**Planning Commission Minutes**

 **Tuesday August 21, 2018**

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

**Others in Attendance:**

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

**Invocation/Inspirational Thought:** Commissioner Adcock shared an inspirational thought.

**Pledge of Allegiance:** Commissioner Tolman led the pledge of allegiance.

**Public Forum:** Commission Chair Wood opened the public forum at 7:02 p.m.

Rod Dolph asked why multifamily homes are being put in single family neighborhoods. He stated that he understands that that growth is inevitable, but he doesn’t think that this is a wise choice. Mr. Dolph is concerned that his privacy will be violated. He is upset because he has lived in his home for 30 years.

Mr. Bond explained to Mr. Dolph that the Planning Commission’s job is to make sure applications follow and meet code. The Planning Commission does not have the ability to reject a proposal, if it meets code. He explained that the City Council adopts and changes City Code.

Commission Chair Wood closed the public forum at 7:07 p.m.

**Public Hearing- High Park North Concept:**

**Staff Presentation:**

Mr. Lundell showed the proposed High Park North development. He stated that the Main Street Residential zone allows multifamily as a permitted use. Mr. Lundell explained that parking, and open space determine the amount of units allowed on the lot. Two dedicated parking stalls are required per unit, plus guest parking which is determined according to the number of units. The total parking stalls required for this project is 39. The proposed garages are 16-feet wide and receive one credit for parking. The developer has provided 12 additional onsite parking stalls in order to meet the requirement.

Mr. Lundell explained that 30% open space is required, plus a 60 square foot area for each unit. The open space can be a landscaped area, or a tot lot etc. A patio or porch can be counted towards the required 60 square foot area per unit. Mr. Lundell explained that each unit has a porch/patio area that meets this requirement.

The Fire Chief has indicated that any building over 30 feet tall requires a 26-foot-wide drive aisle, per international building code. Mr. Lundell stated that the developer has not yet addressed this. Trash enclosures, and utilities need to be addressed as well.

Mr. Bond explained that this is a concept review and doesn’t require Planning Commission action tonight.

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Commission Chair Wood opened the public hearing at 7:17 p.m.

Rod Dolph asked how tall the buildings will be. Mr. Lundell stated that the City hasn’t received architectural renderings yet, but 34 feet is the maximum height allowed. Mr. Dolph asked what type of mitigation will be used to protect his privacy. Mr. Bond explained that a landscaping plan such as vegetation between buildings and the property line can be enforced to help mitigate privacy concerns. Mr. Dolph doesn’t believe that the existing infrastructure to handle traffic for this development. He is concerned about kids crossing Main Street to school. Mr. Bond explained that school boundaries have changed, meaning residents will no longer have to cross Main Street to get to school. Mr. Bond stated that the City is doing what is possible to increase the safety and capacity of Main Street. Mayor Hunsaker has obtained a bond for the continuation of the widening of Main Street. Mr. Dolph asked how Main Street can be widened, if the buildings are built prior to the street being widened. Mr. Bond explained that the necessary width is being preserved.

Commission Chair Wood closed the Public Hearing at 7:23 p.m.

Commissioner Lance pointed out that the dumpster is located far away from the second building. Mr. Bond explained that it meets the ordinance, but staff is recommending that the developer install a path to make it accessible for all residents in the development. Commissioner Lance asked what the pop outs in the parking lot are for. Mr. Lundell explained that they are backing areas. Commissioner Lance asked where the access points are located. Mr. Lundell showed that that accesses will be off of 300 West and Main Street. UDOT owns Main Street, so their approval will be required.

Commissioner Gunnell asked if 300 West will remain a one-way street. Mr. Bond explained that the City is working to make 300 West a two-way street through the safe routes to school grant. However, this segment of 300 West won’t be included.

Commissioner Adcock asked if the proposed walkway will be on the west side of the street to tie into the safe routes to school project. Mr. Lundell explained that the safe routes to school project doesn’t apply to this segment of 300 West.

Commissioner Tolman asked where snow will be stored. Mr. Bond stated that the snow must be retained onsite which the HOA will be responsible for. Commissioner Lance expressed concern about the HOA using parking stalls for snow storage. Mr. Bond explained that on street parking will be prohibited and enforced.

Mr. Bond explained that parking in front of the LDS church will need to be coordinated with the church. Mr. Lundell clarified that the parking in front of the church can’t be used to fulfill the developments parking requirements.

Commissioner Lance asked if the developer can be required to install a privacy fence. Mr. Lundell stated that it’s not required in the ordinance, but if it is proposed it must be a site obscuring vinyl fence. Mr. Bond stated that he will communicate to the City Council that the Planning Commission would like to see a privacy fence installed on the west side.

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**Public Hearing- Vehicle Maintenance Language in Residential Zones:**

Mr. Bond explained that the following language for vehicle maintenance is intended to apply to all residential zones. He used the R8 zone as an example.

Right now the ordinance **10-7A-7** requires the following in the R8 zone. ‘Each dwelling is required to have a minimum of two (2) parking spaces per dwelling unit located on the property unless otherwise specified.’

Mr. Bond explained that in the recent home occupation amendment, the City Council decided that large business related vehicles cannot be parked on public streets. This amendment would provide further clarification for similar vehicles that may not be associated with a home occupation.

The following language is to provide further clarification for commuter vehicles:‘Any vehicle used for commuting purposes which exceeds 2 axels or 22 feet in length individually, or any vehicle which exceeds 3 axels or 35 feet in length with attachments shall not be parked on a public street within the R8 residential zone.’

Vehicle and Equipment Maintenance Standards: ‘Vehicle and equipment maintenance which is less impactful shall be allowed in the R8 residential zone. Vehicle and equipment maintenance likely to cause a significant impact to surrounding property owners is not allowed in a residential zone. Unless performed inside a fully enclosed permanent structure. The following criteria should be considered in determining whether maintenance will likely have a significant impact on surrounding property owners. 1. Time Required for the maintenance. 2. Frequency. 3. Odor 4. Noise. Conditions that are hazardous to the health and safety of persons and or property. Examples of less impactful maintenance include that which is usually routine such as cleaning, changing fluids and filters, belts or flat or damaged tires, or wheels, and replacing fuses, light bulbs, wind shield wipers, or similar items. Examples of maintenance items that are significant and impactful include those which involve welding, using acetylene torch, electric grinder, electric saw or similar equipment, or removal of an engine, heating cooling system or portions of a drive train. Nothing in this section shall be construed to prohibit repairs that are necessary to safely remove a vehicle, or piece of equipment from the property to another location for appropriate repair.’

Mr. Bond explained that routine vehicle maintenance would be excluded in this language. The purpose of the language is to clarify what types of activities, and vehicles are appropriate in residential zones. He stated that staff is looking for the Planning Commission’s thoughts and direction for this language.

Commission Chair Wood opened the Public Hearing at 7:48 p.m. and closed the Public Hearing at 7:48 pm.

Commissioner Lance stated that requiring vehicle maintenance to be done inside of a building may be too strict. She suggested that a condition is added that maintenance can also be done behind an opaque fence. Mr. Bond clarified that only impactful maintenance must be performed in a fully enclosed structure, such as welding or significant repair.

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Commissioner Gunnell stated that a time of day should be included in the criteria. He also suggested that the word ‘may’ is included in the list of significant and impactful uses. Commissioner Gunnell asked if parking in the City right of way is considered part of the public street. Mr. Bond confirmed that it is.

Commissioner Wood suggested that time, frequency, odor and noise are clarified. Commissioner Adcock suggested that a disclaimer is included recognizing that it’s impossible to list everything.

Commissioner Gunnell asked if existing residents could be grandfathered in the ordinance. Mr. Bond stated that grandfathering in certain residents would cause enforcement issues. He explained that the language won’t prohibit residents from parking on their property, it is specific to parking in the right of way.

Commissioner Wood suggested that requiring a permanent structure may be too strict. Commissioner Lance pointed out that there are houses in the core area that do not have a garage or enclosed structure to conduct repairs in.

Commissioner Wood stated that he would like to see the suggestions implemented in the language at the next Planning Commission meeting.

 Commissioner Lance asked if the existing noise ordinance will take care of the times when maintenance is allowed. Mr. Bond stated that the noise ordinance would apply to the new language.

