



**Planning Commission Members in Attendance:** Commissioners Trevor Wood, Drew Hoffman, BreAnna Nixon, Michael Romero, Michael Weight.

Commissioners Lance and McNeff were excused from the meeting.

**Others in Attendance:** Board Chair (Mayor) Olson, Assistant City Manager Jason Bond, Senior Planner Loren Wiltse, Recorder Amalie Ottley, Planner Camille Moffat, Board Member (City Councilman) Jeff Siddoway.

Various members of the public attended the meeting.

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

#### **INVOCATION/INSPIRATIONAL THOUGHT**

An invocation was offered by Commissioner Weight.

#### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Romero.

#### **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. Public Hearing: Tot-Lot Requirements**

Assistant Manager Bond presented a proposed amendment to modify Tot-Lot Requirements in Multiple-Unit Developments. Mr. Bond demonstrated the pending Ercanbrack development showing 9 tot-lots in a single subdivision. Mr. Bond proposed that the Planning Commission consider a possible amendment that would allow for other types of amenities or larger play areas replacing and/or consolidating a high number of tot-lots in any given development. Assistant Manager Bond proposed that the language in the code allow for better planning and flexibility for future developments and asked commission members to consider the changes presented.

Commission Chair Wood opened the Public Hearing at 7:10 p.m.

No members of the public wished to address the Planning Commission.

Commission Chair Wood closed the Public Hearing at 7:11 p.m.

Commission members discussed the ability to build in more flexibility to the code allowing for developers to add amenities to their subdivisions. Commissioner Nixon asked about the square footage requirements for the proposed changes to the code. She pointed out that there's potential for larger, nicer parks with the change to the language in the code. Assistant Manager Bond spoke about enhanced livability for subdivisions should other amenities be available to members of the community that would

include all ages. Senior Planner Wiltse addressed the Planning Commission's role and ability to alter the details of the code as they see would most benefit the community. Commissioner Weight inquired about minimum requirements for the code. He expressed a concern over developers being frustrated with a subdivision's amenities versus another development, whether for better or worse. Commission members agreed that the proposed changes to the code allow for adaptability to development agreements and unique opportunities for subdivisions in the city. Commissioner Nixon inquired about the stages at which amenities would be considered in a development agreement. Commissioner Wood and Assistant Manager Bond pointed out in the code that consolidation would allow larger tot-lots and/or amenities, creating the opportunity to not have multiple 600 square foot tot lots of the same design. Commissioner Wood inquired about the process of preliminary plan approval for pending subdivisions should the proposed code amendment be approved by the City Council after receiving a positive recommendation from the Planning Commission. Assistant Manager Bond stated that any changes to subdivisions would be reconsidered.

Commissioner Nixon made a motion to forward a positive recommendation to the City Council amending Title 10 Chapter 16 Section 060 of the city code, modifying Tot-Lot Requirements for Multiple Unit Developments as proposed. Commission Romero seconded the motion.

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

The motion was unanimously approved.

## **2. Public Hearing: Santaquin Peaks Industrial Park**

Assistant Manager Bond presented a proposed Industrial Park/subdivision consisting of approximately 17 industrial/commercial lots in the I-1 Industrial Zone on the west side of Summit Ridge Drive.

Commission Chair Wood opened the Public Hearing at 7:26 p.m.

No members of the public wished to address the Planning Commission.

Commission Chair Wood closed the Public Hearing at 7:26 p.m.

Assistant Manager Bond spoke about the subdivision process within the city. Commissioner Weight inquired about what plans are for the northern lots where the grading in the area is quite steep. Assistant Manager Bond stated that, as with any subdivision, grading will be considered in the preliminary plans and based on each individual lot. Commissioner Weight inquired if water mitigation in the area will be affected. Assistant Manager Bond confirmed that culverts and water retention have been taken into account when looking at lots in the proposed subdivision. Commissioner Lance inquired about the varying size of the lots. Assistant Manager Bond indicated that pending property purchase negotiations have taken place which in turn has determined size on some of the lots. Commissioner Lance inquired about fencing along the lots that front Summit Ridge Drive. Assistant Manager Bond addressed the desire for many of the buildings to orient towards Summit Ridge Drive which would allow

for storage to be hidden behind the buildings in the back/west area of the lots. He also represented that all orientations and lots would have to be aesthetically pleasing. Therefore, a fence along Summit Ridge Drive is not planned at this time. Commissioner Hoffman inquired about axle restrictions currently in place along Summit Ridge Parkway. Assistant Manager Bond brought up the geotechnical survey currently being conducted to determine if any mitigation along the road will need to take place. Balancing the longevity of the road and city infrastructure is a high priority when considering what types of traffic will be added to the northern end of Summit Ridge Drive. Commissioner Weight inquired if drive access and trail access would be allowed on the Summit Ridge frontage. Assistant Manager Bond spoke to the desire of access to the lots to be on the roads within the development itself. Commissioner Nixon spoke about the possibility of property owners needing access and parking along the back end of the lots. Assistant Manager Bond addressed plat notes that will address connectivity among the lots within the subdivision. Commissioner Weight inquired about possible restrictions that may need to be in place so that neighboring orchards are not negatively impacted by businesses that may take residence in the Industrial Zone. Assistant Manager Bond represented that under current negotiations, the proposed businesses do not anticipate a high level of dust or noise that would disturb neighbors. Commission members discussed the potential concerns that come with industrial type businesses neighboring agriculturally protected zones. Commissioners Weight and Nixon both asked if any restrictions will be put in place for the subdivision that would mitigate impacts on the orchards. Commissioner Wood inquired if there were any current thoughts for expansion in the future. Assistant Manager Bond stated that he doesn't foresee any immediate expansion. Commissioner Hoffman pointed out that the zone is almost entirely surrounded by agriculturally protected areas and should be noted on the plat.

Board Chair Dan Olson wished to address the Planning Commission regarding the Industrial Zone. Board Chair Olson explained the potential for septic tanks versus sewer lines that will be determined when costs are more definite. Board Chair Olson also spoke about the sale of the lots/properties being controlled by the Santaquin Community Development and Renewal Agency, allowing for the city to develop the Industrial Zone in a timely manner. Commission members discussed the sizing and frontage along lots 16 and 17. Commissioner Hoffman stated that as long as setbacks are being met, there are no specific frontage requirements for Industrial Zone lots. Commissioner Hoffman also pointed out the specific side and rear setbacks provided in the city code for the Industrial Zone. Commissioner Nixon stated that in her experience with industrial zones, smaller side setbacks like 3 feet, can attract garbage and refuse. Commissioners discussed the separate parcels outside of the proposed subdivision.

As the plans are concept only, there were no actionable items on the Industrial Zone plans. The Santaquin Peaks Industrial Zone will continue through the city's subdivision process.

### **3. Approval of Meeting Minutes**

Commissioner Weight made a motion to approve the meeting minutes from January 10, 2023. Commissioner Romero seconded the motion.

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

The motion was unanimously approved.

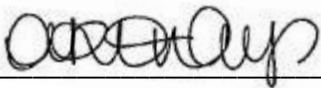
**Other Business:**

Assistant Manager Bond addressed upcoming February meetings and potential code amendments that may be considered. No commissioners had other business to speak of.

**Adjournment**

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 7:58 p.m.



City Recorder – Amalie R. Ottley



Commission Chair – Trevor Wood