



## PLANNING COMMISSION

Tuesday, September 22, 2020, at 7:00 PM  
Court Room/Council Chambers (2nd Floor) and Online

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### MEETINGS HELD BOTH ONLINE & IN-PERSON

Due to the Coronavirus Pandemic, there are Temporary Restrictions on the number of In-Person Attendees allowed based upon recommendation from the Utah Department of Health:

- **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](https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw) 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 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](mailto: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](mailto:PublicComment@Santaquin.org) providing us your Telephone Number.
- **In Person** – For those who would like to attend in person, we welcome you but ask that you follow all public health guidelines regarding hygiene as outline by the Utah Health Department

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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 [Ercanbrack Final Subdivision Review- A final review of a 2 lot subdivision located at approximately 605 E. and 400 N.](#)


## OTHER BUSINESS

2 [Approval of Minutes from August 25, 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](http://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: September 18, 2020

RE: **Ercanbrack Subdivision Final Review**

Zone: R-10  
Size: 4.57 Acres  
Lots: 2

The Ercanbrack Subdivision is located at 605 East 400 North. The proposed subdivision is located in the R-10 zone and consists of 2 lots on 4.57 acres. The current property line of the existing lot at 657 East 400 North is 24 feet away from the east property line of Lot 2. Due to the existing lot not being included in the subdivision, this will create a 24 ft. wide remnant parcel which is not allowed by code. The existing lot would like to add this 24-foot area to their property. A boundary line agreement needs to be completed between Lot 2 and the existing lot at 657 East 400 North. The boundary line agreement has not been recorded and must be recorded before or at the same time as the subdivision. This is the only remaining redline.

The applicant proposed a deferral agreement and the City Council approved the agreement. This allows them to defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date.

Developments with three lots or less qualify for an expedited review process. This development falls under this process. After the concept review, the developer submitted final subdivision plans. The final plans were reviewed by the Development Review Committee (DRC) and a positive recommendation has been forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision.

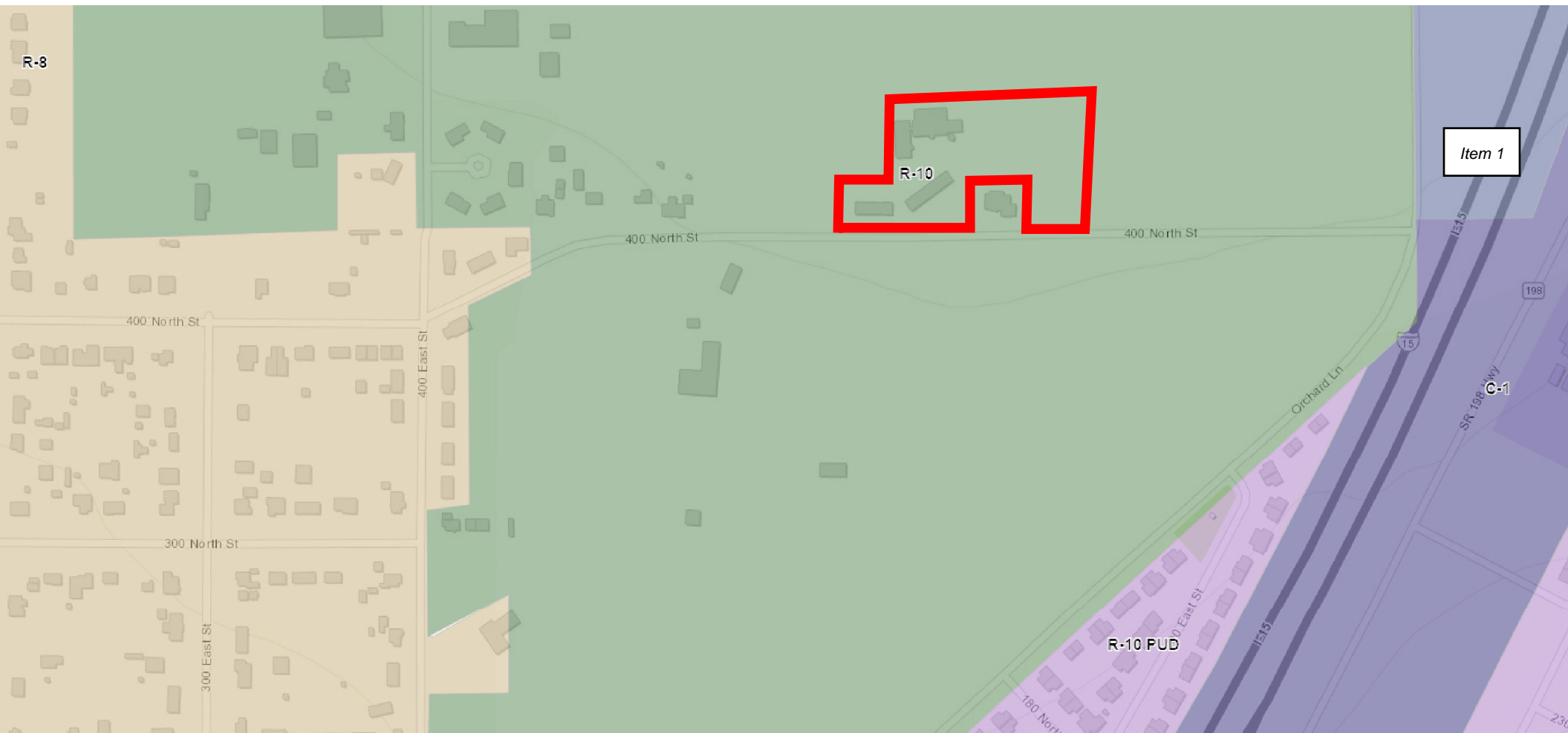
**Recommended Motion:** “Motion to approve the Ercanbrack Subdivision with the following condition:

