



**Planning Commission Meeting Minutes  
Tuesday, June 23, 2020**

**Planning Commission Members in Attendance:** Trevor Wood (participating via zoom), Art Adcock, Kylie Lance, Brad Gunnell, and Kyle Francom (participating via zoom).

**Other's in Attendance:** Community Development Director Jason Bond, Assistant City Manager Norm Beagley, and City Council Member Betsy Montoya (participating via zoom).

Commission Chair Wood called the meeting to order at 7:07 p.m.

**Invocation / Inspirational Thought:** Commissioner Adcock shared an inspirational thought.

**Pledge of Allegiance:** Mr. Bond let the Pledge of Allegiance.

**Public Forum:** Commission Chair Wood opened the public forum at 7:09 p.m. and closed it at 7:09 p.m.

**PUBLIC HEARING- Main Street Business District Architectural Requirements**

*The Planning Commission will review a proposed amendment to the architectural requirements for multi-family developments in the Main Street Business District zone; which would allow masonry siding as an appropriate primary exterior material.*

Mr. Bond explained the proposed amendment which would allow masonry siding as an approved primary exterior material. He reviewed the new proposed language (See Attachment 'A'). Mr. Bond clarified that the proposed amendment would allow for 75% of the primary material to be hardy board, while requiring the use of at least one other approved primary material.

Commission Chair Wood opened the Public Hearing at 7:14 p.m. There were no comments received regarding this agenda item and no one in attendance. Commission Chair Wood closed the Public Hearing at 7:14 p.m.

Commissioner Gunnell asked about the maintenance required for masonry siding. He noted that the currently approved primary materials don't require much maintenance. Commissioner Lance stated that she likes the thought of diversifying the approved materials. However, she explained that masonry siding needs to be painted roughly every ten years.

Commissioner Adcock expressed his thoughts that this amendment is lowering the standards for the zone and in turn doing a disservice to existing buildings. He indicated that if this amendment passes, he would like to see a smaller percentage of masonry siding allowed.

Commissioner Francom noted that there are hardy board look alike materials that are made out of wood fiber, and are lower quality. He stated that the high quality concrete version can be ordered in different colors. Commissioner Wood asked if there is a process in place to determine that the high quality product is being used. Mr. Bond explained that this would be reviewed through the Architectural Review Committee (ARC).

Commissioner Lance asked if many developers have requested to use of hardy board within the MSBD zone. Mr. Bond answered that it has been inquired about often as it is a current trend. Commissioner Lance pointed out that masonry siding meets the agrarian intent of the ordinance. Mr. Bond explained that the intent of this amendment is to allow more flexibility and diversity in architectural design. Commissioner Wood stated that he thinks masonry siding looks nice, and that trends are moving in that direction.

Commissioner Adcock asked the Commissioners what they think about reducing the percentage of masonry siding to 50%. Commissioner Lance explained that the farmhouse look can't be reached unless it is at least 75% of the primary material. Mr. Bond noted that all materials require a form of maintenance and code instead focuses on the appearance of the materials. He gave the example of corrugated metal which has longevity, but doesn't provide the desired look in order to meet code.

**Motion:** Commissioner Lance motioned to forward a positive recommendation to the City Council that the Main Street Business Districts architectural requirements be updated to incorporate the language as presented; with 75% of each elevation of the building being allowed to have masonry siding as an approved material. Commissioner Gunnell seconded.

Roll Call:

Commissioner Francom	Aye
Commissioner Lance	Aye
Commissioner Gunnell	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The vote passed 5 to 0.

### **The Hills at Summit Ridge Phasing Plan Update**

*The Planning Commission will review an updated phasing plan for the Hills at Summit Ridge development located southwest of Summit Ridge Parkway.*

Mr. Bond reported that the developer is trying to adjust the phasing plan to provide better connectivity and change the phasing of the development. He explained that this update is coming before the Planning Commission and then the Council because, the applicant is proposing a major change, the addition of a new road. Mr. Bond pointed out the new road shown between phases C and D3 (See Attachment 'B').

PLANNING COMMISSION MEETING

TUESDAY June 23, 2020

PAGE 3 OF 4

Commissioner Wood asked if the addition of the road eliminated any lots in the development. Mr. Bond confirmed that the new road will result in a slight reduction in the number of lots. Commissioner Adcock stated that he likes the connectivity that the new phasing plan provides. Commissioner Lance stated that this change is an improvement. Commissioner Francom indicated that anytime the flow of traffic is improved it's a good thing. Commissioner Wood indicated that he is in favor of the change as well.

**Motion:** Commissioner Gunnell motioned to forward a positive recommendation to the City Council to accept the updated phasing plan for the Hills at Summit Ridge Development. Commissioner Lance seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Adcock	Aye
Commissioner Gunnell	Aye
Commissioner Lance	Aye
Commissioner Francom	Aye

The vote passed 5 to 0.

**Discussion on proposed changes to the Main Street Residential zone**

*The Planning Commission will discuss a proposed idea to modify the Main Street Residential zone in preparation for a public hearing.*

Mr. Bond explained that since so many Commissioners are absent, it is proposed that agenda items C and D be tabled.

**Motion:** Commissioner Francom motioned to table the discussion on agenda item 6C. Commissioner Lance seconded.

Roll Call:

Commissioner Francom	Aye
Commissioner Lance	Aye
Commissioner Gunnell	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The vote passed 5 to 0.

Unanimous.

**Discussion on the General Plan**

*The Planning Commission will discuss ideas for the upcoming update to the General Plan.*

**Motion:** Commissioner Francom motioned to table agenda item 6D. Commissioner Gunnell seconded.

Roll Call:

Commissioner Francom	Aye
Commissioner Lance	Aye

Commissioner Gunnell           Aye  
Commissioner Adcock        Aye  
Commissioner Wood          Aye  
The vote passed 5 to 0.  
Unanimous.

**PLANNING COMMISSION BUSINESS**

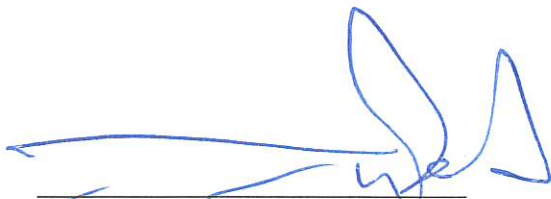
Approval of minutes from  
June 9, 2020

**Motion:** Commissioner Adcock motioned to approve the minutes from June 9<sup>th</sup> 2020.  
Commissioner Lance seconded. The vote was unanimous in the affirmative.

Mr. Bond reminded the commissioners of the training next Monday evening at 6:30 p.m.

**ADJOURNMENT**

Commissioner Gunnell motioned to adjourn at 7:44 p.m.



Trevor Wood, Commission Chair



Kira Petersen, Deputy Recorder

## **ORDINANCE NO. DRAFT**

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW CONCRETE SIDING PRODUCTS AS A PRIMARY EXTERIOR FINISH IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.**

**WHEREAS**, the City of Santaquin is a fourth class city of the state of Utah; and

**WHEREAS**, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

**WHEREAS**, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

**WHEREAS**, the City Council desires to amend Santaquin City Code Title 10 Chapter 15 to require landscaping in the front and side yards of every new residential dwelling; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on June 23, 2020, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

**WHEREAS**, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Santaquin City, State of Utah, as follows:

### **Section I. Amendments**

**Title 10 Chapter 7 Section 9E is amended as follows:** (underlined text is added, stricken text is deleted)

#### **E. Building Materials:**

##### **1. Primary Exterior Materials:**

- a. Primary exterior finish materials shall make up at least the percentages of building elevations shown in the table below, after the transparent area, defined in this article, is deducted:

Building Area/Elevations	CBD	MSC	MSR
Single-family main floor facing a public street	n/a	n/a	50%
Single-family upper floors facing a public street	n/a	n/a	30%
Multi-family main floor	n/a	100%	100%
Multi-family upper floors	n/a	30%	30%
Commercial single-story buildings	n/a	50%	50%
Ground floor of a mixed use or commercial multi-story building	80%	80%	80%
Upper floors of a mixed use or commercial building visible from public rights-of-way	50%	30%	30%
Upper floors of a mixed use or commercial building not visible from public rights-of-way	30%	30%	30%

b. Primary exterior finish materials shall be low reflectance, have natural textures, and utilize natural earth tone colors. Examples of permitted materials include: brick, stone, natural split faced block, or cut stone. The use of all glass exterior, smooth faced concrete block, prefabricated steel panels, corrugated metal, [and EIFS \(stucco\)](#) ~~and masonry siding~~ shall be prohibited as primary building materials. Nonmasonry siding is prohibited.

[c. Concrete siding products \(i.e. hardie board\) is considered a primary exterior finish but can only cover 75% of each elevation and must be accompanied by at least one other primary exterior finish.](#)

2. Secondary Materials And Trim Materials: Secondary materials and trim materials shall complement the primary materials in texture and scale and provide enough contrast to be visible. EIFS materials may only be utilized for accents.
3. Accessory Structures: Accessory structures, such as gasoline pump canopies, utilities (gas, electric), trash enclosures and other accessory structures shall use the same architectural elements and types of materials and colors as the primary structure.
4. Material Colors: Material colors should consist of earth tones, e.g., muted shades of red or brown. The use of high intensity colors, primary colors, metallic colors, black or fluorescent colors is not permitted for primary exterior materials. Secondary materials and trim materials shall complement the primary material colors.
5. Wrapping: Where the two (2) sides of an extruding corner element are visible, materials and design elements shall wrap the visible corner and may only terminate at an interior corner location or the terminus of the visible wall plane.

## **Section II. Severability**

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such

judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

**Section III. Contrary Provisions Repealed**

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

**Section IV. Codification, Inclusion in the Code, and Scrivener's Errors**

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

**Section V. Posting and Effective Date**

This ordinance shall become effective at 5:00 p.m. on Wednesday, July 8<sup>th</sup>, 2020. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 7<sup>th</sup> day of July 2020.

\_\_\_\_\_  
Kirk Hunsaker, Mayor

Councilmember Nick Miller	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jennifer Bowman	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

\_\_\_\_\_  
K. Aaron Shirley, City Recorder

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 7<sup>th</sup> day of July, 2020, entitled

**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW CONCRETE SIDING PRODUCTS AS A PRIMARY EXTERIOR FINISH IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 7<sup>th</sup> day of July, 2020.

\_\_\_\_\_  
K. AARON SHIRLEY  
Santaquin City Recorder

(SEAL)



AFFIDAVIT OF POSTING

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 7<sup>th</sup> day of July, 2020.

The three places are as follows:

1.     Zions Bank
2.     Post Office
3.     City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

\_\_\_\_\_  
K. AARON SHIRLEY  
Santaquin City Recorder

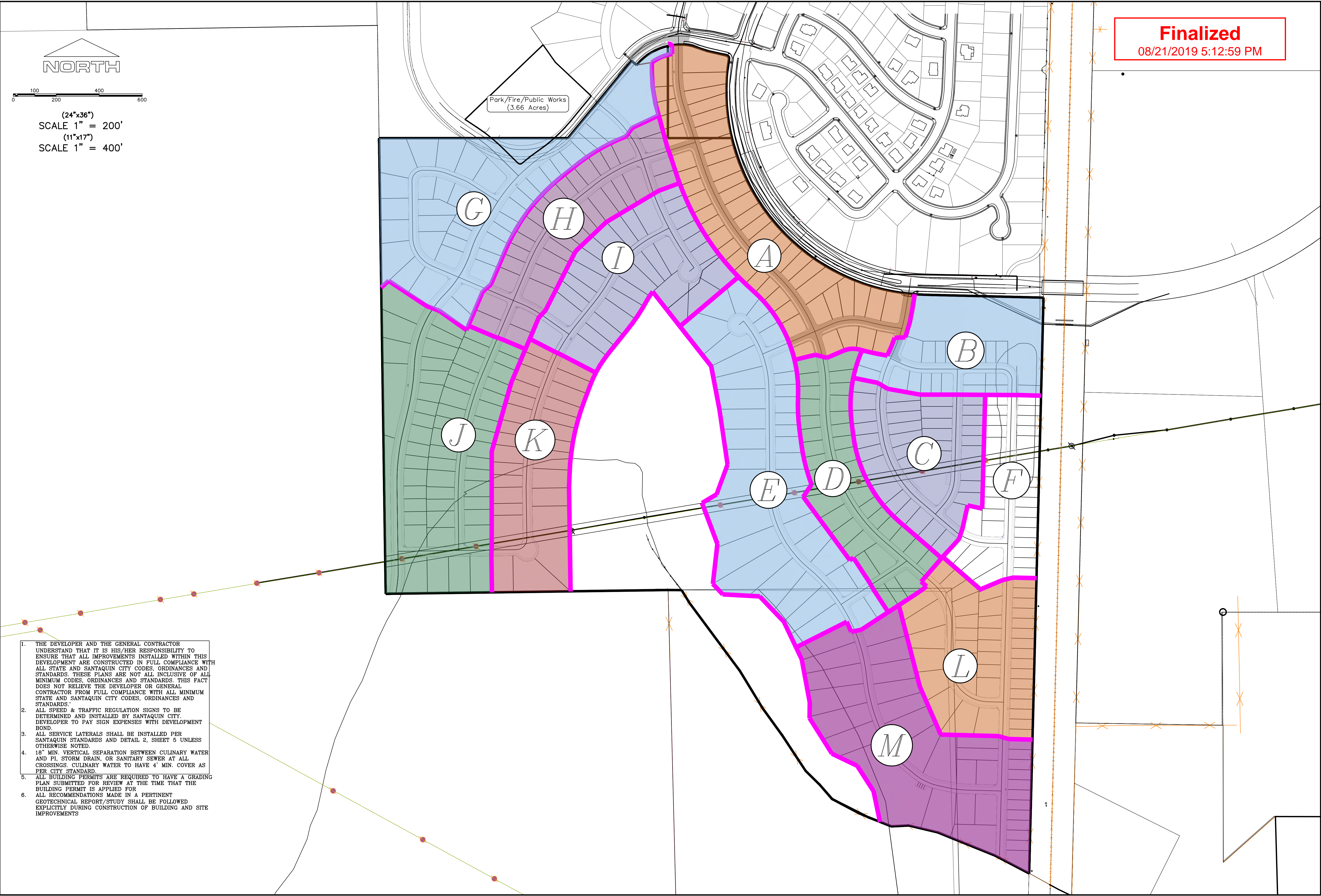
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by K. AARON SHIRLEY.

\_\_\_\_\_  
Notary Public



ATTACHMENT 1: APPROVED PHASING PLAN

Planning Commission  
6-23-2020  
Attachment 'B'



Engineering & Surveying  
region  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

