



PLANNING COMMISSION

MEETING MINUTES

THURSDAY, September 14, 2017

Meeting called to order at 7:02 p.m. by Commission Chair Montoya. Commission Members attending: Commission Chair Betsy Montoya, Art Adcock, Kylie Lance, and Kyle Francom.

Others present: Jason Bond Community Development Director, Ben Reeves City Manager, Jon Lundell EIT.

Invocation/Inspirational Thought: An invocation was offered by Commissioner Francom.

Pledge: The pledge was led by Commissioner Adcock.

Public Forum: Commissioner Montoya opened the public forum at 7:07 p.m.

Resident Mike Robertson expressed concern about Stone Hollow Plat H. He asked why building in Summit Ridge is continuing without a second egress out of the area, and why it isn't a larger priority. He is concerned that it's a public safety hazard. He doesn't believe that any more building should be approved until the road has begun.

Resident Callie Bowers stated her disappointment that the city won't take a better look at the RV resort. She believes there is a large demand in Utah County for RV Parks close to I-15 She thinks it will bring money into the community, and provide amenities to locals.

Commission Chair Montoya closed the public forum at 7:12 p.m.

Stone Hollow Plat H:

Commissioner Lance asked if there is any way to retroact the previous development agreement. Mr. Bond stated that there is not a way to prevent growth due to the previous development agreement for Summit Ridge.

Mr. Reeves stated that this development was originally approved with two access roads. Because of the downturn of the economy and the split of the developers, the land that was originally planned for the second egress out of Summit Ridge was lost. Shortly after the city stopped growth until a second emergency access could be added. An inter local agreement was made with Rocky Ridge, providing an emergency exit, an improved gravel road way coming off of Summit Ridge to the South. When this emergency access point was put in growth was allowed to continue.

Mr. Reeves explained that Santaquin City has since acquired property for a new road to the North, and a 750,000-dollar grant. Dominion Energy has used rite of way to install a new gas line. They will rough grade the road that will be the North emergency access point. The City intends to start this project in Spring 2018. Currently the access points off of Summit Ridge include one fully developed road, one rough gravel surface to the South, and one rough graded road to the North.

Mr. Lundell explained that Stone Hollow Plat H is located on the North end of Summit Ridge. Original approval for this subdivision was granted in 2006, and an extension was granted in 2012 that has since expired. The lot sizes are between 6500 to 7000 square feet. The road on the corner of Sandstone Way and Flagstone Drive has a large grading problem and would require extensive fill to build up the road. The city has concerns about grading issue, specifically concerning utilities, sewer lines, and storm drainage. Mr. Lundell stated that the main concerns are the dead end, potential grading wall, and how the homes will be accessed due to the extensive fill needed.

Mr. Lundell stated that staff had a preliminary discussion with the developers and suggested the possibility of moving the land access from the East to the North, reducing the amount of fill needed. Mr. Lundell explained that the developer seemed open to this idea.

Commissioner Montoya opened the public forum at 7:46 p.m.

Mr. Robertson expressed concern about North East corner that flooded in 1983 and 1984, and the possibility of it happening again.

Mr. Lundell stated that there is no designated flood plain zone in this proposed subdivision. Flooding will be pumped to retaining storage for storm water. This has been designed to handle the storm water drainage of all of the Stone Hollow area. Mr. Lundell explained that as development continues this retaining area is designed to handle extra storm water that will be created.

Commissioner Montoya closed the public forum at 7:49 p.m.

Commissioner Adcock explained that he doesn't believe this should be forwarded positively. He thinks that the developer should come back with the best proposal for staff. Mr. Bond explained to the commission that a negative recommendation can be forwarded to the City Council stating the commissions concerns.

Motion: Commissioner Adcock moved to make a negative recommendation as presented, and suggesting the developer meet with staff to make necessary changes regarding roads and grades. Specifically, rearranging lots so future roads won't have severe grading issues, and changing land access from the East to the North. Commissioner Lance seconded.

Roll Call Vote:

Commissioner Adcock	Aye
Commissioner Montoya	Aye
Commissioner Francom	Aye
Commissioner Lance	Aye

Roll Call Vote passes 4 to 0.

Commissioner Montoya motioned to take a 5-minute recess. Meeting was resumed at 8:08 p.m.

Discussion on language to prohibit private streets:

Mr. Bond explained that this is the only discussion item needing possible action. In the last City Council meeting the Council asked if gated communities would be included in the ordinance to prohibit private streets. Mr. Bond pointed out that a gate can be put up and taken down very easily causing same issue of dilapidated private roads.

Commissioner Francom asked how gated communities take care of snow removal. Mr. Bond stated that the HOA takes care of the roads in a gated community the same way private streets do. Mr. Bond asked if the Planning Commission thinks Santaquin wants gated communities. Commissioner Montoya stated that she believes the focus and vision of the Planning Commission is to bring the community together as one instead of being divided by gated communities.

Commissioner Francom stated that he doesn't like the idea of prohibiting gated communities indefinitely. Mr. Bond stated that future developments for gated communities could petition for a possible ordinance change.

Commissioner Adcock asked what the City Council is asking for from the Planning Commission. Mr. Bond explained that they asked for the Planning Commission's opinion on gated communities. Mr. Lundell pointed out that the city doesn't currently have an ordinance regarding gated communities.

