



Planning Commission Members in Attendance: Kylie Lance, LaDawn Moak, BreAnna Nixon, Michael Romero, Mike Weight, Drew Hoffman.

Commission Chair Trevor Wood was excused from the meeting.

Others in Attendance: City Council Member Jeff Siddoway, Assistant City Manager Jason Bond, Senior Planner Ryan Harris, Recorder Amalie Ottley, Kirk Greenhalgh, Kameron Spencer.

Various members of the public attended the meeting.

Commission Chair Trevor Wood called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Romero offered an inspirational thought.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Weight.

PUBLIC FORUM

Commission Deputy Chair Lance opened the public forum at 7:03 p.m.

Jesse Stickney wished to address the Planning Commission. He inquired what the City's plan is for curb and gutter in the core area of town, especially with regard to safety.

Assistant Manager Bond addressed Mr. Stickney's question. He discussed that in the future, the City will be required to track and maintain storm water in the core area of town as dictated by State Guidelines. He added that because of the high cost of adding curb, gutter, and sidewalk to all core area streets and roads, the City does not currently have outlined plans for storm water maintenance. He also stated that as new developments occur outside of the core area of town, improvements such as curb, gutter, and sidewalk are required to be installed. But as of now, there is no imminent plan to install those improvements in the main city blocks.

Commission Deputy Chair Lance closed the public forum at 7:09 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Public Hearing: Greenhalgh 6-lot Subdivision Concept Plan

Senior Planner Ryan Harris introduced the proposed Greenhalgh 6-lot subdivision. Kirk Greenhalgh is proposing to subdivide a 1.876-acre lot (Parcel No. 09:073:0016) into six (6) residential lots ranging from 10,692 square feet (0.25 acres) to 11,873 square feet (0.27 acres). The subdivision also includes the creation of a city cul-de-sac extending from 100 North which will provide the required primary access for each lot. Subdivision policy seeks to avoid the creation of double or reverse frontage lots which may require access to 100 W to be prohibited. The subdivision is located within and subject to the regulations of the R-8 Residential Zone. The R-8 zone requires each lot to have a minimum of 80 feet of frontage and a minimum lot size of 8,000 square feet. Santaquin City Code 11.24.080.I.3 lists how the frontage is calculated for cul-de-sacs.

Deputy Chair Lance opened the Public Hearing at 7:11 p.m.

Nobody wished to address the Planning Commission in the Public Hearing.

Deputy Chair Lance closed the Public Hearing at 7:11 p.m.

Deputy Chair Lance asked the applicant why he decided to build a cul-de-sac rather than straight forward lots. Mr. Greenhalgh indicated that he worked with Atlas Engineering on three different concept plans and the cul-de-sac plan was the best fit for the lot. Both Commissioner Lance and Commissioner Nixon expressed their approval of the subdivision and the sizing of the lots. Commissioners inquired about a possible deferral agreement for the main streets. Senior Planner Harris indicated that the applicant will be responsible for street improvements within the cul-de-sac and will seek approval from the City Council for a deferral agreement for the main streets. Commissioner Hoffman and Commissioner Weight inquired about how the City will enforce no access on the side streets for lots 1 & 2. Assistant Manager Bond indicated that plat notes will be made that will only allow access within the cul-de-sac and not along side streets. Commissioner Lance added that recorded plats with notes are included with title reports when people buy a home and therefore would be informed of the requirements within that subdivision.

2. Public Hearing: Stratton Acres Phase 2 Concept Plan

Senior Planner Ryan Harris introduced the proposed Stratton Acres Phase 2 Concept Plan. Stratton Acres LLC is proposing to subdivide a 9.32-acre lot (Parcel No. 09:073:0016) into 28 residential lots ranging from 10,192 square feet (0.23 acres) to 13,245 square feet (.30 acres) at approximately 840 N and 200 East. The proposed subdivision is located within and subject to the regulations of the R-10 Residential Zone. The R-10 zone requires each lot to have a minimum frontage of 10,000 square feet and have a minimum lot frontage of 80 feet. Corner lots are required to have 95 feet of frontage. There is one retention basin being proposed for storm water retention. Due to this being a standard subdivision, amenities and open space are not required.

Deputy Chair Lance opened the Public Hearing at 7:21 p.m.

Jesse Stickney inquired if the road will be widened along 200 East as both Stratton Acres subdivisions are constructed.

Assistant Manager Bond discussed where the road will and won't be improved along areas of 200 East as the subdivisions are developed. Commissioner Lance noted that Nebo School District also owns property along 200 East and will likely construct a school and improve the road in the near future.

Deputy Chair Lance closed the Public Hearing at 7:26 p.m.

Members of the Planning Commission expressed their approval of the proposed subdivision. Members of the Planning Commission discussed with staff the retention of storm water and where retention basins will be placed in the subdivision.

OTHER BUSINESS

3. Meeting Minutes Approval

Commissioner Nixon made a motion to approve the Planning Commission meeting minutes from June 13, 2023 and August 8, 2023. Commissioner Romero seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Yes
Commissioner Hoffman	Yes

The motion passed unanimously.

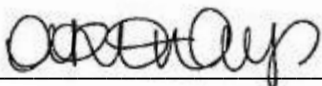
ADJOURNMENT

Commissioner Romero made a motion to adjourn the meeting. Commissioner Nixon seconded the motion.

Commissioner Wood	Absent
Commissioner Lance	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Yes
Commissioner Hoffman	Yes

The motion passed unanimously.

The meeting was adjourned at 7:35 p.m.



City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood