



PLANNING COMMISSION MINUTES

Santaquin City Council Chambers
February 23, 2017

Commission Members Present: Elizabeth Montoya, Arthur Adcock, Kylie Lance, Austin Smith, and Trevor Wood. Kyle Francom was excused.

Others: Assistant City Manager Dennis Marker, Jon Lundell Engineer in training, Scott Peterson, Allison Gretham, Allen Hall and Family, Mike Demarco, Archy Alexander, Todd Hunt, Bill Butler, Scouts, and other unidentified citizens.

Commissioner Montoya called the meeting to order at 7:00 p.m.

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Adcock offered an invocation.

PLEDGE OF ALLEGIANCE

Commissioner Smith led those present in the Pledge of Allegiance.

AGENDA

Changes included moving Apple Valley Subdivision before the Code amendment.

PUBLIC FORUM

Commissioner Montoya opened the Public Forum at 7:03 p.m. No comments were addressed to the Commission. Commissioner Montoya closed the Public Forum at 7:04p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

Crawley Subdivision-

Mr. Lundell stated that it is proposed that the land is split into 2 lots, the intention is to build a single family home on one of the lots. Sewer, Water, and PI will need to be installed on the lot. Mr. Lundell stated it meets all requirements for the R8 zone. Mr. Lundell stated we are recommending approval of this lot.

Commission Lance asked Mr. Lundell to clarify the lot size.

Commissioner Montoya opened public at 7:07 p.m.

Allison Gretham stated she is representing the family that is buying the lot and wanting to help the family. Ms. Gretham stated that our City's Community Development department have been wonderful and they are the best.

Todd Hunt is the son of Hall's and is helping his parents in their latter years and stated he is here to support his parents and hopefully get approval from the Planning Commission.

Bill Butler wanted the staff to clarify the 8000sq foot lot and asked if they can build another lot. Mr. Marker stated if they wanted to they could propose an infill standard, however there would be other issues.

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Crawley Subdivision continued:

Commissioner Montoya Closed the public hearing at 7:11p.m.

Commissioner Lance made a motion to approve the Crawley subdivision with DRC comments addressed. Commissioner Smith seconded the motion.

The vote to approve passed unanimously.

Mr. Marker asked Ms. Gretham to work with Mr. Lundell to finalize the mylar and anything else that needs to be done.

Apple Valley Subdivision:

Mr. Lundell explained that Apple Valley Subdivision has met all required DRC comments. Mr. Lundell stated we have moved it to the Planning Commission for preliminary recommendation to the Council.

Commissioner Montoya asked about bus turnaround areas at the elementary school.

Mr. Lundell stated it will be just like orchard hills, Mr. Lundell also stated most all of the schools have the same layout that the district has been using for a long time.

Commissioner Montoya praised the school district for using the second loop drop off.

Commissioner Montoya asked for comments from the Commissioners. No comments from the Commissioners.

Mr. Marker wanted to point out that 740 North has extra wide asphalt so we can accommodate traffic.

Commissioner Montoya asked about cross walks and they would like to see one on Center Street.

Mr. Marker stated the west side of Center Street is already being improved by another development.

Commissioner Lance made a motion to forward to City Council with a positive recommendation and with DRC conditions. Commissioner Wood seconded the motion.

The vote to approve was unanimous.

Code Amendment Regarding Infill Standards:

Mr. Marker stated the city received an application for a Code amendment to infill standards from Mr. Peterson. Mr. Peterson is the one that is developing some property in Santaquin. Mr. Marker stated in the city code there are some codes that pertain to the older part of town. Mr. Marker explained infill standard to the Commissioners.

Mr. Marker stated the setbacks were also in question, (see attachment) SETBACKS.

Mr. Marker stated that our current infill does not allow us to reduce setbacks so therefore a formal request was submitted.

Mr. Marker stated the reason for the application is the applicant is building a subdivision and is wanting to create 3 new single family lots but there is a home on one of the lots that is one of the oldest homes in Santaquin and has additions that would have to be removed because of the setback requirements. Mr. Marker showed a map of the area to the Commissioners.

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Code Amendment:

Mr. Marker stated that is why Mr. Peterson is requesting a code amendment. Mr. Marker and Mr. Peterson stated that they could have them tear off the additions because they are not on the foot print and have no foundation.

Mr. Marker stated they are asking the City if we would reduce our rear setback for infill developments.

Commissioner Adcock asked if that was the west side.

Mr. Marker said yes and stated the only thing that would be behind the home would be a road.

Commissioner Montoya stated the last meeting they were worried about the extra garbage can for the town homes.

