



**Planning Commission Members in Attendance:** Trevor Wood, BreAnna Nixon, Nicci McNeff, Andrea Howard, Michael Weight, Drew Hoffman

Commissioners Kylie Lance and Michael Romero were excused from the meeting.

**Others in Attendance:** Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, Recorder Amalie Ottley

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**

A thought was offered by Denise Rohbock.

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was led by Doug Rohbock.

**ORDER OF AGENDA ITEMS**

Commission Chair Wood changed the order of items on the agenda to switch item numbers 1 and 2.

**PUBLIC FORUM**

Commission Chair Wood opened the Public Forum at 7:02 p.m.

Keith Judd addressed the Planning Commission. He expressed his concerns regarding the existing definitions on the Land Use Table regarding the automotive repair shops on Main Street. He asked that the Planning Commission do their due diligence in reading the code and consider the impact of changes on residents and businesses. He stated he would appreciate moving forward, that items in the city code are well understood by both the Planning Commission and City Council.

Ray Shepherd wished to speak on the Automotive Service Related zoning topic as well. He inquired about the possibility of Keith Judd being able to rebuild his shop in the case of an earthquake or other incident. He expressed his experience with Keith Judd's repairs and voiced his appreciation for the work that he does for members of the community.

Terri Kirk agreed with Keith Judd and Ray Shepherd and expressed her dislike for businesses being at the south end of town. Ms. Kirk reiterated that should something happen to existing shops, like a fire or burglary, that business owners wouldn't be able to rebuild. Ms. Kirk also addressed the recent work on 300 West and the ability to park on the street. She stated that the Planning Commission should make rules for people coming into town but there should be no exclusions for existing businesses.

Commission Chair Wood closed the Public Forum at 7:16 p.m.

**DISCUSSION & POSSIBLE ACTION ITEMS:**

**1. PUBLIC HEARING – Automotive Service Related Land Use Amendment**

Assistant City Manager Bond introduced the recommendations from the City Council eliminating two separate definitions of Automotive Service and Repair and consolidating them into one. Per the request of the public he read, word for word, the new definition created for the code. He also explained the relocation of the Automotive Car Wash Service definition and permitting it in the Commercial (C1) Zone so that it was concurrent with other automotive definitions in the code.

The Planning Commission and members of the public requested to see the map of the Main Street Business District Zones.

Commission Chair Wood opened the Public Hearing at 7:21 p.m.

Alicia Mason addressed her concerns for the work going happening on 300 West and the signs that were placed in her yard. She asked if the city right of way could be cemented and not have 3 signs placed in the location close to her yard.

Denise Rohbock inquired of the commission why business owners were upset about the recent code change proposals put before the commission and council. She stated that business owners and citizen's rights are impacted by changes in the code.

Shanna Stilson inquired about the purpose of the ordinance and asked about business being "conducted in an enclosed building." She stated her hope that changes won't negatively effect Santaquin as a whole.

Tony Solorzano, the owner of 4C Auto Repair, asked if the amendment as proposed allows for expansion.

Crystal Salazar commended the automotive business owners in the city for their honest work. She stated she feels like those types of business are being pushed out of the city.

Commission Chair Wood closed the Public Hearing at 7:29 p.m.

Assistant Manager Bond showed on the website where the zoning map can be located. He pointed out the districts shown within the Main Street Business District Zone. For the ordinance on the agenda, the automotive repair is proposed to be a permitted use in the Main Street Commercial District area but not in the Main Street Residential District area or Central Business District area. He pointed out addressing for the above-mentioned zones. Mr. Bond showed areas in the City Code that specify what is and is not allowed in specific zoning areas. He explained that each zone and district have different requirements (i.e. height, setbacks, landscaping.) He discussed Legal Non-Conforming Uses and the explanations provided in the City Code. Mr. Bond showed specifically in the code where it states that legal non-conforming use buildings would in fact be able to restore buildings should something negative happen to the property. Mr. Bond spoke to recent meetings that have been held by the Planning Commission to review and clarify land uses and definitions in the city code and the intent to address permitted and not-permitted uses.

Commission Chair Wood asked about the possibility of code enforcement on issues in the code. Assistant City Manager Bond stated that code compliance issues are generally referral based by resident complaints.

The Planning Commission discussed at the length the language stating work done “in an enclosed building” could be problematic for business owners. Members of the public also expressed their concern for the “enclosed building” language and submitted their suggestions for the language in the code. The commission requested that the language be changed to allow for work be completed in a building OR behind a site obscuring fence. The commission inquired about other definitions in the code that would clarify junk yard type uses. The commission clarified that in order for a permitted use business to expand, it would have to follow all other city code requirements such as setbacks and parking.

Commissioner Weight made a motion to make a positive recommendation to the City Council that the draft ordinance as presented be approved with the condition that the definition of Automotive Service and Repair include the language “it is conducted within a building or behind a site-obscuring fence.” The motion was seconded by Commissioner Hoffman.

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

The motion was unanimously approved.

## **2. PUBLIC HEARING – Williams 3-Lot Subdivision Concept Plan**

Assistant Manager Bond presented the Williams 3-Lot Subdivision Concept Plan. The plan was previously reviewed by the Development Review Committee (DRC).

