



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

Others in Attendance: Senior Planner Ryan Harris, Planner Aspen Stevenson, Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, City Council Member Travis Keel, Recorder Amalie Ottley, Jon Jensen, Clint Ashmead, Brian Mensinger, Bob Patty, Jarrett White, and other various members of the public.

Commission Chair Wood called the meeting to order at 7:02 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Nixon offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner Romero led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:04 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 7:04 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

Commission Chair Trevor Wood asked that the third item on the agenda be heard first as they were on the last meeting's agenda that was cancelled for a lack of quorum.

(Item #3) Subdivision Infill Reduction Request

Senior Planner Harris introduced a Subdivision Infill Reduction Request for a property located at 390 N. 200 E. The proposed subdivision is in the R-8 Zone, with two lots on 0.31 acres. applicant's proposal of 6,411 square feet in size and additional frontage along 400 N. meets the minimum requirements for an infill reduction request on both the corner and interior lots.

The applicant, Jarrett White, attended the meeting. He thanked the Planning Commission for their consideration of his proposal. He stated that the infill reduction helps make the two lots and corresponding homes more affordable in the core area of town.

Commissioner Romero inquired about what purpose an infill reduction serves. Senior Planner Harris indicated that infill reductions take larger lots and split them into smaller lots utilizing existing city infrastructure for additional homes. Commissioner Nixon expressed her approval of the request as it's straightforward and provides two large lots for potential home builders. Commissioner Weight inquired if the 8-foot setback meets City Code. Senior Planner Harris indicated that the proposed setbacks do meet code requirements. Commission Chair Wood inquired about a discrepancy in the property lines on the proposed plans. Senior Planner Harris indicated that the applicant would have to have the discrepancy in the property line fixed during the preliminary phase of the application.

Commissioner Romero made a motion to approve the 390 N. 200 E. Subdivision Infill Reduction Request of two lot sizes at 6,411 square feet. Commissioner Nixon seconded the motion.

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

The motion passed.

(Item #1) Public Hearing: Commercial Light Manufacturing (CLM) Zone Code Amendment

Senior Planner Harris introduced the proposed code amendment that would create new definitions for “Data Center”, “Onsite Power Generation”, and “Stand-Alone Solar Power Generation”. These land use definitions would then be inserted into the Commercial Light Manufacturing (CLM) Zone. Jon Jensen attended the meeting to help address any questions that the Planning Commission may have. He indicated that he has a prospective tenant that is interested in building a data center on the south end of Santaquin City and would therefore encourage the code amendment to receive a positive recommendation. He stated that Santaquin City has a lot to offer a data center, such as connectivity to larger municipalities, a large trunkline of fiber optic cable for internet, a local sense of pride and community, and needed infrastructure.

Board Chair Wood opened the public hearing at 7:19 p.m.

No members of the public wished to address the Planning Commission.

Board Chair Wood closed the public hearing at 7:19 p.m.

Commissioner Weight inquired about water usage on the site. Mr. Jensen indicated that the data center will operate on a closed-loop system and the usage of water will be minimal. Commissioner Weight also inquired about data-path redundancies. Mr. Jensen stated the tests for the data center meet the minimum levels of data required. Commissioner Tolman inquired how the City will benefit from having the data center. Mr. Jensen reported that the data center will bring jobs to the area and will be a green facility focusing on using solar power. He added that substantial revenue could be generated depending on the tenant that comes to the data center. Commissioner Romero inquired where the proposed site is located. Mr. Jensen stated that the site is just south of the Summit Ridge I-15 exit.

Commissioner Hoffman confirmed with Planner Harris that the area in question is part of the CLM zone. Commissioner Weight inquired about safety considerations. Mr. Jensen stated that generally speaking, physical security is installed at most data centers. Planner Harris clarified what the three additional uses and definitions are, and stated that “Data Center” and “Onsite Power Generation” will be allowed in the code, but “Stand-Alone Solar Power Generation” will not. Commission Chair Wood asked Mr. Jensen why the new uses are proposed to be added to the code. Mr. Jensen stated that the data center will have a solar array on the roof of the building to provide ample power to the site. Commissioner Nixon clarified that the power will be provided to the site with solar so that the facility won’t be pulling from the grid. Mr. Jensen stated that it generally takes 5 years for a data center to become fully supported by

its own power. Assistant City Manager Bond stated that the reason for not allowing a “Stand-Along Solar Power Generation” in the City would be to avoid a solar farm in the City until such a time that the Planning Commission and the City Council are ready to consider it.

Commission Chair Wood discussed that the code amendment is a set of general requirements for the CLM Zone and not just for the proposed data center and asked that consideration be given to water and power usage. Commissioner Weight inquired where the heat at the site will go. Mr. Jensen indicated that the site would absorb the heat via a closed system and will possibly partner with individuals, like farmers, who could use the heat for their own purposes. Commission Chair Wood expressed concerns about the code passing and then another data center or other type of business impacting water and power usage in the City. Commissioner Hoffman asked if the development would bring water to the site as any other developer would. Assistant City Manager Bond confirmed that through the preliminary site plan process, the City would confirm that any water or power usage would be considered.

Commissioner Hoffman made a motion to recommend approval of the ordinance amending Santaquin City Code to create new definitions for “Data Center”, “Onsite Power Generation”, and “Stand-Alone Solar Power Generation” and to insert these land use types in the CLM Commercial Light Manufacturing Zone. Commissioner Moak seconded the motion.

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

The motion passed.

2. Public Hearing: Update of Subdivision Code Requirements

Senior Planner Harris introduced the proposed update to the subdivision review process requirements put in place by House Bill 476. The major proposed changes to the code are as follows:

- The State requires all subdivision improvement plans at either preliminary or final plans. Subdivision improvement plans are defined as follows: “The civil engineering plans associated with required infrastructure improvements and municipally controlled utilities required for a subdivision.”
- The State Code requires a review of the subdivision improvement plans to be completed in 20 business days. The proposed code amendment changes the review time for preliminary plans from 15 to 20 business days and the review time for final plans from 20 to 15 business days.

Minor changes to definitions and language in the code were also updated in the proposed ordinance.

Commission Chair Wood opened the public hearing at 7:50 p.m.

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

Commission Chair Wood closed the public hearing at 7: 50 p.m.

Commissioner Hoffman confirmed with Senior Planner Harris that the changes are congruent with State Code updates and in order to be compliant with State Code the City must make changes in almost every legislative session. Commissioner Weight discussed with Senior Planner Harris and Assistant Manager Bond the City's ability to meet the new requirement for review of preliminary and final plans.

Commissioner Tolman made a motion to recommend approval of the ordinance amending Santaquin City Code to update the Subdivision Review Process to meet State Code requirements. Commissioner Nixon seconded the motion.

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

The motion passed.

OTHER BUSINESS

4. Meeting Minutes Approval

Commissioner Weight made a motion to approve the meeting minutes from August 13, 2024. Commissioner Moak seconded the motion.

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

The motion passed.

Commissioner Weight made a motion to approve the meeting minutes August 27, 2024. Commissioner Nixon seconded the motion.

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

The motion passed.

Commission Chair Wood encouraged members of the commission to make it to Planning Commission meetings in order to serve residents and applicants better. Senior Planner Harris went over items on the upcoming meeting.

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 8:01 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood

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