



Planning Commission Members in Attendance: Commissioners Trevor Wood, Mike Weight, Ladawn Moak, Drew Hoffman, BreAnna Nixon, and Jessica Tolman.

Commissioner Michael Romero was excused from the meeting.

Others in Attendance: Assistant Manager Bond, Senior Planner Ryan Harris, Recorder Amalie Ottley, EIT Megan Wilson, City Council Member Jeff Siddoway, Kenyon Farley, Russell Nelson, Julie Bingham, Steve Larsen, and Chris Wall.

Various members of the public also attended the meeting.

Commission Chair Wood called the meeting to order at 7:05 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Moak offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner Weight led the Pledge of Allegiance.

PUBLIC FORUM

Commissioner Wood opened the Public Forum at 7:07 p.m.

Kenyon Farley attended the meeting and wished to address the Planning Commission in the Public Forum. He expressed his concerns about the Grey Cliffs Mass Grading Permit Extension. He stated that he farms the orchards north of the Grey Cliffs development. He explained that the mass grading at the Grey Cliffs development has affected the crop production of his tart cherry trees. He indicated that the mass grading has brought dust to the orchards, which in turn has brought more mites. He also expressed that he feels that the owner of the property could do more with the water trucks to keep the dust at bay.

Commissioner Wood closed the Public Forum at 7:11 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: VanCon Temporary Concrete Batch Plant Conditional Use Permit

Senior Planner Harris presented the application from VanCon for a temporary concrete batch plant conditional use permit at approximately 1100 West Lark Road. The proposed batch plant is in the Public Facilities (PF) zone, and is a conditional use in the PF zone. The batch plant must meet all requirements in Santaquin City Code (SCC) 10.20.180.H.3.

The site plan (attachment 2) shows where the batch plant will operate, the location of the water tower, the parking location, and the track out location. The area on the site plan showing where the batch plant will be is 594' from the nearest residence, which meets the City Code. The site plan also lists that no structures will be located within 10' of Highway 6 and 20' from Lark Rd., which meets the setback requirements for the PF Zone. The applicant has also submitted a Mitigation Plan (attachment 3) that explains how the applicant plans to control dust and noise. A restoration plan has been submitted and is located on the site plan. Staff has reviewed the plans, and they meet Santaquin City Code Requirements.

Commissioner Wood opened the Public Hearing at 7:16 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commissioner Wood closed the Public Hearing at 7:16 p.m.

Planning Commissioners discussed wording in the mitigation plan as well as timelines and location of the proposed plant. Planning Commissioner Nixon expressed her concern about the location of the batch plant being close to agricultural property. Senior Planner Harris and EIT Megan Wilson both indicated that the plans were reviewed by staff and the conditions for the application have been met.

Commissioner Hoffman made a motion to approve the conditional use permit for the proposed VanCon temporary concrete batch plant with the following conditions:

1. The temporary concrete batch plant shall follow the requirements in SCC 10.20.180.H.3.
2. The site plan shall be followed. (attachment 2)
3. The mitigation plan shall be followed. (attachment 3).
4. The reclamation plan shall be followed when the temporary batch plant is no longer in operation (attachment 2).

Commissioner Weight seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	No
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

2. PUBLIC HEARING: Quick Quack Car Wash Conditional Use Permit

Planner Harris presented the application from Lonestar Builders for a Quick Quack Car Wash conditional use permit located at 78 North 500 East. The proposed carwash is in the Interstate Commercial (C-1) Zone, and carwashes are a conditional use within this zone. Conditional uses are looked at as permitted uses, and conditions can be added to help reduce any negative impacts from the site. Any added conditions need to be listed in the Santaquin City Code, and there are no requirements for car washes in the City Code. The conditional use code (SCC 10.24.060) lists some general factors that can be considered for conditional uses

Commissioner Wood opened the Public Hearing at 7:33 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commissioner Wood closed the Public Hearing at 7:33 p.m.

The applicant, Russell Nelson, attended the meeting and addressed the Planning Commission members. He spoke of the positive experience he has had when working with Quick Quack carwashes in Utah.

Members of the commission asked if the carwash would pay for water rights and/or reclaim the water used on their site. Mr. Nelson indicated that the company would pay the impact fees associated with the car wash as required by the City and will reclaim water at the site.

Commissioner Hoffman made a motion to approve the conditional use permit for the proposed Quick Quack Carwash at 78 N 500 E with the following conditions:

- 1. The applicant completes the City's site plan process, including DRC and ARC reviews.
- 2. All Santaquin City Code, standards and specifications be met.
- 3. A business license be obtained before operation.

Commissioner Moak seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

3. PUBLIC HEARING: Kids Academy Daycare Conditional Use Permit

Senior Planner Harris presented the conditional use application submitted by Julie Bingham for a Kids Academy Daycare located at 806 E. 150 S. The applicant will own the home and run a daycare out of the residence but will not live there. The applicant proposes to have 16 children at the daycare, which the State allows if they meet all state requirements. The proposed daycare does not fall under the provisions of a home occupation because the applicant will not live at the home. A daycare is considered a conditional use in the R-10 Zone.

In 2022, the State passed HB15. The bill focused on childcare programs (daycare). This bill created a law (Utah State Code 10.8-84.6 "Prohibition on licensing or certification of childcare programs") that doesn't allow the City to impose licensing or certification requirements for a daycare. The City can require a business license, and that the daycare meets all state requirements. In 2022, the State also allowed a family group (home) daycare provider to have two locations. The provider would not be required to live in the second home, but it still would be considered a family group (home) daycare. The proposed daycare will be the provider's second family group (home) daycare. The proposed daycare would be considered a home daycare per the State and not a commercial daycare. The City cannot require a site plan or site improvements on the property because it is not a commercial use. A business license will still need to be acquired, and all required departments (i.e., building, planning, fire, and police) must review and approve the license before it can be issued.

Commissioner Wood opened the Public Hearing at 7:49 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commissioner Wood closed the Public Hearing at 7:49 p.m.

The commissioners expressed their approval of the daycare as it was a straightforward application.

Commissioner Tolman made a motion to approve a conditional use permit for the Kids Academy Daycare with the following conditions:

- 1. A business license is obtained and renewed each year the business is in operation.
- 2. All State requirements for a home daycare be met. Once the business receives their state license to operate a daycare, they submit the license to the City.
- 3. All State licenses be maintained as long as the business is in operation.

Commissioner Nixon seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

4. Sutherland Subdivision Preliminary Plan

Senior Planner Harris presented the Sutherland Subdivision Preliminary Plan located at 565 W. Lark Road. The proposed subdivision is in the R10 Residential zone, with two lots on 1.080 acres. Lots within the R-10 zone must have a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet. The proposed lots range from 0.459 acres (20,001 square feet) to 0.598 acres (26,039 square feet), and the lot frontages range from 80.58 feet to 121.70 feet. All requirements in the R-10 zone (SCC 10.20.080) are being met.

The applicant has proposed a deferral agreement, and the City Council approved the agreement on March 5, 2024. The deferral agreement allows them to defer the street improvements (i.e., sidewalk, curb, gutter, asphalt, etc.) to a later date. The subdivision will require road dedication and the dedication is shown on the plat.

On February 13, 2024, the Development Review Committee (DRC) reviewed the preliminary plans for the Sutherland Subdivision and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed. The applicant has submitted updated plans which resolved all redlines from the DRC.

Commissioners discussed the timelines of deferral agreements in the core area of town.

Commissioner Nixon made a motion to approve the preliminary plan for the Sutherland Subdivision. Commissioner Tolman seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

5. Grey Cliffs Mass Grading Permit Extension

Senior Planner Harris presented the request for a Mass Grading Permit Extension by Mr. Steve Larsen. Mr. Steve Larsen of S and L Incorporated, is requesting a renewal of the existing Conditional Use Permit for the mass grading associated with the approved Grey Cliff's Residential Development. The mass grading is being completed to facilitate the development of the property. The proposed area is located North of East Side Park and East of the SR-198 and contains approximately 299 acres. The original Conditional Use Permit for this project was approved in August of 2021. The renewal request includes an additional 2-year period of the existing grading permit, and the following revision to the plan: The Grading Phases Legend has been updated to adjust the dates of each phase's construction season. The applicant reports that Phase 1 is more than 50% complete with 25% of Phase 1 being near or totally complete.

EIT Megan Wilson went through the table of requirements set forth by the City Code and indicated that the applicant meets all requirements. She also indicated that the City has had a positive experience in working with Mr. Larsen.

