



PLANNING COMMISSION MINUTES

**Santaquin City Council Chambers
January 9, 2014**

Commission Members Present: Brian Alexander, Adam Beesley, Elizabeth Montoya, Scott Parkin, Kaye Westwood. Jane Grill and Brian Rowley were excused.

Others: City Manager Ben Reeves, Deputy Recorder Linda Midgley, Melinda Sherrow, Sam Sherrow.

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

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Parkin 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 Alexander opened the Public Forum. No comments were addressed to the Commission. Commissioner Alexander closed the Public Forum.

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS

Kardio Kidz Conditional Use Permit

The City has received an application for a conditional use permit from Melinda Sherrow, for her Kardio Kidz business. Ms. Sherrow was present to discuss the permit. This item was continued from the work session.

Ben Reeves said the Planning Commission had reviewed the terms of Ms. Sherrow's proposal in the work session. Commissioner Alexander opened the public hearing.

Melinda Sherrow addressed the Commission. Ms. Sherrow said she had applied for a conditional use permit for Kardio Kidz so she would be able to have more than 8 students in a session and more than one session per day. She said her objective was to help kids in the community be healthy and active, gain different skills and show their parents their new skills at the end of the session. She has 30 students currently from ages 16 months to 15 years old. Ms. Sherrow said she originally had a studio in the basement of the Seasons of Santaquin Assisted Living Center, and has now moved the classes to her home. She would like to have classes 4 days a week.

Commissioner Montoya asked Ms. Sherrow about her teaching qualifications. Ms. Sherrow said her parents had been well known gymnastic coaches and she had been involved in fitness and gymnastics her whole life, and had extensive training. She named two coaches she had worked under. Commissioner Beesley confirmed that the home had a separate entrance to the studio.

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Kardio Kidz Conditional Use Permit, continued:

Ben Reeves said the Community Development Department has sent mailers to the neighboring homes, and had received one phone call in response to the public notice. The person calling said he was very much opposed to the business. He said he did not want the noise and traffic in the neighborhood and suggested Ms. Sherrow use a storefront for her studio.

Commissioner Beesley said he felt the Sherrow's had gone above and beyond the necessary requirements, particularly with the extra parking. Commissioner Alexander closed the public hearing.

Commissioner Parkin made a motion to approve the conditional use permit for Kardio Kidz, under the following findings:

- that the proposed use is in harmony with the general objectives of the general plan and the development code;
- that the proposed use follows the intended purposes of the R-10 zone, namely to have minimal vehicular traffic and quiet residential conditions favorable to family living;
- that the proposed use is oriented toward family living and minimal vehicular traffic is anticipated; that all of the review criteria for conditional uses have been met or will have to be met before business operations start;

and under the following conditions:

- that no more than twelve children be enrolled in a session and that no more than two sessions be held per day;
- that all general requirements for home occupations as found in the code be complied with at all times, as well as those applicable standards for minor home occupations;
- that the following traffic related standards be kept by the applicant and business related visitors:
 - a. Parents/guardians who are dropping off or picking up children should park along 650 South, with the passenger side of their vehicles toward the applicant's home;
 - b. The number of business related vehicle stops at the home per day shall not exceed twenty-four (24) (e.g. dropping off/ picking up a child would count as two vehicle stops);
- That the applicant demonstrates the ability to limit noise disturbances during class sessions;
- That this use be reviewed upon legitimate unresolved complaint.

Commissioner Montoya seconded the motion. The vote to approve the conditional use permit for Kardio Kidz was unanimous.

DISCUSSION AND POSSIBLE ACTION ITEMS

Ben Reeves said the City would be starting work on a transportation master facility plan in the near future, which would begin the development process for new roads, such as a second access to Summit Ridge, and help institute impact fees that would generate funds for those projects.

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Mr. Reeves said two Planning Commission members are needed for the steering committee. Four meetings are planned, the first one on January 22 at 3 p.m. in the public safety building. Mr. Reeves said Commissioner Montoya has volunteered for the committee. Commissioner Parkin said he would be willing to serve on the steering committee. Commissioner Beesley said he could attend the first meeting but attendance at the other meetings would depend on when they were held. Mr. Reeves said he would ask Dennis Marker about the timing of the meetings and see who could attend. Two city council members will be on the committee as well.

Mr. Reeves said the City Council had been given a grant opportunity of \$4000 for a CDA. He reviewed the process for tax increment financing, where taxing entities work together to bring in infrastructure that will incentivize business. No one is currently receiving tax money on the area west of the City formerly used by the lagoons, so no one loses by allowing tax increment financing for this area. Now that the City has the Waste Water Treatment Facility, all the land is not needed. Infrastructure needed for development would include a road and a gas line. Mr. Reeves said the first step would be to prepare a budget and have a study done. The study would cost \$8000, and the EDCUtah grant would pay half. Commissioner Beesley said he thought the Summit Ridge HOA would be willing to pay the other \$4000 if it helped put in the road. Zion's Bank will do the study.

Santaquin does not currently allow for different zones on a single parcel. Mr. Reeves said there have been a few instances where this regulation has not worked. The City Council is looking at having that section of the code changed. Review of the proposed amendment for this zoning change will be added to the January 23 Planning Commission agenda.

Review of General Plan

Dennis Marker sent the Commission a printed copy of the General Plan, asking for red line comments. Commissioner Beesley asked about the circulation element map. Mr. Reeves said he thought the concept roads listed had been taken from the Summit Ridge plan.

Commissioner Beesley said the last page talks about beautification of the City. He feels there is no communication between Santaquin City and the people who live in the Summit Ridge area, a disconnect between what is happening and what could be done. He said there were 200 to 300 people at the HOA meeting. If the City would let people know what needed to be done, from snowplowing to taking care of the landscaping, it would be done. Mr. Reeves said the Mayor Hunsaker had the same concerns and there would be some changes in the way things are handled, including an emphasis on connectivity. One of the major projects in the near future would be the road to Summit Ridge.

The Commission agreed to red line their general plans and submit their responses to Mr. Marker.

Core Area Neighborhood Meeting February 4, 2014

This item was discussed in the work session. Ways of notifying the public of this meeting were discussed, including mailers, newsletter inclusion, and phone calls.

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Reports of Officials and Staff

Mr. Reeves said he had attended the January 8, 2014 City Council meeting and was optimistic about the future of the City, as the Council got along well and seemed positive.

Commissioner Montoya asked about Mayor Hunsaker's background. Mr. Reeves said the Mayor had been an excavator for Vancon Construction for more than 20 years. He and his wife have lived in the Summit Ridge area for about four years, and had lived in Orem for many years. Commissioner Montoya commented that having business minded people on the Council could bring some economic wisdom to the City.

Minutes

Commissioner Parkin made a motion to approve the minutes of December 12, 2013 as written. Commissioner Beesley seconded the motion. The vote to approve the minutes of December 12, 2013 as written was unanimous.

Planning Commission Business

Elections of 2014 Planning Commission Chair and Vice Chair

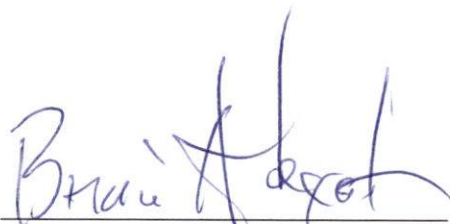
Commissioner Alexander opened the floor to nominations for the 2014 Planning Commission Chair. Commissioner Montoya nominated Commissioner Alexander. Commissioner Beesley seconded the nomination. Commissioner Alexander accepted the nomination.


Commissioner Beesley nominated Commissioner Parkin. The nomination died for lack of a second. No other nominations were received. Commissioner Alexander was elected as 2014 Planning Commission Chair.

Commissioner Alexander opened the floor to nominations for the 2014 Planning Commission Vice-Chair. Commissioner Alexander nominated Commissioner Parkin. Commissioner Beesley seconded the nomination. Commissioner Parkin accepted the nomination. No other nominations were received. Commissioner Parkin was elected as 2014 Planning Commission Vice-Chair.

Adjournment:

Commissioner Westwood made a motion to adjourn the meeting. The meeting adjourned at 8:01 p.m.



Brian Alexander, Chair

Linda Midgley, Deputy Recorder