



Planning Commission Meeting Minutes
Tuesday, March 12, 2019

Planning Commissioners in Attendance: Trevor Wood, Art Adcock, Kylie Lance, Brad Gunnell, Pamela Colson, Michelle Sperry and Kyle Francom.

Other's in Attendance: Community Development Director Jason Bond and Santaquin City Engineer Jon Lundell.

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

Invocation / Inspirational Thought: Commissioner Francom offered a prayer.

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

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

DISCUSSION AND POSSIBLE ACTION ITEMS

Green Hollow Subdivision Preliminary Plan.

Mr. Bond reported that this is a preliminary review of a 22 lot subdivision located at approximately 300 West and 500 North. He explained that the subdivision was located within the R-10 zone which required a minimum lot size of 10,000 square feet. Mr. Bond noted that the developer is providing needed road connectivity. He also mentioned that the entire subdivision will be built in one phase.

Commissioner Adcock asked for a review of the red line issues.

Mr. Lundell explained that some corrections and verifications are needed on the storm drain report, one pressurized irrigation line needs to be removed, and another PI line needs to connect near 450 North.

All of the Commission members and Mr. Bond were pleased with the larger lot sizes and road connectivity included in the Green Hollow Subdivision.

Motion: Commissioner Adcock motioned to forward a positive recommendation to the City Council for the Green Hollow Subdivision with the condition that engineering red lines are addressed.

Commissioner Lance seconded.

Roll Call:

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

Commissioner Francom Aye

The vote passed unanimously 7 to 0.

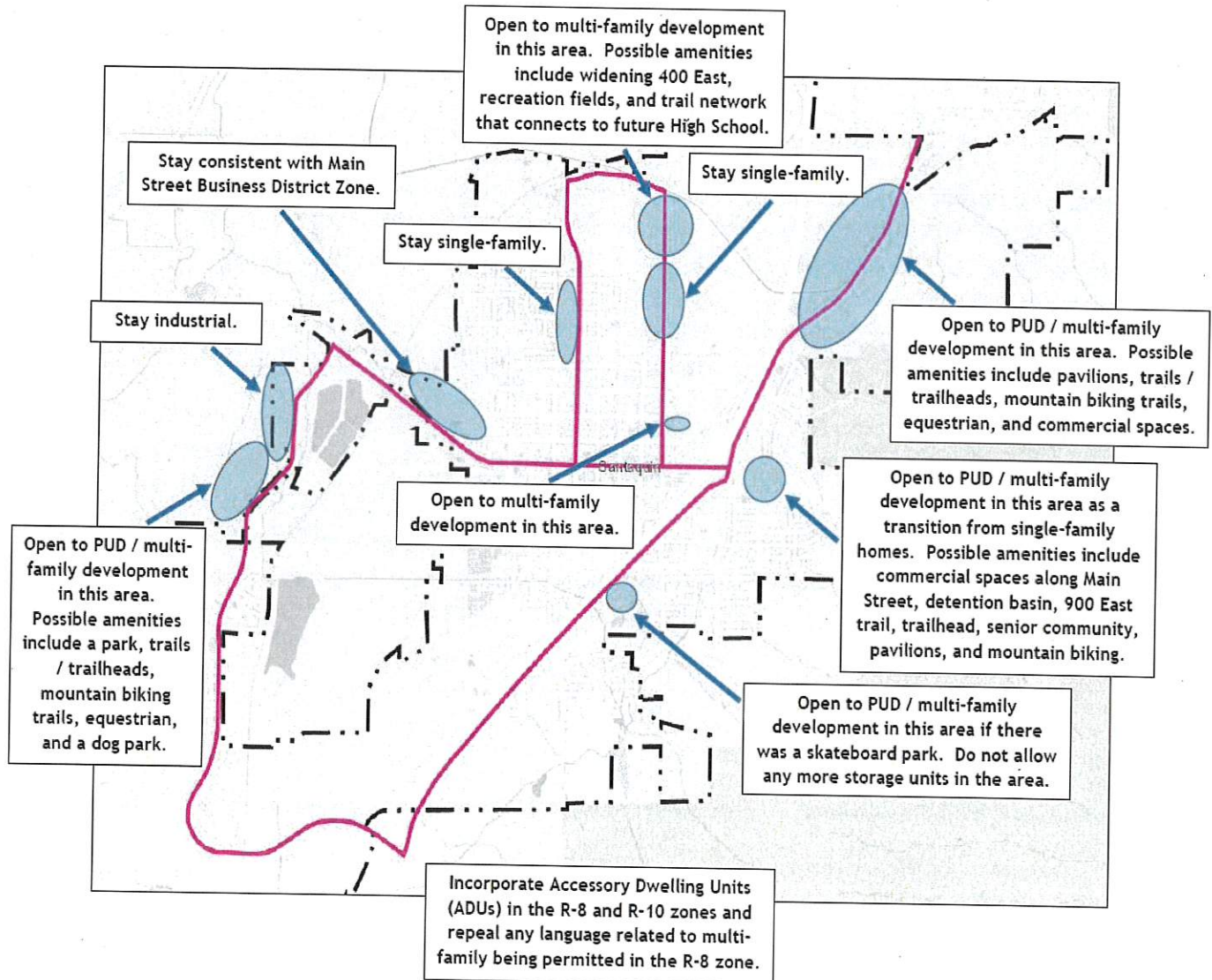
Discussion Regarding Multi-Family Housing Regulations

Mr. Bond told the Commission members that the City Council had requested that they examine the current PUD (Planned Unit Development) ordinances and zone locations and to consider if changing the current zoning was appropriate.

Currently, Mr. Bond explained, a PUD zone can be located in any part of the City. He asked the Commission members if they thought PUD zones should be restricted to certain locations in Santaquin. He also reminded the Commission members that most of the developers had offered open space as their required amenity, but open space isn't always necessary or desired. He proposed that the Commission members consider different amenities for different areas of town so the community could be better served.

Commissioner Colson asked why the City Council was placing emphasis on the location of PUDs and Multi Family Housing. Mr. Bond explained that many of the residents in Santaquin were upset by the number of multi-family and PUD developments that have sprung up in residential parts of town. The City Council acknowledged the need for such housing, but they wanted a plan for the location of denser development instead of allowing it anywhere in the city. Mr. Bond showed the Commission members a map of Santaquin that highlighted the main thoroughfares, traffic and bus routes. All agreed that multi-family housing was best located along the main traffic routes throughout the city. Starting on the northeast side of town, Mr. Bond asked the members their thoughts on allowing PUD zones and multi-family developments in different areas. He also asked for their ideas on the amenities they thought would be beneficial in various locations. Mr. Bond reminded the Commission members that a PUD zone could include Multi-family housing, but it could also include smaller lots and single family homes. He explained that a PUD zone allowed for a 45% increase in density in exchange for the developer providing amenities. As an example, he noted that currently, in the R10 zone, on 10 acres, approximately 40 units could be built. If a PUD zone overlaid the R10 zone, approximately 55 units could be built. These units could either be single family or multi-family in nature. The Commission Members agreed that adding ADUs (accessory dwelling units) as a permitted use in the R-8 and R-10 zones as well as removing Multi-Family as a permitted use in the R-8

zone was a good idea. After much discussion, the Commission members agreed on the plan illustrated on the map below.



MOTION:

Commissioner Adcock motioned to recommend to the City Council the Planning Commission's notes applying to PUDs and multi-family housing as discussed and noted on the map.

Commissioner Lance seconded.

Roll Call:

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

The vote passed unanimously 7 to 0.

PLANNING COMMISSION BUSINESS

Approval of minutes from:

March 12, 2019

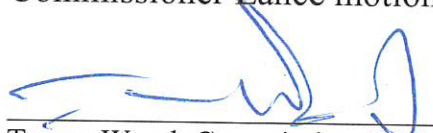
Motion: Commissioner Adcock motioned to approve the minutes from February 26, 2019. Commissioner Wood seconded.


Commissioner Wood	Aye
Commissioner Adcock	Aye
Commissioner Sperry	Aye
Commissioner Colson	Aye
Commissioner Lance	Aye
Commissioner Gunnell	Aye
Commissioner Francom	Abstained

The vote was passed with one-member abstaining.

Adjournment:

Commissioner Lance motioned to adjourn at 9:12 p.m.


Trevor Wood, Commission Chair


Robin Stevens, Recorder