



PLANNING COMMISSION MEETING MINUTES

THURSDAY DECEMBER 14, 2017

The meeting was called to order at 7:03 p.m. by Commission Chair Montoya. Commission Members attending: Elizabeth Montoya, Kylie Lance, Kyle Francom, Art Adcock, Michelle Sperry, and Trevor Wood.

Others present: Community Development Director Jason Bond, Engineer in Training Jon Lundell.

Invocation/Inspirational Thought:

Commissioner Francom offered an invocation.

Pledge of Allegiance:

Commissioner Lance led the pledge of allegiance.

Public Forum:

Commission Chair Montoya opened the public forum at 7:05 p.m. and closed it at 7:05 p.m.

Discussion and Possible Action Items

Public Hearing- Stone Hollow Plats H-K preliminary plan:

Mr. Lundell explained that the Planning Commission previously approved Stone Hollow Plat H. Salisbury has since requested a preliminary review for the remaining plats of Stone Hollow. The new phases are located in the North part of Summit Ridge, and connect to Stone Hollow and Topaz Drive. These plats will be part of the overall Summit Ridge development. Original preliminary approval was granted in 2006 with an extension granted in 2012; that approval has since lapsed. Mr. Lundell explained that the densities are not changing. The main change is the realignment of Summit Ridge parkway which has affected the layout and alignments.

Mr. Lundell explained that Salisbury has followed the previous recommendations for Plat H, specifically, the extension of Sandstone Way which will require considerably less buildup for the road and make building homes easier. They have also looked into extending Stone Drive to the North. He explained that Once City Staff looked at it they decided that one connection to the North suffices. Commissioner Lance asked if there is a road to the North. Mr. Bond answered that it's Private property. Mr. Lundell stated that there won't be road to the North for the time being because Utah County owns the adjacent land. Mr. Lundell explained that the stubbed road will provide water, P.I., and possibly sewer.

Mr. Lundell clarified that 1 lot has been added to Plat H to provide connectivity and looping for plat I. Commissioner Lance asked if this will be the full buildout of Stone Hollow. Mr. Lundell stated that it will be. Commissioner Francom asked about green space. Mr. Lundell explained that there are trail connections between Stone Hollow G and Granite Drive. There is also a dedication of green space to the City. Both the trails and dedicated open space are enough to fulfill the development agreements. Commissioner Francom asked what the average lot size is. Mr. Lundell stated that the lots

are between 6,000-7,000 square feet with the frontage of the lots between 75-55 feet. Commissioner Lance asked if there will be two outlets. Mr. Lundell clarified that plat H will have two outlets, Plat I will also have two accesses with a connection on Red Rock Road looping to Sandstone Way when completed. These outlets will allow for full waterline looping.

Staff recommends that the Planning Commission forward the preliminary plat with a positive recommendation based on the requirements, that it follows the approved development agreement associated with the Summit Ridge master planned community. And conditions that all applicable development requirements are met.

Commissioner Montoya opened the public hearing at 7:19 p.m. and closed it at 7:19 p.m.

Motion: Commissioner Francom motioned to forward a positive recommendation to the City Council for the Stone Hollow Preliminary Plats H-K based on the following; that it meets the development agreement requirements associated with the Summit Ridge Master planned community. With the condition that all applicable development requirements are met. Commissioner Lance Second.

Roll Call Vote:

Commissioner Wood	Aye
Commissioner Adcock	Aye
Commissioner Francom	Aye
Commissioner Sperry	Aye
Commissioner Lance	Aye

Vote 5 to 0. Forwarded unanimously.

2018 Regular Meeting Schedule:

Mr. Bond explained that Staff is proposing to move the 2018 Planning Commission meetings to every 2nd and 4th Tuesday's. A regular meeting schedule for 2018 needs to be approved by Planning Commission. Commissioner Francom stated that he won't be able to attend Tuesday meetings January - March, but he is fine with the change. Commissioner Adcock asked if Commissioner Francom can be excused for missing consecutive meetings. Commissioner Adcock suggested that the change be held off until March of 2018 so Commissioner Francom won't miss as many meetings. Mr. Lundell read the Planning Commission by laws which state; "Commission Members being absent shall notify Community Development department and the chair."

Commissioner Francom stated that he could attend the February 13th meeting, and if it's not against the bylaws to miss consecutive meetings he is fine with implementing the new schedule. Commissioner Montoya stated that she will abstain from voting since she won't be a member of the Planning Commission in the New Year. The Commission agreed to adopt Staff's proposed meeting schedule. Mr.

Bond stated that he will provide a schedule to the Commissioners at the Planning Commission Meeting on Tuesday January 9th. Mr. Bond stated that a new chair will be selected at the next meeting.

Motion: Commissioner Francom motioned to adopt Staff's proposed 2018 Meeting Schedule changing Planning Commission meetings to the second and fourth Tuesdays of each month. Commissioner Adcock seconded. The vote was unanimous in the affirmative.

Planning Commission Business:

Commissioner Lance asked when her term expires. Mr. Bond stated that there is conflicting information he will determine the Planning Commission member's terms by the next meeting on January 9th.

Approval of minutes from November 9, 2017:

Motion: Commissioner Adcock motioned to approve the minutes from November 9th. Commissioner Sperry seconded. The vote was unanimous in the affirmative. Commissioner Francom abstained from voting since he didn't attend the last meeting.

Commissioner Lance explained that she has heard about a gravel pit in West Mountain that has become an asphalt plant. Since the necessary precautions weren't taken the ground water is now contaminated. She urged the Commission to take extra caution in their decisions. Commissioner Montoya stated that the proposed mine isn't zoned in the County for a hot plant, however on the North end is zoned for a hot plant through the County. Commissioner Montoya expressed concerns that the hot plant would then be closer to Summit Ridge and Santaquin residents if the mine were to go through the County.

Mr. Bond explained that at the City Council meeting in November was attended by concerned Genola residents. Staff is trying to obtain all of the information to provide to the City Council. They still need to meet with City Legal. The petition is yet to be certified and must be done by the 21st or the process will begin again. Mr. Bond explained that this has been slow moving because a lot of concerns have been raised since the Planning Commission looked at it. He stated that their goal is to take a few steps back and clarify the true situation.

Commissioner Montoya asked if there has been any communication with the County and their ordinance changes. Mr. Bond explained that the County has made recent amendments, and he has been verifying information through DOGM and MSHA. Mr. Bond stated that more information will be provided to the Planning Commission.

Commissioner Lance stated that she heard that the Benjamin Franklin townhomes are listed for sale. Mr. Lundell stated that the City has not received any plans from them and it's not approved.

Commissioner Montoya asked if there is any new information on the Stake Center. Mr. Lundell explained that they have received DRC approval, although they haven't resubmitted redlines yet. It will be located on 4th East and 550 South.

Mr. Lundell gave an overview of 3 subdivisions that will be going to DRC, with 2 going to Planning Commission for Public Hearings. He explained that there is a proposed subdividing of parcels in the Oak Summit Subdivisions that will also come to the Planning Commission.

Mr. Bond stated that at the next meeting term expirations will be clarified. The appointment of a new Chair and a Deputy Chair will be done at the beginning of the next meeting. The Mayor will also appoint another Planning Commission Member. Mr. Bond explained that the chair can't be appointed tonight since it wasn't listed as an agenda item.

Adjournment:

Commissioner Francom motioned to adjourn at 8:06 p.m. The vote was unanimous in the affirmative.

Betsy Montoya, Commission Chair

Kira Petersen, Deputy Recorder