

PLANNING COMMISSION

Tuesday, March 14, 2023, at 7:00 PM Court Room/Council Chambers (2nd Floor) and Online 275 W. Main Street, Santaguin, UT 84655

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.

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. Williams M 3-Lot Preliminary/Final Plan

The Planning Commission will conduct a Preliminary/Final plan review of a 3-lot subdivision located at approximately 210 W. 200 N.

OTHER BUSINESS

2. Approval of Meeting Minutes 02/14/2023

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 posted on www.santaquin.org, Santaquin City Social Media sites, posted in three physical locations (Santaquin City Public Safety Building, Zions Bank, Santaquin Post Office), and posted on the State of Utah's Public Notice Website.

BY: Amalie R. Ottley, City Recorder

MEMO



To: Planning Commission

From: Camille Moffat, Planner I

Date: March 8, 2023

RE: Williams M 3-Lot Subdivision Preliminary Review

Zone: R-8 Size: 1.04 Acres

Lots: 3

The Williams 3-Lot Subdivision is located at 210 W 200 N. The proposed subdivision is in the R-8 zone and consists of 3 lots on 1.04 acres. The applicant is proposing to split the existing parcel into 3 lots. The R-8 zone requires each lot to have minimum of 80 feet of frontage and a minimum lot size of 8,000 square feet. The proposed subdivision meets these requirements. There is an existing house that will remain on the corner lot.

Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer requested to defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date. The City Council approved a deferral agreement for the Williams M subdivision on September 6, 2022.

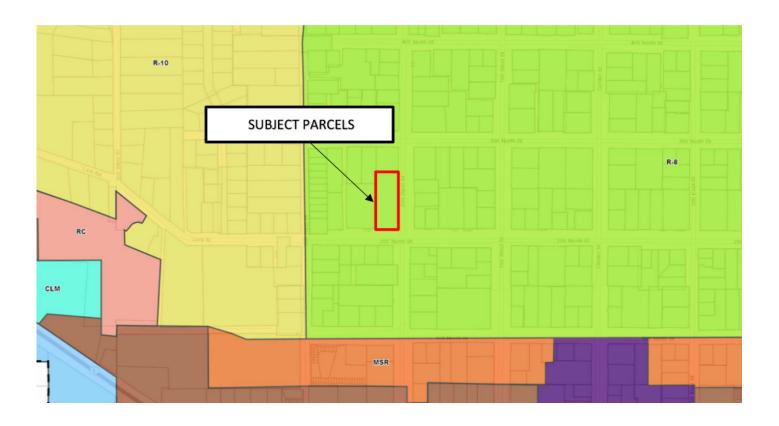
Subdivisions with three lots or less can combine preliminary and final plans into one submittal. This development qualifies for this streamlined process. The preliminary/final plans were reviewed by the Development Review Committee and a positive recommendation was forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision.

Recommended Motion: "Motion to approve the Williams M Subdivision with the following condition:

- All redlines be addressed

Attachments:

- 1. Zoning and Location Map
- 2. Preliminary/Final Plans



Item 1.

WILLIAMS M SUBDIVISION

A RESIDENTIAL SUBDIVISION
SANTAQUIN, UTAH
FINAL PLAN SET
MARCH 2023

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	SITE PLAN
4	EXISTING TOPOGRAPHY
5	RECORD OF SURVEY

ZONING CLASSIFICATION=R-8
NUMBER OF BUILDABLE LOTS=3
TOTAL ACREAGE=1.04 ACRES
DENSITY UNITS/ACRE=3



GENERAL NOTES:

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 AN 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.

