



Planning Commission Meeting Minutes
Tuesday, April 9, 2019

Planning Commissioners in Attendance: Trevor Wood, Art Adcock, Brad Gunnell, Pamela Colson, Michelle Sperry and Jessica Tolman.

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

Invocation: Commissioner Adcock offered an invocation.

Pledge of Allegiance: Mr. Bond led the pledge of allegiance.

Commission Chair Wood opened the public forum at 7:02 p.m. and closed it at 7:02 p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

a. PUBLIC HEARING - C-1 Zone Land Use Authority Amendment

The Planning Commission will review a proposed amendment to Santaquin City Code Title 10 Chapter 7 Article F Commercial Zones, to change the land use authority for commercial site plan approvals.

Mr. Bond reported that this is a proposed amendment to clarify that the Architectural Review Committee will ensure compliance with the building architectural standards, and the Development Review Committee will determine compliance with the site plan.

Mr. Bond clarified that the C-1 zone is along the North interchange, as well as North of the South interchange around Rowley's Red Barn.

The proposed changes to the ordinance are as follows;

~~In addition to review by the City's Development Review Committee, a~~ All applications within the commercial zones affected by these standards shall be reviewed by the City's Architectural Review Committee (ARC) and Development Review Committee (DRC). Compliance with the building architectural standards shall be determined by the ARC. ~~The Architectural Review Committee shall~~ The DRC shall be the Land Use Authority ~~for determining~~ and will determine compliance with the site ~~and architectural~~ standards set forth below.

Commissioner Wood clarified that none of the other Commercial zones have the same language as the C-1 zone. Mr. Bond answered that the C-1 zone is the only commercial zone with this language.

Staff's recommendation is that the proposed language be recommended to the City Council and approved.

Commissioner Wood opened the public hearing at 7:05 p.m. and closed it at 7:05 p.m.

Motion: Commissioner Adcock motioned to forward a positive recommendation to the City Council to change the wording for ordinance 10-7F-5 as staff recommends, in order to appoint DRC as the land use authority in the C-1 zone. Commissioner Tolman seconded.

Roll Call:

Commissioner Sperry	Aye
Commissioner Gunnell	Aye
Commissioner Colson	Aye
Commissioner Tolman	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The vote passed 6 to 0.

PLANNING COMMISSION BUSINESS

Approval of minutes from:

March 12, 2019

March 26, 2019

Motion: Commissioner Adcock motioned to approve the minutes from March 12, 2019. Commissioner Sperry seconded. The vote was unanimous in the affirmative.

Motion: Commissioner Tolman motioned to approve the minutes from March 26, 2019. Commissioner Gunnell seconded. The vote was unanimous in the affirmative.

Mr. Bond noted that at the next Planning Commission meeting on April 23rd Jon Lundell will be filling in for him. There will be a public hearing for the sign ordinance amendment. He clarified that a local business has also recently installed an animated sign. The recreation board is also interested in installing an animated sign and, Rowley's Red Barn is also looking at replacing a sign with an electronic sign that is in conflict with the current ordinance. The City Council directed Mr. Bond to bring this sign ordinance through the amendment process. Commissioner Colson asked if the amendment would make non-conforming signs conforming. Mr. Bond explained that it won't be a specific proposal but rather a discussion. He also noted that if the sign ordinance isn't amended, enforcement will be required.

Commissioner Tolman asked for an update regarding a trail along the fire break. Mr. Bond explained that there is a fire break from Mona to Spanish Fork. He stated that he attended meeting last week where he asked if the fire break could be turned into a trail. He found out that it's complex because the fire break went across a lot of private property.

Commissioner Sperry asked if there are any updates with the grocery store. Mr. Bond explained that they are expected to meet with the City Council next week.

Adjournment

Commissioner Sperry motioned to adjourn at 7:26 p.m.



Trevor Wood, Commission Chair



Kira Petersen, Deputy Recorder