



Planning Commission Meeting Minutes

Tuesday June 12, 2018

Mr. Bond explained that since the Chair and Vice Chair are absent, a temporary chair needs to be nominated. Commissioner Bloomfield nominated Kylie Lance to be the temporary chair. Commissioner Sperry seconded.

The meeting was called to order at 7:00 p.m. by temporary chair Kylie Lance. Commission Members attending: Kylie Lance, Michelle Sperry, Drew Bloomfield, and Jessica Tolman.

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

Invocation/Inspirational Thought:

Mr. Bond offered an invocation.

Pledge of Allegiance:

Commissioner Sperry led the pledge of allegiance.

Public Forum: No one signed up to speak at the public forum.

Larsen Subdivision:

Mr. Steve Larsen asked the Planning Commission for input regarding a concept subdivision located at 648 N. State Road 198.

Mr. Larsen explained that because of the slope, density would need to be accumulated throughout the lower part of the property. He stated that he is looking for direction on how to obtain the density they need for this project. Commissioner Lance asked what type of housing they would like to build. Mr. Larsen explained that they are looking at developing apartments, townhomes, and single family homes. (See attached concept plans)

Mr. Larsen asked the Planning Commission what type of amenities the City would like to see.

Commissioner Lance stated that the City is in favor of pedestrian uses such as hiking trails.

Commissioner Bloomfield suggested that biking trails may also be a good amenity.

Commissioner Bloomfield asked what the status of utilities is for this property. Mr. Lundell explained that the developer would be responsible for offsite utilities in order to service the property. He stated that some of the lower zones can be served with the current utilities. Mr. Larsen stated that they haven't designed any homes above the existing tank elevations.

Commissioner Lance asked about the slope and the stability of the structures. Mr. Ken Berg stated that extensive geological testing would be part of the development process. He explained that the elevations of each building must be planned and engineered. Commissioner Lance asked if they plan to have an HOA for the multifamily units and townhomes; and if so, would they include single family homes. Mr.

Larsen explained that they would have an all-encompassing HOA. Commissioner Bloomfield asked if they plan to rent or sell the multifamily units. Mr. Larsen answered that they are planning to rent the multifamily units and the sell the townhomes separately.

Mr. Larsen stated that he is looking for input from the City regarding density bonuses and City interest in amenities. Mr. Bond explained that the land is currently zoned as Agriculture and would need to be rezoned so it could be designated as a Planned Unit Development.

Commissioner Lance stated that she sees this as a viable project. She asked if they plan to have a second access point. Mr. Larsen explained that they plan to have two access points off of the highway. Commissioner Bloomfield stated that he thinks the City would be in favor of this project in order to further growth in the community.

Commissioner Lance asked if the developer has considered developing commercial space on the entire lower level. Mr. Larsen stated that he believes that the buildout time for this project would be between 10-15 years, with the commercial space being developed last. He stated that the currently the viability of commercial businesses in Santaquin isn't great enough to develop more commercial space.

Mr. Larsen asked how much excavation the City would allow on the mountain. Commissioner Lance stated that she thinks part of the draw of Santaquin is its rural nature. Mr. Berg clarified that they would like to move land in the mountain top for roadways to service amenities.

Mr. Larsen asked if the Planning Commission feels that their desired density is obtainable. Commissioner Bloomfield stated that he thinks rezoning will be the biggest process in order for the densities to be obtained. Mr. Bond explained that the Planning Commission's comments tonight are not binding and that ordinances will need to be followed. He stated that there is support for the concepts, but it will need to be reviewed further in order to determine what densities will be allowed.

Public Hearing- High Park Townhomes:

Mr. Lundell explained that this property is going through a subdivision review process. He stated that they are proposing to have 18, 3 story units. The current parking ordinance requires that they have 2 parking stalls per unit, with guest parking based off of a sliding scale dependent on the number of units.

Commissioner Lance asked if the units will have garages. Mr. Lundell explained that each unit will have a one car garage. He stated that the original developer entered an agreement with the neighboring dentist office to share parking. The original developer proposed a commercial element that is no longer included in the current plan. Mr. Lundell explained that because of the major changes in the plans, staff is asking that the developer discuss the changes with Dr. Chisholm.

Mr. Lundell stated that the developer has met the 30 percent open space requirement. They will also be required to install a tot lot, or a similar amenity.

