

Planning Commission Meeting Minutes
Tuesday June 11, 2019



Planning Commission Members in Attendance: Trevor Wood, Art Adcock, Kylie Lance, and Pamela Colson.

Other's in Attendance: Shanna Stilson, and Mike DeMarco.

Commission Chair Wood called the meeting to order at 7:05 p.m.

Invocation / Inspirational Thought: Commissioner Lance shared an inspirational thought.

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

Public Forum:

Commission Chair Wood opened the public hearing at 7:08 p.m.

Shanna Stilson explained that she has spoken to Community Development Director Bond regarding the property at 484 N. 100 E. She expressed her desire to create a flag lot on this property, her goal is to have her parents live next to her so she can take care of them. She noted that this lot doesn't have the required frontage needed to subdivide the lot, so that's why she is proposing a flag lot. Ms. Stilson pointed out that this property is located in the core area of town where flag lots are permitted. She stated that flag lots are primarily used for infill which may be an issue, because her lot borders the potential 100 E. Because of this, Ms. Stilson is asking for the Planning Commission's thoughts on this proposal. Commissioner Wood directed the Commission to discuss this matter after the planned agenda items so they can spend more time on it.

Commission Chair Wood closed the Public Forum at 7:12 p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

Mr. Lundell suggested that the agenda items be moved to accommodate Mike DeMarco who is in attendance for the Hills at Summit Ridge.

Commission Chair Wood rearranged the agenda items in order to discuss the Hills at Summit Ridge first.

The Hills at Summit Ridge Preliminary Subdivision Review

A preliminary review for a proposed subdivision located south of Summit Ridge Parkway and Sageberry Drive.

Mr. Lundell illustrated the history behind the Hills at Summit Ridge: In 2017 a proposal for 820 lots (of which roughly 600 were proposed to be multifamily) was submitted by a different developer. The City Council at the time conducted a tentative preliminary review and the developer backed out of the project. Since then, Salisbury has proposed 472 single family homes associated with this subdivision. He clarified that a total of 3300 residential units that can be built in the Summit Ridge Community through the development agreement. Currently there are about 670 homes built in Summit Ridge.

Mr. Lundell explained that staff expressed some concerns regarding road widths. The currently constructed road widths in Summit Ridge are in line with the development agreement, but have

also noted that there is still an agreement between Rocky Ridge and Santaquin City for an emergency exit between the Cities if needed.

Commissioner Lance asked if the retention basins are adequate for snow and storm drainage. Mr. Lundell clarified that they are the appropriate size for drainage, actual snow will be pushed on the sides of the road. He noted that the additional road width will provide more space for this.

Motion: Commissioner Adcock motioned to forward a positive recommendation to the City Council for the Hills at Summit Ridge Preliminary Plan. Commissioner Lance seconded.

Roll Call:

Commissioner Lance: Aye
Commissioner Colson: Abstained
Commissioner Adcock: Aye
Commissioner Wood: Aye

After reviewing the bylaw's Commission Chair Wood explained that abstaining from a vote can only be done when one has a personal connection or interest in the matter being voted on. Since this is not the case for Commissioner Colson, he explained that she should instead vote Nay if she disagrees. Commission Chair Wood asked Commissioner Colson to explain her concerns with the development.

Commissioner Colson expressed her feelings that even though concessions have been made by the developer there is still considerable concern. She is concerned that it hasn't been thought through. She also feels that even though the subdivision meets the development agreement it may not be what is right for the residents. Mr. Lundell explained that not every situation can be mitigated. He expressed his confidence that this proposed subdivision meets City and State Standards and in some cases exceeds them.

Mr. DeMarco representing Salisbury Homes explained that Salisbury is a private entity and each subdivision they build is important for their company. He noted that Santaquin Cities submittal requirements are some of the strictest in the State. He feels that this subdivision will be safe for his company to develop, and serves everyone's best interest. Mr. DeMarco agreed that a park is needed for this area. He explained that Salisbury owns an 8-acre parcel of property to the North West of this development. They are proposing to use four-acres as a park and public works facility. Mr. DeMarco also noted that this subdivision will take 7 plus years to develop fully. After all of the Commissioners felt comfortable with the proposal another motion was made.

Motion: Commissioner Adcock motioned to forward a positive recommendation to the City Council for the Hills at Summit Ridge Preliminary Plan. Commissioner Lance seconded.

Roll Call:

Commissioner Lance: Aye
Commissioner Colson: Aye
Commissioner Adcock: Aye
Commissioner Wood: Aye
The Motion Passed 4 to 0.

PUBLIC HEARING- Marshall's Cove Concept Plan

A concept review of a 4 lot subdivision located at approximately 500 N. and 100 W. ('See Attachment B')

Mr. Lundell explained that Marshall's Cove subdivision is a modification to the currently approved Nicole's Cove Subdivision that had 3 lots. It has since been sold to a new developer who is requesting 4 lots.

