



Planning Commission Members in Attendance: Kylie Lance, BreAnna Nixon, Michael Romero, Andrea Howard, Drew Hoffman

Commissioner Wood was excused from the meeting.

Others in Attendance: Community Development Director Jason Bond, City Council Member Jeff Siddoway, Assistant Penny Reeves, Engineer Jon Lundell, Recorder Amalie Ottley.

Members of the Public included Leslie Yates representing Sunny Day Preschool, Ken Berg with Berg Civil Engineering and Steve Larsen via Zoom representing Grey Cliffs Subdivision, Curtis Rowley, Tabitha Peterson, and Trenya Peterson.

Commission Vice Chair Kylie Lance called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Michael Romero offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner BreAnna Nixon led the pledge of allegiance.

PUBLIC FORUM

Vice Commission Chair opened the Public Forum at 7:08 p.m.

No members of the public wished to address the Planning Commission.

Vice Commission Chair closed the Public Forum at 7:09 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Sunny Day Preschool Major Home Occupation Conditional Use Permit

Assistant City Manager Jason Bond presented the application for the Sunny Day Preschool Major Home Occupation Conditional Use Permit. The applicant plans to have a daycare in her home with up to 12 children.

The applicant, Leslie Yates, addressed her plans for the preschool and her intent to fix any gaps in current fencing.

Commissioner Nixon made a motion to approve a conditional use permit for the proposed Sunny Day Preschool with the following conditions:

- All code requirements in Santaquin City Code 10.40.060 be met.
- A business license be obtained before operation of the pre-school.
- Any gaps in fencing be fixed pursuant to City Code.

Commissioner Howard seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Yes

Commissioner Hoffman	Yes
Commissioner Howard	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Absent

Vote was unanimous in favor. Motion passed.

2. Grey Cliffs Subdivision Preliminary Plan

Assistant City Manager Bond and Engineer Jon Lundell discussed the proposed 215-lot residential subdivision with approximately 26.28 acres of commercial space located east of State Road 198 and approximately 600 N. The Planning Commission praised Ken Berg and Steve Larsen on the thought and effort being put into the subdivision.

Commissioner Howard made a motion to forward a positive recommendation to the City Council for the proposed Grey Cliffs subdivision with the following conditions:

- The developer provides the conservation easement details.
- A connectors agreement be provided for review.
- The above stated items be addressed prior to being added to a City Council agenda.

Commissioner Romero seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Absent

Vote was unanimous in favor. Motion passed.

3. PUBLIC HEARING – General Plan

Assistant City Manager Bond introduced the Imagine Santaquin General Plan. He commended the work of the many individuals who worked on the committee to evaluate the General Plan document.

Commission Chair Lance opened the public hearing at 7:49 p.m.

No members of the public wished to address the Planning Commission.

Commission Chair Lance closed the public hearing at 7:49 p.m.

Commissioner Hoffman motioned to make a positive recommendation to the City Council to adopt the General Plan with the following conditions:

- Change the future land use map to coincide with the current interlocal annexation agreement.

Commissioner Romero seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Absent

Vote was unanimous in favor. Motion passed.

4. PUBLIC HEARING – Agriculture Related Amendments

Assistant City Manager Bond spoke to changes in the city code that will add a definition for agritourism and conditionally allowing certain commercial activity on agricultural land in most zones of Santaquin City.

Commission Vice Chair Lance opened the public hearing at 8:18 p.m.

Curtis Rowley spoke to the Planning Commission about the importance in defining the agricultural and agritourism zones in the City Code.

Commission Vice Chair Lance closed the public hearing at 8:21 p.m.

The Planning Commission discussed concerns in animal rights code and land uses with regards to the sizes of lots in potential agricultural zones.

Commissioner Howard makes a motion to table the discussion on Agriculture Related Amendments to the City Code. Commissioner Romero seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Absent

Vote was unanimous in favor. Motion passed.

5. PUBLIC HEARING – Land Use Tables & Definitions Related to the Main Street Business Districts Zone

Assistant City Manager Bond brought up legal counsel's ongoing attention to the Land Use definitions related to the Main Street Business District and zones.

Commission Vice Chair Lance opened the public hearing at 8:57 p.m.

No members of the public wished to address the Planning Commission.

Commission Vice Chair Lance closed the public hearing at 8:57 p.m.

Commissioner Howard motioned to table the discussion on Land Use Tables & Definitions Related to the Main Street Business District Zone upon further review by legal counsel. Commissioner Romero seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Absent

Vote was unanimous in favor. Motion passed.

Meeting Minutes Approval – May 24,2022 and May 31, 2022

Commissioner Howard motioned to approve minutes from the May 24th, 2022 meeting. Commissioner Romero seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Absent

Vote was unanimous in favor. Motion passed.

Commissioner Romero motioned to approve minutes from the May 31st combined City Council and Planning Commission meeting. Commissioner Nixon seconded the motion.

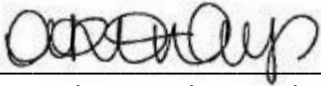
Commissioner Wood	Absent
Commissioner Lance	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Yes
Commissioner Romero	Yes

Commissioner Weight Absent

Vote was unanimous in favor. Motion passed.

Adjournment-

Commissioner Howard motioned to adjourn the meeting.
The meeting was adjourned at 9:03 p.m.



City Recorder – Amalie R. Ottley

Commission Chair – Trevor Wood