



Planning Commission Members in Attendance: Commissioners Trevor Wood, BreAnna Nixon, Mike Weight, and Drew Hoffman.

Commissioners Michael Romero, Jessica Tolman, and LaDawn Moak were excused from the meeting.

Others in Attendance: Senior Planner Ryan Harris, Planner Aspen Stevenson, City Council Member Jeff Siddoway, City Manager Norm Beagley, Recorder Amalie Ottley, Engineer Jon Lundell, EIT Megan Wilson, and various members of the public.

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

(There were technical issues with the YouTube audio recording at the beginning of this meeting. Audio was restored at approximately 13 minutes.)

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Weight offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner Nixon led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:05 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 7:05 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Public Hearing: Standard Specifications & Drawings Update

EIT Megan Wilson introduced each proposed update to the Santaquin City Standard Specifications & Drawings. The update addresses multiple divisions in the code and will address concerns expressed by Santaquin City Public Works with regards to the recent changes to the Utah State Code.

Commission Chair Wood opened the Public Hearing at 7:18 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing regarding the topic of Standard Specifications & Drawings.

Commission Chair Wood closed the Public Hearing at 7:18 p.m.

Commissioner Weight suggested minor changes to some wording and grammar in the proposed changes. EIT Wilson made note of the changes. City Engineer Jon Lundell helped clarify aspects of the State Code changes that directly affect the city's proposed update to the Standard Specifications & Drawings.

Commissioner Hoffman made a motion to forward a positive recommendation to the City Council for approval of the proposed Standard Specifications and Drawings update. Commissioner Weight seconded the motion.

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

The motion passed.

2. Public Hearing: Peter Rabbit Springs Property Rezone

Senior Planner Harris introduced the proposed re-zoning of approximately 2 acres of parcel number 32:040:0066 from the Public Facilities (PF) zone back to the R-12 zone.

This rezoning proposal is related to the approval of the Scenic Ridge Estates Development Agreement, which was reviewed by the Planning Commission on November 12, 2024 and approved by the City Council on November 19, 2024. In the development agreement, the developer provided the City with approximately 5 acres within the Scenic Ridge Development for a debris basin, while the City granted the developer the two acres that are being proposed to be rezoned.

Prior to the approval of the development agreement, city staff also worked to rezone city land to the Public Facilities (PF) zone. Peter Rabbit Springs, which includes the 2 acres involved in this rezone request, was rezoned from the Residential R-12PUD to the PF zone. The proposed rezone aims to revert the property from the PF zone back to its original zoning of R-12.

Commission Chair Wood opened the Public Hearing at 7:28 p.m.

Richard Lajeunesse attended the public hearing to inquire about how any development that may be built by the developer would impact water in existing homes. He also inquired about how many homes may be built before water pressure becomes an issue on the east bench.

Russ Sumens expressed his concerns about water runoff in the Peter Rabbit Springs area in the springtime. He asked that city staff make sure that the runoff is taken into consideration with any future development in that area.

Steve Cherrington expressed his gratitude to the City for their efforts to be fiscally responsible. He added concerns that he had been told many years ago that no development would happen around his property near Peter Rabbit Springs until additional water structures were built. He stated his belief that the process of the development agreement for the Peter Rabbit Springs property was “behind closed doors.”

Commission Chair Wood closed the Public Hearing at 7:49 p.m.

City Manager Norm Beagley addressed the questions and concerns expressed in the Public Hearing. He indicated that there is not currently an approved subdivision application for the Peter Rabbit Springs property. However, there is a current development agreement that would allow for future development of the land. He went on to say that the development agreement was approved in open meetings and a public hearing was held, for which proper notice was published. Manager Beagley discussed the property owner's right to "move dirt" and alter their property as long as it does not fall under the scope of mass grading. Manager Beagley addressed the concerns regarding water pressure, stating that engineering has been completed by the city and by the private developer verifying that there would be no detrimental effect to existing neighboring homes or potential builds. He also addressed the city's involvement in the water runoff and the debris basins on the East Bench. Some members of the audience asked questions of Manager Beagley off of the official record. Manager Beagley stated that he would be willing to speak with them one-on-one at any time regarding the property and possible development. Mindy Sumens addressed the commission and Manager Beagley stating that she was told the spring was protected for wildlife and had concerns about how the land being altered may affect the wildlife in that area. Manager Beagley referred Ms. Sumens to the State of Utah's wildlife and public lands resources for questions related to wildlife.