Mr. Lundell reported that lot 4 only has 78 feet of frontage, but 80 feet is required. In contrast the lot to the North has 83 feet of frontage. The developer would need to shift the property lines to the North in order to meet the frontage requirements. Mr. Lundell clarified that all other code requirements are met in this proposal.

Commission Chair Wood opened the Public Hearing at 8:17 p.m. and closed it at 8:17 p.m.

Commissioner Adcock asked if this new proposal alleviates the concern of 500 N. aligning with a driveway. Mr. Lundell answered that with the addition of another lot this concern has been mitigated.

Commissioner Adcock asked if the frontage will be reviewed at the preliminary review. Mr. Lundell explained that the frontage requirement will need to be met prior to the preliminary review. Mr. Lundell noted that no action is needed tonight, because this is a concept review.

PUBLIC HEARING- SaLinas Secondary Driveway Approach

A Conditional Use Permit application for a secondary driveway located at 524 E. 610 S. ('See Attachment C')

Mr. Lundell explained that per Santaquin City Code a residential driveway can be a minimum of 12 and a maximum of 30 feet. A conditional use permit is required in order to expand a driveway, or to add an additional driveway. The requirements include the following four conditions: No negative grades towards the structure. The maximum slope can't exceed 12 percent. Driveways must be separated by 20 feet for safety measures. And construction must meet Santaquin City Standards and specs.

Mr. Lundell explained that this application meets distance and width requirements. He also noted that the grading is flat. Commissioner Wood asked where the width of the driveway is measured from. Mr. Lundell answered that it is measured from the curb cut.

Commission Chair Wood opened the Public Hearing at 8:23 p.m. and closed it at 8:23 p.m.

Motion: Commissioner Lance motioned to approve the SaLina's secondary driveway approach. Commissioner Colson seconded.

Roll Call:

Commissioner Lance: Aye

Commissioner Colson: Aye

Commissioner Adcock: Aye

Commissioner Wood: Aye

The Motion Passed 4 to 0.

Discussion of the Stilson Flag Lot Proposal:

The Planning Commission revisited Shanna Stilson's flag lot proposal from the Public Forum.

Mr. Lundell explained that the reason this flag lot is coming to the Planning Commission is because there is a future road at 100 E. that borders this property. Mr. Lundell noted that there are three lots to the East that don't have frontage and may want 100 E. to go through. He asked the Commission if they think it make sense for a flag lot to go in, with the potential road going through? Mr. Lundell explained that according to City code (10-10-3) a flag lot may be approved by the Planning Commission if it meets the requirements, appropriate findings are needed to substantiate the Planning Commission's decision.

Ms. Stilson explained that the owners of the three lots without frontage don't want the road to go through as of now. She provided a layout and proposal for her flag lot to the Commission members ('See Attachment D'). She explained that she wants to know if it is worth it for her to apply for a flag lot or if it is a waste of her time and money.

Mr. Lundell asked the Commission if they feel this meets the intent of the infill ordinance? After much discussion the Commission decided to revisit this as a discussion item at the next Commission Meeting.

PLANNING COMMISSION BUSINESS

Commissioner Lance reported that Salisbury homes in Elk Ridge that have Fire Sprinklers. She feels that this is important that homes that border mountains have fire sprinklers. She would like to propose this as a future ordinance amendment. Mr. Lundell encouraged her to discuss it with Director Bond.

Approval of minutes:

May 28, 2019

Commissioner Wood noted that the minutes need to refer to Ercanbrack instead of Ekins in the last paragraph.

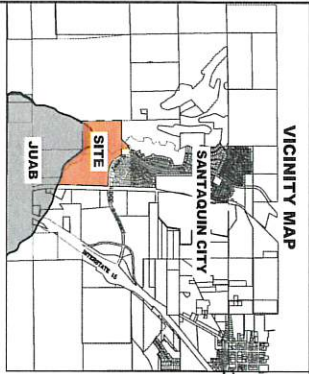
Commissioner Adcock asked that the first sentence on page two is reworded and clarified.

Motion: Commissioner Lance motioned to approve the minutes from May 28, 2019 pending the proposed changes. Commissioner Colson Seconded. The vote was unanimous in the affirmative.

Adjournment

Commissioner Lance motioned to adjourn at 9:32 p.m.


