



## PLANNING COMMISSION MEETING MINUTES

TUESDAY MARCH 13, 2018

The meeting was called to order at 7:01 p.m. by Commission Chair Trevor Wood. Commission Members attending: Kylie Lance, Art Adcock, Jessica Tolman, Trevor Wood, and Michelle Sperry.

Others present: Community Development Director Jason Bond, and GIS Technician Drew Hoffman.

### Invocation/Inspirational Thought:

Commissioner Adcock offered an invocation.

### Pledge of Allegiance:

Commissioner Lance led the pledge of allegiance.

**Public Forum:** Commission Chair Wood opened the Public Forum at 7:03 p.m. and closed it at 7:04 p.m.

### Amendment to the Tot Lot requirement for Multiple-Family Developments.

#### (Santaquin City Code 10-6-6, and 10-7M-11)

Mr. Bond stated that there are two areas in the ordinance regarding tot lots that need to be addressed. Sections 10-6-6A, and 10-7M-11C. He explained that he has combined and implemented input from previous discussions to come up with the proposed amendment. He also stated that there is a small discrepancy in the ordinance which states that both 50 and 60 feet are the minimum square footage required for private area attached to the unit. He is proposing that it be consistent at 50 feet in both areas of the ordinance. Mr. Bond read the following proposed amendment changes (an example of changes in 2 sections).

d. One tot lot area shall be provided for each development consisting of at least ten (10) residential units except when developments are located within a publically traversable distance of 1,000 linear feet of a public park or school. In such cases, a tot lot may be replaced with another amenity (e.g. barbeque pavilion, gazebo, sports court, etc.) as approved by the Planning Commission. Each tot lot or approved amenity shall be at least six hundred (600) square feet. The size of playground equipment should accommodate and be designed for five (5) to twelve (12) year old children. An additional tot lot or approved amenity shall be provided for each additional twenty (20) units. The required tot lots and approved amenities can count towards the open space requirement.

Mr. Bond explained that he changed the number of units that require 1 tot for every 10 units instead of every 8. He also defined 1,000 linear feet as a publically traversable distance. This ordinance amendment gives developers the option to provide another amenity as approved by the Planning Commission if they are located within 1,000 feet from a park or School.

Commissioner Adcock asked if multiple tot lots are required in a development, would they need to be separate or could they be an extension of the first. Mr. Bond explained that the intent the ordinance doesn't specify, and asked the Commission if they feel it needs to be addressed. Commissioner Lance stated that requiring separate tot lots could inhibit parking space.

Commission Chair Wood asked how the Commissioners feel about park's that are within 1,000 feet of a development but, are bisected by a busy road. The Commissioners agreed that it isn't ideal, but they don't see a way to control it.

Commissioner Tolman pointed out that school grounds may be closed to the public during the day. She asked how schools can be a usable tot lot during the school year. Commissioner Lance pointed out that it wouldn't be an issue during the summer or on weekends. Commissioner Tolman explained that it may be an issue for families with smaller children. Mr. Bond stated that because there is uncertainty about school policy it may be appropriate to remove the language that includes schools, and only include public parks in the amendment. The Commissioners agreed that removing schools from the amendment is the best option.

**Motion:** Commissioner Lance motioned to forward a positive recommendation to the City Council to approve the new verbiage as presented, excluding the word school. Commissioner Adcock seconded.

**Roll Call:**

Commissioner Adcock	Aye
Commissioner Sperry	Aye
Commissioner Wood	Aye
Commissioner Tolman	Aye
Commissioner Lance	Aye

The motion passed 5 to 0.

**Amendment to the Setbacks Requirements for Accessory Uses on Corner Lots.**

Mr. Bond explained that the goal of tonight's discussion is to get back to the basics of whether or not accessory uses are appropriate on a corner lot. The proposed amendment is for section 10-7A-5. Mr. Bond read the proposed language he has written using input from previous Planning Commission discussions.

**ACCESSORY USES ON A CORNER LOT (Example of changes in 1 of 7 sections)**

**Section 10-7A-5 is amended as follows: (Underlined text is added, stricken text is deleted)**

B. Accessory Structures (Including Detached Garages):

1. General Setbacks: All accessory structures must be located at least twelve feet (12') from any associated dwelling or main structure and may not be located in any utility easements without written consent from those affected entities.
2. Front Setback: Accessory structures are not permitted in the front yard of a dwelling.
3. Front Setback On Corner Lot: Accessory structures are not permitted in the front yard of a dwelling along a primary frontage nor within twenty feet (20') from secondary frontages- except that accessory structures that are less than two hundred (200) square feet may be within the setback from a secondary frontage if the accessory structure is located at least ten (10) feet from the property line that is along a secondary frontage.
4. Side Setback: Accessory structures must be eight feet (8') from a side property line, except that a three foot (3') side setback shall be permitted if the accessory structure walls closest to the side property line are constructed with one hour or more fire resistant walls.
5. Rear Setback: Accessory structures must be ten feet (10') from the rear property line, except that a ~~two foot (2')~~ three foot (3') rear setback shall be permitted if the accessory structure walls closest to the rear property line are constructed with one hour or more fire resistant walls.