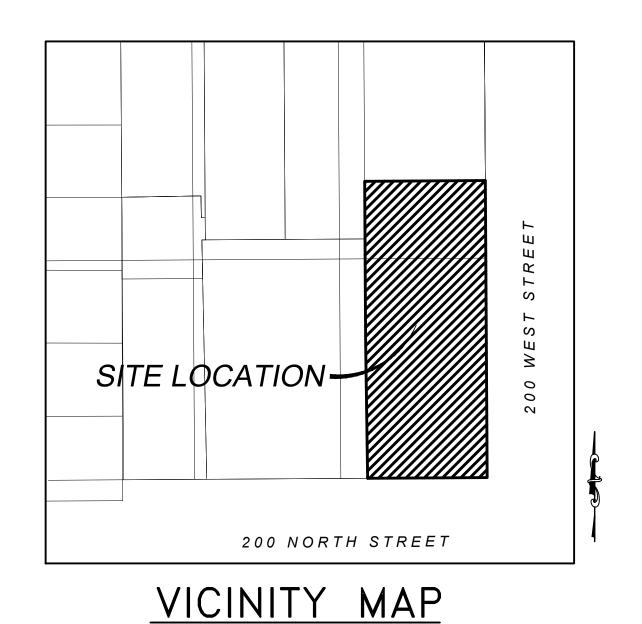
CONTRACTOR NOTE:

THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO: ATLAS ENGINEERING LLC (801) 655-0566 946 E. 800 N. SUITE A

SPANISH FORK, UT 84660

OWNER/DEVELOPER
MORGAN WILLIAMS
morganwilliams@utah.gov



WILLIAMS SUBDIVISION

____x___x___x

-SS---SS---SS----

-----EX.CUL--

LEGEND
(APPLIES TO ALL SHEETS)

EXISTING POWER POLE

PROPOSED STREET LIGHT

EXISTING FIRE HYDRANT EXISTING WATER VALVE

PROPOSED FIRE HYDRANT

PROPOSED WATER VALVE

EXISTING DEED LINE

EDGE OF PAVEMENT

EXISTING FENCE LINE

EXISTING WATER

PROPOSED SEWER

PROPOSED STORM DRAIN

PROPOSED PRESSURIZED

IRRIGATION (PURPLE PVC)

