



## PLANNING COMMISSION MINUTES

Santaquin City Council Chambers  
November 13, 2014

**Commission Members Present:** Adam Beesley, Elizabeth Montoya, Troy Peterson, Brian Rowley, Kaye Westwood, and Trevor Wood.

**Others:** Assistant City Manager Dennis Marker, City Recorder Susan Farnsworth, Shane Morris, Candice Strong, Travis Kunz, Gayle Charlesworth, and other unidentified individuals.

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

### INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Westwood offered a word of prayer.

### PLEDGE OF ALLEGIANCE

Commissioner Peterson led those present in the Pledge of Allegiance.

### AGENDA

No changes were made to the order of the agenda.

### PUBLIC FORUM

Commissioner Beesley opened the public forum. No comments were addressed to the Commission. Commissioner Beesley closed the public forum.

### PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS

#### Centennial Park Condominiums Conditional Use Permit

Assistant City Manager Marker reviewed the proposed Conditional Use Permit with those in attendance. He indicated the Development Review Committee (DRC) has reviewed the proposed project and has not given their approval of the project. He also reported the mixed use project fits within the zoning of the area. The developer of the property has requested a reduction of the parking requirement from 74 to 65 and also requested to be allowed to count on-street parking towards the requirement. Upon review by DRC the public safety representatives voiced their concern of the narrow 300 West Street and requested denial of the on-street parking.

Commissioner Beesley opened the public hearing regarding the Centennial Park Condominiums Conditional Use Permit.

Mr. Kunz, living at 222 West 100 South, voiced his concern of the use. He indicated he has horses on his property and understands this may be an eye sore to the project. He also voiced his concern with on-street parking along 100 South due to the children walking to school. He reported the proposed project "puts a damper on the plans for his property".

Ms. Strong, living at 248 West 100 South, indicated she is against the project as a whole. She also has a concern with parking and the traffic increase in proximity to the elementary school. She is concerned with the height of the proposed buildings and "putting this much into such a small space would lead to overcrowding".

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Mr. Morris, the developer, reported he didn't plan the project to be "a nuisance" and is open to the recommendation of the Planning Commission.

Mr. Charlesworth, residing at 320 West 100 South, reiterated the concerns of Mr. Kunz and Ms. Strong.

With no additional comments from the public, Commissioner Beesley closed the public hearing.

Commissioner Woods requested the issue of on-street parking be addressed. Assistant City Manager Marker indicated there is a conflict with the ordinance regarding winter parking and the one regarding on-street parking. Because of the conflict, the ordinance is to be interpreted in the favor of the applicant. Commissioner Beesley was told the developer would be responsible for snow removal within the project as well as removal on the street.

Mr. Morris indicated they would be willing to "do what they needed to do to make the project work". Mr. Morris stated not all the residents would be at home during the day so the residential parking could be used by the commercial businesses.

Assistant City Manager Marker reported the peak travel time to and from the project would be after 6 p.m.

Commissioner Wood was told by Mr. Morris that visitor parking has not been addressed.

Commissioner Peterson questioned what would instigate improvements along 300 West. Assistant City Manager Marker reported the Council Members would have to vote to have such a project completed.

Commissioner Montoya stated it would make sense to have direct access to the business. She believes it would be profitable to the developer to complete the needed roadway improvements.

A discussion was held with regard to the large width of 100 South and the possibility of the developer purchasing some of the right-of-way to accommodate some of the required project parking.

Commissioner Montoya voiced her thanks to the community members who have shared their thoughts with regard to the project. She also wanted them to know of the time put into drafting and adopting of the Master Plan.

Commissioner Rowley stated he also appreciated all the comments.

Commissioner Montoya moved to approve the Conditional use Permit for the Centennial Park Condominiums project at 100 South 300 West, based on the findings and recommendations of the staff. (See attachment "A")

Commissioner Westwood seconded the motion.

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## **Centennial Park Condominiums Conditional Use Permit, continued:**

Commissioner Montoya amended her motion to add the applicant will be responsible for snow removal. Because the developer is not being offered a reduction in parking, it would be at the discretion of the developer and applicant to reduce the number of units or improve parking along 100 South. Commissioner Westwood seconded the amendment. The vote to approve the conditional use permit for the Centennial Park Condominiums was unanimous.

## **Minutes**

Commissioner Westwood made a motion to approve the minutes of October 23, 2014 as written. Commissioner Woods seconded the motion. The vote to approve the minutes of October 23, 2014 was unanimous.

## **Staff Reports**

Assistant City Manager Marker said the staff will continue to work through the project issues.

## **Planning Commission Business**

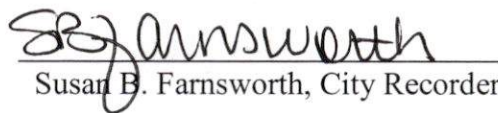
Commissioner Wood requested an update with regard to the Road Special Service District. The Commission is planning a tour of the Waste Water Treatment Facility for the next Planning Commission meeting.

## **Adjournment:**

Commissioner Rowley made a motion to adjourn the meeting. The meeting adjourned at 8:22 p.m.



Adam Beesley, Commissioner



Susan B. Farnsworth, City Recorder