



**Planning Commission Meeting Minutes
Tuesday May 14, 2019**

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

Other's in Attendance: Community Development Director Jason Bond, Clint Garner, Pete Mittanck, and Scott Peterson representing Evergreen Pointe Townhomes.

Commission Chair Wood called the meeting to order at 7:02 p.m.

Invocation / Inspirational Thought: Commissioner Adcock offered an Invocation.

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

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

DISCUSSION AND POSSIBLE ACTION ITEMS

Evergreen Pointe Townhomes Preliminary Subdivision Review

A preliminary review of a 30-unit multifamily subdivision located at approximately 300 W. and 100 N.

Mr. Bond reported that all of the proposed parking is surface parking, there will be no garages. He also stated that the developer has proposed to install a smaller tot lot than what is required, and instead they would like to install a pavilion to make up the additional square footage requirement.

Mr. Bond noted that the side and rear elevations need to be changed in order to meet architectural requirements. Architectural Review Committee (ARC) approval is needed prior to City Council review.

Commissioner Lance asked if the size of the pavilion can be made larger in order to accommodate two tables, as the plans currently show a 10 by 10-foot pavilion. Mr. Mittanck clarified that the pavilion will be 16 by 16 feet and have two picnic tables underneath.

Commissioner Adcock asked what the basic layout of the units are. Mr. Garner explained that the kitchen, living room and half bath will be located on the main floor, 2 bedrooms and a bathroom will be located upstairs, and all units will have an unfinished basement. He clarified that the units will be 1500 square feet per unit, with the pricing around 190,000.

The Commission discussed substituting a pavilion and a smaller tot lot for a larger tot lot.

Commissioner Lance feels like this is a fair trade off, especially considering there is a City Park nearby. Commissioner Wood expressed concern regarding the durability of the proposed tot lot.

Mr. Mittanck indicated that they haven't selected a brand or specific set for the tot lot. He also explained that they intend to stay involved in the Community long term, both by managing the HOA and owning units. He indicated that they want to select tot lot equipment that will have a good longevity.

Commissioner Colson asked how much smaller the proposed tot lot is than what is required. Mr. Bond explained that code states that any time there are 8 residential units, a tot lot is required. An additional tot lot or approved amenity is required for each additional 20 units. Code states that each tot lot or approved amenity should be 600 square feet. Mr. Bond noted that the proposed tot lot and the pavilion exceed the required 1200 square feet.

The Commissioners agreed that the proposed pavilion is a reasonable tradeoff for a larger tot lot. Commissioner Adcock asked about the garbage enclosure shown on the plans. Mr. Peterson explained that it is a large dumpster enclosure that can house one large dumpster, or two normal sized dumpsters. He clarified that either option will be large enough to service all 30 units. Commissioner Adcock asked how snow removal will be addressed. Mr. Mittanck explained that it will be addressed in CC&R's.

Mr. Bond provided staff's recommended motion that the Evergreen Pointe Townhome's be approved with the conditions that ARC approval and landscaping are approved and that the engineering redlines be addressed.

Motion: Commissioner Tolman motioned to forward a positive recommendation for the Evergreen Pointe Townhome Preliminary Subdivision with the following conditions: That the ARC approve the landscaping plans and architectural renderings. That the engineering redlines are addressed. And that the pavilion size is updated on the plans to 16 by 16 feet. Commissioner Lance Seconded.

Roll Call:

Commissioner Colson	Aye
Commissioner Sperry	Aye
Commissioner Lance	Aye
Commissioner Tolman	Aye
Commissioner Gunnell	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The vote passed 7 to 0.

PLANNING COMMISSION BUSINESS

Approval of minutes:

Commissioner Lance motioned to approve the minutes from April 23, 2019. Commissioner Sperry seconded. The vote was unanimous in the affirmative.

Commissioner Lance proposed that the Planning Commission have a discussion regarding what they want the future for multifamily housing to be. Specifically regarding, zoning for townhomes and Planned Unit Developments (PUD's), parking, garage sizes and open space.

Mr. Bond reported that code currently requires 60 square feet of private space per unit. The Planning Commission discussed the potential of fencing off the private areas.

Commissioner Lance also discussed the idea of providing an overall plan for multifamily housing rather than having multifamily housing pop up in multiple zones all over town. Mr. Bond explained that the City Council has been having an ongoing discussion regarding zones for multifamily housing and a PUD ordinance that is currently being re-drafted per the Council's direction.

Commissioner Gunnell expressed that he would rather see PUD's be discretionary than permitted. Commissioner Colson asked for clarity regarding the PUD ordinance and what the Council's thoughts are regarding PUD's and multifamily housing. Mr. Bond explained that the general direction of the City Council is in favor of high density.

PLANNING COMMISSION MEETING

TUESDAY May 14, 2019

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Commissioner Lance noted that as a realtor it is her experience that single family houses are currently in demand in Santaquin rather than multifamily housing. She expressed her desire to communicate this with the Council. Commissioner Sperry asked that a meeting is set up between the City Council and Planning Commission in order to discuss multifamily housing and its future in the City.

Commissioner Gunnell pointed out that the Planning Commission can propose a code change and forward it to the City Council.

Commissioner Wood noted that the Planning Commission should make recommendations based off of their own opinions. He also discussed the importance of the appropriate separation between the Planning Commission and the City Council.

Commissioner Colson stated that she wants to collaborate with the City Council ahead of time and avoid wasting time. She also expressed that she would like to see the master plan for Santaquin.

Mr. Bond indicated that he will talk to the Mayor and the Council and discuss setting up a meeting. He noted that members of the Planning Commission are still residents who can attend City Council meetings and voice their personal opinions.

Commissioner Tolman asked if there is a time stipulation for the re-instated incentive package for the Grocery Store. Mr. Bond explained that from the time the new resolution is adopted the applicant will have 6 months before the tiered incentive kicks in. He reported that the Grocery Store plans have been submitted and he doesn't feel that the time limit will be an issue. He noted that part of the City Council's decision requires that the developer invest into the South East Corner along Main Street.

Adjournment

Commissioner Lance motioned to adjourn at 7:58 p.m.



Trevor Wood, Commission Chair



Kira Petersen, Deputy Recorder

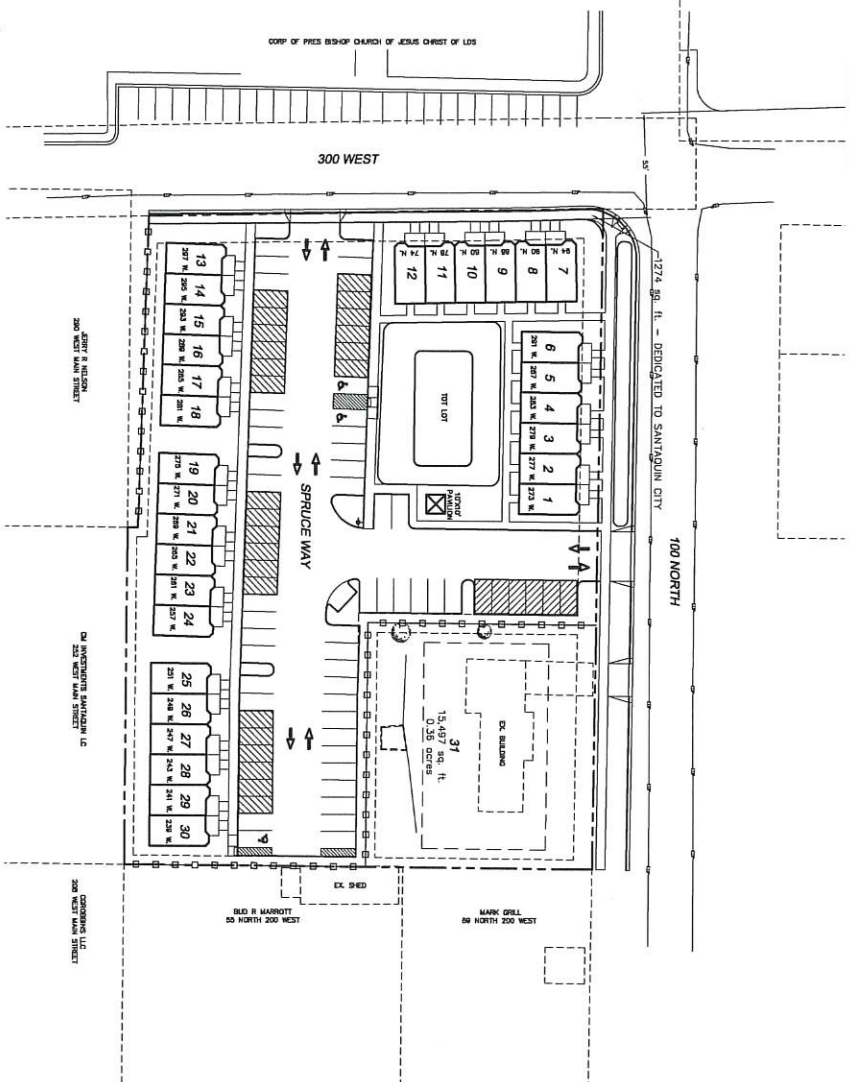
(24" x 36")
SCALE 1" = 30'
(11" x 17")
SCALE 1" = 60'

EVERGREEN POINTE TOWNHOMES
SITEPLAN
SANTAQUIN, UTAH COUNTY, UTAH
PRELIMINARY PLAN SET
APRIL 2019

DENSITY TABLE

ZONING CLASSIFICATION—MSR
ACREAGE OF PLANNED AREA—0.67 ACRES
ACREAGE TO BE DEDICATED FOR STREET ROW—1274 SF
PANEL SIZE—SF=84,813
TOTAL LOT AREA—SF=1,259,414.54
BUILDING AREA—SF=304,641.14, 720
PLANNING LOT AREA IN SF=24,649 (33%)
LANDSCAPE AREA IN SF=24,649 (33%)

BOUNDARY DESCRIPTION:
EAST LINE OF BLOCK 30, PLAT #3, SANTIAGO CITY SURVEY, BE-
GINS AT THE INTERSECTION OF THE NORTH LINE OF SECTION 16,
SUBDIVISION PLAT #7, WHICH POINTS LESS NORTH 89°45'31" EAST
THE SECTION LINE AND SOUTH 19°32'58" FEET FROM THE NORTH



-SHEET INDEX-

SHEET	SHEET NAME
1	COVER & INDEX
2	SITE PLAN
3	GRADING PLAN
4	FINAL PLAT
5	RECORD OF SURVEY (BY OTHERS)
6	DETAIL SHEET
7	DETAIL SHEET
8	DETAIL SHEET
9	FIRE ACCESS/OPEN SPACE PLAN

- NOTES**
1. ALL UNITS TO BE ADA ADAPTABLE
 2. IF PROJECT IS TO BE SOLD AS CONDO UNITS, CONDOMINIUM PLAT, COAR'S, AND HOA DOCS WILL BE REQUIRED TO BE APPROVED BY PLANNING COMMISSION.
 3. PARKING LOT AND BUILDING LIGHTING MUST BE SHIELDED AND DIRECTED DOWNWARD.



VICINITY MAP
-NTS-

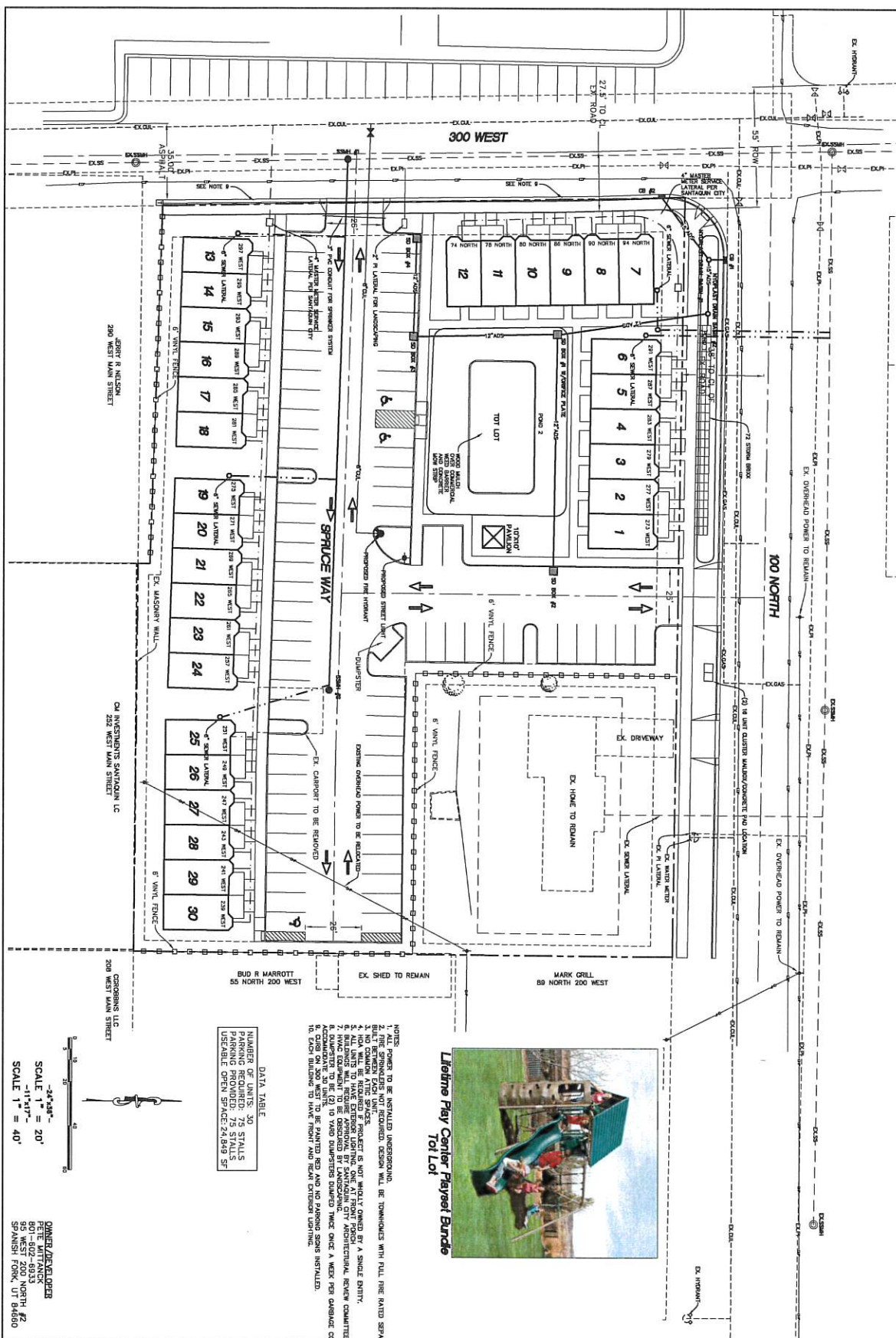
-NTS-



OWNER/DEVELOPER
PETE MITTANCK
801-602-6933
95 WEST 200 NORTH #/2
SPANISH FORK, UT 84666

OWNER/DEVELOPER
PETE MITTANCK
801-602-6933
95 WEST 200 NOR
SPANISH FORK, UT

Z:\2019\19-013 Summitt Townhomes\CADD\PRELIMINARY\01-COVERSHEET.dwg 4/13/2019 11:35:26 AM MDT



Lifetime Play Center Playset Bundle



DATA TABLE	NUMBER OF UNITS: 30 PARKING REQUIRED: 75 STALLS PARKING PROVIDED: 75 STALLS USEABLE OPEN SPACE: 24,849 SF
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1. ALL POWERED TO BE INSTALLED UNDERGROUND.
2. FIRE SPRINKLES NOT REQUIRED, DESIGN WILL BE TOWNHOMES WITH FULL FIRE RATED SEPARATION WALLS.
3. BUILT BETWEEN EACH UNIT.
4. HOA WILL BE REQUIRED IF PROJECT IS NOT WHOLLY OWNED BY A SINGLE ENTITY.
5. ALL UNITS TO HAVE EXTERIOR LIGHTING, ONE AT FRONT ENTRY.
6. BUILDINGS WILL REQUIRE APPROVAL BY SAVANNAH CITY ARCHITECTURAL REVIEW COMMITTEE.
7. QUARTERS TO BE CONSIDERED BY COUNCIL.
8. ADJACENT TO BE (2) TO 1000 BOURBON STREET, THERE ONCE A WEEK PER GARAGE C.
9. CUBED ON 300 FEET TO BE PAINTED RED AND NO PARKING SIGNS INSTALLED.
10. EACH BUILDING TO HAVE FRONT AND REAR EXTERIOR LIGHTING.

SCALE 1" = 20'
SCALE 1" = 40'

OWNER/DEVELOPER
PETE MITTANCK
801-502-6933
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

