



**Planning Commission Meeting Minutes
Tuesday, September 22, 2020**

Planning Commission Members in Attendance: Trevor Wood (Attending Via Zoom), Brad Gunnell, Michelle Sperry, and Jessica Tolman.

Other's in Attendance: City Manager Ben Reeves, Community Development Director Jason Bond, and Mr. Clint Ercanbrack (Participating Via Zoom) representing the Ercanbrack Subdivision.

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

Invocation / Inspirational Thought: Mr. Reeves offered an invocation.

Pledge of Allegiance: Commissioner Sperry led the Pledge of Allegiance.

Public Forum: Commission Chair Wood opened the Public Forum at 7:03 p.m. There were no comments received via email and no one in attendance who wished to speak. Commission Chair Wood closed the Public Hearing at 7:03 p.m.

Ercanbrack Final Subdivision Review

A final review of a 2 lot subdivision located at approximately 605 E. and 400 N.

Mr. Bond outlined the proposed subdivision which includes 2 lots. He described that there is an existing waterline that is over 700 feet long and extends the current standards for a dead end waterline. Since it is an existing, it is non-conforming. Mr. Bond explained that Mr. Ercanbrack's previous proposal included a third lot to the North, but it was removed; because the waterline would have needed to be extended and looped in order to service the third lot and meet code. Mr. Bond clarified that since the proposed lot 2 will connect to the existing line without extending it, it can be approved. He noted that having an additional service on the existing line will improve the water quality.

Mr. Bond explained that since this is a two lot subdivision the Planning Commission is the final approving body. He noted that Staff recommends approval for this subdivision. With the condition that the property line agreement between lot 2 and the existing lot to the East be completed.

Commissioner Wood asked for clarification regarding the boundary line agreement. Mr. Bond stated this is a proposal from the applicant. The resident who lives in the existing home to the East want to expand their property line 24 feet to the West. He explained that this boundary line agreement is happening concurrently with the subdivision.

Mr. Ercanbrack indicated that he has a deed for the property line agreement and is in the process of completing it.

Roll Call:

Commissioner Gunnell Aye

Commissioner Sperry Aye

PLANNING COMMISSION BUSINESS

August 25, 2020

Roll Call:

Commissioner Tolman Aye

Commissioner Wood Aye

Mr. Bond explained that Summit Ridge is the only area in the City that is zoned as a Planned Community (PC). He clarified that the regulations that apply to the zone are applied within the development agreement. Mr. Bond noted that the development agreement could expire at the end of this year. Staff has realized that if the agreement were to expire there is no underlying zone in place. It has been suggested that the PC zone be amended to have a default zone. He noted that there wouldn't just be one default zone, as there is a commercial area on the East side of the railroad tracks and a residential area on the West side.

Mr. Bond reported that the developers of the Foothill Village Development proposed to slightly modify their phasing plan. The modifications didn't add any additional lots or units, but just modified the phase lines. He stated that in the northern part of Foothill Village the developer has proposed to split Phase Y into two phases; Y and Z. The developer also requested to split Phase R into two phases. Which are now phase R, and Phase R2. The purpose of this was to separate the two different housing types; the patio homes with common space and the traditional single family

lots. He explained that this was considered a minor change and only needed to be reviewed by the DRC. Mr. Bond clarified that the phases that have been split will still be developed concurrently.

Mr. Bond also reported that the City Council approved the awarded of the general plan update to a consultant known as *People Plus Place LLC*. The company has indicated that they can start the general plan update in January of next year.

Commissioner Gunnell reported that he attended the City Council meeting on September 1st. He stated that the City Council passed resolutions for the purpose of purchasing tracts for the new City Hall. He also noted a presentation given by former Mayor Dan Olson and Troy Peterson regarding the Santaquin Reservoir. For which the City Council authorized a feasibility study for this project moving forward.

Commissioner Wood asked Staff is there are any updates from the September 15th City Council Meeting.

Mr. Reeves reported that Santaquin City went through its first credit evaluation and received a double A credit rating. Which is the highest score they have given since the downturn of the economy. As a result, the City qualifies for a 1.53 percentage interest rate which will save hundreds of thousands of dollars along the life of the loan.

Mr. Bond reported that there was a public hearing and action taken on a budget amendment. He explained that the City Council passed a conservative budget due to the uncertainty of Covid19. They approved an amendment to the budget at their last meeting since the City has been doing well financially.

Mr. Reeves suggested that the Commissioners watch the Council work meeting from September 15th and listen to the Council discuss healthy residential engagement.

Commissioner Wood asked if any of the Planning Commission Members can attend the City Council Meeting on October 6th. Commissioner Sperry volunteered to go.

Commissioner Gunnell asked about the Ercanbrack property along Main Street. He indicated that last year Main Street was rezoned to eliminate the Residential Commercial zone. The rezoning for the Ercanbrack property was postponed due to the possibility of the City purchasing it and building a Recreation Center. Commissioner Gunnell expressed concern that the Ercanbrack property is now being advertised for sale with RC zoning. He stated that he would like to move forward regarding rezoning this property. Mr. Reeves stated that he has reached out to Mr. Ercanbrack regarding moving forward and that he will update the Planning Commission as negotiations move forward.

ADJOURNMENT

Commissioner Tolman motioned to adjourn at 7:47 p.m.