



Planning Commission Meeting Minutes
Tuesday, February 26, 2019

Planning Commission Members in Attendance: Trevor Wood, Art Adcock, Brad Gunell, Jessica Tolman, and Kylie Lance. Michelle Sperry, Pamela Colson, and Kyle Francom weren't in attendance.

Other's in Attendance: Community Development Director Jason Bond, Engineer Jon Lundell.

Welcome: 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 hearing at 7:05 p.m. and closed it at 7:05 p.m.

PUBLIC HEARING-SITLA Mass Grading CUP

Mr. Bond reported that SITLA is proposing to mass grade the south west portion of their property located approximately $\frac{3}{4}$ of a mile south and west of the intersection of Summit Ridge Parkway and Sageberry Drive and $\frac{1}{2}$ mile west of Rocky Ridge Town (See Attachment A). He clarified that in order to adequately grade the site blasting is required however, Santaquin City ordinance doesn't allow blasting. The applicant's proposal also includes conveying material across Sun Roc and railroad property to Sun Roc's current operating site.

Mr. Bond explained that this property was annexed in 2000 as part of the Summit Ridge development. SITLA then chose to detach themselves from the Summit Ridge development. In 2011 SITLA proposed a concept plan for the property to the City Council. This concept plan includes an eventual road going through the property and giving access from I15 to the Goshen Valley. They also plan to develop this land as commercial, mixed use residential, rural residential and natural open space. The City Council reviewed and approved this concept plan, they then directed that the Summit Ridge development agreement be modified to reflect this plan.

Staff recommends that the Planning Commission work with the applicant, as currently there aren't existing homes near this job site.

Mr. Lundell reviewed the items in the proposal that follow City code and those that don't (See attachment B). He explained that the applicant is proposing to move the marketed material from land within Santaquin to land outside of City limits. They are also proposing to install a fence around the mass grading activity. Mr. Lundell informed the applicant that information regarding how the site will be accessed is required. He explained that blasting isn't permitted within the City however, their application indicates that they will be blasting 40 times a year.

Public Hearing: Commission Chair Wood opened the public hearing at 7:21 p.m.

Andy Bedingfield introduced himself as a representative of SITLA. He explained that SITLA manages land for the federal government in order to maximize land revenue and earn money for public schools. They earn money by using the land for uses such as grazing, oil, gas, mass grading etc. Mr. Bedingfield noted that the south west parcel of the land is very steep, in order to make it developable it needs to be graded. He explained that the Division of Oil Gas and Mining (DOGM) will be involved because of the nature of this proposal.

Commission Chair Wood closed the public hearing at 7:25 p.m.

Brent Sumsion introduced himself as the property and environmental manager for Sun Roc. He noted that most of the grading will be hidden from view from both Rocky Ridge and Summit Ridge. Mr. Sumsion reported that they are trying to make this operation as low impact as possible. One of the ways they are proposing to do that is by moving material via a conveyer belt instead of trucks.

Commissioner Lance asked if the applicant has gained permission from the railroad to install a conveyer belt over their property. Mr. Sumsion confirmed that they have written permission, and he will provide it to the City. Commissioner Wood asked if the conveyer belt will cross any other private property. Mr. Sumsion answered that it won't.

Commissioner Lance asked where the materials will be sold. Mr. Lundell explained that the materials will be sold in Juab county. Commissioner Lance expressed concern about having Santaquin materials sold in Juab County. The Commission discussed and agreed that they would like to see Santaquin City materials sold within the City, so Santaquin will receive the tax benefits.

Commissioner Adcock asked how long the conveyer belt is. Mr. Sumsion answered that it will be around 2000 feet long. Commissioner Adcock asked how debris will be kept from falling off of the conveyer belt. Mr. Sumsion explained that the conveyer belt will be a few feet high in most places, and a catch pan will be built above the railroad tracks to catch any debris.

Commissioner Lance expressed concern regarding the blasting. She feels that a mining ordinance is needed if blasting is to be allowed within City limits. Mr. Sumsion maintained that drilling and blasting are required to extract materials from this land. He feels that the City's current ordinance allows whatever is required to extract sand and gravel. Mr. Bond clarified that the intent of the ordinance is to prep land for development, not for obtaining sand and gravel. Commissioner Adcock pointed out that blasting isn't a minimum impact for nearby residents. Commissioner Lance noted that making this property developable will be an asset to the community, but protecting the interest of the citizens needs to be a priority.

Commissioner Gunnell referenced the Planning Commission minutes from September 25, 2018 where he asked a question regarding sales tax for Sunroc's active Conditional Use Permit. He was told then that the sales tax stays within the City where the material was extracted. Mr. Wayne Humphries with Sunroc explained that it is his current understanding is that the sales tax stays within Santaquin City even though the scale house is in Juab County. He offered to verify this with his accounting department.

Commissioner Wood asked how the property will be accessed. Mr. Humphries explained that there is an access on their property located on the west side of the railroad tracks and east to the proposed property. He assumes that the property will be accessed through this road. Mr. Bond explained that the City needs verification regarding what access will be used.

The Commission discussed their thoughts on the proposed blasting and whether or not a mining ordinance needs to be passed before a recommendation is made. Mr. Bond reminded the Commission that they don't have to forward a positive recommendation, just a recommendation. Commissioner Gunnell suggested that the City attorney weigh in on this issue. Commissioner Wood asked the applicant if they have a proposed timeline. Mr. Sumsion answered that they would like to begin as soon as possible.

Mr. Lundell pointed out that the emergency access road between Summit Ridge and Rocky Ridge is located on SITLA property. An agreement needs to be worked out to maintain this

emergency access, especially prior to the second access out of Summit Ridge being completed. Commissioner Gunnell asked if the trails in the area will be closed off to the public. Mr. Bond indicated that public access for the existing trails needs to be looked into further. Commissioner Wood asked if fencing or screening will be provided for the entire length of the conveyer belt. Mr. Bond stated that the site will be fenced and screened.

The Commission discussed how to forward their recommendation to the City Council.

Commissioner Gunnell recommend that this project is moved forward, not to allow blasting but to have the City attorney look at the options regarding blasting. Commissioner Lance believes that blasting needs to be regulated under an ordinance.

The Commissioners discussed possible impacts of blasting on the nearby residents.

Commissioner Tolman asked what the time frame is for the development of the Hills. Mr. Lundell answered that the last phase of the Hills which would be located closely to this project, is roughly 5 years out. Commissioner Lance asked the applicant if they could start their work on the north east side of the property and work away from the Hills development. The applicants indicated that they plan to work in this direction.

Motion: Commissioner Lance motioned to forward a recommendation to the City Council regarding the SITLA Mass Grading CUP with the proposal that that the following staff conditions are met:

- Indicate the location of the proposed structures and parking on site in accordance with the required setbacks.
- That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10-6-28 of the Santaquin City Code.
- Show a proposed access road and appropriate property owners written consent to access the site that is not owned by SITLA or Sunroc.
- Provide appropriate bonding for the site.
- A business license will need to be issued for the site.
- No blasting is permitted within Santaquin city limits.
- That the applicant provides verification of approval for overhead conveyor crossing the Union Pacific rail line.

as well as the following conditions from the Planning Commission:

- Ensure that the sales tax proceeds benefit Santaquin City.
- Possibly implement a mining zone to incorporate blasting that the applicant has proposed.
- Ensure that there is emergency access connection from Summit Ridge to Rocky Ridge.
- Look at the public access for trails in the area.
- That the City Attorney provides input regarding the best way to implement blasting.
- And that the conveyer is screened and fenced.

Commissioner Gunnell Seconded.

Roll Call:

Commissioner Lance:	Aye
Commissioner Tolman:	Aye
Commissioner Gunnell:	Aye

Commissioner Adcock: Aye
Commissioner Wood: Aye
The vote passed unanimously 5 to 0.

High Park North Preliminary Plan

Mr. Lundell explained that this a preliminary review of 13 residential townhomes located at approximately 300 W. and Main Street. He reported that the original proposal included 14 units however, they were not able to meet the open space requirement with that many units. The developer has since removed one unit and now meets the open space requirement. Mr. Lundell noted that 37 parking stalls are required for the development. The units all have a one car garage which count as one parking stall per unit, and the developer is providing 24 additional parking stalls onsite in order to meet the parking requirement.

Mr. Lundell explained that due to the proximity of Centennial Park the applicant is allowed to propose an amenity in place of the tot lot. They are proposing to provide a picnic table and a barbeque as their amenity. He explained that any substituted amenity requires approval from the Planning Commission. Mr. Lundell reported that UDOT owns Main Street and controls accesses and the proximity of accesses. Verification for the development access is required from UDOT, and needs to be provided to the City. Staff recommends that these two conditions be included with any recommendation to City Council.

The Commission expressed concern regarding the dumpster location. Mr. Bond explained that the dumpster must be located 5 feet away from the property line and there isn't a better location for it. Commissioner Adcock noted that Centennial park is located across Main Street and isn't an ideal location for the development. The Commissioners agreed that the proposed barbeque area didn't look usable, and that a tot lot would be a preferable amenity.

Motion: Commissioner Tolman motioned to forward a positive recommendation to the City Council for the High Park North Preliminary Plan based upon the following conditions: that UDOT approval is provided for the access off of Main Street, and that a tot lot is provided instead of a barbeque area. Commissioner Lance seconded.

Roll Call:

Commissioner Lance: Aye
Commissioner Tolman: Aye
Commissioner Gunnell: Aye
Commissioner Adcock: Aye
Commissioner Wood: Aye

The vote passed unanimously 5 to 0.

Discussion Regarding Multi-Family Housing Regulations

Mr. Bond reported that the City Council wants to take a closer look at how Multifamily development is happening within Santaquin City. The Council would like to plan for specific areas where multifamily housing would be allowed, and they have asked for input from the Planning Commission. Mr. Bond clarified that the definition for multifamily housing is 3 attached units or more. He proposed the idea of creating a zone along the main thoroughfare in Santaquin where multifamily housing would be permitted (see attachment C). He noted that this could also be a

potential public transportation route in the future. Mr. Bond explained that from a planning perspective multifamily housing should be located where it can be close to public transportation and amenities.

Mr. Bond showed the zoning map and pointed out that the example route goes through zones in which multifamily housing is not currently allowed. Mr. Bond explained the Council wants explore options and begin a legislative action to either change the ordinance, zoning, or both.

Mr. Bond also stated that under the current PUD (Planned Unit Development) ordinance developers can select which amenity they would like to provide in exchange for density bonuses. The developer often chooses to provide open space as the amenity which has resulted in the City not getting a variety of amenities. Mr. Bond suggested that amenities are specified for certain areas. Commissioner Wood stated that he likes this general approach. Commissioner Adcock asked where the future growth and annexation areas of the City are, and how the thoroughfare may change. Mr. Bond stated that if future annexations happen the main thoroughfares in Santaquin shouldn't be significantly changed.

Commissioner Gunnell explained that he would prefer to see all high density come through a PUD. His current concern is that PUD's are either all high density, or they have a single family housing element at the end of the project. Commissioner Gunnell would like to see a way to have single family developed along with multifamily. Mr. Bond asked Commissioner Gunnell what his feelings are about the current zones such as the MSR, MSC, and CBD zones that permit multifamily housing. Commissioner Gunnell answered that he's fine with multifamily housing being allowed in those zones as there isn't extra area for amenities and PUD's. Mr. Bond explained his previous suggestion that multifamily housing is no longer permitted within the R-8 zone, but should instead be allowed within specific areas. Commissioner Lance expressed agreement with this direction.

Mr. Bond suggested that the Planning Commission members study and explore this topic further, and discuss it in a couple of weeks in order to provide feedback for the City Council.

PLANNING COMMISSION BUSINESS

Approval of minutes:

Motion: Commissioner Lance motioned to approve the minutes from February 12, 2019. Commissioner Tolman seconded. The vote was unanimous in the affirmative.