Commission Chair Trevor Wood inquired how water might be diverted if the land was developed. Manager Beagley indicated that any building would have to be approved through the building and subdivision process and would be closely reviewed by engineering and other departments in the city to make sure the water runoff would be appropriately accounted for. Commission Chair Wood discussed with Manager Beagley the approved development agreement's consideration for open space.

Commissioner Nixon stated that she appreciated the input from the public regarding the proposed rezone. She hoped that any spring would be protected during the building process. She encouraged members of the public to attend meetings often to stay informed.

Commission Chair Wood also encouraged members of the public to attend meetings when applications are submitted for the property, adding that applications will follow the city's process for review and approval.

Commissioner Weight made a motion to forward a positive recommendation to the City Council for the rezoning of approximately two acres of parcel number 32:040:0066 from the Public Facilities (PF) zone to Residential (R-12) Zone. Commissioner Hoffman seconded the motion.

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

The motion passed.

3. The Peak Subdivision Preliminary Plan

Senior Planner Harris introduced the Peak Subdivision located at 390 North 200 East. The proposed subdivision is in the R-8 zone and consists of 2 lots on 0.30 acres. Lots within the R-8 zone are required

to have a minimum size of 8,000 square feet and a minimum lot width of 80 feet. Both proposed lots are 0.15 acres (6,487 square feet).

The applicant was granted an infill reduction request on September 10, 2024, by the Planning Commission. The City Council also approved a proposed deferral agreement for the applicant on October 1, 2024. On December 10, 2024, the Development Review Committee (DRC) reviewed the preliminary plans for the Peak Subdivision and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed.

The applicant indicated that they do have written approval from Summit Creek Irrigation Co. regarding any changes to the ditch and culvert on the property.

Commissioner Nixon made a motion to conditionally approve the preliminary plans for the Peak Subdivision with the following conditions:

- Provide written approval from Summit Creek Irrigation Co.
- The remnant parcel needs to be transferred to the property owners to the south of the subdivision (Parcel No. 09:112:0018) before plat recordation.

Commissioner Weight seconded the motion.

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

The motion passed.

4. Discussion on Setback Tables & Figures

Planner Aspen Stevenson presented a proposed reorganization of tables in the city code regarding setback requirements. (See attached slides.) The setback requirements themselves will not change but will be communicated more effectively through the proposed update. Planner Stevenson presented multiple examples of tables that can be added to the code to make setbacks easier to understand for both applicants and city staff as well as standardizing existing code requirements. The Planning Commission approved of Planner Stevenson's presentation and thanked her for her hard work. Senior Planner Harris indicated that a Public Hearing would be noticed for the next Planning Commission meeting to address the proposed code update.

5. Discussion on Moderate Income Housing

Senior Planner Harris presented recommended strategies to the Planning Commission regarding moderate income housing. (See attached slides.) The Planning Commission and the City Council have both worked through the previous years to meet the State of Utah's requirements for moderate incoming housing in Santaquin. As another year approaches to report to the state, Ryan highly recommended strategies that would reduce, waive, or eliminate impact fees, demonstrate investment in the rehabilitation or expansion of infrastructure and demonstrate implementation of any other

program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income. Senior Planner Harris indicated that a Public Hearing would be noticed for the next Planning Commission meeting to address the moderate income housing strategies for the coming year. Senior Planner Harris also presented other options such as implementing zoning incentives for moderate income housing units, rezoning for higher density or moderate income residential developments in commercial or mixed-use zones near major transit investment corridors, and create or allow for reduced regulations related to internal or detached accessory dwelling units. Commission members discussed the timelines for implementation of the strategies with Senior Planner Harris and agreed to review the options in order to consider them at the next Planning Commission meeting.

OTHER BUSINESS

Meeting Minutes Approval

Commissioner Nixon made a motion to approve the November 12, 2024 Meeting Minutes. Commissioner Weight seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Absent
Commissioner Nixon	Yes
Commissioner Romero	Absent
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 9:00 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood