



## PLANNING COMMISSION

Tuesday, February 08, 2022, at 7:00 PM  
Court Room/Council Chambers (2nd Floor) and Online

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### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2<sup>nd</sup> floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

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### PUBLIC COMMENT & PUBLIC HEARING PARTICIPATION

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

With the post-pandemic restoration of public gatherings, Santaquin City is pleased to restore pre-pandemic meeting protocols by inviting the public to participate in-person. For those interested in providing public comment, we invite you to sign up on the Public Forum Speaker Sheet.

For those who are unable to attend in person, we invite you to submit your comments by email to [PublicComment@Santaquin.org](mailto:PublicComment@Santaquin.org) wherein they will be distributed to the Mayor and City Council Members for review and consideration. However, they will not be read during the meeting.

To review the Santaquin City Council Meeting Protocols, please go to the following link:  
<https://www.santaquin.org/citycouncil/page/santaquin-city-council-protocols>.

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### 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. [PUBLIC HEARING -Addendum to Summit Ridge Commercial Development Agreement](#)  
The Planning Commission will conduct a Public Hearing and review a proposed addendum to the Summit Ridge Commercial Development Agreement which provides clarification on provisions for site where the Murdock Ford dealership will be located.


## OTHER BUSINESS

2. [Approval of Meeting Minutes from](#)  
[January 11, 2022](#)

## 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](http://www.santaquin.org), as well as posted on the State of Utah's Public Notice Website.

BY:   
K. Aaron Shirley, City Recorder

**WHEN RECORDED, RETURN TO:**

**242 Partners, LLC  
Attn: Chad Liljenquist  
6995 Union Park Center, Ste 440  
Midvale, UT 84047**

**ADDENDUM NO. 1  
TO THE MASTER DEVELOPMENT AGREEMENT  
FOR  
SUMMIT RIDGE COMMERCIAL DEVELOPMENT (PHASE I)**

THIS ADDENDUM NO. 1 TO THE MASTER DEVELOPMENT AGREEMENT FOR SUMMIT RIDGE COMMERCIAL DEVELOPMENT (PHASE I) (this “Addendum”) is made and entered into as of the \_\_\_ day of February 2022, by and between Santaquin City, a Utah municipality (the “City”) and 242 Partners, LLC, a Utah limited liability company (“Master Development”).

**RECITALS**

A. The City and Master Developer entered into that certain Master Development Agreement dated December 30, 2021, and recorded in the official records of the Utah County Recorder on January 4, 2022, as Entry No. 871:2022 (the “MDA”).

B. The capitalized terms used in this Addendum that are not defined herein shall have the meanings expressly defined in the MDA.

C. The Parties now desire to enter into this Addendum to (i) provide specific development details for the portion of the Project to be developed on the Property identified and more particularly described on Exhibit “A”, attached hereto and incorporated by this reference (the “Murdock Property”), and (ii) clarify other provisions in the MDA as related to the entire Project.

D. The Parties understand and intend that this Addendum, taken together with the MDA, is a “development agreement” within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 (2018) et seq.

E. This Addendum and MDA conforms with the intent of the City’s General Plan and the Zoning.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Master Developer hereby agree to the following:

### **TERMS**

#### **1. Development of the Murdock Property.**

1.1 **Proposed Site Plan.** Except as otherwise set forth in this Addendum, the Murdock Property shall be developed consistent with the City’s Vested Laws and the applicable Zoning. Further, the Murdock Property shall be developed in accordance with the conceptual proposed site plan attached hereto as Exhibit “B” (the “Proposed Site Plan”), which proposed Site Plan has been approved by the Master Developer and will be considered by the City. The administrative approval of the Proposed Site Plan will not be unreasonably withheld by the City.

1.2 **Site Specific Code Deviations.** Notwithstanding the City’s Vested Laws and the applicable Zoning, the Subdeveloper of the Murdock Property shall be permitted to develop the Murdock Property according to the following:

1.2.1 Flagpoles. Three (3) flagpoles, each of which shall not exceed a height of one hundred twenty feet (120’) above grade.

- 1.2.2 Pylon Sign. Notwithstanding Santaquin City Code Section 10.20.140 and 10.44.080, a 250 square foot pylon sign either on or offsite of the Murdock Property, at a location approved by Master Developer and the City, up to a height of sixty-five feet (65') above current grade. Subdeveloper is responsible for all applicable governmental approvals of Pylon Sign (i.e. UDOT, etc.). Subdeveloper shall have the sole use of the sign permitted by this Section. The sign and its materials shall match those used in Subdeveloper's facility on the Murdock Property and be designed in the manner required by the Ford Motor Company.
- 1.2.3 Monument Sign. Subdeveloper shall be permitted to construct one (1) monument sign that is up to fifteen feet (15') wide and ten feet (10') tall on each street that the Murdock Property fronts, with the specific location of each sign being approved by the City and Master Developer.
- 1.2.4 Landscape Yards and Areas. Notwithstanding Santaquin City Code Section 10.52.030, the Murdock Property shall only be required to have a five-foot (5') landscape setback area along its south and east boundaries. Along the front and side landscape setback areas, Subdeveloper shall only be required to have one (1) tree per sixty (60) lineal feet and no shrubs in those landscape setback areas. Likewise, for all public landscape areas fronting on public roads, Subdeveloper shall only be required to have one (1) tree per sixty (60) lineal feet and no shrubs in such areas.
- 1.2.5 Fencing and Property Line Screening. No screening, berms, fencing, or walls along the side or rear property lines of the Murdock Property will be

required to allow for visibility of the car display lots. Subdeveloper agrees that it will install a six foot (6' 0") tall vinyl coated chain link, masonry, pre-cast concrete, or Trex material equivalent fence around the portion of the Murdock Property where vehicles waiting to be serviced will be stored.

1.2.6 Building Landscaping. The requirements of Santaquin City Code Section 10.52.030(D)(1) and (3) shall be waived in their entirety.

1.2.7 Parking Area Landscaping. Based on ordinance-based calculations, less than 100 parking stalls will be required on the Murdock Property. Accordingly, all parking stalls constructed beyond the amount required by applicable ordinance shall be allocated solely for the display of vehicles. Only six percent (6%) of the parking lot interior area shall be required to be landscaped and such landscaped area shall be included in the calculation of the overall landscaped area for the Murdock Property. The requirement contained in Santaquin City Code Section 10.52.030(E)(2) shall be waived in its entirety. Notwithstanding Santaquin City Code Section 10.52.030(E)(4), landscaped islands will be provided at the end of parking aisles, but no intermediate landscaped islands will be required.

1.2.8 Building Architectural Standards. The City will accept variations from architectural requirements in Santaquin City Code 10.20.120.G on the Murdock Property as necessary to allow Subdeveloper to adhere to architectural standards required by the Ford Motor Company.

2. **Murdock Property Related Reimbursements**. Consistent with and as limited by Section 7.3 of the MDA, the City and Master Developer specifically approve the following

Development Improvements related to the development of the Murdock Property, which shall be Reimbursable to the Master Developer and/or Subdeveloper as set forth herein:

**2.1 Public Infrastructure.** Master Developer shall be provided Development Improvements Reimbursements as described in Section 7.3.2 of the MDA for the actual cost of the following Public Infrastructure constructed by Master Developer: road improvements, hard surfaces, curbs, gutters, sidewalks, landscaping, vegetation, sewer lines, stormwater conveyance and retention facilities, culinary and secondary water lines, site lighting, bike paths, striping, irrigation, fire hydrants, appurtenant road improvements and infrastructure and other improvements serving the Project or the general public running (i) in or along either side of and within the public right-of-way commonly known as Mona Road running from Summit Parkway south to southern boundary of the Property, and (ii) in or along either side of and within the public right-of-way commonly known as Summit Parkway extending from the eastern boundary of the Property to the western boundary of the Property.

**2.2 Timing of Reimbursements.** The Development Improvements Reimbursements shall be disbursed to the Master Developer and/or any applicable Subdeveloper on a periodic basis consistent with and directly related to the period (whether, annually, quarterly, or monthly) in which Murdock Ford, Inc., Murdock Ford Land and Building Company, LLC, or any of its affiliates, subsidiaries, owners, members, or principals, files and pays its sales taxes for the Murdock Property. The City agrees that all such Development Improvements Reimbursements shall be made to the Master Developer and/or applicable Subdeveloper within 3 months of payment to the City of the sales tax

providing the basis for the Development Improvements Reimbursements related to the Murdock Property.

3. **Administrative Approval.** Section 5.2 of the MDA provides that so long as the Development Application does not add to the types of allowable Commercial Uses permitted under this MDA and in the City's Interchange Commercial C-1 zone, the Development Application may be approved administratively. For the sake of clarity, "approved administratively" means that the Development Application may be approved by the Administrator, without the need for public hearing or review and approval of the Planning Commission or City Council.
4. **Full Force and Effect.** Except as set forth in this Addendum, the MDA remains in full force and effect. If any provision of this Addendum conflicts with a provision of the MDA, the language of this Addendum shall control.



IN WITNESS WHEREOF, the parties hereto have executed this MDA by and through their respective, duly authorized representatives as of the day and year first herein above written.

CITY  
Santaquin City

\_\_\_\_\_  
By: Daniel M. Olson,  
Its: Mayor  
Date: \_\_\_\_\_

Attest:

\_\_\_\_\_  
City Recorder

#### **CITY ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  :ss.  
COUNTY OF UTAH                )

On the \_\_\_\_ day of \_\_\_\_\_, 2022 personally appeared before me \_\_\_\_\_ who being by me duly sworn, did say that he is the Mayor of Santaquin City, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

Residing at: \_\_\_\_\_

MASTER DEVELOPER  
 242 Partners, LLC,  
 a Utah limited liability company

\_\_\_\_\_  
 By: \_\_\_\_\_  
 Its: \_\_\_\_\_  
 Date: \_\_\_\_\_

### MASTER DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH                    )  
   :ss.  
 COUNTY OF UTAH                )

On the \_\_\_\_ day of \_\_\_\_\_, 2022 personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he is the of 242 Partners, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

\_\_\_\_\_  
 NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

Residing at: \_\_\_\_\_

Exhibit "A"  
Description of the Murdock Property

**LEGAL DESCRIPTION**

A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SUMMIT RIDGE PARKWAY, LOCATED SOUTH 1°04'18" EAST ALONG THE SECTION LINE 602.75 FEET AND WEST 100.41 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH-WESTERLY ALONG THE ARC OF AN 897.72 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS: SOUTH 63°19'27" EAST) A DISTANCE OF 453.92 FEET; THROUGH A CENTRAL ANGLE OF 28°58'15" (CHORD: SOUTH 12°11'26" WEST 449.10 FEET); SOUTH 2°17'42" EAST 157.84' AND NORTH 79°15'00" WEST 532.62' TO A POINT ON THE EXISTING RIGHT OF WAY OF THE MONA ROAD. THENCE ALONG THE EXISTING RIGHT OF WAY OF THE MONA ROAD NORTH 10°45'00" EAST, 610.86 TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°43'23" AN ARC DISTANCE OF 37.84 FEET TO A POINT ON THE RIGHT OF WAY OF SUMMIT RIDGE PARKWAY; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF SUMMIT RIDGE PARKWAY, SAID NON-TANGENT RIGHT OF WAY CURVE IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 1,940.00 FEET, THROUGH A CENTRAL ANGLE OF 14°23'11" AN ARC DISTANCE OF 487.12 FEET WITH A CHORD BEARING SOUTH 75°20'40" EAST 485.84' TO THE POINT OF BEGINNING.

WITH AN AREA OF 7.114 ACRES, 1 LOT AND 1 AREA TO BE DEDICATED AS EXPANSION AREA OF THE MONA ROAD

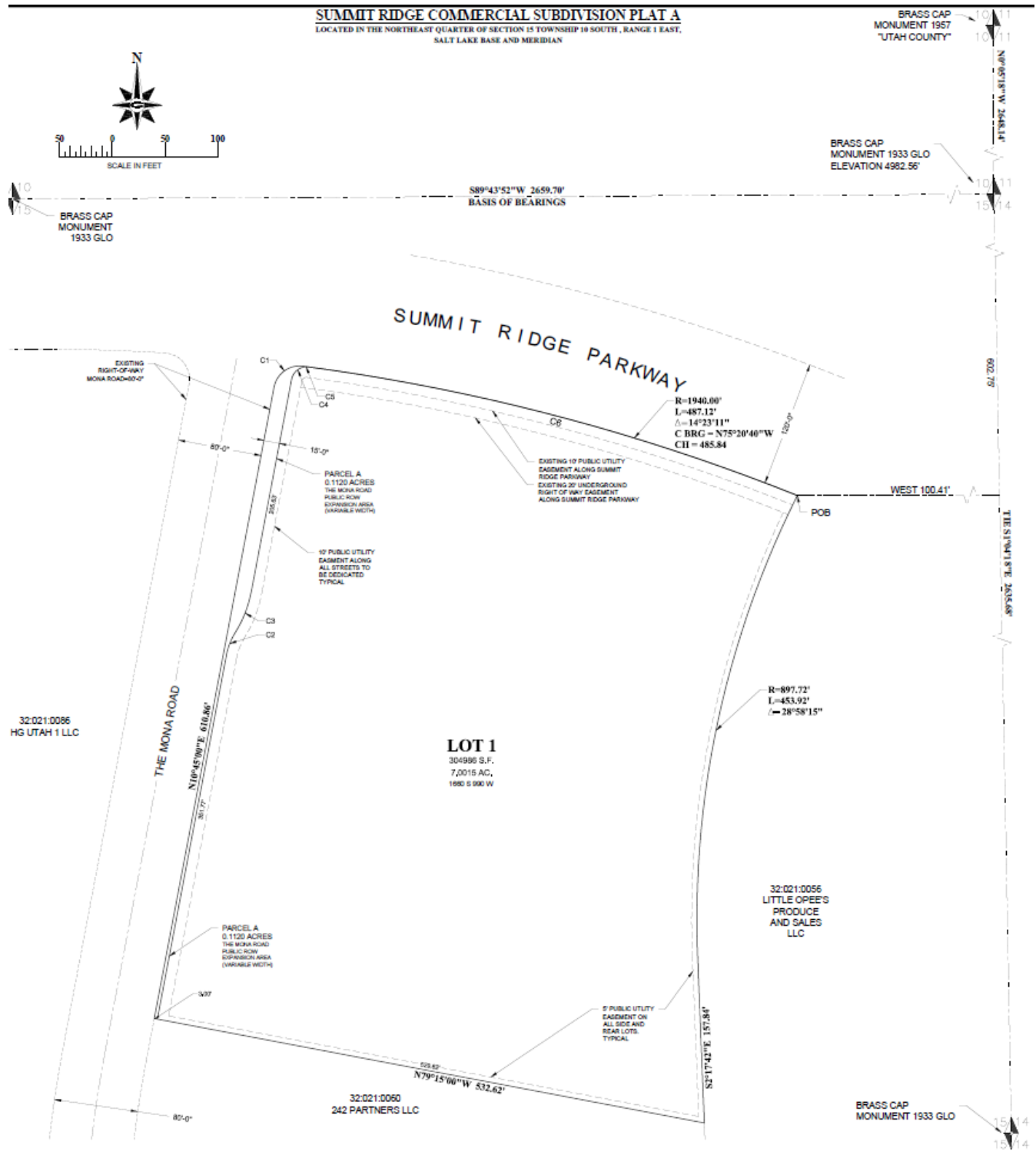
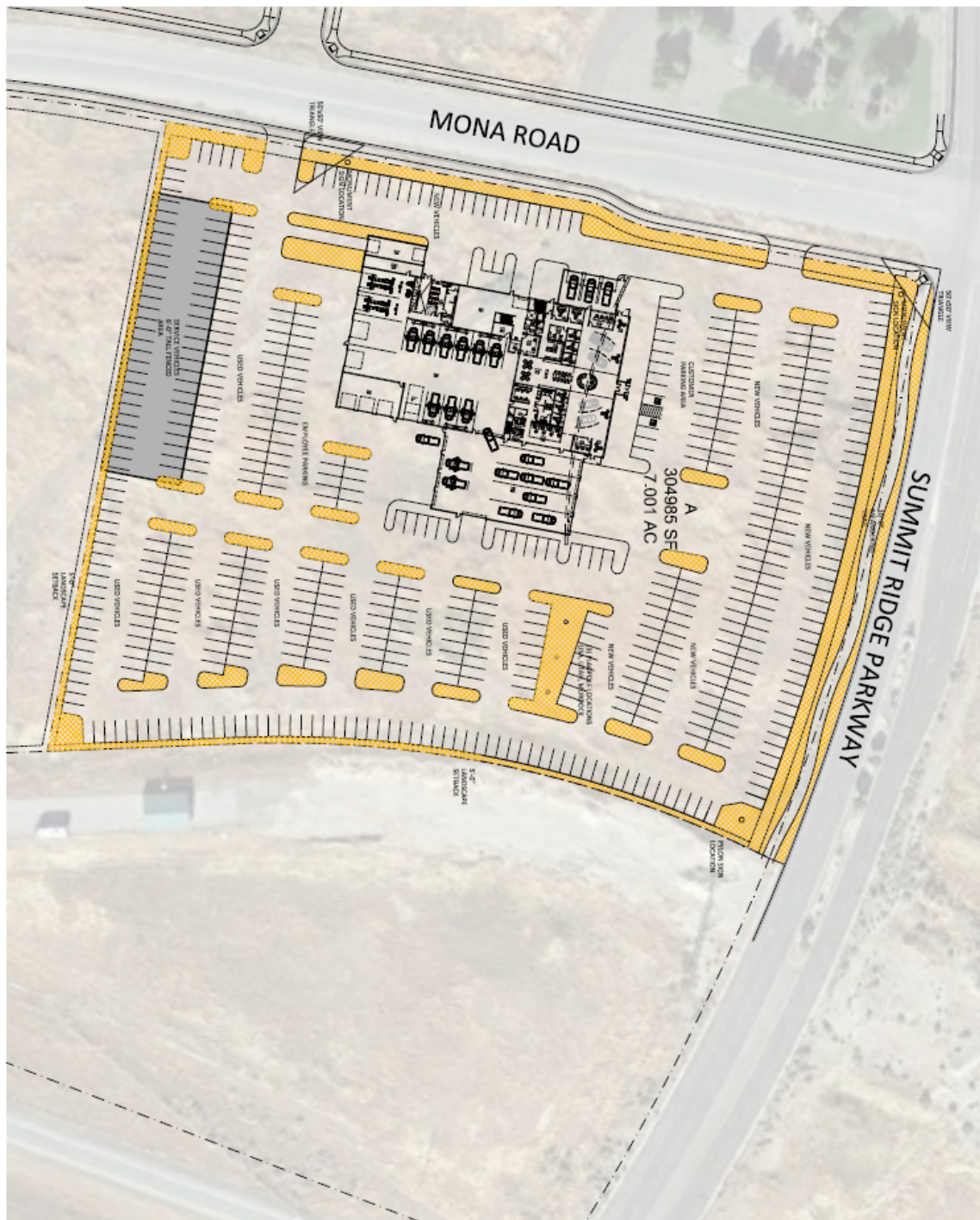


Exhibit “B”  
Proposed Site Plan for the Murdock Property

[See Attached]



01 SITE PLAN  
A01 SCALE: 1"=33'-0"

A0.1

[illegible]

## SITE PLAN

MURDOCK  
FORD OF  
SANTAQUIN  
SW CORNER OF  
SUNMIT RIDGE  
PRIVY AND MONA  
ROAD  
SANTAQUIN, UT

CONCLUSIONS



clarity design group  
architectural planning interior  
8222 south 25th ave., ste 240  
murray, ut 84117  
4388-2671/8070



## Planning Commission Meeting Minutes

Tuesday, January 11, 2022

**Planning Commission Members in Attendance:** Trevor Wood, Kylie Lance, Nicci McNeff, Mike Weight, Drew Hoffman, Brad Gunnell and Michael Romero.

**Others in Attendance:** Community Development Director Jason Bond, City Manager Ben Reeves, City Council Member Art Adcock, City Council Member Jeff Siddoway, Chelsea Rowley, Phil Rowley, Trent Mehlhoff, Chris Olson, John Dester, Mark Ridley, Shaun Young, Marcus Patterson, and Kent Stephens

Commission Chair Wood called the meeting to order at 7:01 p.m.

**Invocation/Inspirational Thought:** Commissioner Lance shared an inspirational thought.

**Pledge of Allegiance:** Mr. Bond led the Pledge of Allegiance.

Commissioner Wood welcomed the new Commissioners, Mike Weight, Nicci Mcneff and Mike Romero and asked them to introduce themselves.

**Order of Agenda Items:** Mr. Bond indicated that the Developer pulled their application for the Tanner Eklof Subdivision Public Hearing concept, that agenda item will not move forward.