**THE HILLS @ SUMMIT RIDGE  
PHASE 'A'**  
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

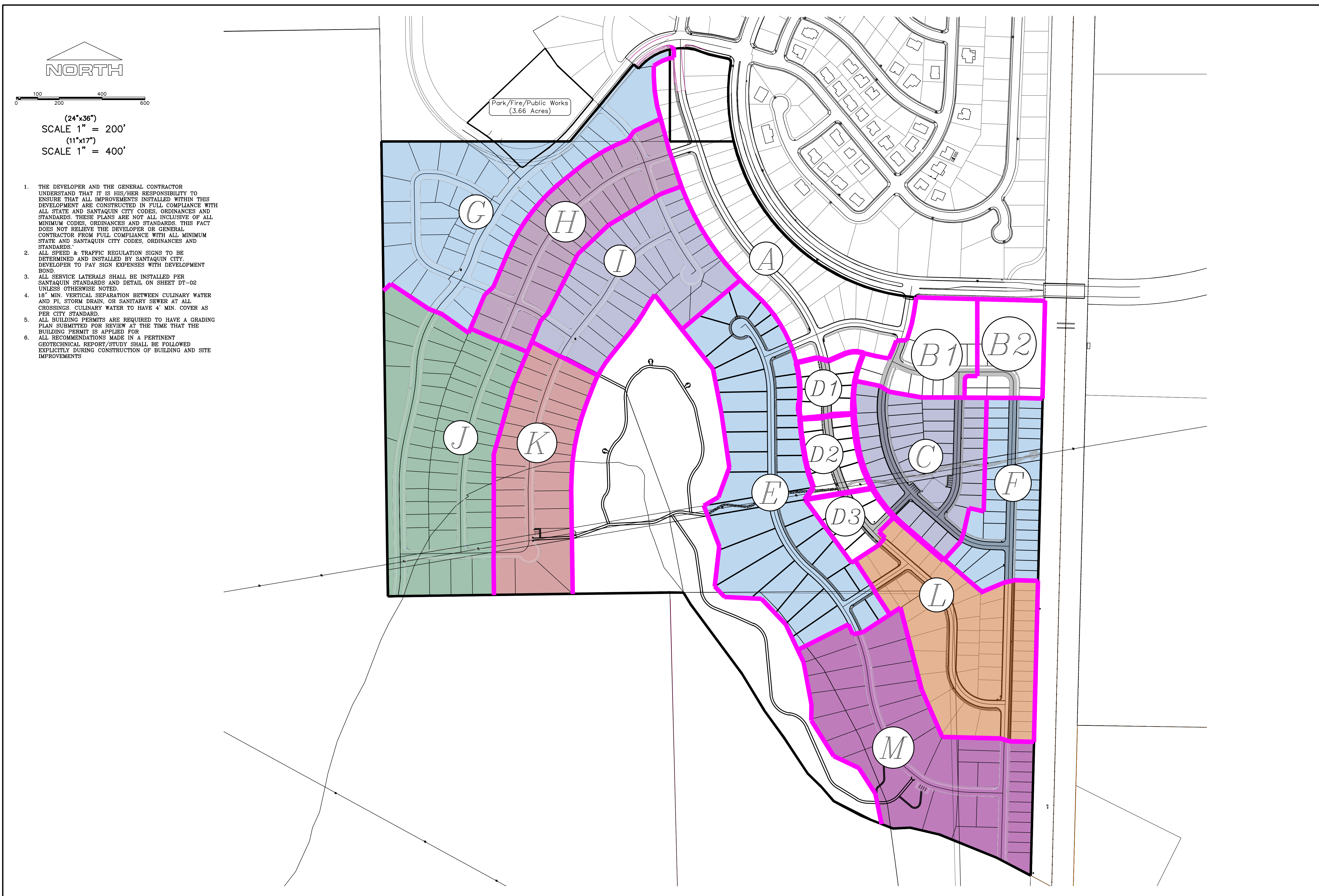
DATE: 8.6.2019	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
PHASE PLAN

SHEET:  
PH-01



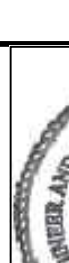

## ATTACHMENT 2: PROPOSED PHASING PLAN



C:\USERS\SHERRING\DROPBOX\2 REGION PROJECTS\1 REGION ENGINEERING PROJECTS\0 PROJECTS\2018\2018\_016 SUMMIT RIDGE\2 SHEET FILES\PHASE D\PH-D

**region** *Engineering & Surveying*

1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
[regiondesignsllc.com](http://regiondesignsllc.com)



2025-07-19

***THE HILLS @ SUMMIT RIDGE  
PHASE 'D1 + D2'***  
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

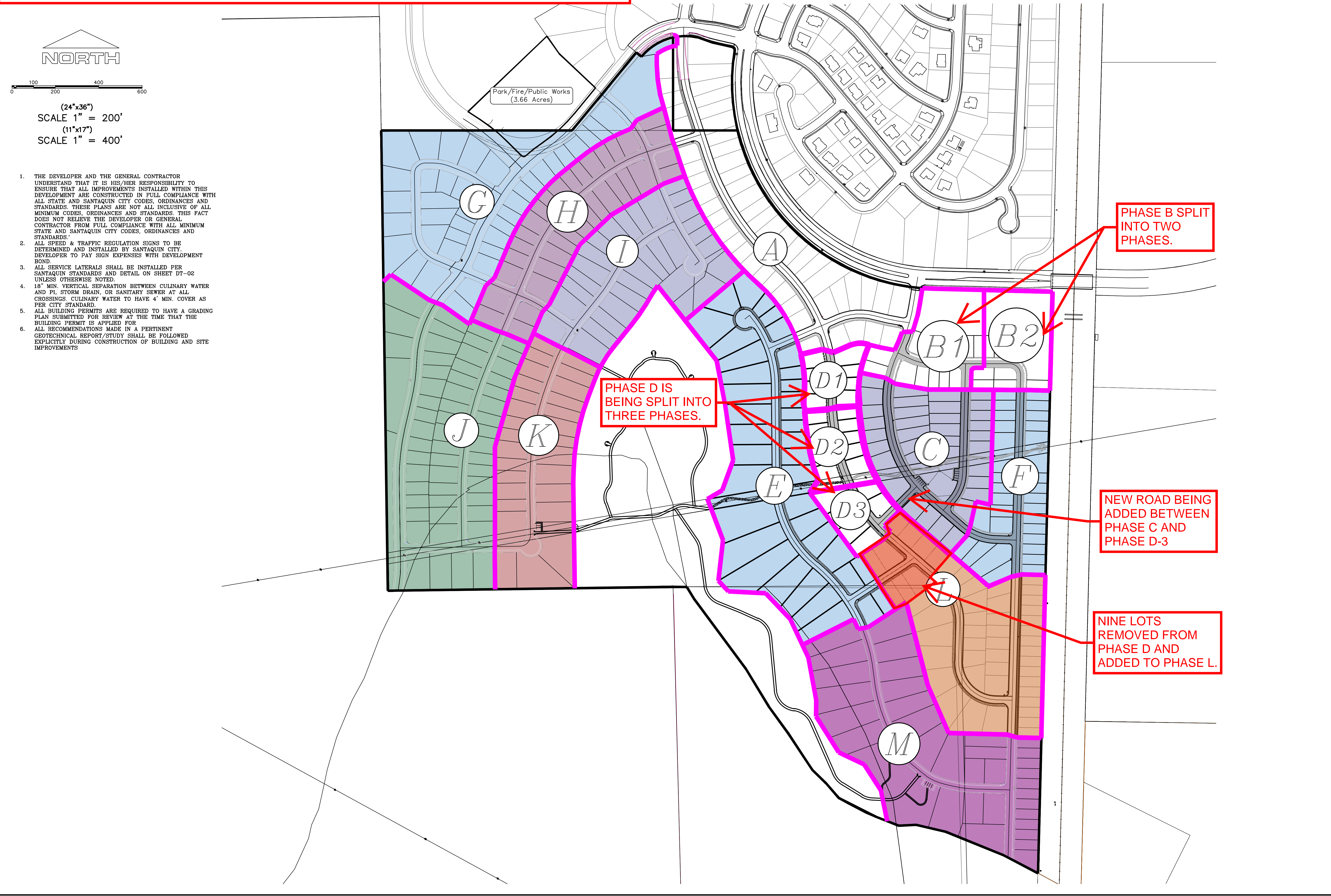
DATE: 6.10.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:  
PHASE PLAN

SHEET:  
PH-01



# ATTACHMENT 3: PROPOSED CHANGES TO THE PHASING PLAN



region  
Engineering  
& Surveying

1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com

**THE HILLS @ SUMMIT RIDGE**  
**PHASE 'D1 + D2'**  
LOCATED IN PORTIONS OF SECTION 12 AND 13,  
TOWNSHIP 6 SOUTH  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE: 6.10.2020	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:

PHASE PLAN

SHEET:

PH-01