



**Planning Commission Meeting Minutes
Tuesday, March 10, 2020**

Planning Commission Members: Trevor Wood, Art Adcock, Michelle Sperry, Kylie Lance, Jessica Tolman and Kody Curtis.

Other's in Attendance: City Manager Ben Reeves, Community Development Director Jason Bond, City Engineer Norm Beagley, Dennis Brandon, Kathy Brandon, Phil Rowley, Tod Rowley, Jace Rowley, Jerry Foster, Kari Foster, Trent Mehlhoff, Milo Keele, John Dester, Shanna Stilson, Jason Dumond, Daniel Stokes, Chris Olsen, and Kevin Olson.

Commission Chair Wood opened the meeting at 7:00 p.m.

Invocation / Inspirational Thought: Commissioner Adcock offered an invocation.

Pledge of Allegiance: Commissioner Curtis led the Pledge of Allegiance.

Public Forum: Commission Chair Wood opened the public forum at 7:02 p.m. and closed it at 7:02 p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

PUBLIC HEARING- Mehlhoff Property Rezone

The Planning Commission will review a proposed rezone of approximately 35.39 acres from the Commercial (C-1) zone to the Residential R-10 Planned Unit Development (R-10 PUD) zone, located at approximately 300 W. and 1000 S.

Mr. Bond announced that the Georgetown development has submitted a request to rezone the property located at 300 W. and 1000 S. from the C-1 Commercial zone, to the residential R-10 PUD. He clarified that a rezone is a legislative action, meaning that the Planning Commission will make a recommendation; the City Council will then consider the comments and either grant or deny approval for the rezone.

John Dester of Georgetown Development presented their proposal for this property (See Attachment 'A'). He explained that it is their priority to ensure that the project looks good and expressed his commitment to providing nice architecture. Mr. Dester expressed his desire to include 10 parks in this development. He explained that they would like to rezone the middle 35 acres to R-10 Residential; while leaving 17.5 acres of commercial frontage along the road. Mr. Dester clarified that their proposal would include single family detached homes as well as townhomes.

Mr. Dester explained that he is providing the details of the proposed development to describe why he believes the property should be rezoned. He noted that every home they build has its own private

fenced yard, regardless of the size. Mr. Dester informed the Commission that there are 712 parking stalls proposed for this development. With 178 units total, that would provide roughly 4 parking stalls per unit.

Commission Chair Wood opened the Public Hearing at 7:25 p.m.

Jace Rowley spoke representing Rowley's South Ridge Farms. He indicated that their farm neighbors this property, and they oppose this zoning change. Mr. Rowley explained that they are opposed, because of the exit 242 vision for commercial businesses. He expressed their belief that this proposal contrasts with the City's vision for the area. Mr. Rowley expressed that having a high density of residents located near a farm isn't a good idea. He explained that they need to guarantee that nobody is trespassing in their orchards.

Chris Olsen explained that he is partners with Trent Mehlhoff with the property. He explained that he has worked with Georgetown before and he believes that they offer quality product that enhances the community.

Shanna Stilson stated that she thinks the project looks nice, but she is against a zone change. She shared her belief that the City needs to maintain its existing Commercial zones. Ms. Stilson also expressed that she wouldn't like to see the Rowley's Farm negatively impacted by high density housing being developed next to it.

Commission Chair Wood closed the Public Hearing at 7:29 p.m.

Mr. Trent Mehlhoff (the property owner) expressed his belief that his entire property won't be able to be utilized for commercial business. Specifically, the area in the middle that is far from the right of way. Mr. Mehlhoff explained that he would like to bring his business to the commercial area off of the frontage. He clarified that he owns an RV dealership and moving it to Santaquin will increase the tax base of the City. Mr. Mehlhoff noted that he is a local and would like to remain active in the community.

Commissioner Tolman asked Mr. Mehlhoff if he will still bring his commercial business here if the rezone isn't granted. Mr. Mehlhoff answered that he is unsure. Commissioner Wood asked him if he has specific plans for the other commercial lots. Mr. Mehlhoff stated that there is another RV dealership that would move onto another lot, and the other three commercial lots would be for sale. Commissioner Curtis asked Mr. Dester if he believes he will be able to sell his town homes, when D.R. Horton is building over 400 to the South of his proposed project. Mr. Dester answered that he isn't worried, and explained that they build and design their projects in such a way that they don't have difficulty selling them.

Commissioner Lance asked Mr. Dester if he would be willing to provide a buffer on the North side of the property for the Rowley's farm. Mr. Dester explained that there is an existing dirt road where a solid fence would be installed between the homes and the agricultural area. Commissioner Lance

asked if he would consider building ramblers for a 55 and older targeted community. Mr. Dester explained that they offer rambler style homes but they don't like restricting a community based off of age.

Commissioner Curtis asked City Staff about the Cities plan for exit 242 and how this proposal would impact it. Mr. Bond clarified that the vision for exit 242 is not yet a plan. He explained that the City recognizes the innovative agricultural businesses currently located in this area. Mr. Bond stated that Staff feels that this is a good central location for agritourism. He explained that the City is currently working with USU students to create a vision for the area and make it ready for economic development. Commissioner Curtis asked if he believes this proposal would help or hinder that vision. Mr. Bond stated that it is hard to determine what this development would bring to the area. He clarified that Staff is indifferent on this rezone as it is a legislative decision.

Commissioner Wood noted that the operators of the gravel pit to the South expressed that a high density residential development isn't a good idea next to an industrial operation. Mr. Dester expressed his belief that this proposal is low density compared to true high density. Commissioner Wood maintained that the concern remains with any residential development being located next to industrial. Mr. Dester shared his proposal to provide a fence between the homes and the gravel pit. Mr. Mehlhoff explained that there is a proposed 8-acre buffer between the gravel pit and the proposed development. Mr. Bond clarified that should this rezone and development be approved; it would be located in an agricultural protection area, which would be noted on the plat.

Commissioner Tolman asked the Rowley's if a solely commercial proposal would still impact their farm. Mr. Tod Rowley answered that any development would affect them, but residential would affect them more.

Commissioner Gunnell wasn't in attendance, but provided his thoughts via email to be read by Commissioner Adcock (See Attachment 'B'): Commissioner Gunnell expressed that he wouldn't recommend this rezone to the City Council as the City needs more commercial development. He also believes that a development agreement should be made prior to a rezone taking place. Commissioner Gunnell expressed that this proposal conflicts with the vision 242 for this area.

Commissioner Adcock agreed with Commissioner Gunnell's thoughts that this proposal doesn't fit in with the exit 242 vision. He expressed his feelings that this project should not be located in the proposed area. He noted that he believes the project looks high quality, and he would like to see it in another area.

Commissioner Wood referred to Commissioner Gunnell's comment that a rezone wouldn't hold the land owner to a specific plan, if a development agreement isn't in place. Mr. Reeves clarified that a PUD designation (which would be required for the proposed density) isn't implemented prior to a development agreement being made. Mr. Bond explained that a development agreement could be done concurrently with a rezone if that was the direction provided. Commissioner Wood

expressed hesitation with rezoning an area before the vision of exit 242 is completed. He also recognized the importance of individual property rights.

Commissioner Lance expressed that she likes the proposed development, but noted her hesitation to rezone commercial property in favor of residential. She pointed out that this development would be located near an interchange, which has been a desire for high density housing in the past. Commissioner Curtis pointed out that providing residential housing near interchanges is part of the public transportation route. He also explained that as a business owner himself, he doesn't see this entire property being utilized for commercial uses. Commissioner Tolman countered that this property could become a large commercial development. Commissioner Lance reminded the Commission that rooftops are needed to justify commercial development. Commissioner Sperry expressed her support of this project and thinks it is needed in the City.

Motion: Commissioner Lance motioned to table the Mehlhoff Property rezone until the next Planning Commission Meeting. Commissioner Curtis seconded.

