDUSTRIAL AREAS INCLUDED. BRENT SUGGESTED ON THE SOUTH I-15 EXIT THERE IS A LARGE PARCEL OF LAND THAT WOULD BE IDEAL FOR INDUSTRY. BRENDA WILL GET WITH MOUNTAINLAND ASSOC. OF GOV. AND CARL JOHNSON TO GATHER INFORMATION ABOUT RETAINING A PROFESSIONAL PLANNER TO HELP THE BOARD WITH THIS TASK.

BRENT MOVED THE MEETING BE ADJOURNED. GLADE SECONDED AND ALL VOTED AYE.

BRENDA WALL