



**Planning Commission Members in Attendance:** Commissioners Wood, Lance, Weight, Romero, and Nixon.

Commissioners Hoffman and McNeff 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.

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 Lance.

#### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Romero.

#### **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: Property Rezone (1972 S. Frontage Road)**

Senior Planner Wiltse introduced a request to rezone approximately 32 acres of the Utah SHOP LLC property at the south end of Santaquin on 1972 South on the frontage road. The applicant requests that the property be rezoned from a Planned Community Zone (PC) to a Commercial Light Manufacturing (CLM) Zone. Commissioners and Assistant Manager Bond looked closely at the map showing the parcels proposed for rezone and the surrounding areas. It was pointed out that the Utah County and Juab County line is to the south of the Utah SHOP LLC property. John Jensen, the applicant for the zone change, attended the meeting. Anticipated/concept plans and building renderings for the site were presented to the Planning Commission to give ideas on what a Commercial Light Manufacturing zone would entail. Assistant Manager Bond pointed out that should a rezone be approved through the legislative process, an agreement with the applicant would be put in place clearly defining expectations for the property.

Commission Chair Wood opened the Public Hearing at 7:08 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 7:09 p.m.

Commissioner Nixon expressed her approval of the site stating that it meets the needs for the city to have additional industrial zones providing more taxes to the city and jobs for members of the

community. Commissioners Romero and Lance also expressed their approval of the concept for the site. Commissioner Romero inquired about traffic at the north and south interchanges in town. Assistant Manager Bond addressed the Main Street Interchange discussions heavily involving Mayor Olson and local congressmen. Assistant Manager Bond stated that currently, there are no plans for changes to the southern interchange. Commissioner Wood liked the renderings provided by the applicant and encouraged a development agreement between the staff and applicant. Commissioner Nixon inquired about the size of the proposed warehouses on the site. Mr. Jensen stated that the plan allows for three different sizes for possible warehouses, including possible retail units closer to the freeway.

Commissioner Romero made a motion to forward a positive recommendation to the City Council that approximately 32 acres of the Utah SHOP LLC property be rezoned from Planned Community (PC) zone to Commercial Light Manufacturing (CLM) and include a development agreement. Commissioner Nixon seconded the motion.

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

The motion was unanimously approved.

## 2. Public Hearing: Driveway Width Code Amendment

Assistant Manager Bond presented the proposed code amendment allowing for driveway width requirements to be expanded so that larger vehicles can access driveways at businesses more easily. Assistant Manager Bond used the proposed Holiday Oil expansion site plan as one example of a commercial area where driveways widths would help customers. Assistant Manager Bond also pointed out other commercial areas in town where driveway width increases would be beneficial. Clarification for residential and non-residential driveways was considered in the proposed code amendment. Language in the code permits the Development Review Committee (DRC) to grant an exception to width access on the basis that if it can be shown that a wider access is needed to accommodate the volume and type of vehicles that are expected to use the access on a regular basis and that it will improve the general public safety. Excluding public facilities (i.e. fire stations), the driveway width shall not exceed forty feet (40').

Commission Chair Wood opened the Public Hearing at 7:20 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 7:20 p.m.

Commission members agreed that the proposed code amendment is simple and straightforward. They discussed that wider widths in commercial zones would benefit larger vehicles and make ingress and egress easier. Commissioner Weight inquired if curb improvements will be required on the west side of the Holiday Oil Gas Station property. Assistant Manager Bond confirmed that Holiday Oil will install sidewalk, curb, and gutter on the west side of the property. Should wider access be approved by the

city's legislative process, Holiday Oil will install wider access on the west side as well. Commission members acknowledged the positives of building additional city infrastructure at the proposed Holiday Oil Gas Station site. Assistant Manager Bond and Planning Commissioners noted that UDOT may have additional requirements for access along Main Street. After a short discussion, the commissioners approved of the proposed changes to the code.

Commissioner Lance made a motion to forward a positive recommendation to the City Council to approve the code amendment which amends SCC 10.16.040 "Motor Vehicle Access." Commissioner Weight seconded the motion.

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

The motion was unanimously approved.

### 3. Approval of Meeting Minutes

Commissioner Romero made a motion to approve the meeting minutes from January 24, 2023. Commissioner Nixon seconded the motion.

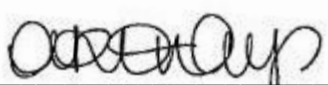
Commissioner Wood	Yes
Commissioner Lance	Yes
Commissioner Hoffman	Absent
Commissioner McNeff	Absent
Commissioner Nixon	Yes
Commissioner Weight	Yes
Commissioner Romero	Yes

The motion was unanimously approved.

### Adjournment

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 7:28 p.m.

  
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City Recorder – Amalie R. Ottley

  
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Commission Chair – Trevor Wood