- The boundary line agreement between Lot 2 and the existing lot at 657 E. 400 N. shall be recorded before or at the same time as the subdivision.

**Attachments:**

1. Zoning and Location Map
2. Final Plans

Attachment 1: Zoning and Location Map







LOCATION OF PROJECT



VICINITY MAP  
SCALE: N.T.S.

SHEET INDEX

- C-1 COVER SHEET
- C-2 PLAT SHEET
- C-3 UTILITY PLAN SHEET
- C-4 GRADING PLAN
- D-1 DETAIL SHEET

TABULATIONS		
TOTAL LOTS	2	
DENSITY	0.44 UNIT/ACRE	
TOTAL ACREAGE	4.57 AC.	100%
TOTAL ACREAGE IN LOTS	4.57 AC.	100%
TOTAL RIGHT-OF-WAY	0 AC.	0%
TOTAL OPEN SPACE	0 AC.	0%

- NOTES:
- SUBDIVISION LIES WITHIN THE R-10 ZONE
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
  - ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

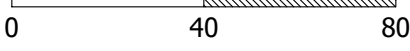
ERCANBRACK SUBDIVISION

CLINT ERCANBRACK (801-368-0390)  
605 E 400 N SANTAQUIN, UTAH COUNTY, UTAH



SITE PLAN

SCALE: 1" = 40'



REVISIONS	
DATE	BY



ERCANBRACK SUBDIVISION  
COVER SHEET

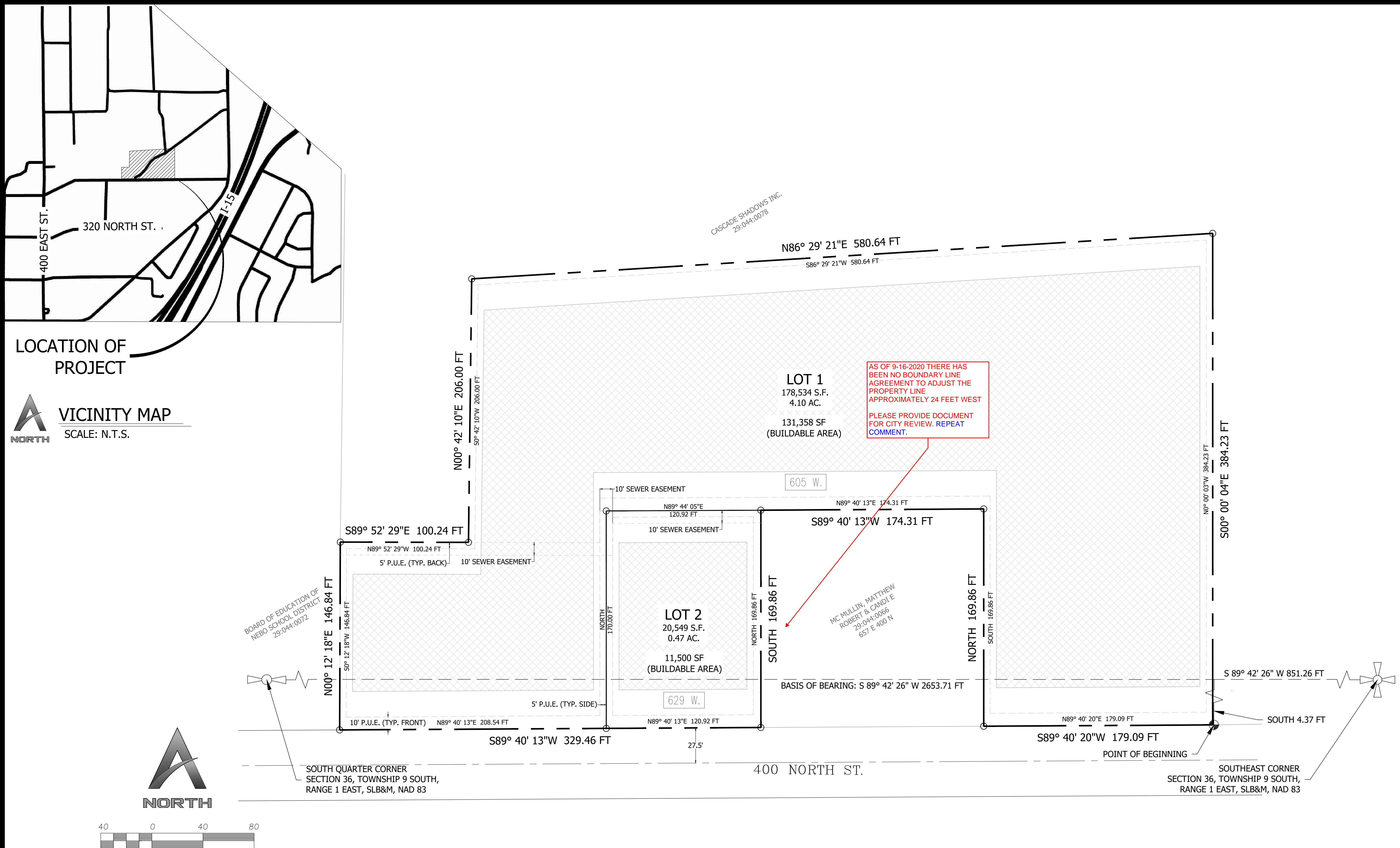
DRAWING: C-1

FOR: CLINT ERCANBRACK

LOCATION: SANTAQUIN, UT

DATE: 9-14-2020





I, CORY L. SQUIRE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 556126. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBSIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE RECORDED SAID SURVEY AND DESCRIBED THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8A-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

(SEE SEAL BELOW)

A PARCEL OF LAND THAT LIES WITHIN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN. BASIS OF BEARING LIES BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 36 AS DESCRIBED BELOW.

BEGINNING AT A POINT THAT LIES 851.26 FEET S, 89°42'26" W. ALONG THE SECTION LINE AND 4.37 FEET SOUTH FROM THE SOUTHEAST CORNER OF SAID SECTION 36; RUNNING THENCE S, 89°40'20" W. 179.09 FEET; THENCE NORTH 169.86 FEET; THENCE S, 89°40'13" W. 174.31 FEET; THENCE SOUTH 169.86 FEET; THENCE S, 89°40'13" W. 329.46 FEET; THENCE N, 00°12'18" E. 146.84 FEET TO THE SOUTHWEST CORNER OF THE CASCADE SHADOWS TRACT AS SAID TRACT IS DESCRIBED IN CERTAIN RECORDS OF THE PUBLIC LAND OFFICE, BEING THEREBY IDENTIFIED BY FOLLOWING THE SAID CASCADE'S PROPERTY THE FOLLOWING (4) FOUR COURSES: (1) 89°52'29" E. 100.24 FEET, (2) N. 00°42'10" E. 206.00 FEET, (3) N. 86°29'21" E. 580.64 FEET, (4) S. 00°00'04" E. 394.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 199,083 SQUARE FEET IN AREA OR 4.570 ACRES MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS ECRANBARC SUBDIVISION PLAT "A", AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SALT LAKE COUNTY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE CONVEYANCE, OPERATION AND MAINTENANCE OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAIL OR EASEMENTS, OR OF SIMILAR DESIGNATION. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS, THIS            DAY OF            , 2020.

SIGNED CLINT ERCANBRACK, OWNER

DATE \_\_\_\_\_

STATE OF UTAH  
COUNTY OF UTAH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

SIGNED (TO NOTARY PUBLIC COMMISSIONED IN UTAH)

PRINTED FULL NAME OF NOTARY

THE CITY ENGINEER OF SANTAQUIN CITY, COUNTY OF UTAH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

APPROVED:

CITY ENGINEER'S SIGNATURE (SEE SEAL BELOW)

DATE \_\_\_\_\_

ATTEST:

CITY RECORDER'S SIGNATURE (SEE SEAL BELOW)

DATE \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020 BY THE SANTAQUIN CITY PLANNING COMMISSION.

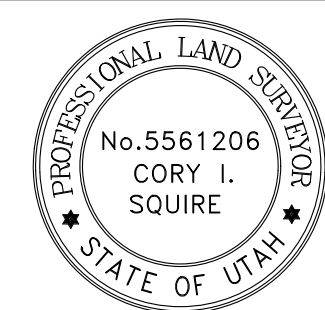
CHAIRPERSON, PLANNING COMMISSION

DATE \_\_\_\_\_

DIRECTOR-SECRETARY

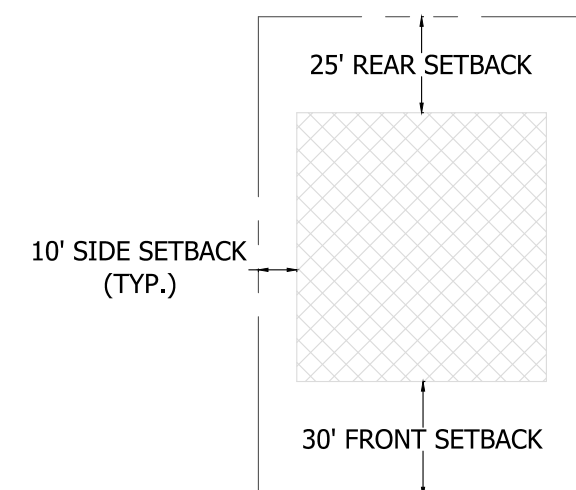
DATE \_\_\_\_\_

RECORDER SEAL                      ENGINEER SEAL                      SURVEYOR SEAL









UTAH COUNTY RECORDING CERTIFICATE

## DETAIL - BUILDING SETBACK



## LEGEND

- |   |  |
|---|--|
|  | SET 5/8" REBAR & PLASTIC CAP MARKED LS 5561206 |
|  | BOUNDARY LINE                                  |
|  | LOT LINE                                       |
|  | EXISTING LOT LINE                              |
|  | EASEMENT LINE                                  |
|  | BUILDING SETBACK                               |

NOTES:

"AGRICULTURE PROTECTION AREA"

THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

## PUBLIC UTILITIES APPROVAL

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, 30MVAW EASEMENT, AND REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATION OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS' DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-6532.

QUESTAR GAS

DATE \_\_\_\_\_

1. PURSUANT TO UTAH CODE ANN §54-3.2 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN §17-27A-603(4)(C)(V) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROXIMATES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY IN THE FUTURE HAVE OTHER PROJECTS THAT REQUIRE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
  - (1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
  - (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
  - (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR,
  - (4) ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER

DATE \_\_\_\_\_

"THE BUILDING ENVELOPES REFLECTED ON THIS PLAT ARE BASED ON THE ZONING REQUIREMENTS AT THE TIME OF RECORDATION. THE BUILDING ENVELOPES COULD BE MODIFIED IF A REZONE IS APPROVED."





LOCATION OF PROJECT



VICINITY MAP  
SCALE: N.T.S.

LEGEND

- EXISTING POWER POLE
- ⊙ WATER METER
- ⊙ WATER / P.I. VALVE
- Ⓢ STORM DRAIN / SANITARY SEWER MANHOLE

- NOTE:
- 1) ALL WORK TO BE DONE IN COMPLIANCE WITH SANTAQUIN CITY AND APWA STANDARDS
  - 2) LOT 1 TO USE EXISTING PRIVATE WASTEWATER DISPOSAL SYSTEM
  - 3) LOT 2 TO USE A PRIVATE WASTEWATER DISPOSAL SYSTEM AS PER SANTAQUIN CITY AND UTAH COUNTY STANDARDS
  - 4) INSTALL PRIVATE WASTEWATER DISPOSAL SYSTEM TO FACILITATE FUTURE CONNECTION TO SEWER SYSTEM



UTILITY PLAN

SCALE: 1" = 40'



REVISIONS		REMARKS
DATE	BY	



ERCANBRACK SUBDIVISION  
UTILITY PLAN

DRAWING: C-3

FOR: CLINT ERCANBRACK

LOCATION: SANTAQUIN, UT

DATE: 9-14-2020





LOCATION OF PROJECT



VICINITY MAP  
SCALE: N.T.S.

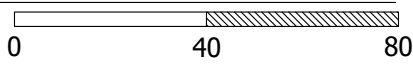
# ERCANBRACK SUBDIVISION

CLINT ERCANBRACK (801-368-0390)  
605 E 400 N SANTAQUIN, UTAH COUNTY, UTAH



## GRADING PLAN

SCALE: 1" = 40'



NOTE:  
1) ALL WORK TO BE DONE IN COMPLIANCE WITH  
SANTAQUIN CITY AND APWA STANDARDS



REVISIONS			REMARKS
DATE	BY		

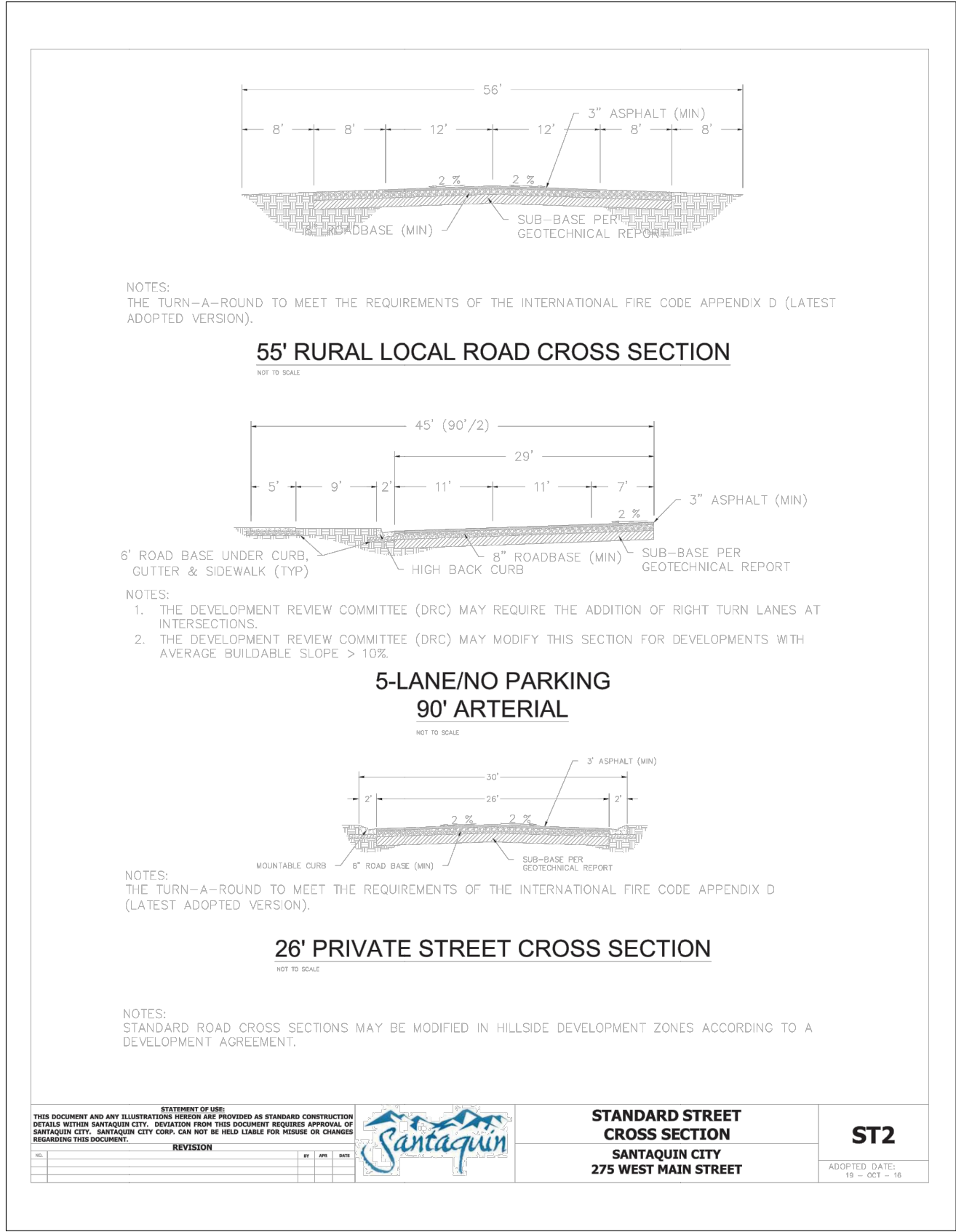
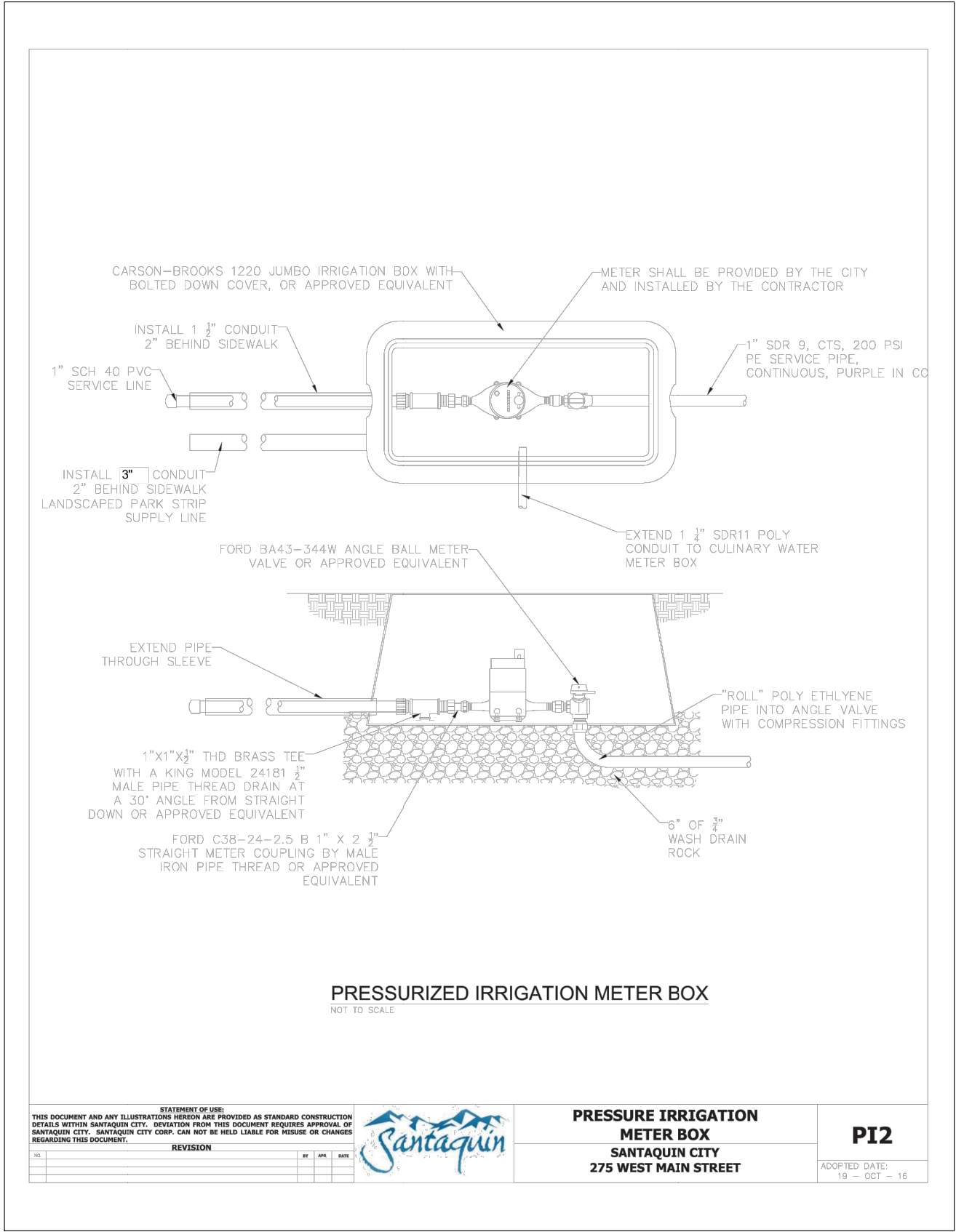
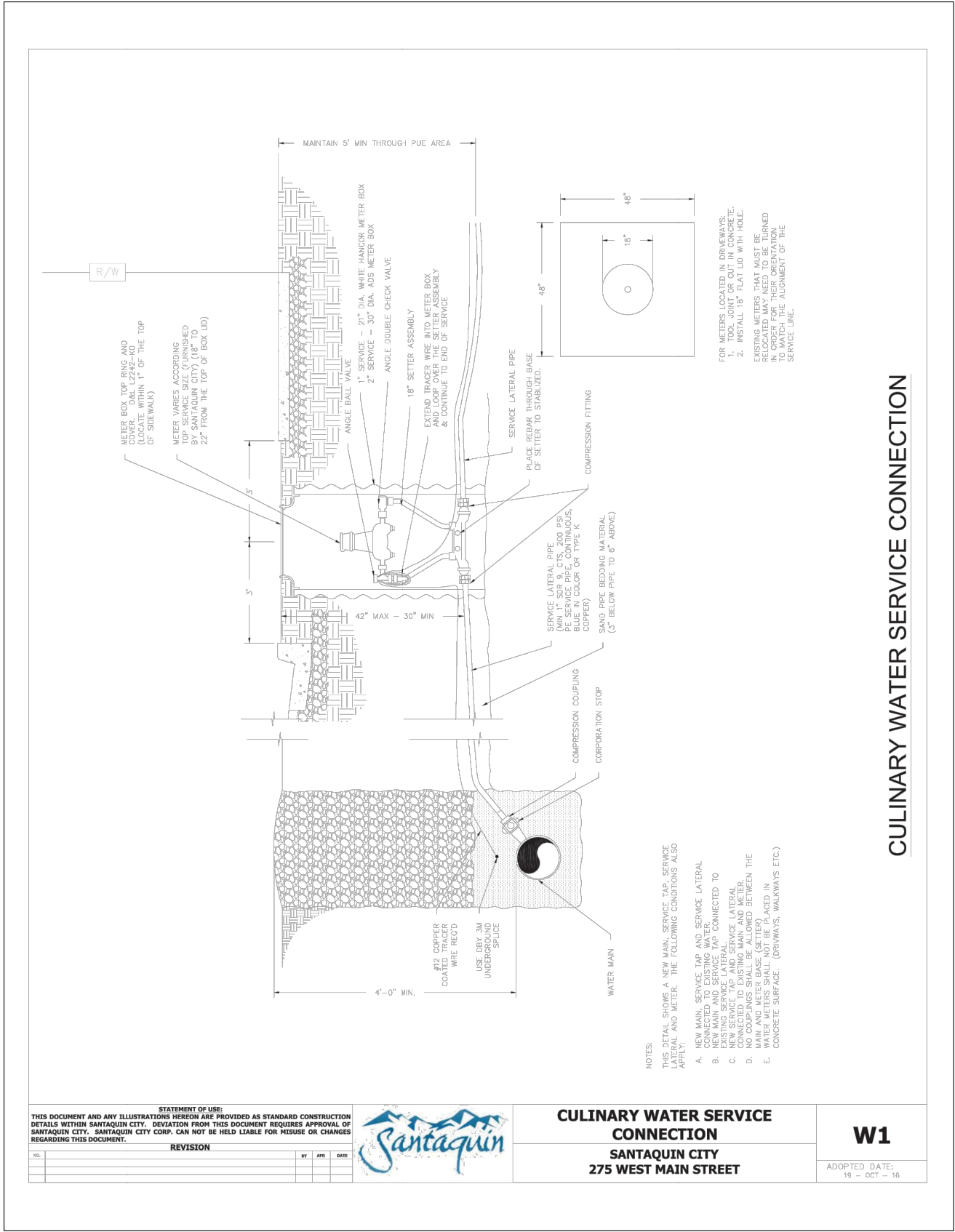


