



PLANNING COMMISSION

Tuesday, January 12, 2021, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD ONLINE ONLY

Pursuant to recent updates from the Utah State Department of Health regarding the number of people allowed to gather physically for a public meeting, in-person participation will be limited to elected and appointed city officials only. The public is invited to participate electronically as outlined below:

- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw or by searching for Santaquin City Channel on YouTube.

PUBLIC COMMENT & PUBLIC HEARING PARTICIPATION

As with all City Council and Planning Commission Meetings, we will continue to invite the public to provide “Public Comment” (30-minute duration, maximum of 5-minutes per comment). We will also continue to hold Public Hearings, as needed, and required on specific issues. We invite the public to provide comment in the following ways:

- **By Email** – Comments will be accepted by email up to 5:00 P.M. on the date of the meeting. Comments will be read during the meeting and made part of the official record of the city. Comments should be submitted to PublicComment@Santaquin.org
- **By Telephone** – For those who would like to have their own voice heard during the Public Comment or Public Hearing periods, please submit an email to PublicComment@Santaquin.org providing us your Telephone Number.

ADA NOTICE

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

WELCOME

INVOCATION/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. [Parking Reduction for Pad Site C](#)

The Planning Commission will review a proposal for a parking reduction on a commercial pad site located at approximately 450 E. Main Street.

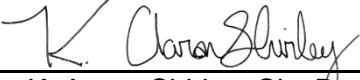
OTHER BUSINESS

2. Approval of Meeting Minutes from
12-8-2020

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on www.santaquin.org, as well as posted on the State of Utah's Public Website.

BY: 
K. Aaron Shirley, City Recorder

MEMORANDUM



To: Planning Commission
 From: Ryan Harris, Staff Planner
 Date: January 12, 2020
 RE: **Ridley's Pad Site C Parking Reduction Request**

A couple years ago while reviewing the parking for the Macey's site plan, a conceptual review of the entire site, including the pad sites, was conducted. The review showed that there would be extra parking for each of the pad sites. However, the size of the building for Pad Site C is proposed to be bigger than what was presented in the conceptual layout. This created a need for a few additional stalls.

Ridley's Pad Site C is the first pad site to be reviewed. There will be three units in the building. The west unit will be a professional office, the middle unit will be commercial, and the east unit will be a drive-thru food establishment with no indoor seating. The proposed building is approximately 1,000 sq. ft. larger than what was reviewed at the concept stage and requires additional parking stalls. The project will require 45 parking stalls and the proposed site plan is showing 43 parking stalls. The applicant of Ridley's Pad Site C is requesting a two-stall parking reduction. Santaquin City Code 10.48.040.D gives the Planning Commission the authority to grant a parking reduction. The applicant is asking for a parking reduction.

Santaquin City Code 10.48.040.D states, "Reduction In Parking Requirements: Businesses or mixed use developments seeking a reduction in parking must receive special exception approval by the Planning Commission. Such exceptions shall be based on the following review considerations and conditions:

1. Considerations For Reduction:

1. Large Floor Area: The proposed business may have an exceptionally large floor area per volume of sales and customers; e.g., furniture store, car wash, etc."

Staff will be proposing a code amendment at the next Planning Commission meeting which will propose that the parking requirement for drive-thru businesses be addressed. If the code amendment is passed by the City Council, it will fix the parking issue with this project, but the developer is not wanting to be delayed. Therefore, they are asking for a parking reduction at this time so they can move forward immediately

