



PLANNING COMMISSION

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

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd 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.

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 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>.

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 - Adcock's Acre Concept Review**

The Planning Commission will review a concept plan for a proposed 2-lot subdivision located at approximately 295 North 200 East.

2. **PUBLIC HEARING- Code Amendment to Clarify Fencing Requirements on a Corner Lot**

The Planning Commission will consider modifying Santaquin City Code Title 10 Chapter 16 Section 260 to provide clarification of fencing requirement on a corner lot.

3. **PUBLIC HEARING- Code Amendment to define a Truck Stop and Its permitted/prohibited Use in the Interchange Commercial (C-1) Zone**

The Planning Commission will consider modifying Santaquin City Code Title 10 Chapter 08 Section 020 and Title 10 Chapter 20 Section 120 to define a Truck Stop and to determine the use of a Truck Stop in the Interchange Commercial (C-1) Zone.

OTHER BUSINESS

4. **Approval of Meeting Minutes**

February 8, 2022


February 22, 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, as well as posted on the State of Utah's Public Notice Website.

BY:


Dennis L. Marker, City Recorder

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: March 4, 2022

RE: **Adcock's Acre Subdivision Concept Review**

Zone: R-8 Size: .95 Acres Lots: 2

Adcock's Acre Subdivision is located at 295 North 200 East. The proposed subdivision is in the R-8 zone and consists of 2 lots on .95 acres. The applicant is proposing to split the existing lot into two lots. The R-8 zone requires each lot to have minimum frontage of 80 feet and a minimum lot size of 8,000 square feet. The proposed subdivision meets these requirements. There is an existing house that will be on the corner lot, which will meet all required setbacks.

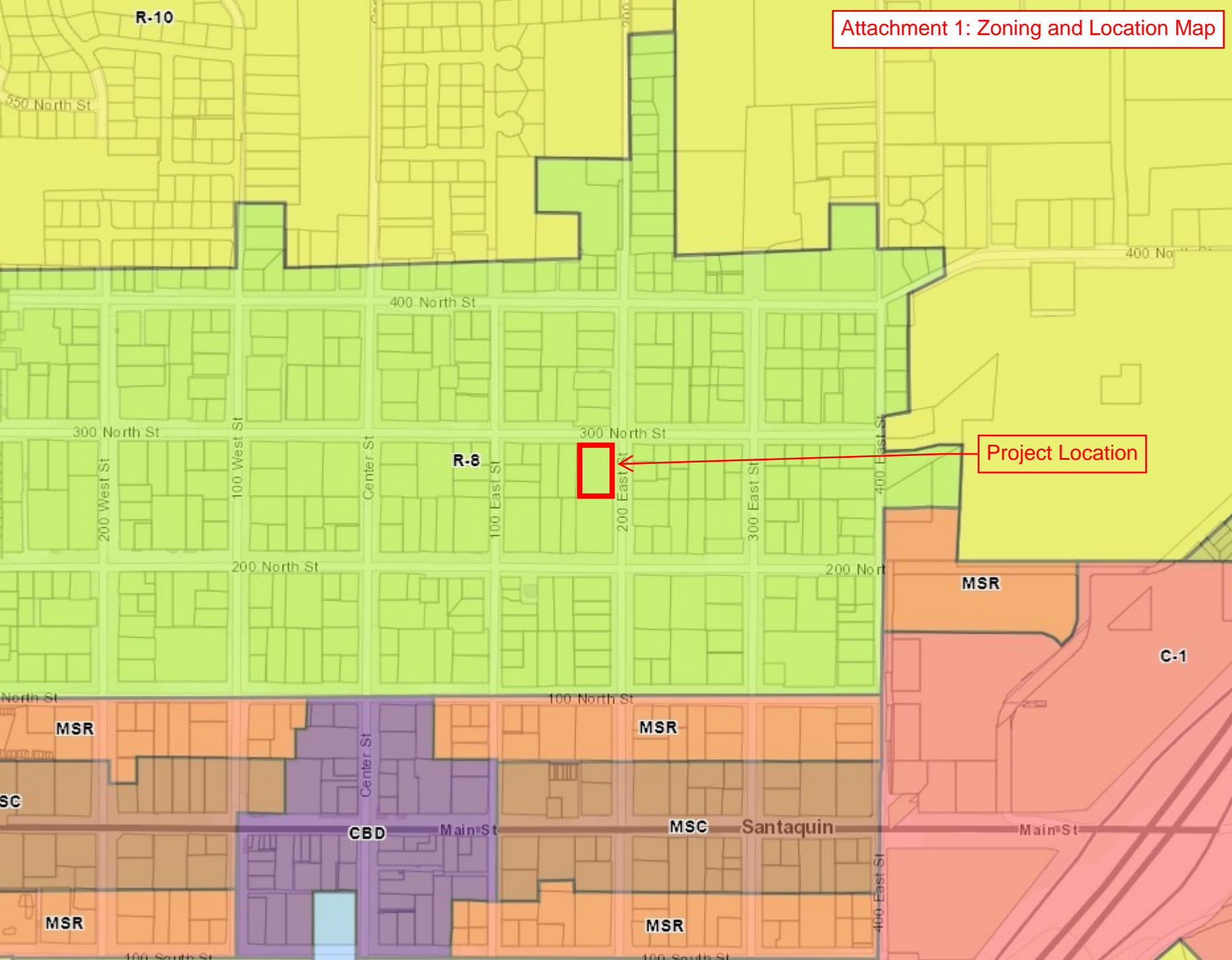
Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer can request a deferral agreement that would defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date. The deferral agreement is approved or denied by the City Council. The applicant still hasn't told staff if they would like to pursue a deferral agreement. Staff will need to know if they would like to pursue the deferral agreement when they submit preliminary/final plans

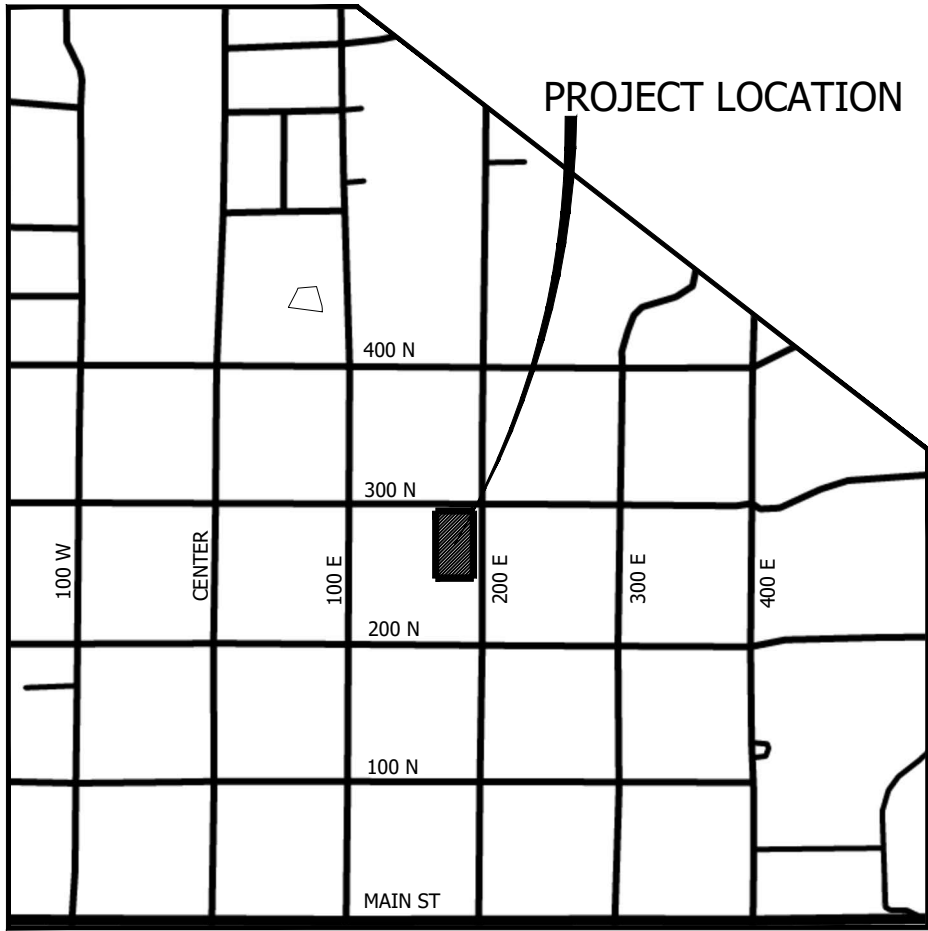
This is a subdivision concept review and is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

Subdivisions with three lots or less have a streamlined review process. After the concept review, the developer will need to submit final subdivision plans. The final plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority and will approve the subdivision. The subdivision has vested rights once it receives final approval by the Planning Commission.

Attachments:

1. Zoning and Location Map
2. Concept Plan





ADCOCK'S ACRE SUBDIVISION

295 N 200 E
09:102:0012
SANTAQUIN, UTAH COUNTY, UTAH

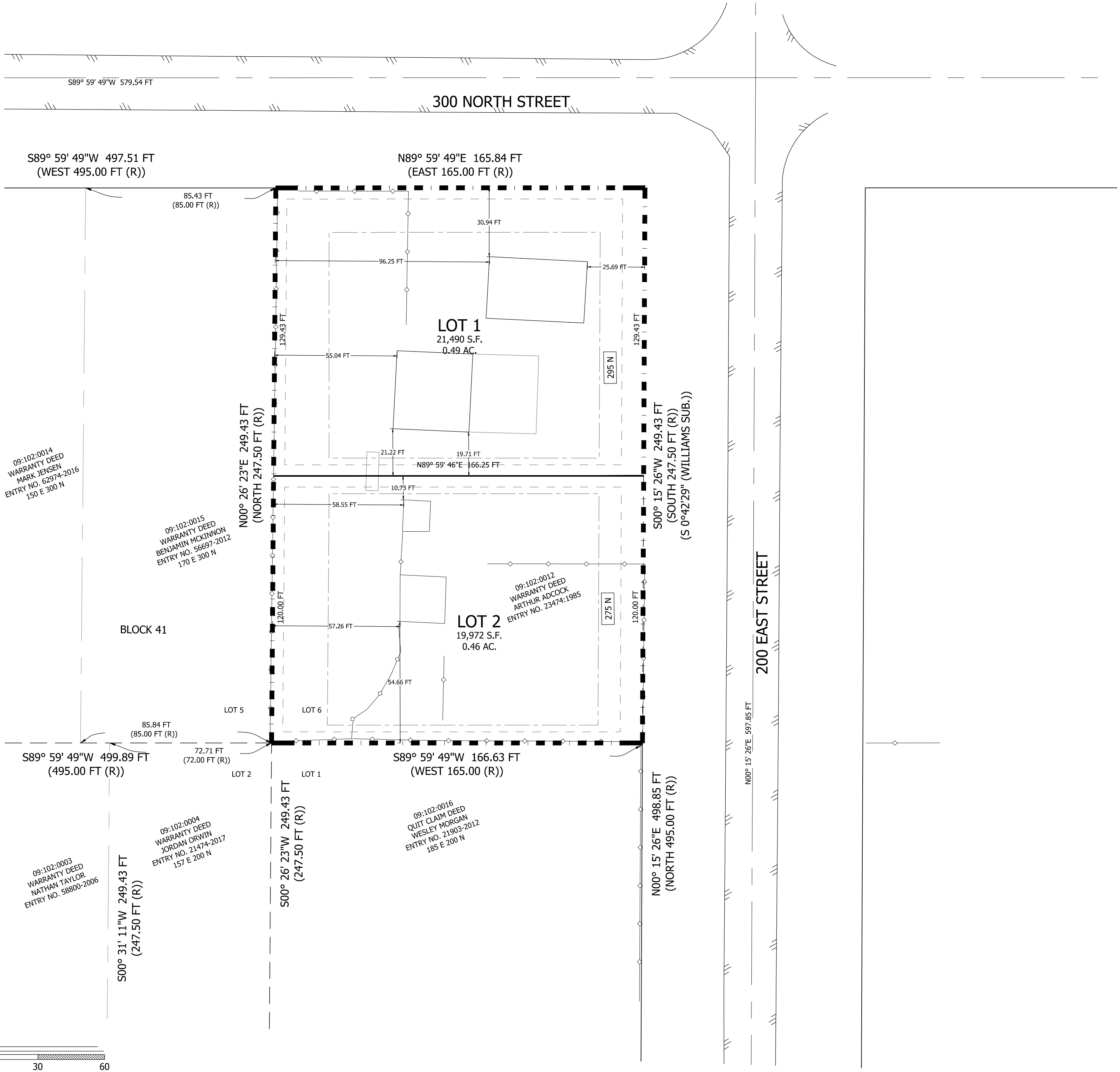
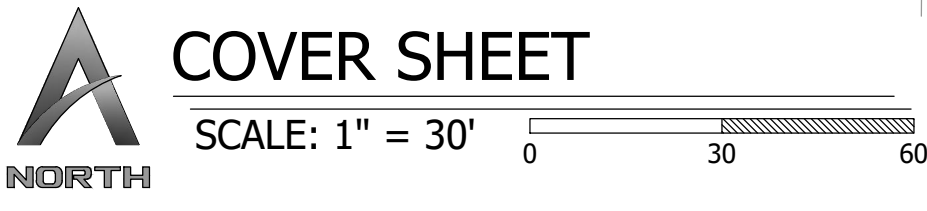


SHEET INDEX

- C-1 COVER SHEET
- C-2 DEMOLITION PLAN
- C-3 UTILITY PLAN
- D-1 DETAIL SHEET
- EX-1 PLAT SHEET

DENSITY TABLE	
ZONING CLASSIFICATION	R-8
TOTAL NUMBER OF LOTS	2
TOTAL ACREAGE	0.95 AC
TOTAL ACREAGE IN LOTS	0.95 AC
TOTAL R.O.W. ACREAGE	0 AC
TOTAL OPEN SPACE ACREAGE	0 AC
TOTAL UNBUILDABLE ACREAGE	0 AC
GROSS DENSITY	2.105 UNITS/AC

NOTE:
1) 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.



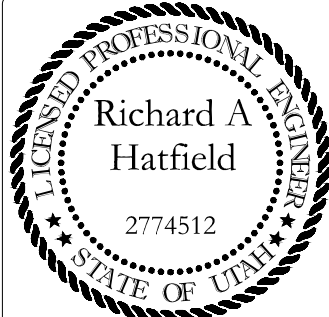
ENGINEER
RICHARD HATFIELD, P.E.
APEX ENGINEERING INC.
TEL: 801-796-2277
EMAIL: RICHARDH@APEX20.COM

SURVEYOR:
SPENCER MCCUTCHEON, P.L.S.
APEX ENGINEERING INC.
TEL: 801-796-2277
EMAIL: SPENCERM@APEX20.COM

DEVELOPER:
BART GIBB
TEL: 801-836-0745
EMAIL: BARTGIBB@GMAIL.COM



REVISIONS	
DATE	BY



ADCOCK'S ACRE
COVER SHEET

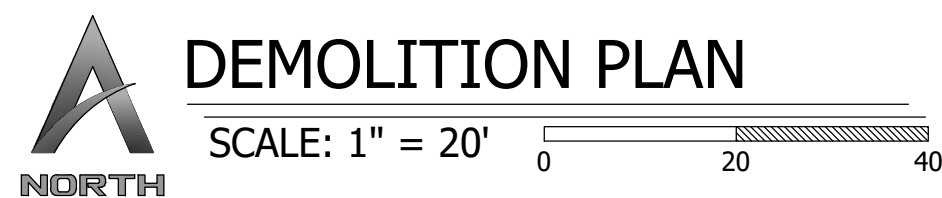
DRAWING: C-1

FOR: BART GIBB

LOCATION: SANTAQUIN, UT

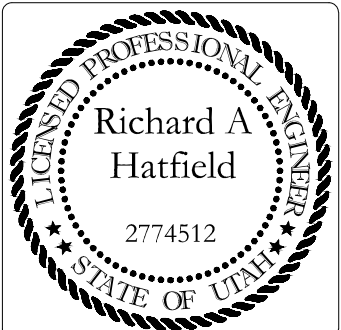
DATE: 02-22-2022

PRELIMINARY- NOT FOR CONSTRUCTION



PRELIMINARY- NOT FOR CONSTRUCTION

Apex Engineering, Inc.
661 N. Main St., Spanish Fork, UT

[illegible]ADCOCK'S ACRE
DEMOLITION PLAN

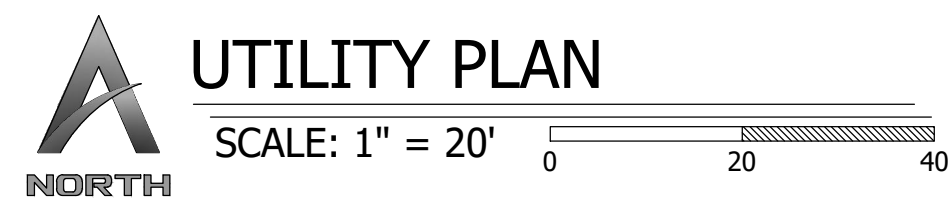
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LOCATION: SANTAQUIN, UT















FOR:
BART GIBB

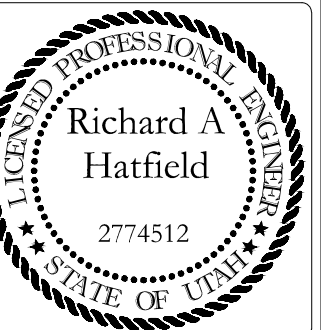
DRAWING:

C-2



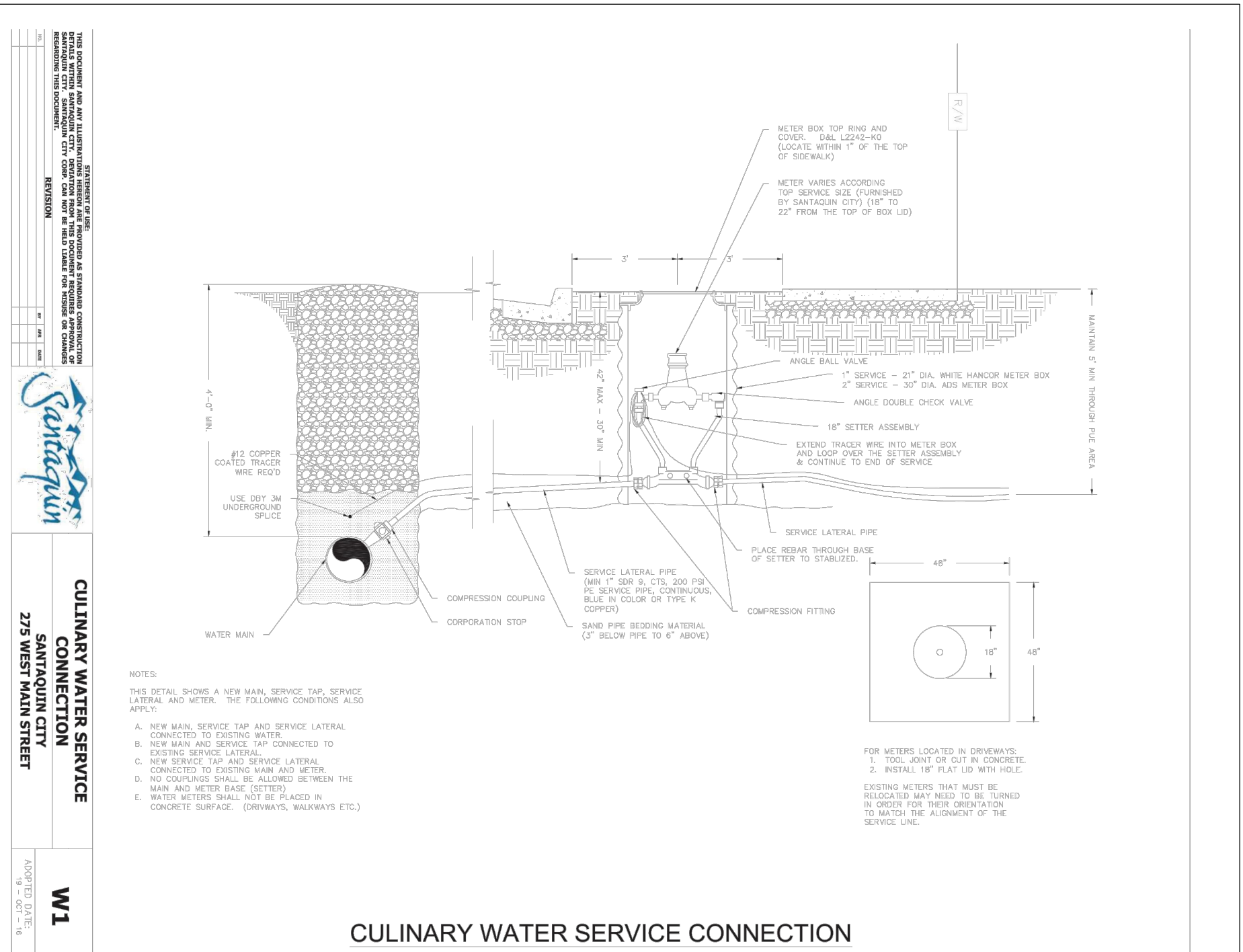
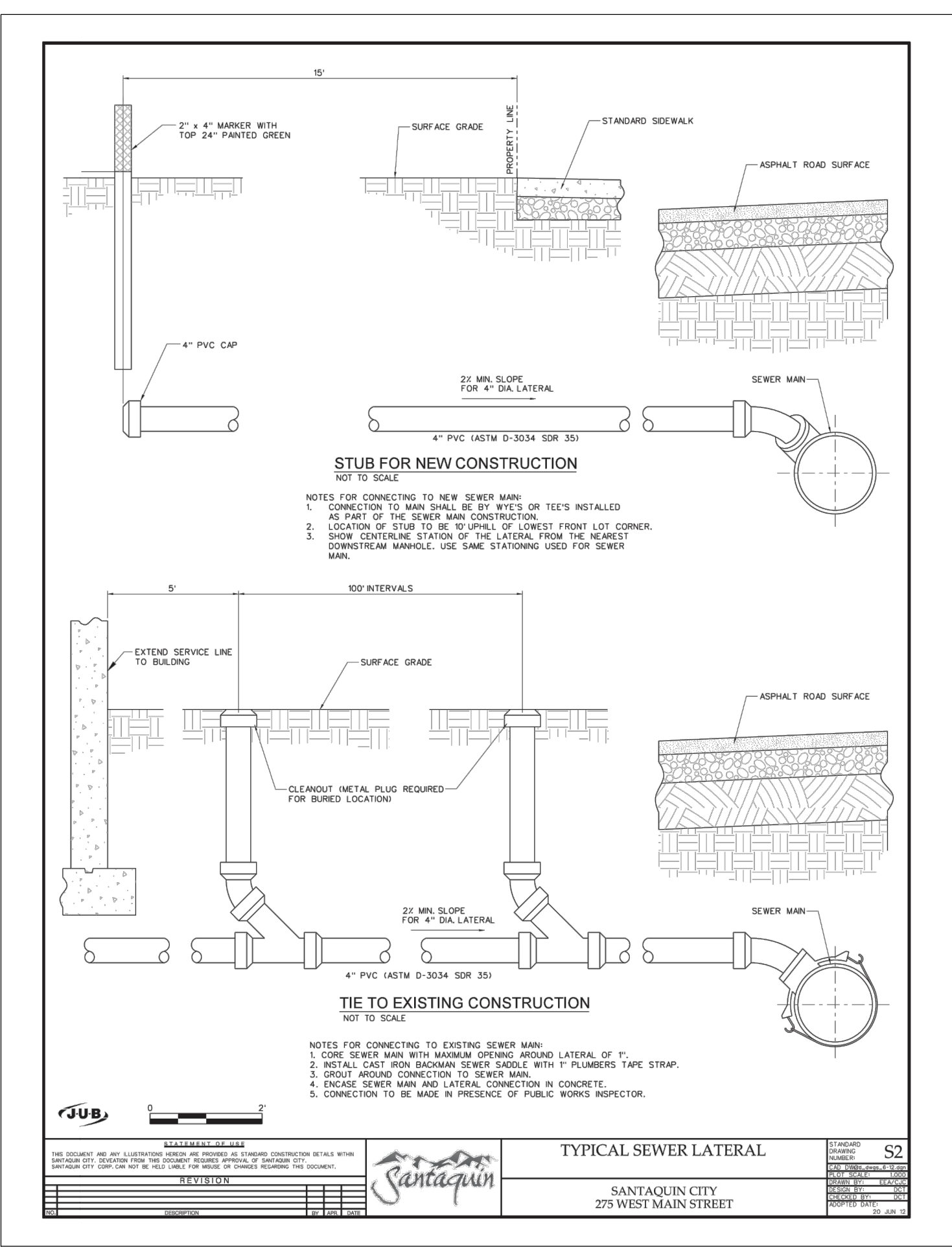
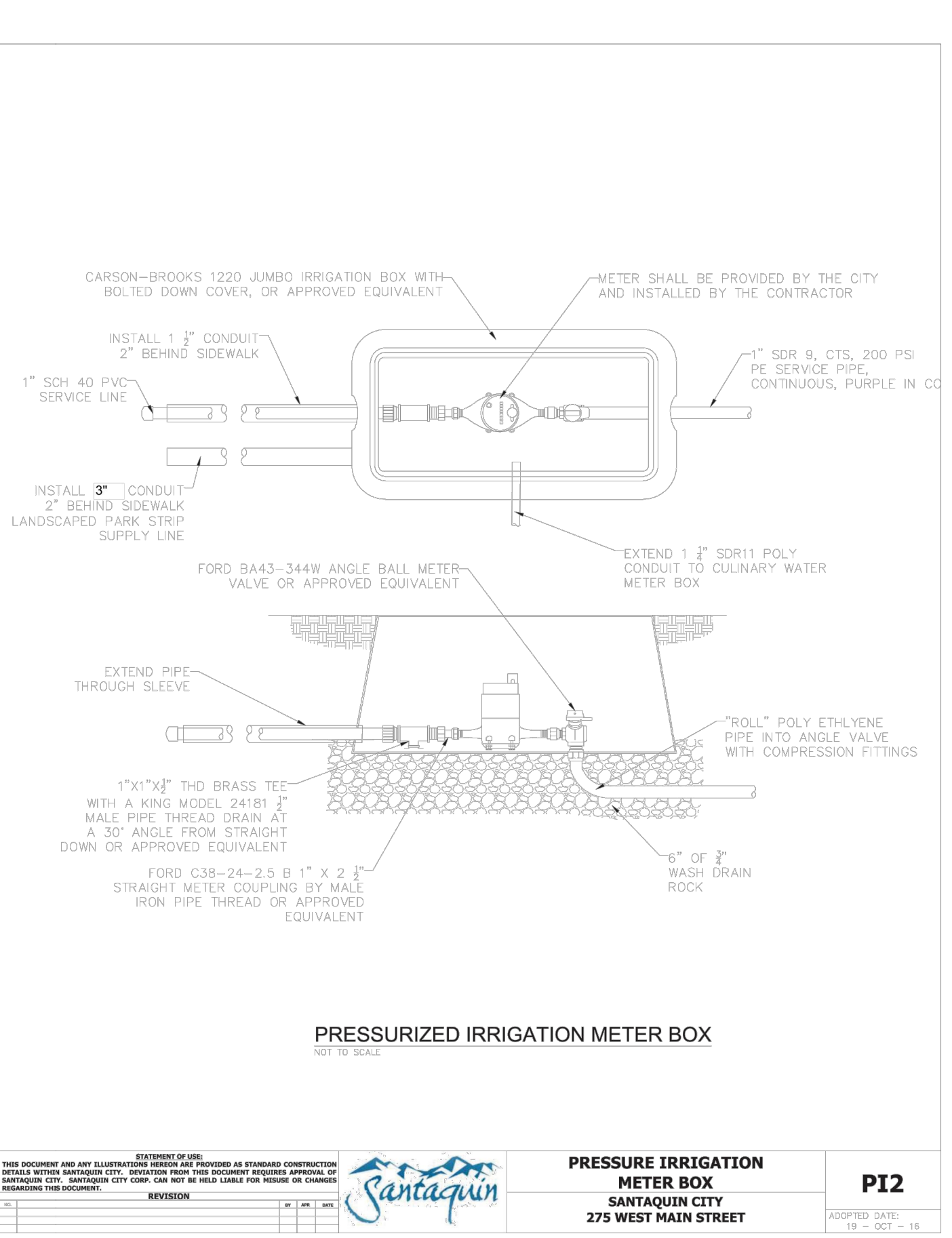
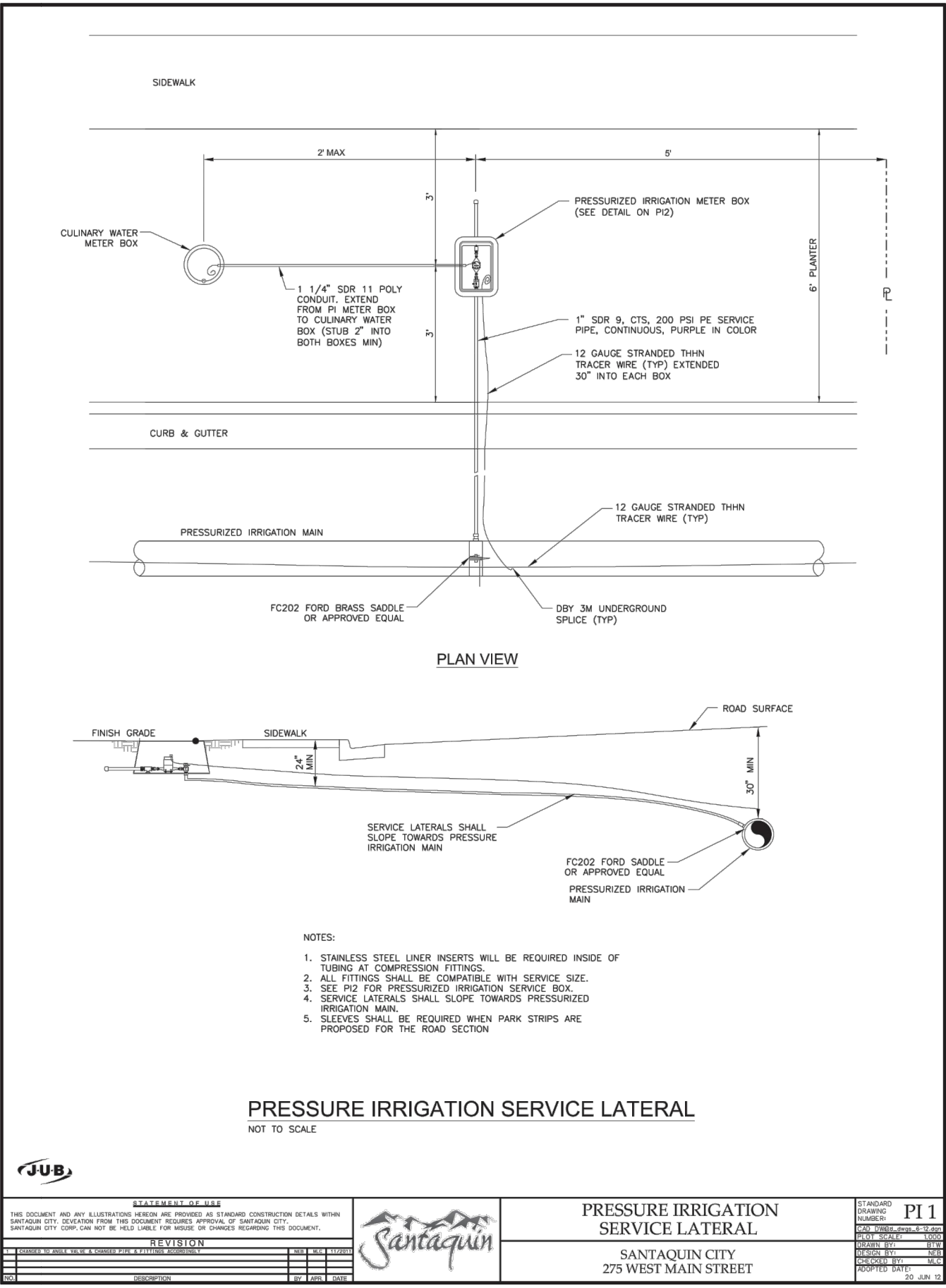
PRELIMINARY- NOT FOR CONSTRUCTION

	PROPERTY BOUNDARY
	EASEMENT LINE
	SETBACK LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING PI LINE
	EXISTING POWER LINE
	EXISTING CONTOUR LINE
	EXISTING SEWER MANHOLE
	SEWER CLEANOUT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	PROPOSED 2" EDGE MILL AND ASPHALT OVERLAY



BART GIBB

C-3



PRELIMINARY- NOT FOR CONSTRUCTION



REVISIONS	
DATE	BY



ADCOCK'S ACRE
DETAIL SHEET

FOR: BART CIBB

LOCATION: SANTAQUIN, UT

DATE: 02-22-2022

DRAWING: D-1

ORDINANCE NO. **DRAFT**

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO PROVIDE CLARIFICATION OF FENCING REQUIREMENTS ON A CORNER LOT, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE

WHEREAS, the City of Santaquin is a fourth-class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 16 Section 260 to provide clarification of fencing requirements on a corner lot; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on March 8, 2022, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council.

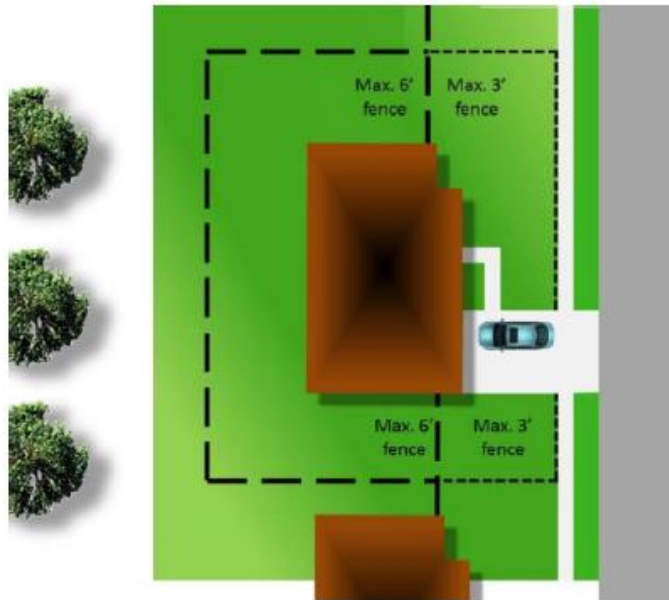
NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 16 Section 260 is amended as follows: (underlined text is added, stricken text is deleted)

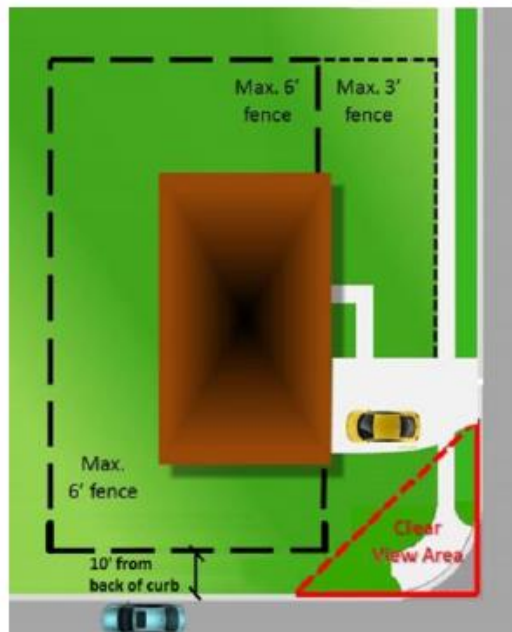
- A. Restrictions: Fences, walls, hedges and other similar screening elements (hereafter referred to as fencing, for purposes of this section), which enclose all or a portion of any lot or property shall not exceed six feet (6') in height, subject to paragraphs B and C, provided that no fencing shall exceed thirty six inches (36") in height within the front yard, nor in the clear view triangle, as defined in SCC 10.16.090.
 1. Interior Lots And Properties: Fencing in excess of thirty six inches (36") in height, subject to paragraph B, shall not extend beyond the front setback or front outside corners of a building, whichever is farther from the front property line, as depicted in figure 1 of this section.

FIGURE 1 Interior lot maximum fencing height areas.



2. Corner Lots And Properties: Fencing in excess of thirty six inches (36") in height, ~~subject to paragraph B,~~ shall be allowed for the interior side of the property as outlined in paragraph A.1. For corner lots where no sidewalk exists along the secondary frontage, no fencing exceeding thirty six inches (36") in height shall be installed within ten feet (10') of the back of curb (see figure 2 of this section). Where sidewalk is installed along the secondary frontage, fencing may be installed to the property line. Where there is no sidewalk, curb, or gutter installed along the secondary frontage, fencing may be installed to the property line.

FIGURE 2 Maximum fence height areas on a corner lot.



- B. Retaining Walls: All retaining walls of four feet (4') in height or greater, from finished grade, are to be approved by the city and shall be designed, drawn, and the plans stamped by an engineer licensed to work in the state of Utah. In the event fencing is to be placed on top of a retaining wall, the height of the fence shall be measured from finished grade along the side of the retaining wall where earth is being retained.
- C. Uneven Property: In the event that land is uneven the following shall apply:
 - 1. Following Contour: Where a fence is to follow or closely follow a line of contour, the height of the fence shall be measured from finished grade at the base of the fence along the higher side.
 - 2. Perpendicular To Contour: Where a fence is to be perpendicular or closely perpendicular to a line of contour, the height of the fence shall be measured from finished grade at the base of the fence at all points along the fence.
 - 3. Angular To Contour: Where a fence is to be located at an angle to a line of contour which does not cleanly fit paragraph C,1 or C,2, the zoning administrator shall determine which case is more closely applicable and that shall apply.
- D. Parallel Fence Lines: Parallel fences shall abut or have a minimum separation of eight feet (8').