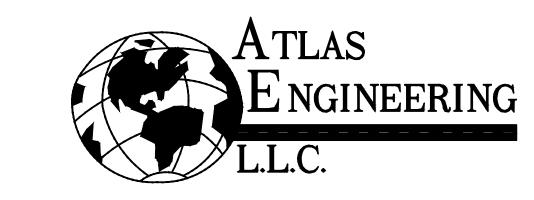
PROPOSED CULINARY WATER

EXISTING OVERHEAD POWER

EXISTING STORM DRAIN W/MH

EXISTING PRESSURIZED IRRIGATION

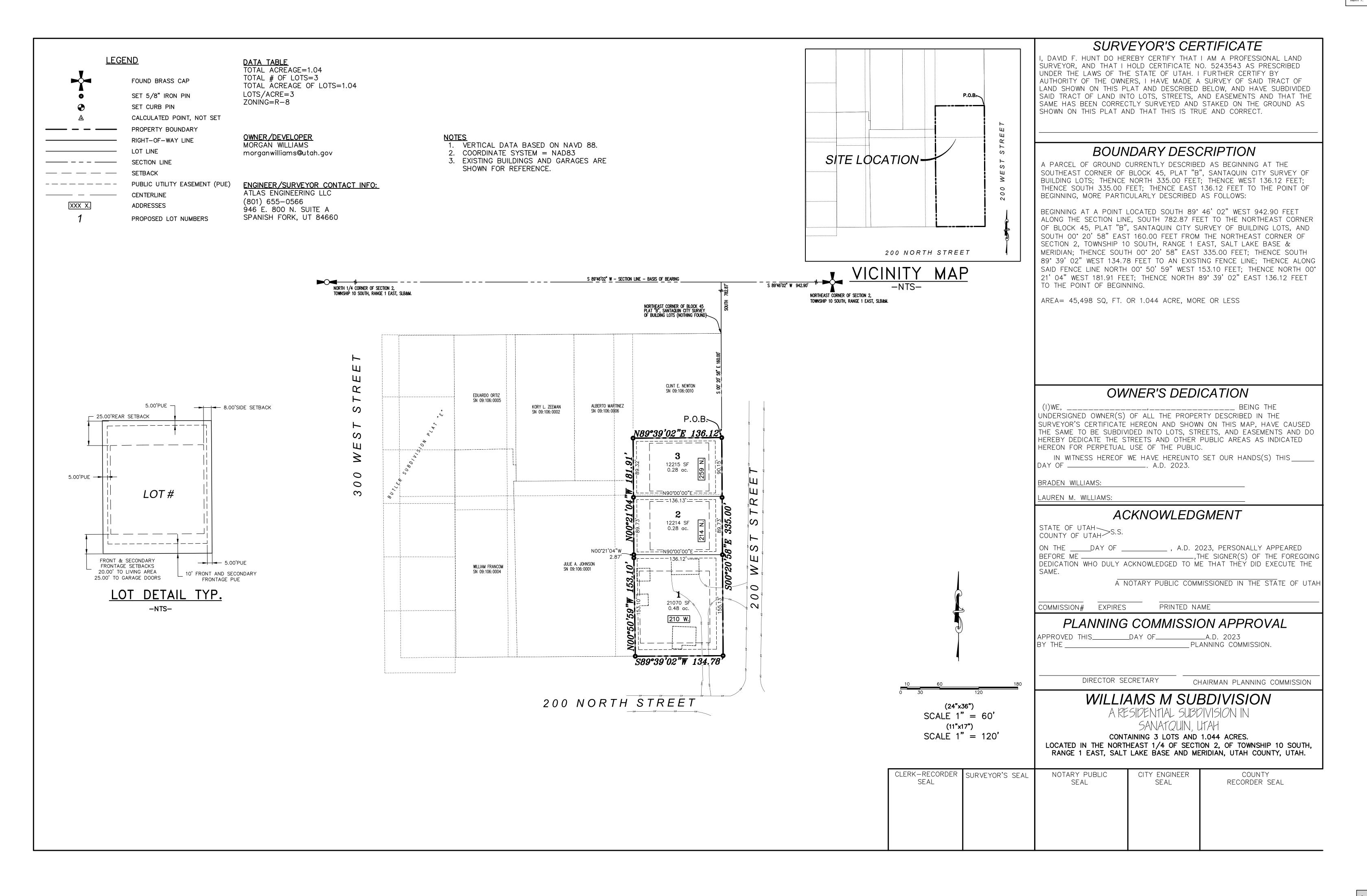
EXISTING SANITARY SEWER W/MANHOLE

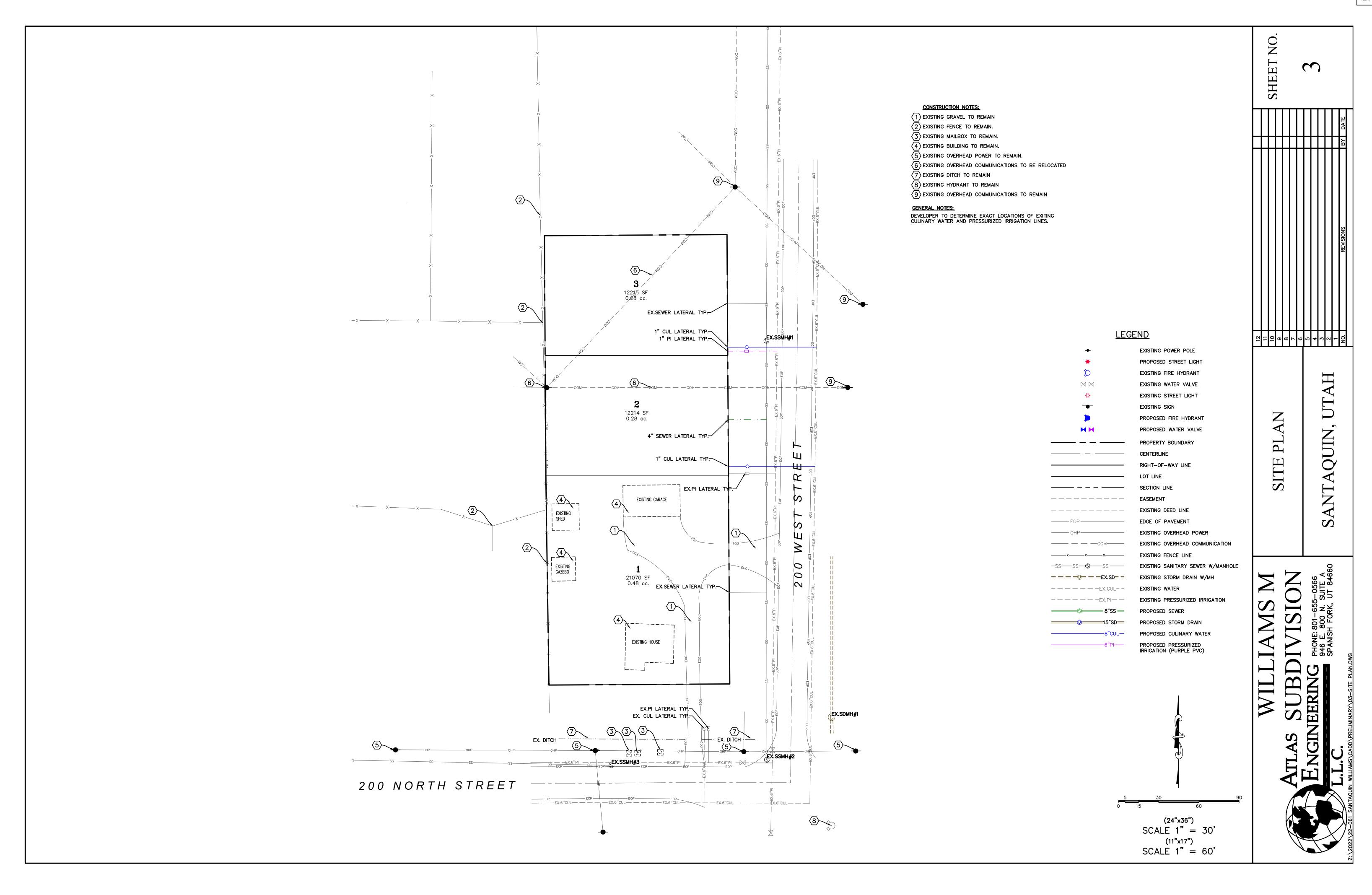


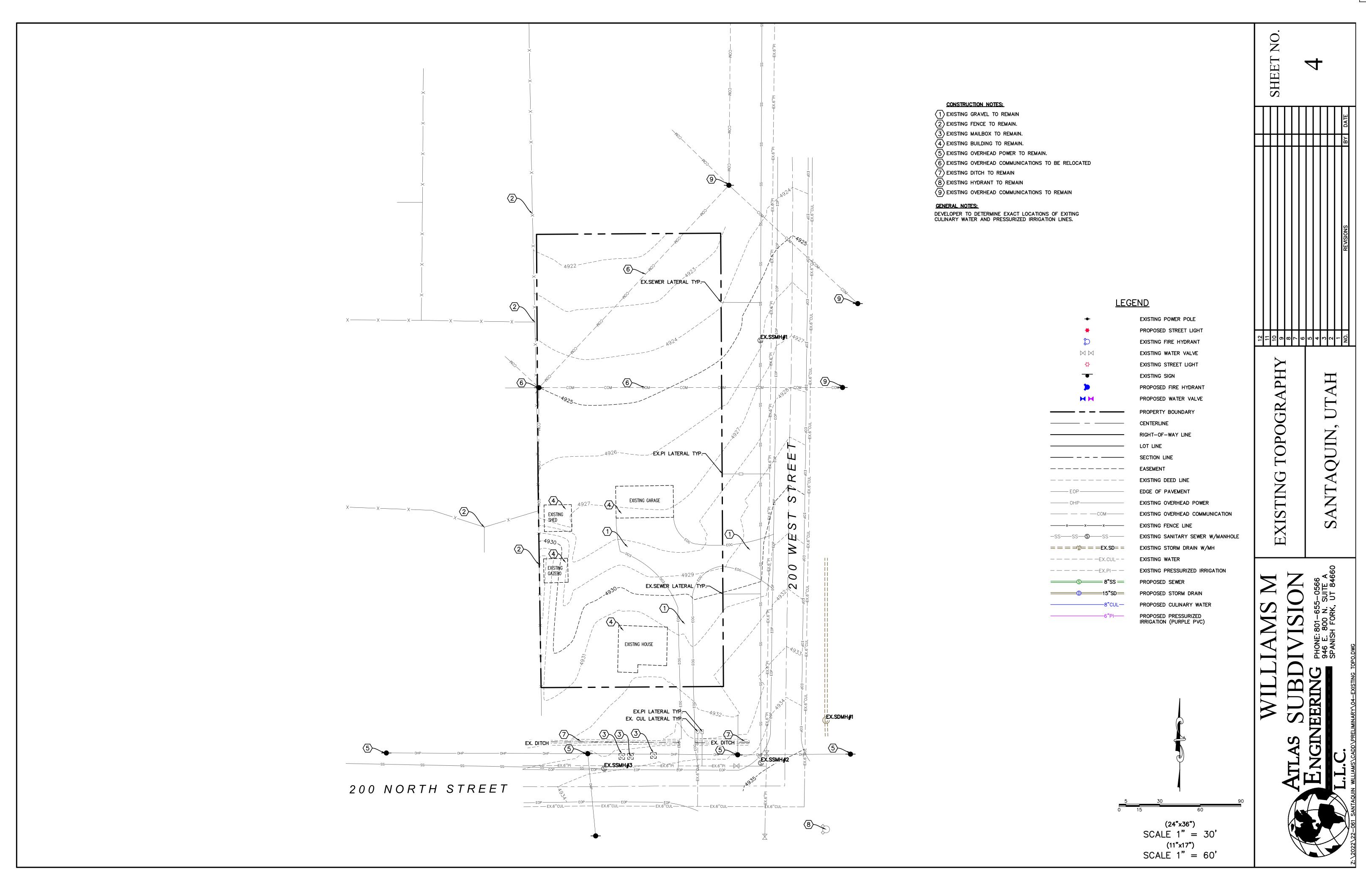
PHONE: 801-655-0566 946 E. 800 N. SUITE A SPANISH FORK, UT 84660