Mr. Bond stated that the standard setback for an accessory building on a corner lot is 25 feet in most zones. Commissioner Lance asked if setbacks will be measured from the foundation, or an awning. Mr. Bond stated that awnings are considered as part of structure in the Code.

Commissioner Adcock suggested that the measuring point for setbacks on an accessory building, (either foundation wall or awning) is clarified in the language. Mr. Bond stated that he would need to check building code in order to clarify it. Commission Chair Wood stated that the measuring point for setbacks may be another issue altogether, or included in another ordinance.

Mr. Bond read the Santaquin City Code definition of Setback, "The minimum distance allowed between the property line and the foundation, wall, or main frame of the building." Commissioner Lance suggested that it is addressed in a different amendment.

Commission Chair Wood asked if a 10-foot setback is too restrictive. Commissioner Tolman stated that she doesn't see what the issue is with this accessory buildings being on a secondary access, especially if there isn't a sidewalk, or driveway.

Commissioner Lance suggested that 5 feet may be a better setback for accessory building under 200 square feet on a corner lot. Commissioner Tolman agreed. Commissioners Adcock and Sperry disagreed and felt that 10 feet is a safer setback distance.

Commissioner Lance stated that fire requirements need to be kept in mind. Mr. Bond explained that fire code requires one hour rated fire walls on a structure that's closer than 5 feet from the property line. He explained that in order to match City Code with Fire Code, he has amended the rear setback for fire rated

walls from 2 feet to 3 feet. Mr. Bond explained that this also makes the code more uniform with the side setback being 3 feet as well.

The Commission discussed whether or not a 5 foot or a 10-foot setback should be required on a secondary access. After reviewing some examples in town of non-conforming accessory buildings, the Commission came to the conclusion that any setback under 10 feet is too close.

Commission Chair Wood asked why the rear setback is so much smaller than the side. Mr. Bond explained that it's a visibility issue.

**Motion:** Commissioner Adcock motioned to send a positive recommendation to the City Council based upon the proposed language. Commissioner Sperry seconded.

**Roll Call:**

Commissioner Lance    Aye

Commissioner Tolman    Aye

Commissioner Wood    Aye

Commissioner Sperry    Aye

Commissioner Adcock    Aye

The motion passed 5 to 0.

**Planning Commission Training: Land Use (e.g. General Plan, Zoning, Development Agreements, & Property Rights.)**

Mr. Bond presented a Land Use training to the Planning Commission. (See presentation attached)

Commission Chair Wood asked Mr. Bond to email the presentation to all the Commission members.

**Approval of Minutes**

**February 13, 2018, and February 27, 2018**

Commissioner Lance motioned to approve the minutes from February 13<sup>th</sup>. Commissioner Sperry seconded. The vote was unanimous in the affirmative.

Commissioner Adcock motioned to approve the minutes from February 27<sup>th</sup> with minor changes provided by Commission Chair Wood, and himself. Commissioner Lance seconded. The vote was unanimous in the affirmative.

**Staff Business:**

Mr. Bond gave the following updates to the Planning Commission. He explained that the City is working to maximize the use of the rodeo grounds and one of those ways is by holding the Diamond Rio Concert

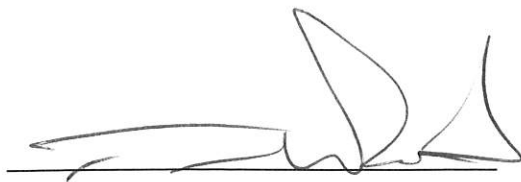
there this summer. He stated that the grocery store is moving forward. And also explained that work is being done to move forward with the extension of Summit Ridge Parkway to the North.

Commissioner Lance suggested that a Motocross arena built on the land near the parkway extension could be very profitable and attract people to the City.

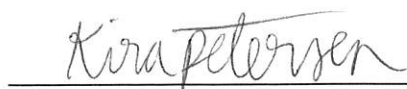
Commissioner Lance asked when the Soccer fields will be built in South Santaquin. Mr. Bond explained that it is still in design phase, but is moving forward.

**Adjournment:**

Commission Sperry motioned to adjourn at 8:45 p.m. Commissioner Lance seconded.

A handwritten signature in black ink, appearing to read 'Trevor Wood', written over a horizontal line.

Trevor Wood, Commission Chair

A handwritten signature in black ink, appearing to read 'Kira Petersen', written over a horizontal line.

Kira Petersen, Deputy Recorder