** Planning Commission Meeting Minutes**

**October 9, 2018**

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

**Others in Attendance**: Community Development Director Jason Bond, Engineer Jon Lundell.

Commissioner Wood called the meeting to order at 7:00 p.m.

**Invocation/Inspirational Thought:** Commissioner Adcock offered an Inspirational Thought.

**Pledge of Allegiance:** Commissioner Sperry 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.

**Public Hearing- Nicole’s Cove Concept Review:**

Mr. Lundell explained that that the Nicole’s Cove project is a proposed three lot subdivision located at approximately 100 West and 500 North. Mr. Lundell noted that the subdivision area is in the R-10 zone, and that the three lots in the Nicole’s Cove subdivision meet the requirements for lot size, frontage and setbacks in that zone.

Mr. Lundell noted that no Right of Way Dedication would be needed for this subdivision because 55 feet of dedicated roadway area already exists along the front of the subdivision. All of the required asphalt, curb, gutter, sidewalk and all utilities were planned on being installed at the time of development, Mr. Lundell noted, so no deferral agreement would be needed. Because no roadway dedication or deferral agreements would be necessary, the process would not need to go before the City Council, and the Planning Commission would be the final land use authority, Mr. Lundell explained.

Commissioner Gunnell expressed concern about the soils in the proposed subdivision. He noted that the parcels in the proposed subdivision had formally been a retention pond. Mr. Lundell affirmed that this was the case, and that he had discussed this with City engineer, Norm Beagley. Mr. Beagley was of the opinion that it would be appropriate to require a geotech report so that future buyers would be educated about potential issues with the soil that may cause excessive settling.

**Commission Chair Wood opened the Public Hearing at 7:09 p.m.**

Mr. Kenyan Farley addressed the Commission. He said the he had heard, in the past, that if the area between 1st West and Center Street was ever developed, that 5th North would need to be completed. He asked if this was still the case.

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Mr. Lundell explained that the Santaquin Streets Master plan did not require the road to be completed. He demonstrated that there is adequate east/west access along 4th North and 730 North, therefore extending 5th North was not a requirement for the Nicole’s Cove subdivision.

Kathe Martin was next to address the Commission. She asked what type of homes could be built in the Nicloe’s Cove Subdivision and if there were any height, setback or architectural requirements. Mr. Lundell explained that Single family homes would be built on the lots in question. These homes would need to abide by the setbacks for the R 10 zone (30’ front, 25’ rear, 10’ side), and they would have a height restriction (two story dwellings would be allowed), but they would not have any architectural requirements.

Ms. Martin also expressed concern about the settling that could occur in the Nicole’s Cove Subdivision. She agreed that a geotech report should be required as a condition of approving the project.

**Commission Chair Wood closed the Public Hearing at 7:13 p.m.**

The Planning Commission then entered into discussion about the proposed Nicole’s Cove Subdivision.

Commissioners Lance and Sperry expressed approval for the subdivision, noting that the requirements for the zone had been met. They did, however, share concern for the soil quality in that location.

Commissioner Adcock asked if a geotech report would automatically be recorded with the Deed for the property.

Mr. Lundell explained that if there were detrimental soils, a remark could be placed on the recorded plat noting that excessive settlement could occur. If any activities would be required to mitigate the poor soils, such as over excavating, bringing in engineered fill or gravel or pouring oversized footings, a note could be attached to the recorded plat that said “look at geotech report prior to construction.”

Mr. Bond explained that the Planning commission could recommend that as a condition of approval, any geotech reports would need to be noted on the recorded plat. Commissioner Adcock expressed that he would like to request that the geotech report be attached to the recorded plat. Commissioner Sperry agreed.

**Robbins Subdivision**

Mr. Lundell explained that the proposed Robbins Subdivision is located near 5th South and 5th West. A one-acre parcel would be split off of the current 15 ½ acre parcel, Mr. Lundell noted. He continued to explain that the Robbins Subdivision would need to go the City Council for a full subdivision review because Right of Way dedication will be required and the owners were requesting a deferral agreement to postpone the curb, gutter and sidewalk improvements.

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The parcels would meet all of the requirements for the R-10 zone in which they were located, Mr Lundell reported. The new one-acre parcel would be required to connect to city sewer because it is located within 300 feet of an existing sewer line.

**Commission Chair Wood opened the Public Hearing at 7:20 p.m.**

Ms. Loraine Romnfeldt addressed the commission. She asked why this project was being referred to as a subdivision. Mr. Bond explained that any active dividing of a parcel of land is considered a subdivision.

Ms. Romnfeldt also wondered why curb, gutter and sidewalk would be required in that area of town as no nearby curb, gutter or sidewalk currently exists.

Mr. Bond explained that the EPA will require Santaquin to monitor all storm water within the next few years. In the near future, he explained, Santaquin would fall under what is known as the MS4 designation. MS4 is short for, “Municipal Separate Storm Sewer System”. A separate storm sewer system is a collection of structures, including retention basins, ditches, gutters, roadside inlets and underground pipes, designed to gather stormwater and discharge it, without treatment, into local streams and rivers. Stormwater is water from rain or melting snow that does not soak into the ground. It flows from rooftops, over paved areas, bare soil, and sloped lawns. Mr. Lundell added that curb, gutter and sidewalk had been required in Santaquin since 2014.

Mr. Bond explained that the City Council could, at their discretion, grant a deferral for curb, gutter and sidewalk, however, the Robbins would still be responsible for the cost of installing curb, gutter and sidewalk in the future, even if the deferral agreement was granted.

Val Robbins spoke to the commission next. He informed the council that the Robbins most likely owned part of the property where a road now exists. He said they are having the parcel surveyed but wanted to know if the city knew the exact location of the road.

Commissioner Wood explained that one of the reasons the City Council grants some deferral agreements is that is entails a huge effort to figure out where road alignments exist and exact property line are located.

**Commissioner Wood closed the public hearing at 7:32 pm.**

The Planning Commission entered into discussion pertaining to the Robbins Subdivision.

Commissioner Adcock asked how much water would have to be dedicated for the new one-acre parcel. Mr. Lundell explained that only one half of the area would need water because part of the water requirement had been met when the area was first annexed into the City. He noted that about 1.5 acre feet of water would need to be dedicated to the city for the subdivision.

Commissioner Lance inquired about an irrigation ditch that was located on the property. Mr. Lundell noted that there was a culvert on the property and that it would need to be located in an easement and receive approval from Summit Creek irrigation.

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**Motion**

Commissioner Lance motioned to forward a positive recommendation to the City Council for the Robbins Subdivision with the conditions that water would be dedicated to accommodate the proposed development and any applicable subdivision requirements were satisfied.

Commissioner Adcock Second.

Commissioner Lance Aye

Commissioner Tolman Aye

Commissioner Sperry Aye

Commissioner Gunnel Aye

Commissioner Adcock Aye

Commissioner Wood Aye

Vote 5 to 0. Forwarded unanimously.

**West Main Street Rezone**

The rezoning of West Main Street had been discussed in previous Planning Commission meetings. Mr. Bond shared with the Commission the information he had been able to obtain since the last meeting. He noted that he had spoken with Mr. Ercanbrack concerning his development agreement with the City. He discovered that the development agreement had expired. In examining the expired agreement, however, he thought it was in line with what the city desired, specifically more business and commercial uses along Main Street. In speaking with Mr. Ercanbrack, they had come to the conclusion that his parcels of land should perhaps be left out of the current rezoning plan, and that Mr. Ercanbrack would work with the City to figure out the best use and the best zoning for his property. Mr. Bond had also spoken with Mr. Allen, another property owner in the proposed rezoning area. He explained that Mr. Allan had requested that his property be zoned Residential/Agricultural because currently, the land supports an orchard and a single home. That zoning would be consistent with how the land is currently being used, Mr. Bond noted. Because the Residential/Agricultural zone would not allow multi- family developments, Mr. Bond expressed approval for Mr. Allen’s zone change request.

Commissioner Wood expressed concern over Mr. Ercanbrack’s property not being rezoned at this time. He recommended that the City quickly work out a new development agreement with Mr. Ercanbrack so that the uses for the property would be defined and unwanted development would not occur.

Commissioner Gunnel agreed. He brought to the attention of the Commission members that For Sale signs are currently posted on the property and that without a new development agreement or new zoning, unwanted development could occur. Commissioners Lance and Sperry agreed.

**Motion**

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Commissioner Lance motioned to forward a positive recommendation to the City Council for the Rezoning of West Main Street as proposed, with the conditions that the parcel owned by Mr. Allen be changed to the Agricultural/Residential zone, and the parcels owned by Mr. Ercanbrack, currently show as the RC zone, be addressed and negotiated in a timely manner, otherwise it should be looked at closer and rezoned at this time.

 Commissioner Sperry Second.

**Roll Call Vote:**

Commissioner Lance Aye

Commissioner Adcock Aye

Commissioner Wood Aye

Commissioner Sperry Aye

Commissioner Gunnel Aye

Commissioner Tolman Aye

Vote 5 to 0. Forwarded unanimously.

**Commission Business**

Mr. Bond informed the Council members that Commissioner Francom would now be an “alternate” member and that a new Planning Commission member would be needed. He said he welcomed any recommendations for the position.

Commissioner Adcock gave the Commission his notes from the APA meeting he had attended.

**Motion to Adjourn**

Commissioner Wood made the motion to adjourn at 8:13 pm.

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Trevor Wood, Commission Chair Robin Coalson, Recorder