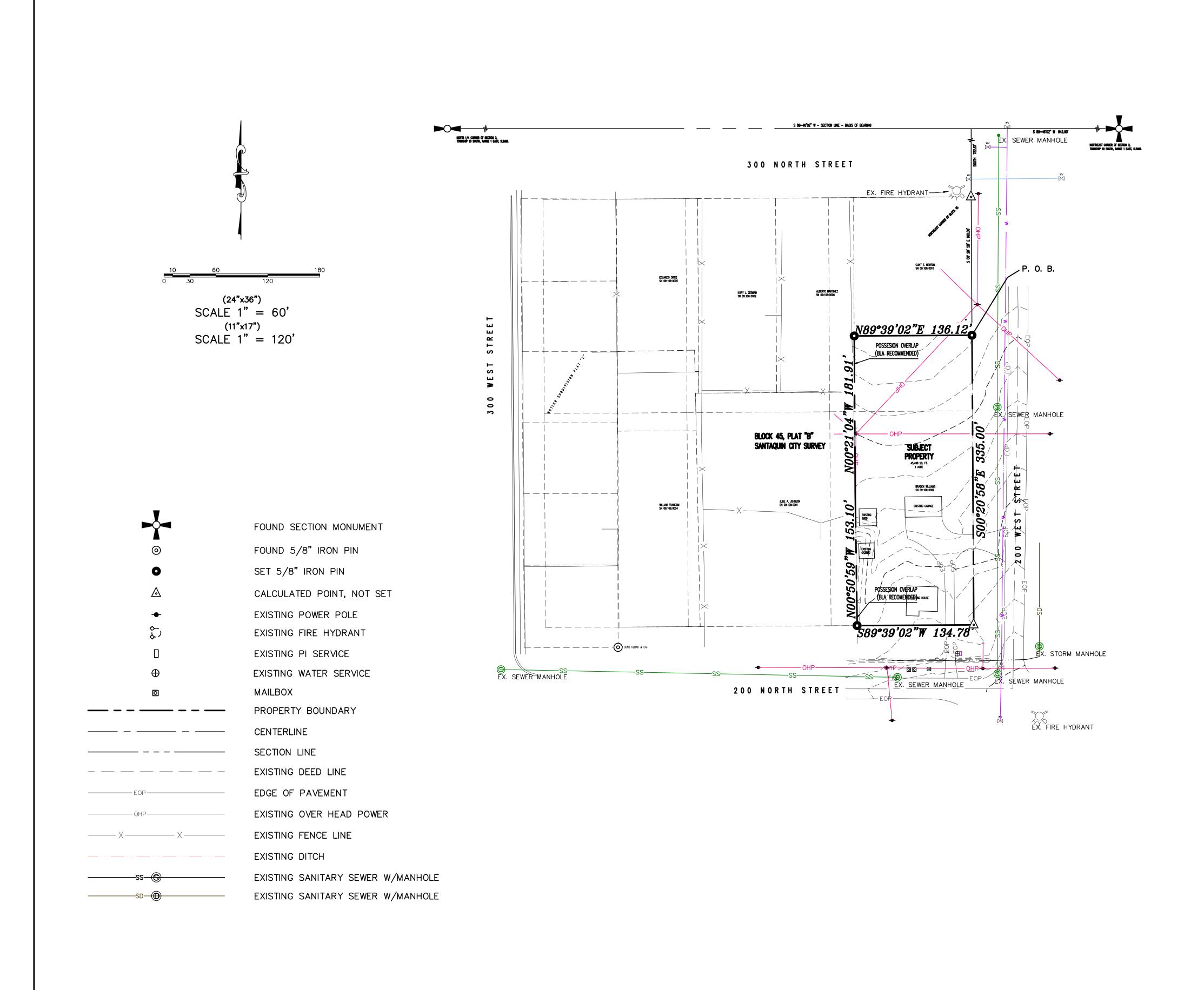
Z: \2022\22-061 SANTAQUIN WILLIAMS\CADD\PRELIMINARY\01-COVER.DWG

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PROPOSED BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED 942.90 FEET SOUTH 89° 46' 02" WEST ALONG THE SECTION LINE, 782.87 FEET SOUTH TO THE NORTHEAST CORNER OF BLOCK 45, PLAT "B", SANTAQUIN CITY SURVEY, AND 160.00 FEET SOUTH 00° 20' 58" EAST FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 00° 20' 58" EAST 335.00 FEET; THENCE SOUTH 89° 39' 02" WEST 134.78 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE NORTH 00° 50' 59" WEST 153.10 FEET; THENCE NORTH 00° 21' 04" WEST 181.91 FEET; THENCE NORTH 89° 39' 02" EAST 136.12 FEET TO THE POINT OF BEGINNING.

