



PLANNING COMMISSION

MEETING AGENDA

Tuesday February 25, 2020

6:30 p.m. WORK SESSION

Review of agenda items.

7:00 p.m. REGULAR SESSION (Held in the Court Room, upper level of the **Santaquin City Offices**, 275 West Main Street)

1. Welcome
2. Invocation / Inspirational Thought
3. Pledge of Allegiance
4. Order of Agenda Items
5. Public Forum
6. **DISCUSSION AND POSSIBLE ACTION ITEMS**
 - a. **PUBLIC HEARING- Parker View Subdivision**

The Planning Commission will review a concept plan for a proposed 3 lot commercial subdivision located at the corner of Main Street and Highland Drive.
 - b. **Discussion Item- Landscaping Requirements**

The Planning Commission will discuss an idea to implement City wide landscaping requirements.
7. **PLANNING COMMISSION BUSINESS**

Approval of minutes from:
February 11, 2020
8. **ADJOURNMENT**

Upon Request, in compliance with the Americans with Disabilities Act, reasonable accommodations for individuals with disabilities will be provided. For assistance, please call 754-3211.

CERTIFICATE OF POSTING

This agenda is hereby properly advertised this 21st day of February, 2020 through posting of copies of this agenda in three public places within the city, namely **City Hall**, **Zion's Bank**, and the Santaquin branch of the **United States Post Office**

Kira Petersen, Deputy Recorder

PUBLIC MEETING ETIQUETTE

(Please remember that all public meetings are recorded)

- All comments must be recognized by the Chairperson and addressed through the microphone.
- When speaking to the body conducting the meeting, please stand at the podium, state your name and address for the record, and speak slowly and clearly into the microphone.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become public record.
- Please silence all cellular phones, beepers, pagers or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length, and avoiding repetition of what has already been said.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. The doors must remain open during a public meeting.

Public Hearing vs. Public Meeting

If the meeting includes a public hearing, the public may participate during that time and may present opinions and/or evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a public meeting, but there is no right to speak or be heard. The public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

Legislative Decision vs. Administrative Decision

Legislative decisions create, amend or repeal laws. After a public hearing, the Planning Commission provides a recommendation to the City Council for a legislative decision. The City Council makes the final decision on legislative decisions. Both bodies have some discretion on legislative decisions. Public comments offered at a Public Hearing are relevant to the discussion when considering a legislative action.

Administrative decisions apply the law. When making an administrative decision, the land use authority applies existing laws to facts. If the application complies with the code, the land use authority must approve it regardless of personal or public sentiment.

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: February 21, 2020

RE: **Parker View Subdivision Concept Review**

Zone: C-1 Size: 5.65 Acres Lots: 3
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The Parker View Subdivision is located at the corner Main Street and Highland Drive. The proposed subdivision is located in the C-1 zone and consists of 3 lots on 5.65 acres. Big O Tires is will be located on lot 2 of the proposed subdivision. The applicant plans on adding a car wash to lot 1 and staff has done a preliminary review of the site plan. There are issues that need to be resolved with the site plan, so the applicant decided to move forward with the subdivision while they work on the comments staff gave them related to the site plan. This review is for the subdivision only.

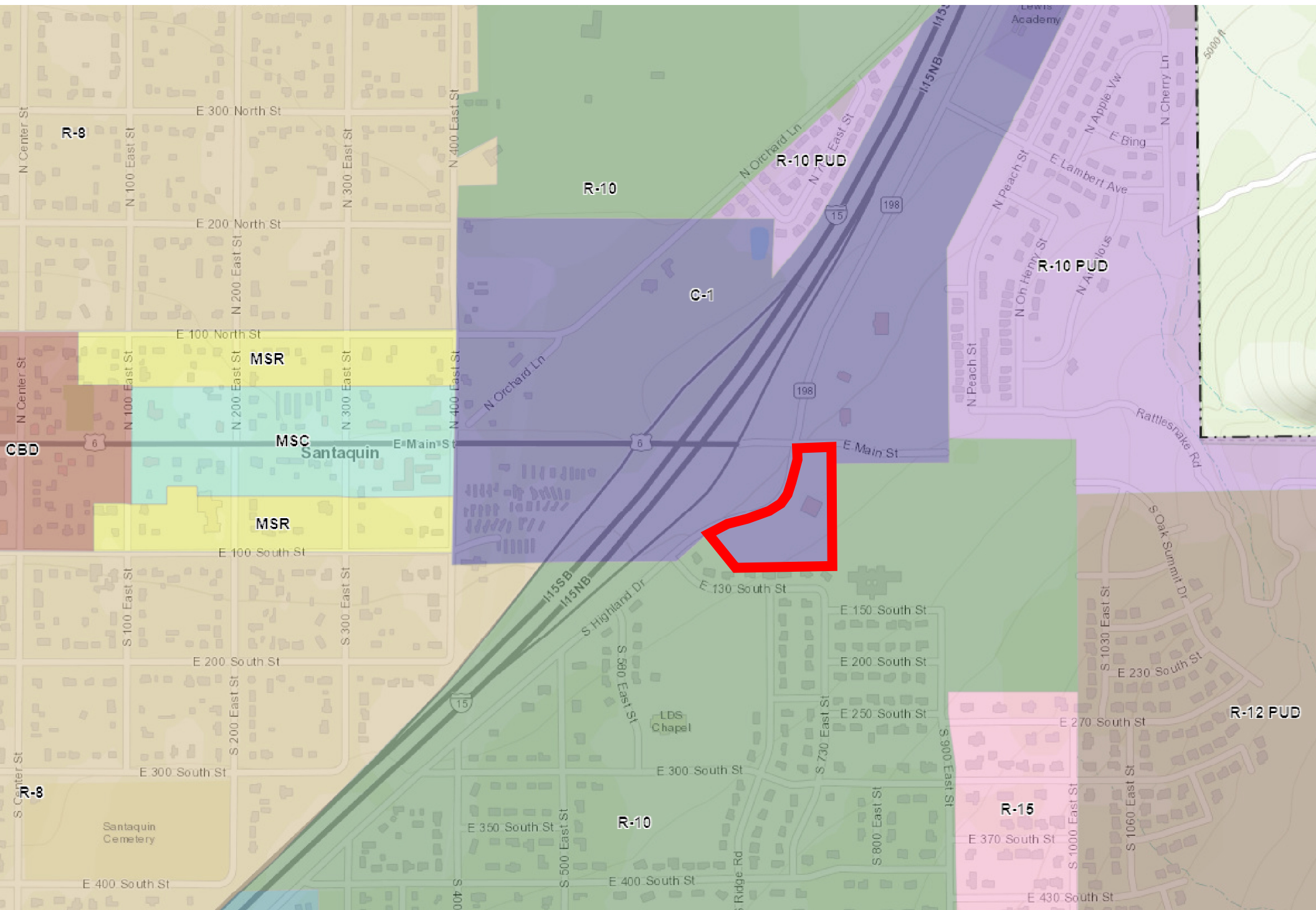
This is a concept review and the purpose of this review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

Subdivisions with three lots or less have an expedited review process. After the concept review, the developer will need to submit final subdivision plans. The final plans will be reviewed by the Development Review Committee and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority and will approve the subdivision. The subdivision has vested rights once it receives final approval by the Planning Commission.

Attachments:

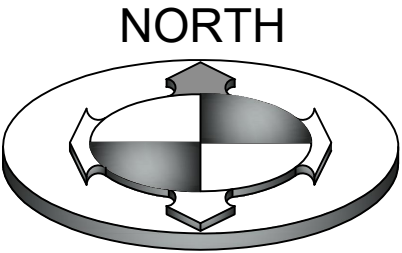
1. Zoning and Location Map
2. Concept Plan

Attachment 1: Zoning and Location Map



SUBDIVISION GENERAL NOTES:

1. REBAR & CAP SHALL BE SET AT ALL REAR LOT CORNERS AND NAIL & WASHER SHALL BE SET IN THE CURB ON THE LOT LINE EXTENDED FOR LOTS FRONTING PUBLIC ROADS UNLESS OTHERWISE NOTED HEREON.
2. 10 FOOT PUBLIC UTILITY EASEMENT (PUE) ALONG LOT LINES ABUTTING PUBLIC STREETS.
3. OCCUPANCY RESTRICTION NOTICE: IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITH THIS SUBDIVISION WITHOUT HAVING FIRST OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY PLEASANT GROVE CITY.
4. THE BUILDING ENVELOPES REFLECTED ON THIS PLAT ARE BASED ON THE ZONING REQUIREMENTS AT THE TIME OF RECORDATION. THE BUILDING ENVELOPES COULD BE MODIFIED IF A REZONE IS APPROVED.
5. SUBJECT TO EASEMENT AND CONDITIONS CONTAINED THEREIN WITH APPLGATE, LLC, GRANTOR AND THE UTAH DEPARTMENT OF TRANSPORTATION, GRANTEE FOR THE PURPOSE OF A TEMPORARY EASEMENT, DATED APRIL 4, 2008, AND RECORDED APRIL 9, 2008, AS ENTRY NO. 41913.2008.



GRAPHIC SCALE

(IN FEET)

1 inch = 40ft.

LEGEND

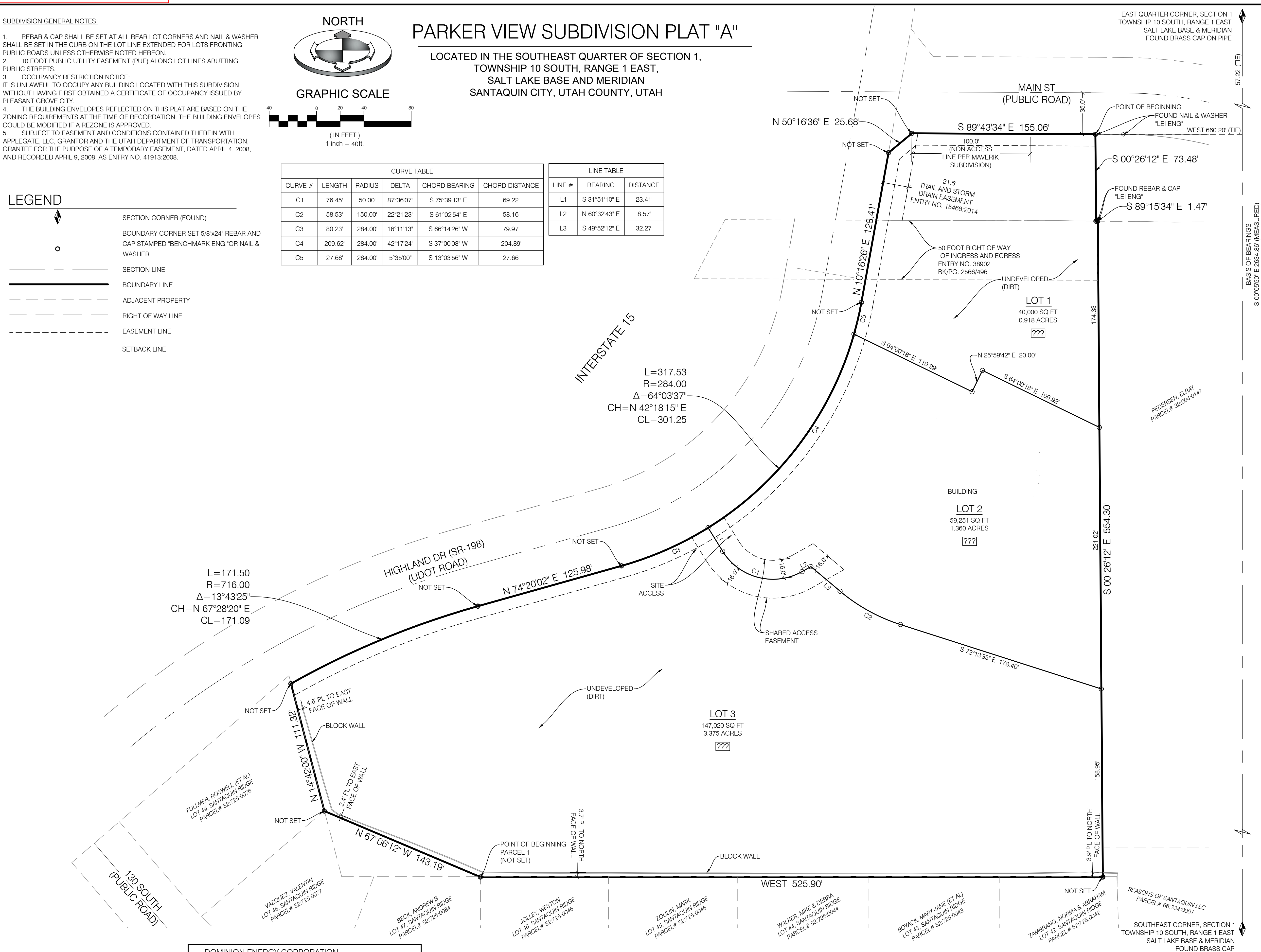
- SECTION CORNER (FOUND)
- BOUNDARY CORNER SET 5/8"x24" REBAR AND CAP STAMPED "BENCHMARK ENG." OR NAIL & WASHER
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- RIGHT OF WAY LINE
- EASEMENT LINE
- SETBACK LINE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	76.45'	50.00'	87°36'07"	S 75°39'13" E	69.22'
C2	58.53'	150.00'	22°21'23"	S 61°02'54" E	58.16'
C3	80.23'	284.00'	16°11'13"	S 66°14'26" W	79.97'
C4	209.62'	284.00'	42°17'24"	S 37°00'08" W	204.89'
C5	27.68'	284.00'	5°35'00"	S 13°03'56" W	27.66'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 31°51'10" E	23.41'
L2	N 60°32'43" E	8.57'
L3	S 49°52'12" E	32.27'

PARKER VIEW SUBDIVISION PLAT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH



DEVELOPER/OWNER
CHUCK PETERSON
55 HIGHLAND DR.
SANTAQUIN, UT
775-340-2391



DOMINION ENERGY CORPORATION

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS ____ DAY OF _____ 20 ____

DOMINION ENERGY CORPORATION

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY HAS BEEN MADE OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS HEREFTER TO BE KNOWN AS:

PARKER VIEW SUBDIVISION PLAT "A"

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET MINIMUM AREA, WIDTH AND FRONTAGE REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, CONSISTING OF THE LAND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED OCTOBER 26, 2018, AS ENTRY NO. 103025.2018 ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF MAIN STREET, SAID POINT BEING SOUTH 00°05'50" EAST 57.22 FEET ALONG THE SECTION LINE AND WEST 660.20 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 1, AND RUNNING THENCE SOUTH 00°26'12" EAST 73.48 FEET; THENCE SOUTH 89°15'34" EAST 1.47 FEET; THENCE SOUTH 00°26'12" EAST 554.30 FEET; THENCE WEST 525.90 FEET; THENCE NORTH 67°06'12" WEST 143.19 FEET; THENCE NORTH 14°42'00" WEST 111.32 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HIGHLAND DRIVE (SR-198); THENCE ALONG SAID EASTERLY LINE THE FOLLOWING (4) FOUR COURSES: 1) NORTHEASTERLY 171.50 FEET ALONG THE ARC OF A 716.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 67°28'20" EAST 171.09 FEET; 2) NORTH 74°20'02" EAST 125.98 FEET; 3) NORTHEASTERLY 317.53 FEET ALONG THE ARC OF A 284.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, CHORD BEARS NORTH 42°18'15" EAST 301.25 FEET; 4) NORTH 10°16'26" EAST 128.41 FEET TO SAID SOUTHERLY LINE OF MAIN STREET; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING (2) TWO COURSES: 1) NORTH 50°16'36" EAST 25.68 FEET; 2) SOUTH 89°43'34" EAST 155.06 FEET TO THE POINT OF BEGINNING.

CONTAINS: 246,271 SQ FT OR 5.654 ACRES, MORE OR LESS
3 LOTS

(BASIS OF BEARINGS: SOUTH 00°05'50" EAST BETWEEN THE EAST QUARTER OF SECTION 1 TOWNSHIP 10 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN AND THE SOUTHEAST QUARTER OF SAID SECTION 1 (DATUM: NAD83)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREFTER KNOWN AS PARKER VIEW SUBDIVISION PLAT "A" AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED ALSO DO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 2020.

ACKNOWLEDGMENT

State of Utah
Utah County

S.S.

ON THE ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH, THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DO EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ (DATE) COMMISSION NUMBER: _____

PRINT NAME

(SIGNED) A NOTARY PUBLIC
COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. ____.

APPROVED BY CITY MANAGER

APPROVED BY CITY ATTORNEY

CITY ENGINEER (SEE SEAL BELOW)

ATTEST:
CLERK-RECORDER (SEE SEAL BELOW)

PARKER VIEW SUBDIVISION PLAT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 10 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET 1 OF 1

SURVEYOR'S SEAL

CITY ENGINEER SEAL

CLERK-RECORDER
SEAL

UTAH COUNTY
RECORDER





**Planning Commission Meeting Minutes
Tuesday, February 11, 2020**

Planning Commission Members in Attendance: Trevor Wood, Brad Gunnell, Art Adcock, Jessica Tolman and Kody Curtis.

Other's in Attendance: City Manager Ben Reeves, Community Development Director Jason Bond, Fire Chief Ryan Lind, Derk Palfreyman, Sam Ellsworth, Stacia Cook, Susie Lofgren, Bryce Lofgren, Clay Corbin, and Kellie Corbin.

Commission Chair Wood called the meeting to order at 7:00 p.m.

Invocation / Inspirational Thought: Commissioner Adcock offered an inspirational thought.

Pledge of Allegiance: Mr. Palfreyman led the Pledge of Allegiance.

Public Forum: Commission Chair Wood opened the Public Forum at 7:03 p.m. and closed it at 7:04 p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

PUBLIC HEARING- Countryside Estates Plat E

The Planning Commission will review a preliminary plan for a proposed 3 lot subdivision located at approximately 200 E. and 820 S.

Mr. Bond explained that last year the developer Mr. Derk Palfreyman asked to subdivide this property into three lots. At that time there was a provision of City Code that stated that no more than 10 lots can be located off of one access. Because of this, Mr. Palfreyman requested an ordinance amendment. The ordinance was then amended to require a certain linear distance that homes may be located off of one access; rather than a specific number of lots that may be located on a dead end street. The amendment also states that special City Council approval is needed for development on a dead end longer than 500 feet and not exceeding 750 feet. Mr. Bond clarified that 820 South is just under 750 feet long. He added that City Council approval will also be required for right of way dedication.

Mr. Bond informed the Commission that because this subdivision only has one access, a fire apparatus turnaround is required. To meet this requirement, the developer is proposing a hammerhead turnaround between lots two and three (See Attachment 'A'). This area would be dedicated to the City and allow fire trucks and public safety vehicles the space to turnaround. At such a time as the road extends to the East, it is anticipated that the area would then be dedicated back to the lots. Mr. Bond stated that the fire department has indicated that the proposed turnaround will be sufficient for Public Safety needs.

Commission Chair Wood opened the Public Hearing at 7:09 p.m.

Sam Ellsworth asked when the current dead end road will be continued through. Mr. Bond explained that the road will be continued through if the adjacent property owner decides to. At this time, it will remain a stubbed street.

Stacia Cook stated that she lives across the street from this property. She explained that she has spoken to Kelley Robbins (the adjacent property owner) who indicated that she does not plan to extend the road through her property within her lifetime. Ms. Cook revisited the Council's decision to move forward with this development in order to widen the road and make it safer. She expressed concern with garbage trucks, public safety vehicles, etc. turning around on this stubbed street. Ms. Cook expressed that she doesn't feel that a hammerhead turnaround is safe for this street. She explained that her son has Down Syndrome, and rides a bus to school. This hammerhead turnaround causes her concern, because Nebo School buses aren't allowed to back up. Ms. Cook noted that there will be two children at the end of the street who will be required to use bus services. She asked that this is considered during development. Ms. Cook suggested that instead of the current proposal, two homes are built and a proper turnaround is installed. She stated that she talked to Fire Chief Lind who said that while the fire department will approve a hammer head turnaround, they would prefer not to back up.

Suzie Lofgren stated that she lives next to the proposed development. She explained that her main concern regarding this development is traffic. Ms. Lofgren asked if a traffic study was completed and if she can view it. She explained that currently, most of the vehicles that drive down this street turn around in the current field (where the proposed development would be located) and a hammer head turnaround would force them to back up. She expressed the need for a proper turnaround for the busses that will be picking up special needs children. Ms. Lofgren indicated that she believes that a cul-de-sac would be a better option.

Bryce Lofgren told the Commission that he is a UPS driver. He explained that UPS is very safety conscious and their number one rule is not to back up their vehicles. Mr. Lofgren stated that while a hammer head turnaround will work for emergency vehicles; it won't work for the commercial trucks that drive down this street more often. He expressed his opinion that this hammer head turnaround is not sufficient. Mr. Lofgren noted that backing accidents are the most common for UPS drivers. He believes that this proposal is creating a hazard and would force vehicles to back up. Mr. Lofgren stated that since the road won't go through for a long time, a proper turnaround is needed.

The developer, Derk Palfreyman expressed his concern with safety. He explained that the road is currently a half plus 10 road meaning half of the roadway plus 10 feet are covered in asphalt. He pointed out that this development will increase the amount of asphalt by 30 percent. Mr. Palfreyman noted that if that if vehicles are currently using the empty lot for a turnaround it's not legal. He stated that the extended asphalt will provide enough roadway for standard cars to turnaround on. Mr. Palfreyman expressed his opinion, that while this is not an ideal situation it is better than the existing alternative. Regarding the concerns of school buses turning around, he

asked how they are currently turning around on the half plus 10 road. Mr. Palfreyman expressed his belief that this development is adding to the safety, rather than taking away from it.

Stacia Cook asked Mr. Palfreyman if he owns the property. Mr. Palfreyman stated that he is under contract to buy the property, pending approval.

Commission Chair Wood closed the Public Hearing at 7:26 p.m.

Commissioner Wood informed those in attendance that this is an administrative decision, meaning that a decision will be made on whether or not the proposal meets code. The proposal will then move forward to the City Council. Commissioner Adcock asked what the depth of the hammer head turnaround is. Commissioner Gunnell answered that the hammer head turnaround is 35 feet deep. Commissioner Wood asked how the developer could provide a turnaround that wouldn't require backing up. Mr. Bond explained that a hammer head turnaround is the easiest option for the developer, as a bulb turnaround would take up the majority of lot 3 and make it not buildable.

Mr. Reeves noted that while this is a betterment to the current road width and will provide a turnaround; the main issue is the current situation of the road and its original approval. Mr. Bond noted that the current small bulb (located in the middle of the street) wasn't put in as an approved turnaround. Commissioner Curtis asked how the school buses are currently turning around on the road. Ms. Cook explained that currently her son's bus is small enough that it can use the existing half bulb. However, a larger bus will have to stop at the end of the street and she will have to walk her son there. Ms. Cook expressed the difficulty of walking her son to the end of the street while having young children at home. Commissioner Curtis pointed out that the larger bus won't be able to come down the road with the current configuration either.

Commissioner Gunnell asked that code is considered and looked at to prevent this type of access issue in the future. He noted that he doesn't believe it is the developers responsibility to provide all of the improvements, when the issue is already existing without his development. Mr. Reeves noted that code regarding stubbed streets and turnarounds should be revisited to prevent similar issues in the future.

Ms. Stacia Cook stated that Mr. Palfreyman doesn't own the property yet, so the Planning Commission shouldn't base their approval off of that. Commissioner Wood stated that it is the Planning Commission's job to look at the existing proposal and determine whether or not it meets code, regardless of who the property owner is.

Commissioner Curtis pointed out that the current proposal doesn't show accurate lot sizes. Mr. Bond noted it and stated that he will include this as a redline to be addressed. Commissioner Tolman indicated that while she doesn't like this proposal, it meets City Code.

Motion: Commissioner Tolman motioned to forward a positive recommendation for the approval of the Countryside Estates Plat E subdivision; with the condition that all Planning, Zoning and Engineering redlines be addressed. Commissioner Gunnell seconded.

Roll Call:

Commissioner Tolman	Aye
Commissioner Curtis	Aye
Commissioner Adcock	Aye
Commissioner Gunnell	Aye
Commissioner Wood	Aye

The motion passed 5 to 0 in the affirmative.

PLANNING COMMISSION BUSINESS

Approval of minutes from:
January 28, 2020

Motion: Commissioner Adcock motioned to approve the minutes from January 28, 2020. Commissioner Tolman seconded. The vote was unanimous in the affirmative.

Commissioner Curtis asked how the density for the proposed Summit Ridge Townhomes can be reduced. Mr. Reeves explained that the approved density for Summit Ridge was spelled out in the development agreement. Mr. Bond clarified that the development agreement allows a 2600-unit allotment in Summit Ridge. He clarified that any amendment to the development agreement would require support from both the land owner and the City.

Commissioner Gunnell asked for an update for the Ercanbrack rezone and development agreement. Mr. Reeves stated that they are currently working on the zone proposal and in negotiations for the development agreement.

Commissioner Tolman asked how impact fees are reimbursed and divided. Mr. Reeves explained that every impact fee is individual and applied in one lumped sum.

Commissioner Wood asked if the Ercanbrack rezone and development agreement will be done concurrently or separately. Mr. Reeves indicated that it will be done concurrently.

ADJOURNMENT

Commissioner Curtis motioned to adjourn at 7:54 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder