



## PLANNING COMMISSION MINUTES

Santaquin City Council Chambers  
July 16, 2015

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

**Others:** City Council Member Nick Miller, City Manager Ben Reeves, Scot Rowley, Tod Rowley

Commissioner Montoya called the meeting to order at 7:02 p.m.

### INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Francom offered a word of prayer.

### PLEDGE OF ALLEGIANCE

Commissioner Rowley led those present in the Pledge of Allegiance.

### AGENDA

The public hearing and discussion for the Garden Way subdivision and the Top Acre subdivision will be considered together.

### 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

**Garden Way, a 2 lot subdivision at approximately 500 West and 650 South and Top Acre, a 1 lot subdivision at approximately 700 West 750 South**

Commissioner Montoya opened the public hearing. No comments were addressed to the Commission. Commissioner Montoya closed the public hearing.

Commissioner Rowley made a motion to approve the Garden Way subdivision and the Top Acre subdivision based on the following findings: that with adjustments to the frontage and setbacks, the subdivisions can meet all the requirements for residential lots in their respective zones, and that the proposed developments are consistent with the March 2015 Annexation and Development Agreement between Santaquin City and South Ridge Farms; and under the following conditions: that the Rowley South Ridge Farms Addition to Santaquin Annexation be finalized, that all lots comply with the required frontage and setback requirements, and that all improvements required by the City's subdivision regulations be designed and installed per City Engineering staff recommendations. Commissioner Lance seconded the motion. The vote to approve the Garden Way and Top Acre subdivisions was unanimous.

# PLANNING COMMISSION MINUTES

July 16, 2015 – Page 2

## Minutes

Commissioner Francom made a motion to approve the minutes of May 14, 2015 as written. Commissioner Peterson seconded the motion. The vote to approve the minutes of May 14, 2015 as written was unanimous.

## Reports of Officials and Staff

Ben Reeves said a public meeting had been held Wednesday, July 8 regarding a safe walking route to Santaquin Elementary School. Those in attendance were given voting clickers to support an interactive approach to possible solutions. Public recommendations and findings were reviewed by the City Council on July 15. The PTA recommended and the City Council supported making 300 West from Main Street to Centennial Park a south-only one way street during school hours. From Main Street to 400 North, 300 West will become a north-only one way street. Parking, which is currently not allowed on 300 West, will be restored. The pedestrian path will be widened to 6 or 8 feet and moved to the opposite side of the road. The changes to be made to 300 West will be started around August 1 and completed before the school year begins.

The Commission discussed the traffic flow and possible alternatives. Having UDOT install a street light was suggested. Mr. Reeves said the City had not been able to meet the UDOT requirements to install one at Center Street. By pushing traffic to 200 West, it expands the potential for a street light there. Tod Rowley addressed the Commission. Mr. Rowley said he drove 300 West every day and he felt if 300 West was a right turn only street it would make traffic flow faster and easier. Mr. Reeves said the City Council also wanted to look at extending 200 West to 550 North for connectivity, but do not have the funds or the property rights at this time. Commissioner Montoya said she had experienced that traffic on a one way street will move very quickly when the cross streets are the ones with stop signs.

Mr. Reeves said the Mayor has indicated that during his term in office he would like to see a walking/hiking trail installed down 200 West to the South exit, and one on Highland Drive. On July 17, the Chamber of Commerce will sponsor the movie "Tangled" at the Peeteneet Museum in Payson. "Toy Story" will be shown next month, and Big Hero 6 in September. There are six candidates running for City Council.

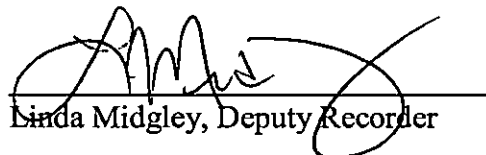
## Planning Commission Business

Various developments around town were discussed, including a new high school, the proposed grocery store, and Bella Vista Orchards development. In answer to a question from Commissioner Montoya, Mr. Reeves said the PI Pond in Pole Canyon had been stocked with 3000 fish, and anyone with a fishing license can fish there.

## Adjournment:

Commissioner Lance made a motion to adjourn the meeting. The meeting adjourned at 7:50 p.m.

  
Elizabeth Montoya, Chair

  
Linda Midgley, Deputy Recorder