



**Planning Commission Members in Attendance:** Trevor Wood, Drew Hoffman, Michael Weight, Andrea Howard, Nicci McNeff

**Others in Attendance:** Community Development Director Jason Bond, City Council Member Jeff Siddoway, Race Ostler on behalf of Ostler Subdivision, and various members of the public.

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

**INVOCATION/INSPIRATIONAL THOUGHT** - Director Bond offered an invocation.

**PLEDGE OF ALLEGIANCE** - Drew Hoffman led the pledge of allegiance.

#### **PUBLIC FORUM**

Public Forum opened at 7:03 p.m.

Jennie Wilcox spoke to the Planning Commission on behalf of a client that desires to purchase a residential house on 55 South 300 East and turn it into a nail salon business. Due to current land use definitions the salon is not allowed by city code in the location where the client wishes to purchase the home. Ms. Wilcox asked that the Planning Commission consider her client's business as they discuss potential changes to the Land Use Table and definitions.

Public Forum closed at 7:05 p.m.

#### **DISCUSSION & POSSIBLE ACTION ITEMS**

##### **Ostler Subdivision Preliminary Plan Review**

The Planning Commission reviewed the Ostler 5-Lot Subdivision located at 421 South 100 West. Director Bond introduced the request by the applicant to have a reduction in the frontage on Lot 2 and instead use the infill reduction standards found in Santaquin City Code 10.32. The Planning Commission discussed the utilities on the lots in question. The applicant, Race Ostler, addressed utilities and sizes of the lots in the subdivision. Commission Chair Wood asked the applicant to remind any builders on the lots to follow city requirements on both infill reduction architecture and storm drainage.

Commissioner Hoffman motioned to approve the infill reduction request for Lot 2 of the Ostler Subdivision, reducing the lot frontage from 80 feet to 68.75 feet with the condition that the applicant meet all infill reduction requirements. Motion seconded by Commissioner Howard.

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|----------------------|-----|
| Commissioner Wood    | Yes |
| Commissioner Hoffman | Yes |
| Commissioner Howard  | Yes |
| Commissioner Weight  | Yes |
| Commissioner McNeff  | Yes |

The vote passed unanimously in favor.

Commissioner Weight motioned to recommend approval of the Ostler Subdivision with the condition that all planning and engineering redlines be addressed in reference to the above-mentioned infill reduction requirements. Commissioner McNeff seconded the motion.

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|----------------------|-----|
| Commissioner Wood    | Yes |
| Commissioner Hoffman | Yes |
| Commissioner Howard  | Yes |
| Commissioner Weight  | Yes |
| Commissioner McNeff  | Yes |

The vote passed unanimously in favor.

#### **Santaquin City Zoning Code Land Use Table Review**

Director Bond and The Planning Commission discussed at length the draft ordinance and proposals for changes to the Land Use Table. The Planning Commission discussed the Legal Non-Conforming Status of businesses and properties within the city. Director Bond pointed out that performing a comprehensive review of the land use tables and zoning designations would be valuable for future planning in the city.

The Planning Commission requested that the city create a definition and draft an ordinance for beauty and cosmetology type services that could be allowed in the MSR Zone. The Planning Commission also suggested multiple land uses that they feel should be prohibited in zones close to Main Street.

#### **Meeting Minutes Approval – April 26, 2022 and May 2, 2022**

Commissioner Hoffman motioned to approve the meeting minutes from April 26, 2022. Motion seconded by Commissioner Weight.

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| Commissioner Wood    | Yes |
| Commissioner Hoffman | Yes |
| Commissioner Howard  | Yes |
| Commissioner Weight  | Yes |
| Commissioner McNeff  | Yes |

The vote passed unanimously in favor.

Commissioner McNeff motioned to approve the meeting minutes from May 2, 2022. Motion seconded by Commissioner Howard.

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|----------------------|-----|
| Commissioner Wood    | Yes |
| Commissioner Hoffman | Yes |
| Commissioner Howard  | Yes |
| Commissioner Weight  | Yes |
| Commissioner McNeff  | Yes |

The vote passed unanimously in favor.

#### **Other Business**

Commission Chair Wood mentioned that he will be out of town for the first meeting in June.

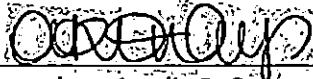
Director Bond provided written notice to the Planning Commission regarding a minor change to Santaquin Estates that was approved by the Development Review Committee on May 10<sup>th</sup>, 2022.

Director Bond also brought up the upcoming Public Hearing that will be held regarding a code amendment to allow for additional menu boards for drive-thru restaurants in the city.

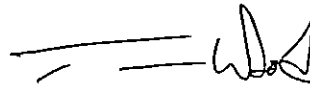
Director Bond notified the Planning Commission of an upcoming joint Planning Commission and City Council meeting to discuss the General Plan.

**Adjournment:**

Commissioner Hoffman motioned to adjourn at 8:37 p.m. Meeting adjourned.



City Recorder – Amalie R. Ottley



Commission Chair – Trevor Wood