 **Planning Commission Meeting Minutes**

**Tuesday July 10, 2018**

Commission Members attending: Trevor Wood, Kylie Lance, Kyle Francom, Michelle Mendenhall, and Art Adcock.

Others present: EIT Jon Lundell, Community Development Director Jason Bond.

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

**Invocation/Inspirational Thought:**

Commissioner Francom offered an invocation.

**Pledge of Allegiance:**

Commissioner Sperry led the pledge of allegiance.

**Public Forum:** Commission Chair Wood opened the public forum at 7:03 p.m.

Leslie Miller stated that there are no stop signs at the intersection at 900 South and 100 East. She is concerned because cars drive at high speeds and kids walk on that road since there is no sidewalk. She requested that a stop sign is installed at this intersection.

Mr. Bond explained that this has been discussed by staff, and that concerns should be voiced to the City Council.

Commission Chair Wood closed the public forum at 7:06 p.m.

**High Park South Townhomes:**

Mr. Bond explained that this is the preliminary review for High Park South townhomes. The developer is proposing to have 18 townhomes. It was previously tabled due to the lack of a shared parking agreement. He explained that the applicant has since worked with Dr. Chisholm and has provided a shared parking agreement. The developer (Greg Bird) is proposing that each unit has an individual garbage can. The applicant has worked with republic services who have indicated that they would collect garbage from the private access. Mr. Bond explained that City is requesting verification from Republic in order to approve single garbage cans for this development.

Staff recommends that the Planning Commission recommend preliminary approval with the condition that they have a trash enclosure, or dumpster servicing all units.

Mr. Bond clarified that 25 South is a private access. Commissioner Adcock asked about traffic flow, and parking. Mr. Bond explained that the shared parking agreement reduces the amount of parking that each development is required to have. He stated that all units will have a one car garage and there will be guest parking, and shared parking.

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Mr. Bond explained that the road becomes one way below 30 South. The ingress/egress for this development is located on a two-way street. Mr. Bond stated that a speed bump will be installed to discourage through traffic in the parking lot.

Mr. Bird clarified that their CC&R’s will prohibit trash cans from being stored on Main Street and require them to be put along the garage side. He pointed out that community dumpsters require more policing and usually collect garbage outside of the dumpster.

**Motion:**

Commissioner Adcock motioned to forward a positive recommendation to the City Council for High Park South Townhomes conditioned upon verification from republic, stating that they will service trash cans off of the private access. Commissioner Lance seconded.

Roll Call:

Commissioner Lance: Aye

Commissioner Adcock: Aye

Commissioner Sperry: Aye

Commissioner Wood: Aye

Commissioner Francom: Aye

The vote passed unanimously 5 to 0.

**Non-Conforming Amendment:**

Mr. Bond explained that a home owner in the Central Business District is requesting to make structural modifications to their home. Ordinance *10-9-1 Nonconforming Buildings and Uses*, currently includes the following sentence: ‘The provisions of this chapter shall not apply to the Main Street business district zone unless otherwise provided for in state code.’ Mr. Bond explained that the Main Street business district zone includes the Main Street Commercial, Central Business District, and Main Street Residential zones. The proposal is to remove language so that Non-conforming language will apply to every zone. Mr. Bond explained that staff would like to see residents beautify their homes in the core area of town.

Commission Chair Wood suggested that a balance is struck in order to help both residents and the City. He proposed that structural modification is opened up for homes in these zones, except for the homes that front Main Street. The Planning Commission members agreed with Commission Chair Wood’s suggestion.

Mr. Bond suggested that the wording could be amended as follows; ‘The provisions of this chapter shall not apply to those residents’ that are located in the Main Street Business District zone, and which front Main Street unless otherwise provided for in state code.’

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**Motion:**

Commissioner Lance motioned to send a positive recommendation to the City Council to approve the amendment to Santaquin City Code 10-9-1 as proposed, except that the language reads as follows; ‘The provisions of this chapter shall not apply to those residents’ that are located in the Main Street Business District zone, and which are fronting main street unless otherwise provided for in state code.’ Commissioner Sperry seconded.