Chris Wall attended the meeting and wished to address the Planning Commission on the mass grading. Commission Chair Wood allowed Mr. Wall to address the commission outside of the public forum time. Mr. Wall owns the property directly north of the Grey Cliffs development. He stated that there has been significant dust and mites that have affected his orchards and property. He expressed his concern that Mr. Larsen will not be able to control dust if the project gets bigger and bigger.

The applicant, Steve Larsen, attended the meeting. He addressed Mr. Wall's concerns about dust, indicating the many agencies that visit the site to monitor dust and other mitigating factors. He stated that he has on many occasions suspended work when the dust could not be managed. He also stated that the owners of the development are dedicated to working with nearby property owners and doing their best to mitigate any dust or negative impacts.

Commissioners discussed with staff the applicant's current status in keeping in line with the City's dust mitigation and mass grading requirements. EIT Megan Wilson indicated again that the applicant has obeyed the regulations imposed by the State and City thus far. The applicant and landowners discussed dust mitigation amongst themselves in the audience. Commissioner Nixon expressed her concern about a 2-year extension versus just a one-year extension. Senior Planner Harris and the applicant indicated that the application for a 2-year extension is acceptable by City Code.

Commissioner Nixon made a motion to forward a positive recommendation to the City Council to approve the renewal of a Conditional Use Permit for the Grey Cliffs Mass Grading Operation with the following condition:

- 1. That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10.16.280 of the Santaquin City Code

Commissioner Hoffman seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

OTHER BUSINESS

Commissioner Tolman made a motion to approve the Planning Commission Meeting Minutes from February 13, 2024, and February 27, 2024. Commissioner Nixon seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Absent
Commissioner Tolman	Yes
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

ADJOURNMENT

Commissioner Moak made a motion to adjourn the meeting.

The meeting was adjourned at 8:41 p.m.

