



PLANNING COMMISSION MINUTES

Santaquin City Council Chambers
November 12, 2015

Commission Members Present: Chair Elizabeth Montoya, Adam Beesley, Brian Rowley, Kylie Lance, Troy Peterson and Trevor Wood. Commissioners Kyle Francom, and alternate Nanette Shepherd were excused.

Others: Engineering Intern Jon Lundell, Scoutmaster Kennen Pyne, Scouts Kaden Pyne and Ethan Elder.

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

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Beesley offered an invocation.

PLEDGE OF ALLEGIANCE

Commissioner Rowley 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.

DISCUSSION AND POSSIBLE ACTION ITEMS

Garden Way, a 2 lot subdivision at approximately 500 West and 650 South

Jon Lundell said the Garden Way subdivision and Top Acre subdivision had been reviewed in concept by the Commission in July. Since then the easements have been lined up and the DRC has reviewed the plans and recommended approval based on three conditions, that the annexation be finalized, water be dedicated, and subdivision improvements be installed according to staff comments. The Lieutenant Governor's office has indicated the annexation has been approved and is ready to record.

Commissioner Lance made a motion to grant final approval to the Garden Way subdivision under the following conditions: that the Rowley South Ridge Farms addition to Santaquin Annexation be finalized; that all improvements required by the City's subdivision regulations be installed per City Engineering staff approved conditions; and that required water dedications be done in accordance with the annexation and development agreement covering the properties, with the amount to be dedicated determined and dedication completed prior to building permits being issued. Commissioner Rowley seconded the motion. The vote to approve the Garden Way subdivision was unanimous.

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Top Acre, a 1 lot subdivision at approximately 700 West 750 South

Commissioner Beesley made a motion to grant final approval to the Top Acre subdivision under the following conditions: that the Rowley South Ridge Farms addition to Santaquin Annexation be finalized; that all improvements required by the City's subdivision regulations be installed per City Engineering staff approved conditions; and that required water dedications be done in accordance with the annexation and development agreement covering the properties, with the amount to be dedicated determined and dedication completed prior to building permits being issued. Commissioner Peterson seconded the motion. The vote to approve the Top Acre subdivision was unanimous.

Minutes

Commissioner Wood made a motion to approve the minutes of October 8, 2015 as written. Commissioner Lance seconded the motion. The vote to approve the minutes of October 8, 2015 as written was unanimous.

Commissioner Beesley informed the scouts attending the meeting that the owners of two pieces of land had come to the City to get approval for these subdivisions in order to build houses on them.

Reports of Officials and Staff

Jon Lundell said City staff had met with Bluline Design on the Parks and Recreation Master Plan update, and some good ideas and proposals had been submitted. Some park concepts had been received today and will be reviewed by staff, including recreation center updates and ideas for the property on Summit Ridge and the Theodore Ahlin park. Commissioner Montoya said soccer fields and baseball diamonds were planned for the new park in Summit Ridge. Commissioner Beesley said he thought the property was to be cleared by October 1. Mr. Lundell said he did not have any information on that and would find out.

Kennen Pyne addressed the Commission. Mr. Pyne said one of the requirements for a scout badge was to hear about an issue where there was a difference of opinion. He asked if the Commission had reviewed a topic where this had happened. Commissioner Montoya said the property by Summit Ridge, which will eventually be a Front Runner station, was a good example. The property needed to be developed by the City or would have to be sold back to the developer for \$1000 an acre. Some citizens wanted the property to be used for soccer fields, which would be low maintenance and inexpensive, and some wanted baseball diamonds, which would need dugouts and a backstop. Those making the decision tried to meet in the middle and come up with a feasible use that would benefit the community and not be a lot of money.

The scouts agreed with Commissioner Montoya that everyone has different opinions. Commissioner Montoya said it was important to talk and state your opinion, and also to listen and try to understand other opinions. She said she personally wanted soccer fields as her kids played soccer. Commissioner Beesley said he was one of the people who wanted baseball fields included in the park. He said he knows a lot of kids in that area who play baseball, but do not have easy access to a field, and he is concerned about their being able to play.

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Reports of Officials and Staff, continued:

Commissioner Montoya said knowing that Commissioner Beesley's concerns were for the children, she understood his desire for baseball fields, as what was best for the children was a top priority.

Kaden Pyle asked how the decisions were made. Commissioner Montoya said a survey had been sent out a few months ago asking citizens what their recreation needs were. The number one desire was for a recreation center with an indoor pool, and the second was for more trails and trail heads starting from local parks. Building a recreation center and trail heads takes time and tax money. Having more businesses in Santaquin would help increase tax revenue.

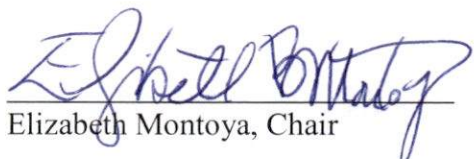
Commissioner Montoya said a lot of people got fired up about who would be president, but that decision did not affect them as much as decisions that the Mayor and City Council made. Decisions by the Council affect things like Santaquin streets, water, and parks and recreation opportunities. Kaden Pyle said he used the trails in the neighborhood a lot, and asked if they would be building houses on the trails in the future. Commissioner Beesley reviewed the housing plans currently proposed for Summit Ridge.

Planning Commission Business

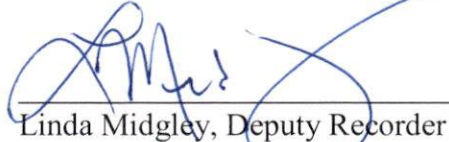
No Planning Commission business was discussed.

Adjournment:

Commissioner Beesley made a motion to adjourn the meeting. The meeting adjourned at 7:26 p.m.



Elizabeth Montoya, Chair



Linda Midgley, Deputy Recorder