



## PLANNING COMMISSION MINUTES

Santaquin City Council Chambers  
February 27, 2014

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

**Others:** Assistant City Manager Dennis Marker, Deputy Recorder Linda Midgley, Scott Sumsion.

Commissioner Parkin called the meeting to order at 7:05 p.m.

### INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Parkin offered a word of prayer.

### PLEDGE OF ALLEGIANCE

Commissioner Westwood led those present in the Pledge of Allegiance.

### RATIFICATION OF MEETING

Commissioner Montoya made a motion to ratify the cancellation of the January 23, 2014 and February 13, 2014 meetings. Commissioner Westwood seconded the motion. The vote to ratify the cancellation of the meetings was unanimous.

### 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

#### Zone Change from Ag to I-1 at 13419 South Highway 198

Scott Sumsion was present to discuss issues with the zone change. The discussion continued from the work session. Dennis Marker compared the uses allowed in the I-1 zone versus the Ag zone. The primary reason for the requested zone change was the proposed use would fall under manufacturing, which would be allowed in an I-1 zone but not in an Ag zone. This proposal would rezone a portion of the applicant's property. Under current ordinance, approval cannot be recommended unless the code amendment regarding split zoning on single lots also passes.

Commissioner Parkin opened the public hearing. Scott Sumsion said he would address any Commission comments. Commissioner Parkin closed the public hearing.

Mr. Sumsion said he was interested in pursuing a wood products processing business, including sawdust, wood shavings, and colored mulch for landscaping. He would like to open up his property for green waste disposal so the community can bring in organic waste material, which would be ground up and processed as well. Mr. Sumsion distributed a drawing showing the proposed colorant equipment.

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### **Zone Change from Ag to I-1 at 13419 South Highway 198, continued:**

Mr. Sumsion said he would be using natural nontoxic materials compatible with yard preparation. Commissioner Westwood asked what plans Mr. Sumsion had for reclamation of the area. Mr. Sumsion said he had met the county requirements. He was open to ideas, as he wanted the area to be aesthetically pleasing for retail, and would be doing some landscaping, particularly on the highway frontage, but did not have specific plans yet. He said his intent was to include the third terrace to the toe of the hill. Mr. Sumsion said the economic prospect of further residential development would go along with further reclamation efforts.

Commissioner Parkin asked if there were any plans to mitigate the steep slope. Mr. Sumsion said the slope had been intentionally established to meet the requirements of the county. There is a low spot on the Bonneville Shoreline trail where water builds up and ponds, flooding over the established berms. Mr. Sumsion said he is looking for a solution for the runoff, but it is a perpetual problem. The berms to divert and channel the water have eroded, and grading needs to be addressed. In response to a question from Commissioner Montoya regarding a timeline, Mr. Sumsion said time is of the essence with the business season, and he wants to get the mulching process underway for spring. He was looking at the possibility of a culvert to contain the water buildup, but had not made any hard plans as yet. He does not plan on fencing the area at this time.

Traffic concerns were reviewed. Mr. Sumsion said this business would have considerably less traffic than the gravel pit, only about 12 truckloads per day. He is considering some retail. Mr. Marker said as this is a change in use; UDOT would have to review traffic volume and determine if any highway improvements are necessary. Commissioner Rowley asked how long it would take Mr. Sumsion to get established and the business up and running. Mr. Sumsion said he hoped to get started within a couple of weeks of final approval.

Commissioner Parkin made a motion to forward the proposed zone change from Ag to I-1 at 13419 South Highway 198 to the City Council with a positive recommendation, based on the following findings: the rezoning conforms to the intent of the Santaquin City general plan annexation policy plan; the rezoning does not create an unnecessary island or spot zoning; and the rezoning will not adversely affect surrounding properties; and contingent on approval of the split zoning amendment and the eastern boundary line correction. The Commission further recommends that the Council look at the low lying area in order to reduce the risk of further erosion. Commissioner Rowley seconded the motion. The vote to forward the zone change from Ag to I-1 to the City Council with a positive recommendation was unanimous.

