



Planning Commission Members in Attendance: Commissioner Chair Wood, Commissioner Romero, Commissioner Weight, and Commissioner Lance.

Commissioners McNeff, Nixon, and Hoffman were excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, Senior Planner Loren Wiltse, Planner Camille Moffat, City Council Member Jeff Siddoway, Monique Sweet, Scott Sweet, Brad Hales, Cliff Hales, Shayne Ahlin, and Marc Bing.

Other 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 Romero offered an inspirational thought.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Weight.

PUBLIC FORUM

Commission Chair Wood opened the public forum at 7:01 p.m.

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

Commission Chair Wood closed the public forum at 7:01 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: Ahlin Property Rezone

Senior Planner Loren Wiltse introduced a proposed rezone application amending the Santaquin City Zoning Map to change the zoning of the Shayne L. Ahlin property from the Residential Agriculture zone to the Industrial zone. The area proposed to be rezoned is currently vacant and consists of approximately 4.376 acres and is approximately located at 685 N SR 198. Mr. Wiltse indicated that the landowner, Shayne Ahlin, approves the application from Brad and Cliff to rezone the property for the purpose of building storage units.

Brad and Cliff Hales attended the meeting. They spoke to the Planning Commission about their plans for storage units on that property.

Commission Chair Wood opening the Public Hearing at 7:10 p.m.

No members of the public wished to address the commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:10 p.m.

Commissioner Lance stated she is familiar with that plot of land and expressed her opinion that the use of storage units is consistent with the area and a good use of a lot that is an odd shape. Commissioner Weight inquired if there were residential neighbors to the lot. Planner Wiltse pointed out the

neighboring properties both agricultural and residential. Commissioner Romero inquired about what could be done on the property if the zone change was approved. Commission Chair Wood added the possibility of other uses coming into an industrial zone. Commission Chair Wood inquired if there were any public comments or concerns received by the city by any neighbors of that property. Planner Wiltse confirmed that the city has not received any feedback about the proposed rezone. Commissioner Lance noted the proximity of other storage unit facilities. She added that concerns with neighbors may be mitigated by having security and access gates to and from the future storage units. The applicant spoke to the "First Class" designation to the storage units which would include masonry, gates and security cameras in place. Commissioner Romero inquired if there would be temperature control features in the units. The applicant confirmed that a portion of the units will be temperature controlled.

Commissioner Lance made a motion to forward a positive recommendation to the City Council for the Ahlin Property Rezone. Commissioner Romero seconded the motion.

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

The vote was unanimously approved.

2. PUBLIC HEARING: Conditional Use Permit for a Mobile Tool Truck Home Occupation

Senior Planner Wiltse introduced a proposed Conditional Use Permit for a Mobile Tool Truck Home Occupation. The owners, Scott and Ericka Sweet, propose a Grumpy Old Vet Tools business truck located at their residence at 572 Little Rock Dr. The application includes the use of a delivery truck to provide tools to various mechanics and automotive stores from Springville to Santaquin.

The applicant, Scott Sweet, attended the meeting. He clarified the hours and locations of where he will be operating the truck. He added that the size of the truck does not require the use of a Commercial Drivers License. He also stated that all maintenance of the vehicle will be completed in Springville and not at his residence.

Commission Chair Wood opening the Public Hearing at 7:25 p.m.

No members of the public wished to address the commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:25 p.m.

Commissioner Weight inquired about the applicant's fence. The applicant indicated that the fence is sufficient to store the truck behind. Commissioner Romero inquired if there would be business storage outside of the truck. The applicant indicated that any storage for the business would be in the truck and possibly the garage. He added that there are approximately four commercial businesses in Santaquin that use his services. Commissioner Wood inquired about the size of the truck. The applicant stated that the truck is similar to the size of a Snap-On or Fed-Ex truck. Commissioner Romero expressed his

approval of the service and business in the community. Commissioner Lance inquired if the HOA in the applicant's neighborhood is okay with the truck. The applicant stated he has approval through his HOA.

Commissioner Romero made a motion to approve the Conditional Use Permit for a Mobile Tool Truck Home Occupation by the name of Grumpy Old Vet Tools with the conditions that the applicant follow Santaquin City Code 10.40.060 "Home Occupations" regulations and a business license be obtained before operation of the mobile tool truck business. Commissioner Weight seconded the motion.

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

The vote was unanimously approved.

3. M&D Bings (Formerly Z.L. Goodall) 2-Lot Subdivision Preliminary/Final Plan

Senior Planner Wiltse introduced the proposed subdivision of Lot 3 of "Plat A" in the Z.L. Goodall subdivision into two residential lots located at 159 S. 300 E. on approximately 0.7 acres that will include the existing residence and accessory structures. He added that the existing lot is subject to a recorded "Waiver of Protest Agreement" that transfers to the new lots providing for the future installation of standard street improvements including road, curb, gutter, sidewalk, and other requirements outlined in Title 11 of the Santaquin City Code.

Commissioner Lance inquired about the dimensions of the new lot. Senior Planner Wiltse indicated that the new lot will be 105-feet wide by 150-feet deep. Commissioner Chair Wood and Planner Wiltse discussed the Waiver of Protest Agreement being comparable to what the city now uses in deferral agreements.

Commissioner Weight motioned to approve the M&D Bings 2-lot Subdivision with the condition that all redlines be addressed. Commissioner Romero seconded the motion.

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

The vote was unanimously approved.

4. Santaquin Peaks Preliminary Plan

Senior Planner Wiltse introduced the proposed Santaquin Peaks subdivision located at approximately 225 North Summit Ridge Parkway in the I-1 Industrial Zone. Lots within the I-1 zone do not have specific minimum size or width requirements. The zone requires each lot to have sufficient area to provide for

building setbacks, off street parking, loading, and unloading, and vehicular access for future uses. The proposed subdivision includes 17-lots, to be developed in multiple phases, with lots sizes ranging from .99 acres (43,124.40 square feet) to 3.66 acres (159,429.60 square feet), and lot frontages ranging from approximately 143' feet to 349' feet. All lots meet the requirements of the I-1 Zone. A portion of the proposed development, specifically Lots 1-6 and Lot 14, have frontages along Summit Ridge Parkway. To minimize impacts to Summit Ridge Parkway and the adjacent public trail, no lots will be allowed to have direct access to Summit Ridge Parkway. Lots 1-3 and Lots 4-6 shall be subject to requirements that all future buildings be orientated to face Summit Ridge Parkway, and a 26' foot cross access easement. A 50-foot building setback shall be imposed from Summit Ridge Parkway right of way.

Commissioner Wood inquired about how wastewater will be handled in the Industrial Zone. Assistant Manager Bond indicated that a lift station is planned for the future, adding that septic systems may be installed up front. Commissioner Romero inquired if there will be fencing at the back of the subdivision near the orchards to the west. Assistant Manager Bond stated the city will dive into fencing and other details in site plan reviews and indicated that the current plans before the commission are for the subdivision of the lots. Commissioner Weight inquired about the plan moving forward for a lift station. Assistant Manager Bond again indicated the septic will be used initially for the first phase of lots and a lift station will be added when funds are sufficient and the demands are met by the sale of the lots and following infrastructure of those lots. Commissioner Weight expressed his concern with industrial type businesses dumping contaminants into the ground or septic systems. He also expressed his concern for the unknown or deferral of costs for installing a lift station and sewer system in the future. Assistant Manager Bond indicated that contaminants would not be allowed in either a sewer or septic system. Commissioner Wood and other commission members discussed the city code that will be applicable to any business that purchases a lot in the industrial subdivision. The commission also discussed the restrictions that the city can place on the lots and the ability for the city to determine what types of businesses are appropriate for that area. Assistant Manager Bond indicated that legal counsel is involved in the sale of the lots and the city is mindful of what potential businesses will be allowed to buy the lots. Commissioner Lance expressed her excitement for new businesses coming into town. Commissioner Weight inquired about the pathways in and out of the subdivision and setbacks for the buildings. Assistant Manager Bond addressed that cross-access easements will be put into place to make sure traffic flow and ingress/egress in the subdivision will be functional along with orientation of buildings will be carefully considered in the site plan process.

Commissioner Lance motioned to recommend approval of the Santaquin Peaks Subdivision to the City Council with the condition that all redlines be addressed. Commissioner Romero seconded the motion.

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

The vote was unanimously approved.

5. Meeting Minutes Approval

Commission Chair Wood made a motion to approve the Planning Commission meeting minutes from April 25, 2023. Commissioner Weight seconded the motion.

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

The vote was unanimously approved.

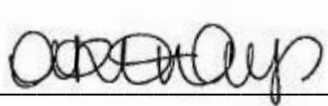
Adjournment

Commissioner Lance made a motion to adjourn the meeting. Commissioner Romero seconded the motion.

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

The vote was unanimously approved.

The meeting was adjourned at 8:05 p.m.



City Recorder – Amalie R. Ottley

Commission Chair – Trevor Wood