ERCANBRACK SUBDIVISION  
GRADING PLAN

FOR: CLINT ERCANBRACK  
LOCATION: SANTAQUIN, UT  
DATE: 9-14-2020

DRAWING: C-4





NOTE: IMPROVEMENTS TO BE MADE USING 55' RURAL LOCAL CROSS-SECTION

ERCANBRACK SUBDIVISION  
DETAIL SHEET

FOR: CLINT ERCANBRACK  
LOCATION: SANTAQUIN, UT  
DATE: 9-14-2020

DRAWING:  
D-1

LICENSED PROFESSIONAL ENGINEER  
Richard A Hatfield  
2774512  
STATE OF UTAH

REVISIONS	
DATE	REMARKS

**APEX**  
Engineering, Inc.  
661 N. Main, Spanish Fork, UT





**Planning Commission Meeting Minutes  
Tuesday, August 25, 2020**

**Planning Commission Members in Attendance:** Trevor Wood (attending via Zoom) Brad Gunnell, Kylie Lance, Art Adcock, Michelle Sperry (attending via zoom), Kyle Francom, and Kody Curtis.

**Other's in Attendance:** Community Development Director Jason Bond, City Manager Ben Reeves and Kevin Olson.

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

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

**Pledge of Allegiance:** Commissioner Francom led the Pledge of Allegiance.

**Public Forum:** Commission Chair Wood opened the Public Forum at 7:01 p.m.

Mr. Bond read a public comment from Jody Reid. She expressed concern regarding the regulations of one utility meter for ADU's. She also asked why a density cap hasn't been set for the one-acre requirement for Multifamily housing within the MSR zone. (See Attachment 'A').

Commission Chair Wood closed the Public Forum at 7:04 p.m.

Commission Chair Wood reminded the Commissioners to speak clearly into their microphones and one at a time.

**Proposed changes to code language for accessory apartments**

*The Planning Commission will consider modifying Santaquin City Code Title 10 Chapter 6 Section 8 regarding accessory apartments.*

Mr. Bond referred to the extensive discussion regarding ADU requirements at the last meeting. He noted the Planning Commission's request to include language regarding an ADU being located within a detached garage. He reviewed the changes as were discussed at the last meeting (See Attachment 'B'). Mr. Bond noted the new language in 10-6-8-2 Sections, C (regarding permanent foundations), D (regarding the design) and E (regarding ADU's which are attached to garages).

Commissioner Gunnell suggested that subsection E regarding garages, include language that clarifies that the 24-foot height restriction is 'inclusive of the garage height.' Commissioner Francom suggested that the language clarify that the height of the garage can be a maximum of 24 feet, regardless of the height of the existing home. He also asked if the 800 square foot footprint needs to be listed in each sub section regarding ADU's.



PLANNING COMMISSION MEETING  
TUESDAY August 25, 2020  
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Commissioner Lance asked to discuss utility meters for ADU's. Mr. Reeves stated that the City is indifferent regarding the number of meters for an accessory apartment. He explained that the benefits of having two meters is that you have the exact usage for the separate unit. However, he clarified that when there is a secondary meter; it would have to be in the name of the original property owner. Mr. Reeves noted that there is a base rate charge for each meter in the City. Commissioner Curtis suggested that the home owner should be able to decide if they would like one or two meters. He also recommended that there is a requirement that no more than two meters be allowed. Commissioners Lance, Tolman and Wood agreed.

Mr. Reeves suggested that the code indicates that an ADU is a clear accessory to the main unit. Clarifying that the intent is not to subdivide an ADU from a primary dwelling.

**Motion:** Commissioner Lance motioned to forward a positive recommendation to the City Council for the proposed changes to code language for accessory apartments; given the changes discussed this evening. Commissioner Adcock seconded.

Roll Call:

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

The vote passed unanimously 7 to 0.

**Proposed changes to the MSR Zone**

*The Planning Commission will review a proposed amendment to Santaquin City Code Title 10 Chapter 7M regarding the Main Street Business Districts (MSBD) Zone.*

Mr. Bond recapped the tabling of the proposed changes to the MSR zone at the last meeting and asked the Commissioners to provide direction (See Ordinance Draft in Attachment 'C').

Commissioner Francom stated that he would like to see a set density per acre requirement. Commissioner Wood noted that the intent of this language was to implement a minimum lot size and require developers to combine multiple properties in order to develop multifamily housing. Commissioner Lance expressed that she thinks this amendment is taking a step in the right direction. Commissioner Wood reasoned that multifamily housing will be heavily discussed as part of the general plan update.

Commissioner Gunnell noted that there is only one undeveloped parcel over one acre within this zone. Commissioner Adcock asked about having an 8 unit per acre requirement. Mr. Bond explained that 8 units were discussed because it is the number of units at which multifamily developments are required to provide a tot lot.



PLANNING COMMISSION MEETING  
TUESDAY August 25, 2020  
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Commissioner Francom stated that he would be more open to high density housing, if it were to have a commercial component. He indicated that he would like to preserve the area for Commercial development in the future. Commissioner Tolman stated that she would like to remove multifamily as a permitted use. Commissioner Lance explained that she would like to ensure walkability and wouldn't like to eliminate multifamily housing in this zone.

Commissioner Wood reminded the Commissioners that the intent of the amendment is not to eliminate multifamily developments. He noted that State Law doesn't allow for the removal of multifamily housing within the City. Mr. Bond clarified that the State of Utah requirement is that a moderate income housing element be included within the general plan.

Commissioner Lance stated that she wants to discourage developers from and seeing a piggy bank, and ensure that what is being built is functional and serves a purpose. Commissioner Wood agreed. Commissioner Tolman expressed her feelings that the transition area was lost when high density housing was built on Main Street. Commissioner Gunnell stated that he understands Commissioner Tolman's feelings, but feels that eliminating multifamily is changing the zoning, which is better suited to the general plan update. He suggested that a density scale be set as a minimum of 8 and maximum of 12 in order to preserve amenities while keeping the density under control.

