**Planning Commission Meeting Minutes**

**Tuesday, August 7, 2018**

**Planning Commission Members in Attendance:** Trevor Wood, Art Adcock, Kyle Francom, Michelle Sperry, & Jessica Tolman.

**Others in Attendance:** Community Development Director Jason Bond, Engineer Jon Lundell, and John Caldwell Orchards East Representative.

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

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

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

Commission Chair Wood explained that the agenda will be reorganized in order to discuss the Orchards East development first.

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

**Orchards A-11, G-1 & Apple Grove Apartments:**

Mr. Lundell explained that a public hearing was held for this development in April. This is the first part of the Orchards development on the east side of Center Street. He showed the overall concept. (see attached) He explained that Ginger Gold road extends to the east and is currently being used as a construction access. This development includes a mix of housing types including, two apartment buildings, 13 townhomes, and 27 single family lots.

Mr. Lundell explained that City ordinance no longer allows private streets. Vesting for this development was completed prior to the ordinance change. This is the last area in the City that will have private streets. The developer has been working with the City to increase the width of the private streets. Mr. Lundell stated that they have exceeded the parking requirement, and dedicated 3 public streets to the City.

The development agreement was signed at the end of last year, which outlined the overall densities that were agreed to. The developer will provide water looping, and two points of access for emergency access. Mr. Bond explained that a segment of Ginger Gold road is already existing, it will be torn up for utilities and then resurfaced. It will then be improved as a second access for the units.

Commissioner Adcock asked where the nearest fire hydrant to the north is located. Mr. Lundell explained that a new hydrant will be installed to the North East along Ginger Gold Road.

Commissioner Adcock asked what will be done in order to mitigate railroad noise and traffic. Mr. Bond stated that retention basins, rather than homes will be located by the train tracks. There will be no mitigation for noise.

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Commissioner Tolman asked for clarification regarding private roads. Mr. Lundell explained that the City doesn’t take responsibility for private roads, the HOA does. Mr. Bond explained that snow plowing, and road maintenance for the private roads will be the responsibility of the HOA. Commissioner Tolman asked if there will be a tot lot for the apartments. Mr. Bond explained that this is a Planned Unit Development that is required to provide amenities. Tot lots will be located to the west of the apartments, however there will be open space near the apartments on the east side.

Mr. Lundell stated that this is a preliminary review, the Planning Commissions needs to decide whether or not to provide a recommendation to the City Council for this portion of the development.

Mr. Bond explained that the City Council has expressed concern about the temporary dumpster located in the parking lot of Apple Grove apartments. It has been addressed by providing a turnaround in the parking lot to house the permanent dumpsters to service the apartments.

Mr. Bond stated that there will be a City trail on the east side of Center Street. The City is working with the developer to select the trail landscaping. The City prefers zero scape because it requires less maintenance. Commissioner Wood asked how the park strip to the west will be landscaped. Mr. Bond explained that it will be maintained by the adjacent homeowners. Since there will be a fence between the homeowners and the park strip, the City and developer are considering zero scape for the park strip as well.

Mr. Bond explained that there will be a note on the plat explaining that the stubbed streets will not be snow plowed, until the streets are developed.

Commissioner Adcock asked if there is a problem with residents having to cross Center Street in order to utilize the amenities on the west side of the development. Mr. Bond explained that the proposal is consistent with the development agreement. A cross walk will be installed on Center Street for the Elementary School. Commissioner Adcock asked if lighting will be associated with the crosswalk. Mr. Bond stated that a flashing school sign will be installed. Mr. Lundell explained that there will be tot lots and recreation facilities for the apartments on the east side.

Mr. Bond stated that staff has no suggested conditions of approval, only the possible clarification of the trail fronting Center Street.

**Motion:**

Commissioner Adcock motioned to send a positive recommendation to the City Council to approve the preliminary plans for the Orchards Development including, Apple Grove Apartments plat A and B, plat G-1 and plat A-11. Commissioner Francom seconded.

Roll Call:

Commissioner Tolman: Aye

Commissioner Sperry: Aye

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Commissioner Francom: Aye

Commissioner Adcock: Aye

Commissioner Wood: Aye

The vote passed unanimously 5 to 0.

**Multifamily Housing Restrictions:**

Mr. Bond explained that the City Council has voiced concerns regarding the appropriate amount of multifamily housing for the core area of town. He showed a map outlining the existing multifamily housing. (See Attached) The R8 zone has a distance restriction for multifamily housing. Mr. Bond referenced the following City code regarding the distance requirements within the R8 zone.

