



Planning Commission Members in Attendance: Commissioners Trevor Wood, Nicci McNeff, Kylie Lance, Michael Romero, Michael Weight, and Drew Hoffman.

Commissioner BreAnna Nixon was excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, Senior Planner Loren Wiltse, Planner Camille Moffat, City Councilman Jeff Siddoway, and Mayor Daniel Olson.

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

An inspirational thought was offered by Commissioner Michael Romero.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Michael Weight.

PUBLIC FORUM

Commission Chair Wood opened the public forum at 7:02 p.m.

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

Commission Chair Wood closed the public forum at 7:02 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Chair and Vice-Chair Nominations

Commission Chair Wood explained that the Planning Commission needed to nominate a Chair and Deputy Chair for 2023.

Commissioner Kylie Lance nominated Trevor Wood as the Chair

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

The nomination was unanimously approved.

Commissioner Drew Hoffman nominated Kylie Lance as the Deputy Chair

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

The nomination was unanimously approved.

2. Public Hearing: Ercanbrack Concept Plan

Assistant City Manager Jason Bond introduced the concept plan for the property previously owned by Mr. Randall Ercanbrack located at approximately 590 W Main Street. The proposal is currently called the Ercanbrack Subdivision because an official name has not been provided yet. The proposed plan includes 165 residential lots in the Residential Commercial (RC) zone and 1.44 acres of commercial area and 5.56 acres of “flex space” in the Commercial Light Manufacturing (CLM) zone. Mr. Bond explained that flex space refers to commercial retail sales and services and wholesale warehouse facilities. Mr. Bond reminded the Planning Commission that this is a concept plan; there is no action taken, only feedback given to the applicant as they prepare their preliminary plans. Mr. Bond also noted that in addition to the Santaquin City Code, there is also a development agreement negotiated for this project.

Commission Chair Wood opened the Public Hearing at 7:14 p.m.

Eric Nelson spoke to the Planning Commission regarding his rear property line which will be adjacent to the proposed subdivision. He noted that there are property lines on the northern end of the development that overlap and that the property line has not been settled.

Dale Rowley spoke to the Planning Commission regarding fencing along the development. He questioned what the height of the fence around the property would be, and where there would be openings in the fence. Mr. Rowley expressed concern about the southwest corner of the development along Highway 6 and that ATVs and other traffic from the development getting into the surrounding orchards and urged the Planning Commission to consider a fence along Highway 6 along the property line. Mr. Rowley asked if the entirety of the fence would be installed before they start the different phases or if the fence would progress along with the different phases.

Cole Steele spoke to the Planning Commission. He is the property owner next to Eric Nelson with concerns about the fence placement along the north side of the development. He expressed concern that the property line issue will need to be addressed before the fence is put in.

Commission Chair Wood closed the Public Hearing at 7:24

Derek Terry, a representative for the Ercanbrack Subdivision, addressed the Planning Commission. He explained that they intend to work with the city to meet fencing requirements. The lot lines that they used while developing the plans was based off what was surveyed, but they intend to check those lot lines and address all discrepancies. Mr. Terry also explained that their intent is to do the entire residential part of the development in one phase.

Commissioner Weight asked if the garages are double garages. Mr. Terry explained that the garages are technically two-car garages, but they do not meet the city's definition of a two-car garage, so they only count as one-car garages in the parking plan.

The commission members discussed the possibility of a shared parking agreement between the commercial and residential parts of the development. The commission also discussed the length of driveways and the areas in the development where additional parking could be provided.

Mr. Bond explained that under current Santaquin City code, multi-family developments like the Ercanbrack subdivision require a 600 square foot tot lot for the first 8 units. Every subsequent 20 units requires an additional tot lot. Under this code, the Ercanbrack development would need the equivalent of 9 tot lots. Mr. Bond questioned the necessity of 9 tot lots in a single development. The current proposal does not meet the tot lot requirement. It has 3 larger tot lot areas and other amenities. Mr. Bond stated that there may be reason to review the code to allow for these other amenities. Mr. Terry included that the total tot lot area required is 5400 square feet spread out over 9 tot lots, and that their 3 condensed tot lots and pickle ball area are 5700 square feet, which exceeds the requirement.

3. Public Hearing: Ridley's Phase 3 Concept Plan

Senior Planner Loren Wiltse introduced the concept plan for phase 3 of the Ridley's Commercial development located at approximately 500 East and Main Street. The subdivision consists of 2 commercial lots. Mr. Wiltse explained that because the subdivision is 3 lots or less, it qualifies for an expedited review process. After its concept review the preliminary and final subdivision plan review can be combined. The Planning Commission will be the land use authority and approval body for the subdivision. Ridley's Phase 3 is an extension of Phase 2, and will require extending some of the existing private access roads.

Commission Chair Wood opened the Public Hearing at 7:46 p.m.

Doug Rowley with the Santaquin Irrigation Company spoke to the Planning Commission regarding a well in the nearby vicinity of the proposed development. Mr. Rowley explained that they have a right of way that goes straight north from the well, and that they can not be enclosed in. He also reminded the Commission that the well runs 24 hours a day. He stated that if the right of ways are taken care of, he doesn't see a problem with the subdivision.

Commission Chair Wood closed the Public Hearing at 7:50 pm.

Shaun Young, a representative for the project, addressed the Planning Commission and discussed pedestrian accesses and sidewalks.

Mr. Bond noted that across the access from lot 11, the subdivision would create a remnant area. Remnant areas that are not buildable are not allowed per city code. The developer would need to make use of this space somehow.

4. Public Hearing: Central Business District Code Amendment

Mr. Wiltse introduced the code amendment, which would amend the language in the Main Street Central Business District (CBD) zone. The code amendment would remove the minimum story requirement for buildings. Currently, new construction in the CBD zone requires a minimum of 2 occupiable stories. This code would not change the height minimums or any architectural requirements of the zone. It would not limit any potential buildings from having more than one story if proposed.

Commission Chair Wood opened the Public Hearing at 8:00 p.m.

No members of the public wished to address the Planning Commission

Commission Chair Wood closed the Public Hearing at 8:00 p.m.

Commission Chair Wood asked if there was a particular request to make this change. Mr. Bond explained that there is an application for an AutoZone at 50 W. Main Street, between the Post Office and Canyon View Medical Group. The proposed building meets the height requirements for the zone, but they do not have an occupiable second story. Mr. Bond noted that there is value in having more space built up in central business zones, but in the current market there is not a strong market to build two- or three-story commercial buildings in Santaquin.

Commissioner Lance noted that the cost of construction right now puts a financial burden on anyone trying to put a business in.

Commissioner Lance made a motion to forward a positive recommendation to the City Council to approve the verbiage as presented.

Commissioner Romero seconded the motion.

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

The motion was unanimously approved.

5. Public Hearing: Moderate Income Housing Update

Mr. Bond introduced the amendment to the Moderate Income Housing plan, which is an amendment to the General Plan. He shared that there are specific state requirements on language that needed to be included in the plan. The city's initial Moderate Income Housing Plan was submitted to the state, and a few months later the city was informed that the plan was not in compliance with state requirements. Mr. Bond noted that a large proportion of cities in Utah were also found to be out of compliance with the state's requirements. Specifically, the state wanted to know what the benchmarks and timelines would be for implementing the listed strategies. Mr. Bond also explained that the Moderate Income

Housing Program Manager indicated that not following the state requirements could make it so the city does not qualify for certain state funding. If the city wants to be on the priority list for funding, there will need to be five strategies as opposed to four. There are current efforts from the Mayor and Council to seek funding from the state to address some of the transportation needs in the community. Mr. Bond considered it prudent for the city to consider adding a fifth strategy to make sure that there is not any room for a setback on those efforts to acquire funding for transportation projects. Mr. Bond presented the additional fifth strategy, where the city will consider modifying zoning regulations to include moderate income housing as a way to earn a density bonus in a Planned Unit Development.

Commission Chair Wood opened the Public Hearing at 8:20 p.m.

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

Commission Chair Wood closed the Public Hearing at 8:20 p.m.

Commissioner Romero made a motion to make a positive recommendation to the City Council regarding the draft language and the proposed fifth strategy.

Commissioner McNeff seconded the motion.

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

The motion was unanimously approved.

6. Approval of Meeting Minutes

Commissioner McNeff made a motion to approve the meeting minutes from November 22, 2022.

Commissioner Weight seconded the motion.

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

The motion was unanimously approved.

Other Business

Mayor Dan Olson and Assistant City Manager Bond addressed the Planning Commission regarding city-owned parcels out by the old sewer lagoons on the west side of town. The current plan for this property

is to create an industrial park where lots can be platted and either sold or leased. Mr. Bond explained that initially the city did boundary line adjustments for the seven city-owned parcels. One of the parcels became the right of way of Summit Ridge Parkway. Some of the remaining parcels were marketable for potential businesses, but some were still large and would benefit from being subdivided into smaller industrial lots. Mayor Olson explained the creation of the Community Development and Renewal Agency of Santaquin (CDRA) to facilitate this development. Mayor Olson elaborated that the funding for the project came from selling a few pieces of the property rather than taxes and that it is the intention of the city to move to construction quickly after approval. He also explained that instead of selling the project to a developer, the city can keep it to control water and sewer usage and help select businesses that come to the development.

Commissioner Lance inquired about the sizes of the lots in the development. Mayor Olson answered that they will range from 1 to 14 acres.

Commission Chair Wood inquired about the kinds of uses that would be permitted in the subdivision. Mayor Olson answered that storage sheds would not be a permitted use. He noted that they are looking for point of sale industrial uses. Mayor Olson also stated that the city does not want uses that would create a lot of dust or rock. Mr. Bond added that one of the benefits of the city still having some control of the process is that they can negotiate with businesses to determine if it is a good location and appropriate use, considering the orchards and uses in the surrounding area.

Commission Chair Wood noted that over the years they have seen plans for potential open space and trail corridors through the proposed subdivision area and asked if this would affect those plans. Mayor Olson explained that this project would not affect those plans and may enhance those plans.

Commission Chair Wood inquired if there are any changes to the subdivision approval process if the city is the applicant as well as the approving body. Mr. Bond answered that the process is still the same; to ensure that the city code is being met.

Adjournment

Commissioner Lance made a motion to adjourn the meeting.

The meeting was adjourned at 8:54 p.m.

Deputy City Recorder – Camille Moffat

Commission Chair – Trevor Wood