



## PLANNING COMMISSION MINUTES

Santaquin City Council Chambers  
May 8, 2014

**Commission Members Present:** Elizabeth Montoya, Scott Parkin, Brian Rowley, Kaye Westwood, and Trevor Wood.

**Others:** City Manager Ben Reeves, Deputy Recorder Linda Midgley, Cassidy Butler, Brent Norton and other unidentified individuals.

Commissioner Parkin called the meeting to order at 7:04 p.m.

### **INVOCATION / INSPIRATIONAL THOUGHT**

Commissioner Westwood offered a word of prayer.

### **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 Parkin opened the public forum. No comments were addressed to the Commission. Commissioner Parkin closed the public forum.

### **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS**

#### **Horse Orchards**

A 6 lot subdivision located at approximately 400 East 450 South

Commissioner Parkin opened the public hearing. Ben Reeves said a 6 lot subdivision has been proposed at approximately 400 East 450 South. The zoning is R-10, which requires a minimum lot size of 10,000 square feet or more. The proposed lots are larger. This subdivision has been reviewed by the Development Review Committee, and all concerns have been addressed by the developer. Staff recommends this subdivision be forwarded to the City Council with a positive recommendation.

Cassidy Butler addressed the Commission. Ms. Butler said her parents lived in the home across the street, and were concerned that the high level of the lot meant that their view of the mountains would be obstructed. Mr. Reeves said there is the potential for view obstruction, but this is a property rights issue. Ultimately this issue will come down to the builder and the home owner deciding how the property will be developed. The builder has mentioned leveling the lots, so the lot could be lower when it is built on than it is now.

Brent Norton addressed the Commission. Mr. Norton clarified the storm drain runs along 400 East.

Commissioner Parkin closed the public hearing.

# **PLANNING COMMISSION MINUTES**

**May 8, 2014 – Page 2**

## **Horse Orchards Subdivision, continued:**

Commissioner Rowley made a motion to forward the Horse Orchards subdivision to the City Council with a positive recommendation based on staff findings. Commissioner Montoya seconded the motion. The vote to forward the Horse Orchards subdivision with a positive recommendation was unanimous.

## **Minutes**

Commissioner Parkin made a motion to approve the minutes of April 24, 2014 as written. Commissioner Montoya seconded the motion. Commissioners Parkin, Montoya, Rowley and Wood voted to approve the minutes of April 24, 2014. Commissioner Westwood abstained from the vote as she was not present at the April 24 meeting.

## **Staff reports**

Mr. Reeves said Genola City is proposing some annexations which overlap Santaquin's Annexation Policy Plan. Genola has proposed discussing this and other issues during a joint meeting with their Council and the Santaquin Council, which is scheduled to take place in July. Santaquin's council feels an informal meeting will be best. As several of the issues which face both communities relate to land use, they will eventually be reviewed by the Planning Commission. Santaquin provides police services to Genola, and an invitation will be extended to Mayor Ward of Genola to sit on the hiring panel for the new police chief. Former Chief Dennis Howard retired on April 30.

In recognition of the need for improvements to Summit Ridge landscaping and maintenance, the City will sponsor an event June 2 to spruce up the area. Public Works personnel will be utilized, as well as volunteers.

The Council is trying to address the planter box issue. Most of the County funded federal project on Main Street was successful, but the adherence of stone to the planter boxes was not. It appears at this time that a subcontractor used faulty workmanship, and an effective solution has not yet been found. It is now an issue between the parties involved, which the Council is trying to resolve. The Council would like to create a box that will last rather than throw out what has already been accomplished, and are looking at the cost of various options.

Dennis Marker met with transportation representatives today, going over the numbers for impact fees. The finalization of the transportation plan is underway. A draft of the plan, now in the Community Development Office, will be rolled out for the May 15, 6 p.m. joint meeting with the Planning Commission and City Council. The location for the meeting has not been set.

## **Adjournment:**

Commissioner Westwood made a motion to adjourn the meeting. The meeting adjourned at 7:30 p.m.