Mr. Lundell explained that there is a storm drain easement along 400 West, that the developer will dedicate to the City. He stated that the Architectural Review Committee will also need to be review the architecture of the project.

Mr. Bond stated that providing a trash enclosure for all of the units is a condition of approval for this development. Commissioner Sperry asked if the requirements have been met up to this point. Mr. Bond answered that they meet zoning requirements for the MSR zone.

Temporary Chair Lance opened the public hearing at 8:03 p.m.

Jason Steele stated that he grew up in Santaquin, and feels that this area is getting overcrowded. He explained that his biggest concern is the congestion this development will cause, and possible safety impacts it will have near the school.

Rod Dolph lives across the street of this property. He asked how this development will be accessed when 400 West is closed during school hours. He also asked why multifamily units are being built in single family home neighborhoods. Mr. Dolph stated that he doesn't approve of this project.

Dr. John Chisholm is the neighboring dentist to this property. He stated that the new developer has not contacted him. He explained that the plan has changed significantly since he made the original shared parking agreement. His main concern is the traffic flow. Dr. Chisholm is concerned that since 400 West is a one-way road, all of the traffic will go through his property during the day. He explained that he wouldn't have signed an agreement for this type of development. Mr. Bond stated that one of the conditions of approval is that a new agreement is made between the developer and Dr. Chisholm. Dr. Chisholm stated that he's concerned because the new developer hasn't contacted, or communicated any of these changes with him.

Temporary Chair Lance closed the public hearing at 8:13 p.m.

Commissioner Bloomfield is concerned that residents will disregard the fact that 400 West is closed during school hours. Commissioner Lance pointed out that this development was originally designed to house single professionals, and will now house families, because of the changes the traffic concerns may be different. Dr. Chisholm stated that he is concerned that the traffic flow will affect his patients.

Matt Brown, the engineer for this project explained that a traffic engineer has conducted a traffic study for this development. He apologized that his client has not met with Dr. Chisholm. He stated that they have met all other conditions given by staff. Commissioner Lance asked if there will be Main Street parking. Mr. Lundell stated that people will park there, but it won't count towards their required parking.

Commissioner Lance suggested that this is tabled until a conversation between the developer and Dr. Chisholm takes place. She asked if staff can obtain the traffic flow information. Mr. Bond explained that a traffic study is part of the shared parking requirement. Commissioner Bloomfield asked what will happen without a shared parking agreement. Mr. Bond explained that the developer would need to provide more parking spaces on their property.

Dr. Chisholm explained that he wants to determine the number of shared parking stalls. Mr. Bond stated that it will need to be coordinated between him and the developer, but they are including only a few of his parking stalls in their current plan.

Mr. Brown asked staff if the ordinance regarding access points has been changed. Mr. Bond explained that it is now based off of average daily trips rather than the number of parking stalls. He stated that it hasn't been configured for this project because the current proposal has two accesses. Commissioner Lance stated that she thinks that a second access should be installed along Main Street. Mr. Bond explained that any access point off of Main Street would need UDOT approval. Mr. Bond stated that the access point on 400 W. doesn't become a one-way street until farther down the road past 30 S.

Commissioner Sperry asked how big the units will be. Mr. Lundell stated that each unit will be around 1800-2,000 square feet.

Motion:

Commissioner Bloomfield motioned to table the preliminary review for High Park Townhomes until the developer speaks with Dr. Chisholm and works out the details of the shared parking agreement, and until all engineering redlines are addressed. Commissioner Sperry seconded. The vote was unanimous in the affirmative.

Secondary Driveway Conditional Use Permit:

Mr. Lundell stated that this is a conditional use request for a secondary driveway located at 1337 Sageberry Drive. He explained that a residential driveway can be a maximum of 30 feet wide, and if it exceeds that width, a conditional use permit is required. The applicant Mr. Ludeman, will have a 34 foot after the secondary driveway is installed. The ordinance requires that his driveway is at least 20 feet away from the neighboring driveway. Mr. Ludeman will also be required to maintain storm drainage. Mr. Lundell explained that the applicants request meets the 20-foot requirement between a neighboring driveway.

Commissioner Lance stated that as long as Mr. Ludeman finds a way to mitigate storm water she thinks the conditional use permit should be granted. Mr. Ludeman explained that there will be 13 feet between his secondary driveway and the neighboring property line, and landscaping in between.

Motion:

Commissioner Sperry motioned to grant a conditional use permit for the secondary driveway located at 1337 Sageberry Drive. Commissioner Bloomfield seconded. The vote was unanimous in the affirmative.

