



Planning Commission Meeting Minutes

Tuesday, January 12, 2021

Planning Commission Members in Attendance: Trevor Wood, Kylie Lance, Art Adcock, Michelle Sperry, Kody Curtis, Drew Hoffman, and BreAnna Nixon.

Other's in Attendance: Ryan Harris Staff Planner, City Manager Ben Reeves, Betsy Montoya (City Council Member) and Jared Mitchell.

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

INVOCATION/INSPIRATION THOUGHT: Commissioner Lance offered an inspirational thought.

PLEDGE OF ALLEGIANCE: Commissioner Adcock led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:02 p.m. there were no comments received, so the Public Forum was closed at 7:02 p.m.

DISCUSSION & POSSIBLE ACTION

Parking Reduction for Pad Site C

The Planning Commission will review a proposal for a parking reduction on a commercial pad site located at approximately 450 E. Main Street.

Mr. Harris explained that this pad site is part of the Ridley's Commercial development and located to the South East of the Macey's parking lot. He outlined the applicants request of a 2-stall parking reduction. Mr. Harris clarified the unit to the west will be a dental office, the middle unit is still vacant and the unit to the east will be a fast-food restaurant with no onsite seating.

Mr. Harris explained that Santaquin City Code 10.48.040 states that the Planning Commission has the authority to grant an exception for a parking reduction. The requirement for this reduction is that the business has a large floor area. He indicated that it is up to the Commission to decide if this qualifies as such. Mr. Harris informed the Commissioners that at the next meeting there will be a public hearing to address the parking requirement for drive through businesses. He explained that the developer would like to move forward as soon as possible, so they are making their own request now. Mr. Harris stated that it is staff's recommendation that the parking reduction for Pad Site C be approved, due to the large amount of floor area for both a drive through restaurant and a dental office.

Mr. Mitchell explained that they are sensitive to the fact that enough parking needs to remain for the different uses within the development. He expressed his desire to ensure that the development is user friendly while meeting the needs of the retail tenants.

Commissioner Wood stated that since the third unit will not have any seating inside, the requested parking reduction makes sense. Commissioner Lance stated that the requested parking reduction is a nominal amount, and that a dental office is also a low impact use.

Commissioner Adcock asked for a review of the traffic flow. Mr. Harris explained that the drive through will go around the back of the building to the South. Commissioner Adcock asked if there would be a problem in the future if a new business were to come in that was a sit-down restaurant. Mr. Harris

answered that the parking is reviewed whenever a new business license application is received. Commissioner Wood asked if the parking reduction would run with the development or be reconsidered if a new business were to move in. Mr. Harris stated that parking reductions are recorded are run with the land.

Commissioner Hoffman asked if any ADA parking has been eliminated? Mr. Harris informed him that the development still meets ADA parking requirements. Commissioner Hoffman asked Mr. Mitchell if they will be asking for a parking reduction for each pad site. Mr. Mitchell answered that this pad site is a special circumstance due to a land change which allowed for a drive through.

Motion: Commissioner Lance motioned to approve a reduction in the parking for Ridley's Pad Site C by two stalls. Commissioner Sperry seconded.

Roll Call:

Commissioner Wood	Aye
Commission Lance	Aye
Commissioner Adcock	Aye
Commissioner Sperry	Aye
Commissioner Curtis	Aye
Commissioner Nixon	Aye
Commissioner Hoffman	Aye

The vote pass unanimously 7 to 0.

OTHER BUSINESS

Approval of Meeting Minutes from
12-8-2020

Motion: Commissioner Adcock motioned to approve the minutes from December 8, 2020. Commissioner Wood seconded.

Roll Call:

Commissioner Wood	Aye
Commission Lance	Aye
Commissioner Adcock	Aye
Commissioner Sperry	Aye
Commissioner Curtis	Aye
Commissioner Nixon	Abstained
Commissioner Hoffman	Abstained

The vote passed unanimously with 5 votes in the affirmative and 2 abstentions.

Commissioner Lance asked for clarification regarding who CC&R's are enforced by. Mr. Reeves answered that it is his understanding that CC&R's are enforced by HOA's not by Santaquin City. Commissioner Lance asked who would enforce it if there were no HOA? Mr. Reeves explained that it

would be enforced privately by an individual citizen who is under the same CC&R's. Council Member Montoya noted that her understanding is the same as Mr. Reeves.

Commission Chair Wood recognized and welcomed the two new Planning Commissioners in Attendance Tonight. Commissioner BreAnna Nixon and Commissioner Drew Hoffman.

ADJOURNMENT

Commissioner Lance motioned to adjourn at 7:27 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder