



Planning Commission Members in Attendance: Commissioner Chair Wood, Commissioner Romero, Commissioner Weight, Commissioner Nixon, Commissioner Hoffman.

Commissioners McNeff and Lance were excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, Senior Planner Loren Wiltse, Recorder Amalie Ottley, Planner Camille Moffat, City Council Member Jeff Siddoway, Aaron Jensen.

Various members of the public attended the meeting.

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Nixon offered an inspirational thought.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Romero.

PUBLIC FORUM

Commission Chair Wood opened the public forum at 7:05 p.m.

No members of the public wished to address the commission in the public forum.

Commission Chair Wood closed the public forum at 7:05 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: Motor Vehicle Access Width Code Amendment

Senior Planner Wiltse introduced the proposed code amendment that would change the language related to and exception to commercial access requirements contained in SCC 10.16.040 "Motor Vehicle Access." The draft ordinance modifies the exception to the nonresidential access width requirement from forty feet to fifty feet to allow for greater access width to improve traffic circulation for large vehicles with trailers and public safety.

Commission Chair Wood opened the public hearing at 7:07 p.m.

No members of the public wished to address the commission in the public hearing.

Commission Chair Wood closed the public hearing at 7:08 p.m.

Assistant Manager Bond added that the legislative process requires the Planning Commission to make a recommendation to the City Council regarding any potential code changes.

Commission Chair Wood inquired about the DRC's discretion and the criteria to be considered when allowing an exception to the nonresidential access width requirements. Assistant Manager Bond went over the proposed code and informed the commission members that the new proposal is the maximum measurement for access to be increased to 50 feet from the recent 40-foot increase. No commission members had any concerns with the proposed increase or code language.

Commissioner Romero made a motion to make a positive recommendation to the City Council for Santaquin City Code 10.16.040 be amended modifying the exception to the nonresidential access width requirement from forty feet to fifty feet to allow for greater access width to improve traffic circulation for large vehicles with trailers and public safety. Motion seconded by Commissioner Hoffman.

Commissioner Wood	Yes
Commissioner Lance	Absent
Commissioner Hoffman	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Yes
Commissioner Weight	Yes
Commissioner Romero	Yes

The vote was unanimously approved.

2. PUBLIC HEARING: Orchards Development Agreement Amendment

Assistant Manager Bond introduced the Orchards Development Agreement Amendment that identifies consolidating the number of buildings in the Apple Grove Apartment site from five to two without changing the number of units. Additionally, the owners propose amending the amenities in the site which would bring the approved number of proposed amenities to 15. The amendment would also modify the townhome portion of the site, reducing the total unit number by 2 to 3 units. Currently, the Development Agreement is in the Development Agreement stage and will have to go through the complete subdivision process at which time details of the plans will be more closely reviewed by the DRC.

The applicant, Aaron Jensen, attended the meeting. He added the change in the unit numbers will not affect the height of the buildings. He also added that covered parking will be added as well as dedicated space to the city.

Commission Chair Wood opened the public hearing at 7:23 p.m.

No members of the public wished to address the commission in the public hearing.

Commission Chair Wood closed the public hearing at 7:23 p.m.

Commission Chair Wood expressed his approval of the combination of the apartment buildings allowing for more open space and additional amenities. Commissioner Romero asked and it was confirmed that the covered parking will be single level. Commissioner Weight inquired and pointed out the offset street on Appleseed Lane. Assistant Manager Bond appreciated the offset being pointed out and added that the road layout and offset intersection will be more closely looked at by the Development Review Committee (DRC) and subdivision phase. Commissioner Weight also pointed out discrepancies in the parking island layout. Commissioner Nixon added her approval of the new layout and open space design.

Commissioner Weight made a motion to forward a positive recommendation to the City Council of the proposed amendment to The Orchards development agreement with the following condition:

- Legal counsel's non-substantive comments need to be incorporated.

Commissioner Romero seconded the motion.

Commissioner Wood	Yes
Commissioner Lance	Absent
Commissioner Hoffman	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Yes
Commissioner Weight	Yes
Commissioner Romero	Yes

The vote was unanimously approved.

3. Meeting Minutes Approval

Commissioner Wood made a motion to approve the minutes from the April 11, 2023, Planning Commission Meeting. Commissioner Romero seconded the motion.

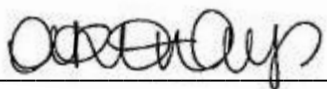
Commissioner Wood	Yes
Commissioner Lance	Absent
Commissioner Hoffman	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Yes
Commissioner Weight	Yes
Commissioner Romero	Yes

The vote was unanimously approved.

Adjournment

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 7:36 p.m.



City Recorder – Amalie R. Ottley

Commission Chair – Trevor Wood