Mr. Marker stated that is why we need to be careful because this would be for the whole town. Mr. Marker referred to a map and noted the side, front and rear, setbacks of concern.

Commissioner Smith asked about code and if the property in question was a corner lot.

Commissioner Montoya stated that she would be ok with adjusting the rear but nothing else.

Mr. Marker stated when the setbacks change the structure of the doors windows will also be affected.

The Commissioners had a discussion.

Mr. Peterson stated the property with the home on it does not have anyone living there but if they were to tear off the back part that would be part of the living space and would remain if a 15' setback was allowed.

Commissioner Adcock asked Mr. Marker to define an infill lot. Commissioner Adcock asked if we agree does it have to go to all lots. Mr. Marker stated it will only pertain to infill lots. Mr. Marker explained what would be affected.

Commissioner Wood stated a while back we talked about Santaquin flats and asked if that would be the same thing. Mr. Marker stated it would not work on that one.

Commissioner Wood stated the goal is to build on infill lots. Mr. Marker agreed.

Commissioner Montoya opened public hearing at 7:46 p.m.

No public comments was given.

Commissioner Montoya closed the public hearing at 7:46 p.m.

Commissioners had a discussion

Mr. Marker presented a slide about the language of infill and pointed out that the definition of "infill" needed clarification and the proposed reduction could be made to only apply to infill and only existing structures that will remain with an infill project.

Commissioner Smith motioned to approve with conditions as stated (see attachment for new language pertaining to new infill standards) to the City Council. Commissioner Adcock seconded the motion. The vote to approve was unanimous.

Commissioner Montoya called for a recess at 7:55p.m.

Commissioner Montoya reconvened at 7:58p.m.

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Rezoning:

Mr. Marker explained where the property is and presented a slide.

Mr. Marker stated the one piece of ground has 2 zones. Foothill village proposed to have the zone changed to commercial back in 2004. Mr. Marker stated how the amount of traffic coming out of 900 south is busy and the intention was they would extend highland drive to 900 south. Mr. Marker stated Highland drive has been in the City's transportation plan for a while and the developer wants to help with it. The council wanted to change the zone to R-10 Mr. Marker explained the difference between R-10 zone and PUD r-10. They could build 125 units on this specific property.

Mr. Marker stated they would have townhomes and cluster homes with that type of density.

Commissioner Smith asked to clarify where the road was, and where does it go in.

Mr. Marker presented a map, and we would need to buy property from summit creek irrigation in order to make the intersection of Highland drive and Canyon Drive work.

Commissioner Adcock asked where the road would terminate.

Mr. Marker from canyon to 900 south were associated with the Brubaker property and it would be completed to full capacity design after the subdivision is finished and when traffic warrants expansion.

Commissioner Wood asked if the city has talked with Summit Creek.

Adcock asked how summit creek responded. Mr. Marker responded that Summit Creek was positive.

Commissioner Lance stated the last meeting the citizens were concerned about the traffic.

Montoya opened public hearing at 8:10p.m.

Archy Alexander asked when highland drive would be done. Mr. Marker stated as the development begins. Mr. Alexander is concerned that if the road does not go in before the development the traffic will be horrible and feels that the road needs to go in first and very concerned.

Mike Demarco with Salisbury, that would develop the property decided to help with the road and they are pushing dirt now in the area.

Mr. Demarco stated if they could get some homes in then they could work on the road.

Mr. Demarco stated that until we sell homes we have no money to begin the road. Mr.

Demarco stated that Salisbury would need about 800 thousand dollars to put the road in.

Mr. Demarco also expressed Salisbury wants to work with the residents and the city.

Commissioner Wood asked for an estimate for the road timing.

Mr. Demarco stated they would have to put the sewer in first everything depends on all of that. Mr. Demarco also stated we hope that the city will work with us but we cannot front that money right now to put the road in. It's nearly impossible

Commissioner Montoya closed public hearing at 8:19a.m.

Mr. Marker stated he would like the Commissioners to recommend approval with a positive recommendation to the City Council.

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Rezoning Continued:

Commissioner Montoya asked if it was going to be an HOA. Mr. Marker stated it could. Commissioner Smith asked if parking was allowed on Highland Drive. Mr. Marker stated the City would not allow it.

Commissioner Smith asked Mr. Marker to clarify the development proposal status. Mr. Marker stated this is not a preliminary submittal this is a rough concept.

Commissioner Wood asked about the Evans. Commissioner Montoya asked if Mr. Demarco talked with Evans. Mr. Demarco stated he has and the Evans will work with Salisbury.

Mr. Marker stated the Evans lot in pink is RC zone (see attached map) and it can be used as multi-family use.