EVERGREEN POINTE TOWHNOMES



**ATLAS
ENGINEERING
L.L.C.**
AN MDT

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

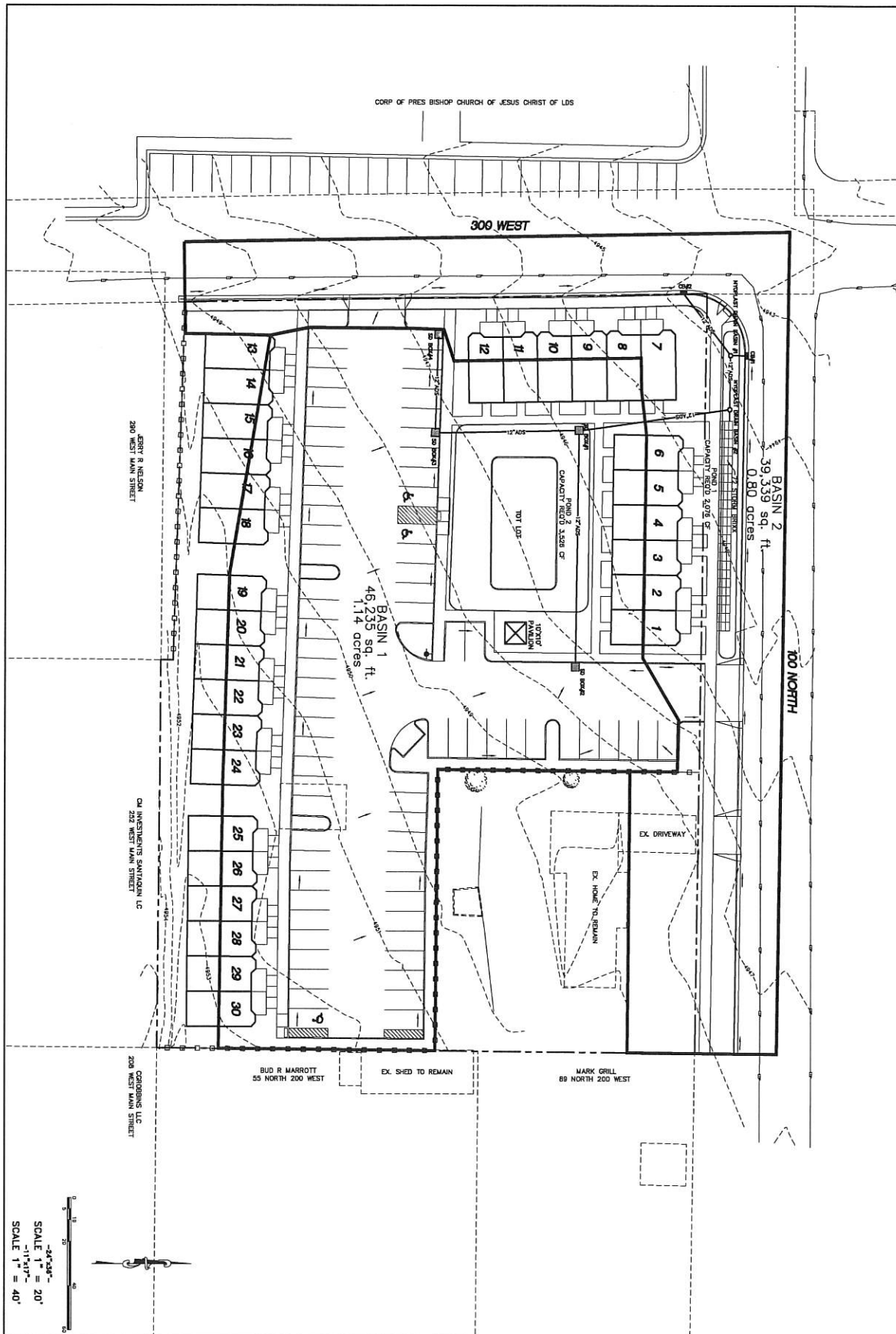
SITE PLAN

SANTAQUIN, UTAH

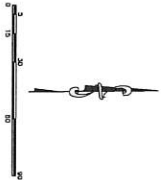
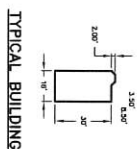
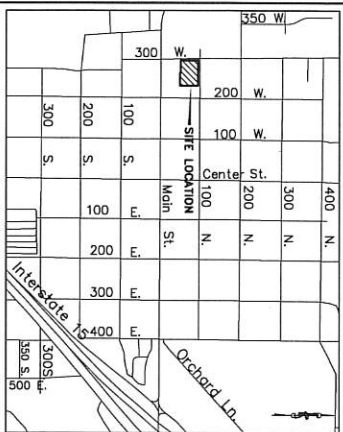
SHEET NO.

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LINE TABLE		
LINE	LENGTH	BEARING
L1	16.76	S 36.00° 27' E
L2	14.71	S 85.40° 17' E
L3	14.50	S 88.08° 11' E
L4	13.85	N 45.36° 34' E
L5	13.09	N 42.03° 48' E
L6	59.15	N 29° 11' 15" E
L7	51.10	S 75.31° 07' E
L8	35.86	S 67° 01' 35" E
L9	131.58	N 05° 06' 35" E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	10.00	16.18	14.47	S 44.33°19' W	92°40'56"
C2	1027.50	21.56	21.56	N 01°10'55" W	1°12'27"

1. AREA BETWEEN SIDEWALK AND CURB ARE DESIGNATED FOR CITY STORM DRAINAGE PURPOSES AND CANNOT BE MODIFIED FROM THE APPROVED LANDSCAPE PLAN. ADJACENT LOT OWNERS ARE RESPONSIBLE FOR THIS AREA WITHIN THE CITY RIGHT OF WAY, INCLUDING IRRIGATION. A MAXIMUM 24" WIDE DRIVEWAY WILL BE ALLOWED FOR EACH LOT.

QUESTAR GAS COMPANY

QUESTAR GAS COMPANY

QUESTAR GAS COMPANY, AN EQUAL OPPORTUNITY EMPLOYER, HAS AN OPENING FOR A PERSON WHO CAN TAKE THE LEAD IN SAVING THE PUBLIC UTILITY EXPENDITURES. QUESTAR MAY REQUIRE OTHER CREDENTIALS OR MAY REQUIRE A LICENSE TO OBTAIN THIS POSITION. IF YOU ARE INTERESTED IN THIS POSITION, PLEASE CONTACT QUESTAR AT 1-800-365-5532.

APPROVED

APPROVED _____

CONVEYANCE OF COMMON AREAS TO ASSOCIATION

NOTE OF DISCLAIMER OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS PROJECT WITH ITS LOGS, DETAILS AND COMMON AREAS ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT "A", SAHARI TOWNHOMES, WHICH ARE RECORDED IN THE OFFICES OF THE UTAH COUNTY RECORDER. SAID COVENANTS, CONDITIONS AND RESTRICTIONS ARE INTENDED TO RUN WITH THE LAND AND TO BE BINDING UPON ALL HEIRS, SUCCESSORS OR ASSIGNS OF THE DECLARANT IN ACCORDANCE WITH THE RECORDED DECLARATION.

SURVEYOR'S CERTIFICATE

3. BARRY L. PLETTMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF UTAH, AND THAT THE SURVEY DESCRIBED IN THE NAME OF THE STATE OF UTAH, FURTHER CERTIFY BY AUTHORITY OF THE STATE OF UTAH, THAT THE SURVEY DESCRIBED IN THE NAME OF THE STATE OF UTAH HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR

DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N89.45.322E 278.23 FEET ALONG THE NDRTH SECTION LINE AND SOUTH 1923.58 FEET FROM THE NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASIN & MENDIAN; THENCE S89.00.000E 344.68 FEET; THENCE S00.00.000E 246.64 FEET; THENCE S89.00.12E 177.37 FEET; THENCE S00.00.00E 5.55 FEET; THENCE N89.00.11W 184.01 FEET; THENCE N01.00.23W 241.71 FEET TO THE POINT OF BEGINNING. CONTAINING 1.95 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, A.D. 2019.

OWNER:

OWNER: _____ OWNER: _____

ACKNOWLEDGMENT

STATE OF UTAH - S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 2019
PERSONALLY APPEARED BEFORE ME THE SIGNED OF THE FOREGOING
DECLARATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE
SAME.

STANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SALT LAKE CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 201____.

APPROVED BY MAYOR _____

APPROVED BY MAYOR

ENGINEER (SEE SEAL)

K-RECORDER

EVERGREEN POINTE TOWNHOMES

SUBJECT PROPERTY IS LOCATED IN SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN, UTAH COUNTY, UTAH.

CONTAINING 1 SINGLE FAMILY LOT & 30 TOWNHOUSES AND 1.95 ACRES

CITY ENGINEER SEAL
NOTARY PUBLIC SEAL
SURVEYOR'S SEAL

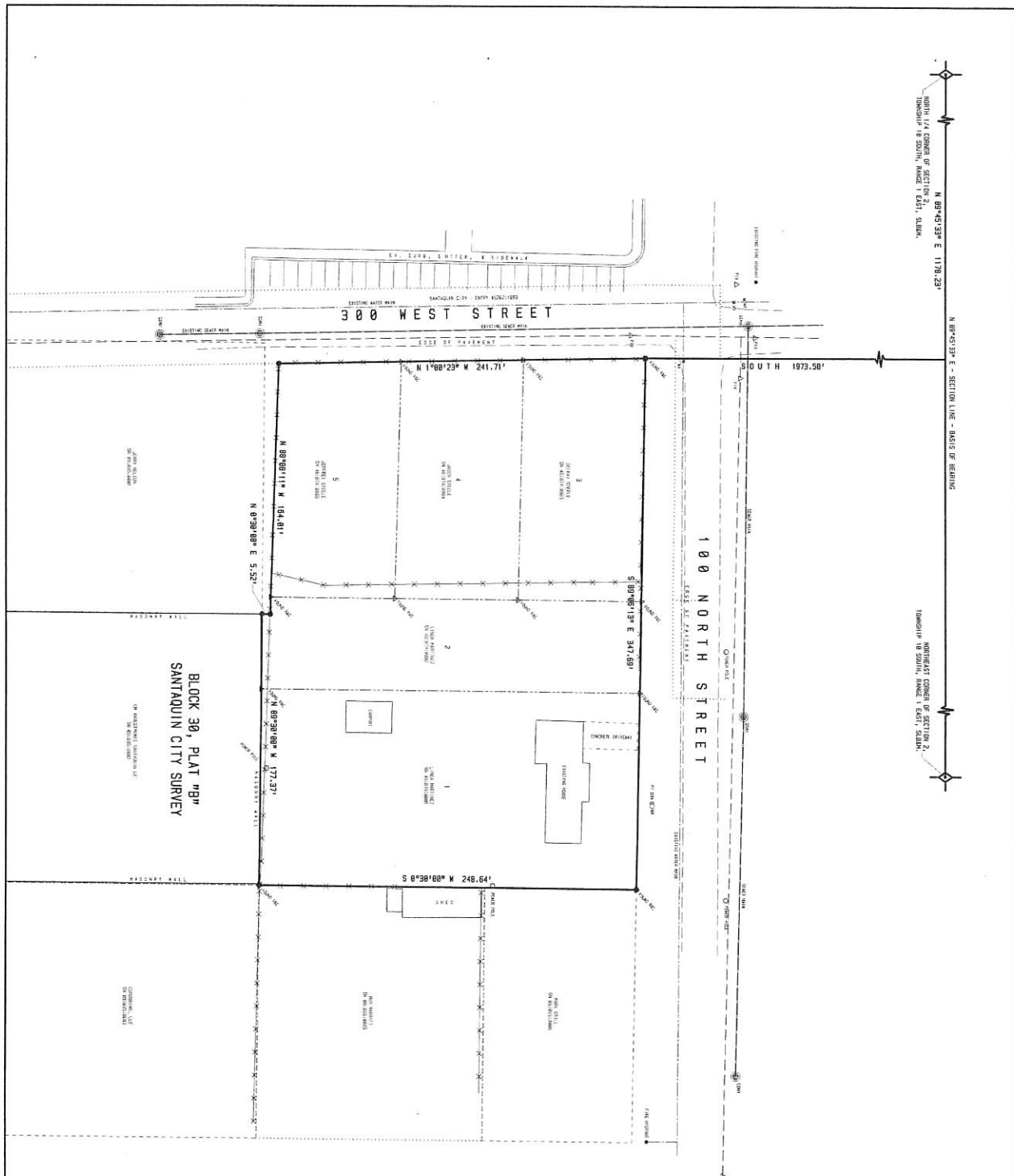
CLIENT-RECORDS/DEEDS SEAL

SHEET 1 OF 1

CONNECTION & SEAL

SEAL

SEAL

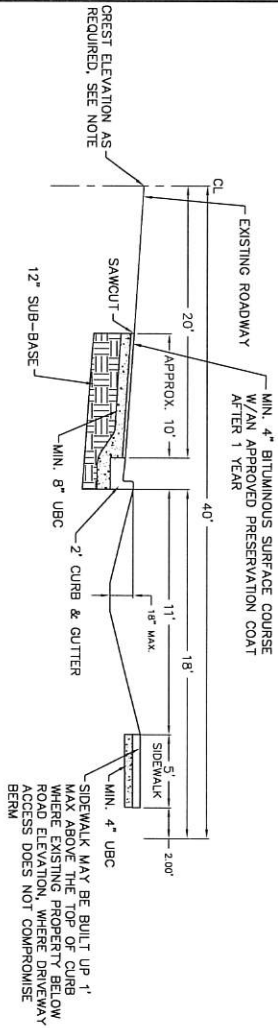


LEGEND:
 - 1" = 30'
 - 1" = 30'
 - 1" = 30'

SURVEY CERTIFICATE:
 I, the undersigned, a Licensed Professional Surveyor in the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey plat as filed in the Office of the County Clerk of Santaquin County, Utah, on the 15th day of February, 2019.

