



PLANNING COMMISSION MINUTES

Santaquin City Council Chambers
March 13, 2014

Commission Members Present: Brian Alexander, Elizabeth Montoya, Scott Parkin, Brian Rowley.

Others: City Manager Ben Reeves, Deputy Recorder Linda Midgley, Trevor Wood, Randall Ercanbrack, Catherine Watson, JoDee Nielson, Sue Miller, Ben Rowley.

Commissioner Parkin called the meeting to order at 7:11 p.m.

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Rowley offered a word of prayer.

PLEDGE OF ALLEGIANCE

Commissioner Montoya 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 Ercanbrack Cold Storage Area

Randall Ercanbrack was present to discuss issues with the zone change. He was accompanied by his attorney, Catherine Watson.

Commissioner Parkin opened the public hearing. Ben Reeves said Mr. Ercanbrack was the owner of the property proposed for the rezone. The original request had been for a rezone of a larger area, and at Mr. Ercanbrack's request the area had been shrunk down to only include the building. Mr. Ercanbrack's current tenant is involved with metal fabrication, which does not comply with the requirements of the current RC zone. Modifying the zone to I-I would allow this business to continue. City staff is supportive of this rezoning.

Randall Ercanbrack addressed the Commission. Mr. Ercanbrack said he has an issue with this rezone. He said in 2002 the City wanted him to be a petitioner for the sewer lagoons, and they had signed a development agreement concerning this property. The idea was that if 500 West went through, Mr. Ercanbrack would put the road in. His density bonus was based on the amount of money he needed to generate in order to put the road through. He said the best use of the property was not industrial, which would inhibit the road going through. He uses the building mainly for his cherry shaker and fruit supplies, with one tenant to help offset costs for overhead and taxes. He said industrial sites, such as the one in Payson, are struggling. At some point the ground will be worth more than the building, and the building will be pushed out.

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Rezone of Ercanbrack Cold Storage Area, continued:

Mr. Ercanbrack said he purchased an additional triangle piece of land to facilitate the construction of 500 West. At the time of the development agreement, the stipulation was made that the road would go in on top of the sewer line. Because of the easement, a house cannot be built over the sewer line. Mr. Ercanbrack said he would like the business to be given a conditional use, rather than change the zone, which would hinder access for the City.

Mr. Ercanbrack said there was also a safety issue with kids walking to school through this area. Commissioner Rowley said this area could be rezoned for the tenant, and rezoned again for other uses. It was understood by the Commission that the land would be utilized for other uses at a later date. Ben Reeves said UDOT would require 500 West to come in perpendicular to Highway 6. Commissioner Montoya asked about connecting 440 West instead of 500 West. After further discussion, it was suggested that a meeting be held with Mr. Ercanbrack, Mr. Reeves, Dennis Marker, a city council member and a planning commission member, to look at the development agreement and discuss the best plan for this area. It was suggested a temporary license be issued for the business, contingent on the results of the meeting.

Ben Rowley addressed the Commission. Mr. Rowley said he had used the path through this property going to school for several years. He felt it was safer for kids to walk through that using the road. Mr. Ercanbrack said he had put up no trespassing signs to keep motorcycles out of the area, not children going to school.

Jodee Nelson and Sue Miller addressed the Commission. Ms. Nelson and Ms. Miller said they were seeking information on the types of businesses that would be allowed if the area was rezoned to I-1. Ms. Nelson said it would affect the back of her lot. Mr. Reeves said nothing would change with this tenant.

Ms. Nelson said the neighborhood was still on septic, and asked when sewer would be available. Mr. Reeves said an 18 inch line had been put in which followed the railroad tracks, and eventually sewer would be brought down Lark Lane. The timing will be developer driven.

Contaminated water in the area, due to leaking Rocky Mountain Power transformers, was discussed. Mr. Ercanbrack said the area had been heavily damaged. The yard had two to three feet of standing water when the transformer leaked, and there were issues with the ground contaminated by the water. Children on the way to school walk through there and through the orchard. Commissioner Montoya said this issue needs to be investigated, as homes could not be built on contaminated land.

The Commission asked about the eventual plan for this area. Mr. Reeves said residential is planned for the back, with a transition to smaller lots and then commercial out towards the street. Mr. Ercanbrack said the land facing Highway 6 would become very valuable for commercial as Santaquin grew. Commissioner Parkin closed the public hearing.

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Rezone of Ercanbrack Cold Storage Area, continued:

Commissioner Parkin made a motion to table the proposed zone change for the Ercanbrack Cold storage area from RC to I-1 pending further information from City staff. Commissioner Alexander seconded the motion. The vote to table the zone change for the Ercanbrack storage area recommendation was unanimous.

Free standing Sign Regulations

Mr. Reeves said this amendment had been brought to the Commission because the new owner of the 55 Highland Drive commercial site wanted to put a taller sign on the property. Current ordinance restricts the height of the sign a maximum of 15 feet above freeway lanes where the business fronts I-15 and a maximum of 25 feet from frontage roads when the business does not front I-15. The requested amendment will allow a sign to extend 15 feet from the natural topography, where a property has certain topographic considerations. Commissioner Alexander asked about signs and billboards, and whether this amendment would open the City to more billboards. Mr. Reeves said billboards were designed for travelers on the freeway, and were larger, so as to be seen farther away. The City has restraints on billboards.

Mr. Reeves said the goal was to have effective signage but not detract from the aesthetics of the community. Commissioner Rowley asked about the effect on the neighborhood of this change. Mr. Reeves said it would add only three feet to the sign. Commissioner Montoya said she lived in the neighborhood and did not think the change would have much effect. She said she would like the building to be used and taken care of.

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

Commissioner Alexander made a motion to forward the code amendment regarding free standing signs to the City Council with a positive recommendation, based on staff findings. Commissioner Montoya seconded the motion. The vote to forward the code amendment regarding free standing signs to the City Council with a positive recommendation was unanimous.

Minutes

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

Reports of Officials and Staff

Ben Reeves said it had been the desire of the Planning Commission to have one last neighborhood meeting on the General Plan. The Open House for the General Plan review has been scheduled for Tuesday, April 15 at 7 p.m. in the Senior Center. Dennis Marker will have a rolling power point presentation going, and the neighborhood maps will be displayed around the room. The Commissioners were encouraged to choose any neighborhood and stand in that area to answer questions. The open house will be advertised in the newsletter and with the auto-phone system.

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Reports of Officials and Staff, continued:

Mr. Reeves updated the Commission on the status of the 500 East access road. He said the petition had made it through the local district, the Central District, and is now in the hands of the Federal Highway Commission. He said he was hopeful they would be quick to sign off on it, and the petition will then come back to the Central District for the last signature, that of the UDOT Deputy Director. After final approval, UDOT will start the process to create and record deeds that will allow the access to open up. The developer can begin work on the design of 500 East at the same time. Mr. Reeves said the grocer would make the determination on when to announce the opening of the store.


Planning Commission Business

Trevor Wood, who will serve as an alternate on the Planning Commission, introduced himself to the Commissioners. Mr. Reeves said the bylaws for the Commission were being amended to allow for alternates. The City Council plans to appoint Kyle Francom to the Planning Commission in the next City Council meeting.

Adjournment:

Commissioner Alexander made a motion to adjourn the meeting. The meeting adjourned at 8:12 p.m.

Brian Alexander, Chair



Linda Midgley, Deputy Recorder