



Planning Commission Meeting Minutes

Tuesday, January 11, 2022

Planning Commission Members in Attendance: Trevor Wood, Kylie Lance, Nicci McNeff, Mike Weight, Drew Hoffman, Brad Gunnell and Michael Romero.

Others in Attendance: Community Development Director Jason Bond, City Manager Ben Reeves, City Council Member Art Adcock, City Council Member Jeff Siddoway, Chelsea Rowley, Phil Rowley, Trent Mehlhoff, Chris Olson, John Dester, Mark Ridley, Shaun Young, Marcus Patterson, and Kent Stephens

Commission Chair Wood called the meeting to order at 7:01 p.m.

Invocation/Inspirational Thought: Commissioner Lance shared an inspirational thought.

Pledge of Allegiance: Mr. Bond led the Pledge of Allegiance.

Commissioner Wood welcomed the new Commissioners, Mike Weight, Nicci Mcneff and Mike Romero and asked them to introduce themselves.

Order of Agenda Items: Mr. Bond indicated that the Developer pulled their application for the Tanner Eklof Subdivision Public Hearing concept, that agenda item will not move forward.

Public Forum: Commissioner Wood opened the Public Forum at 7:06 p.m. there were no comments so he closed the Public Forum at 7:06 p.m.

DISCUSSION & POSSIBLE ACTION

PUBLIC HEARING- Mehlhoff Property Rezone

The Planning Commission will conduct a Public Hearing and consider a recommendation to the City Council to amend the Santaquin City Zoning Map to change the zoning of a portion of the Mehlhoff property located at approximately 300 W. and 1000 S. (Parcel ID's 32:017:0102 & 32:017:0197) from Interchange Commercial (C-1) Zone to the R-10 PUD Residential Zone.

Mr. Bond explained that this is a proposed rezone from the Interchange Commercial C-1 zone to the R-10 Residential PUD. The total amount of area proposed to be rezoned is approximately 34.58 acres. He stated that the general layout that was submitted by the developer was provided with the packet (See Attachment 'A'). They have also provided a presentation they would like to show tonight. Mr. Bond explained that the developer submitted a previous

application in 2020 that was not approved. They have made changes and are re-proposing the rezone.

Mr. Mehlhoff explained that they are requesting the rezone because the commercial property is so large. They would like to facilitate commercial growth along the frontage of the property and use the back area of the property for residential. He said that he was told that the application was denied until a third party could re-review the master plan for the area and a rezone could be reconsidered. Mr. Mehlhoff stated that he owns an RV business that he would like to bring to Santaquin. To offset the costs to make it worthwhile to bring his business here a rezone would be needed.

Mr. John Dester owner of Georgetown Development presented their proposal for the property (See Attachment 'B'). He explained that since the property is so large they would like to develop multiple types of projects that utilize different types of homes. He clarified that their proposal includes 8 commercial lots, for a total of 19.92 acres for commercial lots along the frontage of the property. They are proposing four distinct home types of residential housing on the property, with an ample amount of open space. Mr. Dester explained that he ensures that each townhome looks different, and that they all have fenced backyards. He also noted that they have added more product that would appeal to the retirement community. He pointed out 12 park areas as part of the project and clarified that they are proposing a total of 176 houses. Mr. Dester emphasized that he likes to design a project that makes residents want to stay in the area. He believes that this future growth would help support and establish the commercial areas.

Public Hearing- Commission Chair Wood opened the Public Hearing at 7:31 p.m.

Ms. Chelsea Rowley indicated that she likes this project but has an issue with the location. She stated that she has spoken about this proposed zone change with nearly 100 business owners and residents this week and everyone agreed that they would not like to see commercial areas rezoned too residential. She recognized owners of home businesses who don't have a commercial space for their business. Ms. Rowley expressed that growth needs to come from commercial uses not just residential. She noted that the City Council has already rejected this proposal once before. She indicated that the general plan update is still in progress. Ms. Rowley read the names of 20 residents who also echoed her sentiments and asked that this property not be rezoned.

Mr. Phil Rowley stated that the proposed project is beautiful. He explained that this area *Exit 242* has been talked about and discussed for a long time. He noted that the 'Envision Santaquin' project has just been completed for this area and most people agree that the area should remain commercially zoned. Mr. Rowley stated that he thinks that the tax base for Santaquin should be established through commercial development.

Commission Chair Wood closed the Public Hearing at 7:36 p.m.

