



**PLANNING COMMISSION MINUTES**  
**Santaquin City Council Chambers**  
**December 8, 2016**

**Commission Members Present:** Chair Elizabeth Montoya, Art Adcock, Kylie Lance, Troy Peterson, Austin Smith, Kyle Francom. Trevor Wood was excused.

**Others:** Assistant City Manager Dennis Marker, Engineer in Training Jon Lundell, Marty Johnson, Shawn Kitchen, Kelly Provstgaard, Lynette Neff, Angela Hooper, and Scott Peterson.

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

**INVOCATION / INSPIRATIONAL THOUGHT**

Commissioner Adcock offered an inspirational thought.

**PLEDGE OF ALLEGIANCE**

Commissioner Francom led those present in the Pledge of Allegiance.

**AGENDA**

One change was made to the agenda: Marty Johnson Single Lot was moved ahead of Orchard Park Subdivision and Orchard Park Townhomes.

**PUBLIC FORUM**

Commissioner Montoya opened the Public Forum at 7:04 p.m.

Mr. Kitchen stated he is only here to listen. No other comments were received.

Commissioner Montoya Closed the Public Forum at 7:05 p.m.

**DISCUSSION AND POSSIBLE ACTION ITEMS**

**A- Marty Johnson Single Lot Subdivision:**

Commissioner Montoya stated that there might be a conflict of interest with Commissioner Lance, Commissioner Lance asked to be excused from any discussion.

Mr. Lundell stated that Mr. Johnson wishes to subdivide a 3.27 acre parcel into two lots. Mr. Johnson is progressing through the development review process and has moved on to the Planning commission for final approval. The planning commission is the land use authority for developments having three or fewer lots in the city and is now tasked with granting final approval for the proposed development.

Mr. Lundell states that the subdivision is within the R-8 and R-10 zones which are required minimum of 8,000 and 10,000 square foot lots and the proposed lots all exceed 10,000 square feet in size. Frontage along 1<sup>st</sup> east parcel is 100ft. Mr. Johnson will need to provide appropriate guarantees for all improvements before the plat can be recorded and it must be in accordance with City development standards.

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### ***Continued Marty Johnson Single Lot Subdivision:***

Staff recommendation is to grant approval with conditions based on findings mentioned and it has gone through the process and meets all city codes.

Commissioner Adcock asked if one of the lots would be land locked. Mr. Lundell replied that the lots front on 100 East and 400 North.

Commissioner Montoya opened the Public Forum at 7:11p.m. there were no comment's from public. Commissioner Montoya closed the Public Forum at 7:12 p.m.

Commissioner Adcock Motioned to approve the Marty Johnson Single Lot Subdivision with the conditions that Mr. Lundell recommended in the attached memo. Commissioner Peterson seconded the motion. Marty Johnson Single lot subdivision passed unanimously.

(Attached is a memo from Mr. Lundell)

Commissioner Montoya asked to bring Commissioner Lance back in.

### ***B- Orchard Park Subdivision:***

Commissioner Montoya asked Mr. Marker to express any comments, Mr. Marker stated that the property is on the corner of 100 West and 400 South Mr. Peterson is seeking approval of a 3 lot subdivision located in the R8 zone all lots meet use the R -8 Zone minimum. Mr. Marker recommended approval of the subdivision plat with the condition that all DRC comments be addressed.

Commissioner Montoya opened Public Forum at 7:17 p.m., Mrs. Neff asked if the developer would be making the lots smaller? Mr. Marker stated that the lots will meet the new code for single family lots. (i.e. minimum of 8,000 sq. ft with 80 feet of frontage)

Mrs. Neff exclaimed she did not want to put curb n gutter in because of this new subdivision and Mr. Marker stated currently the city is not required. The public to put in their own curb and gutter. Mrs. Neff asked about the retention ponds and what if it forces the storm water in to her yard, she exclaimed that she has a beautiful yard and garden and does not want it ruined. Mr. Marker expressed what the ponds are for and the curb and gutter, basically to force the water to hit the curb line and flow north on 100 west, historically it would have hit Mrs. Neff's house, where that water went into your property it will go into the curb line, opening in the curb. Mrs. Neff asked about the large strip of grass between the curb and sidewalk. She is concerned it will become trashy. Another concern from Mrs. Neff is who is going to take care of the strip. Mr. Marker stated that would be the home owner's responsibility. (See staff memo attached)

General audience concern was expressed that no matter what was said in the public forum, the subdivision would get approved.

Commissioner Montoya closed public Forum at 7:26 p.m.

Commissioner Montoya expressed the reason for public forums so that the public could understand the different steps of government. Commissioner Peterson also expressed the reason for the planning commission and responsibilities they carry of making sure the laws and standards are met. If a request meets all requirements then the city has to approve.

Mr. Marker explained to the public as well what a planning commission does for the public. Mr. Marker explained the difference between the public comments related to the Orchard Park subdivision compared to the Orchard Park conditional use request on the agenda.

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### ***B- Orchard Park Subdivision Continued:***

Mrs. Neff noted that the existing home on the property is one of the oldest in town. She also expressed concern that it would be torn down.

Mr. Scott Peterson the developer stated to the public that the old house that is there on the property is going to be moved by the family.

Commissioner Adcock asks to about curb cuts? Mr. Peterson said new drainage techniques (LID) are proposed. The curb cuts get the water into the LID, and it creates a place for the water to get back in the ground. Mr. Marker stated the developer has to submit a storm water plan, which Mr. Peterson has done already.

Commissioner Francom motioned to approve the Orchard Park Subdivision with the conditions to meet the DRC requirements and that special review of the LID system be done. Commissioner Lance seconded the motion. The vote to approve was unanimous.

### ***C- Orchard Park Townhomes Conditional Permit:***

Mr. Marker explained this is where the public has a little bit more say, and explained state code and the need to determine reasonable negative impacts. Mr. Marker also stated if someone feels there is a reasonable negative impacts then that should be stated in the public hearing. Mr. Marker showed a map illustrating current multi-family parcels and the city code buffer standards. Mr. Marker talked about the buffer standards, [\(see attached memo\)](#). Mr. Marker explained the linear distance from this development to any other multi-family units. Mr. Marker expressed to the Commission this project meets all the requirements for linear spacing distance. Mr. Marker expressed to the Commission that Mr. Peterson has codes he has to meet with the city in regards to parking, landscaping, etc; Commissioner Lance asked if this was fenced? Mr. Markers stated yes it will be fenced with the fence that meets city code.

Commissioner Montoya opened the public forum at 7:53.

Mrs. Neff asked Mr. Marker to show her the map again of the development and she is concerned about multi-family units and worried about the linear feet between the other multi-family down the street. Mrs. Neff is concerned it will bring her property value down as well as the parking and how her and other residents don't want visitors parking on their properties. Mr. Marker explained the linear feet requirement and the city standard for parking. Mr. Marker expressed that the City Council reviewed city parking standards. They looked at local and national standards before adopting the city code.

Mr. Marker said he understands the concern about parking and asked if there is a way to move the parking lot. Mr. Peterson explained the lay out of his development and the size and parking. Mr. Peterson expressed to the public that he will bring all of these concerns up with his partner.

Commissioner Montoya stated that there is fence around the townhomes, Mr. Peterson stated that it is a 6ft fence vinyl fence.

Mrs. Hooper whom lives on pole canyon road, expressed concern about the water and we have no pressure she asked if there is enough? Mr. Marker explained the water pressure and the different water zones. Mr. Marker expressed there is enough water yes, and that there is not a state standard for pressure irrigation systems.

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### ***C- Orchard Park Townhomes Conditional Use Continued:***

Mr. Marker stated Fire Chief Olson has looked at all of these for pressure standards, and stated that this is a very great question people don't understand a lot of the time.

Mrs. Neff expressed concerned about children and tot lots. There is not a lot of space to play on. She asked about the green space and if residents can plant a garden. Mr. Peterson replied to Mrs. Neff's questions and explained them on the plans. Mr. Peterson mention snow removal how it would be pushed and where. He mentioned garbage pick-up, he stated he met with Country garbage and they stated they would be pick up dumpster once a week but monitor them as well, just in case they need to come more.

Commissioner Adcock and Mr. Marker explained HOA's.

Commissioner Montoya Closed the public forum at 8:12 p.m.

Commissioner Adcock expressed concern about the parking, the dumpster in far north east corner and asked about size and the proximity. Mr. Peterson said we don't want to put individual cans out front. They are wide enough and large enough he checked with country garbage. Mr. Peterson stated he could design an enclosure to hide the dumpsters in multiple locations. Commissioner Adcock asked about snow removal, Mr. Peterson stated he is going to put it in the corners of the parking lot where there is less vegetation.

Commissioner Adcock asked if at all possible for the developers to put 2 dumpsters?

Commissioner Montoya asked if the sewer design was the same as the one by the park and has there been problems with it. Mr. Peterson said that they are going to put in dual clean outs so there is no problems.

Commissioner Smith asked if there is no parking allowed on the U road on the set plans. Mr. Peterson stated no.

Commissioner Lance asked about the pond. Mr. Marker stated it's storm drain. Mr. Peterson explained the storm drain and how as a developer they have to meet a 100 year storm requirement for storm drains (pond).

Mr. Marker expressed to the commissioners concerns raised by a resident about the traffic and noise and how there will be more noise and traffic because there are more people, but there will be dual access so it does not overload one street. Mr. Marker stated we will not need to widen the street. Commissioner Montoya asked about the community lawn area and why there was no lighting. Mr. Peterson stated there is no lighting back there, Commissioner Montoya was concerned about the no lighting in the community area.

Mr. Marker stated the tot lot would need to be enlarged.

Mr. Peterson expressed to the commissioner and the public that he would like to get started this spring.

Mr. Marker explained conditional use permit to the public.

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### ***C- Orchard Park Townhomes Conditional Use Permit Continued:***

Mr. Marker stated that the developer will still need to go to DRC and ARC for final approval.

Commissioner Smith motioned to approve the conditional use permit for the Orchard Park townhomes with the conditions on lighting for central area made and ARC and DRC as well as any staff recommendation.

Commissioner Lance seconded the motion for the conditional use permit.

The vote was unanimous in favor.

### **Minutes**

Commissioner Adcock made a motion to approve the minutes of November 10, 2016 as written. Commissioner Smith seconded the motion. The vote to approve the minutes of November 10, 2016 was 4 in favor and Commissioner Peterson and Commissioner Wood abstained due to not being at the meeting.

### **Reports of Officials and Staff**

Mr. Marker talked about the grocery store and we have met with the grocer, extending roads, and come to a understanding with one of the home owners at approximately 200 north. The mayor pressed for a commitment of when they could start and open. The Grocery store would not give dates, and will not commit to a date. Commissioner Lance asked Mr. Marker to show the house again, Commissioner Lance is concerned about the long term needs, possibly another light. Mr. Marker said the high school will be involved and connecting to orchard lane and 500 east. Mr. Marker stated that there will be a couple of restaurants and mid size box stores around the store.

Mr. Marker talked about the foothill village project and stated Salisbury Homes is revising the property concept to include the property to the north where an investment group owns it. Mr. Marker stated they are trying to get things worked out with Salisbury and meet with them quite a bit.

Commissioner Francom asked about elementary school. Mr. Marker stated they are hoping to break ground in the spring.

Commissioner Adcock asked about Maverick RV pad. Mr. Marker stated nothing yet on the RV pad.

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### **Planning Commission Business**

Commissioner Montoya asked for approval of 2017 meeting schedule.

Commissioner Montoya will be gone Tuesday February 9, 2017

Commissioner Adcock made a motion to approve the Calendar and Commissioner Smith seconded. The motion to approve the new schedule for 2017 was approved unanimously

Commissioner Peterson stated he will need to take a break and will not be taking another term on the commission.

Commissioner Francom expressed he is willing to stay another term

Commission Wood will be up for term.

First meeting in January will need a new chair and vice chair.

### **Adjournment:**

Commissioner Adcock made a motion to adjourn the meeting. The meeting adjourned at 8:52 p.m.

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Elizabeth Montoya, Chair

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Holly Homer, Deputy Recorder

