



Planning Commission Members in Attendance: Commissioners Trevor Wood, Michael Romero, Michael Weight, Jessica Tolman, and BreAnna Nixon.

Commissioners Drew Hoffman and LaDawn Moak were excused from the meeting.

Others in Attendance: Senior Planner Ryan Harris, Recorder Amalie Ottley, and City Council Member Jeff Siddoway.

No other members of the public attended the meeting.

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Romero offered an invocation.

PLEDGE OF ALLEGIANCE

Commissioner Weight led the Pledge of Allegiance.

PUBLIC FORUM

Commissioner Wood opened the Public Forum at 7:01 p.m.

No members of the public wished to address the Planning Commission in the Public Forum

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

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: General Plan Amendment to Moderate Income Housing

Senior Planner Harris presented the Utah State Legislature requirements that cities update their Moderate-Income Housing Plan (MIHP) to include strategies from a pre-determined list of options and a plan to implement each strategy. The MIHP must list the proposed strategies and a timeline and implementation plan for each strategy. The implementation plan lists how the city will meet the chosen strategy and timelines for implementing the plans. He indicated that four out of the five strategies are the same as last year. Staff has updated the implementation plan for each of the four strategies. Staff is proposing to remove the strategy that deals with building a 55+ community and add the following strategy: "Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing." The draft amendment shows the proposed strategies and implementation plan for each strategy.

Senior Planner Harris went through each of the strategies and discussed them one by one. He spoke of the City's intent to hold an open house in 2024 (Strategy #1) so residents can learn from City staff and local experts about the process of constructing an accessory dwelling unit. While reviewing Strategy #3 Commissioner Nixon made a suggestion that the City should not have the sole pressure of working with land and property owners to strategize potential rezones and proposed that it be reworded.

Members of the Planning Commission discussed at length their consideration of each strategy. Planner Harris spoke to commissioners about the importance of following through with the strategies and reporting back to the State of Utah as the City would be subject to fines and not qualify for State funding

should the City be found non-compliant with the State’s requirements. Commissioners expressed their concern over the State mandating regulations like Moderate-Income Housing on the City who has no control over the housing market itself. Planner Harris and the Planning Commission discussed the frustration with the State Mandates but the need for the City to follow the Moderate-Income Housing regulations so that residents aren’t negatively affected. Planning Commissioners encouraged residents to contact their local state representatives and legislators to express their concerns about regulations like these being imposed on cities.

Commissioner Wood opened the Public Hearing at 7:53 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commissioner Wood closed the Public Hearing at 7:53 p.m.

Commissioner Nixon made a motion to recommend approval of the proposed update of the Moderate-Income Housing Plan of the General Plan so that Santaquin City is in compliance with State Code. Commissioner Tolman seconded the motion.

Commissioner Hoffman	Absent
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Tolman	Absent
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

OTHER BUSINESS

Senior Planner Harris went over items anticipated for the the next Planning Commission meeting.

ADJOURNMENT

Commissioner Wood made a motion to adjourn the meeting.

The meeting was adjourned at 8:03 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood