



**PLANNING COMMISSION
MEETING MINUTES
Thursday, September 28, 2017**

Meeting called to order at 7:00 p.m. by Commission Chair Montoya. Commission Members attending: Elizabeth Montoya, Michelle Sperry, Art Adcock, Trevor Wood.

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

Invocation / Inspirational Thought

Commissioner Adcock offered the invocation

Pledge of Allegiance

Commissioner Wood led the pledge of allegiance

Order of Agenda Items

No change in the order of agenda items was made.

Public Forum

Opened public forum at 7:04, closed the public forum at 7:05. There were no comments.

Public Hearing and possible action items:

Mining/Heavy Industrial zone and regulations:

Mr. Bond stated that the city council has been approached by John Ogden and his partner who are under contract to purchase 699 acres of Ekins property that is currently in Unincorporated Utah County. They would like to annex this property into Santaquin, and as part of those plans, they intend to open an old mining facility near Genola. In order for them to be annexed into Santaquin, a mining zone with applicable regulations would need to be applied to the portion of the property that would be mined. Mr. Bond emphasized that the City is in the early research phase of creating mining related ordinances, and that it would take some time to adequately address issues that would potentially impact residents of Santaquin and Genola. Mr. Bond noted that he had researched other mining ordinances from counties and cities in Utah, and that he felt they were not adequate to address possible environmental problems. He noted that public comments would be considered in this matter and that members of the Planning Commission can help make any recommendations that could be forwarded to the City Council. Mr. Bond indicated that this process may take several meetings before any recommendations could be made.

Mr. Bond showed a map of where the mining and new annexations would be located, and he noted that access to the mine would be off of Highway 6. The property is west of Summit Ridge. A total of about 800 acres is proposed to be annexed into Santaquin.

Mr. Ogden, one of the partners intending to open the mine gave a brief presentation. Mr. Ogden stated that this was the "Old West Mine" which was last mined in the 30s and 40s for material that went to Geneva Steel. Mr. Ogden said they would be mining for limestone and that, since it was on the back of the ridge, the residents of Summit Ridge shouldn't notice much activity at all. He also noted that there are government rules, training and standards required to operate a mine over 10 acres. Some of those rules included MSHA (Mine Safety Health Administration) and training and reports that needed to be sent to the Utah Division of Oil, gas and Mining. He noted that usually local governing bodies do not have strict ordinances dealing with mining because the States have rules already.

PUBLIC HEARING ON THE MINING ZONE opened at 7:20 pm

Robin Coalson, a resident of Genola noted that her property abutted the proposed mining location along with several other homes in Genola. She noted that the residents of Summit Ridge may not feel any ill effects of the mine because they were on the other side of the ridge, but that her property and that of many other Genola residents would be subject to any dust, noise, light pollution and truck traffic that may be generated by the mining activities. She stated that Genola residents are unaware that the mine is even slated to be opened again even though they would be the ones to bear the brunt of any potential environmental issues. Coalson asked the Planning Commission to try to create detailed ordinances relating to mining that would address these issues as once ordinances are in place, it is very difficult to change them. She also noted that although there are "rules and regulations" on mining from the State government, but that she has seen that the bodies responsible for upholding those rules often failed to do so. The gravel pit on West Mountain, she noted, creates constant noise, dust and irritation to the residents in that area.

Craig Hone was next to speak. His property also sits next to the proposed mining operation. He asked that the Planning Commission would act mindfully when coming up with proposed ordinances because this was going to impact a lot of families in Genola. He also asked how the mining operation would affect the property values of those who live near the proposed mine. Mr. Hone also said that we live in a beautiful area, and we need to be mindful of the beauty of the landscape. The people in Santaquin probably

wouldn't see the mining scars and mess, but the Genola residents would, Mr. Hone said. Hone also wondered how much of the mountain they intended to take. He asked that language be put in place in the ordinance that would prohibit the mining operation from changing from a limestone mining operation to anything other, such as an asphalt plant.