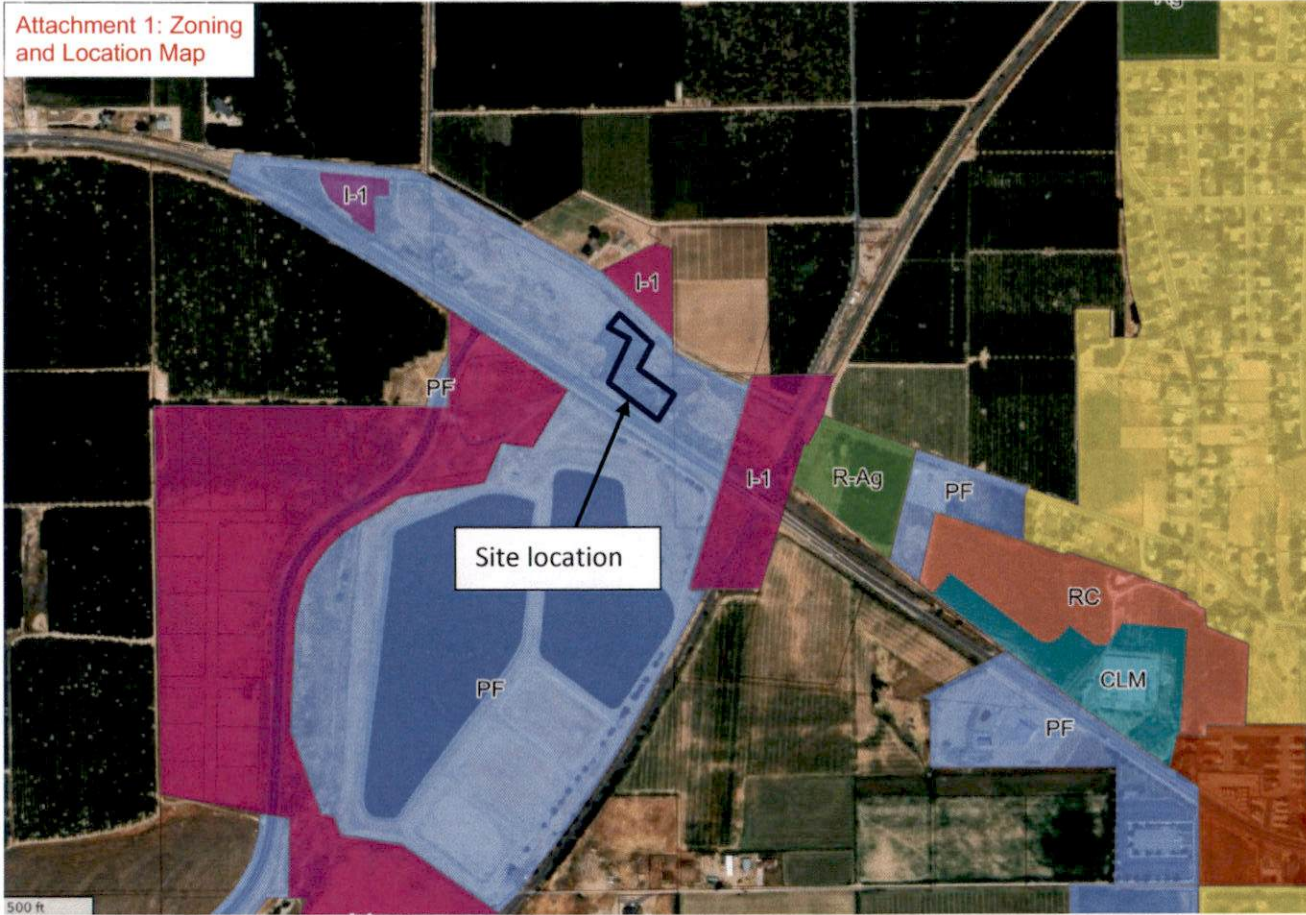


City Recorder – Amalie R. Ottley



Planning Commission Chair – Trevor Wood

Attachment 1: Zoning and Location Map



Attachment 2: Site Plan



594' from home to nearest structure of batch plant

5 Parking Stalls

No structures in 20' setback against Lark Rd

Water Tower

Trackout

No structures in 10' set back against Highway 6

Batch Plant Operation including - aggregates and concrete washout

Restoration Plan:

- All travel path ruts created by VanCon during the course of construction will be graded and repaired.
- Any excess material produced by VanCon will be removed from the site.
- Any Debris, waste etc. produced by VanCon will be removed.
- Any infrastructure added for batch plant operation will be decommissioned unless otherwise requested by Santaquin City.

Concrete Batch Plant Mitigation Plan

This plan is to discuss mitigation for the temporary concrete batch plant to be used for the CUWCD Santaquin Reach Project.

Dust Control:

- Set up SWPPP for Batch Site location with appropriate agencies.
- Sand & Gravel needed for the batch plant will be hauled into the site and will be watered regularly to minimize air born dust.
 - During wind/atmospheric events more effort will be added to minimize dust.
- Roads being utilized to haul sand & gravel to the site will be water using a water truck to dampen the roadway and minimize dust.
- Concrete Powder used will be stored in approved storage facilities not limited to the following:
 - Batch Plant Bag House
 - Powder Bulker Trailer
 - Concrete Storage Guppie
- Concrete Powder uses air to blow off from the bulker trailer to the Batch Plant Bag house, VanCon inspects the plant daily and at times this blowing off appears to be dust, but it is not.
 - When blowing off, VanCon will control the rate to blowing off depending on atmospheric conditions to minimize air born cement powder dust getting into the air.

Noise:

- The portable batch plant utilizes 3 phase power to run and is always preferable to have temporary power connections to minimize sound, however, if 3 phase power is not readily available a generator is required. It is best to utilize sound attenuation generators.
- Batch Plant, Conveyor, and Hot Water Heater all require power to operate.
- Noise is greatly reduced when on temporary power. It is anticipated that temporary power will be used for the project.
- Standard Operating Times will be during Santaquin City Construction working hours Monday – Saturday. Sunday operation would be on a case-by-case basis and would be approved prior to doing.
- Nighttime operation of the batch plant is not anticipated for the project, however, if needed, VanCon would seek proper permitting with Santaquin City and provide ample time.

Traffic/Appearance:

- The batch plant stands in the air like a 2-story building during operation and looks this way until it is removed.
- Delivery of Sand & Gravel, Concrete Powder, processing, and delivery is an ongoing process and heavy truck traffic is consistent during the entire process.
- Security is a high priority to ensure public safety by locking up equipment, making it inaccessible as much as possible.