Commissioner Weight asked if the streets in the proposed development are wide enough to meet code requirements? Mr. Bond explained that a thorough review has not been completed, as it is just a conceptual layout at this point. Commissioner Weight asked how this development would affect the Rowley's orchards to the North. Mr. Phil Rowley stated that the amount of people would affect the orchards. The main issue is that residents may not understand the agricultural business and the noises, etc.

Commissioner Lance stated that her feelings remain the same as the last time this project was proposed. She stated that there is an extreme need for 55+ housing within the community. She thinks it is unlikely that any other businesses would be able to provide the infrastructure for this commercial development. She noted that she likes Georgetown development.

Commissioner Gunnell stated that he likes the proposed project but doesn't think the location is appropriate. Doesn't think it makes sense to drop residential in this location. He noted that there is no boarder proposed where the residential abuts the gravel pit and orchard.

Commissioner McNeff recognized the lack of 55+ homes. She thinks Santaquin would be a good area for the retirement community. She noted the DR Horton townhomes along Summit Ridge Parkway. She stated that there are many residents who are against high density homes. She is concerned about the density and the precedent this would create. She noted that she appreciates the commercial area bordering the frontage of the road. Commissioner McNeff stated that she thinks a middle ground would be needed.

Commissioner Lance stated that she has spoken to property owners of the gravel pit who are considering selling. She thinks this area will become residential in the area anyways. She noted that the developer would need the residential development to be able to develop the commercial in the area.

Commissioner Romero asked when the general plan update will be completed? Mr. Bond answered that it will be considered for adoption within the next few months. Mr. Mehlhoff asked if the general plan update will change the zoning of his property? Mr. Bond clarified that the general plan will not dictate a rezone but is rather a guide for the what the city will look like. He added that the general plan may or may not provide the clarity needed for this project. Commissioner Gunnell stated that he believes that there is value in waiting for the general plan.

Mr. Bond clarified that the Planning Commission's role is to hold a public hearing and make a recommendation to the City Council. He noted that one thing that will be considered is that the Orchards to the North are in an agricultural protection area. Noticing would be provided on the plat if residents were to move to this area. Commissioner Lance asked if a masonry fence would be required around this development? Mr. Bond answered that this would be determined within a development agreement.

Commissioner Wood expressed that with a stone wall around the proposed residential development, it feels like an island, or an isolated community. He recognized that general plan may not provide all answers, but that he would like to review it prior to making a recommendation. Mr. Mehlhoff stated that he has owned the property for 8 years. He asked what the Planning Commission members would see for 55 acres of commercial area? He stated that the property is too big to facilitate all commercial growth. Mr. Dester clarified that the project was flipped to have fewer homes on the East end. The overall density of the proposal is very low. He stated that the road widths have been checked and meet requirements. The landscaping would be privately maintained.

Commissioner Hoffman stated that this is one of the best concepts he has seen come through. Commissioner Lance indicated that she doesn't want to further burden farmers in this town. But she doesn't see how the needed infrastructure can move forward to further businesses and this exit; without approving a rezone such as this. Ms. Chelsea Rowley stated that the Red Barn was in this area first without any rezone.

Motion: Commissioner Gunnell motioned to forward a negative recommendation to the City Council to rezone approximately 34.58 acres of the Mehlhoff Property from the Interchange Commercial C-1 zone to the R-10 PUD. Commissioner Weight seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Lance	Nay
Commissioner Romero	Aye

Commissioner Gunnell	Aye
Commissioner McNeff	Aye
Commissioner Weight	Aye
Commissioner Hoffman	Nay

The motion passed with 5 votes in favor and 2 against.

PUBLIC HEARING- Tanner (Eklof) 2-Lot Subdivision Concept Plan

The Planning Commission will conduct a Public Hearing and review a concept plan for a proposed 2-Lot Subdivision located at approximately 439 S. 200 W.

Mr. Bond explained that the applicant decided to pull their proposal for this subdivision.

Ridley's 3-Lot Commercial Subdivision Preliminary/Final Plan Review

The Planning Commission will review a Preliminary/Final plan for a proposed 3-lot commercial subdivision located at approximately Main Street and 500 E.

Mr. Bond explained that this commercial subdivision would be located east of the existing three lot commercial subdivision which fronts Main Street (See Attachment 'C'). Part of the conditions of approval recommended by DRC would be that the developer provides the necessary two access points.

Commissioner Wood clarified that since this is 3 lots or less the Planning Commission would be the approving body for the development. Commissioner Lance asked why the secondary access doesn't continue along the length of lot 9? Mr. Bond pointed out that the access easement provided to the north of lot 8 would qualify as the second access. The developer is undecided of what they would like to do with that property which is why they haven't continued to the road along the length of lot 9. Commissioner Hoffman asked if the curb, gutter, and sidewalk will be installed with this development. Mr. Young answered that the improvements will be installed on the east/west road but not on the north/south road that is the secondary access easement. Commissioner Weight asked what is existing north of lot 8? Mr. Bond stated that it is a pump house belonging to East Santaquin Irrigation which would remain.