Trevor Wood, Commission Chair
Kira Petersen, Deputy Recorder



ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PH-01	PHASE PLANS
RO-01	ROAD CLASSIFICATIONS
OS-01	OPEN SPACE / TRAILS PLAN
PR-01	PRESSURE ZONE DRAIN
UP-01-08	UTILITY PLANS
GR-01-10	GRADING PLANS
DT-01	TYPICAL DETAILS

INDEX OF PLAN SHEETS		
SHEET	DESCRIPTION	DATE
CS-01	COVER SHEET & NOTES	6/11/19
PH-01	PHASE PLANS	6/11/19
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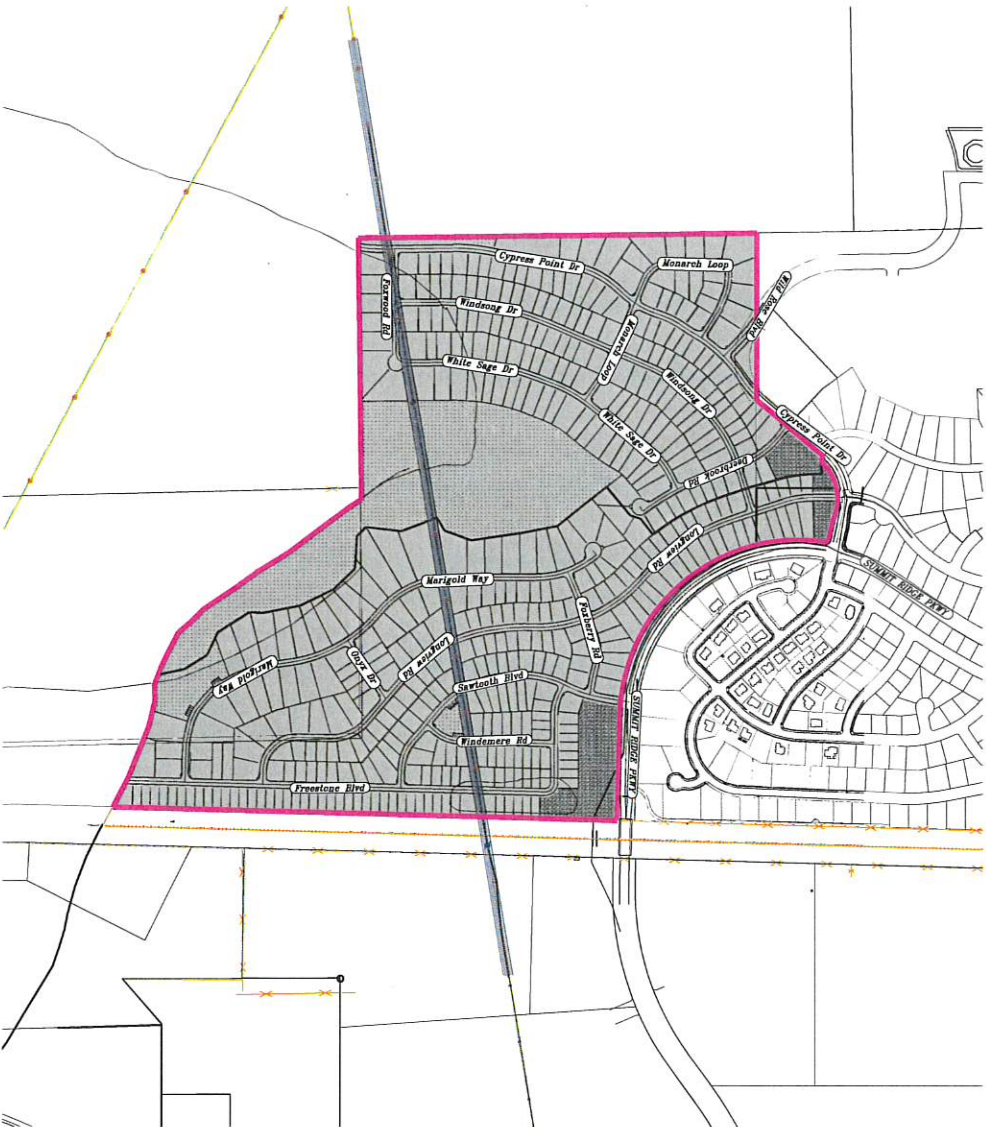
- NOTES:**
- THE DEVELOPER AND THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
 - ALL UTILITIES SHALL BE DEEPENED TO THE PROPOSED GRADE. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
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The Hills • Summit Ridge

PRELIMINARY PLAT

May 19

Santaquin, Utah County, Utah



ALTA BENCHMARK
TOTAL LOT AREA: 10.00 ACRES
TOTAL OPEN SPACE: 2.00 ACRES
TOTAL IMPROVED AREA: 8.00 ACRES
TOTAL IMPROVED AREA: 8.00 ACRES
TOTAL IMPROVED AREA: 8.00 ACRES

PROJECT ENGINEER
BRIAN ENGINEERING & SURVEYING
1776 N. STATE ST. #110
OREM, UT 84057
PH: 801.376.2245

PROJECT DEVELOPER
SALABOURY DEVELOPMENT
400 WEST 1200 NORTH
SANTAQUIN, UT 84055
(801) 401-5091



DATE: 5.23.2019
PROJECT #
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THE HILLS • SUMMIT RIDGE
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



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

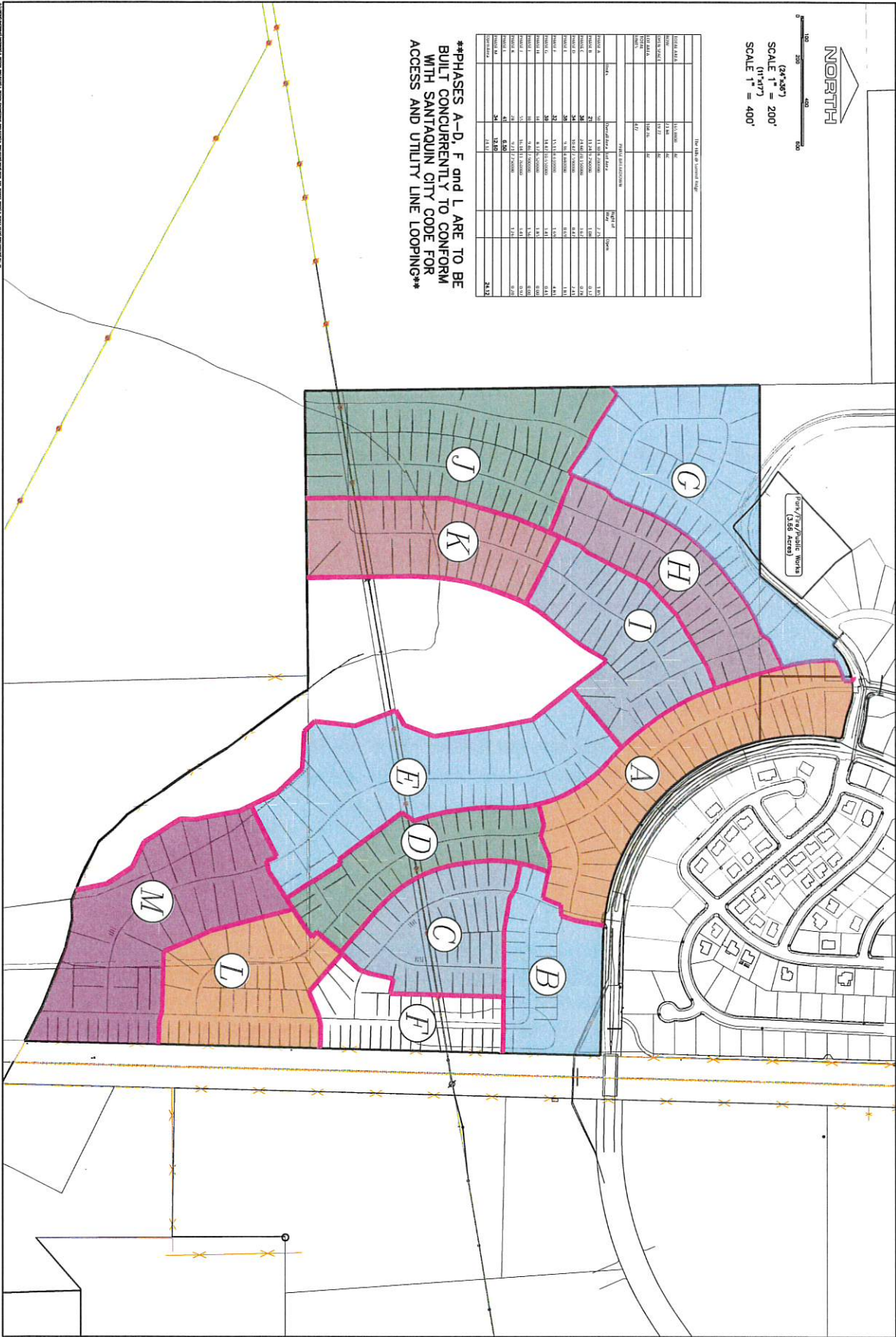
NORTH

0 100 200 300 400

(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'

THE HILLS OF SUMMIT RIDGE			
PHASE	ACRES	FEET	FEET
PHASE A	2.00	112.00	112.00
PHASE B	2.00	112.00	112.00
PHASE C	2.00	112.00	112.00
PHASE D	2.00	112.00	112.00
PHASE E	2.00	112.00	112.00
PHASE F	2.00	112.00	112.00
PHASE G	2.00	112.00	112.00
PHASE H	2.00	112.00	112.00
PHASE I	2.00	112.00	112.00
PHASE J	2.00	112.00	112.00
PHASE K	2.00	112.00	112.00
PHASE L	2.00	112.00	112.00
PHASE M	2.00	112.00	112.00
TOTAL	20.00	1120.00	1120.00

****PHASES A-D, F and L ARE TO BE BUILT CONCURRENTLY TO CONFORM WITH SANTIAGUIN CITY CODE FOR ACCESS AND UTILITY LINE LOOPING****



THE HILLS OF SUMMIT RIDGE

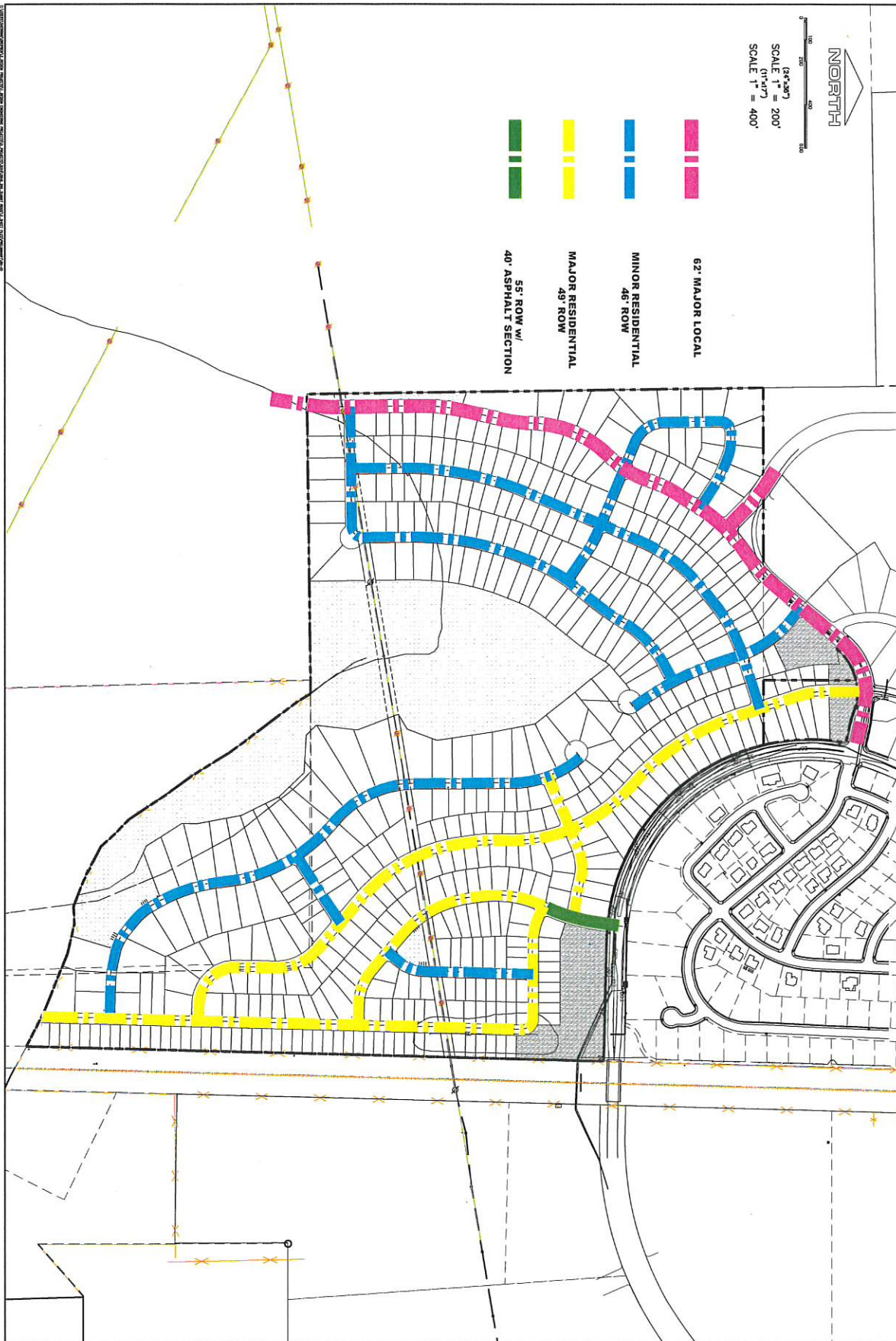
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

