



Planning Commission Meeting Minutes

Tuesday, July 27, 2021

Planning Commissioners in Attendance: Trevor Wood, Art Adcock, Kylie Lance, Drew Hoffman and Sarah Jorgensen.

Others in Attendance: City Manager Ben Reeves, and Community Development Director Jason Bond.

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

INVOCATION/INSPIRATION THOUGHT – Commissioner Adcock offered an invocation.

PLEDGE OF ALLEGIANCE – Commissioner Lance led the Pledge of Allegiance.

PUBLIC FORUM – Commission Chair Wood opened the Public Forum at 7:02 p.m. there were no comments, so he closed it at 7:02 p.m.

DISCUSSION & POSSIBLE ACTION

Mass Grading Conditional Use Permit Amendment- The Hills at Summit Ridge Development Being Constructed by Salisbury Homes

The Planning Commission will review a proposed modification to a grading plan which will prepare a site for a new church building.

Mr. Bond explained that this is a modification to the grading that is currently being done at the Hills at Summit Ridge. He clarified that the reason for this amendment is because the Church of Jesus Christ of Latter-Day Saints, would like to buy land and build a church there. He clarified that the church site would encompass the entirety of Plat G. Mr. Bond explained that the grading would need to be done differently for a church as compared to the previously anticipated homes. He indicated that this proposal includes removing 22 residential lots for a church site.

Commissioner Adcock asked how many acres this would include? Mr. Reeves answered that it is just over 4 acres. Commissioner Wood asked if this falls under the Hillside Overlay zone? Mr. Bond confirmed that all of Summit Ridge falls under this zoning. Commissioner Wood expressed concern regarding the grade of the slope on the back of the lot. He asked if there are requirements for how steep the slope can be? Mr. Bond noted that engineering has reviewed this proposal and didn't express any concerns regarding the slope. Commissioner Wood asked who the owner of the slope will be? Mr. Bond stated that if it is on the site, it will be the church's property. Commissioner Wood asked if the current bonding is sufficient or if it needs to be updated? Mr. Bond explained that he believes the bonding is sufficient, but he can double check with Engineering. Commissioner Adcock asked if the mass grading will be more than before? Mr. Bond explained that this amendment is modifying the way the grading will take place. He

indicated that it needs to be graded to accommodate a flat parking area, and flat area for the building.

City Manager Reeves addressed a comment on the City Facebook page regarding the mass grading in that area. He stated that the developer has invested in doing this mass grading up front, to reduce the amount mass grading that will be needed after the homes are built and reduce the added expense for homeowners.

Motion: Commissioner Lance motioned to approve the Mass Grading Conditional Use Permit Amendment at the Hills at Summit Ridge Development, with the condition that the original permit and the subsequent renewal continue to be met. Commissioner Jorgensen seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Adcock	Aye
Commissioner Lance	Aye
Commissioner Jorgensen	Aye
Commissioner Hoffman	Aye

The motion passed unanimously 5 to 0.

Discussion on Agriculture, Agribusiness, and Agritourism in the City

The Planning Commission will discuss a proposal to address code so that agriculture can be more economically viable.

Mr. Bond explained that currently agriculture is not listed as a permitted use in any zone other than the agricultural zones. Part of this proposal would be making agricultural zones and buildings a permitted use within all zones of the city. He stated that he doesn't believe this will change a lot, but rather align code with the sentiment that Santaquin is an agricultural community.

Mr. Bond added that he thinks agribusiness and agritourism should also be considered and be allowed within most zones in the city. He explained that he believes a proactive approach is needed to preserve the farmland in the community and make it economically viable. He indicated that his proposal is to make them conditional uses within most zones. Mr. Bond noted that conditions could help mitigate the impacts of such businesses within residential areas. He mentioned the advantage to farmers who are selling their goods at retail prices rather than wholesale.

Commissioner Wood stated that she thinks that he thinks it's a great idea, kind of an extension of a farmer's market across town. Commissioner Adcock asked if this proposal would include a zoning change or a modification of code? Mr. Bond explained that it would entail changing language within existing zones. Commissioner Lance stated that she has grown up around and on the Orchards. She noted that as a realtor there are a lot of people moving into town from

larger cities who don't understand the orchards. She added that she would like to ensure that there are no kill sites for animals or any intrusive uses like that allowed in residential areas. Commissioner Lance added the need to regulate signage for agribusiness uses as well.

Mr. Bond explained that some of these ideas stem from a tour that Staff and Council was invited to at the Payson Fruit Growers. He explained that the City Council approved a resolution which now requires a plat note on any development being built next to agricultural zones. This plat note needs to state and specify some of the impacts that may be experienced from living next to an agricultural use.

Mr. Bond noted that through the general plan update the feedback they have been receiving is the desire to preserve and protect the existing agriculture uses within the Community. Commissioner Lance added that local farmers are turning towards retail sales rather than wholesale to survive. Commissioner Wood suggested that staff reach out to the farmers within the Community to see how we can support them. Mr. Bond explained that farmers want to preserve their farmland while preserving their property rights. He stated that he hopes residents will see the potential impacts as a worthwhile trade to help preserve farmlands.

Commissioner Hoffman indicated that he would like to see the impacts mitigated through conditional uses rather than permitted use. Mr. Bond clarified that conditional uses are permitted uses with additional conditions. He noted the importance of being upfront with the conditions in order to mitigate the impacts. Mr. Bond stated that there is a give and take finding a balance.

Mr. Bond asked the Planning Commission Members to reach out to him with any feedback while he drafts language. He added that a public hearing still needs to be held for this proposal. Mr. Bond explained that the time to instigate change is now when the general plan is being redone.

OTHER BUSINESS

Approval of Meeting Minutes from
July 13, 2021

Motion: Commissioner Adcock motioned to approve the Planning Commission Minutes from July 13, 2021. Commissioner Hoffman seconded.

Roll Call:

Commissioner Hoffman	Aye
Commissioner Jorgensen	Aye
Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The motion passed unanimously 5 to 0.

Mr. Bond announced that on Thursday August 19th there will be a public open house for the general plan update process. He also explained that there will be a joint Planning Commission training soon with cities from Springville south to Santaquin.

Mr. Reeves explained an Agricultural Advisory Board has been suggested to give local farmers a way to provide input regarding city ordinances, developments near agricultural uses etc. Commissioner Jorgensen asked if there will be a similar board for businesses? Mr. Reeves stated that they have asked the Chamber of Commerce to review ordinances from the eyes of business owners within the city.

Commissioner Adcock asked for updates on the Ercanbrack Subdivision. Mr. Bond stated that they are in active negotiations and working on a development agreement. He told the Commissioners to expect to see it on the agenda sometime in August.

Adjournment

Commissioner Lance motioned to adjourn at 8:41 p.m.