



PLANNING COMMISSION MINUTES

Santaquin City Council Chambers
April 24, 2014

Commission Members Present: Adam Beesley, Kyle Francom, Elizabeth Montoya, Scott Parkin, Brian Rowley.

Others: Council Member Nick Miller, Community Development Director Dennis Marker, Deputy Recorder Linda Midgley, Sitla representative Troy Herold.

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

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Beesley offered a word of prayer.

PLEDGE OF ALLEGIANCE

Commissioner Francom 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

Rezone of Oberg & Ahlin properties

Commissioner Parkin opened the public hearing. Dennis Marker said Robert Oberg and a partner had requested a rezone of a section of their property to the I-1 zone. The area is now used as storage for a construction company and Mr. Oberg would like to build storage units instead. The rezone asked for includes a stem onto Highway 198, and staff recommends that this stem not be included in the rezone. It was clarified that the first request for this rezone included another property, but the property owner has since decided against rezoning.

Mr. Marker gave an overview of the flood history for this area. Storm drain infrastructure has been installed that permits overflow to flood into Eastside Park. Water then goes to Highway 198 and flows down pipes on the freeway to exit at the ditch west of Apex Storage, then onto the Oberg property. One potential concern with this rezone could be the need for a storm drain retention basin on the property. No actual plan regarding a basin on this property has been considered, but storage units on the property would eliminate the area as a storm basin. The developers of this area would need to protect against the current flow, and the City will work with them during the site review process, to ensure necessary mitigation is taken. Commissioner Francom asked Mr. Marker what other city areas had been considered. Mr. Marker said the bench area has a gradual slope and could be used, working with the Forest Service.

PLANNING COMMISSION MINUTES

April 24, 2014 – Page 2

Rezone of Oberg & Ahlin properties, continued:

Commissioner Parkin closed the public hearing.

Commissioner Francom made a motion to forward the rezone of the Oberg & Ahlin properties to the City Council with a positive recommendation. He amended his motion to add the statement that the rezoning not include the stem to Highway 198. Commissioner Parkin seconded the amended motion. The vote to forward the rezone of the Oberg & Ahlin properties with a positive recommendation was unanimous.

DISCUSSION AND POSSIBLE ACTION ITEMS

General Plan:

Dennis Marker said the General Plan had been forwarded to the Planning Commission some time ago, and he had incorporated the changes suggested by those members who had commented. The City held an Open House on Tuesday, April 15, and as a result of several comments, had revised the plans for the Summit Ridge area. Summit Ridge Parkway will now continue in a straight line and tie into the highway, rather than tie to 500 South. Mr. Marker said about 30 comments had been submitted, most positive. There were several concerned with the idea of high density in the City. There is less cost to the City if higher density can be directed towards current infrastructure.

A comment was received from the museum board, expressing a desire that the museum be noted in the General Plan. Text has been added to the core area section, adding a specific policy focus on developing a heritage museum in conjunction with City history.

Commissioner Montoya said that some people at the meeting had commented on the phone tree system of notification. They liked being notified, but preferred that it not be late at night. Some also commented that they would have liked notice the week before and the day before. There were several questions about when a paved trail for runners and cyclists would be available. Commissioner Montoya was asked what happened to the Arts Committee. Mr. Marker said there was a group who worked with Leisure Services Director Kevin Schmidt regarding arts in the community, but they were never a formal committee.

There were many questions asked at the Open House about a grocery store. Mr. Marker said he had met this afternoon with a Ridley's representative, the Mayor, the City Engineer, and Council Member Nick Miller. They are dealing with property issues and working on funding for the access road. It is likely they will break ground next spring. Ridley's indicated they prefer not to make an official announcement until they are ready to break ground.

Commission consensus held that the two new members of the Commission be given a chance to review the plan before forwarding it to the City Council.

A transportation plan meeting will be held with the Planning Commission and City Council on the evening of May 15. Mr. Marker said the City's General Plan attempts to match state transportation plans.

PLANNING COMMISSION MINUTES

April 24, 2014 – Page 3

Minutes

Commissioner Rowley made a motion to approve the minutes of March 27, 2014 as written. Commissioner Francom seconded the motion. The vote to approve the minutes of March 27, 2014 as written was unanimous.

The commission discussed the final form of the telecommunications ordinance forwarded to the City Council. Mr. Marker said Pete Simmons had informed the Council that a lattice style tower would be needed for a 150 foot pole. The Council amended the ordinance to reflect a maximum top hat pole height of 100 feet, with accommodation for a minimum of four carriers.

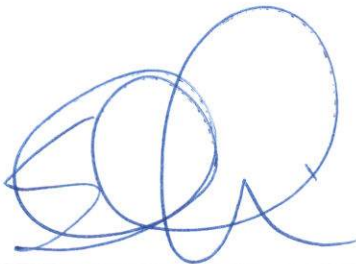
Staff reports

Mr. Marker suggested the Commissioners obtain drop box accounts, so that he can drop general plan and other Planning Commission information in the box for them.

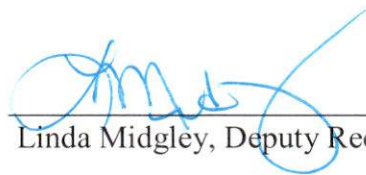
The telecommunications ordinance and the free standing sign ordinance have been approved by the City Council. The developer of the new Tire Trax store attended an Architectural Review Committee meeting and had the outside colors for the store approved. The Development Review Committee reviewed a site plan for an auto dealer across the street from the tire shop. There is a proposal for a six lot subdivision at approximately 450 South 400 East, which will be scheduled on the next Planning Commission agenda. The smallest lot in the proposed subdivision is approximately 14,000 square feet, and four of the lots are over half an acre. Two new subdivisions have been submitted in the north orchard area, one for a 4 unit town home, and one for a 12 unit single family phase. On the mulching operation rezone request, the City Council approved the rezone contingent on a development agreement being concluded. They plan to review the agreement in their May 7 meeting.

Adjournment:

Commissioner Montoya made a motion to adjourn the meeting. The meeting adjourned at 7:56 p.m.



Scott Parkin, Chair



Linda Midgley, Deputy Recorder