AREA= 45,498 SQ, FT. OR 1 ACRE, MORE OR LESS

NARRATIVE

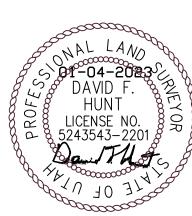
- 1. THE PURPOSE OF THIS SURVEY IS SHOW THE RELATIONSHIP BETWEEN THE PHYSICAL POSSESSION & THE EXISTING DEEDS OF THE PROPERTY AND TO PROVIDE THE CURRENT TOPOGRAPHIC CONDITIONS.. THE BOUNDARY OF THE REQUESTED PROPERTY SHOWN IS PROPOSED AND CORRECTIVE ACTION IS REQUIRED (BOUNDARY LINE AGREEMENT). 2. THE PROPERTY IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.
- 3. FOUND THE NORTH QUARTER SECTION CORNER, THE NORTHEAST SECTION CORNER, AND THE REFERENCE CORNER FOR THE NORTHEAST SECTION CORNER.
- 4. THE BASIS OF BEARING IS SOUTH 89° 46' 02" WEST BETWEEN THE NORTHEAST SECTION CORNER AND THE NORTH QUARTER SECTION CORNER OF SAID SECTION 2.

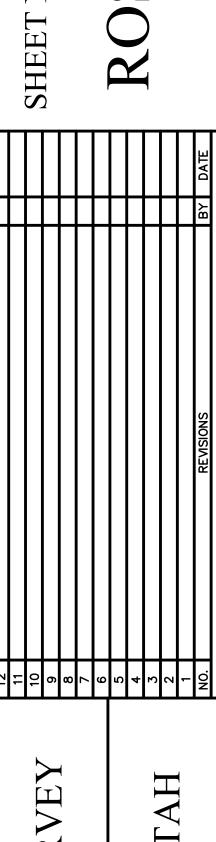
 5. FOUND REBAR AND CAP, AS SHOWN HEREON. SET PROPERTY
- MARKERS, AS SHOWN HEREON. IF CORNER FALLS IN CONCRETE OR FENCE CORNER NOTHING WAS SET.

 6. DEED LINES SHOWN, IF GIVEN A BASIS OF BEARING, HAVE BEEN ROTATED TO THE BASIS OF BEARING SHOWN HEREON.

CERTIFICATION

I, DAVID F. HUNT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH; THAT THIS MAP CORRECTLY REPRESENTS AN BOUNDARY & TOPOGRAPHIC SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 2022; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT THE PROPERTY BOUNDARY SHOWN & DESCRIBED HEREON IS CORRECT AND CAN BE RETRACED.





RECORD OF SURVEY
SANTAQUIN, UTAH

LLIAMS M
BDIVISION
G PHONE: 801-655-0566
946 E. 800 N. SUITE A

ATLAS SUBDIVIS
ENGINEERING PHONE: 801876 E. 800
SPANISH FOF





Santaquin City Planning Commission February 14, 2023

Planning Commission Members in Attendance: Commissioners Wood, Lance, Weight, Romero, and Nixon.

Commissioners Hoffman and McNeff were excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, Senior Planner Loren Wiltse, Recorder Amalie Ottley, Planner Camille Moffat, City Council Member Jeff Siddoway.

Various members of the public attended the meeting.

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

INVOCATION/INSPIRATIONAL THOUGHT

An inspirational thought was offered by Commissioner Lance.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Romero.

PUBLIC FORUM

Commission Chair Wood opened the public forum at 7:01 p.m.

No members of the public wished to address the commission in the Public Forum.

Commission Chair Wood closed the public forum at 7:01 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Public Hearing: Property Rezone (1972 S. Frontage Road)

Senior Planner Wiltse introduced a request to rezone approximately 32 acres of the Utah SHOP LLC property at the south end of Santaquin on 1972 South on the frontage road. The applicant requests that the property be rezoned from a Planned Community Zone (PC) to a Commercial Light Manufacturing (CLM) Zone. Commissioners and Assistant Manager Bond looked closely at the map showing the parcels proposed for rezone and the surrounding areas. It was pointed out that the Utah County and Juab County line is to the south of the Utah SHOP LLC property. John Jensen, the applicant for the zone change, attended the meeting. Anticipated/concept plans and building renderings for the site were presented to the Planning Commission to give ideas on what a Commercial Light Manufacturing zone would entail. Assistant Manager Bond pointed out that should a rezone be approved through the legislative process, an agreement with the applicant would be put in place clearly defining expectations for the property.