Roll Call:

Commissioner Lance: Aye

Commissioner Adcock: Aye

Commissioner Sperry: Aye

Commissioner Wood: Aye

Commissioner Francom: Aye

The vote passed unanimously 5 to 0.

**Sign Ordinance Amendment:**

Mr. Bond explained that Cory Crabb the owner of the restaurant ‘Crabby’s to Go’ is proposing that the sign ordinance be amended in order to allow pole signs to be located closer to an intersection.

Commissioner Francom asked how the current ordinance enforces the site triangle. Mr. Lundell explained that the minimum site triangle is 45-feet. He explained that the site triangle is based upon speed, the higher the speed limit, the larger the site triangle.

Commissioner Sperry stated that the Maverick pole sign is 200 feet from the corner, she doesn’t like the idea of large signs being closer than that. Mr. Lundell explained that free standing signs are only permitted within 1500 feet of a freeway interchange. Commissioner Adcock pointed out that various cities require between 5-25 feet from an intersection for their pole signs. He stated that he is in favor of reducing the requirement.

Mr. Crabb suggested that the line of site triangle is adhered to, rather than an arbitrary number. Commission Chair Wood asked what the maximum Clearview area for a 35 mile per hour road is. Mr. Lundell stated that the site triangle for a 35 mile per hour road is 50 feet.

The Planning Commission members discussed assigning a number of feet for distance, or solely using the site triangle to determine the requirement. The Commissioners agreed that basing the requirement off of the site triangle makes sense. They decided since the ordinance currently includes the site triangle, the language that requires pole signs to be located 200 feet from an intersection should be removed.

**Motion:**

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Commissioner Francom motioned to forward a positive recommendation to the City Council to remove section 10-13-8C-2-C from the sign ordinance. Commissioner Adcock seconded.

Roll Call:

Commissioner Lance: Aye

Commissioner Adcock: Aye

Commissioner Sperry: Aye

Commissioner Wood: Aye

Commissioner Francom: Aye

The vote passed unanimously 5 to 0.

**Public Hearing- 341 E. 100 S:**

Mr. Lundell explained that this is a concept review of a proposed 4-unit development located at 341 E. 100 S. The purpose of tonight’s review is to provide feedback to the developer, and allow the public to provide their input. Mr. Lundell explained that at this point the Planning Commission will not take any action. The developer is requesting to subdivide so the units can be sold separately

Mr. Lundell showed the proposed site plan. He explained the following requirements that need to be met: A minimum of 30 percent landscaping is required. Provisions for a minimum of 60 square feet of balcony, or patio per unit is required. The 60 square feet per unit can also be combined with the open space outside of the units. 12 onsite parking stalls are required. 100 South has a 132 foot right of way, provisions are needed to improve the right of way along the frontage, and storm drainage needs to be addressed. They also need to provide a trash enclosure, and architectural renderings.

Commissioner Adcock asked if they can apply for a deferral agreement since it’s in the core area of town. Mr. Lundell explained that the City Council hasn’t approved deferral agreements for multifamily units before, but the developer can request one.

Eric Stringham a representative from Network Reality Group explained that their main concern is that the buffer is very large, and they would be interested in a deferral agreement.

Mr. Lundell explained that the City is currently at the end of a storm drain master plan study, which provides provisions for improvements of large right of ways. Mr. Bond stated that nothing has been decided regarding curb and gutter for the core area of town.

Commission Chair Wood opened the public hearing at 8:20 p.m.

Mark Bing lives around the corner from this proposed development. He is concerned about the units having enough parking, because he sees a lot of cars parked around a neighboring 4-plex. He stated that there are a lot of Multifamily units being built around his home, and he feels that it is devaluing his property.

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Dalayn Bing stated that when the existing 4-plex was put in Mr. Marker stated that it is an asset to the neighborhood, she believes it has been a hindrance rather than an asset. She asked that the core area of the City is protected. Ms. Bing requested that the distance between multifamily uses is measured to ensure that it meets City ordinance. She feels that multifamily use is out of control in the core area of town. Ms. Bing also expressed some code enforcement concerns.

Commission Chair Wood closed the public hearing at 8:25 p.m.

Mr. Lundell explained that 100 South is the border of the Main Street Residential and R8 zone. Within the R8 zone there are provisions for any multifamily project that limit the proximity of multifamily projects. The MSR zone does not have those proximity restrictions. Condominium’s within this zone are a permitted use, but the subdivision ordinance requires a concept review, preliminary review, and final City Council approval.

Mr. Bond stated that he will look further into the code enforcement issues. He explained that the City has hired an extra Police Officer designated solely for code enforcement.

Commissioner Adcock stated that his main concerns are that the units have adequate parking, and that the dumpster is addressed. Mr. Bond stated that the units must be accessible from the street and not from behind as the concept shows. Mr. Lundell stated that Summit Creek Irrigation approval is required for ditch modification. Commissioner Lance stated that this development will need CC&R’s. She is also concerned about the stairs being exposed in the winter.

**Public Hearing- Johnson’s Grove:**

Mr. Lundell explained that this proposal is located in the Main Street Residential zone. He stated that condominiums are a permitted use in this zone and need to go through a site plan review process. Mr. Lundell explained that they have met open space requirements and addressed parking. The original proposal was for 24 units; the developer has lowered it to 18.

Highway 6/ Santaquin Main Street is a UDOT road, and will require UDOT approval for any modifications and construction. The proposal shows that it meets UDOT requirements, however written approval from UDOT will be required prior to any approvals.

Eric Stringham explained that the existing house is dilapidated and he feels that this development will be an upgrade to the area.

Commissioner Lance asked if 2 access points will be required. Mr. Lundell explained that since the ordinance changed, only one access will be required, because it falls under the 250 average daily trips.

Mr. Bond pointed out that the tot lot is located next to Main Street. He explained that mitigation such as fencing is needed in order to make the tot lot safer for children. Mr. Bond stated that the entrances need to face the street side rather than the parking lot. Mr. Lundell explained that the current rendering doesn’t meet architectural standards.

Commission Chair Wood opened the public hearing at 8:38 p.m.

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Michael Davis lives next door to this property. He stated that the proposed dumpster location is 20 feet from his front porch. He is concerned because the ingress/egress location is on a blind curb. Mr. Davis wants the property fixed up and developed but, would like to see a smaller development that will create less traffic. The power pole for his home is at the corner of the property line, he asked if he will be required to relocate it.

Commission Chair Wood closed the public hearing at 8:41 p.m.

Mr. Stringham explained that these units will be condo’s not apartments. He stated that they are going through the subdivision process to allow the condos to be owner occupied. Mr. Lundell explained that the dumpster has been relocated in order to meet City requirements. Mr. Stringham stated that they plan to install a fence around the tot lot.

Mr. Bond explained that this is a challenging property and the proposed ingress/egress location is in the safest area for this property. Mr. Stringham explained where the shown ingress/egress is UDOT’s preferred location.

Commissioner Lance asked about the mailbox being located along Highway 6. Mr. Bond explained that the postmaster has looked at the location, and prefers the Mail Boxes to be located next to fire hydrants. Commissioner Adcock stated that he is concerned about residents pulling out into a four lane road when Main Street is expanded. Mr. Lundell stated that UDOT is aware that the road will be expanded.

Commissioner Francom asked if the neighbors power will need to be moved underground. Mr. Lundell stated that any new projects must install underground power, however an existing pole doesn’t have to be moved. He explained that Mr. Davis is welcome to make that change with the project, but he will not be required to do so.

**Public Hearing- Snell Subdivision**

Mr. Bond explained that the developer is proposing to use the property for storage units, which is a permitted use in the R8 zone. They would like to subdivide the property into 3 lots. They will be required to have street frontage along the Northern part of the property. The developer is proposing to dedicate the parcel that extends East (which is being referred to as a ‘cherry stem’) to the City and improve the road up to that point.

Mr. Andrade Christensen explained that they originally wanted to develop townhomes but, because of the multifamily proximity provision they are developing storage units. He explained that they would like to develop in phases because of the amount of infrastructure that will be required.

