



## Planning Commission Meeting Minutes

Tuesday, February 22, 2022

**Planning Commission Members in Attendance:** Chairman Trevor Wood, and Commissioners Michael Romero, Andrea Howard, Breanna Nixon, Nicci McNeff, Mike Weight, and Drew Hoffman.

**Others in Attendance:** Community Development Director Jason Bond, City Engineer Jon Lundell, City Manager Ben Reeves, Penny Reeves, City Council Member Jeff Siddoway, Sarah Jorgensen, Chris Wall, Ben Lakie, Broadbents, McClain Wall, Tara Wall, Brady Wall, and a few other who were unidentified and did not sign in.

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

**Invocation/Inspirational Thought:** Community Development Director Jason Bond shared an invitational prayer.

**Pledge of Allegiance:** Commissioner Breanna Nixon led the Pledge of Allegiance.

Chairman Wood welcomed Andrea Howard to the commission and apologized for not welcoming her during the last meeting.

**Public Forum:** Chairman Wood opened the Public Forum at 7:02 p.m. there were no comments, so he closed the Public Forum at 7:02 p.m.

### DISCUSSION & POSSIBLE ACTION

#### PUBLIC HEARING – Orchard Hills Storage Subdivision Concept Plan

*The Planning Commission conducted a public hearing to seek public input on a concept plan for a proposed 2-lot subdivision located at approximately 120 East and Highland drive after which the Planning Commission discussed the proposal and provided their own feedback to the applicant as well.*

Chairman Wood asked Director Bond to provide an explanation of the proposed subdivision. Director Bond shared that the proposed is merely a concept plan and that there is no action to be taken other than to provide feedback to the applicant on the proposed subdivision as well as to hold a public hearing on the proposal.

It is anticipated that this property may be used for storage units, however, for the purposes of the public hearing and planning commission comments, the only item on the agenda is the

proposed subdivision. Director Bond indicated that a similar subdivision on this property was proposed a few years back. It made its way through most of the approval process but not all the way through. However, it sat idle for long enough that it ended up lapsing. As such, this proposal needs to start over at the very beginning of the process once again.

Director Bond reviewed a map of the area indicated that the proposed was for a two-lot subdivision south of Highland Drive and connects to 120 East near Orchard Hills Elementary. He showed the proposed layout of the property as provided by the applicant. He indicated that since it was at the concept level, there would likely be some changes to the layout as it progresses through the approval process. He also indicated that the applicant is using many of the same materials as was presented by the previous applicant. However, changes to the initial proposal are likely to occur. He also showed the existing home would become lot 1 and the remainder of the property would be subdivided off to form lot 2 for future development.

Director Bond indicated the proposal was made before the Development Review Committee (DRC) earlier in the morning. Feedback was provided to the applicant during that meeting from a technical nature.

He referred to a portion of the property that is anticipated to be dedicated to the city (a cherry stem portion property) to provide pedestrian access and provide for a possible roadway in the future. It is anticipated that the applicant would be providing trail improvements. A development agreement will likely be drafted to outline the responsibilities of the developer (i.e. trail improvements, property dedication, etc.) and the city.

Director Bond indicated that there are irrigation system hazards (Summit Creek Irrigation Company) which need to be addressed, possibly with fencing, before pedestrian accesses along the cherry stem is opened. This pedestrian access, or improved trail, may be considered in lieu of sidewalk in the area. It is also anticipated that a development agreement would clean up property line overlaps and gaps along 120 East as well as reimbursements to the city for pedestrian improvements made by the city (on behalf of the property) along Highland Drive installed in 2021.

He also indicted that this property was divided at the county, but it was considered an illegal subdivision since it did not have final approval by the city. Restarting the approval process could lead towards resolving this issue as well. Director Bond reiterated that this is a concept only. Redlines from the DRC have been provided to the applicant earlier.

Ben Lakie, of Orem, Utah, from Orchard Hill Storage, stated the presentation made by Director Bond covered most of the issues. He did have some smaller issues of concern related to the reimbursements of pedestrian improvements previously made as well as the safety of pedestrian access through his property.

**Public Hearing-** Chairman Wood opened the Public Hearing at 7:11 p.m.

There were no comments from the public.

Chairman Wood closed the Public Hearing at 7:11 p.m.

Chairman Wood opened discussion amongst the planning commissioners.

Commissioner Nixon asked where the ingress and egress from the property would be? Mr. Bond explained that those details would be fleshed out at the site plan level which will come at a later date.

