



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

Commissioner LaDawn Moak was excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, Planner Aspen Stevenson, Recorder Amalie Ottley, Troy Frazier, Kelly Frazier, KC Lowham, Lexlan Lowham, Josh Nielsen, Heidi Nielsen, LeAnn Lowham, Robert Short, Mark Memmott, Wade Memmott, Katrina Memmott, Ross Williams, Corie Steele, David Crawford, Jacob Frazier, Chuck Shaw, Chad Zeeman, and other members of the public.

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Romero offered an inspirational thought

PLEDGE OF ALLEGIANCE

Commissioner Weight led the Pledge of Allegiance.

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 in the Public Forum.

Commission Chair Wood closed the Public Forum at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: FRAZIER REZONE REQUEST

Planner Stevenson introduced the Frazier Rezone Request. Troy and Kelly Frazier who desire to keep cows on their property, submitted a request to amend the Santaquin City Zoning Map to change the zoning of approximately 4.414 acres of parcel number 48:259:0007 from the Residential (R-10) zone to the Residential Agriculture (R-Ag) zone located at 169 W 690 N.

The applicant, Troy Frazier, addressed the Planning Commission. He read from the Santaquin City Master Plan land use guidelines that supports the preservation of agriculture in the community. He discussed that when he bought his property, he understood it to be an agricultural zone as the previous owner had farm animals (alpacas) on that property. He expressed his desire to own horses and cows on his property which is not currently allowed in the residential zone. He stated that he has not had a farm or animals previous to living in Santaquin and wishes to learn and bring agriculture back to the area and his land. He indicated that he'd like to keep anywhere from 2-6 cows on the property at a time.

Commissioner Hoffman pointed out that the city code requires a minimum of 5 acres of land to be considered an agricultural zone noting that the applicant does not meet the minimum acreage requirement.

Commission Chair Wood opened the Public Hearing at 7:13 p.m.

Ross Williams addressed the Planning Commission regarding the applicant's request to rezone their property. He expressed concerns about the applicant's ability to maintain the pasture due to the chain link fence that is currently installed between the applicant's property and neighbors. He stated that the cattle on the property have disturbed the fence to reach neighboring properties. He expressed concerns about the state of the debris on the property. Mr. Williams indicated that the previous owner kept the property clean and there were no concerns until the Frazier family moved in. Mr. Williams expressed frustration about the Frazier's placement of corrals, chicken coops, etc. near neighbor's backyards. Mr. Williams indicated that he has reported Frazier property multiple times to the police and that newcomers to Santaquin devalue the neighborhoods. He stated that he and his neighbors would take legal action if the request were to be approved.

Jacob Frazier attended the meeting on behalf of the applicant. He is the son of Troy Frazier and wished to address the situation. He indicated that he lives on a property neighboring his parents. He also stated that the current fencing is 3 inches onto their own property line. He discussed his family's desire to accommodate neighbors as much as possible as they learn to own farm animals and continue to clean up and operate a small farm on their property.

KC Lowham expressed concerns about the state of the property and general clutter. He also expressed concerns about the Frazier's dogs. He believes that they own more animals than allowed by city code. He stated his frustration that the Fraziers placed their corrals and outbuildings along the neighbors fences rather than more central locations on their property.

Mark Memmott expressed his concerns over the smell of the cows and persistent flies due to the uncleanness of the Frazier's property. He stated that he worries about the quality of the fence and its ability to withstand the cows leaning on it.

Corie Steele stated that the cows are consistently near her back fence. She expressed her concern about the manure being piled up against the fence and subsequent smells.

Rob Short indicated that the Fraziers have not been accountable for their animals to include dogs and cows. He stated that the Fraziers have been irresponsible with pellet/BB guns and believes that the situation will only get worse if the request to rezone is approved.

Chuck Shaw disagreed with the previous statements that the property is an eyesore. He stated that the amount of so-called junk in their yard compared to the size of the property is not comparable to many other homes in the area. He believes that other properties in the neighborhood are much worse than the property in question. He pointed out that many individuals express the desire to keep Santaquin an agricultural and farming area but fight against actual farming properties near them. He also indicated that it is his own trailers parked in front of the Frazier's house due to the installation of internet on their streets.

Josh Nielsen stated that he does not disagree with agriculture and farms in the area but feels that the upkeep of the cows and manure on the Frazier property is disagreeable.

Chad Zeeman expressed his concern about the character assassination of the Fraziers by neighbors. He also stated that the vehicles in front of the Frazier's home are his own. He stated that he is neither for or against the rezone request but disagrees with the treatment of the Fraziers in the meeting.

Commission Chair Wood closed the Public Hearing at 7:37 p.m.

Assistant Manager Bond discussed the current R-10 residential zoning on the property as well as previous uses on the property that were allowed by City Code, such as the ownership of alpacas. He stated that after code enforcement issues arose with the property, that the owners took the steps to apply for a rezone on their property so that they could be compliant.

Commission Chair Wood discussed the discouraged practice of creating island zones in the city. He added that the minimum requirement for an agricultural zone is 5 acres and the Frazier's property simply does not meet that requirement at just over 4 acres. Commissioner Weight added that the only way that the property would meet the requirements of the code would be that there were cattle historically on the property and there was a legally non-conforming use on that property. As that is not the case, the proposed rezone does not meet city code.

Commissioner Hoffman made a motion to make a negative recommendation to the City Council for the rezoning of approximately four acres of parcel number 48:259:0007 from the Residential (R-10) zone to the Residential Agriculture (R-Ag) zone. Commissioner Tolman seconded the motion.

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

The motion passed.

Assistant Manager Bond indicated that the Frazier Rezone request will likely be on the August 19, 2025 City Council Meeting agenda due to other items earlier in the month. He encouraged members of the public to pay close attention to the agendas if they are interested in attending the City Council meeting addressing the applicant's request.

MEETING MINUTES APPROVAL

Commissioner Weight made a motion to approve the meeting minutes from June 24, 2025 with corrections suggested by Commission Chair Wood. Commissioner Romero seconded the motion.

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

The motion passed.

Commissioner Tolman made a motion to approve the meeting minutes from July 8, 2025. Commissioner Nixon seconded the motion.

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

The motion passed.

OTHER BUSINESS

Planner Stevenson went over items on upcoming Planning Commission meeting agendas.

ADJOURNMENT

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 7:47 p.m.



City Recorder – Amalie R. Ottley



Planning Commission Chair – Trevor Wood