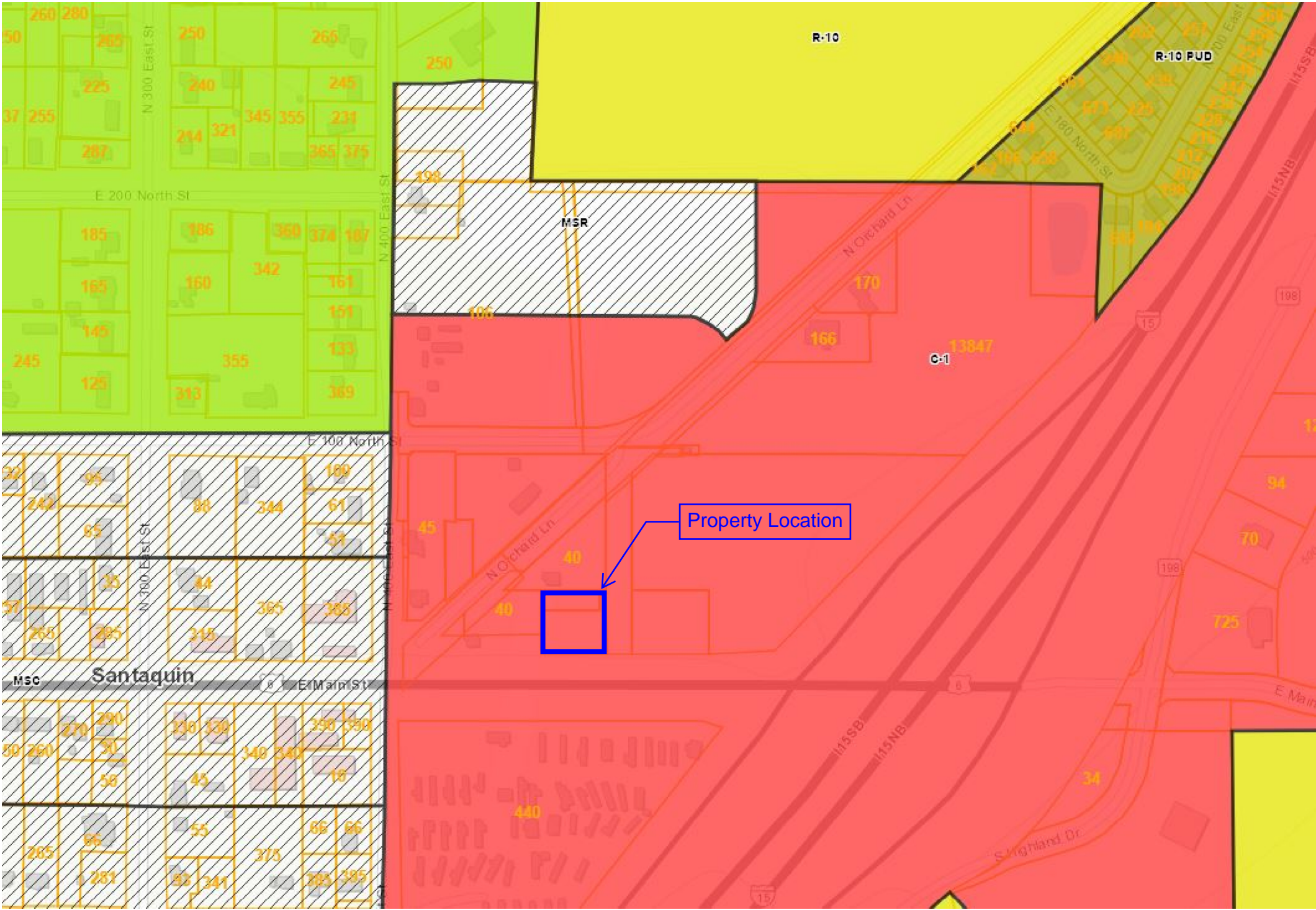
Staff Recommendation

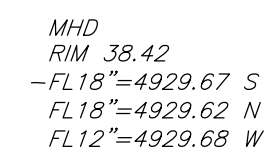
Staff recommends the Planning Commission consider the parking reduction for Ridley's Pad Site C

Attachments:

1. Location Map
2. Site Plan

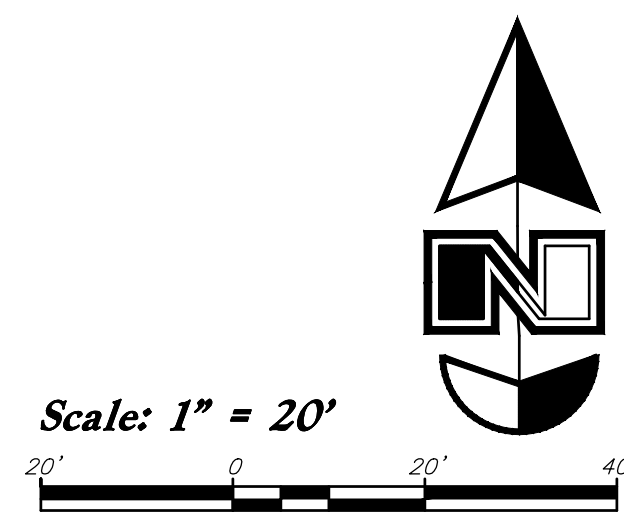
Attachment 1: Location Map













Site Data

Previous Property Area = 43,056 s.f.
Acquisition Area = 4,629 s.f.
Total Area = 47,685 s.f. (1.09 ac.)
Landscape Area Provided = 11,234 s.f. (23.6%)
Impervious Area Provided = 28,011 s.f. (58.7%)
Building Area = 8,440 s.f. (17.7%)
Parking Required Center Unit = 1/200 s.f. = 24 stalls
Parking Required West Unit = 9 stalls
Parking Required East Unit = 12 stalls
Total Parking Required = 45 stalls
Parking Provided = 43 stalls (5.0/1,000)



Site Construction Notes

- 1 Const. 24" Curb & Gutter

- 2 Const. Asphalt Paving

- 3 Const. Concrete Sidewalk

- 4 Const. Thickened Edge Sidewalk

- 5 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition)
(See Accessible Details and Notes)

- 6 Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition)
(See Accessible Details and Notes)
- 7 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition)
(See Accessible Details and Notes)

- 8 Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition)
(See Accessible Details and Notes)

- 9 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mil min. thickness
- 10 Const. Concrete Paving

- 11 Sawcut: Provide Smooth Clean Edge for Tacking and Provide Crack Seal at New Joint
- 12 Dumpster Enclosure (See Arch. Plans)
- 13 Relocated Stop Sign
- 14 Connect to Existing Improvement and Match Grade Elevation
- 15 Const. Modular Block Retaining Wall (Wall Design By Others)
- 16 Const. Colored Concrete Pedestrian Walkway (Coordinate Color with Architect)

General Site Notes:

1. *All dimensions are to back of curb unless otherwise noted.*
2. *Fire lane markings and signs to be installed as directed by the Fire Marshal.*
3. *Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.*
4. *Const. curb transition at all points where curb abuts sidewalk, see detail.*
5. *Contractor shall place asphalt paving in the direction of vehicle travel where possible.*
6. *Limits of demolition/disturbed areas shown on the plans may not be on exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.*

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be performed on the project. The contractor or surveyor shall be Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the contractor or surveyor shall verify the construction layout from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or subdivision map. The contractor or surveyor shall verify the survey with the survey monuments and the surveying data on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall stop work and report the discrepancies to the engineer. The contractor or surveyor shall not proceed with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

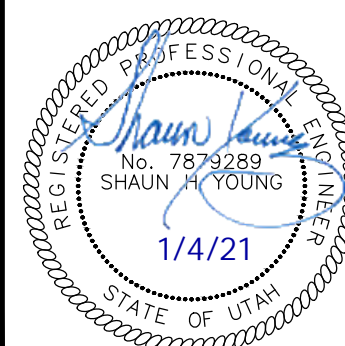
The Contractor agrees that he shall assume sole and complete responsibility for the shalloons during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

AWA
ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 — AWAengineering.net

Site Plan

Ridley's Santaquin - Retail C

*450 East and Main Street
Santaquin, UT*



4 Jan, 2021

SHEET NO.

C1.1



Planning Commission Meeting Minutes

Tuesday, December 8, 2020

Planning Commission Members in Attendance (Attending Via Zoom): Trevor Wood, Art Adcock, Kylie Lance, Michelle Sperry, Jessica Tolman and Brad Gunnell.

Other's in Attendance (Attending Via Zoom): Community Development Director Jason Bond, City Council Member Betsy Montoya, and Jamie Dietz.

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

Public Forum

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

PUBLIC HEARING- Little Readers Academy Home Occupation Conditional Use Permit

The Planning Commission will review a Conditional Use Permit application, for a Major Home Occupation preschool located at 119 W. Badger Way.

Mr. Bond explained that this is a conditional use application for a major home occupation preschool. He suggested a condition of approval; that the rear yard be enclosed by a fence of at least 5 feet, prior to it being used as an outdoor play area. He also noted that a business license will be required. Mr. Bond noted that across the street from Ms. Dietz home, there will be a future park. He explained that since her home is located within a new subdivision there is a future phase that will provide better road connectivity. Mr. Bond explained that the plat that will provide better connectivity has been approved, and it is anticipated that the road will be completed by fall 2021.

Ms. Jamie Dietz clarified that she just closed on her house. She explained that the yard cannot be finished until the spring and that they will not be putting up a fence until the yard is installed. Ms. Dietz stated that she intends to install her yard and fence in the spring and begin holding preschool classes in the fall.

Public Hearing: Commission Chair Wood opened the Public Hearing at 7:07 P.M.

Mr. Bond read a comment received from Kent and Allison Cottle (See Attachment 'A').

Commission Chair Wood closed the Public Hearing at 7:09 P.M.

Ms. Dietz expressed confusion regarding the comment stating that the business is not an allowed use within the zone. She explained that it is her understanding according the subdivision CC&R's that it is an allowed used if City approval is obtained. She also explained that she has informed her future next-door neighbor about her home occupation.

Commissioner Lance explained that the subdivision CC&R's state that home occupations are allowed if they do not become a nuisance to the neighbors. She asked how nuisances can be

PLANNING COMMISSION MEETING
TUESDAY December 8, 2020
PAGE 2 OF 3

mitigated. Commissioner Gunnell expressed that he doesn't think that it is the Planning Commission's job to enforce the CC&R's. Mr. Bond echoed that the City is not involved in the enforcement of the CC&R's.

Commissioner Adcock explained that he was initially concerned about an increase of traffic on a dead-end road. However, since he found out that the road will be continued with the future development he is no longer concerned.

Commissioner Lance asked Ms. Dietz how many students she plans to have. Ms. Dietz answered that she will have 12 students in a morning class and 12 in an afternoon class. She explained that generally there is a mix of students who live nearby and can walk to class and those who are driving from other areas.

Motion: Commissioner Gunnell motioned to approve a conditional use permit for the proposed Little Readers Academy with the following conditions: That the rear yard be enclosed by a fence of at least 5 feet in height before being used as an outdoor play area. And that a business license be obtained. Commissioner Tolman seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Tolman	Aye
Commissioner Sperry	Aye
Commissioner Gunnell	Aye

The motion passed unanimously 6 to 0.

2021 Regular Meeting Schedule

The Planning Commission will approve the regular meeting schedule for 2021.

Mr. Bond showed the proposed 2021 meeting schedule (see attachment 'B').

Motion: Commissioner Tolman motioned to approve the Planning Commission Meeting Schedule for 2021. Commissioner Lance seconded.

Roll Call:

Commissioner Gunnell	Aye
Commissioner Sperry	Aye
Commissioner Tolman	Aye
Commissioner Lance	Aye
Commissioner Wood	Aye

PLANNING COMMISSION MEETING
TUESDAY December 8, 2020
PAGE 3 OF 3

Commissioner Adcock Aye

The motion passed unanimously 6 to 0.

Nomination of a New Chair and Vice Chair

The Planning Commission will nominate a new Chair and Vice Chair for 2021.

Motion: Commissioner Lance nominated Trevor Wood as the Planning Commission Chair for 2021. Commissioner Sperry seconded.

Roll Call:

Commissioner Gunnell Aye

Commissioner Sperry Aye

Commissioner Tolman Aye

Commissioner Adcock Aye

Commissioner Lance Aye

Commissioner Wood Aye

The motion passed unanimously 6 to 0.

Motion: Commissioner Sperry nominated Kylie Lance as the deputy chair for 2021. Commissioner Gunnell seconded.

Commissioner Wood Aye

Commissioner Lance Aye

Commissioner Adcock Aye

Commissioner Tolman Aye

Commissioner Sperry Aye

Commissioner Gunnell Aye

The motion passed unanimously 6 to 0.

ADJOURNMENT

Commissioner Lance motioned to adjourn at 7:31 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder

DRAFT