



PLANNING COMMISSION MINUTES

Santaquin City Council Chambers
April 9, 2015

Commission Members Present: Chair Elizabeth Montoya, Troy Peterson, Nanette Shepherd and Trevor Wood.

Others: City Assistant Manager Dennis Marker, Wayne Humphries, Angela Lance, Bryce Packard and other unidentified individuals.

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

INVOCATION / INSPIRATIONAL THOUGHT

Dennis Marker offered a word of prayer.

PLEDGE OF ALLEGIANCE

Commissioner Peterson led those present in the Pledge of Allegiance.

AGENDA

The item concerning the SUNROC Mass Grading permit was moved to the second position on 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

Animal Boarding Facilities in RC Zone

Commissioner Montoya opened the public hearing. Angela Lance, the petitioner for this item, addressed the Commission. Ms. Lance said she has worked at a boarding and grooming establishment for the past two years, and has worked with animals her entire life, including running a pet store in Santaquin in 2007. She has lived in Santaquin for 12 years and believes having a boarding facility here will bring in financial revenue and be a positive thing for the City. Ms. Lance said she plans to start with about 20 dogs, and work up to 40 at a time. She plans to expand barbed wire fencing in her yard and allow the dogs out to run four times a day. Commissioner Montoya asked about the possibility of children from the nearby school bothering the dogs through the fence. Ms. Lance said the fence will be far enough into the property that the children cannot reach the animals. Someone will be on the premises at all times in case of an emergency. She will have special liability insurance.

Ms. Lance said she had asked the City about running a shelter at one time. There may be the opportunity for that relationship at some time in the future. Some issues with animal shelters were discussed. Commissioner Montoya closed the public hearing.

Mr. Marker discussed updating sections of the RC zone. Multi-family dwellings are listed as both a permitted and a conditional use.

PLANNING COMMISSION MINUTES

April 9, 2015 – Page 2

Animal Boarding Facilities in the RC Zone, continued:

Commissioner Peterson indicated that this zone could set the City up for complaints with the close proximity of businesses and residential units, and questioned how this could be alleviated. He said some cities note on plats where residential uses abut agricultural land that the residents may be subject to noise and odors related to agricultural operations. After some discussion on the parking, landscaping standards, setbacks and lighting requirements, Commission consensus held that in the RC zone multi-family dwellings be a permitted use, commercial recreation be a permitted use, and telecommunication sites be a permitted use in accordance with City Code 10-6-34. Kennels will be allowed as a permitted stand-alone commercial use and as a permitted minor home occupation and conditional major home occupation.

Commissioner Peterson made a motion to forward the code amendment regarding the RC zone as modified to the City Council with a positive recommendation. Commissioner Wood seconded the motion. The vote to forward the code amendment regarding the RC zone to the City Council was unanimous.

DISCUSSION AND POSSIBLE ACTION ITEMS

Sunroc Mass Grading Permit

Dennis Marker said the operation at Summit Ridge has completed most of the reclamation on the north side. The original permit covered both the north and south sides of Summit Ridge Parkway. SUNROC has finished working on the north side and has moved their operation to the south side. Their permit expires April 15, and the company is required to have any extension to the permit reviewed by the Planning Commission and City Council. The renewal permit is good for two years, but can be extended indefinitely, as long as significant progress is made with each renewal. The City Engineer has submitted a letter noting that drill seeding is part of the requirement for reclamation. The best time for this seeding is in the fall. Concrete also needs to be pulled out and removed and a large pile of material needs to be removed to fully meet the grading plan.

Wayne Humphries addressed the Commission. Mr. Humphries said he is the aggregate manager for the site. The pile of material is 'overburden' a material that is light on rock and not good for processing. SUNROC considered spreading the material across the site, but decided to leave it as fill material for those who wanted it. They have put up a sign indicating anyone can access the material, and are also actively pursuing jobs that could use the material. Mr. Marker said the group had been good to respond to any concerns and was a good partner to the City.

Commissioner Peterson asked if the City had let people know the material was available. Mr. Marker said it was better to leave any advertising to the pit operator. The timeline for removal of the material was discussed. Mr. Marker said as long as the equipment was there and they were working on the south side it was not a concern, as long as it is ultimately achieved. Mr. Humphries said he believed the material would be gone within six months.

Commissioner Montoya made a motion to forward the renewal of the SUNROC mass grading permit to the City Council with a positive recommendation, based on staff recommendations and the following conditions:

PLANNING COMMISSION MINUTES

April 9, 2015 – Page 3

SUNROC Mass Grading Permit, continued:

That SUNROC actively seek a way to clear the remainder pile of dirt on the north side of Summit Ridge Parkway; that seeding of the north pit area be done no later than October 30, 2015 and a bond for such reclamation work be posted with the city; that all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10-6-28 of the Santaquin City Code; and that the concrete area where the scales had been on the north side be repaired by May 1, 2015. After some discussion on trucks and equipment utilizing the Summit Ridge Parkway, Commissioner Montoya amended her motion to include the recommendation that trucks used for the south side operations use only the Frontage Road when loaded, and not Summit Ridge Parkway. Trucks from the north side may use Summit Ridge Parkway until the material pile is removed. Commissioner Peterson seconded the motion. The vote to forward the SUNROC mass grading permit renewal to the City Council was unanimous.

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS

Pole Signs on Main Street

Commissioner Montoya opened the public hearing. Mr. Marker said the Planning Commission had requested this code amendment. Currently businesses along Main Street may have 25 feet high freestanding signs if they are within 1000 feet of the freeway off ramp. The Planning Commission proposed this be changed to 1500 feet. The Crazy Daisy sign is currently non-conforming, and would become conforming with this change. The Conoco sign, which lost grandfather status when it was not used for over a year, would also become conforming. Commissioner Montoya closed the public hearing.

Commissioner Wood said he had been opposed originally to this amendment, and asked if the footage should be extended across 300 East. Current signage on Main Street was reviewed. Mr. Marker indicated the softer feel of Main Street was due to the minimum of commercial signage. Traffic is slower on Main Street and monument signs are easily seen.

Commissioner Montoya made a motion to forward the code amendment regarding pole signs on Main Street to the City Council with a positive recommendation. Commissioner Shepherd seconded the motion. The vote to forward the code amendment to the City Council was unanimous.

Review Body Procedures

Commissioner Montoya opened the public hearing. Mr. Marker said review processes are established by code. Currently the ordinance reads that one City review body must wait at least six days to review an item after another review body has considered it. Mr. Marker said there is nothing in state law that requires this, only that there is proper notice. The amendment strikes this six day requirement in order that items can move through the process faster. Delays bring additional costs to developers, and this change will facilitate development. The appeal process comes at the final decision, so this would not be a concern. There may be some concerns with minutes from the original meeting being ready. Commissioner Peterson said he felt this would be beneficial as the City process can sometimes take up to three months, which can push a project out of the building season. Commissioner Montoya closed the public hearing.

PLANNING COMMISSION MINUTES

April 9, 2015 – Page 4

Review Body Procedures, continued:

Commissioner Wood made a motion to forward the code amendment regarding Santaquin City review body procedures to the City Council with a positive recommendation. Commissioner Shepherd seconded the motion. The vote to forward the code amendment to the City Council was unanimous.

Minutes

Commissioner Peterson made a motion to approve the minutes of March 12, 2015 as written. Commissioner Shepherd seconded the motion. The vote to approve the minutes of March 12, 2015 as written was unanimous.

Reports of Officials and Staff

Dennis Marker said the Mayor had asked that a code amendment regarding setbacks on properties adjacent to trail systems be put on the next Planning Commission agenda. Mr. Marker said the idea of setbacks had begun with the great fire in London, as a safety element. Now setbacks were used more as an aesthetic element. Where trail corridors were coming in, the setbacks could become a burden on the properties next to them. The planned corridor for Highland Drive was discussed. Commissioner Shepherd asked about putting the trail on the opposite side from the houses. Mr. Marker said it had been set on the home side to prevent conflict between cars and pedestrians. Grant money for the trail, including safe sidewalk improvement funds, has been applied for.

Bryce Packard addressed the Commission. Mr. Packard said he wanted to expand his home, and was not able to do so because he was on a corner and could not meet the 30 foot setback requirement. He said this amendment would benefit a homeowner's ability to beautify their homes. Mr. Marker said this would help other areas of the City as well as the Highland Drive area.

The developer is breaking ground for the next phase of the Summit Ridge development. Oak Summit is working out a deal with the property owner to the north, and plans to extend Oak Summit Drive to the western edge of the development. The North Orchards have submitted another plat for approval. Foothill Village has turned in plans for phase 2. Final plans have also been submitted for Centennial Park, a development by the city office, and Park View, a 12 unit development across from the park in the same area. The 500 East extension will break ground on April 16.

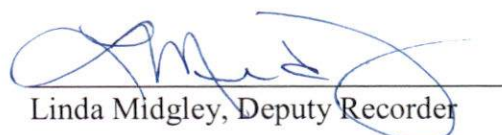
Planning Commission Business

No business was brought to the attention of the Commission.

Adjournment:

Commissioner Shepherd made a motion to adjourn the meeting. The meeting adjourned at 8:30 p.m.


Elizabeth Montoya, Chair


Linda Midgley, Deputy Recorder