Motion: Commissioner Adcock motioned to recommend to the City Council that the Planning Commission is still in agreement to not allow private streets, including gated communities. Commissioner Montoya seconded. All in favor in the affirmative.

Discussion regarding RV parks in Santaquin:

Mr. Reeves expressed that staff isn't taking sides but wants to present the fact that there are good parks and bad parks and wants the Planning Commission to be aware. Commissioner Lance asked if the city would acquire tax revenue from the RV Park. Mr. Reeves stated that a small amount of tax revenue would be acquired.

Mr. Bond explained that Mrs. Bowers approached the city about an RV park. Staff is looking for direction for a future public hearing. Mr. Lundell stated that the Planning Commission should consider locations and zones that they would like to see an RV park in. Mr. Bond stated that it could be a potential Prohibited, Conditional, or authorized use in the zoning that the commissioners see fit.

Commissioner Montoya asked if the owners of the property to the South are aware of this proposal. Mr. Lundell stated that they are not as it's just a proposal at this point.

Commissioner Francom asked how this property to the south is zoned. Mr. Lundell explained that it's under a planned community zone in Summit Ridge with a Commercial zone to the North. Mr. Lundell explained that the City may not have a zone that is appropriate for an RV park and a new zone may need to be created.

Mr. Bond pointed out that a public forum regarding RV parks would be needed before any recommendation, at this point is just a discussion.

Commissioner Adcock expressed concerns regarding the ascetics and length of stays. Mr. Reeves stated that fines could possibly be enforced if there was an issue with length of stay, but that it's hard to enforce. Commissioner Montoya stated that she feels Santaquin isn't ready to handle this at the moment with the busyness of construction. Mr. Reeves stated that this isn't a high priority as opposed to other issues right now. Commissioner Francom stated that he doesn't see a demand for tourism. Commissioner Montoya stated that she would like to hear the regulations and codes in cities that have successful RV parks.

Discussion regarding flag lot setbacks:

Mr. Bond stated that he talked to Chief Olson regarding flag lot setbacks. Chief Olson explained that currently there is a 26-foot width requirement for fire safety access, and an 8-foot setback on the side making a total of 34-foot requirement for a flag lot pull. Chief Olson stated that there is some concern of structure proximity, but it could be doable. His concern is not the specific number of feet of setbacks but he would have concerns with a 0 setback.

Commissioner Francom stated that if the setback was minimized to 26 feet it would only be that wide between the structures, once the structure was cleared the area would be wider. Commissioner Francom stated if the goal is to encourage infill it makes sense to reduce the setbacks and make it more doable.

Commissioner Montoya asked if Commissioner Francom could get a few more feet of land from his parents. Commissioner Francom stated that it is a possibility but it wouldn't matter because his parents' home would then be too close to the property line.

Commissioner Montoya asked if it's possible to meet in the middle to reduce setbacks, but require more than Commissioner Francom is proposing. Mr. Lundell suggested that it be analyzed to determine how many lots this change would impact.

The commissioners agreed that they would like to have further discussion and a visual of setbacks before a public hearing is held.

Discussion regarding side setbacks for accessory uses on a corner lot behind a fence:

Mr. Bond stated that some residents have expressed the desire to have an accessory building that is within the 25-foot setback if it was behind a fence.

Commissioner Montoya stated concern regarding the height of a shed or garage reducing visibility. Mr. Bond stated that it wouldn't jeopardize the Clearview area, he clarified that it would have to be a shed or accessory building not a garage with a driveway. Mr. Lundell stated that the City ordinance doesn't allow multiple accesses to one lot.

Mr. Reeves asked if fences above 3 feet be allowed on streets at all, unless it's on a collector street with no access. Mr. Reeves stated that he believes that fences taller than 3 feet along a road may not be safe. Commissioner Montoya stated that she is concerned with street access, but is fine with a shed or ground mounted solar panels being closer to the fence.

Commissioner Adcock pointed out that a fence can easily be taken down making the shed a problem.

The commission discussed the possible ordinance changes that could be made. Such as stating that an accessory structure under 200 square feet as well as a structure under 7 feet could be closer than the current 25-foot setback.

Mr. Bond stated possible verbiage will be drafted for a potential ordinance change.

Discussion on parking requirement and parking stall/garage specifications for high density residential uses:

Mr. Bond stated that the department heads agree that there is not enough parking for high density residential uses. They feel that parking is spilling out onto the street more than it should be. Mr. Reeves stated that parking may need to be graduated for small high density areas versus large high density areas. Mr. Lundell stated that currently two parking stalls per unit are required.

Commissioner Lance stated that she agrees that there is a need for more parking. Mr. Reeve's stated that garage sizes may need to be looked at as well.

Mr. Bond stated that he will work on a public hearing since all of the commissioners are in favor of more parking in high density residential uses.

Reports of Officials and Staff:

Mr. Bond stated that the negotiations of the property for the grocery store are going good, and they will be meeting with the city soon.

Mr. Reeves stated that Saturday is the next town hall meeting, an architectural company was selected yesterday.

Planning Commission Business:

Commissioner Adcock motioned to table the minutes from August 24th. Commissioner Lance seconded. All in favor in the affirmative.

Adjournment: Commissioner Francom motioned to adjourn at 9:56 p.m.

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

Betsy Montoya, Commission Chair

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

Kira Petersen, Deputy City Recorder