



## Planning Commission Meeting Minutes

July 13, 2021

**Planning Commission Members in Attendance:** Trevor Wood, Kody Curtis, Brad Gunnell, Drew Hoffman, and Sarah Jorgensen.

**Others in Attendance:** Community Development Director Jason Bond, Mark Ridley and Shawn Young (Attending via Zoom) representing Ridley's Phase 2 Commercial Subdivision, Jody Reid and Matthew Petersen.

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

**INVOCATION/INSPIRATION THOUGHT** – Commissioner Jorgensen offered an invocation.

**PLEDGE OF ALLEGIANCE** – Mr. Bond led the Pledge of Allegiance.

**ORDER OF AGENDA ITEMS** – Commission Chair Wood announced that the agenda items will be switched to accommodate those who are in attendance for the Ridley's Phase 2 Commercial Subdivision Concept Review.

**PUBLIC FORUM** – Commission Chair Wood opened the Public Forum at 7:02 p.m. There were no comments, so he closed the Public Forum at 7:02 p.m.

### **DISCUSSION & POSSIBLE ACTION**

#### **PUBLIC HEARING- Ridley's Phase 2 Commercial Subdivision Concept Review**

*The Planning Commission will conduct a concept review of a 3-lot commercial subdivision located at approximately Main Street and 500 E.*

Mr. Bond explained that this is a three lot subdivision in the Ridley's development. He noted that there is no action taken during a concept review. Mr. Bond explained that the site plan details are not part of the subdivision review and process at this time. He outlined that this process could be expedited, as the Planning Commission may be the approving body on a subdivision that is 3 lots or less.

Commission Chair Wood opened the Public Hearing at 7:05 p.m. There were no comments, so he closed the Public Hearing at 7:06 p.m.

Mr. Ridley noted that the concepts for the lots are shown, but nothing is set in stone at this point.

Commissioner Gunnell noted that these lots, specifically lot 2 will be the gateway to the City. He asked that whatever is facing Main Street and the freeway entrance be made attractive. Commissioner Wood added that the location of this subdivision is interesting due to the division of 500 E. He asked how pedestrian access will be integrated to these lots? Mr. Bond stated that this was discussed at DRC earlier today. He explained that Pad Site C (which is currently being

built) will have pedestrian access halfway down 500 E. and along the front of the building. He stated that there isn't any pedestrian access moving East under the freeway. Mr. Bond noted grade challenges specifically for ADA access. He explained that the developer has suggested providing ADA access towards the North and Maceys. The city has asked for more access along the South of the development even if it can't meet ADA standards.

Mr. Bond illustrated that based upon the uses of these lots, another access may need to be provided. This will be dependent upon the Average Daily Trips (ADT) of the use. Commissioner Curtis suggested a potential second access to the north of lot 3.

Mr. Ridley recognized the responsibility of developing these lots which will be on the 'front porch of the town'. He invited comments and suggestions regarding this project from the Planning Commission.

**PUBLIC HEARING- Code Amendment Removing Language Related to Multifamily Dwellings in the R-8 and R-10 Zones**

*The Planning Commission will conduct a Public Hearing to consider modifying Santaquin City Code Title 10 Chapter 20 Sections 070 and 080, removing language related to multi-family dwellings in the R-8 and R-10 zones.*

Mr. Bond explained that a staff member in the Engineering Department pointed out that in the R-8 and R-10 zones there is language that alludes towards multi-family and apartments being allowed within those zones. He clarified that this was allowed in the R-8 zone about a year ago but hasn't been allowed in the R-10 zone for years. Mr. Bond clarified that this amendment would ensure that the objectives and characteristics are consistent with the allowed uses within that zone.

Commission Chair Wood opened the Public Hearing at 7:16 p.m. There were no comments, so he closed the Public Hearing at 7:16 p.m.

Commissioner Gunnell asked if anyone has filed or tried to file a permit under this language? Mr. Bond answered that no one has, City Staff just noticed the language and wanted to make sure it was consistent with the regulations in those zones.

**Motion:** Commissioner Curtis motioned to recommend a code amendment removing language related to Multifamily Dwellings in the R-8 and R-10 Zones. Commissioner Jorgensen seconded.

Roll Call:

Commissioner Hoffman	Aye
Commissioner Curtis	Aye
Commissioner Jorgensen	Aye
Commissioner Gunnell	Aye
Commissioner Wood	Aye

The motion passed unanimously 5 to 0.

**OTHER BUSINESS**

Approval of Meeting Minutes from  
June 8, 2021

**Motion:** Commissioner Wood motioned to approve the meeting minutes from June 8, 2021.  
Commissioner Curtis seconded.

Roll Call

Commissioner Wood	Aye
Commissioner Gunnell	Aye
Commissioner Jorgensen	Aye
Commissioner Curtis	Aye
Commissioner Hoffman	Aye

The motion passed unanimously 5 to 0.

Mr. Bond invited Planning Commission Members to participate in *Imagine Santaquin* and stated that he will provide information for any interested Members.

**ADJOURNMENT**

Commissioner Jorgensen motioned to adjourn at 7:23 p.m.

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Trevor Wood, Commission Chair

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Kira Petersen, Deputy Recorder