**Public Forum:** Commissioner Wood opened the Public Forum at 7:06 p.m. there were no comments so he closed the Public Forum at 7:06 p.m.

### DISCUSSION & POSSIBLE ACTION

#### PUBLIC HEARING- Mehlhoff Property Rezone

*The Planning Commission will conduct a Public Hearing and consider a recommendation to the City Council to amend the Santaquin City Zoning Map to change the zoning of a portion of the Mehlhoff property located at approximately 300 W. and 1000 S. (Parcel ID's 32:017:0102 & 32:017:0197) from Interchange Commercial (C-1) Zone to the R-10 PUD Residential Zone.*

Mr. Bond explained that this is a proposed rezone from the Interchange Commercial C-1 zone to the R-10 Residential PUD. The total amount of area proposed to be rezoned is approximately 34.58 acres. He stated that the general layout that was submitted by the developer was provided with the packet (See Attachment 'A'). They have also provided a presentation they would like to show tonight. Mr. Bond explained that the developer submitted a previous

application in 2020 that was not approved. They have made changes and are re-proposing the rezone.

Mr. Mehlhoff explained that they are requesting the rezone because the commercial property is so large. They would like to facilitate commercial growth along the frontage of the property and use the back area of the property for residential. He said that he was told that the application was denied until a third party could re-review the master plan for the area and a rezone could be reconsidered. Mr. Mehlhoff stated that he owns an RV business that he would like to bring to Santaquin. To offset the costs to make it worthwhile to bring his business here a rezone would be needed.

Mr. John Dester owner of Georgetown Development presented their proposal for the property (See Attachment 'B'). He explained that since the property is so large they would like to develop multiple types of projects that utilize different types of homes. He clarified that their proposal includes 8 commercial lots, for a total of 19.92 acres for commercial lots along the frontage of the property. They are proposing four distinct home types of residential housing on the property, with an ample amount of open space. Mr. Dester explained that he ensures that each townhome looks different, and that they all have fenced backyards. He also noted that they have added more product that would appeal to the retirement community. He pointed out 12 park areas as part of the project and clarified that they are proposing a total of 176 houses. Mr. Dester emphasized that he likes to design a project that makes residents want to stay in the area. He believes that this future growth would help support and establish the commercial areas.

**Public Hearing-** Commission Chair Wood opened the Public Hearing at 7:31 p.m.

Ms. Chelsea Rowley indicated that she likes this project but has an issue with the location. She stated that she has spoken about this proposed zone change with nearly 100 business owners and residents this week and everyone agreed that they would not like to see commercial areas rezoned too residential. She recognized owners of home businesses who don't have a commercial space for their business. Ms. Rowley expressed that growth needs to come from commercial uses not just residential. She noted that the City Council has already rejected this proposal once before. She indicated that the general plan update is still in progress. Ms. Rowley read the names of 20 residents who also echoed her sentiments and asked that this property not be rezoned.

Mr. Phil Rowley stated that the proposed project is beautiful. He explained that this area *Exit 242* has been talked about and discussed for a long time. He noted that the 'Envision Santaquin' project has just been completed for this area and most people agree that the area should remain commercially zoned. Mr. Rowley stated that he thinks that the tax base for Santaquin should be established through commercial development.

Commission Chair Wood closed the Public Hearing at 7:36 p.m.

Commissioner Weight asked if the streets in the proposed development are wide enough to meet code requirements? Mr. Bond explained that a thorough review has not been completed, as it is just a conceptual layout at this point. Commissioner Weight asked how this development would affect the Rowley's orchards to the North. Mr. Phil Rowley stated that the amount of people would affect the orchards. The main issue is that residents may not understand the agricultural business and the noises, etc.

Commissioner Lance stated that her feelings remain the same as the last time this project was proposed. She stated that there is an extreme need for 55+ housing within the community. She thinks it is unlikely that any other businesses would be able to provide the infrastructure for this commercial development. She noted that she likes Georgetown development.



Commissioner Gunnell stated that he likes the proposed project but doesn't think the location is appropriate. Doesn't think it makes sense to drop residential in this location. He noted that there is no boarder proposed where the residential abuts the gravel pit and orchard.

