



PLANNING COMMISSION MINUTES

**Santaquin City Council Chambers
October 13, 2016**

Commission Members Present: Chair Elizabeth Montoya, Art Adcock, Kyle Francom, Troy Peterson, and Trevor Wood. Kylie Lance and Austin Smith were excused.

Others: Engineer-in-training Jon Lundell, Tony Dawe, and Jason Steele.

Commissioner Montoya called the meeting to order at 7:01 p.m.

INVOCATION / INSPIRATIONAL THOUGHT

Linda Midgley offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner Francom 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. No comments were addressed to the Commission. Commissioner Montoya closed the Public Forum.

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS

Conditional Use Permit for Dawe Townhomes

Jon Lundell presented some background on the Dawe Townhome project and conditional use request. The project will be located across from Santaquin Elementary School. Mr. Lundell said the developer had been working on the site plan for some time. The proposed project would entail 4 units built in a townhome style with two car garages and access on the south side. Each unit will have approximately 1600 square feet of living space on each floor. A tot lot and a sight-obscuring fence are planned. Mr. Lundell said this project will provide a transitional use between Main Street commercial and area residential. The developer is not proposing turning the units into condominiums at this time, although that is a possibility in the future. This would be done through the subdivision process.

The City has received one comment from the public, from Lonny Martinez, who owns twin homes nearby. Mr. Martinez expressed his desire for a sight obscuring fence. The developer plans to erect one on the property. Landscaping plans, DRC approval and ARC approval of the building elevations are needed. Mr. Lundell said staff recommends approval of the conditional use for this project as it improves the area around a highly visible location.

PLANNING COMMISSION MINUTES

October 13, 2016 – Page 2

Commissioner Montoya opened the public hearing. Tony Dawe addressed the Commission. Mr. Dawe said that Mr. Lundell had summed the situation up well, and unless the Commission had questions, he had nothing to add.

Jason Steele addressed the Commission. Mr. Steele said he was here representing Mr. Martinez to see if the fence would be required, and it appeared that was taken care of. He said he had some personal concerns regarding traffic in that end of town. There seemed to be a lot of multi-unit buildings going in, which increased traffic, and it was already hard to cross Main Street around 5 o'clock at night.

Commissioner Montoya closed the public hearing.

Commissioner Adcock asked about the location of the fourth apartment door. Mr. Dawe said it was located on 300 West. Commissioner Montoya said she liked that two car garages were included. Mr. Dawe said their target tenants were families, not tenants that would move in and out quickly. Commissioner Montoya said with the curb and gutter improvements to this project and the West Main Square, it was a good connection for kids walking to the school. A traffic light is planned for 200 West, and this will help with traffic.

Commissioner Wood said one thing the Commission had been concerned with when reviewing the West Main Square was the use of large construction equipment around school children. Commissioner Montoya said the Commission had asked the West Main Square developer to not use this type of equipment during drop off and pick up times at the school. Mr. Dawe said they could accommodate that request.

Commissioner Francom made a motion to approve the conditional use permit for the Dawe Townhomes based on the conditions that the applicants complete the City's site plan review and obtain approval from the DRC and ARC. Commissioner Adcock seconded the motion. The vote to approve the conditional use permit for this project was unanimous.

Minutes

Commissioner Montoya made a motion to approve the minutes of September 29, 2016 as written. Commissioner Peterson seconded the motion. The vote to approve the minutes of September 29, 2016 was unanimous.

Reports of Officials and Staff

No reports were made to the Commission.

Adjournment:

Commissioner Adcock made a motion to adjourn the meeting. The meeting adjourned at 7:16 p.m.

Elizabeth Montoya, Chair

Linda Midgley, Deputy Recorder

