** Planning Commission Meeting Minutes**

**September 25, 2018**

**Planning Commission Members in Attendance:** Trevor Wood, Art Adcock, Kylie Lance, Jessica Tolman, Michelle Sperry and Brad Gunnell.

**Others in Attendance**: Engineer Jon Lundell, Engineer Norm Beagley, Sunroc company representative Wayne Humphries.

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

**Invocation/Inspirational Thought:** Commissioner Tolman offered an invocation.

**Pledge of Allegiance:** Commissioner Lance 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.

**Public Hearing- West Main Street Rezone:**

Mr. Lundell explained that the potential rezoning of areas along Main Street had been discussed in prior meetings. Concerns had been expressed by City Council members, Planning Commission members and others about the abundance of multi-family housing and lack of businesses being built along the frontage of Main Street. The potential rezoning would ensure that businesses would be constructed along Main Street, which would be more in keeping with the General Plan. Mr. Lundell noted that the proposed rezoning would extend the Main Street Commercial (MSC) zone from approximately Second West to the railroad tracks west of town along Highway 6. This would change the Residential/Commercial and Main Street Residential zones in that area to the Main Street Commercial zone.

Mr. Lundell presented a map showing where the proposed zone changes would occur. He explained that the parcels containing the LDS Church, UDOT Maintenance facilities and the Rocky Mountain Power substation were not included in the proposed rezoning because they are not anticipated to move or change uses anytime soon.

Next, Mr. Lundell showed the permitted uses in the Main Street Commercial zone. He noted that multifamily developments are permitted in this zone, but they would be required to have the entire first floor dedicated to commercial uses.

Mr. Lundell emphasized that there are three multi-family projects that currently have applications for development along Main Street, and any future zone changes would not affect or apply to these projects.

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Commissioner Lance asked how the zone change would affect current single family homes along Main Street. Mr. Lundell explained that any single family homes currently along main street would not be affected by the zone change and would be considered a “legal non-conforming use”. New single family homes, however, would not be permitted to be built.

Commissioner Tolman asked what would happen if single family homes in the new zoning were sold. Mr. Lundell replied that as long as the home had been used as a residence, and was not allowed to sit empty or be used as a business in the year before the sale, they could be sold and used as single family homes.

**Commission Chair Wood opened the Public Hearing at 7:11 p.m.**

Mr. Rod Dolf, addressed the commission. He asked the City to give more consideration to the established residents of Santaquin. He explained that his home is adjacent to a new proposed multi-family development. The buildings for the project are scheduled to be three stories high and would adversely affect his home and his quality of life. He felt the new multi-family developments being built along Main Street were fundamentally changing the nature of the established neighborhood.

Mr. Randall Ercanbrack addressed the commission. Mr. Ercanbrack explained that he owns property in the proposed rezoning area. He also has a development agreement with the City regarding this property. He asked how the zone change would affect his development agreement. City Engineer Norm Beagley said that any terms of the development agreement would still be valid. Mr. Ercanbrack explained that he truly wanted his land to be used for the best use of the City. He noted that he was in favor of more commercial and business uses along Main Street, especially along the western side, but he wasn’t sure the zone change was needed. Mr. Ercanbrack requested that if the City changed the zoning on his property, that all of his parcels be in the same zone. Mr. Lundell noted that Mr. Ercanbrack currently has parcels in two different zones. He also explained that zones don’t have to follow parcel lines, so part of Mr. Ercanbrack’s property along Main Street could potentially change to the Main Street Commercial zone while leaving the northern portions of the parcels in the Residential/commercial zones. Mr. Ercanbrack told the commission he was willing to work with the City to figure out the best plan and use for his property. He asked that before any zoning changes occurred, his parcels would be examined from an engineering standpoint to make sure he would not be hindered in his future development plans.

Mr. Peter Allen spoke next. He explained that he owns property along the north western edge of Main Street. He is opposed to the proposed zone change. He noted that his property doesn’t have any access to Main Street. He asked if his property could be removed from any Main Street zones and be changed to the Residential/Agricultural zone. It was also revealed that UDOT owns a small strip of land between the Allen’s property and Main Street, and that parcel was purchased by UDOT for the express purpose of expanding Highway 6 if needed in the future. The Allen property, therefore, would most likely never have access off of Main Street. Mr. Lundell said that the Planning Commission would take his request into consideration.

Ms. Lynette Allen addressed the commission. She agreed with Mr. Allen that she would also be in favor of having their property changed to an agricultural/residential zone.

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**Commission Chair Wood closed the Public Hearing at 7:29 p.m.**

The Planning Commission then entered into discussion about the Main Street rezoning project.

Commissioner Lance asked Mr. Lundell to show the Commission how much property is still available along Main Street for commercial and business purposes. Mr. Lundell showed the parcels that could be available for commercial use and noted that not many such areas remain. Commissioner Lance asserted that she doesn’t want Main street to be taken up with single or multi- family housing.

Commissioner Gunnell reminded the Commission that once the road from Summit Ridge is connected to Highway 6, the traffic along Main Street will increase greatly.

Commissioner Lance noted that the Ercanbrack development agreement needs to be examined to see what impact zoning changes might have.

Commissioner Adcock mentioned that he thought the Allen’s property should be left out of the Main Street Zoning.

Commission Chair Wood noted that the Commission needed to take more time to research the issues surrounding the zone change, including the Ercanbarck Development agreement and the possibility of leaving the Allen’s property out of the rezoning.

Mr. Lundell asked the Commission for guidance in the matter. It was determined that the Ercanbarck development agreement should be researched, and the zoning for that property should be examined to determine the best possible use of the land; the Main Street Commercial zone should be extended to approximately 5th West, and the Allen’s property should be changed to the Agricultural/Residential zone.

**Motion:**

Commissioner Lance motioned to table the West Main Street Rezone. Commissioner Adcock seconded the motion.

Roll Call:

Commissioner Adcock Aye

Commissioner Gunnell Aye

Commissioner Lance Aye

Commissioner Tolman Aye

Commissioner Wood Aye

Commissioner Sperry Aye

The West Main Street Rezoning was tabled.

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**Sunroc Mass Grading Conditional Use Permit**

Mr. Lundell explained that Sunroc currently has a Conditional Use permit for mass grading to the south of Summit Ridge Parkway. That permit was renewed in 2017. Sunroc is planning to extend their operation to the south and east of their current mass grading project. This would be requiring an entirely new Conditional Use permit and would not be an addition or extension of their current permit, Mr. Lundell explained.

Mr. Lundell then informed the Commission of the standards that would have to be met before the Conditional Use permit could be issued. He explained that all of the required standards had been addressed in the current operational plan submitted by Sunroc except for the following: they need an on-site office with adequate parking as well as a storm water plan. Other requirements such as screening, lighting, hours of operation etc. had been met in the conditional use application.

Mr. Lundell explained that in normal circumstances, the Planning Commission would be the Land use authority for conditional use permits, but mass grading conditional use permits need to go to City Council for their approval. Therefore, the Planning Commission would need to make a recommendation to City Council.

Mr. Wayne Humphries from Sunroc Corporation addressed the Commission. He explained that they already have a small office on the southern end of the site that they plan on using as a sales office. He noted that they will probably only have five or six vehicles at the office at any one time, and there is plenty of parking available.

Mr. Humphries told the commission that Sunroc has a SWPPE (Storm Water Pollution Prevention Plan) for the site. City Engineer Norm Beagley asked if the SWPPE would be expanded to include the new site, and Mr. Humphries replied in the affirmative. Mr. Beagley said that the SWPPE plan would need to be submitted to the City as part of the Conditional Use permit application.

Mr. Humphries also noted that Sunroc has an air quality permit and will be subject to ongoing air quality monitoring. He said they will attach the SWPPE and Air Quality permits to their application.

Mr. Humphries explained that the current site of the mass grading will more than likely be exhausted within the next year (on the HG Utah Parcels) and then Sunroc would move operations to the Greek Streak parcels farther to the south. The HG Utah area would then go into reclamation, he stated. He explained that during the reclamation process, the land would be flattened out, top soil would be spread, and it would be seeded in the fall.

Commissioner Adcock inquired about the reclamation on the northern portion of the current mass grading operation that already occurred. He asked if that area had been reseeded as required. Mr. Humphries noted that it had been reseeded by the drill seeding method. Engineer Norm Beagley explained that the reseeding for reclamation included a combination of native species plants, and because it was not watered, it would take a long time for the ground to return to a natural state. Mr. Lundell noted that old staff reports did not show that the area in question had been reseeded. Mr.

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Humphries said that he would find documentation showing that the reseeding had indeed taken place. Engineer Norm Beagley explained that normally bonding would be paid to ensure the reclamation took place, and he would research to see if bonding had been paid and if a bond release had ever been requested. Commissioner Wood expressed that care should be taken in the future to document all reclamation procedures and that they City needs to verify that seeding had taken place on the northern HG Utah site.

Commissioner Tolman asked where the truck access would be for the new mass grading area. Mr. Humphries noted that within the next year the work would move away from Summit Ridge Parkway and truck traffic would run along a road to the south connecting to the access road along interstate 15.

Commissioner Adcock noted that the new access would need to be paved. Mr. Humphries agreed and said that they planned to pave the new road entrance.

Commissioner Gunnell asked where the tax money for the new operation would go. Mr. Humphries stated that the land where the new grading would take place was within Santaquin City limits, so the tax money generated would go to Santaquin. Mr. Beagley stated that the majority of the new mass grading work would take place within the Santaquin city limits.

Commissioner Adcock asked about the expected life of the project. Mr. Humphries replied that all of the mass grading was slated to be completed in August of 2022. Mr. Beagley reminded the Commission members that conditional use permits are only good for two years and Sunroc would need to reapply for the permit again in two years.

Mr. Don Larsen, the owner of the parcel of ground where Sunroc intends to commence the new mass grading project (the Greek Streak parcel) addressed the Commission. He stated that he has a good relationship with Sunroc and is in favor of the City approving the Conditional Use Permit. He explained that Sunroc’s activities on his land would make it more developable in the future.

**Commission Chair Wood open and closed the Public Hearing at 8:31 p.m.**

**Motion:**

Commissioner Adcock motioned to forward the Sunroc Mass Grading Conditional Use Permit to the City Council with a positive recommendation as long as all of the obligations and responsibilities associated with the permit were met. Commissioner Tolman seconded the motion.

Roll Call:

Commissioner Adcock Aye

Commissioner Gunnell Aye

Commissioner Lance Aye

Commissioner Tolman Aye

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Commissioner Wood Aye

Commissioner Sperry Aye

The vote passed 6 to 0.

**Approval of Minutes:**

**Motion:** Commissioner Tolman motioned to approve the minutes from September 11th 2018. Commissioner Adcock seconded. The vote was unanimous in the affirmative.

**Adjournment:**

Commissioner Wood motioned to adjourn at 8:42 pm.

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Trevor Wood, Commission Chair Robin Coalson, Recorder