



**Planning Commission Members in Attendance:** Trevor Wood, Nicci McNeff, Andrea Howard, Michael Weight, Drew Hoffman, Michael Romero.

**Others in Attendance:** Community Development Director Jason Bond, City Councilor Jeff Siddoway, Mark Openshaw.

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

#### **INVOCATION/INSPIRATION THOUGHT**

Director Bond offered an invocation.

**PLEDGE OF ALLEGIANCE** – Michael Romero led the Pledge of Allegiance.

#### **PUBLIC FORUM**

Public Forum opened at 7:03 p.m. No members of the public wished to address the Planning Commission. Public Forum closed at 7:03 p.m.

#### **DISCUSSION & POSSIBLE ACTION ITEMS**

##### **PUBLIC HEARING –Amendment to I-1 Industrial Zone to Allow for Heavy Commercial**

Director Bond introduced the proposed modification of Santaquin City Code Title 10 Chapter 20 Section 130 to change the land use table in the Industrial Zone to allow for Heavy Commercial uses as defined in Santaquin City Code. Director Bond asked the Planning Commission to consider potential businesses that would fall under the new definition.

Commissioner Wood opened the public hearing at 7:06 p.m.

Mark Openshaw addressed the Planning Commission with concerns regarding Heavy Commercial zones that in his experience could create future problems on frontage roads within the city. Mr. Openshaw suggested that the Planning Commission consider having two distinct industrial zones in the land use table to avoid semi-truck traffic and flow problems. Mr. Openshaw also suggested having buffer zones to separate resident travel and industrial or heavy machinery type traffic.

Commissioner Wood closed the hearing at 7:11 p.m.

Commissioner Wood echoed some concerns of Mr. Openshaw's regarding the connotation of the word "heavy" in the city code and inquired if the code currently had a land use definition that would allow for a landscaping supply business.

Director Bond stressed the importance of defining "heavy commercial" versus "heavy industrial" and showed the two areas of the city where I-1 zones currently exist. Director Bond stated that the intent of the industrial zone definition fits within the change proposed.

Commissioner Hoffman inquired if heavy commercial is a current use in the city's C-1 zone. Commissioner Hoffman stated his support for bringing landscaping supply types of businesses to the city and agreed with the proposed changes to the land use table.

Commissioner McNeff echoed Mr. Openshaw's statements to possibly create buffer areas in industrial type zones.

Commissioner Weight inquired about other zones or freeway exits in the future as well as future annexation possibilities.

Commissioner McNeff made a motion to make a positive recommendation to the City Council to approve the amendment of an I-1 zone to allow for heavy commercial. Commissioner Andrea Howard seconded the motion.

Commissioner Hoffman	Yes
Commissioner Weight	Yes
Commissioner Howard	Yes
Commissioner McNeff	Yes
Commissioner Romero	Yes
Commissioner Wood	Yes

The vote passed unanimously in favor.

#### **Request for Sign on Rear Elevation of Commercial Building (Edward Jones Financial Services)**

Director Bond reviewed the request from Edward Jones Financial Services to install a sign on the rear elevation of their building located at 471 E. Main St.

Commissioner Hoffman made a motion to approve the request for a sign on the rear elevation of a commercial building. Commissioner Romero seconded the motion.

Commissioner Hoffman	Yes
Commissioner Weight	Yes
Commissioner Howard	Yes
Commissioner McNeff	Yes
Commissioner Romero	Yes
Commissioner Wood	Yes

Motion passed unanimously in favor.

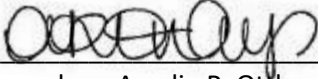
#### **Meeting Minutes Approval – March 8, 2022**

Motion made by Commissioner Romero to approve the Planning Commission Minutes from March 8, 2022, to include the change in the spelling of Commissioner Gunnell's name. Commissioner Weight seconded. The motion passed unanimously in favor.

**Staff Reports:** Director Bond introduced the new City Recorder Amalie R. Ottley. Director Bond advised of the need to update the definitions included in the city's land use tables stating recent ordinance changes that needed additional definitions should a dispute arise. Director Bond emphasized that land use terms need to be updated to reflect what the city wants specifically stated in the code. Commission Chair Wood agreed that grouping similar zones together and reviewing the changes at future meetings is a positive use of time for the commission. Commissioner McNeff inquired what specifically the Planning Commission should look at in order to prepare notes ahead of time. Director Bond encouraged the Planning Commission members to start with Title 10 Chapter 8. Commissioner Romero inquired if the approval of the General Plan would require future code amendments.

**Adjournment:**

Commissioner Hoffman motioned to adjourn at 7:43 p.m.

  
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City Recorder – Amalie R. Ottley

  
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Commission Chair – Trevor Wood