NOTARIAL:
 I, the undersigned, a Notary Public in and for the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original survey plat as filed in the Office of the County Clerk of Santaquin County, Utah, on the 15th day of February, 2019.

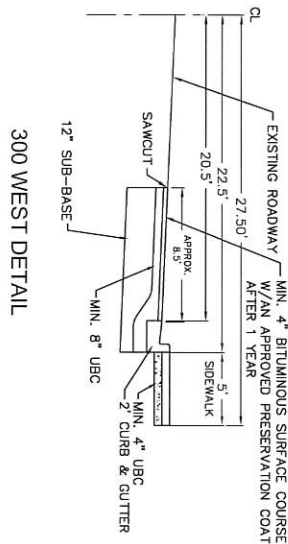
SURVEY DESCRIPTION:
 This survey was made for the purpose of dividing the land shown on the plat into lots for the purpose of sale or lease. The survey was made by the undersigned, a Licensed Professional Surveyor in the State of Utah, and the results are shown on the plat.



100 NORTH DETAIL

-NTS-

- NOTES:
1. 100-YEAR WATER ELEVATION MAY NOT ENCRoACH WITHIN 8" VERTICALLY OF ANY HABITABLE STRUCTURE OR EXCEED THE EDGE OF RIGHT-OF-WAY.
 2. 100-YEAR WATER ELEVATION MAY NOT RISE ABOVE AN ELEVATION OF 3" BELOW THE TOP OF ANY BERM OR EDGE OF RIGHT-OF-WAY IF ADJACENT EXISTING BUILDINGS ARE BELOW STREET LEVEL.
 3. THE CROWN OF THE ROAD SHALL BE HELD TO EXISTING GRADE, UNLESS PERMITTED OTHERWISE BY THE CITY ENGINEER WHERE NEEDED TO ENABLE CONTAINMENT OF 100-YEAR STORM, TO MATCH GRADE AT ADJACENT PREVIOUSLY DEVELOPED PROPERTIES, OR TO MEET GRADE AT INTERSECTIONS.



300 WEST DETAIL

EVERGREEN POINTE TOWNSHOMES



ATLAS
ENGINEERING
L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

DETAIL SHEET

SANTAQUIN, UTAH

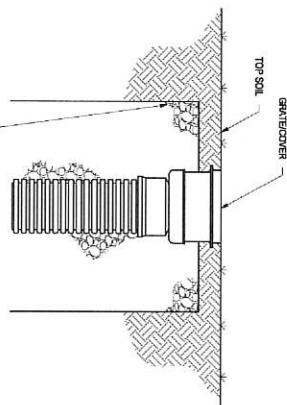
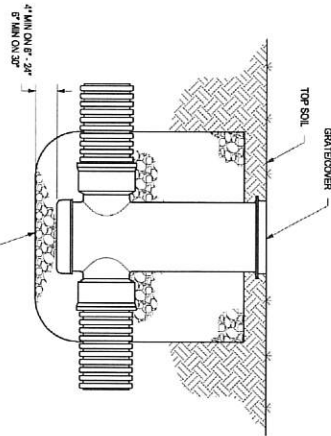
SHEET NO.

6

NO.	REVISIONS	BY	DATE
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1			

2/25/2019 10:08:55 AM MDT

INLINE DRAIN



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2921. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2921.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D321.

[illegible]

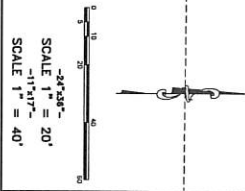
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7/2/2015 16.013 Cumul Transmembrane Glycoprotein (MIM:607372) 15.013			



PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660

SANTAQUIN, UTAH

7



NO.	REVISIONS	BY	DATE
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EVERGREEN POINTE TOWNHOMES

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
 FAX: 801-655-0109
 846 E 800 N SUITE A
 SPANISH FORK, UT 84660

4/13/2019 TICKETS AN NOT

FIRE ACCESS/
OPEN SPACE PLAN

SANTAQUIN, UTAH

SHEET NO.

9