Commissioner Gunnell asked that the developer remember that lot 9 is the front area seen as cars drive off I-15. He would like that the business that goes in is mindful of this.

Motion: Commissioner Lance motioned to approve the Ridley's 3-Lot Commercial Subdivision Preliminary/Final Plan Review subject to all redlines. Commissioner Hoffman seconded.

Roll call:

Commissioner Hoffman	Aye
Commissioner Weight	Aye
Commissioner McNeff	Aye
Commissioner Gunnell	Aye
Commissioner Romero	Aye
Commissioner Lance	Aye
Commissioner Wood	Aye

The motion passed unanimously in the affirmative with 7 votes to 0.

Lind 2-Lot Subdivision Preliminary/Final Review

The Planning Commission will review a preliminary/final plan for a proposed 2-Lot Subdivision located at 315 N. Center Street.

Mr. Bond explained that this is a proposed 2 lot subdivision (See Attachment 'D'). Existing home which would remain on lot 2. Mr. Bond stated that the appropriate frontage and size requirements are being met. He noted that a deferral agreement has been approved by the City Council for the improvements of this subdivision. Commissioner Wood reminded the Commissioners that they are the land use authority for this subdivision.

Motion: Commissioner Hoffman motioned to approve the Lind 2-Lot Subdivision with the condition that the engineering redlines be addressed. Commissioner McNeff seconded.

Roll Call:

Commissioner Hoffman	Aye
Commissioner Weight	Aye
Commissioner Mcneff	Aye
Commissioner Gunnell	Aye
Commissioner Romero	Aye
Commissioner Lance	Aye
Commissioner Wood	Aye

The motion passed unanimously in the affirmative 7 votes to 0.

Timber Valley 3-Lot Subdivision Preliminary/Final Plan Review

The Planning Commission will review a Preliminary/Final plan for a proposed 3-lot Subdivision located at 465 N. 500 W.

Mr. Bond explained that there is an existing home on lot one. This subdivision includes the creation of 2 new lots to the South. He clarified that these lot sizes far exceed the area requirements for the R-10 zone. Mr. Bond noted that the improvements are already installed in this area. He also pointed out that this subdivision is located adjacent of an agricultural protection zone.

Mr. Bond explained that the applicant is proposing to install a white vinyl split rail fence along the back of the property and the adjacent orchards. This fence matches the existing fence along the front of the property. Commissioner Gunnell asked for clarification that the neighboring use is agricultural not livestock. Commissioner McNeff asked if a split rail vinyl fence is appropriate between the back of the residential lots and between the agricultural use. Mr. Bond referred to the code requirements in 11.24.340.B. Mr. Kent Stephens (the applicant) stated that he is flexible on the type of fencing. He indicated his desire to keep the fencing on the property cohesive. And stated that in his experience a 4-rail vinyl fence is tall enough to hold back horses if needed.

Commissioner Gunnell suggested that the code regarding fencing requirements between agricultural zones and protection areas should be reevaluated in the future. But he thinks the split rail fence proposal is adequate in this situation.

Commissioner McNeff asked about the existing building the applicant would like to keep on the property. Mr. Bond stated that an accessory building can be located 3 feet from the property line if it meets a one-hour fire rating. It is a metal building and should meet this requirement.

Motion: Commissioner Lance motioned to approve the Timber Valley 3-lot Subdivision Preliminary/Final Plan Review subject to Engineering redlines being addressed. Commissioner Hoffman seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Lance	Aye
Commissioner Romero	Aye
Commissioner Gunnell	Aye
Commissioner McNeff	Aye
Commissioner Weight	Aye
Commissioner Hoffman	Aye

The motion passed unanimously in the affirmative with 7 votes to 0.

OTHER BUSINESS

Approval of Meeting Minutes from

December 14, 2021

Motion: Commissioner Lance motioned to approve the Planning Commission Meeting Minutes from December 14, 2021. Commissioner Gunnell seconded. Commissioner Romero abstained. The motion passed with 6 votes in favor and 1 abstention.

Mr. Bond emphasized that the Planning Commission currently has two alternates. He asked that the Commissioner let he or Trevor know when they can't attend, so the alternates can step in if needed.

Mr. Bond reminded the Planning Commissioners members to do their LUAU training.

Adjournment

Commissioner Wood motioned to adjourn at 8:45 p.m.