



**PLANNING COMMISSION
MEETING MINUTES
Thursday, July 27, 2017**

Meeting called to order at 7:01 p.m. by Commission Chair Montoya. Commission Members attending: Michelle Sperry, Devin Bloomfield, Trevor Wood.

Others present: Community Development Director Jason Bond, Engineer in Training Jon Lundell, Craig Collette Angels Landing Developer.

Invocation / Inspirational Thought

Commissioner Montoya offered the invocation

Pledge of Allegiance

Commissioner Sperry led the pledge of allegiance

Order of Agenda Items

Commissioner Sperry made a motion to change the order of discussion Items to accommodate the Coombs family. Commissioner Bloomfield seconded.

Public Forum

Opened public forum at 7:04, closed the public forum at 7:05

Public Hearing and possible action items:

Coombs Subdivision:

Review of a single lot split located at approximately 500 North and 300 West.

Mr. Lundell stated that the lot requirements are an 80-foot frontage and a 10,000 square foot lot minimum.

The proposed Coombs lot is about a half-acre lot and meets the requirements for the zone. A DRC meeting still needs to be held regarding utility ordinances etc.

Public forum opened at 7:09

Joanne Bingham asked for clarification on the use of the word subdivision when only talking about one home. Mr. Bond explained that subdivision in this case means taking a parcel of land and splitting it in two. One parcel will have one home, while the other will be empty.

Public Forum closed at 7:10

Motion:

Commissioner Wood motioned to approve the Coombs Subdivision pending it being presented at a DRC meeting. Commissioner Bloomfield seconded. The vote was unanimous in the affirmative.

Angels Landing:

Review of a 12 lot subdivision located at 169 West 690 North.

Falls under R-10 lot requirements. It meets requirements of 95 feet on both corner lots, as well as minimum lot sizes over 10,000 feet.

Private streets

City code states that private road land cannot be developed for any other purpose, and must meet fire codes. There is a concern that the entire frontage of lot 6 could be used for citizen parking, restricting access for public safety in the event of an emergency.

Commissioner Montoya asked who would be responsible for snow removal on the private streets. Mr. Lundell explained that private streets have a standard HOA. The proposed cul-de-sac would be a public street, and meets city standards as a city road. Commissioner Montoya asked about garbage pickup on private streets. Mr. Lundell explained that those citizens would need to bring their garbage cans out to the public road. Commissioner Bloomfield asked how safety will be insured and enforced on a private road. Mr. Lundell stated that Fire Chief Olson will give possible options of extending the road, etc. we are waiting on his comments.

Possible flag lots for 7 and 12

2 or more flag lots must meet private drive dimensions with access road. This would cause homes to be addressed off of 690 North VS a private street making it easier for public safety to access. Commissioner Wood asked if this area is covered by infill standards. Mr. Lundell stated that yes it is, but it can't apply to the whole development because it's more than 3 lots.

Buildable area of lot 5

Lot 5 is long and narrow, it's possible to build a home there but would most likely need to be a custom home. Possible options include combining lot 5 into 4 and 6, but this would result in less lots. Commissioner Wood asked if there is a way to let potential buyers know the difficulty of the lot? Mr. Bond stated that specific plat notes regarding maintenance of private drives would be a good way to inform potential buyers of difficulties. Commissioner Bloomfield asked if all 12 lots would be required to shoulder private road costs. Craig Collette stated that the HOA plans for all lots to share costs.

Open public hearing at 7:35 p.m.

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Chelsea Rowley stated that she lives on 690 North, she would like to request that the developers think of people over profit. Chelsea believes these 12 additional lots would greatly increase traffic along 690 N. She proposed that the developers use lot 5 as a second exit to make it safer, and reconfigure the lots to ensure the best development possible.

Don Crenshaw stated that he agrees with Ms. Rowley about the size and lot 5. He doesn't believe that this development is in the best interest of Santaquin City.

Rosalie Kiracofe stated that she lives at the west end of 690 North, and has noticed an excess of traffic including large trucks. She stated that her concern is an increase in traffic that 12 additional lots will create, especially with lots of kids in the neighborhood. She also believes that lot 5 isn't reasonable.

Public hearing closed at 7:48

Commissioner Montoya asked if the Developer would like to address the concerns. Mr. Collette explained that lot 8 is an existing home, and the new subdivision has to be created around it. He expressed his desire to create a good neighborhood. Mr. Collette also explained that private roads result in calmer traffic. He agrees with the concern of the size of lot 5. Mr. Collette explained that he believes the concern over traffic in the area isn't all due to this upcoming subdivision but also other construction in the area.

Commissioner Montoya explained to the public that the Planning Commission has little flexibility if the plan meets city codes.

Commissioner Bloomfield asked what can be done to make those roads public. Mr. Lundell explained that any changes made would have to meet the public street requirements of 55 feet wide along the whole length of the street. Because of the setbacks it could cut the number of lots dramatically. Mr. Collette stated that he is willing to rework some things, especially lot 5, but he won't cut out the majority of the lots.

Mr. Bond expressed that the city can look at amending city ordinances in the future but rules can't be changed in the middle of the process. The developer isn't doing anything wrong and is meeting city code. Mr. Bond also pointed out that the lot sizes are conducive to the neighborhood.

Commissioner Bloomfield asked if the private street can be connected for second access, without losing too many lots. Mr. Collette stated that he is willing to look into that option

Mr. Lundell reminded everyone that this is at the concept level, plan prior to engineering for the plat. Mr. Bond suggested tabling the plan until Fire Chief Olson can either approve them or make suggestions.

Commissioner Bloomfield motioned to table Angels Landing, pending Fire Chief Olson either approving or making amendments as he sees fit. Commissioner Sperry seconded. The vote was unanimous to table the motion.

Dawe Condominium:

Mr. Lundell explained that Dawe condominiums was granted a conditional use permit in October of 2016. A condominium is a permitted use in a Main Street Residential zone. The project has received site plan approval with conditions from the DRC, but some of the issues still need to be addressed. MSR standards include unit sizes, parking, open space, and architectural standards.

Commissioner Montoya asked where the dumpsters will be located. Mr. Lundell explained that they plan to use rollaway dumpsters to be stored in individual garages. Mr. Lundell stated that the HOA will be required to create CC&R'S. Commissioner Montoya asked if there will be a community mail box. Mr. Lundell explained that the Post Office now requires a group mail box. Commissioner Montoya asked if the condo's will share a sewer line. Mr. Lundell explained there will be a main sewer line that each unit will tie into.

Opened public hearing at 8:38 closed at 8:38

Motion: Commissioner Bloomfield motioned to forward a positive recommendation to the City Council for Dawe condominiums based on it meeting the requirements of an MSC zone. Commissioner Wood seconded.

Bloomfield: Aye

Sperry: Aye

Montoya: Aye

Wood: Aye

Motion passed 4 to 0.

Discussion Items:

Mr. Bond explained that Councilman Broadhead has asked that the Planning Commission decide what percentage they deem appropriate for residential use versus commercial use in the MSC zone.

Commissioner Bloomfield asked if there are any current percentage guidelines. Mr. Bond said that the current ordinance under 10-7M-9 requires a minimum of 30 percent nonresidential use in the MSC zone. Commissioner Bloomfield stated that he would like to see those percentages flipped to 70 percent commercial, 30 percent residential to focus on commercial in the MSC zone.

Commissioner Wood pointed out that a flip of the 70, 30 percent sounds great, but may not be realistic for developers.

Commissioner Montoya recommended adjusting percentages slightly and adding height to business fronts to make commercial use the focal point in the MSC zone. The commissioners agreed that this would be a good compromise while still being practical for a developer.

Reports of Officials and Staff:

Mr. Lundell reported that the new rodeo lights are installed and running.

Commissioner Montoya asked how progress is coming on the new rec office. Mr. Bond stated that the goal is to have it done before next year's Orchard Days.

Commissioner Montoya asked about storm drainage requirements Mr. Lundell explained that there are Federal and State requirements that will need to be implemented within the city in the next few years. Currently a consulting engineering firm is in the process of creating a Storm Drain Master plan that is scheduled to be implemented within the next 6 months.

Commissioner Montoya asked if there are plans for a new church building in the center of town. Mr. Bond stated that another stake center is planned on the east bench near the elementary school. The property has been purchased with the intention to build a church there.

Mr. Bond stated that he would like to introduce himself since this is his first planning commission meeting, he is impressed with the staff and is excited to be here.

Planning Commission Business:

Commissioner Montoya made a motion to approve the minutes from June 8 on a condition that the missing names are added. Commissioner Bloomfield seconded. All in favor in the affirmative. Commissioner Sperry abstained from voting.

Commissioner Wood made motion to approve minutes from June 22. Commissioner Bloomfield second. All in favor in the affirmative.

Commissioner Bloomfield moved to adjourn at 9:54 p.m.

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

Betsy Montoya, Commission Chair

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

Kira Petersen, Deputy Recorder