Commission Chair Wood opened the Public Hearing at 7:08 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:09 p.m.

Commissioner Nixon expressed her approval of the site stating that it meets the needs for the city to have additional industrial zones providing more taxes to the city and jobs for members of the

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community. Commissioners Romero and Lance also expressed their approval of the concept for the site. Commissioner Romero inquired about traffic at the north and south interchanges in town. Assistant Manager Bond addressed the Main Street Interchange discussions heavily involving Mayor Olson and local congressmen. Assistant Manager Bond stated that currently, there are no plans for changes to the southern interchange. Commissioner Wood liked the renderings provided by the applicant and encouraged a development agreement between the staff and applicant. Commissioner Nixon inquired about the size of the proposed warehouses on the site. Mr. Jensen stated that the plan allows for three different sizes for possible warehouses, including possible retail units closer to the freeway.

Commissioner Romero made a motion to forward a positive recommendation to the City Council that approximately 32 acres of the Utah SHOP LLC property be rezoned from Planned Community (PC) zone to Commercial Light Manufacturing (CLM) and include a development agreement. Commissioner Nixon seconded the motion.

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

The motion was unanimously approved.

2. Public Hearing: Driveway Width Code Amendment

Assistant Manager Bond presented the proposed code amendment allowing for driveway width requirements to be expanded so that larger vehicles can access driveways at businesses more easily. Assistant Manager Bond used the proposed Holiday Oil expansion site plan as one example of a commercial area where driveways widths would help customers. Assistant Manager Bond also pointed out other commercial areas in town where driveway width increases would be beneficial. Clarification for residential and non-residential driveways was considered in the proposed code amendment. Language in the code permits the Development Review Committee (DRC) to grant an exception to width access on the basis that if it can be shown that a wider access is needed to accommodate the volume and type of vehicles that are expected to use the access on a regular basis and that it will improve the general public safety. Excluding public facilities (i.e. fire stations), the driveway width shall not exceed forty feet (40').

Commission Chair Wood opened the Public Hearing at 7:20 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:20 p.m.

Commission members agreed that the proposed code amendment is simple and straightforward. They discussed that wider widths in commercial zones would benefit larger vehicles and make ingress and egress easier. Commissioner Weight inquired if curb improvements will be required on the west side of the Holiday Oil Gas Station property. Assistant Manager Bond confirmed that Holiday Oil will install sidewalk, curb, and gutter on the west side of the property. Should wider access be approved by the

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city's legislative process, Holiday Oil will install wider access on the west side as well. Commission members acknowledged the positives of building additional city infrastructure at the proposed Holiday Oil Gas Station site. Assistant Manager Bond and Planning Commissioners noted that UDOT may have additional requirements for access along Main Street. After a short discussion, the commissioners approved of the proposed changes to the code.

Commissioner Lance made a motion to forward a positive recommendation to the City Council to approve the code amendment which amends SCC 10.16.040 "Motor Vehicle Access." Commissioner Weight seconded the motion.

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

The motion was unanimously approved.

3. Approval of Meeting Minutes

Commissioner Romero made a motion to approve the meeting minutes from January 24, 2023. Commissioner Nixon seconded the motion.

Commissioner Wood

Commissioner Lance

Commissioner Hoffman

Commissioner McNeff

Commissioner Nixon

Commissioner Weight

Commissioner Romero

Yes

Yes

The motion was unanimously approved.

Adjournment

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 7:28 p.m.

City Recorder – Amalie R. Ottley

Commission Chair – Trevor Wood