Commission Chair Wood opened the Public Hearing at 8:19 p.m.

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

Commission Chair Wood closed the Public Hearing at 8:19 p.m.

Commissioners Weight and Hoffman inquired about an existing accessory unit and the measurements for the new homes away from that building. Commission Chair Wood asked if the applicant intends to enter into a Deferral Agreement with the city. The applicant expressed their intent to complete a deferral agreement. Commissioner Nixon inquired about the average timelines for Deferral Agreement improvements associated with the development. Mr. Bond and the commission discussed infrastructure and current agreements existing in parts of the city.

### 3. PUBLIC HEARING – Agritourism Code Amendment

Assistant Manager Bond presented the proposed temporary use for the Agritourism Code definition and amendment. He spoke to permitted uses that are conditionally tied to certain land uses. Mr. Bond showed the edit to Farmer's Market being permitted on 5 acres or more. He read the proposed definition of Agritourism to the Planning Commission.

The commission members discussed the timeline requirements by months currently stated in the temporary use language (Temporary Business License from April to October). The commission expressed their desire not to limit the timeline for potential agritourism related events throughout the months of the year.

Commission Chair Wood opened the Public Forum at 8:38 p.m.

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

Commission Chair Wood closed the Public Hearing at 8:38 p.m.

The commission discussed adjusting the language in the code to read that agritourism is permitted in all zones as a temporary use on properties having over 5 acres as long as each temporary business is licensed and has the appropriate acreage (i.e. a 30 acre parcel could have 6 temporary businesses in a calendar year subject to paragraph C of the City Code) and that there will be no more than 150 licensed days per business each calendar year. The commission also discussed adding that hours of operation will be allowed within the hours of 6:00 a.m. and 10:00 p.m. and exceptions may be considered by the City Council on a case-by-case basis. Language was also added to stated that only city approved spaces shall be considered for off street parking with the exception that agritourism may have all-weather traversable parking (i.e. gravel parking).

Commissioner Nixon made a motion to forward a positive recommendation to the City Council to recommend the ordinance as proposed in the previous language. Commissioner Howard seconded the motion.

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

The motion was unanimously approved.

**4. PUBLIC HEARING – Detached ADU Code Amendment**

Assistant City Manager Bond presented the proposed code amendment to allow Detached Accessory Dwelling Units in any residential or agricultural zone. The proposed code amendment also clarifies that a carport would not count toward the square footage for the Detached ADU requirements, but it must meet the setback requirements provided by the city code. Mr. Bond added that recent State Legislature actions require that municipalities update their Moderate Income Housing report by October 1<sup>st</sup>, 2022 to incorporate defined strategies as well as an implementation plan and timeline for addressing those strategies.

Mr. Bond read Utah State Code 72-1-215 defining what affordable housing is. The Planning Commission looked at income housing statistics in Santaquin City. Per a 2018 census, there are 1,320 households in Santaquin City with a household income categorized as low income to extremely low income. Mr. Bond discussed ways for the city to get credit for implementing future strategies as required by the State.

Commission Chair Wood opened the Public Forum at 9:22 p.m.

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

Commission Chair Wood closed the Public Hearing at 9:22 p.m.

Commissioner Howard motioned to table the Detached ADU Code Amendment for a later date. Commissioner McNeff seconded the motion.

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

The motion was unanimously approved.

**5. Discussion and Review of Parks, Recreation, Trails, and Open Space Master Plan**

Assistant Manager Bond presented exhibits from Blu Line Designs that reflect future plans of Parks, Recreation, Trails, and Open Spaces within the city. The slides illustrated visual representations of the following:

- City Cemetery Update
- City Center Park
- Flood Control Parcels
- Foothill Badger Way Park
- Foothill Village Linear Park
- Foothill Village Park

- Nebo School District Park
- Sageberry Drive Park (Concept A & B)
- Santaquin Estates Debris Basin
- Summit Creek Reservoir

Mr. Bond and the Planning Commission discussed amenities at the parks and recreation sites. Commission members expressed their excitement for the concept plans that were presented. Commission members inquired about restroom facilities at some of the parks. Mr. Bond indicated that because many of the parks are small in nature that amenities, like restrooms, would not be provided. However, restrooms are provided at the larger city parks that accommodate more people.

### **Other Business**

Assistant Manager Bond mentioned the upcoming Planning Commission training in Payson, Utah on Wednesday, September 28<sup>th</sup>.

Commissioner Weight inquired legal non-conforming use type businesses in the area. Mr. Bond stated that he hasn't specifically looked closely at individual businesses and their practices. The DRC discussed the lack of code enforcement within the city.

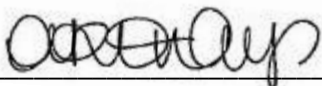
### **Adjournment**

Commissioner McNeff made a motion to adjourn the meeting. Motion seconded by Commissioner Howard.

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

The motion was unanimously approved.

Meeting adjourned at 9:55 p.m.



City Recorder – Amalie R. Ottley

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Commission Chair – Trevor Wood