Commissioner Adcock asked if this amendment is applicable to home occupations only, or residential vehicles. Mr. Bond explained that the language is applicable to any vehicle in a residential zone. Commissioner Adcock stated that he is uncomfortable with the phrase ‘shall be allowed’. Mr. Bond explained that the language can be changed as long as it is clear on what is, or is not allowed.

**High Density Location/Proximity/etc. Discussion as Directed by the Council:**

Mr. Bond explained that the City Council has asked the Planning Commission to discuss high density proximity and rezoning. He introduced the topic of Accessory Dwelling Units at the last meeting. ADU’s are essentially a backyard cottage that provide both density, and affordable housing. The City Council is asking if high density housing in Santaquin needs to be rethought.

Commissioner Lance asked how large a lot would need to be in order to accommodate an ADU. Mr. Bond explained that the minimum acreage will need to be determined if this idea is adopted. He stated that an ordinance doesn’t need to be drafted at this point, but rather a recommendation needs to be given to the City Council.

Commissioner Lance suggested that if ADU’s are adopted, the ordinance should take into consideration that they may be used as air B & B’s.

Mr. Bond clarified that currently accessory apartments such as a basement apartments are allowed within any residential zone, but detached dwelling units are not.

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Commissioner Wood asked if Mr. Bond can find out how Lindon’s experience with ADU’s has been. Mr. Bond stated that he has contacted Lindon City, and is gathering feedback on their experience with ADU’s.

Commissioner Lance asked if ADU’s would only impact the core area of town. Mr. Bond explained that ADU’s could be implemented wherever the Planning Commission and City Council feel they are appropriate.

Commissioner Lance asked if there is a percentage model that be consulted that shows the different types of housing in Santaquin. Mr. Bond stated that there is a moderate income housing element in the City’s general plan from 2014.

Commissioner Tolman asked if expanding the proximity radius for high density is still being discussed. Mr. Bond pointed out that if the requirement is increased in certain areas multifamily housing would essentially become prohibited. He explained that the proximity requirement for high density housing only applies within the R8 zone.

Commissioner Adcock asked if the purpose of this discussion is to prohibit multifamily housing and reduce density. Mr. Bond explained that the City Council doesn’t necessarily want to prohibit multifamily housing, but rather consider regulating it differently. Commissioner Adcock stated that he sees a conflict between the ADU proposal and reducing density. Mr. Bond explained that the state is mandating affordable housing and the City recognizes that multifamily housing is not necessarily affordable. Commissioner Adcock suggested that a maximum ADU size could be between 800 and 900 square feet. He also suggested 10,000 square feet as the minimum lot size to accommodate an ADU.

Commissioner Gunnell wants to ensure that the ADU’s are either owner occupied or rented. Mr. Bond agreed and recommended that if ADU’s are adopted the ordinance prohibits subdividing or selling.

Commissioner Wood asked what the State requirements are for moderate income housing. Mr. Bond explained that moderate income housing must be included in the City’s general plan and enforcement shown.

Commissioner Lance stated that she thinks that Main Street should have a Commercial use. Commissioner Wood stated that extending the Main Street Commercial zone is part of the discussion.

Mr. Bond suggested that a recommendation is made to the City Council at the next Planning Commission Meeting. He suggested that part of the recommendation includes a requirement that Main Street needs to have a commercial element. Commissioner Adcock asked if implementing commercial uses on Main Street would require a rezone. Mr. Bond stated that a rezone would be required. He explained that currently the Residential Commercial zone doesn’t have a commercial requirement. The RC zones intent is to have mixed uses, but the implementation is being used as residential.

Commissioner Lance pointed out that if the zone is changed on Main Street, it may limit people from obtaining residential home loans. Mr. Lundell explained that changing a zone comes with impacts and that may be one of them.

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**Planning Commission Business:**

**Approval of Minutes:**

Commissioner Lance motioned to approve the minutes from August 7, 2018. Commissioner Tolman seconded. The vote was unanimous in the affirmative.

Mr. Bond informed the Planning Commission Members about an upcoming Utah APA conference. The City will pay for commissioners that would like to attend. It will be held October 5 & 6 and he will email more information as it gets closer.

**Adjournment:**

Commissioner Tolman motioned to adjourn at 9:01 p.m.

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Trevor Wood, Commission Chair Kira Petersen, Deputy Recorder