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, March 16th, 2021. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 15th day of March 2021.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

Dennis L Marker, City Recorder

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, DENNIS L. MARKER, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 15th day of March 2022, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW TO PROVIDE CLARIFICATION OF FENCING REQUIREMENTS ON A CORNER LOT, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABLILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 15th day of March, 2022.

 Dennis L. Marker
 Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, Dennis L. Marker, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 15th day of March, 2022.

The three places are as follows:

1. Zions Bank
2. Post Office
3. City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

 Dennis L. Marker
 Santaquin City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Dennis L. Marker.

 Notary Public

ORDINANCE NO. **DRAFT**

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO DEFINE A TRUCK STOP AND TO DETERMINE THE LAND USE DESIGNATION OF A TRUCK STOP IN THE INTERCHANGE COMMERCIAL (C-1) ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE

WHEREAS, the City of Santaquin is a fourth-class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 08 and Title 10 Chapter 20 Section 120 to define a Truck Stop and to determine the land use designation of a Truck Stop in the Interchange Commercial (C-1) Zone; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on March 8, 2022, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 08 Section 020 is amended as follows: (underlined text is added, stricken text is deleted)

Truck Stop: means an establishment on property or within building(s) which are used primarily for the fueling or parking of tractor trucks or similar heavy commercial vehicles, including the sale of accessories and equipment for such vehicles. A truck stop may also include overnight parking, accommodations, showers, or restaurant facilities primarily for the use of truck drivers and crews.

Title 10 Chapter 20 Section 120 is amended as follows: (underlined text is added, stricken text is deleted)

C. Permitted Uses: General land uses within commercial zones shall complement the city's general plan for their respective areas. Those uses allowed in the city's commercial zones are listed in the following matrix. Abbreviations and alphabetic use designations in the matrix have the following meanings:

P	The listed use is a permitted use within the represented area, based on city development standards and
C	The listed use requires a conditional use permit within the represented area in addition to complying with
A	The listed use is only permitted as an accessory use within the represented area.
N	The listed use is a prohibited use within the represented area.

Use	C-1	PO
Accessory building	A	A
Adult daycare	C	P
Alcoholic beverage class A license (store; beer only)	P	N
Alcoholic beverage class B license (bars)	N	N
Alcoholic beverage class C license (restaurants/clubs)	P	N
Alcoholic beverage class D license (hotel/conventions)	P	P
Alcoholic beverage class E license (liquor store, etc.)	P	N
Arcade	C	N
Art gallery	P	P
Auto, truck, RV, and equipment sales or rental	P	N
Auto, truck, RV, and equipment storage	N	N
Automotive service and repair, major	C	N
Automotive service and repair, minor	P	N
Automotive service station	P	N
Bakery, commercial	P	N

Brewpub	C	N
Car wash service	C	N
Caretaker facilities associated with a permitted or conditional use	P	P
Commercial, ancillary	P	N
Commercial, convenience store	P	N
Commercial parking lot or garage	N	N
Commercial, repair services	P	N
Commercial, retail sales and services	P	N
Day treatment	N	C
Daycare center	A	P
Drive-in, retail	P	N
Dwelling, multiple-family	N	N
Engraving, publishing, and printing	P	C
Financial, insurance, and real estate offices	P	P
Furniture and appliance stores	P	N
Healthcare facility (large)	P	C
Healthcare facility (small)	P	P
Hotels	P	N
Institutions	N	P
Kennels	N	N
Mortuaries, funeral home	N	P

Motels	P	N
Multiple-unit dwellings as part of a mixed use development	N	N
New and used car sales	P	N
Pawnshops	C	N
Permanent makeup establishment	P	N
Professional offices or financial services	P	P
Public and quasi-public buildings	P	P
Public park, private park or playground	P	P
Public safety buildings including, but not limited to, police, fire, and ambulance stations, and their associated structures	P	P
Recreational activity businesses	P	C
Recreational vehicle (RV) parks	N	N
Religious center	P	P
Research and development and related offices space	N	C
Resident healthcare facility	N	P
Restaurant	P	N
Restaurant with drive-through facilities	P	N
School, commercial (art, music, hair, massage)	P	P
Schools, public or quasi-public	C	P
Seasonal businesses, subject to SCC 10.16.300	P	P
Sexually oriented business	N	N
Social or reception center	C	P

Stone and monument sales	P	P
Storage unit facilities	N	N
Tattoo parlor	N	N
Taxidermy shops	N	N
Telecommunications sites. See SCC 10.16.340 paragraph D		
Temporary businesses, subject to the provisions of SCC 10.16.300	P	P
Theaters	C	N
Tire recapping	N	N
Treatment facility (large)	N	C
Treatment facility (small)	N	P
Truck Stop	N	N
Veterinarian hospital, small animal	P	P
Wedding chapels	N	P
Wholesale stores	P	N

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

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Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted ____
Councilmember Elizabeth Montoya	Voted ____
Councilmember Lynn Meham	Voted ____
Councilmember Jeff Siddoway	Voted ____
Councilmember David Hathaway	Voted ____

ATTEST:

Dennis L Marker, City Recorder

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, DENNIS L. MARKER, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 15th day of March 2022, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO DEFINE A TRUCK STOP AND TO DETERMINE THE LAND USE DESIGNATION OF A TRUCK STOP IN THE INTERCHANGE COMMERCIAL (C-1) ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 15th day of March, 2022.

Dennis L. Marker
 Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
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 COUNTY OF UTAH)

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The three places are as follows:

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3. City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

 Dennis L. Marker
 Santaquin City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Dennis L. Marker.

 Notary Public



Planning Commission Members in Attendance: Trevor Wood, Kylie Lance, BreAnna Nixon, Andrea Howard, Michael Weight, Drew Hoffman, Michael Romero.

Others in Attendance: Councilmember Jeff Siddoway, City Manager Ben Reeves, Community Development Director Jason Bond

Commission Chair Wood called the meeting to order at 7:03 p.m.

INVOCATION/INSPIRATION THOUGHT - Commissioner Lance shared an inspirational thought.

PLEDGE OF ALLEGIANCE - Commissioner Weight led the Pledge of Allegiance.

PUBLIC FORUM - Commissioner Wood opened the Public Forum at 7:06 p.m. there were no comments. He closed the Public Forum at 7:07 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS

PUBLIC HEARING -Addendum to Summit Ridge Commercial Development Agreement

Director Bond shared that this addendum modifies the summit Ridge development agreement for a specific parcel. The parcel will be developed by Murdoch Ford. The Planning Commission must consider the requested deviations from the City Code that are in the addendum. The Planning Commission must make a recommendation on the deviations and the Council must ultimately approve the requests. Deviation elements pertain to signage, landscaping, fencing, architecture requirements and setbacks.

Commissioner Wood opened the public hearing at 7:10 PM.

Mark Openshaw, owner of Little Opee's, spoke. He is adjacent to the subject parcel and wants to be good neighbors with the new development. He's concerned about the fencing and future grading along abutting property lines, and potential flooding corridors in the area. Can berms be used along the flood channel to help protect the properties.

No other persons desired to speak. Commissioner Wood closed the hearing at 7:12 PM.

Director Bond noted that this addendum pertains to lot 1 of the commercial subdivision already approved. Development of the parcel will still need full site plan review through DRC. The fencing request will enable on-site screening of vehicles needing service. The site will include a trail improvement that connects to the city's trail system. The anticipated building is a Ford standard design and would not comply with all architecture requirements of the default C-1 Zone standards. There would be additional signage than otherwise allowed. The addendum is permitted as a contract modification and will shift the standards of development from the default C-1 Zone to the contract terms under the PC Zone. The commercial use is permitted in the PC Zone.

Manager Reeves provided additional background about the overall development plan of the area and the city's hope to retain the Ford dealership as an existing business in town. The addendum is a

component of the dealer's negotiations for the subject property. Some of the elements are based on Ford Corporation site requirements.

Commissioner Weight asked about improvements around the site and adjacent properties along Mona Road. Director Bond responded that standard development improvements will be required with curb, gutter, sidewalk, and landscaping.

Commissioner Lance asked how the proposal relates to the city's sales tax reimbursement agreement with Summit Ridge. Manager Reeves explained that the city will still receive additional sales tax and costs to be reimbursed will have a sunset period. The agreement is a 10-year agreement and only covers actual cost of infrastructure improvements made.

Commissioner Weight asked about potential liability for not granting similar incentives to other businesses. Director Bond noted that an incentive was provided to the Riddleys development in the form of road infrastructure improvements in order for the Macey's grocery store to get built. Manager Reeves also explained that the PC zone has standards and if the standards don't address specific items, then the default standards are those of the C-1 zone. Putting the addendums in place modifies the PC zone and are not granting variances. Commissioner Wood acknowledged that this is a special situation, but we should consider how other businesses may be affected by city codes.

Commissioner Hoffman recommended that a more site obscuring fence or decorative wall be required rather than a vinyl coated chain-link around the area where vehicles for service will be stored.

Commissioner Wood asked about the nearby Chevron sign height relative to the dealer's proposed signs and flag poles. The proposal includes one, 65-foot, tall sign and two smaller monument signs as proposed. There will also be three flag poles of 120 feet each. Commissioner Lance noted that the Chevron sign on the nearby property is 60-feet tall and they were favored with that height. She questioned how much favor is enough.

Mr. Openshaw raised concern about power transmission lines affect the tall structures.

Commissioner Lance moved to forward a positive recommendation to the City Council for the agreement addendums with the change that site obscuring fencing be around the area for vehicles being serviced/stored. Commissioner Weight seconded the motion. The vote was unanimous in favor.

Meeting Minutes Approval - January 11, 2022

Motion made by Commissioner Romero to approve the Planning Commission Minutes from January 11, 2021. Commissioner Hoffman seconded. The motion passed unanimously in the affirmative.

Staff Reports: Director Bond noted that a job has been advertised for a new City Recorder. The new Recorder will be taking minutes at City Council, Planning Commission and DRC meetings.

Adjournment:

Commissioner Lance motioned to adjourn at 7:41 p.m.

City Recorder – Dennis Marker

Commission Chair – Trevor Wood



Planning Commission Meeting Minutes

Tuesday, February 22, 2022

Planning Commission Members in Attendance: Chairman Trevor Wood, and Commissioners Michael Romero, Andrea Howard, Breanna Nixon, Nicci McNeff, Mike Weight, and Drew Hoffman.

Others in Attendance: Community Development Director Jason Bond, City Engineer Jon Lundell, City Manager Ben Reeves, Penny Reeves, City Council Member Jeff Siddoway, Sarah Jorgensen, Chris Wall, Ben Lakie, Broadbents, McClain Wall, Tara Wall, Brady Wall, and a few other who were unidentified and did not sign in.

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

Invocation/Inspirational Thought: Community Development Director Jason Bond shared an invitational prayer.

Pledge of Allegiance: Commissioner Breanna Nixon led the Pledge of Allegiance.

Chairman Wood welcomed Andrea Howard to the commission and apologized for not welcoming her during the last meeting.

Public Forum: Chairman Wood opened the Public Forum at 7:02 p.m. there were no comments, so he closed the Public Forum at 7:02 p.m.

DISCUSSION & POSSIBLE ACTION

PUBLIC HEARING – Orchard Hills Storage Subdivision Concept Plan

The Planning Commission conducted a public hearing to seek public input on a concept plan for a proposed 2-lot subdivision located at approximately 120 East and Highland drive after which the Planning Commission discussed the proposal and provided their own feedback to the applicant as well.

Chairman Wood asked Director Bond to provide an explanation of the proposed subdivision. Director Bond shared that the proposed is merely a concept plan and that there is no action to be taken other than to provide feedback to the applicant on the proposed subdivision as well as to hold a public hearing on the proposal.

It is anticipated that this property may be used for storage units, however, for the purposes of the public hearing and planning commission comments, the only item on the agenda is the

proposed subdivision. Director Bond indicated that a similar subdivision on this property was proposed a few years back. It made its way through most of the approval process but not all the way through. However, it sat idle for long enough that it ended up lapsing. As such, this proposal needs to start over at the very beginning of the process once again.

Director Bond reviewed a map of the area indicated that the proposed was for a two-lot subdivision south of Highland Drive and connects to 120 East near Orchard Hills Elementary. He showed the proposed layout of the property as provided by the applicant. He indicated that since it was at the concept level, there would likely be some changes to the layout as it progresses through the approval process. He also indicated that the applicant is using many of the same materials as was presented by the previous applicant. However, changes to the initial proposal are likely to occur. He also showed the existing home would become lot 1 and the remainder of the property would be subdivided off to form lot 2 for future development.

Director Bond indicated the proposal was made before the Development Review Committee (DRC) earlier in the morning. Feedback was provided to the applicant during that meeting from a technical nature.

He referred to a portion of the property that is anticipated to be dedicated to the city (a cherry stem portion property) to provide pedestrian access and provide for a possible roadway in the future. It is anticipated that the applicant would be providing trail improvements. A development agreement will likely be drafted to outline the responsibilities of the developer (i.e. trail improvements, property dedication, etc.) and the city.

Director Bond indicated that there are irrigation system hazards (Summit Creek Irrigation Company) which need to be addressed, possibly with fencing, before pedestrian accesses along the cherry stem is opened. This pedestrian access, or improved trail, may be considered in lieu of sidewalk in the area. It is also anticipated that a development agreement would clean up property line overlaps and gaps along 120 East as well as reimbursements to the city for pedestrian improvements made by the city (on behalf of the property) along Highland Drive installed in 2021.

He also indicted that this property was divided at the county, but it was considered an illegal subdivision since it did not have final approval by the city. Restarting the approval process could lead towards resolving this issue as well. Director Bond reiterated that this is a concept only. Redlines from the DRC have been provided to the applicant earlier.

Ben Lakie, of Orem, Utah, from Orchard Hill Storage, stated the presentation made by Director Bond covered most of the issues. He did have some smaller issues of concern related to the reimbursements of pedestrian improvements previously made as well as the safety of pedestrian access through his property.

Public Hearing- Chairman Wood opened the Public Hearing at 7:11 p.m.

There were no comments from the public.

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

Chairman Wood opened discussion amongst the planning commissioners.

Commissioner Nixon asked where the ingress and egress from the property would be? Mr. Bond explained that those details would be fleshed out at the site plan level which will come at a later date.

Chairman Wood asked about the extension of 120 East and where it would lead? Mr. Bond explained that it would initially tie into the subdivision to the east via a pedestrian walkway. However, in the future, it may become a future city project to install a future road. Chairman Wood confirmed his understanding that it would be an initial pedestrian walkway with some improvements, but that it may convert into a roadway in the future. Director Bond also explained the developer required, but city funded, improvements along Highline Drive and how the city would seek reimbursement through this negotiation. Chairman Wood extended appreciation to the applicant for his willingness to enter negotiations with the city to provide pedestrian walkway improvements.

Chairman Wood asked about the irrigation easement through the property would affect the future development. City Engineer Lundell indicated that previous engineering had been completed to pipe this irrigation ditch to allow for grading changes, enhanced usability of the property, and provide enhanced safety. However, that was under the previous plan and many details would be worked out in the future with this new proposal.

Commissioner Weight asked about the large grade change of the property and how that would affect things. City Engineer Lundell explained that it did have a significant grade issue that would need to be addressed through the site plan process. One of the main things that they will need to address is how they plan to retain storm drainage on site.

Discussion ended at 7:18pm.

PUBLIC HEARING – Conditional Use Permit for Wall Brothers Orchard Venue

The Planning Commission conducted a public hearing to seek public input on a conditional use permit for the proposed Wall Brother Orchard Venue located at approximately 950 North SR-198.