Adjournment:

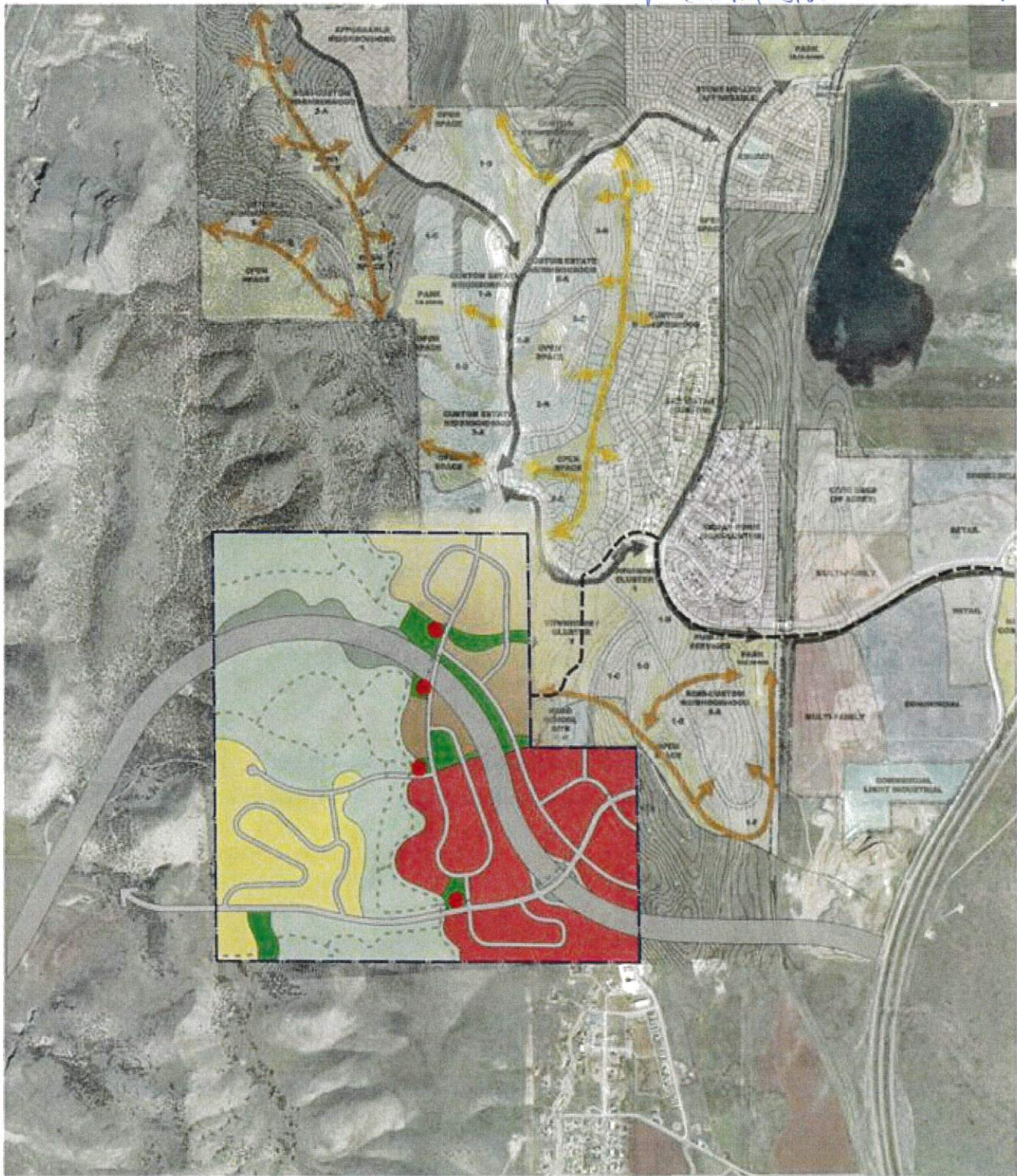
Commissioner Tolman motioned to adjourn at 9:10 p.m.





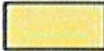






Trevor Wood, Commission Chair



Kira Petersen, Deputy Recorder



LEGEND

	Mixed Use Residential		Natural Open Space
	Rural Residential		Freeway Impacted Land
	Mixed Use Commercial		Trail Head
	Parks and Trails		Trails
			Legal Access

Mixed Use Residential:	60 acres
Rural Residential	65 acres
Mixed Use Commercial	100 acres
Parks	25 acres
Natural Open Space	198 acres
Freeway	50 acres
Freeway Impacted Land	12 acres
Roads	50 acres
TOTAL	560 acres



MEMORANDUM

2-26-19
Planning Commission
Attachment 'B'

TO: Santaquin City Planning Commission
FROM: Jon Lundell P.E., Engineer/Planner
RE: **Sunroc Gravel Pit – Conditional Use Permit for Mass Grading Extension**

Planning Commission Action needed

Review a proposed mass grading conditional use permit application for conformance to Santaquin City Code and provide a recommendation to the City Council

Background

Mr. Brent Sumsion, representing Sunroc Corporation, is requesting a Conditional Use Permit for mass grading of approximately 177 acres on the south east corner of property owned by the Utah School and Institutional Trust Lands Administration (SITLA).

Sunroc currently owns and operates an existing gravel operation located approximately 1,500 feet east of the proposed grading site located within Juab County. However, as the site is not directly adjacent to the current operation, a separate conditional use permit is required for this property.

Analysis

Santaquin City Code §10-6-28: *Gravel, Sand, Earth Extraction, and Mass Grading* requires that a plan be provided indicating how potential impacts may be reduced with the proposed mass grading project.

Below is a table indicating the requirement and the proposed action:

City Code Section Title 10 Ch. 6 sec 28	Requirement	Proposal
6: Bonding	Must provide a bond for the reclamation of the site	The applicant will need to provide a bond for the proposed mass grading.
7: Marketing of Materials	Maintain a sales office of site Current Santaquin City Business license	The proposed Sales office is located off-site, and located outside city limits. A business license will need to be issued to the material being removed from the site
10: Minimum lot size	10 acre minimum	The overall property that will be included within the mass grading is 177 acres.
11: Setbacks	Front – 300 Feet Rear – 50 Feet Side – 50 Feet	None indicated on the site plan.
12: Parking	One parking stall per site employee	None indicated on the site plan

13: Fencing and Screening	Fenced according to current mine safety requirements Site must be visually screened	The site will be fenced and a gate will be locked to control access when the site is not operating. (pg. 29)
14: Hours of operation	7:00 am to 7:00 pm	No hours of operation are provided.
15: Road Access	Must have Direct access to a public road	Currently there is no direct access to a public road and there is no access road shown on the provided plans
16: Road Maintenance	Must maintain roads to minimize dust 40' paved road prior to the entrance/exit on to public road	No information indicated on the site plan
18: Noise standards	Maintain safe decibel levels	The site is located behind a hill. (Figure 3 and Figure 4)
19: Blasting	No Blast permitted	They estimate that they will be blasting up to 40 times per year (pg. 11)
20: Transportation vehicle standards	Load transport vehicles in a manner to prevent material from being discharged in to the roadway	
21: Lighting	Direct all lighting way from neighboring properties	Any lighting will be directed to not negatively impact neighboring land. (pg. 29)
22: Drainage	May not allow any storm water to flow onto adjacent properties and not create stagnant ponds	Application information shows all grading will be done to collect water on the site to be infiltrated into the ground (pg 23)
23: Excavation and Backfill	Mass grading to the finished elevation If backfill is necessary must be clean material	
24: Vegetation	Site must be reclaimed with sufficient top soil and seeding	Replace top soil and seed with approved material (pg. 32)

The application indicates the estimated operation will occur over a 20 to 30-year period.

The applicant is proposing to use an overland conveyor belt on move the crushed material from the site to the pit located east of the Union Pacific Rail Road track.

Possible Planning Commission actions:

Possible planning commission actions included:

1. Provide a positive recommendation to the City Council without additional conditions.
2. Provide a positive recommendation to the City Council with conditions.
3. Provide a negative recommendation to the City Council with findings.
4. Table the proposed Conditional use permit request with findings.

Staff Recommendation

City staff recommends the Conditional Use Permit for the Sunroc Mass Grading Operation at Summit Ridge be forwarded to the city council with a positive recommendation with the following conditions:

Conditions:

1. Indicate the location of the proposed structures and parking on site in accordance with the required setbacks.
2. That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10-6-28 of the Santaquin City Code.
3. Show a proposed access road and appropriate property owners written consent to access the site that is not owned by SITLA or Sunroc.
4. Provide appropriate bonding for the site.
5. A business license will need to be issued for the site.
6. No blasting is permitted within Santaquin city limits.

