



PLANNING COMMISSION MINUTES

Santaquin City Council Chambers
January 12, 2017

Commission Members Present: Chair Elizabeth Montoya, Arthur Adcock, Kyle Francom, Austin Smith, and Trevor Wood. Kylie Lance was excused.

Others: Assistant City Manager Dennis Marker

Commissioner Montoya called the meeting to order at 7:19 p.m.

INVOCATION / INSPIRATIONAL THOUGHT

Mr. Marker offered an invocation.

PLEDGE OF ALLEGIANCE

Commissioner Smith led those present in the Pledge of Allegiance.

AGENDA

No changes were made to the order of the agenda.

PUBLIC FORUM

Commissioner Montoya opened the Public Forum at 7:21p.m. No comments were addressed to the Commission. Commissioner Montoya closed the Public Forum at 7:21p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

Telecommunication Facilities on Utility Poles:

Mr. Marker explained if this ordinance was being considered due to a requested telecommunication Facility.

Commissioner Montoya asked that the Commissioners need to make a decision on where the Telecommunication pole should be located.

Commissioner Adcock asked about the area and said that he would not like the utility pole by Subway restaurant he said it was too big for that area. Commissioner Smith asked Mr. Marker if he could show where and what it would look like. Commissioner Francom said he wouldn't even notice a new pole, even if it was 60' tall.

- Mr. Marker drew a diagram of what the pole would look like.

Commissioner Montoya said 60ft pole to some people is great and some people dislike it. Mr. Marker said they need to enter into a lease agreement. Commissioner Montoya asked if it would benefit the city. Commissioner Adcock asked about putting it in a industrial area.

- Mr. Marker explained where the industrial area is on a diagram.

Commissioner Montoya said they take advantage of the height of the east side. Mr. Marker referred to city code, and monopoles shall not exceed a 100ft. Commissioner Adcock asked where the utility poles installations are allowed.

- Mr. Marker states they can be anywhere. Mr. Marker referred to the correct definition of a monopole and they should not exceed 100ft. Mr. Marker also said they can be referred to as a public utility pole, standalone pole, shall be

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considered a monopole they can be referred to as a public utility pole, standalone pole, shall be considered a monopole.

Commissioner Francom would like to ask the company how beneficial this would be, and also he stated having these could be great for the community, but it could also cause disharmony. Commissioner Francom wanted to ask and 60 ft how much of a difference would it really make.

Mr. Marker showed a slide of the difference between a 60ft pole and 100ft pole the two different heights.

Commissioner Adcock asked for clarification about the proposed facility.

Mr. Marker said they would put it in the planter box, and it would be a 60ft pole. Mr. Marker said where they would put the pole it would cover down town, east side and summit ridge.

Commissioner Francom expressed it to be 40ft pole instead of 60ft.

Mr. Marker states that is a 20ft difference and would give you about a block, and the trees could block the reception.

Commissioner Montoya asked to confirm? If we let them put a 60ft then would it cover the whole town, the east side and summit ridge?

Mr. Marker states it would get town and the north end and a little of east side.

Commissioner Adcock asked about the south east corner of the cemetery?

Mr. Marker said it's up to the company where they would like to put the pole, the cemetery is about a half of mile from the original spot.

Commissioner Francom asked if the City could include incentives so they would put them in a place where we would like to see them, and make it beneficial to them as well.

Commissioner Smith asked if they put it in the cemetery could they make it bigger

Commissioner Adcock said he would like it to go in the cemetery.

Mr. Marker asked the Commissioners what if we just say they can only put an antenna on existing pole.

Commission consensus was that the only existing utility pole language should remain.

Home Occupation Regulations:

Mr. Marker stated the ordinance was regarding oversized vehicles related to home occupations.

Mr. Marker said moving trucks, UPS, and school bus expected those in a neighborhood.

Mr. Marker stated that the Santaquin home occupation regulation has the potential for commercial trucks to be in a residential area.

Commissioner Francom asked if it was okay for a UPS truck parked just over night because they work for them.

Mr. Marker said that would be fine because he is not doing business from the home. It would be a company vehicle.

Mr. Marker said if it is the home occupation working out of their home and have semi or catering trucks on their property that would be violation of the ordinance. Marker went over the ordinance in regards to home occupations. Mr. Marker stated residential areas are expected to be have peace and quiet.

Commissioner Francom asked about a cabinet shop.

Mr. Marker gave an example of an architect and occasionally a client comes to their house that would not be an intrusive home based business. If the business has got loud saws and big trucks are coming to the house then cabinet shop would have to move.

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Mr. Marker stated the issue tonight is the over-sized vehicle aspect and went over city code. (See attached code).

Commissioner Francom said what if the semi truck parks down the street and walks home. Commissioner Montoya said they should just leave the vehicles at work. Commissioner Smith said it isn't always feasible for them to drive 60 miles out of their way.

Commissioner Adcock asked if the vehicles could be fenced.

Mr. Marker would like the Commissioner's to express what types of vehicles and home occupations are allowed in residential areas. Mr. Marker asked the Commissioners to be reasonable.

Montoya stated that we would have vehicles between 16,001 to 26,000 GVW get a conditional use permit.

Commissioner Montoya said a vehicle with a GVW 26,001 and above will be classified differently and they must show CDL.

Mr. Marker asked the Commissioners if they would need to have a minimum sized lot would help.

Commissioners agreed that vehicles over 26,001 GVW should have an acre lot.

Commissioners agreed it has to be behind the house with a fence, the fence must be 6ft tall. Commissioners want the noise ordinance to be in effect as well.

Rezoning the property at 190 west Main:

Mr. Marker stated that the city owns commercial property at 190 West Main.

The mayor and the council asked Planning Commission to look at this and either amend the CBD zone or change it to MSC. Commissioner Francom expressed concern about the home located at 208 West main. Mr. Marker said A family lives in the home in the summer but can't in the winter because there is no heater.

Commissioners all agreed to change the West edge of the CBD zone to the middle of the 200 West intersection.

The Commission asked that Mr. Marker discuss this item with the Council before a hearing is held.

Minutes

Commissioner Adcock made a motion to approve the minutes of December 8, 2016 as written. Commissioner Smith seconded the motion. The vote to approve the minutes of December 8, 2016 as written was unanimous,

Reports of Officials and Staff

Mr. Marker said the grocery store update is they are working with one property owner, the grocer would like 200 north to go through. We have discussed some options with the property owner and we will get everything resolved within the next couple of months. Commissioner Smith asked about west main square. Mr. Marker last heard from them that they were reviewing some of the material but nothing else has happened.

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Planning Commission Business:

City Council decided to grant another term for Commissioner Francom and Commissioner Wood.

Commissioner Adcock would like to nominated Commissioner Montoya to remain as chair. Commissioners agreed.

Commissioner Montoya nominated Commissioner Wood as Vice Chair and Commissioner Adcock seconded. Commissioner Wood was unanimously approved as Vice Chair.

Adjournment:

Commissioner Adcock made a motion to adjourn the meeting. The meeting adjourned at 9:34 p.m.

Elizabeth Montoya, Chair

Holly Homer, Deputy Recorder

SANTAMARIA