*City Code 10-6-6A*

*‘Distance: Developments under this subsection A shall be separated by a five hundred foot (500') linear distance along the same street and a two hundred fifty foot (250') radial distance. All distances shall be measured from the nearest point of any lot containing an existing multiple-unit dwelling having five (5) or more units. These buffer requirements do not apply to or from properties located in the Main Street business district zones.’*

*10-6-6B*

*‘A two hundred foot (200') distance is required between parcels along the same street having two (2) to four (4) units and any other multiple-unit dwellings.’*

Mr. Bond showed the Planning Commission how multifamily housing would be affected if, the distance requirement was increased, thus lessening the amount of multifamily housing in the core area of town. He also shared the idea of prohibiting strictly residential developments along Main Street. Mr. Bond explained that currently there are three vested multifamily developments, High Park North & South, and Johnsons Grove, which can proceed forward since they meet the current ordinance.

Mr. Bond explained that the City Council has discussed these items and asked for feedback from the Planning Commission. He posed the question, is Multifamily affordable housing, or is it just denser housing? He explained that a diversity of housing is healthy, but there is a strong feeling that there is enough multifamily development in the City.

Commissioner Francom suggested that the Main Street Residential zone is changed to an R8 zone. Mr. Lundell stated that changing zoning from MSR to R8 would come with distance requirements, and eventually limit multifamily housing along 100 south.

Mr. Lundell stated that the RC zone is the only zone that lists multifamily as a permitted use. Mr. Bond explained that the State mandates affordable housing. Commissioner Francom pointed out that some the multifamily units are more expensive than existing homes.

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Mr. Bond suggested that allowing accessory dwelling units throughout the R8 zone may be a possible solution. He stated that rentals truly are affordable housing.

Mr. Bond pointed out that there isn’t a lot of housing for the young adult demographic. Accessory dwellings are similar to accessory apartments, which are already allowed. Mr. Bond stated that he feels this is a better alternative to multifamily housing.

The Planning Commissioners discussed the idea of allowing accessory dwellings, and agreed that it is a good solution for affordable housing. Commissioner Tolman thinks that residents would prefer this option to multifamily housing.

Commissioner Adcock asked how this would impact lot lines, setbacks, and secondary driveways. Mr. Lundell explained that it would depend on how it is classified and defined. If it is a permitted use resident’s in the R8 zone could apply for building permit. If it was classified as a conditional use it would require a Planning Commission review. Commissioner Adcock asked if these accessory dwellings would have the same utilities as the single family home. Mr. Bond stated that the utilities would be up to the home owner.

Mr. Bond stated that he will send more information regarding accessory dwellings to the Planning Commission so they can discuss it at the next meeting, and consider making a recommendation to the City Council

**Planning Commission Business:**

**Approval of Minutes:**

Commissioner Adcock suggested that a grammatical change is made to the minutes.

**Motion:**

Commissioner Adcock motioned to approve the minutes from July 10, 2018 with the proposed change. Commissioner Sperry seconded. The vote was unanimous in the affirmative.

**Business:**

Mr. Bond gave the following City Council updates:

Mr. Bond explained that the City has received funding for the Main Street widening project. Development wouldn’t begin until sometime around 2022.

The City Council unanimously voted to compensate the Planning Commission Members. For each meeting commissioners attend they will be compensated 25 dollars. The Planning Commission members will need to fill out W9 forms in order to receive compensation.

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Mr. Lundell stated that the City Council approved the Summit Ridge Parkway Extension, with an agreement between the majority land owners. Once it is ratified, Summit Ridge Parkway will be extended within the next year.

The annexation alignment of Summit Ridge Parkway is taking place. The Home Occupation Business regulation amendment was passed. The Beals deferral agreement was approved by the City Council. The Council has agreed that this year is not the appropriate time for residents to vote for a bond. They have discussed including a RAP tax on the ballot. Any point of sales tax revenue that happens in Santaquin City is taxed excluding food purchases, this will allow additional funding for studies.

Commissioner Adcock asked about the sign ordinance. Mr. Bond explained that the City Council approved the sign ordinance as the Planning Commission recommended.

The City Council gave preliminary approval for High Park South Townhomes and required them to have a dumpster.

Mr. Bond explained that the attorney is reviewing the development agreement for the Snell Subdivision. The Brubaker rezone has been tabled and he is working with Salisbury development.

Mr. Bond explained that the City Council will begin meeting on the first and third Tuesdays affective on the first Council meeting in September. The Planning Commission will remain meeting on the second and fourth Tuesdays.

Commission Chair Wood pointed out that the agenda still has the address of the Council Chambers.

**Adjournment:**

Commissioner Adcock motioned to adjourn at 8:30 p.m.

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Trevor Wood, Commission Chair Kira Petersen, Deputy Recorder