



**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.

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.

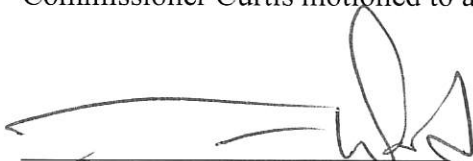
Commissioner Gunnell asked for an update for the Ercanbrack rezone and development agreement. Mr. Reeves stated that they are currently working on the zone proposal and in negotiations for the development agreement.

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

# COUNTRYSIDE ESTATES

PLAT "E"

A RESIDENTIAL SUBDIVISION  
SANTAQUIN, UTAH

SHEET	SHEET NAME
1	COVER SHEET
2	SITE PLAN
3	UTILITY PLAN SHEET
4	PLAN AND PROFILE
5	FINAL PLAT

## DENSITY TABLE

A. ZONING CLASSIFICATION	R-10
B. TOTAL ACREAGE	0.95 ACRES
C. TOTAL NUMBER OF LOTS	3 LOTS
D. ACREAGE IN LOTS	0.83 ACRES
E. TOTAL ACREAGE TO BE DEDICATED FOR STREET RIGHT-OF-WAY	0.12 ACRES
F. DENSITY IN UNITS PER GROSS ACREAGE	0.28 UNITS/ACRE



VICINITY MAP  
-NOT TO SCALE-

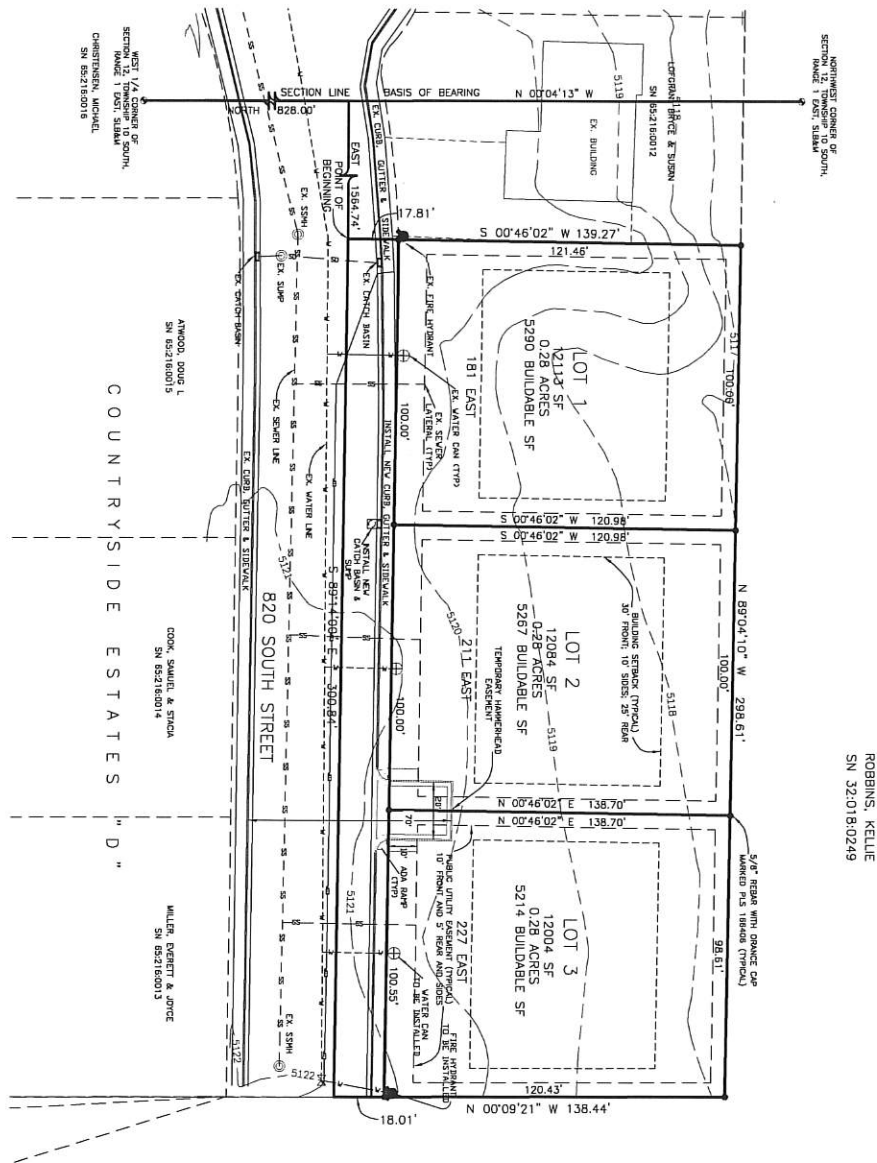
**DEVELOPER**  
DERK PALFREYMAN  
820 S 209 E  
SANTAQUIN, UT 84655  
801-376-1505