Chairman Wood asked about the extension of 120 East and where it would lead? Mr. Bond explained that it would initially tie into the subdivision to the east via a pedestrian walkway. However, in the future, it may become a future city project to install a future road. Chairman Wood confirmed his understanding that it would be an initial pedestrian walkway with some improvements, but that it may convert into a roadway in the future. Director Bond also explained the developer required, but city funded, improvements along Highline Drive and how the city would seek reimbursement through this negotiation. Chairman Wood extended appreciation to the applicant for his willingness to enter negotiations with the city to provide pedestrian walkway improvements.

Chairman Wood asked about the irrigation easement through the property would affect the future development. City Engineer Lundell indicated that previous engineering had been completed to pipe this irrigation ditch to allow for grading changes, enhanced usability of the property, and provide enhanced safety. However, that was under the previous plan and many details would be worked out in the future with this new proposal.

Commissioner Weight asked about the large grade change of the property and how that would affect things. City Engineer Lundell explained that it did have a significant grade issue that would need to be addressed through the site plan process. One of the main things that they will need to address is how they plan to retain storm drainage on site.

Discussion ended at 7:18pm.

#### **PUBLIC HEARING – Conditional Use Permit for Wall Brothers Orchard Venue**

*The Planning Commission conducted a public hearing to seek public input on a conditional use permit for the proposed Wall Brother Orchard Venue located at approximately 950 North SR-198.*

Director Bond showed a map of the area proposed for the new venue (along SR-198 north of the Grey Cliffs Development) and explained zoning of that area which is an Agricultural Zone. Director Bond indicated that Mr. Chris Wall was in attendance at the meeting to represent the application/proposal for the event venue. He further indicated that the planning commission should be evaluating the merits of the proposal to determine if the proposed project is consistent with the zoning of the area. He further clarified that “conditional uses” are typically considered “permitted uses” with certain conditions attached to them to ensure that any negative impacts are mitigated as a condition of approval.

A detailed site plan will be forthcoming to DRC. He reviewed some of the major aspects of that future site plan from sewer to transportation access which have been outlined with the information provided by Mr. Wall. Parking is the only concern that needs to be addressed but there are no major issues at this point from a staff perspective. Director Bond indicated that it appears to be a great project.

Chairman Wood invited Mr. Chris Wall to speak about the project. He explained that he is working to preserve his farming business and this seemed to be a great way to help towards that end.

Commissioner Nixon asked if he was planning to sell any product from the facility. Mr. Wall indicated that he was not planning to sell product from that location. She sought clarification that it was intended more as a venue for weddings and parties, etc. Mr. Wall confirmed that this is what the building would be used for.

Commissioner Weight asked if a perk test was completed yet. Mr. Wall stated that he has not yet had a perk test. He indicated that he was coming to planning commission first before conducting that test. City Engineer explained the approval process for septic systems through the Utah County Health Department as a component of the site plan approval process.

Mr. Wall also indicated that he has started his conversations with UDOT regarding access approval on SR-198.

**Public Hearing-** Commission Chair Wood opened the Public Hearing at 7:23 p.m.

COMMENTS:

*Sarah Jorgensen shared her support for this project. She said it was an awesome idea and that it supports Santaquin's vision for Agritourism. She also stated that the Payson wedding reception center is always full so she could see the need, especially being so close to the Payson Temple. She said she thinks it is a great project that supports agriculture, and it is needed in the area.*

Chairman Wood closed the Public Hearing at 7:24 p.m.

Chairman Wood stated that it is not often that the planning commission reviews conditional use permits and asked Director Bond if he could review the conditional use approval process. Director Bond reviewed the criteria for the consideration and possible approval. In short, conditional uses are typically not a "Yes" or "No", but rather a "Yes, with these conditions." He reviewed the conditions specific to this proposal that could be referenced by the planning commission in their motion. He also reviewed his support for the project.

Chairman Wood shared that for conditional uses, planning commissioners should typically identify those concerns which may negatively impact neighboring properties. However, this project is in the middle of their own orchard and would not have an impact. He also stated that there may be a concern with parking, access, and the proposed septic system, but those would be addressed through the site plan approval process. City Engineer Lundell expressed no concern about the septic system. Director Bond revisited the approval process of septic systems and that they are approved by the county and that septic was the only available method to handle sewer in the area.

Commission Nixon asked about access on SR-198 from UDOT considering the proximity to the Grey Cliffs development. Mr. Wall explained that he has begun the discussion with UDOT and that the proposed access has sufficient distance from their other entrance. He also indicated that UDOT was not aware of the Grey Cliffs development yet. She also asked if Mr. Wall finds that additional parking is needed if he would add additional parking in the future. He said he would.

Commissioner Hoffman asked where Mr. Wall was getting his water. City Engineer Lundell indicated that Mr. Wall has a well that could be used to provide water. Mr. Wall indicated that he has already looked into meeting the water requirements for fire flows which would require the installation of a small tank and an upgrade to the pump.

Commissioner McNeff expressed her support for the project and extended her appreciation to Mr. Wall for a great proposal and future project.

**Motion:** Commissioner Nixon motioned “to approve the conditional use permit for the proposed Wall Brothers Orchard Venue with the following conditions: 1. The applicant completes the City’s site plan process, including DRC and ARC reviews. 2. A business license be obtained before operation.”, Commissioner Weight Second Approved.

Roll Call:

Commissioner Wood	Aye
Commissioner Romero	Aye
Commissioner Howard	Aye
Commissioner Nixon	Aye
Commissioner McNeff	Aye
Commissioner Weight	Aye
Commissioner Hoffman	Aye

The motion passed with 7 votes in favor and 0 against.

## **PUBLIC HEARING – City Standards and Specification and Drawings**

*The Planning Commission conducted a public hearing to seek public input on a proposed amendment that would modify the Santaquin City Standards and Specifications and Drawings.*

Director Lundell reviewed the proposed changes to the standards and specifications as outlined in the attached packet. This is a summary of this year’s proposed changes:

### Section 1 – Traffic Rated Water Meter Box and meter valve (Reviewed)

Director Bond explained that secondary driveways are causing these issues with broken irrigation boxes.

Commissioner McNeff asked if it was only going forward or will it go retroactive. Director Lundell explained that it would only go forward with new applications. She asked if someone had a broken box, what could be done. Director Lundell discussed previous discussion with our Public Works Director of sharing the responsibility with the property owner where they would provide the box and the city provide the labor.

### Section 3A – Recessed Water Meters (Reviewed)

#### Division 5 – Sewer Specifications – Brought into compliance with state code (Reviewed)

#### Division 6 – Butterfly Valves – Establishes minimum quality standards (Reviewed)

#### Division 12 – Placing Curb and Gutter – (Expansion Joints) extends from 30’ to 100’ for expansion joints when using a machine for slip installations. (Reviewed)

Commission Weight asked if the distances between joints is specifically for curb and gutter and if that amount is excessive. Director Lundell indicated that machine installations are more consistent and that the previous standard of 30’ was excessive but that the new 100’ standard is appropriate for curb and gutter. The 30’ standard for sidewalks is appropriate and is not changing. Commissioner

McNeff asked why the distance would be different for a machine slip versus hand laid curb. Director Lundell indicated that the machines are more consistent.

Section 17 – Adds communication conduit standards (for fiber) for installation of conduit in all new subdivisions (Reviewed)

Division 20 – Gravel Requirements in secondary driveways (Reviewed)

#### Drawings

Drawing – Sidewalk - Thickness of sidewalk increases from 4" to 5" – Better support installation of future back yards. Assists with warranty work on the subdivision. (Reviewed)

Drawing – Pressurized Irrigation Boxes (Reviewed)

Drawing - Street Cross Sections – Removing the 55' local road cross section for future applications to provide more asphalt for better public safety access, parking, and snow plowing. Instead of 55', developers will be required to go to 62' (Reviewed)

Commissioner Nixon asked about Private Streets and if that standard should be removed. Director Bond explained that smaller cross sections are not removed entirely since they are referred to in some existing development agreements, but no new development applications could utilize the smaller cross sections.

Drawing – Water Meter (Reviewed)

Drawing – Cul-De-Sac – Updated to support the 62' ROW and supports Fire Code and adjusts the radius therein. (Reviewed)

**Public Hearing-** Chairman Wood opened the Public Hearing at 7:50 p.m.

No COMMENTS

Chairman Wood closed the Public Hearing at 7:51 p.m.

No comments from the commission on the proposed changes to the Standards, Specifications and Drawings.

**Motion:** Commissioner McNeff, motioned to submit a positive recommendation to the City Council, Commissioner Nixon seconded the motion.

Roll Call:

Commissioner Wood	Aye
Commissioner Romero	Aye
Commissioner Howard	Aye
Commissioner Nixon	Aye
Commissioner McNeff	Aye
Commissioner Weight	Aye

Commissioner Hoffman

Aye

The motion passed with 7 votes in favor and 0 against.

## **OTHER BUSINESS**

Mr. Bond discussed the postponement of the joint meeting with the council to discuss the update to the General Plan and indicated that more time was needed to complete the initial draft of the plan.

## **Adjournment**

Commissioner Wood motioned to adjourn at 7:54 p.m.

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City Recorder – Dennis Marker

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Commission Chair – Trevor Wood