



PLANNING COMMISSION MINUTES
Santaquin City Council Chambers
November 10, 2016

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

Others: Assistant City Manager Dennis Marker, Adam Arrington, Holly Homer, Steve Pitts, and David Wride.

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 Smith led those present in the Pledge of Allegiance.

AGENDA

No changes were made to the order of the agenda.

PUBLIC FORUM

Commissioner Montoya opened the Public Forum. No comments were addressed to the Commission. Commissioner Montoya closed the Public Forum.

In answer to a question from David Wride regarding his neighbor's business license, Mr. Marker said he had visited with the home owners involved. He said they had indicated the business was licensed in another city, and the vehicles were just brought home at night. If this is correct, and the business is not being operated out of the home, no Santaquin license is needed. Mr. Wride said the neighbor has put in a big parking lot and had a business sign in his yard for a few days. Mr. Marker said the situation is being actively investigated.

Mr. Marker said there is some discrepancy in the ordinances. If the business was operating out of the home, the vehicles would need to be shielded. No ordinances address the status of parking work vehicles which are not part of a home business. Staff is working on this, and it is possible limitations will be placed on vehicles parked in residential areas. Mr. Marker said he has discussed possible enforcement issues with Police Chief Hurst.

DISCUSSION AND POSSIBLE ACTION ITEMS

Bella Vista Project

Adam Arrington addressed the Commission. Mr. Arrington said the Bella Vista project was located on 400 East at approximately 600 North, and consisted of three parcels totaling 32.67 acres. With bonus densities allowed, he planned to put 148 units on this property. He has included over 8 acres of open space, three playgrounds and one picnic pavilion. 400 East will have a meandering sidewalk in front of the units.

PLANNING COMMISSION MINUTES

November 11, 2016 – Page 2

Bella Vista Project, continued:

Mr. Arrington said the homes facing 400 East will have rear loaded garages. A limited amount of wrought iron fencing with an apple motif will be installed. Fencing will also be placed around the controlled atmosphere building. Mr. Arrington said the fencing that is not visible may be vinyl and chain link instead of rock and iron.

Commissioner Montoya said there had been some concern with the issue of the shorter driveways on 380 East, which allow vehicles to stick out over the sidewalk. This may be dangerous for children and other pedestrians. She recommended the driveways be extended to prevent that. Mr. Arrington said the driveway size had been decided on after negotiation with roads and engineering. Some ground had been given up to dedicate the public street. Mr. Marker recommended the homes be pushed slightly to the west to give more buffer from the street. Commissioner Wood suggested the sidewalk be eliminated on the driveway side, which would move most pedestrian traffic to the west side of the street. The driveways could then be extended to 25 feet. Mr. Marker said this would also reduce the storm water the development needed to capture. Commission consensus held that the east sidewalk be eliminated from 380 East.

Commissioner Lance asked why high density areas needed to be traversed to get to the medium density. Mr. Arrington said the residential areas surrounding the project needed to be buffered, so the single family homes were placed on that side. In answer to a question from the Commission, Mr. Arrington said the homes will be priced in the high \$170's, and there will be an HOA.

Commissioner Smith asked what standard had been used for the guest parking stalls. Mr. Marker said City standards addressed how many were needed, and also specified they must be within 200 feet of the unit being served.

Commissioner Adcock asked about numbering of the units for ease of use by emergency services. Mr. Marker said the final plat review would look at street numbers and signs. Signs will have names and numeric designations for each intersection.

Mr. Arrington said issues with sewer and other utilities had all been addressed. The sewer will run through 400 East and follow the canal around. Flow will be to the lift station on Center Street.

Commissioner Adcock asked how issues with the fruit center were being mitigated. Mr. Arrington said buyers would be told about the building and the possible noise issues. Mr. Marker noted that a sliver of property was unaccounted for in the plans.

Commissioner Adcock asked about a gap in development at 530 North. Mr. Arrington indicated he will be extending 530 North all the way to 200 East, so he plans to discuss that with the owner who is selling him additional property for the development.

Lighting in the project was discussed. Lights will be placed at each intersection. Extra lighting will be considered for the play equipment. The Commission discussed traffic patterns for the project and surrounding area, including the new elementary school.

PLANNING COMMISSION MINUTES

November 11, 2016 – Page 3

Bella Vista Project, continued:

Commissioner Adcock asked about construction traffic. Mr. Arrington said most materials would come from a local pit and truck traffic would come up 400 East. He said the projected start time for the project was the first of the year, depending on the time it took to finish the sewer.

Mr. Marker reviewed the amenities provided in exchange for additional density, including decorative fencing, additional open space, public art, three tot lots, and a picnic bowery. Proposed setbacks were reviewed. It was noted that corner lots needed to maintain a clear view area. After some discussion it was agreed to reduce the minimum front setback to 15 feet and the minimum garage setback to 20. Smaller setbacks will allow for larger homes.

Local 55 foot roads proposed for the development include 330 North, 610 North, 750 North, and 300 East. Vista Circle and Bella Circle will have 43 foot roads. ADA standards require that 4 foot sidewalks have pullout areas, otherwise they should be five feet. Mr. Marker said that driveways can function as pullouts. Five foot sidewalks will be used where the sidewalk is adjacent to curb.

One traffic study done has estimated that 400 East would need to be widened when there are 7000 trips a day. The traffic in this area will be monitored to ascertain when this number is reached. Staff estimates that less than 3000 vehicles will go through the intersection of this development. Commissioner Adcock told Mr. Arrington it appeared a lot of planning had gone into this to make it a successful project.

Commissioner Smith made a motion to forward the Bella Vista project to the City Council with a positive recommendation, contingent on meeting all staff recommendations, including lighting and approval from the DRC; completion of a formal development agreement with the City Council; amenities as proposed; road cross sections as noted; bonds paid and water dedicated. Commissioner Wood seconded the motion. The vote to forward the Bella Vista project was unanimous.

Mr. Marker said this development will be placed on a City Council agenda in the near future, and a development agreement drafted.

Regional Active Transportation (Trails) Plan Project

This item was reviewed in the work session. Dennis Marker asked if the Commission had any recommendations for the project. Commission members suggested informational signs, for direction and safety, and equestrian trails be added.

Minutes

Commissioner Adcock made a motion to approve the minutes of October 13, 2016 as written. Commissioner Montoya seconded the motion. The vote to approve the minutes of October 13, 2016 was unanimous.

Reports of Officials and Staff

Mr. Marker showed the Commission the latest plan received for the grocery store near 400 East Main. He said staff is meeting with the developer in a few weeks to review the plan.

PLANNING COMMISSION MINUTES

November 11, 2016 – Page 4

Reports of Officials and Staff, continued:

As this is a phased commercial development, the new plans will be reviewed by the Commission. The developers have indicated they would like to break ground in the spring. There are a few issues with the plan, including the proposal for housing in a commercial area. The City Council would prefer connections at 200 North rather than 150 North, due to the anticipated traffic volume from the high school and grocery store.

The Foothill Village development has submitted a revised concept which preserves the commercial space in the area. The developer is limiting the number of townhomes. One of the issues with this development is that the City cannot require dedication of a park. This means creating the park would be at the City's expense, most likely paid back to the developer through impact fees. The City would like the park to be built in a more central location than the one shown. Salisbury Homes is discussing the purchase of property to the north. The frontage road could then be extended north. It may be beneficial to the City to allow additional density in order to get the road completed.

Jose Ojeda has indicated he will close on the south Summit Ridge property in December. The City Council agreed to allow 650 equivalent residential units on the property, in anticipation of a church being built. Mr. Ojeda said he is now looking at eliminating some of the townhomes and putting between 450 and 475 units instead. The developer is in the process of revising the concept, which will be brought back to the Commission.

SUNROC is currently grading out the soccer fields at the 35 acre Summit Ridge Park. The Council has indicated they want sod laid next year.

Commissioner Adcock asked if there was anything new on the proposed Steele annexation. Mr. Marker said the County Boundary Commission needed to take action before Santaquin could do anything, and the City has not heard from them.

In answer to a question from the Commission, Mr. Marker said the West Main Square development was in the process of working on their sprinkler plans.

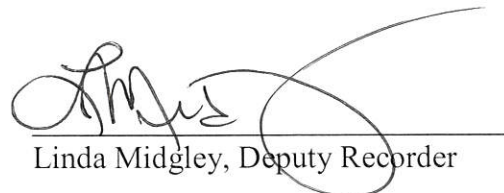
The North Orchards group has recorded the plat for C-5, and is recording the plat for A-9. They have broken ground on a new 6 unit building, and are getting ready to submit plans for the next six unit building. Mr. Marker said he and the Mayor will meet with the North Orchards Developers to go over the concept revision

Mr. Marker reviewed the version of the PUD architectural standards which was adopted by the Council last month.

Adjournment:

Commissioner Adcock made a motion to adjourn the meeting. The meeting adjourned at 8:50 p.m.


Elizabeth Montoya, Chair


Linda Midgley, Deputy Recorder