Commissioner McNeff recognized the lack of 55+ homes. She thinks Santaquin would be a good area for the retirement community. She noted the DR Horton townhomes along Summit Ridge Parkway. She stated that there are many residents who are against high density homes. She is concerned about the density and the precedent this would create. She noted that she appreciates the commercial area bordering the frontage of the road. Commissioner McNeff stated that she thinks a middle ground would be needed.

Commissioner Lance stated that she has spoken to property owners of the gravel pit who are considering selling. She thinks this area will become residential in the area anyways. She noted that the developer would need the residential development to be able to develop the commercial in the area.

Commissioner Romero asked when the general plan update will be completed? Mr. Bond answered that it will be considered for adoption within the next few months. Mr. Mehlhoff asked if the general plan update will change the zoning of his property? Mr. Bond clarified that the general plan will not dictate a rezone but is rather a guide for the what the city will look like. He added that the general plan may or may not provide the clarity needed for this project. Commissioner Gunnell stated that he believes that there is value in waiting for the general plan.

Mr. Bond clarified that the Planning Commission's role is to hold a public hearing and make a recommendation to the City Council. He noted that one thing that will be considered is that the Orchards to the North are in an agricultural protection area. Noticing would be provided on the plat if residents were to move to this area. Commissioner Lance asked if a masonry fence would be required around this development? Mr. Bond answered that this would be determined within a development agreement.

Commissioner Wood expressed that with a stone wall around the proposed residential development, it feels like an island, or an isolated community. He recognized that general plan may not provide all answers, but that he would like to review it prior to making a recommendation. Mr. Mehlhoff stated that he has owned the property for 8 years. He asked what the Planning Commission members would see for 55 acres of commercial area? He stated that the property is too big to facilitate all commercial growth. Mr. Dester clarified that the project was flipped to have fewer homes on the East end. The overall density of the proposal is very low. He stated that the road widths have been checked and meet requirements. The landscaping would be privately maintained.

Commissioner Hoffman stated that this is one of the best concepts he has seen come through. Commissioner Lance indicated that she doesn't want to further burden farmers in this town. But she doesn't see how the needed infrastructure can move forward to further businesses and this exit; without approving a rezone such as this. Ms. Chelsea Rowley stated that the Red Barn was in this area first without any rezone.

**Motion:** Commissioner Gunnell motioned to forward a negative recommendation to the City Council to rezone approximately 34.58 acres of the Mehlhoff Property from the Interchange Commercial C-1 zone to the R-10 PUD. Commissioner Weight seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Lance	Nay
Commissioner Romero	Aye

Commissioner Gunnell	Aye
Commissioner McNeff	Aye
Commissioner Weight	Aye
Commissioner Hoffman	Nay

The motion passed with 5 votes in favor and 2 against.

### **PUBLIC HEARING- Tanner (Eklof) 2-Lot Subdivision Concept Plan**

*The Planning Commission will conduct a Public Hearing and review a concept plan for a proposed 2-Lot Subdivision located at approximately 439 S. 200 W.*

Mr. Bond explained that the applicant decided to pull their proposal for this subdivision.

### **Ridley's 3-Lot Commercial Subdivision Preliminary/Final Plan Review**

*The Planning Commission will review a Preliminary/Final plan for a proposed 3-lot commercial subdivision located at approximately Main Street and 500 E.*

Mr. Bond explained that this commercial subdivision would be located east of the existing three lot commercial subdivision which fronts Main Street (See Attachment 'C'). Part of the conditions of approval recommended by DRC would be that the developer provides the necessary two access points.

Commissioner Wood clarified that since this is 3 lots or less the Planning Commission would be the approving body for the development. Commissioner Lance asked why the secondary access doesn't continue along the length of lot 9? Mr. Bond pointed out that the access easement provided to the north of lot 8 would qualify as the second access. The developer is undecided of what they would like to do with that property which is why they haven't continued to the road along the length of lot 9. Commissioner Hoffman asked if the curb, gutter, and sidewalk will be installed with this development. Mr. Young answered that the improvements will be installed on the east/west road but not on the north/south road that is the secondary access easement. Commissioner Weight asked what is existing north of lot 8? Mr. Bond stated that it is a pump house belonging to East Santaquin Irrigation which would remain.

Commissioner Gunnell asked that the developer remember that lot 9 is the front area seen as cars drive off I-15. He would like that the business that goes in is mindful of this.

**Motion:** Commissioner Lance motioned to approve the Ridley's 3-Lot Commercial Subdivision Preliminary/Final Plan Review subject to all redlines. Commissioner Hoffman seconded.

Roll call:

Commissioner Hoffman	Aye
Commissioner Weight	Aye
Commissioner McNeff	Aye
Commissioner Gunnell	Aye
Commissioner Romero	Aye
Commissioner Lance	Aye
Commissioner Wood	Aye

The motion passed unanimously in the affirmative with 7 votes to 0.

### **Lind 2-Lot Subdivision Preliminary/Final Review**

*The Planning Commission will review a preliminary/final plan for a proposed 2-Lot Subdivision located at 315 N. Center Street.*

Mr. Bond explained that this is a proposed 2 lot subdivision (See Attachment 'D'). Existing home which would remain on lot 2. Mr. Bond stated that the appropriate frontage and size requirements are being met. He noted that a deferral agreement has been approved by the City Council for the improvements of this subdivision. Commissioner Wood reminded the Commissioners that they are the land use authority for this subdivision.

**Motion:** Commissioner Hoffman motioned to approve the Lind 2-Lot Subdivision with the condition that the engineering redlines be addressed. Commissioner McNeff seconded.

Roll Call:

Commissioner Hoffman	Aye
Commissioner Weight	Aye
Commissioner Mcneff	Aye
Commissioner Gunnell	Aye
Commissioner Romero	Aye
Commissioner Lance	Aye
Commissioner Wood	Aye

The motion passed unanimously in the affirmative 7 votes to 0.

### **Timber Valley 3-Lot Subdivision Preliminary/Final Plan Review**

*The Planning Commission will review a Preliminary/Final plan for a proposed 3-lot Subdivision located at 465 N. 500 W.*

Mr. Bond explained that there is an existing home on lot one. This subdivision includes the creation of 2 new lots to the South. He clarified that these lot sizes far exceed the area requirements for the R-10 zone. Mr. Bond noted that the improvements are already installed in this area. He also pointed out that this subdivision is located adjacent of an agricultural protection zone.

Mr. Bond explained that the applicant is proposing to install a white vinyl split rail fence along the back of the property and the adjacent orchards. This fence matches the existing fence along the front of the property. Commissioner Gunnell asked for clarification that the neighboring use is agricultural not livestock. Commissioner McNeff asked if a split rail vinyl fence is appropriate between the back of the residential lots and between the agricultural use. Mr. Bond referred to the code requirements in 11.24.340.B. Mr. Kent Stephens (the applicant) stated that he is flexible on the type of fencing. He indicated his desire to keep the fencing on the property cohesive. And stated that in his experience a 4-rail vinyl fence is tall enough to hold back horses if needed.

Commissioner Gunnell suggested that the code regarding fencing requirements between agricultural zones and protection areas should be reevaluated in the future. But he thinks the split rail fence proposal is adequate in this situation.

Commissioner McNeff asked about the existing building the applicant would like to keep on the property. Mr. Bond stated that an accessory building can be located 3 feet from the property line if it meets a one-hour fire rating. It is a metal building and should meet this requirement.

**Motion:** Commissioner Lance motioned to approve the Timber Valley 3-lot Subdivision Preliminary/Final Plan Review subject to Engineering redlines being addressed. Commissioner Hoffman seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Lance	Aye
Commissioner Romero	Aye
Commissioner Gunnell	Aye
Commissioner McNeff	Aye
Commissioner Weight	Aye
Commissioner Hoffman	Aye

The motion passed unanimously in the affirmative with 7 votes to 0.

## **OTHER BUSINESS**

### **Approval of Meeting Minutes from**

December 14, 2021

**Motion:** Commissioner Lance motioned to approve the Planning Commission Meeting Minutes from December 14, 2021. Commissioner Gunnell seconded.

Commissioner Romero abstained. The motion passed with 6 votes in favor and 1 abstention.

Mr. Bond emphasized that the Planning Commission currently has two alternates. He asked that the Commissioner let he or Trevor know when they can't attend, so the alternates can step in if needed.

Mr. Bond reminded the Planning Commissioners members to do their LUAU training.

### **Adjournment**

Commissioner Wood motioned to adjourn at 8:45 p.m.