Director Bond showed a map of the area proposed for the new venue (along SR-198 north of the Grey Cliffs Development) and explained zoning of that area which is an Agricultural Zone. Director Bond indicated that Mr. Chris Wall was in attendance at the meeting to represent the application/proposal for the event venue. He further indicated that the planning commission should be evaluating the merits of the proposal to determine if the proposed project is consistent with the zoning of the area. He further clarified that “conditional uses” are typically considered “permitted uses” with certain conditions attached to them to ensure that any negative impacts are mitigated as a condition of approval.

A detailed site plan will be forthcoming to DRC. He reviewed some of the major aspects of that future site plan from sewer to transportation access which have been outlined with the information provided by Mr. Wall. Parking is the only concern that needs to be addressed but there are no major issues at this point from a staff perspective. Director Bond indicated that it appears to be a great project.

Chairman Wood invited Mr. Chris Wall to speak about the project. He explained that he is working to preserve his farming business and this seemed to be a great way to help towards that end.

Commissioner Nixon asked if he was planning to sell any product from the facility. Mr. Wall indicated that he was not planning to sell product from that location. She sought clarification that it was intended more as a venue for weddings and parties, etc. Mr. Wall confirmed that this is what the building would be used for.

Commissioner Weight asked if a perk test was completed yet. Mr. Wall stated that he has not yet had a perk test. He indicated that he was coming to planning commission first before conducting that test. City Engineer explained the approval process for septic systems through the Utah County Health Department as a component of the site plan approval process.

Mr. Wall also indicated that he has started his conversations with UDOT regarding access approval on SR-198.

Public Hearing- Commission Chair Wood opened the Public Hearing at 7:23 p.m.

COMMENTS:

Sarah Jorgensen shared her support for this project. She said it was an awesome idea and that it supports Santaquin's vision for Agritourism. She also stated that the Payson wedding reception center is always full so she could see the need, especially being so close to the Payson Temple. She said she thinks it is a great project that supports agriculture, and it is needed in the area.

Chairman Wood closed the Public Hearing at 7:24 p.m.

Chairman Wood stated that it is not often that the planning commission reviews conditional use permits and asked Director Bond if he could review the conditional use approval process. Director Bond reviewed the criteria for the consideration and possible approval. In short, conditional uses are typically not a "Yes" or "No", but rather a "Yes, with these conditions." He reviewed the conditions specific to this proposal that could be referenced by the planning commission in their motion. He also reviewed his support for the project.

Chairman Wood shared that for conditional uses, planning commissioners should typically identify those concerns which may negatively impact neighboring properties. However, this project is in the middle of their own orchard and would not have an impact. He also stated that there may be a concern with parking, access, and the proposed septic system, but those would be addressed through the site plan approval process. City Engineer Lundell expressed no concern about the septic system. Director Bond revisited the approval process of septic systems and that they are approved by the county and that septic was the only available method to handle sewer in the area.

Commission Nixon asked about access on SR-198 from UDOT considering the proximity to the Grey Cliffs development. Mr. Wall explained that he has begun the discussion with UDOT and that the proposed access has sufficient distance from their other entrance. He also indicated that UDOT was not aware of the Grey Cliffs development yet. She also asked if Mr. Wall finds that additional parking is needed if he would add additional parking in the future. He said he would.

Commissioner Hoffman asked where Mr. Wall was getting his water. City Engineer Lundell indicated that Mr. Wall has a well that could be used to provide water. Mr. Wall indicated that he has already looked into meeting the water requirements for fire flows which would require the installation of a small tank and an upgrade to the pump.

Commissioner McNeff expressed her support for the project and extended her appreciation to Mr. Wall for a great proposal and future project.

Motion: Commissioner Nixon motioned “to approve the conditional use permit for the proposed Wall Brothers Orchard Venue with the following conditions: 1. The applicant completes the City’s site plan process, including DRC and ARC reviews. 2. A business license be obtained before operation.”, Commissioner Weight Second Approved.

Roll Call:

Commissioner Wood	Aye
Commissioner Romero	Aye
Commissioner Howard	Aye
Commissioner Nixon	Aye
Commissioner McNeff	Aye
Commissioner Weight	Aye
Commissioner Hoffman	Aye

The motion passed with 7 votes in favor and 0 against.

PUBLIC HEARING – City Standards and Specification and Drawings

The Planning Commission conducted a public hearing to seek public input on a proposed amendment that would modify the Santaquin City Standards and Specifications and Drawings.

Director Lundell reviewed the proposed changes to the standards and specifications as outlined in the attached packet. This is a summary of this year’s proposed changes:

Section 1 – Traffic Rated Water Meter Box and meter valve (Reviewed)

Director Bond explained that secondary driveways are causing these issues with broken irrigation boxes.

Commissioner McNeff asked if it was only going forward or will it go retroactive. Director Lundell explained that it would only go forward with new applications. She asked if someone had a broken box, what could be done. Director Lundell discussed previous discussion with our Public Works Director of sharing the responsibility with the property owner where they would provide the box and the city provide the labor.

Section 3A – Recessed Water Meters (Reviewed)

Division 5 – Sewer Specifications – Brought into compliance with state code (Reviewed)

Division 6 – Butterfly Valves – Establishes minimum quality standards (Reviewed)

Division 12 – Placing Curb and Gutter – (Expansion Joints) extends from 30’ to 100’ for expansion joints when using a machine for slip installations. (Reviewed)

Commission Weight asked if the distances between joints is specifically for curb and gutter and if that amount is excessive. Director Lundell indicated that machine installations are more consistent and that the previous standard of 30’ was excessive but that the new 100’ standard is appropriate for curb and gutter. The 30’ standard for sidewalks is appropriate and is not changing. Commissioner

McNeff asked why the distance would be different for a machine slip versus hand laid curb. Director Lundell indicated that the machines are more consistent.

Section 17 – Adds communication conduit standards (for fiber) for installation of conduit in all new subdivisions (Reviewed)

Division 20 – Gravel Requirements in secondary driveways (Reviewed)

Drawings

Drawing – Sidewalk - Thickness of sidewalk increases from 4" to 5" – Better support installation of future back yards. Assists with warranty work on the subdivision. (Reviewed)

Drawing – Pressurized Irrigation Boxes (Reviewed)

Drawing - Street Cross Sections – Removing the 55' local road cross section for future applications to provide more asphalt for better public safety access, parking, and snow plowing. Instead of 55', developers will be required to go to 62' (Reviewed)

Commissioner Nixon asked about Private Streets and if that standard should be removed. Director Bond explained that smaller cross sections are not removed entirely since they are referred to in some existing development agreements, but no new development applications could utilize the smaller cross sections.

Drawing – Water Meter (Reviewed)

Drawing – Cul-De-Sac – Updated to support the 62' ROW and supports Fire Code and adjusts the radius therein. (Reviewed)

Public Hearing- Chairman Wood opened the Public Hearing at 7:50 p.m.

No COMMENTS

Chairman Wood closed the Public Hearing at 7:51 p.m.

No comments from the commission on the proposed changes to the Standards, Specifications and Drawings.

Motion: Commissioner McNeff, motioned to submit a positive recommendation to the City Council, Commissioner Nixon seconded the motion.

Roll Call:

Commissioner Wood	Aye
Commissioner Romero	Aye
Commissioner Howard	Aye
Commissioner Nixon	Aye
Commissioner McNeff	Aye
Commissioner Weight	Aye

Commissioner Hoffman

Aye

The motion passed with 7 votes in favor and 0 against.

OTHER BUSINESS

Mr. Bond discussed the postponement of the joint meeting with the council to discuss the update to the General Plan and indicated that more time was needed to complete the initial draft of the plan.

Adjournment

Commissioner Wood motioned to adjourn at 7:54 p.m.

City Recorder – Dennis Marker

Commission Chair – Trevor Wood