Commissioner Adcock asked Mr. Marker to clarify C-1 zone.

Commissioner Adcock asked if the City leaves that commercial would it be bad for the area, where as everything else is residential Commissioner Adcock stated it's not viable Commissioners had a discussion regarding the C-1

Commissioner Adcock asked Mr. Demarco for a rough time frame. Mr. Demarco stated that after about 42 homes we will have to start a road. Commissioner Smith asked if 2 to 5 years.

Mr. Demarco stated Salisbury is hoping for 2 years maximum.

Mr. Marker clarified the sewer on the Brubaker and where it goes and the City is pushing for no pumps and maybe 8 lots could be built on Brubaker before they need to get the sewer in place.

Commissioner Lance asked how many homes is Salisbury been selling a month. Mr. Demarco stated a lot he can't keep track.

Commissioner Lance stated there is a need for townhomes now more than ever.

Commissioner Smith made the motion to move the rezone to R-10 PUD to City Council with a positive recommendation that condition with the construction of the road be addressed in a development agreement. Commissioner Lance seconded the motion. The vote to approve was unanimous.

Commissioner Montoya asked the scouts if they have any questions.

Josiah Randolph a scout was wondering about grocery store.

Mr. Marker stated we will have one soon.

Mr. Marker stated that Santaquin will have another new school and it will be opened Fall of 2018.

Dayton Randolph was wondering when the new church is going to be done.

Mr. Marker stated that the church is going to be done in August 2017.

A scout made a comment about the new stop light was a great idea and everyone likes it.

Mr. Marker stated that we have a general plan and a road plan and states all the major roads that will go in.

Cooper Mortensen asked if there is going to be more exits on Main Street from the freeway.

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Rezoning Continued:

Mr. Marker stated that we have our roads master plan there will be one in Springlake 12400 south. Mr. Marker explained what we have to do to complete these projects. Mr. Marker stated it will be about 30 years before the new interchange will be built.

Commissioner Montoya asked if the scouts heard about the Presidential election and how it was a big deal. Montoya explained to the scouts about the Planning Commission and the City Council having a greater impact on local lives than the President.

Commissioner Adcock stated that there is going to be an election this year for City Council.

Minutes

Commissioner Adcock made a motion to approve the minutes of January 26, 2017 as written. Commissioner Smith seconded the motion. The vote to approve was unanimous.

Reports of Officials and Staff:

Mr. Marker stated he wanted to highlight a couple of things the City Council would like the Commissioners to look at. Mr. Marker stated the City is looking to build a new recreation building and looking at the old public works building. Mr. Marker presented a drawing to the Commissioners and explained what would happen. (see attached map)

Mr. Marker stated that the City is looking to move the Senior Center because it is in desperate need of repair. Mr. Marker stated we could move the Senior Center to the piece of property behind the library to the north. Mr. Marker stated the City could use existing foot print of the Senior Center and hook it to the library and make that bigger. Mr.

Marker presented the Commissioners a slide of the possible new building. Mr. Marker explained the cost is estimated at about 5million dollars and we are getting information from architects and we will have an open house and let the public express their opinions.

Commissioner Adcock asked about the status of the current library earthquake. Mr.

Marker stated they had to fix that to current code.

Commissioner Adcock stated Council building provides housing for the American legion for the gun vault.

Mr. Marker expressed to the Commissioners once it goes on the ballot we as staff have to step back.

Commissioner Montoya asked if the entire library moved to upper level of the new building. Commissioner Montoya expressed she would like to see the old library to be a fine arts venue and reception center.

Commissioner Adcock asked about the cabin. Mr. Marker stated that squash head park is where the pioneer stuff should go.

Commissioner Adcock asked about elevator. Mr. Marker stated there is going to be an elevator and the senior center will be on ground floor.

Commissioner Lance asked what is wrong with this building current Council and recreation building. Mr. Marker explained the City had done a study and it is in desperate need of repair.

Commissioner Adcock asked about 190 East main that the Commissioners tabled.

Mr. Marker stated the council wants to puts it aside for now.

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Reports of Officials and Staff cont:

Mr. Markers stated that the school district said that if the city is willing to pay for the tile flooring and expand the gym for up to 600 bleacher seats and a utility room for more chairs and tables, and the City would be able to use it.

Commissioner Montoya asked if a private entity wanted to use it could they. Mr. Marker stated they would have to ask the principal.

Adjournment:

Commissioner Smith made a motion to adjourn the meeting, Commissioner Lance seconded the motion. The meeting adjourned at 9:28 p.m.

Elizabeth Montoya, Chair

Holly Homer, Deputy Recorder

DRAFT