

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 Wednesday, July 10, 1996, in the Council Chambers of the Santaquin City Civic Center.

The following board members were in attendance: Chairperson Shawna Johnson, Vice-chairman Kurt Stringham, Dick Kay, LaVon Ross, Jim DeGraffenried, and Brad Greenhalgh. Also present, Councilman Paul Bean.

The meeting was called to order by Chairperson Shawna Johnson.

1. PUBLIC FORUM: No business.
2. BILL COOLEY: Subdivide his property at 410 South 300 East.

Request to subdivide his property into two more lots. Property is on curb and gutter exemption list, has adequate frontage and no other problems with regulations.

Kurt made a MOTION to approve with the following conditions: Addition of phone number, corrected address of developer, lot addresses with lots 2 and 3 being 440 South and 460 South respectively to mylar, and approval of engineer. Jr. seconded. All voted "aye".

3. JACK JARVIS: Preliminary and Final approval of Plat B, Oak Ridge Estates.

A MOTION was made by Brad to approve with condition that construction drawings are given to engineer for approval. Dick seconded. All voted "aye".

4. BURTON OLSEN: Discussion on PUD Development.

It was decided that a new zone was needed to allow only twin homes and specify use.

A twin home ordinance to be called R-M-10-T was written with specifications that will be presented to city council for approval. A MOTION to approve was made by Jim and seconded by Dick. All voted "aye".

5. MISCELLANEOUS:

- a. Discussion on changes of current zoning ordinance.
- b. Discussed letter received from Mr. & Mrs. Don Gilson and referred it to City Council.

6. A MOTION was made by Dick to accept minutes of June 12, 1996, and June 19, 1996. Brad seconded. All voted "aye".

Dick made a MOTION to adjourn and Brad seconded. All voted "aye".

Approved this 11th day of Sept., 1996.

Shawna Johnson

Lyn Oryall

**PROPOSED AMENDMENTS
SANTAQUIN ZONING ORDINANCE 1-2-1996**

- 02.0503 **APPROACH** page 2
(thought we had changed this to 30')
- 02.0624.03 **DEFINITIONS-GENERALLY** page 22
(B. words instead of works) 02.0801
- 02.0801 **ZONES ESTABLISHED** page 51
R-M-8 RESIDENTIAL ZONE(listed twice)
R-2-15 RESIDENTIAL ZONE(not listed)
- 02.0911.02 Chart needs proper alignment page 56 and 57
C, P, or N uses C-1 and C-2 Zones
- 02.0912.02 **PERMITTED USES** page 60
D. Lots which contain 12,500 square feet or more shall have livestock and animal rights as defined below:
1. Agriculture and the pasturing, care and keeping of domestic animals(excepting hogs, pigs, or other closely related animals) for the exclusive use and enjoyment of the residing family.
 2. Barns, pens, stables, coops, and corrals provided such uses are located at least forty(40) feet from the nearest dwelling or street with the exception of lots that are used solely for grazing pasture. (Also see 02.0613)
- 02.912.5.A **OBJECTIVES AND CHARACTERISTICS OF ZONE** page 61
add to end of paragraph: Mobile Home Parks are not a conditional use in this zone.
- 02.912.5.C **PERMITTED USES** page 62
All of the permitted uses in the R-M-8 Zone shall apply to the R-M-10 Zone. (*delete rest of paragraph*)
- 02.913.02 **PERMITTED USES** PAGE 62
C. Animal and livestock rights as defined in R-M-8 Zone(02.0912.02 D) the rest of the paragraph is deleted
(*D. is deleted*)
- 02.1111.02 **ORGANIZATION AND PROCEDURES** page 92
(words need to be fixed in paragraph)
required, members, Planning Commission

**NEW ZONE
R-M-10-T**

The objectives of establishing R-M-10-T Residential Zone is to encourage the creation of residential areas within the city which are characterized by small lots that are larger than R-M-8 Zone yet smaller than R-2-15 Zone. The lots within this zone are designed for twin homes.

PERMITTED USES

- A. Twin Homes and related accessory uses
- B. Customary household pets (same as 02.0912.02 B)

PERMITTED CONDITIONAL USES

- A. Public buildings, public schools, public parks and churches