



**PLANNING COMMISSION
MEETING MINUTES
THURSDAY May 25, 2017**

Meeting called to order at 7:14 p.m. by planning Commission Chair Montoya. Commission Members attending: Trevor Wood, Kyle Francom, and Arthur Adcock. Commission Members Excused: Devin Bloomfield, Michelle Mendenhall.

Others attending: Assistant City Manager Dennis Marker, Engineer in Training (EIT) Jon Lundell, Sierra Homes Representative Matt Hansen, Shauna Johnson and other unidentified individuals.

Invocation / Inspirational Thought

Commission Member Kyle Francom offered an invocation.

Pledge of Allegiance

Commission Member Trevor Wood led the Pledge of Allegiance.

Order of Agenda Items

There wasn't a change in the Order of Agenda Items.

Public Forum

There wasn't anyone who wished to address the Planning Commission Members.

PUBLIC HEARING & POSSIBLE ACTION ITEMS

Escobar Single Lot Subdivision

Mr. Lundell explained that the applicants are trying to sell a parcel that was created by quit claim deed in the 1990's. The sale is not able to proceed because the lot was not created legally. The applicants are now seeking City approval for the single lot split. The two lots comply with the R-10 Zone standards for size and frontage. A deferral agreement will be needed due to new curb, gutter, and sidewalk existing along Lark Lane at this time.

The public hearing was opened and closed at 7:20.

Ms. Johnson stated that she is excited to build in Santaquin and to complete the improvements prior to 200 North being paved.

Commission Member Francom moved to approve the Escobar single lot subdivision at 345 West 200 North subject to completing all DRC reviews, and complying with all City development standards. Commissioner Adcock seconded. The vote was unanimous in the affirmative.

DISCUSSION AND POSSIBLE ACTION ITEMS

Ferguson Rezoning

EIT Lundell reported that the applicants sent an email earlier today requesting that their request be removed from the agenda this evening.

Commissioner Adcock moved to table further discussion on the rezone. Commissioner Francom seconded. The vote was as follows:

Commission Member Adcock	Aye
Commission Member Francom	Aye
Commission Member Montoya	Aye
Commission Member Wood	Aye

The vote passed 4 to 0.

North Orchards Revised Concept Plan

Assistant City Manager Marker stated that the public hearing was held at a previous meeting, and that public hearing fulfilled the state requirements for noticing. Mr. Marker stated that proposed changes, included redistributing the approved densities within the overall development as well as the realignment of Royal Land Drive are acceptable. The applicant desires to include some stacked flat apartments buildings within the project as well as an increase in number of townhomes. Mr. Marker explained details of the relocation of amenities within the overall development, which include relocation of the club house, the addition of sports courts and play grounds.

Commission Member Montoya asked for clarification of the pedestrian connectivity between each phase. Assistant City Manager Marker stated that is an item that will need to be addressed.

Commission Member Adcock asked for clarification on road ownership around the apartment buildings. Assistant City Manager Marker stated that the roads are owned by the City and not the HOA.

Mr. Hansen stated that the proposed layout does not show the proposed amenities, because the plans shown are geared toward a plat format and the amenities are ear marked within the development. Assistant City Manager Marker presented a worksheet that shows the calculations for increasing densities within the development taking into consideration open space, active recreation equipment, splash pad and cultural sites. He stated that there are tot lots, a club house, sports courts, a church site and an elementary school site.

Commission Member Montoya expressed concern about there being playground amenities on both sides of Center Street. Mr. Hansen stated the design does include amenities on both sides of Center Street. Additional discussion was held regarding the locations of the tot lots and sports courts within the project.

After additional discussion about the proposed amenities and the need for multiple housing options; Commission Member Adcock moved to forward a positive recommendation for the new North Orchards Concept Plan to the City Council, subject to the developer providing details regarding the proposed recreational areas, and other city requirements for the additional density finding the proposed number of units is within those allowed by the ordinance based on provided amenities. Commission Member Wood seconded the motion. The vote was as follows:

Commission Member Adcock	Aye
Commission Member Montoya	Aye
Commission Member Woods	Aye
Commission Member Francom	Aye

The vote passed 4 to 0.

Reports of Officials and Staff:

Assistant City Manager Marker presented information regarding the old public works building renovation, the upgrade to the rodeo arena lighting, the current status on future phases of Foothill Village Subdivision, the progress of the Stone Hollow Subdivision, the future Vista West subdivision, the South Summit Ridge Development proposal status, the Summit Ridge Parkway extension to the north, the southern emergency access into Rocky Ridge, and the possible development of the property located to the South of Orchard Hills Elementary School.

Commissioner Francom asked if 200 North Street will be extended to the East to North Orchards Lane. Additional discussion was held regarding the status of the commercial development around 200 North.

He also gave an update on the status of the applications of the Community Development Administrative Assistant and the Assistant City Manager position.

Approval of minutes:

Planning Commission Meeting held May 11, 2017

Commission Member Adcock moved to approve the minutes of May 11, 2017. Commission Member Francom seconded the motion. The Vote was as follows:

Commission Member Adcock	Aye
Commission Member Montoya	Aye
Commission Member Woods	Aye
Commission Member Francom	Aye

The vote passed 4 to 0.

Adjournment

At 8:25 pm Commission Member Montoya moved to adjourn.

Approved on June 22, 2017