PUBLIC HEARING ON THE MINING ZONE closed at 7:27 pm

Commission Chair Montoya asked Mr. Bond what action they were expected to take on this issue. Mr. Bond responded that this is a first draft of the ordinance, and he is looking for the Planning Commission members to provide direction and thoughts as to what they would like to see in this ordinance, but that no action needs to take place until a future date. Mr. Bond mentioned that he had taken some language from Santaquin's existing ordinances that deal with mass grading as a starting point, but that with mining other things would need to be considered, such as blasting. Bond mentioned that Santaquin should require the mining company to provide a Nuisance Mitigation plan that would show how they would deal with dust, noise, odors, fencing, hours of operation, road maintenance, blasting, drainage etc. He also mentioned the need to talk to the city attorney about the language the final ordinance should include.

Commission Chair Montoya, said she was pleased at the thoroughness of Mr. Bond's work in researching this issue.

Commissioner Wood suggested they go on a field trip to the area where the mining would take place before proceeding

Commissioner Adcock asked Mr. Bond if housing was included in the proposed ordinance because utilities had been mentioned in the ordinance draft. Mr. Bond said the utilities would be used by the mining operation as they would need water, power, and perhaps a caretaker dwelling. Commissioner Adcock noted that provisions for reclamation should be included in the ordinance, and that reclamation would be an integral and important purpose of the zone. Mr. Adcock also questioned the minimum size of the operation. He noted that perhaps there should be a time limit on the city council to make a decision. Commissioner Adcock also noted that the setback distances of 500' from all property lines mentioned in the draft ordinance should be made larger as there are homes very near the mining operation.

Mr. Bond stated the need for a definition of what mining is, to protect not just this situation, but also to prevent developers from digging down and getting good soil from lots in town and replacing it with bad soil.

All members agreed that this was a good start to the ordinance, but they need to research more details and have a field trip to the area that should be scheduled for the next meeting.

VISTAS WEST

Mr. Lundell gave a background presentation about the Summit Ridge development. He stated that it was originally annexed in 2000, in 2006 the concept was amended and some changes were made. Mr. Lundell then explained the future development phases of Vistas West which would include mostly custom and semi -custom homes. There are open space and trails planned as well. The original plans for this area were approved in 2012, the approval has since expired and needs to be reapproved.

Mr. Lundell then explained the future development plans for Vistas West which would include four separate phases. The phases begin in the North and spread to the South. It was noted that phase One and Two would begin construction fairly soon. Phase three would need water lines and a second egress road, so that would take longer to complete. Also, it was noted that the time frame for completion is up to the developer. It was also noted that the HOA requirements that applied to the rest of Summit Ridge would also apply to the new developments. Mr. Lundell stated that roads would need to be built in phase 3 before home construction could begin.

Mr. Lundell explained that originally a secondary egress road had been planned to the North of the development that would connect to Highway 6, but that plan for that road had become void because of disagreements between the land owners at the time. He noted that the City is aware that this second road is needed and that the City was working on making that a reality. However, funding is needed to complete that road.

When asked if the plans for Vistas West met the development agreement between with City and the developer, Mr. Lundell said that it did meet the standards required.

PUBLIC HEARING ON VISTAS WEST PRELIMINARY REVIEW opened at 8:19pm.

City Resident, Linda Eubanks asked when phase 1 would begin. Mr. Lundell explained the process that would need to happen before building would begin including DRC approval, Planning Commission Approval, City Council

approval and final ruling. Then a Final Review would happen when the city staff would look at the utilities in depth to make sure they will meet code. The final review is approved by the DRC. With all of these processes necessary, Mr. Lundell thought that building would probably begin in the spring of 2018.

