



PLANNING COMMISSION

Tuesday, July 27, 2021, 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. [Mass Grading Conditional Use Permit Amendment- The Hills at Summit Ridge Development Being Constructed by Salisbury Homes](#)

[The Planning Commission will review a proposed modification to a grading plan which will prepare a site for a new church building.](#)

2. **Discussion on Agriculture, Agribusiness, and Agritourism in the City**

The Planning Commission will discuss a proposal to address code so that agriculture can be more economically viable.


OTHER BUSINESS

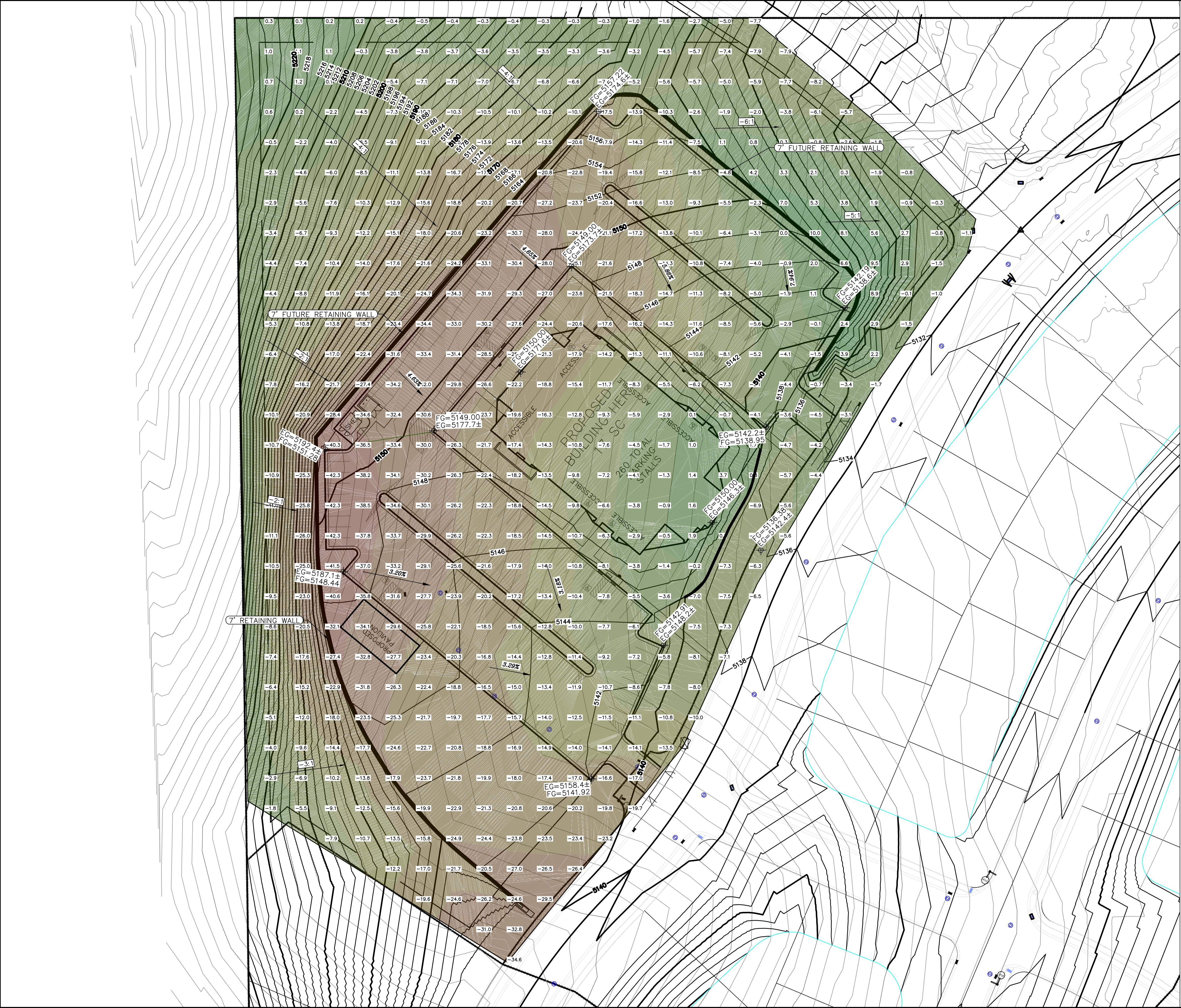
3. [Approval of Meeting Minutes from July 13, 2021](#)

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: 
K. Aaron Shirley, City Recorder



Volume
Base Surface - Existing Ground
Comparison Surface - Overall FG

Cut volume (unadjusted) 180696.10 Cu. Yd.
Fill volume (unadjusted) 2948.89 Cu. Yd.
Net volume (unadjusted) 177,747.21 Cu. Yd.<Cut>

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-43.42	-35.00	
2	-35.00	-25.00	
3	-25.00	-15.00	
4	-15.00	-10.00	
5	-10.00	-5.00	
6	-5.00	0.00	
7	0.00	5.00	
8	5.00	13.25	

region
Engineering
& Surveying

1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

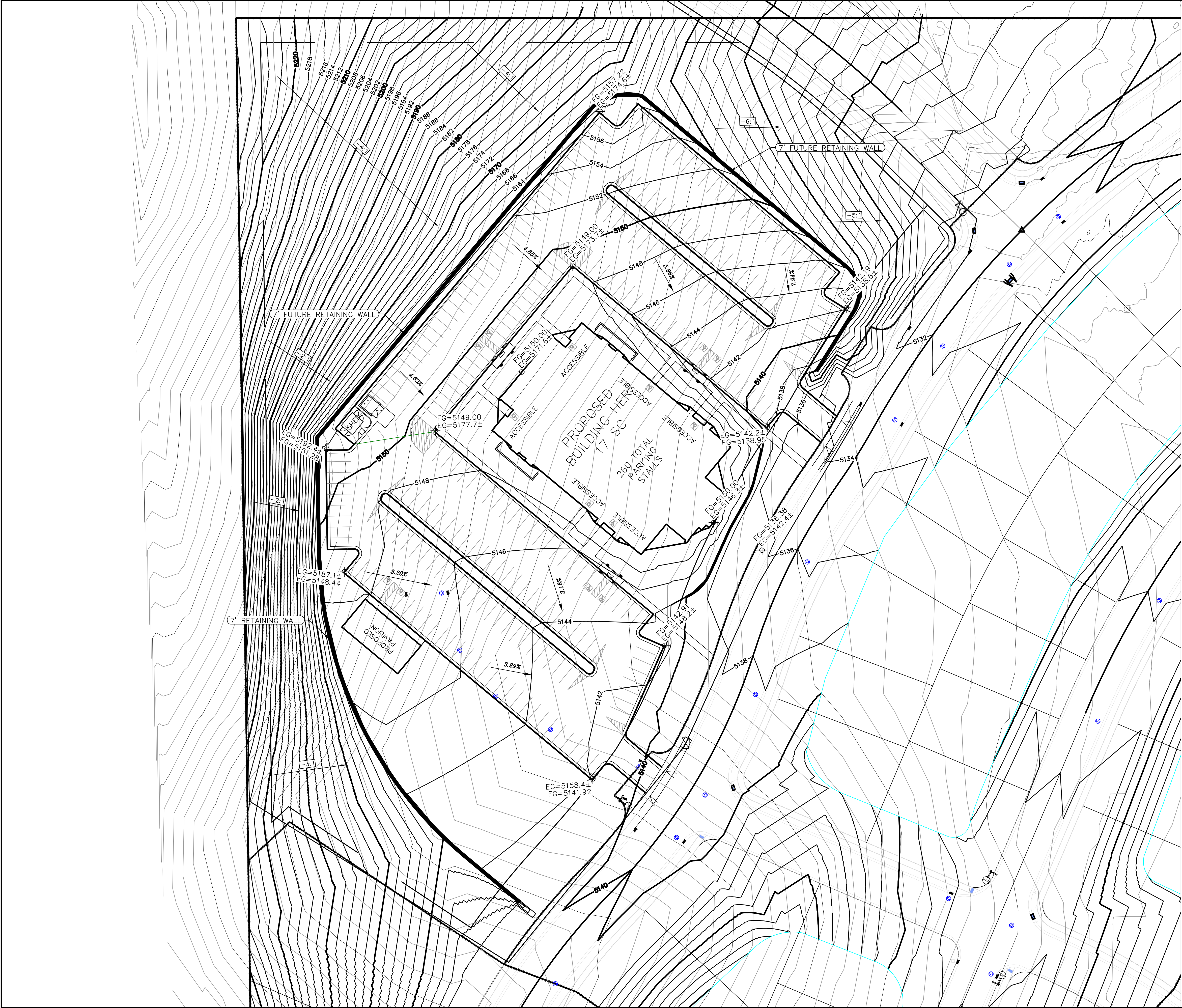
DATE:7.12.2021
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:

SHEET:



C:\USERS\SHERRING\AROPBOX\REGION PROJECTS\REGION ENGINEERING PROJECTS\PROJECTS\2018\2018_016_SUMMIT RIDGE\DESIGN FILES\CHURCH\GRADING BASE - CHURCH



region
Engineering
& Surveying

1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

DATE:7.12.2021	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:

SHEET:



MEMORANDUM

TO: Planning Commission
FROM: Jon Lundell, P.E., City Engineer
RE: **Amendment to Salisbury Home's Mass Grading Conditional Use Permit for The Hills @ Summit Ridge Development**

Planning Commission Actions Needed

Review and approve a modification to the current mass grading permit for The Hills @ Summit Ridge development to accommodate the construction of a potential new church building.

Background

In early 2019, Salisbury Homes received approval for a conditional use permit to do some mass grading for The Hills @ Summit Ridge development. In early 2021, that conditional use permit was renewed. A request to modify the conditional use permit has been made to change the grading in phase G. These changes will prepare the area for the construction of a potential church that will replace 22 residential lots.

Current Status

The Contractor is current with all required reports, has followed the approved grading plan for the project, and is making continual process toward completion of the approved mass grading plans. The engineering department is unaware of any complaints regarding the work that has been completed on the site.

Proposed Changes:

Proposed grading modification: Salisbury Homes has requested a modification to the currently approved grading plan (see attached). They will be processing an additional 177,748 cubic yards (approximately) of material on the west side of the current work site.

Estimated Completion: Salisbury Homes estimates that the grading in this area will be completed by the end of the 2021 calendar year.

Staff Recommendation

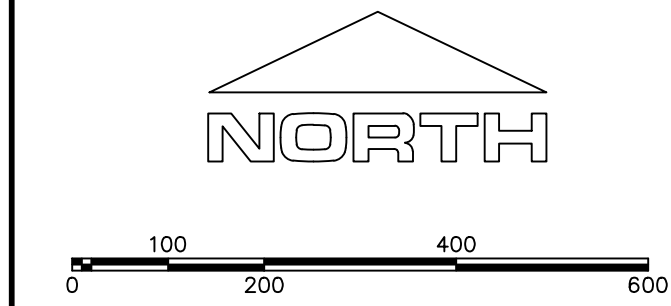
City staff recommends that the modifications to the Salisbury Home mass grading conditional use permit be approved based on the following findings and conditions:

Findings:

1. Sufficient progress is continually being made on the site.
2. The previously approved grading plan is in compliance.
3. As operations move further south, less heavy truck traffic will impact Summit Ridge Parkway.

Conditions:

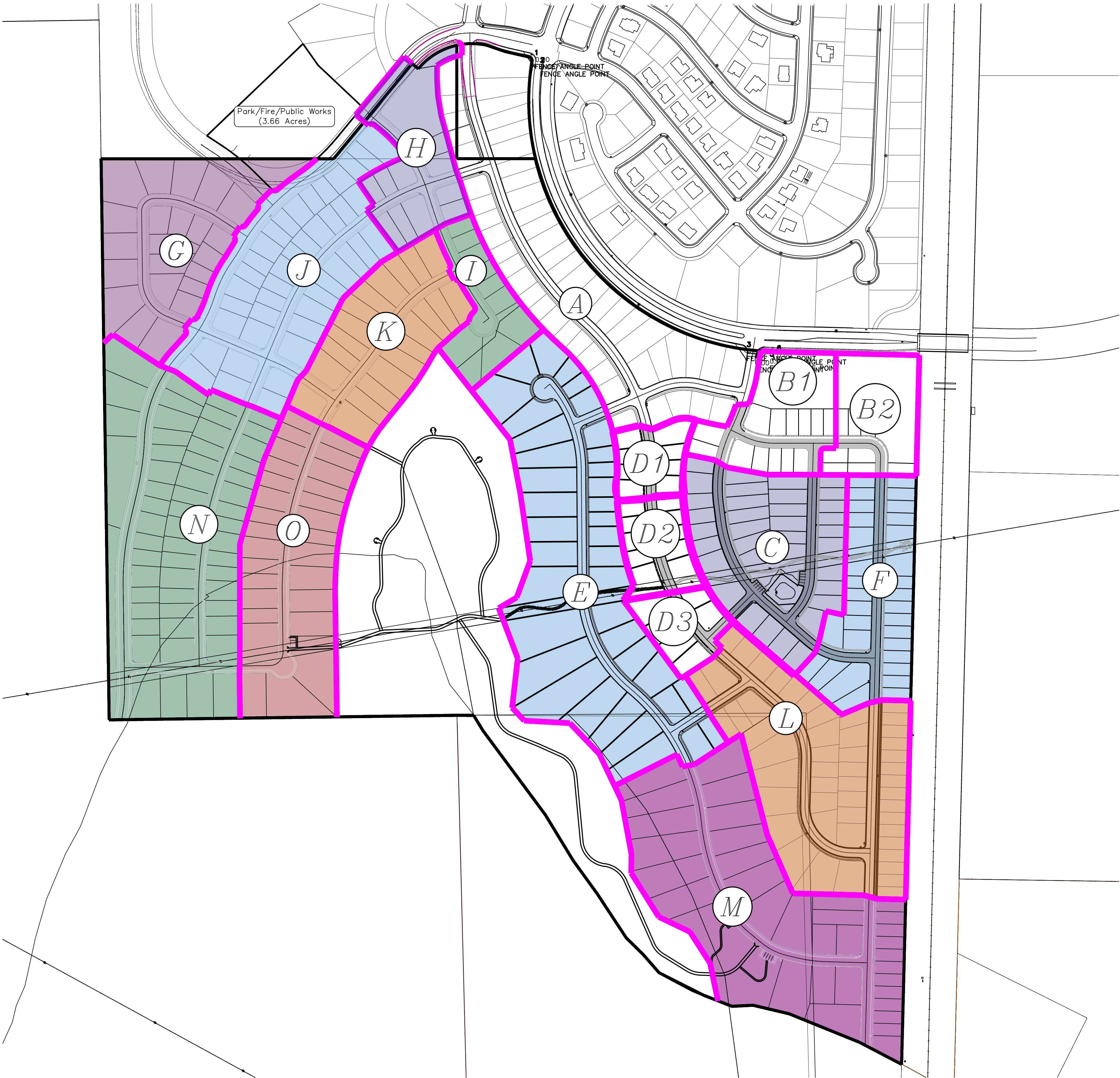
1. That conditions of approval for the original permit and the subsequent renewal continue to be met.



(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'

- 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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
- 2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
- 3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-02 UNLESS OTHERWISE NOTED.
- 4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND P. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4" MIN. COVER AS PER CITY STANDARD.
- 5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR.
- 6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

PHASE BREAKDOWN		
	Units	
PHASE A		50
PHASE B1		13
PHASE B2		8
PHASE C		35
PHASE D1		8
PHASE D2		10
PHASE D3		6
PHASE E		38
PHASE F		32
PHASE G		22
PHASE H		10
PHASE I		9
PHASE J		41
PHASE K		21
PHASE L		41
PHASE M		34
PHASE N		55
PHASE O		28
TOTAL		461



Engineering & Surveying

region

1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

10/8/2020

THE HILLS @ SUMMIT RIDGE

LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN


DATE:10.8.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
PHASE PLAN

SHEET:
PHASING

REVISED AREA
(FROM 22 LOT PHASE G TO
FUTURE CHURCH SITE)



**region**
Engineering
& Surveying

1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

DATE: 7.12.2021	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:

SHEET:



Planning Commission Meeting Minutes

July 13, 2021

Planning Commission Members in Attendance: Trevor Wood, Kody Curtis, Brad Gunnell, Drew Hoffman, and Sarah Jorgensen.

Others in Attendance: Community Development Director Jason Bond, Mark Ridley and Shawn Young (Attending via Zoom) representing Ridley's Phase 2 Commercial Subdivision, Jody Reid and Matthew Petersen.

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

INVOCATION/INSPIRATION THOUGHT – Commissioner Jorgensen offered an invocation.

PLEDGE OF ALLEGIANCE – Mr. Bond led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS – Commission Chair Wood announced that the agenda items will be switched to accommodate those who are in attendance for the Ridley's Phase 2 Commercial Subdivision Concept Review.

PUBLIC FORUM – Commission Chair 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- Ridley's Phase 2 Commercial Subdivision Concept Review

The Planning Commission will conduct a concept review of a 3-lot commercial subdivision located at approximately Main Street and 500 E.

Mr. Bond explained that this is a three lot subdivision in the Ridley's development. He noted that there is no action taken during a concept review. Mr. Bond explained that the site plan details are not part of the subdivision review and process at this time. He outlined that this process could be expedited, as the Planning Commission may be the approving body on a subdivision that is 3 lots or less.

Commission Chair Wood opened the Public Hearing at 7:05 p.m. There were no comments, so he closed the Public Hearing at 7:06 p.m.

Mr. Ridley noted that the concepts for the lots are shown, but nothing is set in stone at this point.

Commissioner Gunnell noted that these lots, specifically lot 2 will be the gateway to the City. He asked that whatever is facing Main Street and the freeway entrance be made attractive. Commissioner Wood added that the location of this subdivision is interesting due to the division of 500 E. He asked how pedestrian access will be integrated to these lots? Mr. Bond stated that this was discussed at DRC earlier today. He explained that Pad Site C (which is currently being

PLANNING COMMISSION MEETING
TUESDAY July 13, 2021
PAGE 2 OF 3

built) will have pedestrian access halfway down 500 E. and along the front of the building. He stated that there isn't any pedestrian access moving East under the freeway. Mr. Bond noted grade challenges specifically for ADA access. He explained that the developer has suggested providing ADA access towards the North and Maceys. The city has asked for more access along the South of the development even if it can't meet ADA standards.

Mr. Bond illustrated that based upon the uses of these lots, another access may need to be provided. This will be dependent upon the Average Daily Trips (ADT) of the use. Commissioner Curtis suggested a potential second access to the north of lot 3.

Mr. Ridley recognized the responsibility of developing these lots which will be on the 'front porch of the town'. He invited comments and suggestions regarding this project from the Planning Commission.

PUBLIC HEARING- Code Amendment Removing Language Related to Multifamily Dwellings in the R-8 and R-10 Zones

The Planning Commission will conduct a Public Hearing to consider modifying Santaquin City Code Title 10 Chapter 20 Sections 070 and 080, removing language related to multi-family dwellings in the R-8 and R-10 zones.

Mr. Bond explained that a staff member in the Engineering Department pointed out that in the R-8 and R-10 zones there is language that alludes towards multi-family and apartments being allowed within those zones. He clarified that this was allowed in the R-8 zone about a year ago but hasn't been allowed in the R-10 zone for years. Mr. Bond clarified that this amendment would ensure that the objectives and characteristics are consistent with the allowed uses within that zone.

Commission Chair Wood opened the Public Hearing at 7:16 p.m. There were no comments, so he closed the Public Hearing at 7:16 p.m.

Commissioner Gunnell asked if anyone has filed or tried to file a permit under this language? Mr. Bond answered that no one has, City Staff just noticed the language and wanted to make sure it was consistent with the regulations in those zones.

Motion: Commissioner Curtis motioned to recommend a code amendment removing language related to Multifamily Dwellings in the R-8 and R-10 Zones. Commissioner Jorgensen seconded.

Roll Call:

Commissioner Hoffman	Aye
Commissioner Curtis	Aye
Commissioner Jorgensen	Aye
Commissioner Gunnell	Aye
Commissioner Wood	Aye

The motion passed unanimously 5 to 0.

PLANNING COMMISSION MEETING
TUESDAY July 13, 2021
PAGE 3 OF 3

OTHER BUSINESS

Approval of Meeting Minutes from
June 8, 2021

Motion: Commissioner Wood motioned to approve the meeting minutes from June 8, 2021.
Commissioner Curtis seconded.

Roll Call

Commissioner Wood	Aye
Commissioner Gunnell	Aye
Commissioner Jorgensen	Aye
Commissioner Curtis	Aye
Commissioner Hoffman	Aye

The motion passed unanimously 5 to 0.

Mr. Bond invited Planning Commission Members to participate in *Imagine Santaquin* and stated that he will provide information for any interested Members.

ADJOURNMENT

Commissioner Jorgensen motioned to adjourn at 7:23 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder