



Planning Commission Members in Attendance: Commission Chair Trevor Wood, Commission Vice Chair Kylie Lance, Commissioners Michael Weight and Drew Hoffman.

Commissioners BreAnna Nixon, Andrea Howard, Michael Romero and Nicci McNeff were excused from the meeting.

Others in Attendance: City Manager Norm Beagley, Senior Planner Loren Wiltse, City Council Member Art Adcock, Assistant Kathy Swenson, Deputy Recorder Camille Moffat.

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 Lance offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Council Member Adcock led the pledge of allegiance.

PUBLIC FORUM

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

No members of the public wished to speak during the Public Forum.

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

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING – General Plan Amendment

The Planning Commission will conduct a Public Hearing and consider a recommendation to the City Council to amend the Moderate-Income Housing Element of the General Plan

Before presenting the proposed general plan amendment, City Manager Norm Beagley introduced Loren Wiltse who will be the new Senior Planner.

Mr. Beagley explained that the Moderate-Income Housing Plan is an element of the General Plan that must be updated every year due to a mandate from the state legislature. The Moderate-Income Housing Plan requires cities to develop strategies as well as an implementation plan to address housing affordability. Santaquin City selected four proposed strategies per discussions with City Council.

Commissioner Weight made note of a spelling change that would need to be made on page 15 of the packet (page 7 of the Moderate-Income Housing Plan) in the second to last paragraph.

Commission Chair Wood opened the Public Hearing at 7:09 p.m.

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

Commission Chair Wood closed the Public Hearing at 7:09 p.m.

Commission Chair Wood asked why the city chose the four strategies that are proposed. Mr. Beagley explained that the strategies are already familiar to the city and in-line with the city's current efforts and future goals. One example of this is accessory dwelling units. Three of the four proposed strategies emphasize accessory dwelling units. Mr. Beagley explained that detached accessory dwelling units are already allowed in the R-8 and the Planning Commission has already discussed expanding this use to the R-10 and potentially more zones down the road.

Commissioner Weight asked how Strategy 2 regarding proportionally reducing impact fees would work. Mr. Beagley explained that the implementation plan consists of working with the consulting firms who assist the city with the master plan updates to determine the impact of an attached or detached accessory dwelling unit proportional to a single-family home. One example of this already in the city is the Parks and Recreation Trails and Open Space Master Plan, where attached units have lower impact fees. Mr. Beagley clarified that the city must be careful to not arbitrarily reduce or eliminate impact fees, but instead rely on data that defines what that lesser impact is.

In relation to Strategy 3, Commissioner Weight asked how the city would rezone for higher density. Mr. Beagley explained that this strategy would look at increasing density in commercial zones that currently allow very low to no residential units, like around transit hubs. This strategy would concentrate development in areas with very low-density housing and make commercial space out of the areas with residential. This strategy is more focused on redevelopment than new development.

Staff and Commissioners discussed how the city would work with developers to realize some of these plans, like 55+ developments.

Commissioner Lance motioned to forward a positive recommendation to the City Council on the General Plan Amendment as proposed with the condition that the grammatical issue on page 15 be corrected. Commissioner Hoffman seconded the motion.

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

Vote was unanimous in favor. Motion passed.

2. PUBLIC HEARING – Ercanbrack Rezone

Mr. Beagley explained that the Ercanbrack property was rezoned last year to a combination of Main Street Commercial (MSC), Commercial Light Manufacturing (CLM), and Residential Commercial (RC). The current rezone request is a proposal to rezone part of the property currently zoned MSC to CLM along

Main Street and replacing part of the MSC to RC. Mr. Beagley also explained that Commercial Light Manufacturing is a zone that was created at the time of the last Ercanbrack rezone that allows flex space, offices, storage in a longer building with compartmentalized areas.

Commission Chair Wood opened the Public Hearing at 7:22 p.m.

Mr. Dale Rowley representing Cherry Hill Farms expressed concern for what would be installed along the north and west side of the development to keep the children who would be living in the development from walking into the orchards. Mr. Rowley asked if a fence would be installed along the development. A discussion was had between staff and Mr. Rowley.

Commission Chair Wood closed the Public Hearing at 7:28 p.m.

Andy Flamm, a representative for the landowner explained the history of the project. Mr. Flamm explained that the current development agreement allows more homes than what the new concept proposes. Commissioner Lance expressed concern that the proposal seems to remove more commercial from Main Street. Mr. Beagley clarified that the proposed rezone is to Commercial Light Manufacturing, with an emphasis on commercial. The proposal removes Main Street Commercial zoning, which requires commercial on the bottom floor. The City Council expressed desire for less commercial with residential stacked on top and would prefer more commercial light manufacturing. Mr. Beagley explained that it is not giving up commercial but instead diversifying it and taking residential out of it. Commission Chair Wood asked the developers why they are pursuing an expansion of the RC zone. Garrett Seeley, a representative for the developer responded that it is primarily to follow the road pattern. The Planning Commission continued to discuss the proposed rezone with city staff.

Commissioner Hoffman motioned that the Planning Commission recommend that City Council accept the rezone of the Ercanbrack property as proposed. Commissioner Weight seconded the motion.

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

Vote was unanimous in favor. Motion passed.

Meeting Minutes Approval – June 28, 2022

Commissioner Lance made a motion to approve the minutes from June 28, 2022.
Commissioner Hoffman seconded the motion.

Commissioner Hoffman	Yes
Commissioner Weight	Yes
Commissioner Lance	Yes
Commissioner Wood	Yes

Commissioner McNeff	Absent
Commissioner Nixon	Absent
Commissioner Romero	Absent
Commissioner Howard	Absent

Meeting Minutes Approval – July 26, 2022

Commissioner Wood pointed out a typo at the end of the minutes. There was a sentence that described a discussion that the DRC had, but should be Planning Commission.

Commissioner Wood motioned to approve the minutes from July 26, 2022 with the noted change. Commissioner Lance seconded the motion.

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

Adjournment

Commissioner Hoffman motioned to adjourn the meeting at 7:57. Commissioner Lance seconded the motion.

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

Meeting adjourned at 7:57 p.m.

Deputy City Recorder, Camille Moffat

Commission Chair – Trevor Wood