**Motion:** Commissioner Lance motioned to forward a positive recommendation to the City Council for the proposed changes to the MSR zone as presented. Commissioner Adcock seconded.

Commissioner Sperry:	Aye
Commissioner Adcock:	Aye
Commissioner Lance:	Aye
Commissioner Tolman:	Nay
Commissioner Gunnell:	Aye
Commissioner Wood:	Aye
Commissioner Curtis:	Aye

The vote passed 6 to 1.

### **Core Area Zoning Discussion**

*The Planning Commission will discuss zoning boundaries within the core area of town.*

Commissioner Francom explained that he feels strongly that what is being done now will affect residents from years to come; and as the population increases there will be a need for more commercial businesses. He expressed that he would like to see Main Street be a center for business.

Commissioner Lance asked what the prominent differences are between the Main Street Commercial (MSC) and Central Business District (CBD) zones? Mr. Bond explained that the CBD zone is more restrictive for residential uses. He clarified that the MSC, and CBD are technically areas within the Main Street Business District Zone. Commissioner Lance asked if mixed use is



PLANNING COMMISSION MEETING  
TUESDAY August 25, 2020  
PAGE 4 OF 6

allowed in each zone? Commissioner Gunnell noted that the proposed language classifies mixed use as conditional in each zone.

Commissioner Gunnell indicated that he understands Commissioner Francom's concerns, but he would prefer to revisit this within the general plan update. Commissioner Wood agreed and recognized the importance of preserving the commercial space within the core area.

**Motion:** Commissioner Gunnell motioned to direct Staff to explore options of expanding commercial uses and zoning within the core area of town, as part of the general plan process. Commissioner Lance seconded.

Roll Call:

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

The vote passed unanimously 7 to 0.

**Right of Way Vacation**

*The Planning Commission will review a proposal to have the City vacate a narrow strip of right-of way near the intersection of Highland Drive and 120 East.*

Mr. Bond reported that this proposal is to have a portion of right of way adjacent to the street at the intersection of Highland Drive and 120 E be vacated. He explained that staff discovered that there was a parcel of land still under the name of the School District. The property adjacent to this parcel, has been approved to expand the Orchard Hills townhome development. Mr. Bond noted that no expansion would be needed for the sidewalk as it is already existing. He indicated that land use regulations which dictate setbacks, would be affected and the townhomes would be offset, if the parcel of land is not vacated.

Mr. Bond explained that in order for this to be addressed the City would need to vacate the right of way, which would then revert it back to the original owner with is Nebo School District. The School District would then need to vacate the right of way to the developer. He explained that the Planning Commission will review and make a recommendation to the City Council; who will then hold a public hearing.

**Motion:** Commissioner Gunnell motioned to recommend approval to the City Council that the right of way area located at the intersection of Highland Drive and 120 E. be vacated. Commissioner Adcock seconded.



PLANNING COMMISSION MEETING  
TUESDAY August 25, 2020  
PAGE 5 OF 6

Roll Call:

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

The vote passed unanimously 7 to 0.

**PLANNING COMMISSION BUSINESS**

Approval of minutes from  
August 11, 2020

Motion: Commissioner Tolman motioned to approve the minutes from August 11, 2020. Adcock seconded.

Roll Call:

Commissioner Sperry: Aye  
Commissioner Curtis: Aye  
Commissioner Adcock: Aye  
Commissioner Lance: Aye  
Commissioner Tolman: Aye  
Commissioner Gunnell: Aye

The vote passed unanimously 7 to 0.

Commissioner Francom explained that he attended the City Council meeting last week on August 18<sup>th</sup>. He reported that WPA architecture has been appointed as the architect for the new City Hall. He asked for clarification regarding cardiac monitoring that was discussed at the meeting? Mr. Reeves explained that it is a device that the Fire Department uses to hook up a person to a monitor. The devices the City has are no longer supported, so the provider of those units is offering a discount if the City stays with them. He explained that they will be utilizing Cares Act dollars for the cardiac monitors, and reallocate Fire department funds to the Police department for riot gear.

Commissioner Francom also noted that it was reported that more building permits have been issued year to date in 2020, than in total for 2019.

Commissioner Wood asked for volunteers to attend the next City Council Meeting. No Commissioners volunteered.

Mr. Bond explained that submittals from consultants and firms for the general plan update have been accepted. He stated that a selection committee will be created to review the applicants. The committee will be made up of city staff, City Council members, and Planning Commission Members. Kylie Lance and Art Adcock were appointed to the Committee to meet on Thursday August, 27<sup>th</sup> at 3:00 p.m.



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Mr. Reeves reported that there are roughly 50 businesses participating in the business stimulus program. Each household in the community will receive 4 coupons to be used at the participating businesses. Businesses can then bring back the coupons to the City and receive reimbursement through the Cares Act dollars.

**ADJOURNMENT**

Commissioner Wood motioned to adjourn at 8:30 p.m.

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Trevor Wood, Commission Chair

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Kira Petersen, Deputy Recorder