



Planning Commission Meeting Minutes
Tuesday, January 28, 2020

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

Other's in Attendance: City Manager Ben Reeves, Community Development Director Jason Bond, Randall Ercanbrack, and Judy Ercanbrack.

Commission Chair Wood called the meeting to order at 7:01 p.m.

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

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

Public Forum: Commission Chair Wood opened the Public Forum at 7:02 p.m. and closed at 7:03 p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

Work Meeting

A Discussion with Randall Ercanbrack regarding the zoning of his property located at approximately 580 W. Main Street.

Mr. Bond explained that a few years ago there was a proposed zone change on Main Street; with the goal of preserving the commercial frontage. When this happened, Mr. Ercanbrack brought to light a development agreement he had entered into with the City from 2002-2012. As Staff discussed Mr. Ercanbrack's property the idea of retrofitting his existing building for a City recreation center was discussed. This was eventually put on the ballot and voted down by residents. Now the City is concerned about maintaining the highest and best use of Mr. Ercanbrack's property, while maintaining his property rights.

Mr. Bond expressed the different options moving forward, one option discussed was a zone change that would combine the Main Street Commercial (MSC) and Main Street Residential (MSR) zones. He noted Mr. Ercanbrack's desire to maintain flexibility within the zoning. Another option is to enter into a new development agreement between Mr. Ercanbrack and the City. This would give both parties an expectation of what the property could be used for in the future. Mr. Bond explained that the land is currently in the Residential Commercial (RC) zone, and could be amended to refine the allowed uses. He noted the challenges of amending the RC zone including impacting the other areas located within that zone.

Mr. Bond shared his recommendation which would be to amend and refine the RC zone, while concurrently entering into a new development agreement with Mr. Ercanbrack.

Mr. Randall Ercanbrack explained that he originally entered into a development agreement with the City in 2002 when his property was annexed into Santaquin. He expressed his intent to protect the value of his property while being a good neighbor in the community. Mr. Ercanbrack explained that he could easily sell his land to be currently developed as storage units or multifamily housing, but that isn't his desire. He communicated that he doesn't want to be put in a zone that won't work for him in the future. Mr. Ercanbrack indicated that his legal counsel has advised him to have the property rezoned to a new zone. He stated that he would like to retain the areas that front Main Street for Commercial use while balancing residential uses.

Mr. Ercanbrack explained that commercial uses may not be coming to his end of Main Street for 10 plus years, and he wants the ground to be protected for his grandson and the future. He noted that the demographics of Cities that attract lots of commercial companies, are the Cities provide amenities for their residents. Mr. Ercanbrack acknowledged the heavy cost to install 500 West which will be necessary to develop his property. He expressed his need for flexibility that current zoning doesn't provide. Mr. Reeves explained that high density residential will allow for the cost of the infrastructure needed to be installed. Mr. Ercanbrack stated that he would like to enter into a development agreement with the City so things can be figured out in the future.

Commissioner Adcock explained that he likes the idea of maintaining the commercial use while having residential uses near it. Mr. Ercanbrack stated that he would like to have a higher density buffer between the commercial and residential uses. Commissioner Adcock indicated that he likes the idea of keeping the zoning flexible. Mr. Ercanbrack reiterated that he doesn't want specific zoning so things can be designed in the future. Commissioner Lance noted her desire to see the frontage preserved for commercial, specifically because of the limited commercial property in the City. Commissioner Gunnell stated that he thinks a development agreement is the best option. He noted concerns of what happens in the interim while working toward a development agreement. Commissioner Gunnell suggested that the zone is changed to allow commercial and residential development while requiring any residential to have a setback from Main Street. Commissioner Wood stated that this sounds reasonable solution to protect the City without boxing Mr. Ercanbrack in.

Mr. Bond asked if the Planning Commission and Mr. Ercanbrack are ok with Staff creating a hybrid zone and working on a development agreement between the City and Mr. Ercanbrack. Mr. Ercanbrack expressed his desire to provide input to the zone and development agreement.

Commissioner Tolman asked if it makes sense to provide an access road on the wedge of land to the East West that UDOT owns. Mr. Ercanbrack explained that there are railroad tracks and elevation issues on that property. Commissioner Tolman expressed concern with too much commercial development concentrated in one area. She asked if the road could be moved further West to avoid access issues. Mr. Bond explained that UDOT wants to limit access off of the highway. He noted the railroad and utilities in that area that would further prohibit development of a road in that area.

Commissioner Lance provided the direction for staff that she wouldn't like to see storage units or mobile home parks in the new zone. Commissioner Tolman noted that she would like to see a zone that requires a larger amount of green space for multifamily development. Mr. Ercanbrack explained that he can't develop the road, while maintaining commercial and open space.

Commissioner Gunnell stated that he would like to see a new zone that is based off the RC zone. Mr. Bond reassured the Planning Commissioners that the proposed rezone and development agreement will come back for their review in a future meeting.

PLANNING COMMISSION BUSINESS

Approval of minutes from:
January 14, 2020

Motion: Commissioner Adcock motioned to approve the minutes from January 14, 2020. Commissioner Tolman seconded. The vote was unanimous in the affirmative.

Mr. Bond explained that D.R. Horton purchased the Foothill Development from Salisbury Homes. He described their proposal to change the setbacks, in order to better fit their product to the approved lots. Mr. Bond stated that while this proposal requires City Council legislative action, staff feedback is wanted prior to City Council review.

Mr. Bond outlined the currently approved setbacks which are; a 25-foot rear setback, a 30-foot front setback with 10-foot side setbacks. He presented their proposed setbacks which are: a 20-foot rear setback, an 18-foot setback to the house, with a 20-foot setback to the driveway. The proposed side setbacks would be 5 feet on one side and 10 feet on the other.

Mr. Bond explained the Council's concerns that 20-foot driveways are too small for larger vehicles. Despite this concern, D.R. Horton is still proposing 20 foot driveways, but have offered to provide compacted road base material on the side of the home where larger vehicles could be parked. This extra driveway would be setback 22 feet 9 inches. Mr. Bond explained that homes with a third car garage will already have a longer third driveway to accommodate larger vehicles. He clarified that these setback modifications would only apply to lots that are 110 feet or less in depth, this would include roughly 80 lots that are a part of the Foothill development.

Mr. Reeves noted DRC member's comments which included installing concrete up front rather than hard pack surfaces. Commissioner Lance asked how many lots this would affect. Mr. Bond stated that it would apply to between 70-80 out of the 400-500 lots. Mr. Reeves explained the City's desire to work with D.R. Horton and see the Frontage Road connect from the North freeway interchange to the South freeway interchange which is required per the development agreement. He clarified that they are working with the developer in good faith to reconfigure the Highland Drive and Canyon Road intersection, which isn't required per the development agreement. Because of this, the City is open to working with them on the setbacks.


Commissioner Tolman expressed concern that the houses will be too large for the smaller lots. Commissioner Adcock stated that he isn't comfortable with such a small setback in the front. Commissioner Tolman also noted concern that the City will be giving the developer too much; and asked for clarification that these tradeoffs would be exchanged for the intersection improvements off of Highland Drive. Mr. Reeves explained that D.R. Horton and the City would be working in good faith together. The developer would provide the offsite improvements up front and be reimbursed by transportation impact fees from the City in the future. Mr. Bond clarified that the Canyon Road and Highland Drive intersection would provide a third access point for the Frontage Road and be better for the community as a whole.

ADJOURNMENT

Commissioner Lance motioned to adjourn at 8:42 p.m.



Trevor Wood, Commission Chair



Kira Petersen, Deputy Recorder