**DESIGNER**  
COLE SURVEYING  
946 E 800 N SUITE B  
SPANISH FORK, UT 84660  
801-423-1040

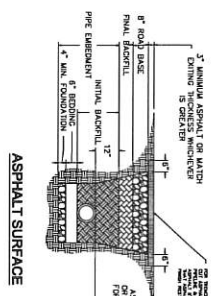
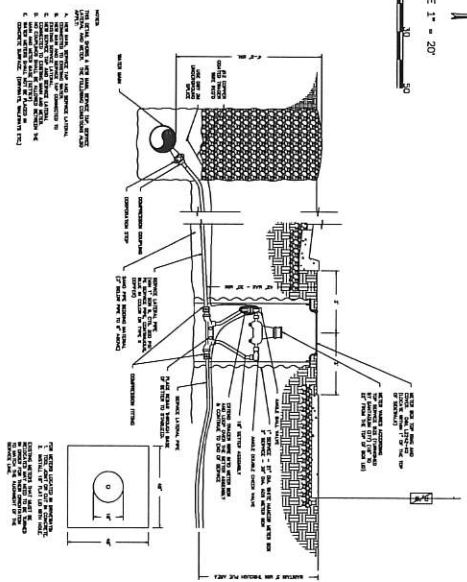
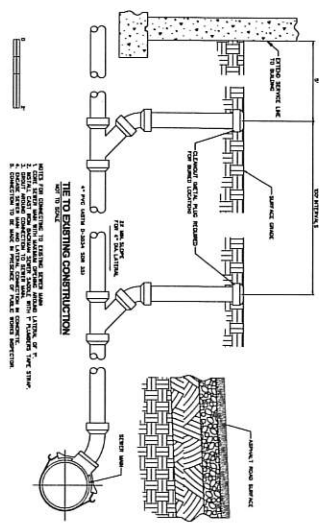
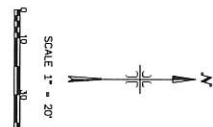
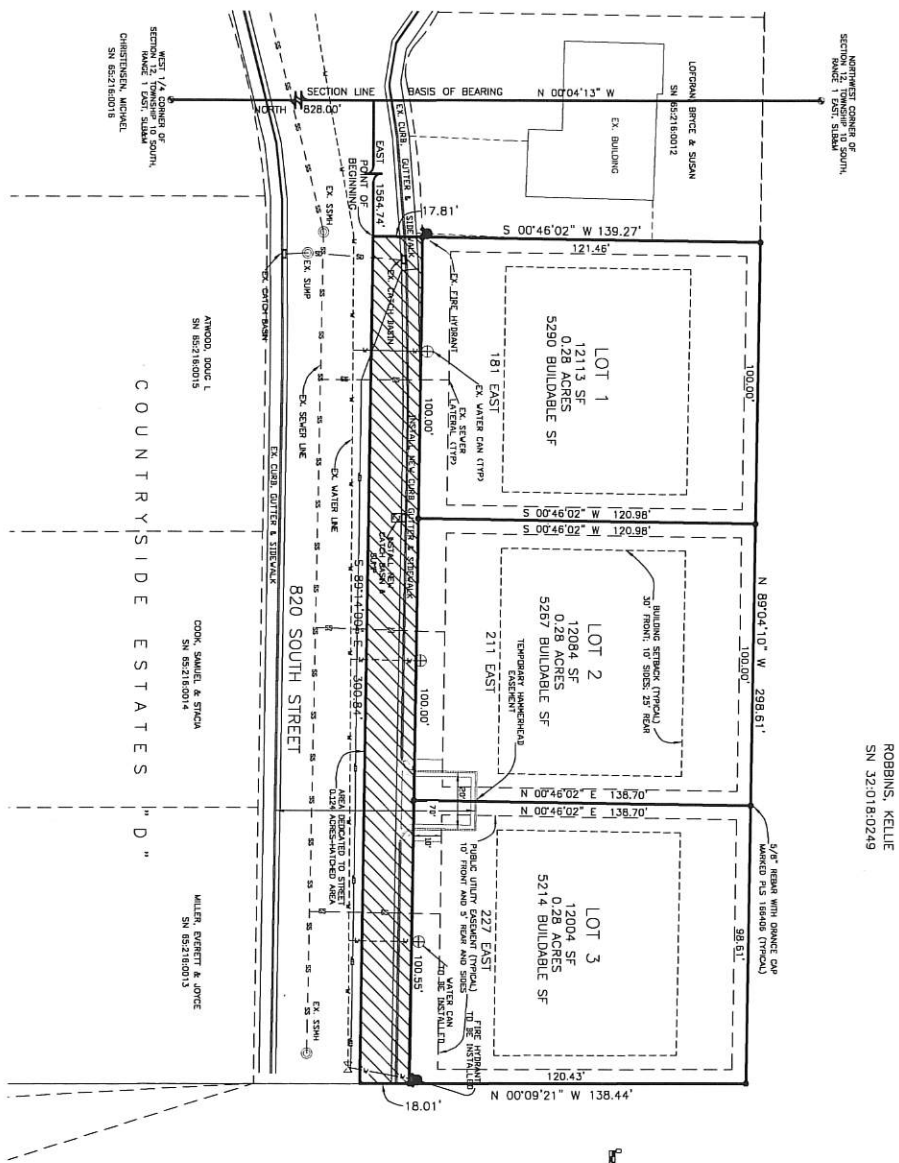
**COLE SURVEYING**  
946 EAST 800 NORTH - SUITE #B  
SPANISH FORK, UTAH - 84660  
PHONE: (801) 423-1040

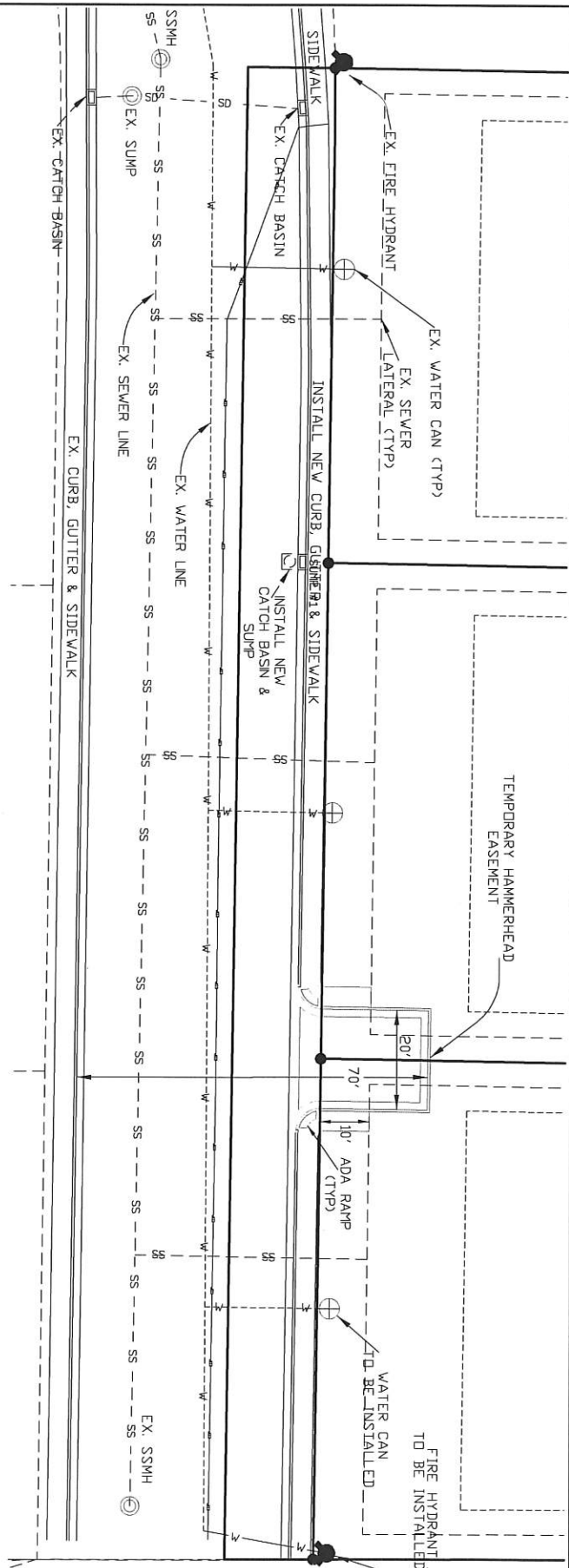
**COUNTRYSIDE ESTATES "E"**  
COVER SHEET  
SANTAQUIN, UTAH

DESIGNED BY J.T.L.	DRAWN BY B.L.P.	DATE APRIL 8, 2014	SHEET NO. 1 OF 5
APPROVED BY	DATE REVISION JAN. 16, 2020		
SCALE			

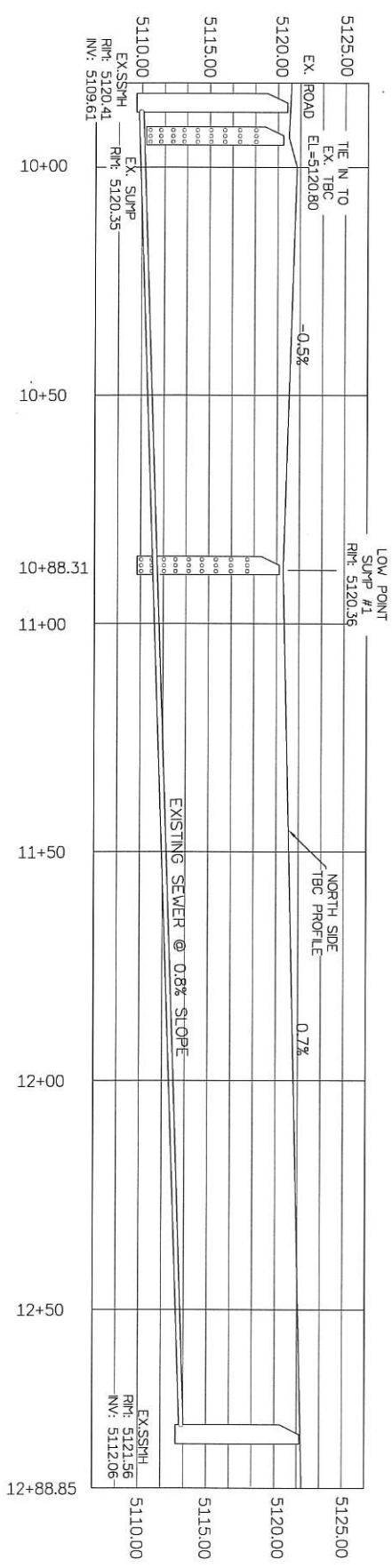


**SUBDIVISION BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT WHICH LIES NORTH 8280.00 FEET AND EAST 15647.4 FEET FROM THE WEST 1/4 CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 8914.00' EAST 300.84 FEET ALONG COUNTRYSIDE ESTATES SUBDIVISION PLAT D BOUNDARY LINE; THENCE NORTH 00°09'21" WEST 138.44 FEET; THENCE NORTH 89°04'10" WEST 298.61 FEET; THENCE SOUTH 00°46'02" WEST 120.98 FEET TO THE POINT OF BEGINNING.  
TOTAL AREA 0.98 ACRES.

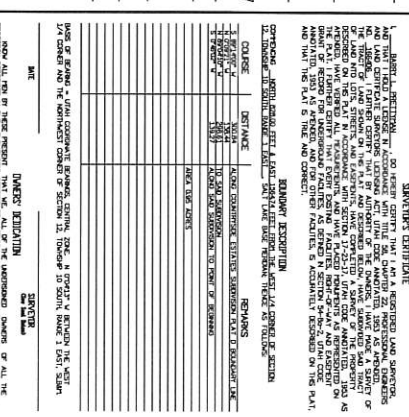
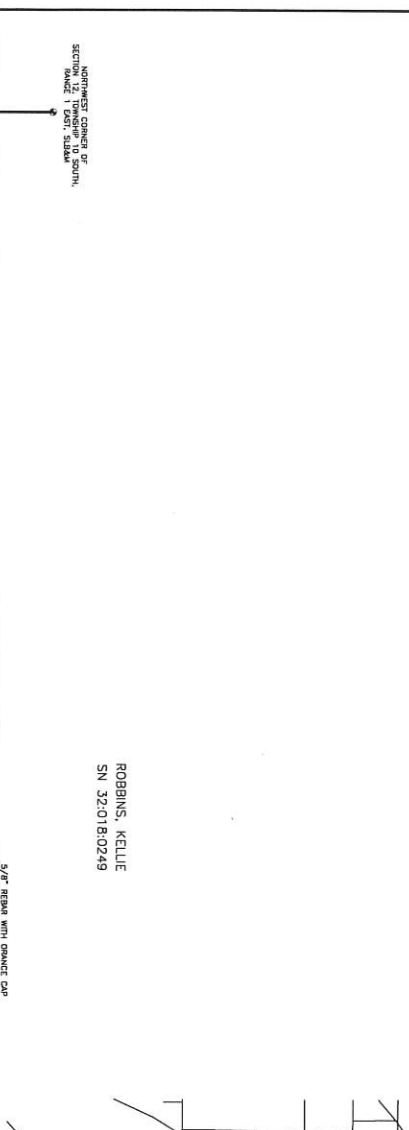




# 820 SOUTH SCALE 1"=10'





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