



PLANNING COMMISSION MEETING MINUTES Thursday, May 11, 2017

The meeting was called to order at 7:01 pm pm by Commission Member Kylie Lance. Commission Members attending: Devin Bloomfield, Arthur Adcock and Michelle Mendenhall.

Others attending: Assistant City Manager Dennis Marker, Engineer in Training Jon Lundell, Jay Mecham, Traci Mecham, Judy Hiatt, Audrey Hiatt, Vickie Lyons, and other unidentified individuals.

Invocation / Inspirational Thought

Commission Member Adcock offered an Invocation.

Pledge of Allegiance

Commission Member led the Pledge of Allegiance.

Order of Agenda Items

There wasn't a change in the Order of the Agenda Items

Public Forum

There wasn't anyone who wished to address the Planning Commission Members.

PUBLIC HEARING & POSSIBLE ACTION ITEMS

Proposed Rezoning of Property located at approximately 1200 North 200 East (County address is approximately 13000 South 5350 West) from Single Family Residential, 10,000 s.f. lot minimum (R-10) to Industrial (I-1)

At 7:01 pm Commission Member Lance opened the Public Hearing with regard to Proposed Rezoning of Property located at approximately 1200 North 200 East (County address is approximately 13000 South 5350 West) from Single Family Residential, 10,000 s.f. lot minimum (R-10) to Industrial (I-1). Engineer in Training Lundell presented information with regard to the rezoning request (see attachment "A" for a copy of the presentation). An adjoining property owner, Garrett Sealy requested being included in the rezone if it were to be approved. A County resident submitted an e-mail indicating he wasn't in favor of the proposal.

Mr. Mecham reported the property has a front of large trees which will hid the trucks as well as the proposed building. He indicated the trucks may be leaving the area as early as 6 am but would not be collecting garbage before 7 am. Currently there isn't any water or sewer connections on the property. There would be general repairs performed within the "shop area".

Commission Member Bloomfield voiced his concerns with runoff (oil, fuel). Mr. Mecham indicated they would not be fueling on site. Commission Member Bloomfield also voiced his concerns with driving through a school zone. Mr. Mecham stated the vehicles could utilize 400 East which would not affect those attending the new school on North Center. He also reported they try to keep their property clean and presentable at all times.

Commission Member Adcock indicated he has lived in Santaquin for the past 37 years and know the Ferguson's are in the agriculture business. He couldn't imagine they would allow

a proposed business, located on family property, to impact their agriculture business. He believes a property owner should be allowed to use their property as they see fit if it doesn't negatively impact others.

Mrs. Mecham indicated the trucks leave the facility empty and return empty. There wouldn't be any "garbage" left in the trucks that would be stored on their property.

Ms. Judy Hiatt worries about the bridge as well potential noise.

Ms. Audrey Hiatt worries about the "dust and noise coming into their yard".

The Public Hearing was closed at 7:34 pm.

Assistant City Manager Marker indicated there may be things that can be required of the rezone such as a haul route or improving the property. The City has the ability to impose additional conditions to the rezoning of the property. The conditions would be included in a development agreement.

Commission Member Bloomfield stated he didn't think the rezone request meets the rezoning "Criteria for Consideration" which is:

1. Santaquin City general plan and annexation policy plan;
2. The rezoning does not create an unnecessary island or spot zoning;
3. The rezoning will not adversely affect surrounding properties; and
4. Rezoning will not cause property structures or uses of the property to unnecessary become nonconforming according to this title.

Commission Member Bloomfield moved to table the item. Commission Member Sperry seconded the motion. The vote was as follows:

Commission Member Adcock	Aye
Commission Member Bloomfield	Aye
Commission Member Lance	Aye
Commission Member Sperry	Aye

The vote passed 4 to 0.

Commission Member Bloomfield amended the motion to include discussing the issue at the next Commission Meeting. Commission Member Sperry seconded the amended motion. The vote was as follows:

Commission Member Adcock	Aye
Commission Member Bloomfield	Aye
Commission Member Lance	Aye
Commission Member Sperry	Aye

The vote passed 4 to 0.

Discussion Items

Re-Zoning properties along Main Street, between 100 West and 200 West, from Central Business District (CBD) to Main Street Commercial (MSC)

Assistant City Manager Marker presented rendering of potential building which could occupy the property.

Ms. Lyons indicated she had inquired about developing this property starting in September. She was told it was unlikely that an access would be granted by UDOT off of Main Street.

Commission Member Bloomfield was told the proposed rezone would allow for both single story and two story buildings. As the zoning is now, two story is all that is allowed.

It was recommended Planning Commission hold a Public Hearing to receive input from the neighboring property owners.

After a brief discussion, Commission Member Bloomfield moved to schedule a Public Hearing on this issue with the intent of rezoning both sides of Main from CBD to MSC. Noticing requirements and possible scheduling were discussed.

Commission Member Sperry seconded the amended motion. The vote was as follows:

Commission Member Adcock	Aye
Commission Member Bloomfield	Aye
Commission Member Lance	Aye
Commission Member Sperry	Aye

The vote passed 4 to 0.

Reports of Officials and Staff

400 West Main Development

Assistant City Manager Marker reported the proposed "Benjamin Franklin Project" with 32 Residential and 8000 square feet of commercial is cost prohibitive. They have changed their proposed project to 20 unit Residential. The project will be reviewed by the Development Review Committee before the project would be approved.

He also reviewed the concept of "Live/Work". This means there is a working environment in the face of the property and a living area in the rear or on the upper level.

Commission Member Adcock was told that the owners of the grocery store has requested the contact information of the "Smith's" attorney. Any additional information will be shared as it is available.

The rough grading of the Summit Ridge Soccer Fields has been completed. The Staff is now trying to locate topsoil.

The Belle Vista Project has been purchased by other developers. They would be allowed to use the same Concept Plan without having to resubmit.

Planning Commission Business

Approval of minutes:

For meeting held April 13, 2017

Commission Member Adcock moved to approve the minute of April 13, 2017. Commission Member Bloomfield seconded the motion. The vote was as follows:

Commission Member Adcock	Aye
Commission Member Bloomfield	Aye
Commission Member Lance	Aye
Commission Member Sperry	Aye

The vote passed 4 to 0.

Adjournment

At 8:46 pm Commission Member Adcock moved to approve. Commission Member Lance seconded the motion. The vote was as follows:

Commission Member Adcock	Aye
Commission Member Bloomfield	Aye
Commission Member Lance	Aye
Commission Member Sperry	Aye

The vote passed 4 to 0.

Approved on May 25, 2017.

Kylie Lance, Commission Member

Susan B. Farnsworth, City Recorder