



Planning Commission Members in Attendance: Chair Trevor Wood, Kylie Lance, BreAnna Nixon, Michael Weight, Michael Romero, and Drew Hoffman

Commissioner LaDawn Moak was excused from the meeting.

Others in Attendance: City Council Member Jeff Siddoway, Assistant City Manager Jason Bond, Senior Planner Ryan Harris, Recorder Amalie Ottley.

No members of the public attended the meeting.

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Romero offered and inspirational thought.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Hoffman.

PUBLIC FORUM

Commission Chair Wood opened the public forum at 7:03 p.m.

No members of the public wished to address the commission in the public forum.

Commission Chair Wood closed the public forum at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Discussion on Moderate-Income Housing Strategies

Assistant City Manager Jason Bond presented recent Moderate-Income Housing Strategies and the plans that Santaquin City is taking to meet the strategies as required by State Law. Assistant Manager Bond and Senior Planner Harris discussed the fines that will be imposed on the City should they not follow the State mandated guidelines for Moderate-Income Housing. The current strategies and implementation plans are as follows:

Strategy 1: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Implementation Plan – Santaquin City will consider modifying zoning regulations to expand the area where detached accessory dwelling units are permitted. Considerations to permit detached accessory dwelling units in more residential zones will be reviewed on an annual basis. Additionally, efforts will be made to provide an educational resource to the public so that the individual and community benefits of accessory dwelling units can be better understood. Benchmarks and Timeline – A legislative process will be initiated by the end of 2022. Action taken to allow detached ADUs in more zone(s) and/or educational materials prepared for the residents that own property which qualify to have a detached ADU, will be implemented by October 1, 2023.

Strategy 2: Reduce, waive, or eliminate impact fees related to moderate income housing.

Implementation Plan – Santaquin City will work with third-party financial, engineering, and planning firms as each Santaquin City master plan is updated over the next five years to study utility efficiencies from accessory dwelling units which could proportionately reduce impact fees for accessory dwelling units. The City will start asking for this data in their request for proposals (RFP) and consider modifications to impact fees upon completion of each master plan update, accordingly. Benchmarks and Timeline – In 2022, the Parks, Recreation, Trails, and Open Space (PRTOS) Master Plan has started the process to be updated and it is expected that it will be completed before October 1, 2023. As this is done, Santaquin will work with our financial consultant to determine if an appropriate reduction, waiver, or elimination of the applicable impact fee for accessory dwelling units is justified.

Strategy 3: Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Implementation Plan – Santaquin City will work with landowners, developers, and builders to develop and/or redevelop property that is commercially zoned, and identified as being effectively located near public transportation, commercial activities, and other services, to include moderate-income housing. Santaquin City officials will identify specific areas for consideration and will proactively contact property owners to explore opportunities. Benchmarks and Timeline – Santaquin City Officials will identify strategic areas and contact property owners in those identified areas to discuss the potential of rezoning property to facilitate moderate-income residential developments. Discussions and planning will take place before October 1, 2023.

Strategy 4: Develop a moderate-income housing project for residents who are disabled or 55 years old or older.

Implementation Plan – Santaquin City will work with landowners, developers, and builders to develop and/or redevelop property for a senior oriented community that qualifies as moderate-income housing. Santaquin City officials will identify specific areas for consideration and will proactively contact property owners to explore opportunities. Benchmarks and Timeline – Santaquin City Officials will identify strategic areas and contact property owners in those identified areas to facilitate a development that would serve residents who are disabled or who are 55+ years old. Discussions and planning will take place before October 1, 2023.

Strategy 5: Implement zoning incentives for moderate income units in new developments.

Implementation Plan – Santaquin City will consider modifying zoning regulations to include moderate income housing as a way to earn a density bonus in a Planned Unit Development (PUD). Benchmarks and Timeline – A legislative process will be initiated by July 1, 2023. Possible action will be implemented by October 1, 2023.

Assistant Manager Bond discussed at length how the City plans to take considerable actions and steps each year to meet the mandates imposed by the State of Utah. He asked Planning Commissioners to brainstorm ideas or submit suggestions on how the City may continue to meet code requirements. Assistant Manager Bond pointed out the actions taken by both the Planning Commission and City Council this year that have been reported to the State. All of the Planning Commissioners expressed their concern that the end-user/consumer of homes in the area would not see the impacts of actions the City has taken for Moderate-Income Housing because developers and sellers will seek top price for the homes they sell, regardless of the strict guidelines imposed by the State of Utah. Members of the

Planning Commission agreed that Santaquin specifically needs moderately priced homes to buy or rent to help those in the area with low incomes. The Planning Commission discussed how the State of Utah mandates do not do enough to support low-income families because of the current housing market and high price of housing. Members of the Commission discussed the State's attempt to control the housing market and inability to sufficiently support low to moderate-income families. Members of the Planning Commission also agreed that as the State is requiring these mandates that funding for Moderate-Income housing should come from State funds and not City funds. Planning Commissioners discussed how it's almost impossible for the City to make significant strides or change for moderate to low-income needs due to the housing market and the high prices developers are selling homes for. Members also discussed how redevelopment or housing projects affect communities in other states. Assistant Manager Bond and Senior Planner Harris brought up ideas for implementation of the strategies for future years. Assistant Manager Bond asked that the Planning Commission to research and continue to brainstorm ideas for how the City may implement these strategies.

OTHER BUSINESS

2. Meeting Minutes Approval

Commissioner Weight made a motion to approve the Planning Commission Minutes from the July 11th meeting. Commission Nixon seconded the motion.

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

The motion passed unanimously.

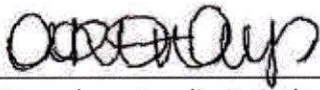
ADJOURNMENT

Commissioner Lance made a motion to adjourn the meeting. Commissioner Wood seconded the motion.

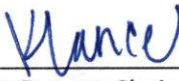
Commissioner Wood	Yes
Commissioner Lance	Yes
Commissioner Moak	Absent
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Weight	Yes
Commissioner Hoffman	Yes

The motion passed unanimously.

The meeting was adjourned at 8:32 p.m.



City Recorder – Amalie R. Ottley



Commission Deputy Chair – Kylie Lance