



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

Commissioner Jessca Tolman was excused from the meeting.

Others in Attendance: Senior Planner Ryan Harris, 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 Romero offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner Weight led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:03 p.m.

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

Commission Chair Wood closed the Public Forum at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Public Hearing: Home Daycare Code Amendment

Senior Planner Harris presented a proposed code amendment to language related to Home Daycares and Preschools found in Santaquin City Code 10.080.020, 10.40.050, and 10.40.060. The proposed code amendment aligns the City Code with the State Code.

In 2022, the State passed HB15, which focused on childcare programs (daycare). This bill created a law (Utah State Code 10.8-84.6 "Prohibition on licensing or certification of childcare programs") that doesn't allow the City to impose licensing or certification requirements for a daycare. The City can require a business license, make sure the business meets buildings, fire, and health codes, and ensure that the daycare meets all state requirements.

The changes considered with this code amendment were as follows:

1. Update the definition of a Family Group Daycare.
2. Changes the requirements that home daycares licensed with the State meet state requirements and get a business license. Daycares not licensed by the State (Daycares with eight or fewer children are not required to be licensed by the State but can still get licensed if they choose to) follow all requirements in the Santaquin City Home Occupation Code.
3. Move a Family Group Daycare (nine children or more) from a major home occupation (requires a conditional use permit) to a minor home occupation (staff approval).
4. Add a requirement when two preschool sessions are held in one day, there must be a minimum 30-minute break between them. This will help with traffic control so everyone can show up at different times to pick up and drop off.

Planning Commission members discussed the trips necessary for pick-ups and drop-offs in the code. It was suggested that the numbers be updated to match how many pick-ups and drop-offs would be allowed per child at the home daycare.

Commissioner Weight made a motion to recommend approval of the proposed code amendment related to home daycares and preschools with the discussed changes. Commissioner Moak seconded the motion.

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

The motion passed.

(After the meeting, it was determined that the number of trips was applicable only to minor home occupations and not major, as such, the proposed code amendment was reverted back to the original numbers proposed.)

2. Santaquin Peaks Plat Amendment

Senior Planner Harris presented a proposed plat amendment that would amend the Santaquin Peaks Industrial Park Subdivision, which is in the Industrial (I-1) Zone. The original subdivision was recorded on June 14, 2023. The number of lots is staying the same; the original subdivision is 29.86 acres, and the proposed plat amendment is 30.57 acres.

The following changes were proposed to the original plat:

1. Update the street-side and rear yard setbacks to meet the setback requirements in the industrial zone. The original plat shows a 35' side street setback and a 10' setback for the rear yard. The industrial zone has a 25' setback for the street-side yard and a 25' setback for the rear yard.
2. An 11-foot strip of the city right-of-way along the front of the lots in Timpanogos Terrace, Nebo Way, and Dry Mountain Drive will be owned by the Community Development and Renewal Agency of Santaquin City (CDRA).
3. The east boundary line of the original plat will be moved east between 18' and 35'. This area is currently owned by the CDRA, and the land will be given to Lots 1-6 of the proposed Santaquin Peaks Industrial Park Plat amendment.

Planning Commissioners discussed the change in rights-of-way between the City, CDRA, and owners of the subdivision. Commissioner Nixon expressed her concern that negotiations were occurring between landowners who might not be aware of the proposed boundary changes. Planner Harris and Commissioner Hoffman pointed out that the purpose of the Planning Commission's consideration of the proposed plat amendment was to ensure that it met the City Code and it would be the responsibility of the City Council to review any negotiations and/or agreements with landowners.

Commissioner Hoffman made a motion to approve the Santaquin Peaks Plat Amendment. Commissioner Romero seconded the motion.

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

The motion passed.

OTHER BUSINESS

Commissioner Weight made a motion to approve the Planning Commission meeting minutes from April 9, 2024. Commissioner Romero seconded the motion.

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

The motion passed.

ADJOURNMENT

Commissioner Moak made a motion to adjourn the meeting.

The meeting was adjourned at 7:48 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood