



**Planning Commission Meeting Minutes
Tuesday, February 12, 2019**

Planning Commission Members in Attendance: Trevor Wood, Brad Gunnell, Pamela Colson, Jessica Tolman, and Kylie Lance.

Others in Attendance: Community Development Director Jason Bond.

Commission Chair Wood called the meeting to order at 7:01 p.m.

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

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

Public Forum: Commission Chair Wood opened the Public Forum at 7:03 p.m. and closed it at 7:03 p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

Nicole's Cove Final Review

A final review of a 3 lot subdivision located at approximately 500 N. and 100 W.

Mr. Bond explained that the proposed driveway for the middle lot lines up with the intersection. During DRC meetings staff suggested that the driveway for the middle lot is put in the least impactful location. Mr. Bond reported that Staffs only recommended condition is that the developer verify the existence and/or location of an easement on the east side off the property for an existing ditch.

Commissioner Wood asked about water dedication, and if they have done a geotechnical report. Mr. Bond explained that the geotech report has been done, and the water dedication is sufficient. Commissioner Wood verified that there isn't a need for a deferral agreement, because the developer plans to install the sidewalk up front.

Motion: Commissioner Lance motioned to grant final approval for the Nicole's Cove Subdivision with the condition that the developer verify the existence and/or location of an easement on the east side off the property for an existing ditch. Commissioner Tolman seconded.

Roll Call:

Commissioner Lance: Aye

Commissioner Tolman: Aye

Commissioner Colson: Aye

Commissioner Gunnell: Aye

Commissioner Wood: Aye

The vote passed unanimously 5 to 0.

Planning Commission Training

Mr. Bond provided the yearly required training for the Utah Open and Public Meetings Act.

Approval of minutes:

Motion: Commissioner Tolman motioned to approve the minutes from January 22, 2019. Commissioner Wood Seconded. The vote was unanimous in the affirmative.

Planning Commission Business:

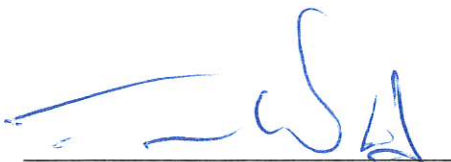
Commissioner Lance explained that other municipalities require fire sprinklers to be installed if subdivisions boarder natural landscaping. She feels that this should be considered for Santaquin with the upcoming subdivisions being built closer to the mountains.

Commissioner Lance also suggested that the PUD ordinance includes a regulation that condo's or townhomes that have small patios cannot be used for storage.

Mr. Bond explained that the City is currently looking into redoing the PUD ordinance, and it will be brought to the Planning Commission at that time. He clarified that previously the City has asked the developer to include regulations regarding storage in patio areas and garages in their CC&R's. Mr. Bond described that fire sprinklers are a State Law, and the best way to approach it is to establish an urban wildland interface in the City. Meaning anything built within that interface is required to have fire sprinklers. Mr. Bond indicated that he will gather additional information and present it to the Planning Commission.

Adjournment

Commissioner Tolman motioned to adjourn at 8:12 p.m.



Trevor Wood, Commission Chair



Kira Petersen, Deputy Recorder