Mr. Lundell listed the following improvements that will required; A wider right of way and trail corridor along Highland Drive. Improving any modifications to the existing curb and gutter along 120 East and, installing improvements along City Right of Way. City Ordinance requires that these provisions are installed with the subdivision, however there are provisions that allow a subdivision to be phased.

Commission Chair Wood opened the public hearing at 8:55 p.m.

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Amy Christensen stated that she doesn’t think that it makes sense to have commercial zoning so close to an Elementary school, and the zoning should be changed.

Commission Chair Wood closed the public hearing at 8:56 p.m.

Mr. Bond explained that the developer has a pending application that is vested under the current ordinance regulations. He stated that rezoning would need to take place separately. Mr. Bond clarified that rezones can be proposed at any time.

Commissioner Adcock asked where the point of access will be located. Mr. Bond explained that they will be accessed off of 120 E with a secondary access off of 100 E. Commissioner Adcock also asked how many storage units are being proposed and, how many stories they will have. Mr. Christensen stated that they are proposing to have roughly 500 single story units. Mr. Bond clarified that the front office will have a caretaker living space above it.

Mr. Bond explained that staff’s recommendation is that the Planning Commission defer to the City Council in order for them to review the subdivision approval process and specifically address the following; the phasing as proposed, the dedication of the right of way and, road construction connecting 100 E.

**Motion:**

Commissioner Lance motioned to defer the Snell Subdivision to the City Council for review of the subdivision approval process, phasing, the dedication of right of way, and the connection of 100 East. Commissioner Francom seconded.

Roll Call:

Commissioner Lance: Aye

Commissioner Adcock: Aye

Commissioner Sperry: Aye

Commissioner Wood: Aye

Commissioner Francom: Aye

The vote passed unanimously 5 to 0.

**Public Hearing- Brubaker Rezone**

Mr. Bond explained that in March 2017 a rezone request was approved to rezone the parcel located at 190 West and 900 South from C1 to an R10 PUD. He explained that the ordinance was passed with a condition that a development agreement must be worked out within two months. The development agreement was never made. Salisbury’s proposal is to reduce the densities and have the same rezone approved. Commissioner Lance asked if there will be fewer lots than before. Mr. Bond explained that the developer is working away from high density in the Foothill area. He stated that there is one

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development agreement in place for Foothill, and a second development agreement for Brubaker which has not yet been approved.

Commission Chair Wood opened the public hearing at 9:13 p.m.

Bob Westover asked what the perceived benefits are. He stated that if there aren’t benefits to both the neighborhood and the City he doesn’t think the zoning should be changed.

Brendon Bowen stated that he doesn’t want previous discussion to be forgotten. An agreement was made that the road would be installed before development took place, and he feels that if the rezoning were approved it would bypass the original agreement.

Amy Christensen asked for clarification on whether or not there will be multifamily housing in this development. Mr. Bond stated that he has seen concepts showing single family homes in the area, but doesn’t know the densities at this point. Ms. Christensen stated that she doesn’t think it should be rezoned before the developer has clarified their plans. Mr. Bond explained that the rezone would be conditioned upon a development agreement being approved by the City Council.

Leslie Miller brought up the previous condition regarding the frontage road being connected prior to development. She also expressed concern about Center Street being a blind street with no curb or gutter. Ms. Miller would like to see space left for larger lots and more open area.

Brennan Christensen explained that he moved to Foothill village in order to have a half acre lot. He stated that he would be frustrated to see high density housing across the street. Mr. Christensen would like to see the intersection at 900 South and 100 West addressed prior to any development.

Commission Chair Wood closed the public hearing at 9:23 p.m.

Mr. Bond explained that the rezoning was previously done in order to facilitate development for Highland Drive. The rezone is being done as a PUD which allows for clustering of densities in order to provide more open spaces and amenities. Access to the South is being worked on, and currently there is a gravel access. For the Foothill development offsite improvements are being made in order to provide access off of Highland Drive.

Commissioner Lance clarified that R10 PUD would still allow for multifamily units if the developer chooses. Mr. Bond explained that under a PUD a development agreement would have to be worked out with and agreed with City Council. Mr. Bond explained that the City Council is concerned about connectivity and access to Highland Drive.

Commissioner Adcock stated that he would not like to see this are rezoned, or at least not rezoned as a PUD. Commissioner Wood suggested that this rezone is tabled until the developer provides more information. Commissioner Lance asked if the rezone can take place after the development agreement is taken care of. Mr. Bond explained that the developer can’t provide the development agreement until the zoning is clarified.

**Motion:**

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Commissioner Wood motioned to table the Brubaker rezone until the developer proposes their plans. Commissioner Lance seconded.

Roll Call:

Commissioner Lance: Aye

Commissioner Adcock: Aye

Commissioner Sperry: Aye

Commissioner Wood: Aye

Commissioner Francom: Aye

The vote passed unanimously 5 to 0.

**Public Hearing- Foothill Rezone**

Mr. Bond explained that this is a proposal from Salisbury Homes to amend the Foothill Development Agreement. Currently the road will be installed after 150 lots are developed. Their proposal is to rezone the area from C1 to an R15 PUD in order to shift densities. The developer is not confident in a Commercial use in this area, but is looking to develop it as residential. Mr. Bond explained that the overall density of Foothill village has been agreed upon and won’t change.

Commissioner Wood asked if there would still be a commercial strip on the West side of Highland Drive. Mr. Lundell explained that the strip of land is associated with the annexation within the Summit Ridge Development area. It is owned by the State Division of Wildlife Resources who don’t plan to sale or develop the land.

Commissioner Sperry motioned to extend the meeting until 10:30 p.m. Commissioner Adcock seconded.

Mr. Bond explained that if the area is rezoned as a Residential Commercial zone it would give the developer the option to disperse the density, while still giving them the option of developing Commercial if they desire.

Commission Chair Wood opened the public hearing at 10:01 p.m. and closed the public hearing at 10:01 p.m.

**Motion:**

Commissioner Francom motioned to send a positive recommendation to the City Council to rezone the property located North East of Summit Ridge Parkway and the I15 interchange, from Commercial C1 to R15 PUD. Commissioner Sperry seconded.

Roll Call:

Commissioner Lance: Aye

Commissioner Adcock: Aye

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Commissioner Sperry: Aye

Commissioner Wood: Aye

Commissioner Francom: Aye

The vote passed unanimously 5 to 0.

**Approval of Minutes:**

Commissioner Lance motioned to approve the minutes from June 12th 2018. Commissioner Sperry seconded. The vote was unanimous in the affirmative.

**Planning Commission Business:**

Mr. Bond stated that Devin Bloomfield is stepping down from the Planning Commission. Mr. Bond asked suggestions for a new Planning Commission Member.

Mr. Bond stated that the DRC reviewed a Ridley’s grocery store application at their meeting today. The City Council has offered them an incentive if they break ground before November 11th.

Mr. Bond explained that the old City buildings on Main Street are being demolished. The City is looking to replace them with office buildings for City administration. The next Planning Commission meeting will be held in the Court Room in the Public Safety building.

Commissioner Lance asked if there was any progress with Bella Vista. Mr. Bond stated that they haven’t heard from them. Commissioner Lance stated that she would like to initiate a rezone. Mr. Bond stated that he will look into the process for requesting a rezone.

Commissioner Adcock asked about the results from the survey. Mr. Bond stated that so far there is support for a rec center. Commissioner Adcock asked about a possible location. Mr. Bond stated that the majority of people would like to see it in the core area of town.

Mr. Bond explained that the next Planning Commission meeting is cancelled for the 24th of July Holiday.

Commissioner Adcock reminded the Planning Commission that the meeting on August 7th will be the first Tuesday of the Month. Commissioner Lance stated that she won’t be at the meeting.

**Adjournment:**

Commissioner Adcock motioned to adjourn at 10:17 p.m.

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Trevor Wood, Commission Chair Kira Petersen, Deputy Recorder