Mr. Marker said the City Council would review this zone change in their March 19, 2014 meeting.

### **Split Zoning on Single Parcels**

Mr. Marker said the State allows a city to zone as it sees fit. At this time, City ordinance requires all properties to have the same zone for the entire parcel. This amendment would allow split zoning on the same piece of ground. Mr. Marker reviewed possible parcels this would be appropriate for.

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### **Split Zoning on Single Parcels, continued:**

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

Commissioner Rowley made a motion to forward the code amendment regarding split zoning on single parcels to the City Council with a positive recommendation. Commissioner Montoya seconded the motion. The vote to forward the code amendment regarding split zoning on single parcels to the City Council with a positive recommendation was unanimous.

### **Professional Office Zone**

Dennis Marker said no one is applying for use of this zone, but it is a general plan implementation. This would allow for such uses as medical clinics and office buildings, which have limited impacts on adjoining residential areas. The general plan identifies areas where this zone would be appropriate, around major and minor transportation nodes. Mr. Marker reviewed the uses which would be allowed in this zone.

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

Commissioner Westwood made a motion to forward the code amendment regarding a professional office zone to the City Council with a positive recommendation. Commissioner Montoya seconded the motion. The vote to forward the code amendment regarding a professional office zone to the City Council with a positive recommendation was unanimous.

The Commission recessed from 8:15 to 8:20 p.m.

### **Telecommunications Facilities**

Dennis Marker said the original telecommunications ordinance was adopted in 1999, but had not been codified. The City has received an application for a new cell tower, to be erected near the rodeo grounds. There is an existing monopole in Centennial Park, which presents a conflict with the minimum one mile distance from any other tower specified in the 1999 ordinance. The updated ordinance, which addresses new trends in technology, will be placed in the code under Title 10:6:34. The purpose and scope of the ordinance will remain the same. Changes have been made to comply with FCC requirements and regulations, and have been reviewed by the City's legal counsel.

Mr. Marker reviewed the locations of Santaquin's three existing monopoles. He said a facility justification study would now be required, covering the following items: a description, including three other possible locations; co-location; height limitations; equipment facilities; visual analysis; review process; and building permits. One significant change would be a permitted use on City property, which would entail a lease agreement and terms set by the City Council. Commissioner Westwood asked about the kind of lease payments required. Mr. Marker said he did not know the terms at this time. Each co-locator would make lease payments as well.

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### **Telecommunications Facilities, continued:**

Commissioner Montoya asked why Verizon wanted to build here. Mr. Marker said the demand for services was high enough that the FCC required a certain level of service. Verizon hoped to cover the area around the sewer lagoons to the north city limits, including the bench and Summit Ridge. They also plan to put a pole in Genola.

Mr. Marker reviewed wall mounted antennas, roof mounted antennas, and monopoles. The Commission discussed options for monopoles, including inside wires, stealth designs, slim line designs and top hat poles. Slim designs tend to restrict the angle of the antennas. More width is needed to enable three companies to use the same pole.

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

Commissioner Rowley made a motion to forward the code amendment regarding telecommunications facilities to the City Council with a positive recommendation, contingent on the following changes: that the maximum height of the poles be increased to 120 feet; and the maximum width be increased to 8 feet. Commissioner Parkin seconded the motion. The vote to forward the code amendment regarding telecommunications facilities to the City Council with a positive recommendation was unanimous.

### **Rezone of Oberg and Ahlin properties**

Mr. Marker said that since this item was noticed, the Obergs and Westovers have indicated that Shayne Ahlin is not interested in rezoning. At this point the application is on hold.

The Commission briefly discussed flood mitigation procedures in this area. Mr. Marker said the City Council is working towards a storm drain master plan.

### **Rezone of Ercanbrack cold storage area**

Mr. Marker said the City had received a few phone calls regarding this rezone. A citizen has requested a license to operate a light manufacturing business in this building, which would not be permitted in the RC zone. The General Plan shows this property as a light industrial, business park area. The owner of the property is in support of the zone change if he is still able to build homes in the future in the R-10 and RC zones behind this area.

One call was received from the owner of an adjacent property, who is looking at selling their home and was concerned about property values if it is rezoned. The current use would be grandfathered, but there is the potential that the value of the home would be affected. The adjacent property could be left in the RC zone.

### **General Plan**

Mr. Marker asked the Commission where they would like to go with the General Plan at this point. The public hearing process is completed. After some discussion, Commission consensus held that one open house be held to allow the public to visually review the proposed changes. Commissioner Parkin suggested running a continuous power presentation during the open house. The telephone system could be used to notify residents of the open house.



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## Minutes

Commissioner Montoya made a motion to approve the minutes of January 9, 2014 as written. Commissioner Rowley seconded the motion. Commissioner Westwood abstained from the vote, as she was not present at the January 9 meeting. Commissioners Montoya, Parkin and Rowley voted to approve the minutes of January 9, 2014 as written.

## Reports of Officials and Staff

Dennis Marker said the City had received a request for a code amendment to the sign regulations. The petitioners have purchased the tire shop on Highland Drive, and under current ordinance would only be allowed a monument sign, due to elevation and height restrictions. The City has also been in contact with someone who is interested in opening a used car lot across the street from the tire shop.

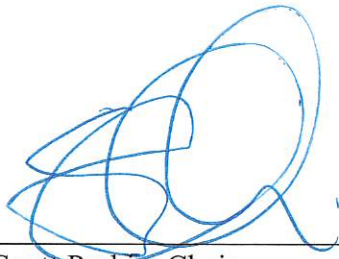
Mr. Marker said the Utah APA spring conference would be held in Springdale April 3<sup>rd</sup> and 4<sup>th</sup>. The fall conference will be held in Salt Lake City. It will be merged with the Western Planners Conference.

## Planning Commission Business

Commissioner Parkin reported that Commissioner Jane Grill had resigned due to health issues. The Commission was encouraged to submit names of possible commissioners to Mayor Hunsaker.

## Adjournment:

Commissioner Westwood made a motion to adjourn the meeting. The meeting adjourned at 9:50 p.m.



Scott Parkin, Chair



Linda Midgley, Deputy Recorder





ENGINEERS  
SURVEYORS  
PLANNERS

**LEGAL DESCRIPTION  
PREPARED FOR  
SCOTT SUMSION**

(January 27, 2014)

**SUMSION PROPERTY RE-ZONE PARCEL**

A Portion of Parcel 1 of that real property described in Deed Entry 95360:2013, on file in the office of the Utah County Recorder, located in the South Half of Section 31, Township 9 South, Range 2 East, Salt Lake Base and Meridian described as follows:

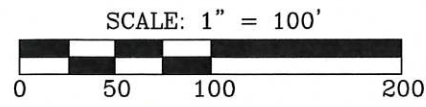
Beginning at a point located North 1320.10 feet and East 2057.81 feet from the Southwest Corner of Section 31, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence N86°27'28"E 82.94 feet; thence S74°32'51"E 704.56 feet; thence S 31°48'59"W 910.58 feet; thence N21°23'00"W 966.78 feet; thence N51°33'02"E 90.25 feet to the point of beginning.

Contains: ±8.95 Acres

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture







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**SUMSION PROPERTY**  
SANTAQUIN, UTAH  
**RE-ZONE PARCEL EXHIBIT**

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:  
**2014-0178**  
DRAWN BY:  
**TJP**  
DESIGNED BY:  
**CAP**  
SCALE:  
**1" = 100'**  
DATE:  
**01/24/2014**