Ms. Eubanks also expressed concern about not having another access road to enter and leave Summit Ridge. When it was mentioned that there is a gravel road from Summit Ridge to Rocky Ridge that could be used for egress, she strongly disagreed, stating that this road is not drivable. Mr. Bond said he would have the Fire Chief look into the road condition. It was also mentioned that there was a lock on that road, and that needed to be changed. Ms. Eubanks expressed concerns for the state of the roads with all of the new construction trucks driving on the few roads that exist in the subdivision. She also wanted to know if a Church was planned in the development. Mr. Lundell replied that while a church was not planned into the development, a church could buy lots and build in the area. Mr. Lundell also noted that there are provisions for a future fire station in the area.

Mrs. Butterman city resident asked when the proposed road from Highway 6 to Summit Ridge would be completed. She noted that before phase three and four are built, that road should be in place. Mr. Bond noted that it is a high priority for Santaquin to complete this road, but that funding for the project was an issue. He said that perhaps next spring forward progress would begin, but that no actual start or completion date had been set. Mrs. Butterman asked if the roads in the new phases of development would be as narrow as the roads in some parts of Summit Ridge. Mr. Lundell said that the roads in the new development phases would be wider like Sunset Dr. She also asked if there was sufficient water for the new phases. Mr. Lundell noted that there is sufficient water for these phases of development.

Resident Mr. Butterman expressed concerns about flooding in the new development areas because of the steep slopes and gullies. Mr. Lundell, explained that as part of the building process, the builders would have to submit slope plans and those plans would be examined by our city engineers as part of the approval process.

Citizen Joyce Dowdell stated that she was in agreement with the other citizens of Summit Ridge that the proposed connecting road to Highway 6 should be completed before phase three began. She also confirmed other reports from Summit Ridge residents that the current secondary egress road to Rocky Ridge was not in drivable condition and noted that there was currently a lock on that road so emergency vehicles

could not enter the area if the main entrance road was compromised. Mrs. Dowdell also noted concerns about sewer problems in the areas of the new developments that had steep slopes and ravines. She asked the Planning Commission members to perhaps take a field trip out to those areas better access how steep some of the areas for proposed building are.

Mr. Dowdell inquired about the fill dirt that would be needed for some of the lots in Phase 3 where the deep ravines cut across the lots. He wanted to know if the developer intended to take off the top of the hills along Summit Ridge for the fill dirt. Mr. Lundell, explained the requirements for the fill dirt, need to be to be A1-A material and that most of the dirt in the area would not meet those requirements, so most of the fill would be brought in from elsewhere. Mr. Dowdell also asked about having the need for more Parks. Jon Lundell explained that the developer was meeting the Development agreement by providing 5 acres per 1,000 residents and that there would be more parks included in the new developed areas. Mr. Dowdell asked about any areas that were zoned for commercial use. Jon Lundell noted that there is an area slated for commercial use in the future but that is will be used for soccer fields for now, if economics allows it, that area would be changed into commercial use in the future. Mr. Dowdell also asked about a possible rail stop. Mr. Bond said that the Front Runner may make its way down to Santaquin in the future but it may be a long time for this to actually happen. Mr. Dowdell's final comment was that he too was in agreement that another egress road was essential for Summit Ridge residents.

Eileen Summerhaze spoke next. She too noted that the secondary egress road that is currently in place from Summit Ridge to Rocky Ridge was in no way passable for emergency vehicles. She agreed with the other speakers that the road from highway 6 to Summit Ridge should be a priority and noted that if something happened to the bridge on the main entrance to Summit Ridge, the residents would be unable to flee the area in case of a disaster. She also asked the Planning Commission to come view the area.

PUBLIC HEARING ON VISTAS WEST PRELIMINARY REVIEW closed at 9:07pm

Discussion between the Planning Commission members commenced. Commission member Wood asked Mr. Lundell if the developer would inspect the grading and fill work that would be needed. Mr. Lundell said that the City of Santaquin chooses the inspectors, not the developer, thus ensuring that the engineering and compaction requirements would be met.

Commission Chair Montoya asked if the current Development agreement details and rules were being met, and if the plans meet with our current ordinances. Mr. Lundell

said that they did. Commission Chair Montoya asked that if the agreement details and ordinances are being met, the Planning Commission must approve the project. Mr. Lundell stated that the City Council would be the final decision making body and that the Planning Commissions' role was to listen to the public input and bring any unknown issues to the attention to the City Council. Commission Chair Montoya also noted that the City could not force the developer to put in the secondary access road to Highway 6 as was suggested by several citizens, because that road was not part of the development agreement.

Motion:

Commission member Adcock made a motion to Forward a Positive Recommendation to City Council with findings and recommendations.

The findings and recommendations were as follows:

1. Make sure there is adequate water.
2. Look into the egress road to Rocky Ridge. It must be passable for emergency vehicles.
3. Consider and look at the topography in phase 3. There are deep ravines to consider.

Commission Member Wood seconded the motion.

The vote was as follows;

Commission Member Adcock	Aye
Commission Member Montoya	Aye
Commission Member Sperry	Aye
Commission Member Wood	Aye

The vote passed 4 to 0.

**PUBLIC HEARING ON PARKING REQUIREMENTS IN HIGH DENSITY
RESIDENTIAL USES opened at 9:29pm**

John Caldwell, a builder for Sierra Homes spoke. He said that as a builder, a 23'x20' garage is the smallest garage they would ever build because of the stairs that usually go from the house in to the garage. That leaves you a useable area of 20'x20'.

**PUBLIC HEARING ON PARKING REQUIREMENTS IN HIGH DENSITY
RESIDENTIAL USES closed at 9:40 pm.**

Discussion between the Planning Commission members began. Commission Chair Montoya asked if a 20'x20' garage was adequate and if it should be larger. Mr. Bond agreed that there needs to be an increase for parking for multifamily units. The possibility of increasing guest parking was discussed. Commissioner Adcock noted that if there is too much street parking that the city would run into problems in the winter with the snow plows. The Commission Members agreed to keep working on this issue in the future.

DISCUSSION ABOUT THE Orchards D-1 PRELIMINARY REVIEW BEGAN AT 9:45 PM.

Mr. Lundell gave a presentation of the D-1 section of the Orchards. He noted that there were 675 units in the plan originally, but that 3 more units were added during adjustments. The new development would have more multifamily units on the east side. The original development renewal had lapsed, it needed to be renewed. It was noted that a secondary egress road and a secondary point for culinary water was needed. The secondary access must be asphalt or an all-weather surface. Commission Chair Montoya asked if the current plans met the development agreement and city ordinances. Mr. Lundell said that it did.

Commission member Adcock made a motion to Forward a Positive Recommendation to City Council with findings and recommendations.

The findings and recommendations were as follows:

1. Make sure there is a second water connection.
2. Make sure there is a second egress road.
3. Make sure the plan is consistent with the Development agreement.

Commission Member Sperry seconded the motion.

The vote was as follows:

Commission Member Adcock	Aye
Commission Member Montoya	Aye
Commission Member Wood	Aye
Commission Member Sperry	Aye

The vote passed 4 to 0.

Commissioner Wood made a motion to table the RV park discussion, flag lot setbacks and side setbacks used on a corner lot. Commissioner Adcock seconded the motion. All were in favor.

Commissioner Adcock made a motion to approve the minutes from August 14th with a few minor changes and typos. The motion was seconded by Commissioner Sperry.

All were in favor. The minutes were approved.

Commissioner Montoya moved to adjourn at 10:00 pm.

A handwritten signature in cursive script, appearing to read "Betsy Montoya", written over a horizontal line.

Betsy Montoya, Commission Chair

A handwritten signature in cursive script, appearing to read "Robin Coalson", written over a horizontal line.

Robin Coalson, Administrative Assistant