Roll Call:

Commissioner Tolman:	Aye
Commissioner Curtis:	Aye
Commissioner Lance:	Aye
Commissioner Sperry:	Aye
Commissioner Adcock:	Nay
Commissioner Wood:	Aye

The motion passed 5 votes to 1.

PUBLIC HEARING- Orchard Hills Extension Concept Plan

The Planning Commission will review a proposed addition of 20 additional Townhome units and 6 small commercial spaces in the Orchard Hills Townhome subdivision located at approximately 120 E. and Highland Drive.

Mr. Bond explained that this proposed development would be an extension of the Orchard Hills townhomes towards the West to Highland Drive (See Attachment 'C'). He stated that townhomes 8-13 would include a commercial element on the main floor and front Highland Drive. Mr. Bond clarified that this project is at concept stage and no action will be taken tonight.

Mr. Kevin Olson the applicant for this proposal, explained that he is proposing to extend his current townhome subdivision from the current 17 units to a total of 28. He clarified that the units fronting the street would include commercial uses called a live/work space. Mr. Olson explained that each unit would include a two car garage. He noted that the current park area would triple in size and additional amenities would be provided. Mr. Olson stated that his units sell as soon as they go up. He explained that the proposed commercial space would usually be used by the owner of the attached townhome.

Mr. Bond referred to an existing development that is similar in Pleasant Grove. Commissioner Curtis stated that he has a friend that lives in the development, and most of the business fronts are

vacant. He also noted that there is a large parking issue in that development. Mr. Olson pointed out the extra parking he has proposed for his development. Commissioner Curtis suggested that there may be issues with the garages all facing each other. Mr. Bond explained that there has been discussion regarding the minimum road width for fire code in DRC meetings.

Mr. Olson explained that he initially wanted to carry over storage units to this area, but after meeting with Staff, he feels that this is a better concept. Mr. Bond stated that the current zoning of Mr. Olson's property is RC Residential Commercial; the intent of this zone is to provide a mixture of residential and commercial development, but storage units are currently permitted.

Commission Chair Wood opened the Public Hearing at 8:24 p.m.

Jason Dumond stated that he lives near this area and asked if 120 E. could be delineated as a no parking area, specifically because it is a school bus route. Mr. Dumond stated that the product looks nice, and he is in favor of a live/work area rather than commercial businesses.

Dennis Brandon stated that he feels that the no parking zone along part of his property is impeding his property rights. He explained that when he purchased his property where he has existing storage units it was zoned Commercially. Mr. Brandon expressed his frustration that his property has been rezoned as RC, not per his request. He expressed his frustration with residential development being in such close proximity with his land. Mr. Brandon asked that he is provided access to the property along Highland Drive.

Commission Chair Wood closed the Public Hearing at 8:32 p.m.

Mr. Bond explained that access for Mr. Brandon's property would be determined if and when his property is developed.

Mr. Olson stated that he and his partner have had preliminary discussions with Mr. Brandon regarding purchasing his property. If they were to purchase it, they would like to build small single family homes.

Commissioner Tolman indicated that she likes this proposal. Commissioner Curtis stated that he thinks that they are proposing too many units, and he would like to see wider streets for snow removal and public safety. Commissioner Wood expressed that he likes the idea and thinks it's unique.

Mr. Bond mentioned that Mr. Olson has proposed to remove the existing billboard at the frontage of the property if this proposal moves forward.

Commissioner Curtis asked if 120 E. could become a no parking zone. Mr. Reeves explained that the DRC is now the deciding body for any traffic related request. Commissioner Curtis asked Mr. Olson if he will be fencing off his development from Mr. Brandon's property. Mr. Olson confirmed that he plans provide a fence in between the properties.

Ellsworth Twin Home Final Review Plan

A preliminary/final review of a proposed twin home located at approximately 290 S. and 200 E.

Mr. Bond explained that the Planning Commission is the land use authority on this project, because it is only 2 units. He noted that the developer has requested a deferral agreement with the City Council for the curb, gutter and infrastructure. Mr. Bond reported that the Council recently approved a deferral agreement for this property. He added that they have also received approval of their architecture from the ARC.

Braden Ellsworth expressed his intent to make the area nicer and provide a vinyl fencing between each unit and the property owner to the West.

He expressed his advice regarding the Mehlhoff property rezone. He stated that he is part of a farming family and asked that the City doesn't make it harder for farmers than it already is. Mr. Ellsworth asked that the City consider protecting farming.

Motion: Commissioner Lance motioned to grant final approval for the Ellsworth Twin Home. Commissioner Sperry seconded.

Roll Call:

Commissioner Tolman: Aye

Commissioner Curtis: Aye

Commissioner Lance: Aye

Commissioner Sperry: Aye

Commissioner Adcock: Aye

Commissioner Wood: Aye

The motion passed unanimously 6 to 0.

Discussion Item- Landscaping Requirements

The Planning Commission will discuss an idea to implement City wide landscaping requirements.

Commissioner Adcock recalled that in previous discussions it was determined that this requirement would affect a minimal amount of properties and home owners. Mr. Bond clarified that this is because a majority of the new homes that are being built, are under a PUD or HOA. Commissioner Adcock noted that he isn't in favor of further government regulation and doesn't believe this discussion should be taken further. Commissioner Curtis expressed that he feels the opposite, and thinks that this requirement should be implemented especially if it won't affect many new builds. Commissioner Lance agreed with Commissioner Curtis.

Commissioner Wood Reiterated Commissioner Gunnell's idea from last meeting of providing an incentive for residents who install their landscaping. Commissioner Lance expressed her surprise that this isn't already a City wide requirement. Commissioner Sperry stated that she thinks a that landscaping requirement should be implemented. Mr. Reeves expressed concern regarding an

incentive affecting City revenue. He suggested making the requirement flexible regarding the time line, or bond etc.

Daniel Stokes addressed the Commission and asked if this has been brought up due to complaints. Mr. Bond explained that this was an idea of one of the Council Members. He noted benefits such as no erosion, dust issues, etc. that are good reasons to have this requirement. Mr. Stokes suggested that this is put out to the public to get their opinions on the matter. Mr. Bond clarified that this would only affect new construction.

Commissioner Wood suggested that front yard landscaping be required up front, prior to a C of O being issued. He noted concern regarding landscaping bonds. Commissioner Tolman agreed with Commissioner Adcock, and stated that she doesn't believe this is a need or an issue. Mr. Reeves suggested that the Planning Commission expand their vision towards the long term for of the core area of town. Commissioner Sperry indicated that she doesn't feel that raised standards are an issue, and she is in favor of implementing a requirement.

Assistant City Manager Beagley pointed out that, within the core area of town isn't curb and gutter which makes it is difficult to determine at what point the landscaping should extend to. Commissioner Curtis stated that he wants to see the standards raised within the City. Commissioner Adcock suggested that the Payson landscaping requirements are used as a reference.

Motion: Commissioner Lance motioned to make a recommendation to the City Council to implement a City wide landscaping requirement; Specifically, that the front and side yard to be landscaped with an underground sprinkler system for new construction homes required prior to a Certificate of Occupancy being issued. Commissioner Sperry seconded. The motion passed unanimously.


PLANNING COMMISSION BUSINESS

Approval of minutes from:
February 25, 2020

Motion: Commissioner Adcock motioned to table the minutes from February 25th 2020. Commissioner Lance seconded. The vote was unanimous in the affirmative.

ADJOURNMENT

Commissioner Tolman motioned to adjourn at 9:19 p.m.



Trevor Wood, Commission Chair



Kira Petersen, Deputy Recorder

The Mehlhoff Project

Santaquin, Utah

by Georgetown Development



MEHLHOFF PROPERTY

UNIT COUNT	
GARDEN HOMES	47
GEORGETOWN TOWN HOMES	67
CONCORD TOWN HOMES	46
HEIRLOOM HOMES	18
TOTAL UNITS	178

35.39 ACRES RESIDENTIAL



G. CORRENTON
Development Inc
2500 N. BROADWAY AVE. SUITE 700
TULSA, OK 74104
PHONE: 918.438.1234
FAX: 918.438.1235
WWW.GCORRENTON.COM

17.5 + ACRES COMMERCIAL
IN 4-5 LOTS



MEHLHOFF PROPERTY

UNIT COUNT	
GARDEN HOMES	47
GEORGETOWN TOWN HOMES	67
CONCORD TOWN HOMES	46
HEIRLOOM HOMES	18
TOTAL UNITS	178

G. CONCORD
 Development Inc.
 1000 N. PARKWAY DRIVE, SUITE 100
 CONCORD, NC 28027
 704.381.1111

UNIT COUNT	
GARDEN HOMES	47
GEORGETOWN TOWN HOMES	67
CONCORD TOWN HOMES	46
HERILOOM HOMES	18
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Development inc

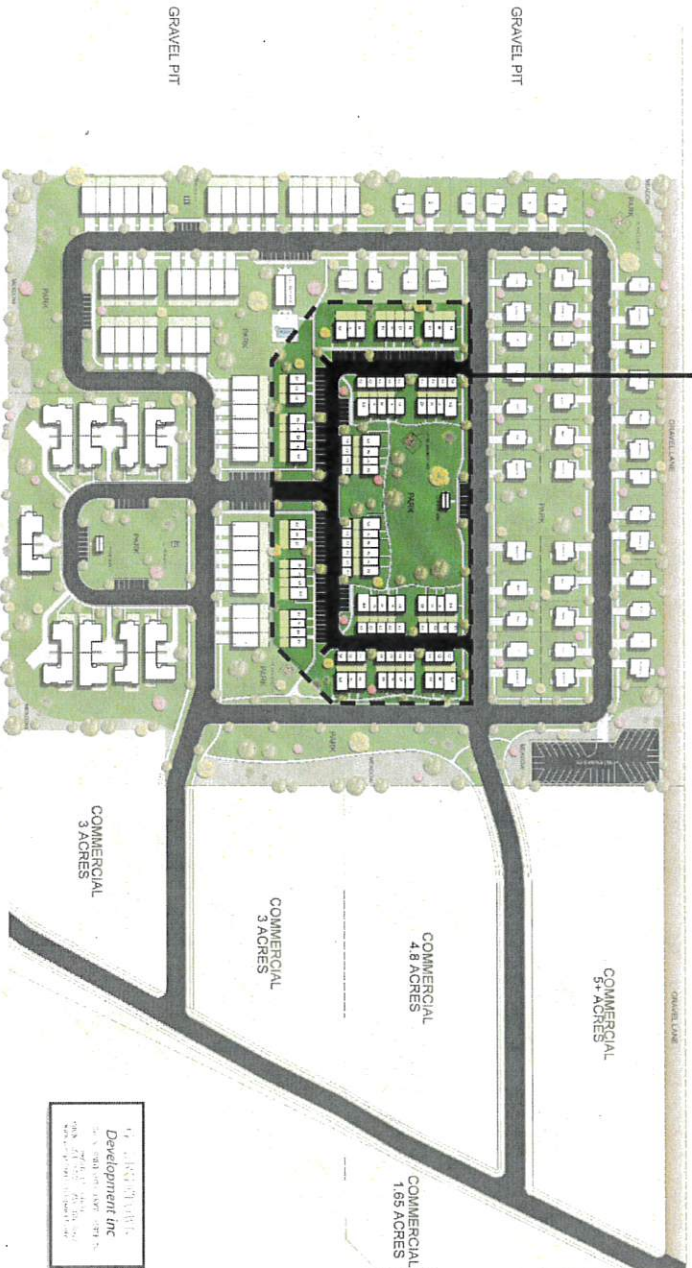


CONCORD TOWNHOMES

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Development Inc
1000 S. 10th St. Suite 100
Tulsa, OK 74106
Phone: (918) 438-1111
Fax: (918) 438-1112
Email: info@developmentinc.com

GEORGETOWN TOWNHOMES



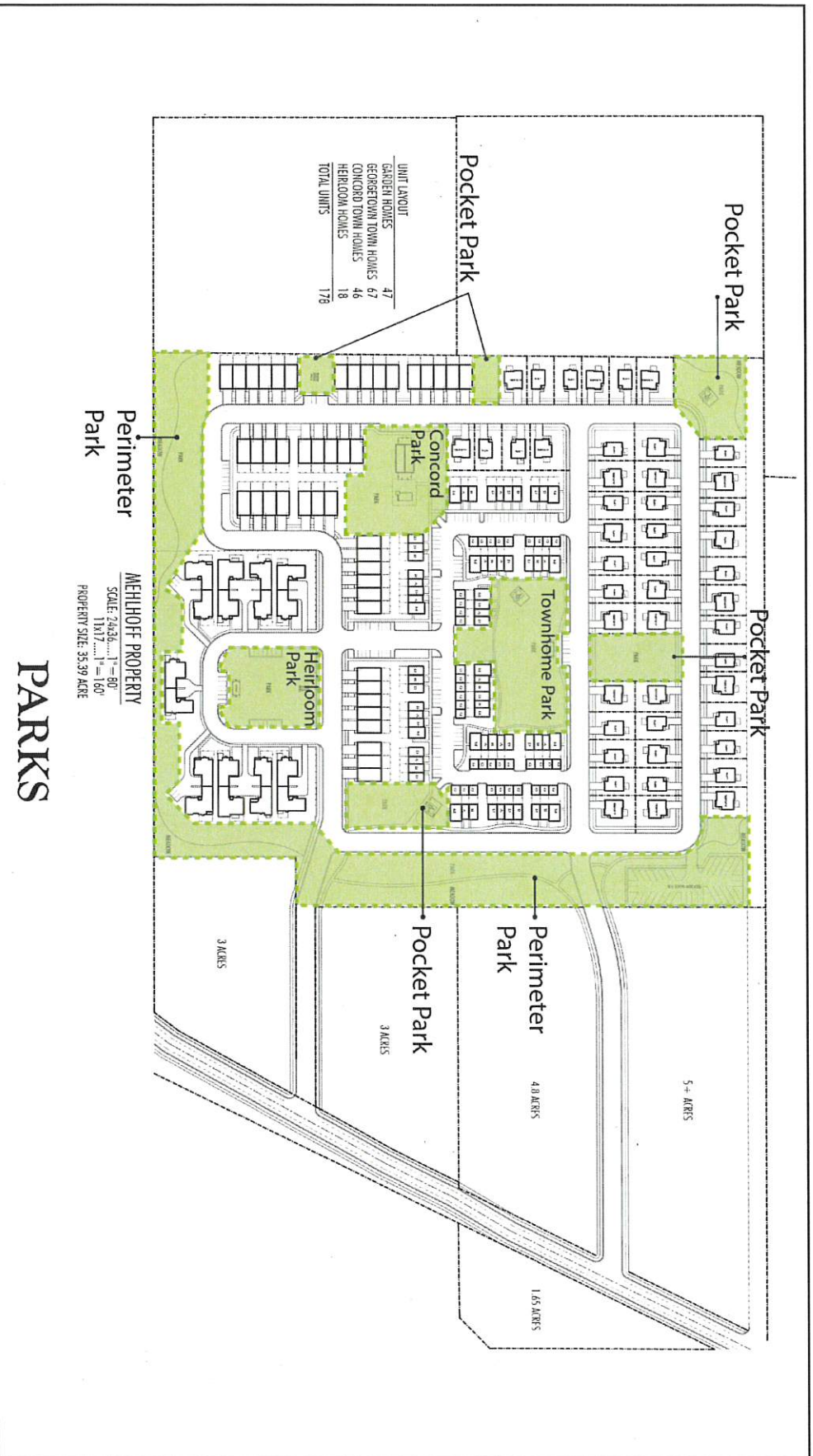
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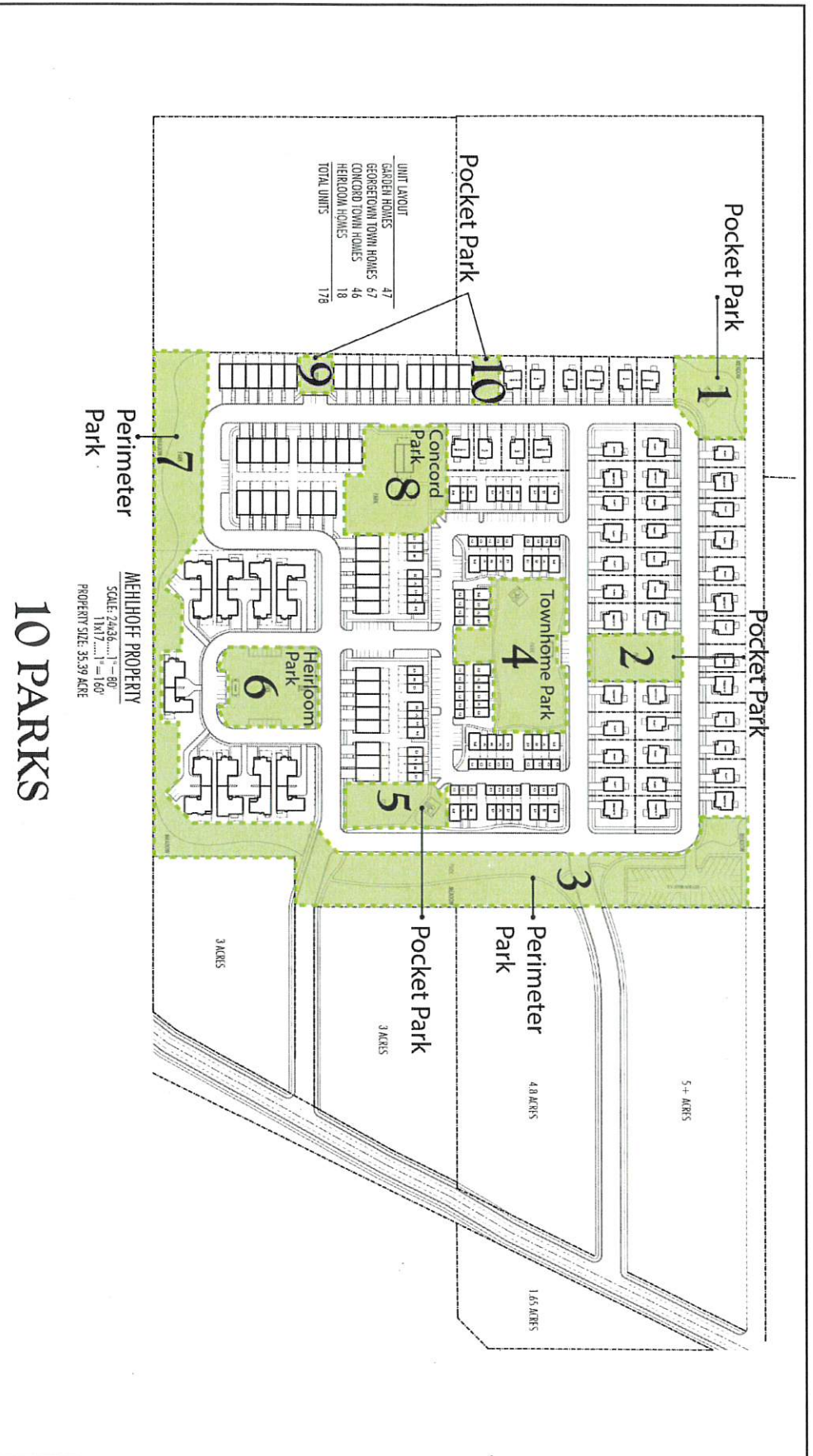
GARDEN HOMES

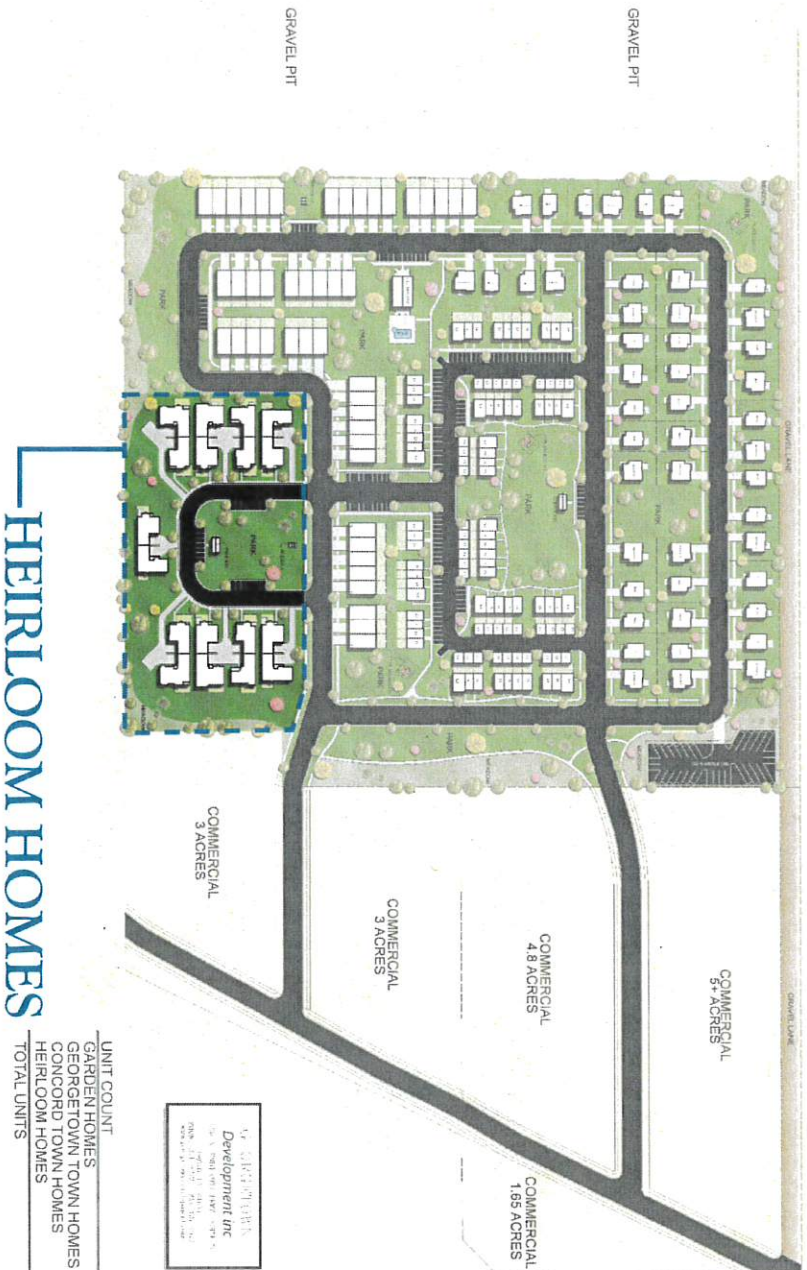


Development Inc
1000 10th St NW
Washington, DC 20004
Phone: 202.462.1000
Fax: 202.462.1001
Email: info@developmentinc.com

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GARDEN HOMES	47
GEORGETOWN TOWN HOMES	67
CONCORD TOWN HOMES	46
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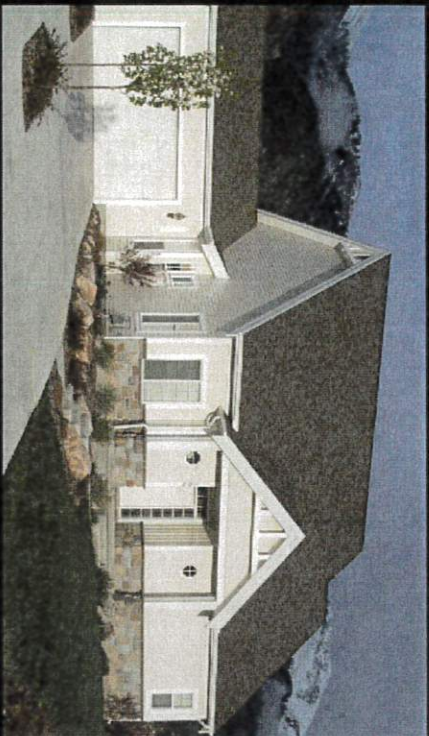


CLOSE UP OF PINWHEEL
DESIGN HEIRLOOM



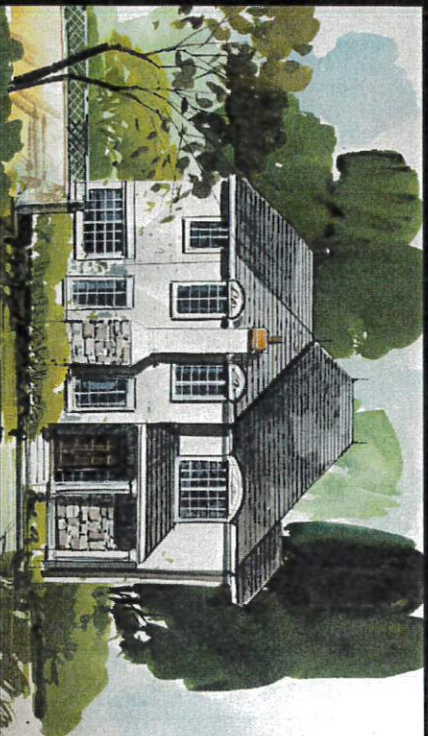


HEIRLOOM HOMES

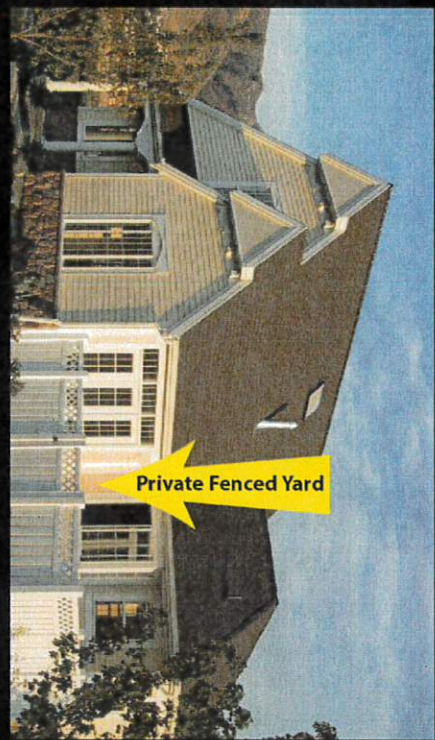
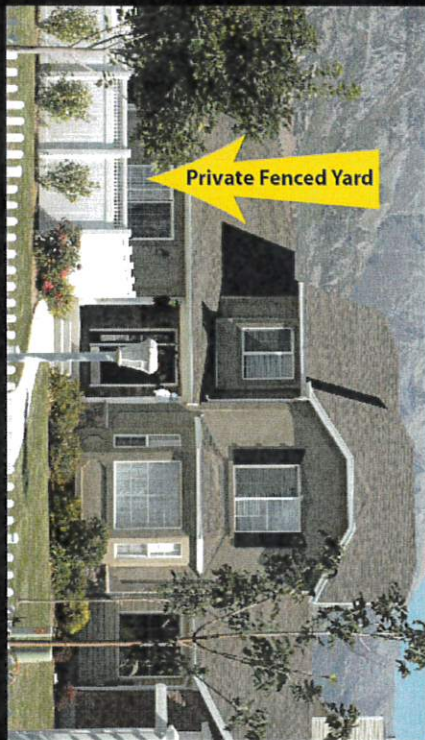


HEIRLOOM HOMES





HEIRLOOM HOMES



HEIRLOOM HOMES PRIVATE FENCED YARDS



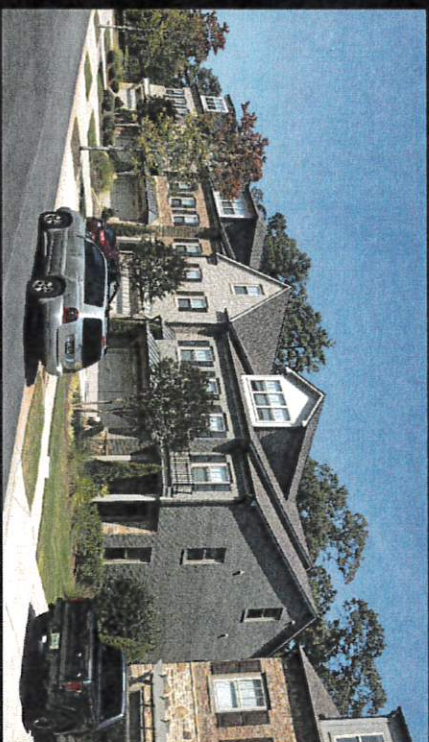
HEIRLOOM HOMES & HEIRLOOM PARK



CONCORD TOWNHOMES

Development Inc.
1000 10th St. N.
Suite 100
Minneapolis, MN 55412
Phone: 612.338.1111
Fax: 612.338.1112

UNIT COUNT	
GARDEN HOMES	47
GEORGETOWN TOWN HOMES	67
CONCORD TOWN HOMES	45
HERLOOM HOMES	18
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CONCORD TOWNHOMES

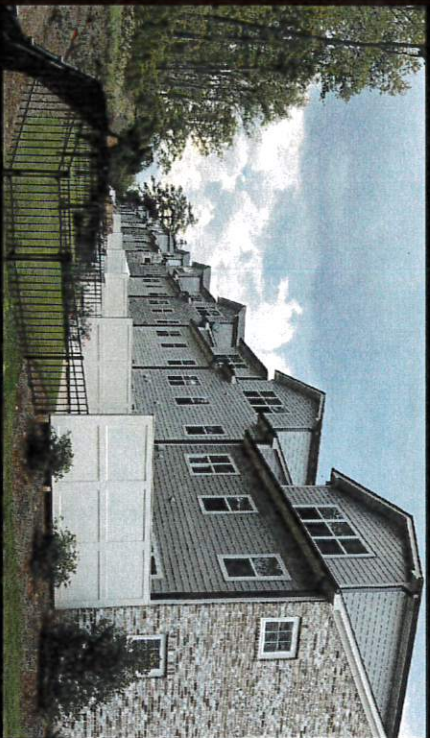


CONCORD TOWNHOMES

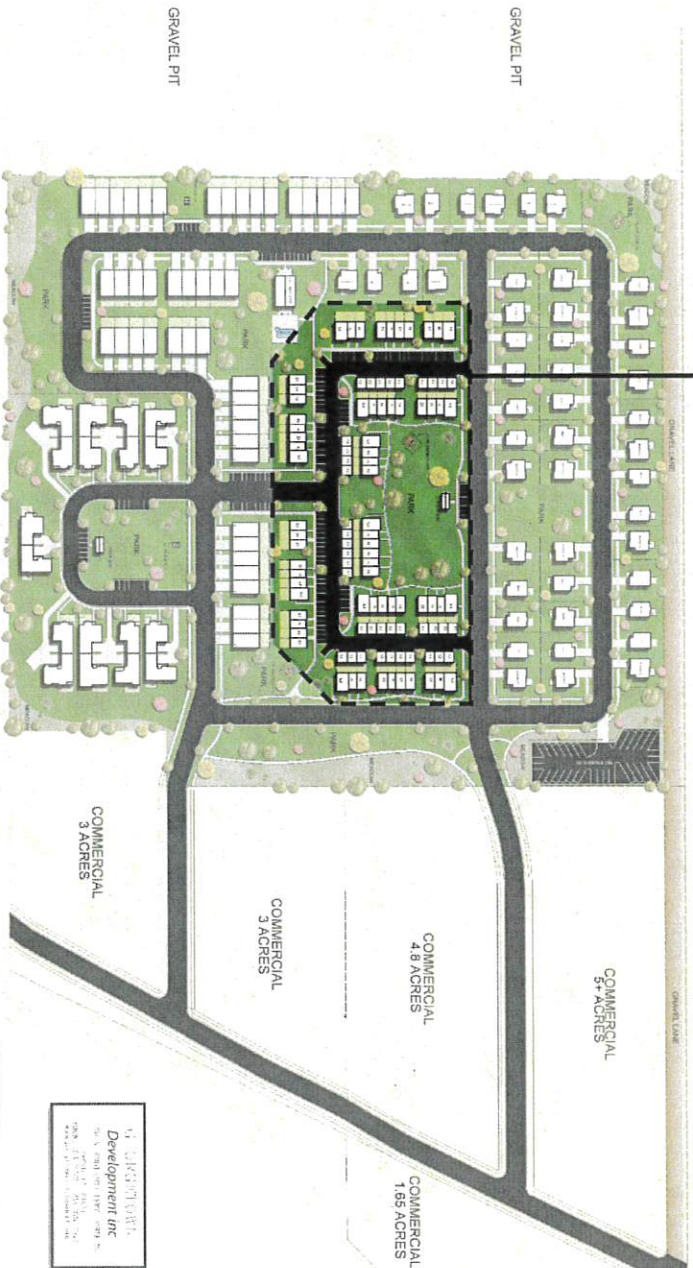




CONCORD TOWNHOMES FENCED YARDS

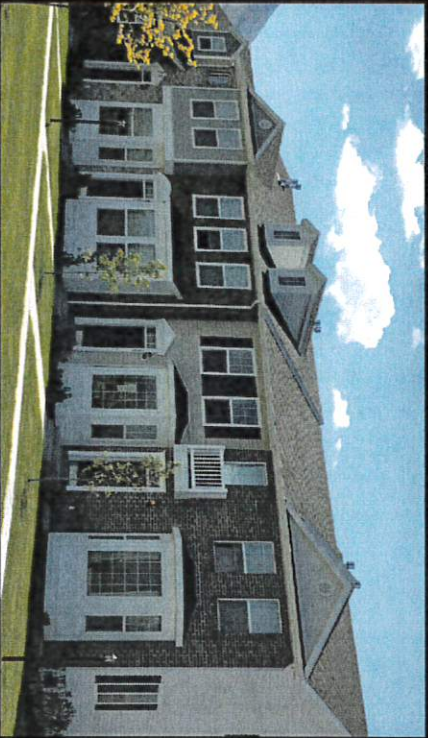


GEORGETOWN TOWNHOMES

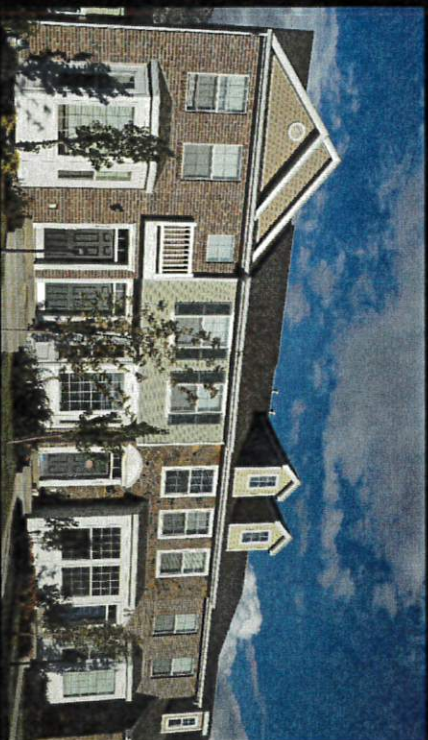


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GEORGETOWN TOWNHOMES



GEORGETOWN TOWNHOMES

GARDEN HOMES



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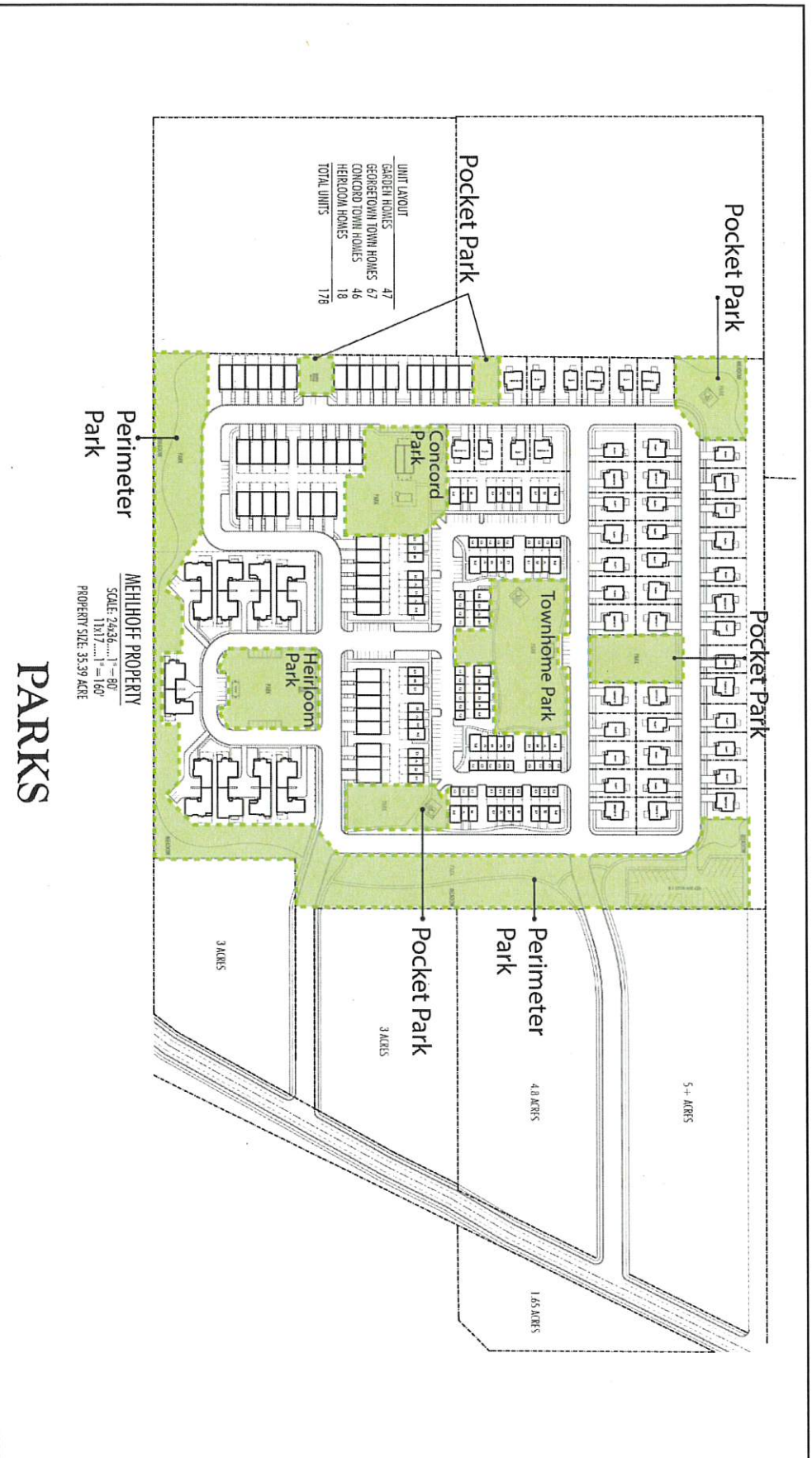


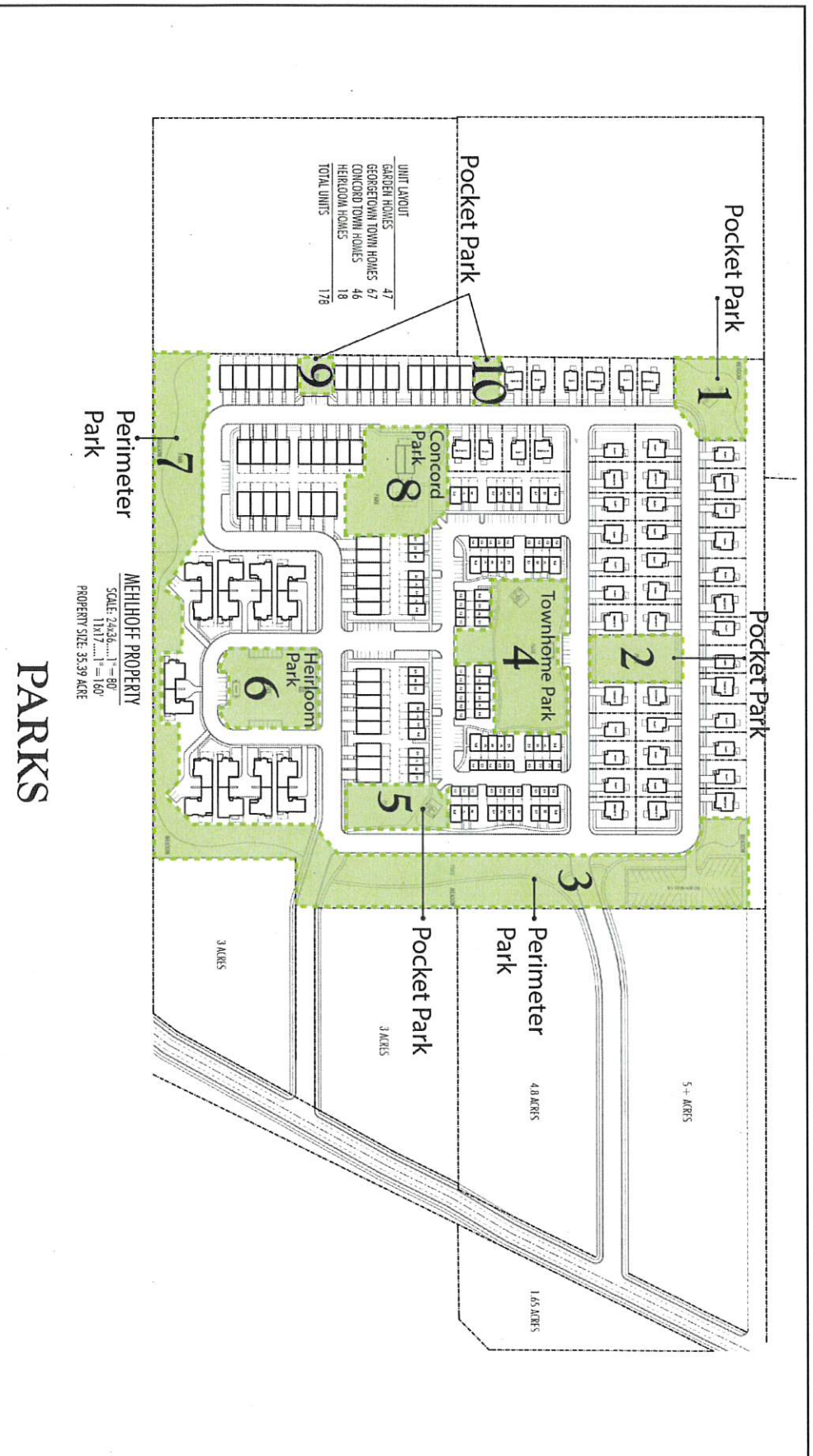
GARDEN HOMES



GARDEN HOMES







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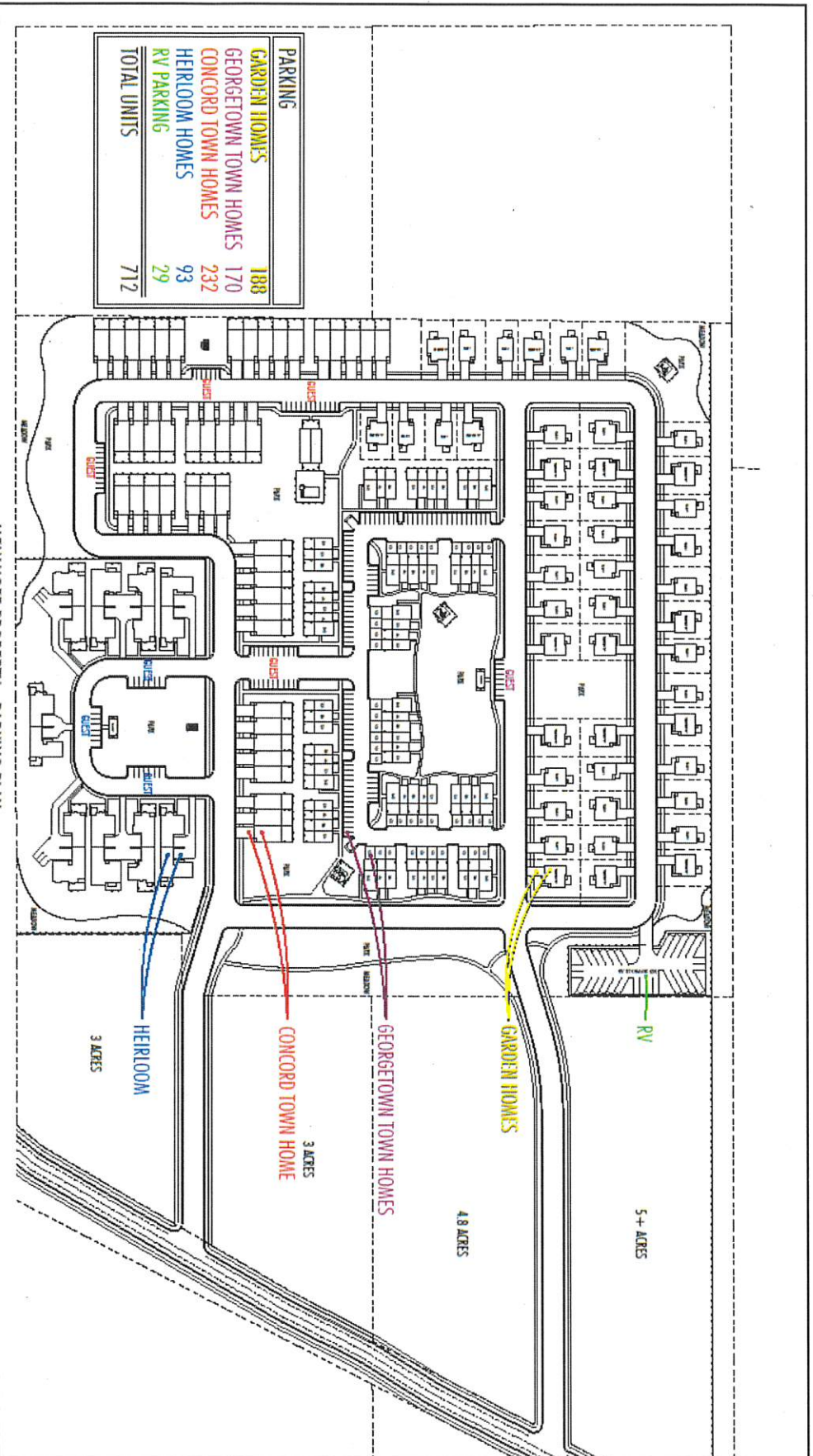
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Development inc
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DENVER, CO 80202
PHONE: 303-733-7772 FAX: 303-733-7744
WWW.GORGITOWN.COM



PARK & MEADOW CONCEPT

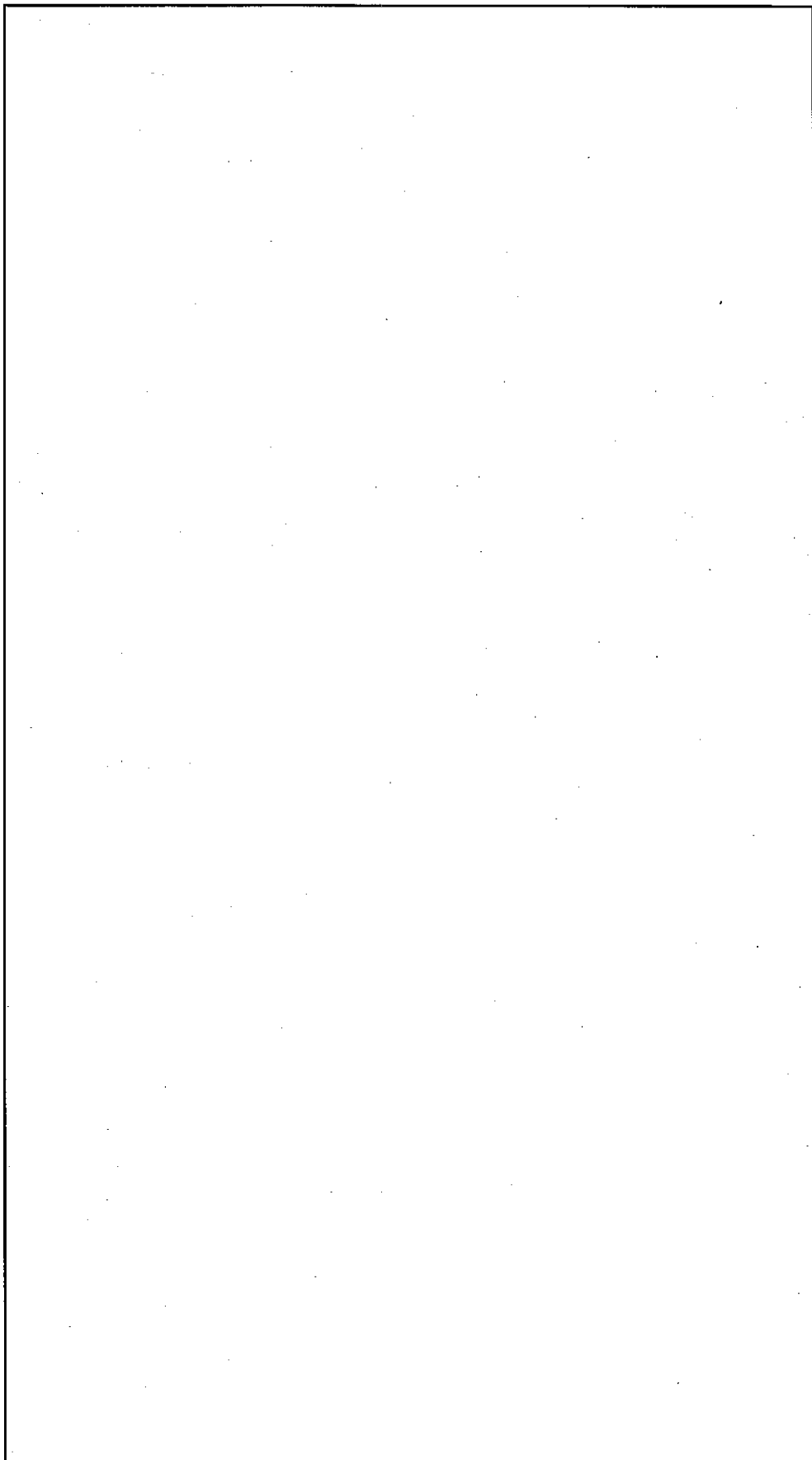


PARK & MEADOW CONCEPT





MEHLHOFF PROPERTY



Planning Commission 3.10.2020
Attachment 'B'

----- Forwarded message -----

From: **Arthur Adcock** <arthuradcock@gmail.com>

Date: Tue, Mar 10, 2020 at 12:31 PM

Subject: Re: My thoughts on the Melhoff Rezone

To: Brad Gunnell <bradleydgunnell@gmail.com>

I agree totally. It's not in keeping with the master plan and the land use training we received 2 years ago. Thanks for your thoroughness. Art

Sent from my iPhone

On Mar 10, 2020, at 8:06 AM, Brad Gunnell <bradleydgunnell@gmail.com> wrote:

Art-

I won't be at tonight's (kids have their orchestra concert tonight), but wanted to share my thoughts on the Melhoff rezone. I realize that I don't have the benefit of receiving any of the public comment that will be offered this evening, so I trust your judgment on how much, if any, of my thought are shared.

That being said, I would not recommend this rezone to the City Council.

- The city is running out of commercially zoned property. If we are going to have commercial growth on the heels of our residential growth, we need to have zoned for that. A quick glance at the zoning map shows that this take a big chunk out of the heart of what commercially zoned property is left. Our residents who live here and vote here are asking for more commercial development, but I have yet to hear a resident ask for more homes (and possibly high density housing). We already are going to have a lot of high-density housing coming in along Summit Ridge Parkway as part of that development agreement, so I don't think there is a pressing need to enable even more to come in via a rezone. I don't think we should be converting Commercial to residential unless it is part of a larger long-term plan.
- In my mind, this rezone does not fit into the City's long-term plan (aka "Project 242") for the agri-tourism development around the South Santaquin freeway exit. As this agri-tourism plan has been 'marketed' in a manner to adjacent landowners asking for their input and support, I think it would be bad form to then turn and put a residential development in the heart of the project before it is even off the ground. Even if Project 242 does not come to fruition, I see this C1 zone as becoming something similar to what is happening in Springville/Spanish Fork west of I-15 where large-format commercial locations are coming between Spanish Fork's Main Street and I-15.
- This proposed high density housing would be next to the Rowley's fall festival location and two operating gravel pits (one owned by the city, the other by Greenhalgh excavation). I think there needs to be a buffer between those uses (heavy machinery, tractors, noise, dust) and residential uses.

- This property was commercially zoned when the most recent owner acquired it (Oct 2019), so they purchased with full knowledge of the zoning within just the past year. I am less inclined to rezoning property for new owners.
- If City Council wants to enter into a development agreement, that is their prerogative, but a rezone should only come after a development agreement is agreed to in form, especially where we are chipping away at our remaining commercial property and the idea of the agri-tourism center around the South interchange.

Again, not sure how relevant/irrelevant those thoughts will be after the City Staff, proponent, and public have all had a chance to be heard, but there you have them.

Thanks for all your work,
Brad

-

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Bradley D. Gunnell

phone: 801.635.7396

SURVEYED DESCRIPTION

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DATA TABLE
TOTAL ACRES=1.71 ACRES
# UNITS=20
BUILDING AREA=1100 SF PER UNIT-20X11=-22,000 SF
PARKING AREA= 3x,177 SF
LANDSCAPE AREA=17,703 SF
RIGHT-OF-WAY DEDICATION=0.02 ACRES
UNITS/ACRE=11.70
AGE/AGE OF UNBUILDABLE SLOPES=0.00 ACRES
GARAGE PARKING=40
PARKING SPOTS=25
ZONE=RC

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BROADBENT, JARIN & JAMES
327 018 0264

BILL THOMAS
ENTREPRENEUR
32-018-0363

BOARD OF ED.
32-0184-0352

BRANDON FAULT
TRUST
525 0181 0217

SCALE 1" = 40'
(1" x 1")
SCALE 1" = 80'

**ORCHARD HILLS
ATLAS TOWNHOMES II
ENGINEERING
LLC.**

SANTAQUIN, UTAH

1