



## Planning Commission Meeting Minutes

Tuesday, October 13, 2020

**Planning Commission Members in Attendance:** Trevor Wood (Attending via Zoom), Art Adcock, Kylie Lance and Michelle Sperry.

**Other's in Attendance:** Community Development Director Jason Bond, City Manager Ben Reeves, Council Member Betsy Montoya (Attending via Zoom).

Commission Chair Wood called the meeting to order at 7:01 p.m.

### **INVOCATION/INSPIRATION THOUGHT**

Commissioner Adcock offered an invocation.

### **PLEDGE OF ALLEGIANCE**

Commissioner Lance led the pledge of allegiance.

### **PUBLIC FORUM DISCUSSION & POSSIBLE ACTION**

Commission Chair Wood opened the Public Forum at 7:02 p.m. There were no comments, so he closed the Public Hearing at 7:02 p.m.

### **PUBLIC HEARING- Default Zone for the Planned Community Zone**

*The Planning Commission will consider modifying Santaquin City Code Article 10-7H regarding an underlying or default zone for the Planned Community (PC) Zone in the event that a development agreement expires.*

Mr. Bond shared the proposed language in 10-7H regarding default zoning for the Planned Community Zone (See Attachment 'A'). He explained that the proposal is to apply the two broadest residential and commercial zones to the Planned Community Zone; which are the R-10 and C-1 zones. Mr. Bond noted language which states that if it is unclear which zone should apply, it will be up to the City Council's discretion.

Commission Chair Wood opened the Public Hearing at 7:08 p.m. there were no comments, so he closed it at 7:08 p.m.

Commissioner Sperry indicated that she likes the proposed language. Mr. Bond noted that this language will be reviewed by legal counsel prior to it being adopted by the Council if they so choose.

Commissioner Wood stated that the R-10 and C-1 zones make sense. Mr. Bond explained that it's good to have zoning in place for the land owners to know what to expect.

Commissioner Adcock asked what the process entails for the development agreement to be extended or reestablished? Mr. Bond explained that the development agreement has a 20-year sunset with a clause that the City Council can extend it for an additional 10 years. Commissioner Adcock noted that he is in favor of this and thinks that this amendment will protect land owners.

**Motion:** Commissioner Adcock motioned to forward a positive recommendation to the City Council that the Default Zone for the Planned Community Zone be adopted, pending review of the legal counsel. Commissioner Sperry seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Adcock	Aye
Commissioner Sperry	Aye
Commissioner Lance	Aye

The vote passed unanimously 4 to 0.

#### **OTHER BUSINESS**

Approval of Minutes from

September 22, 2020

**Motion:** Commissioner Adcock motioned to approve the minutes from September 22<sup>nd</sup> 2020. Commissioner Sperry seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Adcock	Aye
Commissioner Sperry	Aye
Commissioner Lance	Aye

The vote passed unanimously 4 to 0.

Commissioner Sperry attended the last City Council meeting and provided a few updates. She stated that the construction on 300 West and whether it should remain a one way or become a two-way street was discussed. Because of feedback from residents a town hall meeting will be held to receive public input prior to a decision being made. Commissioner Sperry also reported that the language in 10-4-2020 was changed to remove the provision that Planning Commission Members can only serve two terms.

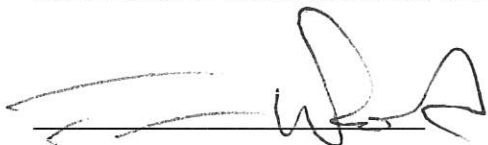
Commissioner Wood asked if any Planning Commission Members would be willing and able to attend the City Council Meeting on October 20, 2020. Commissioner Adcock volunteered to attend.

Mr. Bond noted that the City has transitioned to using Municode for City Code and meeting agendas. He stated that the agenda's and packets will be available on the Santaquin City website via Municode.

Mr. Bond explained that a concept review for the Pedersen property was reviewed at DRC. The DRC recommended that the applicant address the redlines prior to the Public Hearing being held at the Planning Commission. Mr. Reeves noted that several City Council Members have received emails regarding the Pedersen property. He noted that the application for the Pedersen property is all single family homes, although some are denser than what code allows. He explained that the City needs to acquire 6 different areas along the East Bench. Mr. Reeves noted that one of these areas is along the Pedersen property. The City needs to acquire this land, in order to protect the community who live in that area from high water runoff. He added that the City is currently working with Natural Resources Conservation Service (NRCS) regarding debris basins.

Commissioner Adcock asked for follow up information regarding the Ercanbrack property. Mr. Bond explained that the City Council has indicated that they would like to work with Mr. Ercanbrack regarding a development agreement for his property. He explained that this is currently being worked on. Mr. Bond described that it is Mr. Ercanbrack's intention to have a commercial area along the frontage and residential development behind. He noted the importance of maintaining a good working relationship with Mr. Ercanbrack, while protecting the City.

Commissioner Lance motioned to adjourn at 7:40 p.m.

A handwritten signature in black ink, appearing to read 'Trevor Wood', written over a horizontal line.

Trevor Wood, Commission Chair

A handwritten signature in black ink, appearing to read 'Kira Petersen', written over a horizontal line.

Kira Petersen, Deputy Recorder