Mr. Ludeman asked what he needs to do before he begins work. Mr. Bond told him to coordinate with the Community Development department prior to pouring concrete.

Public Hearing- Non-Conforming Amendment:

Mr. Bond explained that a building permit was submitted for a home located at 63 S. Center Street. The homeowner would like to add a porch and gable to the front and, a bedroom, bathroom, and storage

room to the back of the home. Mr. Bond explained that this is a non-conforming use because it is located in the Central Business District zone. He clarified that while single family homes are not a permitted use in the Central Business District, there are homes grandfathered in the zone.

City Code 10-9-1 refers to State Code 10-9b-511 which states that nonconforming uses in a specified zone (in this case the Main Street Business Zone) cannot be structurally altered. Mr. Bond explained that staff feels that middle ground needs to be established. The City would like to see people upgrade, beautify and invest in their homes.

Mr. Bond is proposing that the following sentence is removed in City Code 10-9-1; 'The provisions of this chapter shall not apply to the Main Street Business zone unless otherwise provided for in State Code.' This would make non-conforming building uses apply to the CBD and MSC zones.

Mr. Bond stated that he doesn't feel that this proposal conflicts with the City's general plan. Staff is looking for the Planning Commissions input on whether or not additions to single family homes should be allowed in this zone. Mr. Bond stated that any expansion would need to meet current setbacks.

Commissioner Bloomfield asked what the possible negative impacts of changing the ordinance are. Commissioner Lance stated that if the City's goal is to have all the area be commercial one day, changing the ordinance may ultimately hurt that goal. Commissioner Bloomfield asked what options residents in the CBD zone have if this amendment is not made. Mr. Bond stated that currently, residents can continue to maintain the property or sell the home. Mr. Lundell explained that if a home is destroyed by fire etc. the home can be rebuilt in the same footprint. Mr. Bond clarified that if the non-conforming use is discontinued it is no longer grandfathered in. Mr. Lundell explained that improvements can be made to homes in this zone, but expansion is currently prohibited.

Temporary Chair Lance opened the public hearing at 8:55 p.m. and closed it at 8:55 p.m.

The commission discussed the possible impacts of removing the disclaimer for the Main Street Business District. Mr. Bond explained that if this amendment were to pass it opens up expansion for home owners within the CBD, and MSC zones. Commissioner Bloomfield stated that he feels that since it affects the CBD, and MSC zones it may have a greater impact to the commercial zones of the city.

Commissioner Lance asked if 'structural alteration' needs to be defined. Mr. Bond explained that any structural alteration requires a building permit. Commissioner Lance stated that she would like to see Main Street be commercial. Commissioner's Sperry and Tolman disagreed and felt that expansion should be allowed. The Commission agreed that they would like to table this and discuss it when more of the commission members are in attendance.

Motion:

Commissioner Sperry motioned to table the non-conforming amendment pending more research and input from the Planning Commission members that are not in attendance. Commissioner Bloomfield seconded. The vote was unanimous in the affirmative.

Planning Commission Business:

Mr. Lundell stated that the rec building is nearing completion in preparation for the Diamond Rio concert on Friday. A gravel road on the West side of the Elementary school has been added. The road will be fully improved within the next year. He explained that this will allow for better looping and alleviate traffic. 5th West will also be extended.

Mr. Lundell stated that construction on the booster pump station has started. He explained that this station will allow the City to transfer water anywhere within the City.

Mr. Bond stated that the grocery store is moving forward.

Commissioner Bloomfield asked if the Ekins annexation application has expired. Mr. Bond explained that the City hasn't heard from the applicant since last December. Their application has expired and would need to be resubmitted in order to move forward.

Commissioner Tolman asked about the survey the City sent to residents regarding amenities, and asked if the Santaquin could potentially support a recreation center. Mr. Bond stated that since the bond for the cultural center didn't pass, the City Council is looking for the public's input on desired amenities.

Commissioner Sperry asked when the sign ordinance amendment will be discussed. Mr. Bond explained that since there were Commission Members missing tonight, and the applicant isn't in a hurry it will be discussed at the next Planning Commission meeting.

Minutes:

Commissioner Bloomfield motioned to approve the minutes from May 22nd. Commissioner Sperry Seconded. The vote was unanimous in the affirmative.

Adjournment:

Commissioner Bloomfield motioned to adjourn at 9:18 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder