



PLANNING COMMISSION MINUTES

**Santaquin City Council Chambers
September 29, 2016**

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

Others: Engineer-in-training Jon Lundell, Adam Arrington, Mike DeMarco, Matt Hansen, Aaron Robertson, David Wride, Gwen Wride. Assistant City Manager Dennis Marker entered the meeting at 8:46 p.m.

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

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Smith offered an invocation.

PLEDGE OF ALLEGIANCE

Commissioner Lance 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. David Wride addressed the Commission. Mr. Wride said he lived at 745 East 300 South, and had spoken to Dennis Marker regarding his neighbor. The neighbor runs a landscaping business. The business uses two heavy trucks which are parked in the driveway. Mr. Wride said he had concerns about noise, exhaust, neighborhood safety and the value of his home. His children are awakened early because of the noise the trucks make leaving in the morning. The neighbor works on the trucks on the weekend, adding more noise and exhaust.

Mr. Wride said he is considering moving because of the business, and is worried about selling his home because of this issue. He said when the trucks are parked on the street he cannot get out of his driveway, and kids cannot ride their bikes. He cannot sit out in front of his house anymore, and would just like to enjoy some peace and quiet.

Commissioner Montoya asked what Mr. Marker had said about the business. Mr. Wride said he had been informed the trucks needed to be behind an opaque 6 foot fence, and could not be worked on at home.

Commissioner Peterson asked about the neighbor's business license. Mr. Wride said they did not have one. It is likely the business would need a conditional use permit. Commissioner Montoya said she understood this issue was being looked at. Mr. Wride wanted the Commission to understand the problems involved if the neighbor comes to the Commission for a conditional use permit. Commissioner Montoya closed the Public Forum.

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DISCUSSION AND POSSIBLE ACTION ITEMS

Stone Hollow F

Jon Lundell presented some background information on the subdivision. Stone Hollow F has 37 lots and is part of the overall Stone Hollow development, which was begun in 2006. Plats C, D, and E received preliminary approval and necessary extensions. Mr. Lundell said all staff and DRC comments had been addressed, except for a note regarding high back curb, and everything was done that is necessary for final approval. Preliminary approval has not yet been received for the subdivision. In answer to a question from Commissioner Peterson, Mr. Lundell said the temporary turn arounds were addressed with the looping of the water line.

Commissioner Peterson made a motion to forward a recommendation for preliminary approval of the Stone Hollow F subdivision to the City Council. Commissioner Lance seconded the motion. The vote to forward the Stone Hollow F Subdivision was unanimous.

PUD Ordinance

Mr. Lundell said the City Council had returned the PUD ordinance to the Commission with instructions to obtain feedback from developers on the proposed masonry requirement and other issues. Commissioner Montoya said they hoped to look at the standards and the developers' reality and meet in the middle. She noted she did not want living in Santaquin to become as expensive as surrounding cities. Commissioner Lance said the location next to the railroad and the sewer plant, where Sierra Homes is building, does not lend itself to high end custom homes.

Aaron Robertson addressed the Commission. Mr. Robertson said he was a representative of Blue Ox Development, partnering with Sierra Homes. Ultimately, he said, all developers were looking at the same thing, trying to make a product that would hit a gap in the market. He said buyers are different each year, and buildings needed to be modified to fit the current buyer. For example, this year nicer exteriors than all vinyl are desirable. Mr. Robertson said vinyl is easy to fix and is an acceptable product in Utah and Idaho. He presented pictures of several homes with vinyl treatments.

Mr. Robertson addressed the section of the ordinance which calls for the parking structure to match the building. He said this requirement is beyond reach, and the restrictions enormous. He said their group had intended to put apartments in, but this requirement would stop them. Mr. Lundell said one covered parking stall was required for each apartment, and the stalls should incorporate design elements of the structure. The type of design elements is not specified. Mr. Robertson said he was okay with creating an overall theme, and they had done well in Heber with that. After some discussion, Commission consensus held that the covered parking construction have a standing seam roof, metal columns that matched the building color, and a matching design of roof and pillars. Mr. Robertson asked that this be spelled out in the ordinance. Commissioner Montoya suggested City staff could provide clarification if there were concerns.

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PUD Ordinance, continued:

Mr. Robertson said a new planner's interpretation might be different, and he would prefer the requirements were spelled out.

Mr. Robertson suggested three different types of exterior could be required on each building, but amounts not be specified. He said persons driving down the street could not tell if an exterior was vinyl or hardiboard, it was more about how the architect put it all together. Commissioner Lance said there was also concern about longevity of the materials. Matt Hansen said vinyl was easier to maintain and update than stucco. It was noted that the quality of vinyl products could differ widely. Commissioner Peterson asked how builders could be kept from using the cheapest materials possible. Mr. Robertson suggested a minimum warranty. Commissioner Smith said he would like to have criteria for the Architectural Review Committee kept simple. The Commission would like to lower review times, not over-regulate.

Mike Demarco said buyers coming here want upgrades, but want to choose where to put the money. Some want extra exterior cladding and a craftsman look, others prefer to put the money in other areas. He said Salisbury has had to fight with the Summit Ridge HOA for one home buyer who wanted hardiboard rather than stucco. The builders discussed some issues working with HOA's and subdivision CC & R's.

Mr. Robertson discussed the requirement that no footprint be repeated within five doors. After some discussion, it was agreed to change this to elevations, rather than footprints.

Mr. Marker asked the Commission what element they were trying to make sure each home had. Commissioner Smith said he wanted the developers to have the flexibility to make what the market demands. Commissioner Montoya said one of her goals was to provide an opportunity for families to have a quality, safe place to live, and wanted homes to be built to a standard they could take pride in. Adam Arrington noted that vinyl products were getting much nicer.

Mr. Marker said the masonry requirement for stand-alone multi-family buildings was 30% on the elevations facing a street. Commission consensus held this be the masonry requirement in a PUD as well. Commissioner Lance asked if there was any reason the back of the home could not be a flat expanse. Mr. Marker said if the main concern was street appeal, a flat expanse was fine, but something like a box window would give variation and add character to the neighborhood.

In response to a request from Mr. Demarco, the minimum roof pitch was changed to 4:12.

Mr. Robertson presented several additional pictures showing stone, vinyl, hardiboard and stucco exteriors. Mr. Lundell presented pictures showing different percentages of masonry products. Following an extensive discussion regarding cost, appearance, flexibility and quality, Commission consensus held the following wording be used on the material standards chart. Mr. Marker clarified the percentages did not include doors and windows. A point system may be put together at some point in the future to replace this chart.

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1. The following material standards are required for the following dwelling types:

<u>Dwelling Type</u>	<u>Elevation</u>			
	<u>Facing public street</u>	<u>Facing private street</u>	<u>Side</u>	<u>Rear</u>
<u>Detached Single Family</u>	<u>20% masonry* coverage of ground floor</u>	<u>Minimum of 3 foot masonry wainscot</u>	<u>A horizontal separation between the main floor and the upper floor must be incorporated into the exterior materials. (for attached single family)</u>	<u>No minimum masonry coverage</u>
<u>Clustered Single Family (aka Common Drive Detached Patio Home)</u>				
<u>Attached Single Family</u>				
<u>Stacked Apartments/ Condominiums</u>	<u>See multi-family material standards. 10.6.6</u>			

Commissioner Montoya made a motion to extend the meeting until 10:10 p.m. Commissioner Peterson seconded the motion. The vote to extend the meeting time was unanimous.

Commissioner Smith made a motion to forward the PUD ordinance to the City Council with the changes noted in this meeting, with a positive recommendation. Commissioner Lance seconded the motion. The vote to forward the PUD Ordinance as amended was unanimous.

Minutes

Commissioner Lance made a motion to approve the minutes of August 25, 2016 as written. Commissioner Smith seconded the motion. The vote to approve the minutes of August 25, 2016 was unanimous.

Reports of Officials and Staff

No reports were made.

Adjournment:

Commissioner Peterson made a motion to adjourn the meeting. The meeting adjourned at 10:15 p.m.

Elizabeth Montoya, Chair

Linda Midgley, Deputy Recorder

