



Planning Commission Members in Attendance: Trevor Wood, BreAnna Nixon, Nicci McNeff, and Michael Weight.

Commissioners Lance, Howard, Hoffman, and Romero were excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, Recorder Amalie Ottley, Assistant Kathy Swenson, and Skyler Tolbert with Ivory Development.

City Council Member Jeff Siddoway joined the meeting shortly after it began.

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 invocation was offered by Commissioner BreAnna Nixon.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Michael Weight.

ORDER OF AGENDA ITEMS

PUBLIC FORUM

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

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

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

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Tanner Property Annexation and Development

Assistant Manager Bond presented the proposed zoning and development at the property involved in the Tanner Annexation which is west of the railroad tracks and east of Summit Ridge Parkway. Mayor Olson asked that the Planning Commission review the proposed zoning and annexation.

Commission Chair Wood let the commission know that he lives adjacent to the property should there be any concerns for a conflict of interest. No commission members expressed any concerns.

Skyler Tolbert with Ivory Development introduced the concept plans for the development which includes a park. Commissioner Weight inquired about the right-of-way and ownership of the lot. Mr. Tolbert confirmed that Ivory Homes owns the lot and is excited to work in Santaquin City again.

Commissioner Nixon asked about connectivity east of the neighborhood. Assistant Manager Bond stated that ideally, connectivity east of the neighborhood would be added but not feasible with the existing railroad tracks. Commissioner Weight inquired about a pump or lift station for sewer being required on

the property. Mr. Bond pointed out that details of the development will come with the subdivision process. Commissioner McNeff inquired about traffic flow and the R10 zoning on Summit Ridge Drive citing the additional vehicles and traffic that will come with the new neighborhood. The commission discussed the possibility of moving away from the R10 zones to alleviate traffic on the west side of the city. Mr. Tolbert addressed the Planning Commission regarding the traffic study done for the development. Commissioner Nixon stated her approval of the annexation but suggested that the city look at connectivity on the west side of town in the future. Commission Chair Wood also stated his approval for the annexation and that the proposed development fits in with the surrounding neighborhood. Assistant Manager Bond discussed the annexation process in general. Commissioner McNeff spoke to her desire for developments to bring in a variety of sizes of lots and homes. Commissioner Wood agreed that diversity is always a positive aspect of the city. Commissioner Wood inquired about when zoning happens. Assistant Manager Bond stated that zoning happens upon the annexation of the land. The commission discussed Planned Unit Developments (PUD) in the city and the Development Agreement already in place in Summit Ridge. Mr. Tolbert stated that the minimum lots sizes in the development range in size up to 1/3 acre along with the park that Ivory Homes is excited to invest in. Commissioner Wood asked if Ivory Homes plans to build all the lots. Mr. Tolbert confirmed that the general business plan of Ivory Homes is to build all of the homes in their developments.

Commissioner Nixon motioned to make a positive recommendation to the Santaquin City Council that the Tanner Annexation and proposed development move forward in the R10 Zone and for consideration in additional connectivity issues. Commissioner Weight seconded the motion.

Commissioner Wood	Yes
Commissioner Lance	Absent
Commissioner Hoffman	Absent
Commissioner Howard	Absent
Commissioner McNeff	Yes
Commissioner Nixon	Yes
Commissioner Weight	Yes
(Alternate) Commissioner Romero	Absent

The motion was unanimously approved.

2. PUBLIC HEARING – Heritage Heights Subdivision

Assistant Manager Bond introduced the Heritage Heights Subdivision located at approximately 850 East and 450 South.

Commission Chair Wood opened the Public Hearing at 7:40 p.m.

Jim Linford wished to address the Planning Commission regarding the Heritage Heights Subdivision. He inquired about the width of the lot and the right-of-way that will be dedicated to the city for the 900 East roadway. Assistant Manager Bond addressed the sizing of the lot stating that upon review the lot does meet the minimum requirements for a legal lot in the current city code. Mr. Linford inquired if a home was built on the east lot if there would be enough room for the proposed right-of-way. Assistant Manager Bond stated that in the development process, and per city code, improvements to the road would be required to be completed by the developer prior to the building envelope(s) being recorded or

platted. Mr. Linford discussed where the road will go and which lots could possibly be encroached upon. He expressed his desire for the city to consider the impact on Don Gilson's family since his passing that putting the road through on 900 East would have.

Commission Chair Wood closed the public hearing at 7:43 p.m.

The commission discussed any developer's or family's responsibility to improve roadways when neighborhoods are built within the city and the required subdivision process.

3. PUBLIC HEARING – Detached Accessory Dwelling Units

Assistant Manager Bond addressed the proposed draft ordinance allowing Detached Accessory Dwelling Units (ADUs) in the R10 zone that has been previously discussed in both Planning Commission and City Council meetings.

The Planning Commission discussed how Detached ADUs will be implemented in more city zones in the future and the ability to use the ordinance to implement Moderate Incoming Housing requirements recently passed by the State of Utah.

Commission Chair Wood opened the public hearing at 8:08 p.m.

No members of the public were present for the public hearing.

Commission Chair Wood closed the public hearing 8:09 p.m.

Commissioner McNeff made a motion to make a positive recommendation to pass an ordinance allowing for Detached Accessory Dwelling Units in the R10 Zone. Commissioner Weight seconded the motion.

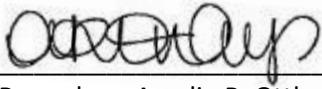
Commissioner Wood	Yes
Commissioner Lance	Absent
Commissioner Hoffman	Absent
Commissioner Howard	Absent
Commissioner McNeff	Yes
Commissioner Nixon	Yes
Commissioner Weight	Yes
(Alternate) Commissioner Romero	Absent

The motion was unanimously approved.

Adjournment

Commissioner Nixon made a motion to adjourn the meeting. Motion seconded by Commissioner McNeff.

Meeting adjourned at 8:14 p.m.

A handwritten signature in black ink, appearing to read "A. Ottley", written over a horizontal line.

City Recorder – Amalie R. Ottley

A handwritten signature in blue ink, appearing to read "T. Wood", written over a horizontal line.

Commission Chair – Trevor Wood