region Engineering & Surveying

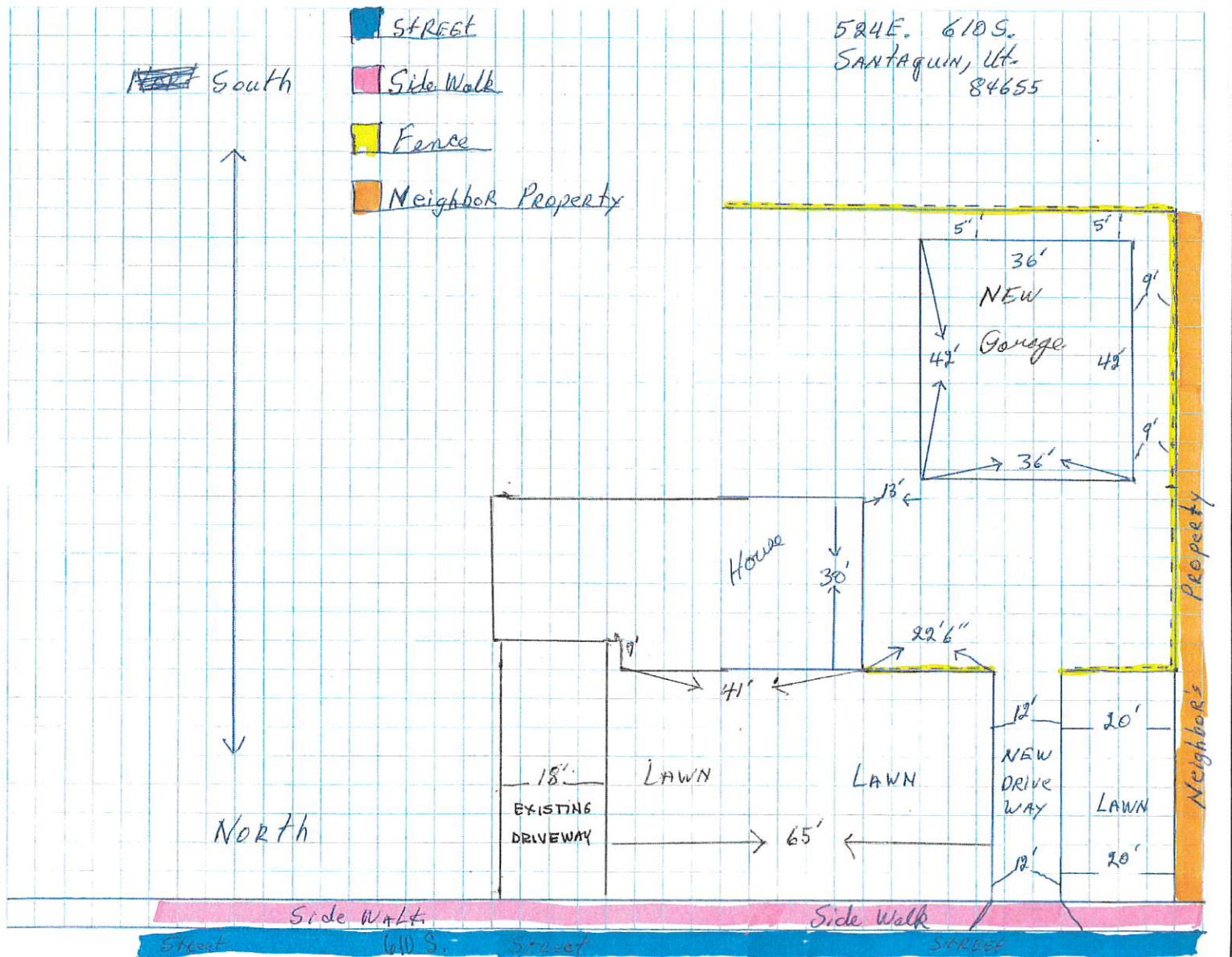
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesign@rcs.com

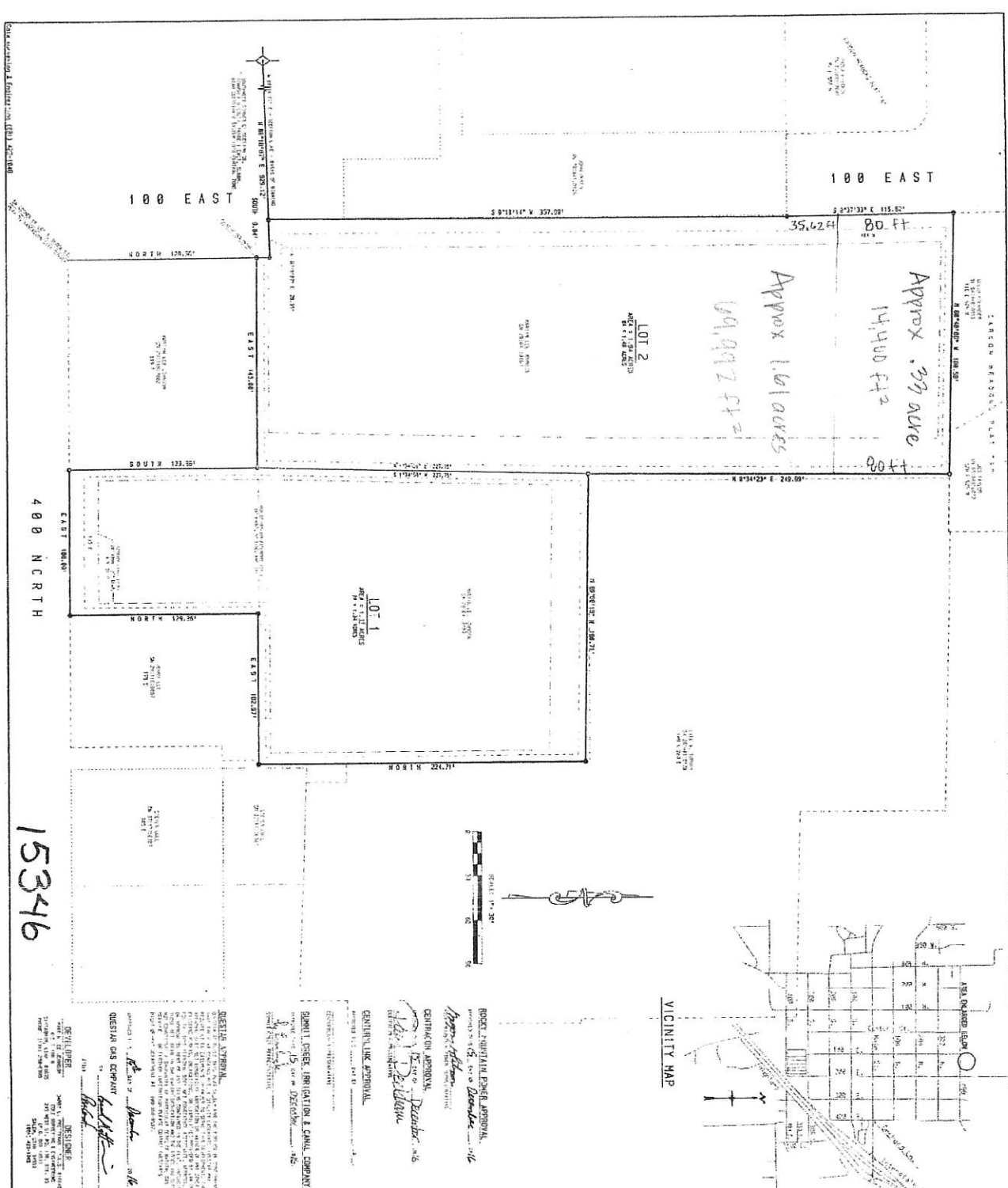
DATE: 2/3/2019
PROJECT #:
REVISIONS:

PHASE PLAN
PH-01



6.11.19 Planning Commission Attachment 'c'



VICINITY MAP

SURVEYOR'S CERTIFICATE

[illegible]

BOUNDARY DESCRIPTION

[illegible]

Mic. 906

[illegible]

CLARK in 1916
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and 1/16. 1848-1849. 1849-1850. 1850-1851. 1851-1852. 1852-1853. 1853-1854. 1854-1855. 1855-1856. 1856-1857. 1857-1858. 1858-1859. 1859-1860. 1860-1861. 1861-1862. 1862-1863. 1863-1864. 1864-1865. 1865-1866. 1866-1867. 1867-1868. 1868-1869. 1869-1870. 1870-1871. 1871-1872. 1872-1873. 1873-1874. 1874-1875. 1875-1876. 1876-1877. 1877-1878. 1878-1879. 1879-1880. 1880-1881. 1881-1882. 1882-1883. 1883-1884. 1884-1885. 1885-1886. 1886-1887. 1887-1888. 1888-1889. 1889-1890. 1890-1891. 1891-1892. 1892-1893. 1893-1894. 1894-1895. 1895-1896. 1896-1897. 1897-1898. 1898-1899. 1899-1900. 1900-1901. 1901-1902. 1902-1903. 1903-1904. 1904-1905. 1905-1906. 1906-1907. 1907-1908. 1908-1909. 1909-1910. 1910-1911. 1911-1912. 1912-1913. 1913-1914. 1914-1915. 1915-1916. 1916-1917. 1917-1918. 1918-1919. 1919-1920. 1920-1921. 1921-1922. 1922-1923. 1923-1924. 1924-1925. 1925-1926. 1926-1927. 1927-1928. 1928-1929. 1929-1930. 1930-1931. 1931-1932. 1932-1933. 1933-1934. 1934-1935. 1935-1936. 1936-1937. 1937-1938. 1938-1939. 1939-1940. 1940-1941. 1941-1942. 1942-1943. 1943-1944. 1944-1945. 1945-1946. 1946-1947. 1947-1948. 1948-1949. 1949-1950. 1950-1951. 1951-1952. 1952-1953. 1953-1954. 1954-1955. 1955-1956. 1956-1957. 1957-1958. 1958-1959. 1959-1960. 1960-1961. 1961-1962. 1962-1963. 1963-1964. 1964-1965. 1965-1966. 1966-1967. 1967-1968. 1968-1969. 1969-1970. 1970-1971. 1971-1972. 1972-1973. 1973-1974. 1974-1975. 1975-1976. 1976-1977. 1977-1978. 1978-1979. 1979-1980. 1980-1981. 1981-1982. 1982-1983. 1983-1984. 1984-1985. 1985-1986. 1986-1987. 1987-1988. 1988-1989. 1989-1990. 1990-1991. 1991-1992. 1992-1993. 1993-1994. 1994-1995. 1995-1996. 1996-1997. 1997-1998. 1998-1999. 1999-2000. 2000-2001. 2001-2002. 2002-2003. 2003-2004. 2004-2005. 2005-2006. 2006-2007. 2007-2008. 2008-2009. 2009-2010. 2010-2011. 2011-2012. 2012-2013. 2013-2014. 2014-2015. 2015-2016. 2016-2017. 2017-2018. 2018-2019. 2019-2020. 2020-2021. 2021-2022. 2022-2023. 2023-2024. 2024-2025. 2025-2026. 2026-2027. 2027-2028. 2028-2029. 2029-2030. 2030-2031. 2031-2032. 2032-2033. 2033-2034. 2034-2035. 2035-2036. 2036-2037. 2037-2038. 2038-2039. 2039-2040. 2040-2041. 2041-2042. 2042-2043. 2043-2044. 2044-2045. 2045-2046. 2046-2047. 2047-2048. 2048-2049. 2049-2050. 2050-2051. 2051-2052. 2052-2053. 2053-2054. 2054-2055. 2055-2056. 2056-2057. 2057-2058. 2058-2059. 2059-2060. 2060-2061. 2061-2062. 2062-2063. 2063-2064. 2064-2065. 2065-2066. 2066-2067. 2067-2068. 2068-2069. 2069-2070. 2070-2071. 2071-2072. 2072-2073. 2073-2074. 2074-2075. 2075-2076. 2076-2077. 2077-2078. 2078-2079. 2079-2080. 2080-2081. 2081-2082. 2082-2083. 2083-2084. 2084-2085. 2085-2086. 2086-2087. 2087-2088. 2088-2089. 2089-2090. 2090-2091. 2091-2092. 2092-2093. 2093-2094. 2094-2095. 2095-2096. 2096-2097. 2097-2098. 2098-2099. 2099-2100. 2100-2101. 2101-2102. 2102-2103. 2103-2104. 2104-2105. 2105-2106. 2106-2107. 2107-2108. 2108-2109. 2109-2110. 2110-2111. 2111-2112. 2112-2113. 2113-2114. 2114-2115. 2115-2116. 2116-2117. 2117-2118. 2118-2119. 2119-2120. 2120-2121. 2121-2122. 2122-2123. 2123-2124. 2124-2125. 2125-2126. 2126-2127. 2127-2128. 2128-2129. 2129-2130. 2130-2131. 2131-2132. 2132-2133. 2133-2134. 2134-2135. 2135-2136. 2136-2137. 2137-2138. 2138-2139. 2139-2140. 2140-2141. 2141-2142. 2142-2143. 2143-2144. 2144-2145. 2145-2146. 2146-2147. 2147-2148. 2148-2149. 2149-2150. 2150-2151. 2151-2152. 2152-2153. 2153-2154. 2154-2155. 2155-2156. 2156-2157. 2157-2158. 2158-2159. 2159-2160. 2160-2161. 2161-2162. 2162-2163. 2163-2164. 2164-2165. 2165-2166. 2166-2167. 2167-2168. 2168-2169. 2169-2170. 2170-2171. 2171-2172. 2172-2173. 2173-2174. 2174-2175. 2175-2176. 2176-2177. 2177-2178. 2178-2179. 2179-2180. 2180-2181. 2181-2182. 2182-2183. 2183-2184. 2184-2185. 2185-2186. 2186-2187. 2187-2188. 2188-2189. 2189-2190. 2190-2191. 2191-2192. 2192-2193. 2193-2194. 2194-2195. 2195-2196. 2196-2197. 2197-2198. 2198-2199. 2199-2200. 2200-2201. 2201-2202. 2202-2203. 2203-2204. 2204-2205. 2205-2206. 2206-2207. 2207-2208. 2208-2209. 2209-2210. 2210-2211. 2211-2212. 2212-2213. 2213-2214. 2214-2215. 2215-2216. 2216-2217. 2217-2218.

[illegible]

JOHNSON M
SUBDIVISION

	
RECEIVED MAY 10 1934 DEPT. OF JUSTICE NATIONAL BUREAU OF INVESTIGATION	RECEIVED MAY 10 1934 DEPT. OF JUSTICE NATIONAL BUREAU OF INVESTIGATION
DIRECTOR, FBI WASHINGTON, D. C.	DIRECTOR, FBI WASHINGTON, D. C.
MAY 10 1934 DEPT. OF JUSTICE NATIONAL BUREAU OF INVESTIGATION	MAY 10 1934 DEPT. OF JUSTICE NATIONAL BUREAU OF INVESTIGATION