



Planning Commission Members in Attendance: Trevor Wood, Kylie Lance, Drew Hoffman, BreAnna Nixon, Michael Weight, Nicci McNeff, Michael Romero

Others in Attendance: Community Development Director Jason Bond, City Council Member Art Adcock, City Council Member Jeff Siddoway, Assistant City Manager Norm Beagley, Brent Stout representing LGI Homes, Bart Gibb representing Adcock's Acre, David Simpson and Kaden Cole represented Vistas West, and Doug and Denise Rohbock.

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

INVOCATION/INSPIRATIONAL THOUGHT

Kylie Lance offered an inspirational thought.

PLEDGE OF ALLEGIANCE – Michael Romero led the Pledge of Allegiance.

PUBLIC FORUM

Public Forum opened at 7:01 p.m.

No members of the public wished to address the Planning Commission regarding items that weren't already on the agenda.

Public Forum closed at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS

Vistas West at Summit Ridge Subdivision Preliminary Review

The Planning Commission reviewed a preliminary plan of a proposed 95-lot subdivision located at approximately Vista Ridge Drive and Crest Dale Lane.

Director Bond introduced the Vistas West at Summit Ridge Subdivision plan. He discussed the proposed park and water retention area. Director Bond stated that utilities will be stubbed for a future water fountain or restroom at the park/water retention area. Director Bond expressed his appreciation for the efforts from the developers.

The Commission discussed the trail shown in the cul-de-sac that at this time leads to private property. Director Bond confirmed the above stated property is anticipated to be accessible to the public in the future. Slopes for the retaining wall in the water retention area were addressed by Brent Stout with LGI Homes.

Commissioner McNeff made a motion to make a positive recommendation to the City Council to approve the Vistas West at Summit Ridge Subdivision Preliminary Plan. Commissioner Lance seconded the motion.

Commissioner Wood Yes

Commissioner Lance	Yes
Commissioner Hoffman	Yes
Commissioner Nixon	Yes
Commissioner Weight	Yes
Commissioner McNeff	Yes
Commissioner Romero	Yes

The vote passed unanimously in favor.

Adcock's Acre Subdivision Final Review

The Planning Commission reviewed a final plan of a proposed 2-lot subdivision located at approximately 295 North 200 East.

Commissioner Lance made a motion to approve the Adcock's Acre Subdivision Plan. Commissioner Weight seconded the motion.

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

The vote passed unanimously in favor.

Santaquin City Zoning Code Land Use Table Review

The Planning Commission discussed the land use table (10.20.190) and associated definitions (10.08) in the Main Street Business Districts Zone which includes the Central Business District (CBD), Main Street Commercial Area (MSC), and the Main Street Residential Area (MSR).

Director Bond pointed out discrepancies in the land use table that need to be addressed, especially in land uses that lack definitions. Commission Chair Wood addressed public comments and stated that any changes made in the land use tables would not change the intent of business operations in the Main Street area of town. Commissioner McNeff inquired about the General Plan and the effects that it could possibly have on changes in land use tables. The Commission discussed Legal Non-Conforming Use statuses among properties in the city and time frames within the code. Commission Chair Wood suggested that the Commission start with cleaning up the definitions in the land use table first and move on to other code issues later. Director Bond will provide more information to the Commission to bring back to a public meeting to discuss together. Commissioner Lance pointed out that differences arise in the setbacks and architectural requirements in different city zones. Director Bond expressed that making the changes to the land use tables will happen slowly and section by section. Commission Chair Wood again established that the Commission would start with land use definitions and move on to other sections of the code later.

Meeting Minutes Approval – March 8, 2022

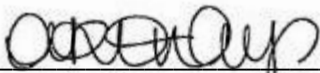
Motion made by Commissioner Romero to approve the Planning Commission Minutes from April 12, 2022. Commissioner McNeff seconded. The motion passed unanimously in favor.

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

Staff Reports: Commissioner Lance will direct the May 2, 2022 Special Planning Commission meeting to consider the temporary sign request for the future Murdock Ford site.

Adjournment:

Commissioner Lance motioned to adjourn at 8:13 p.m. Meeting adjourned.



City Recorder – Amalie R. Ottley

Commission Chair – Trevor Wood