



Planning Commission Members in Attendance: Commissioners Trevor Wood, Michael Romero, Michael Weight, LaDawn Moak, BreAnna Nixon.

Commissioners Drew Hoffman and Jessica Tolman were excused from the meeting.

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

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Weight offered an invocation.

PLEDGE OF ALLEGIANCE

Commissioner Romero led the Pledge of Allegiance.

PUBLIC FORUM

Commissioner Wood opened the Public Forum at 7:02 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: Public Safety Impact Fee Analysis & Impact Fee Facilities Plan

Manager Beagley presented the need for the City to update the Public Safety Impact Fee Facilities Plan (IFFP) & Impact Fee Analysis (IFA). This need is due to the significant cost increases for the Santaquin Fire Department ladder truck that has recently been ordered and the planned fire station number 2. Both the ladder truck and the new fire station number 2 are identified in the Santaquin City Public Safety Master Plan.

Utah State Code (Utah Code Section 11-36a-504) requires that, for all Impact Fee Facilities Plans (IFFP) & Impact Fee Analyses (IFA), a public hearing is held "... as if the impact fee enactment were a land use regulation ...".

Manager Beagley discussed with the Planning Commission what collected impact fees may and may not be allocated to. The Planning Commission also discussed what future plans look like for a new fire station in the Summit Ridge area as well as the use of a new ladder truck.

Commission Chair Wood opened the Public Hearing at 7:20 p.m.

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

Commission Chair Wood closed the Public Hearing at 7:20 p.m.

Commissioner Nixon made a motion to forward a positive recommendation to the City Council to approve the Public Safety Impact Fee Facilities Plan (IFFP) & Impact Fee Analysis (IFA). Commissioner Moak 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.

2. Water Efficiency Standards Code Amendment

Senior Planner Harris presented proposed language for a code amendment that will include State mandates as well as city recommendations for Landscaping Water Efficiency Standards in new construction. The amended language encompasses both single family, multi-family, and commercial development.

Commissioners and staff discussed the difference between what is required versus what is recommended in the City Code.

Commissioner Romero made a motion to forward a positive recommendation to the City Council to approve amending Santaquin City Code Title 10 Section 52 "Landscaping Standards" related to Outdoor Landscaping Water Efficiency Standards for all new construction. Commissioner Nixon 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.

3. PF Public Facilities Zone Code Amendment

Senior Planner Harris presented a proposed Code Amendment in the PF Public Facilities Zone. The proposed amendment would allow as a conditional use, a temporary concrete batch plant only for the construction of federal, state, or local government capital improvement projects. Central Utah Water Conservancy District will be extending a water pipeline related to the Central Utah Project (CUP) through Santaquin in the coming year and is a federally mandated project. The pipeline will extend from Highway 198 along the railroad to Summit Ridge. The pipeline must be encased in concrete. They will need a temporary batch plant while working on the project. The proposed amendment has several requirements for batch plants, including distance requirements to dwellings, hours of operation, mitigation plan, reclamation plan, storm drainage, and road access. The proposed amendment also

creates a land use table that makes it easier to see the allowed uses in the zone. All current uses in the PF zone have been added to the land use table. Two uses were removed that allowed mass grading and heavy industrial in the PF Zone.

Planner Harris discussed what changes staff made after the code amendment was tabled at the last Planning Commission meeting. He also indicated that he has reached out to both Payson City staff and residents regarding a batch plant in their area. Commissioners expressed their gratitude to staff for their thorough work on the item.

Commissioner Romero made a motion to forward a positive recommendation to the City Council to approve the proposed code amendment that amends language in Santaquin City Code 10.20.180 related to temporary batch plants in the PF Zone. Commissioner Nixon 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

Meeting Minutes Approval

Commissioner Weight made a motion to approve the January 9, 2024 Planning Commission Meeting Minutes. Commissioner Moak 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.

ADJOURNMENT

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 7:42 p.m.