



PLANNING COMMISSION MINUTES

**Santaquin City Council Chambers
July 28, 2016**

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

Others: City Manager Ben Reeves, Assistant City Manager Dennis Marker, Engineer-in-Training Jon Lundell, Joe Anderson, Kirstin Anderson, Kae Bean, Mike Demarco, Eric Heaps, Charles Hedelius, Calvin Knotts, Justin Miller, Leslie Miller, Elizabeth Robertson, Dan Morgan, Kiley Simons, Layton Simons, Mike Sorensen, Brandon Staheli, Kevin Staheli, Ed Westover, Mark Westover and other unidentified individuals.

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

INVOCATION / INSPIRATIONAL THOUGHT

Linda Midgley 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.

Elizabeth Robertson addressed the Commission. Ms. Robertson said she had some concerns with the proposed Steele annexation. Her family owns the property next to the Steele property, and has farmed the land for over 100 years. She said the annexation will create an island. The City's Master Plan shows the area as industrial, and if the Steele property is used for housing, it will change the property to residential, which will not bring as much revenue as industrial. Ms. Robertson said she did not want to take away anyone's rights to do what they wanted with their property, but she also did not want her family's rights taken away so that they could not continue farming.

Commissioner Montoya closed the Public Forum.

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS

Foothill Subdivision Revised Concept

Dennis Marker reviewed the background on the Foothill subdivision. He said the Planning Commission would take public comment on the proposals and make a recommendation to the City Council. The Council would make the final decision on the proposals.

The original agreement, which was entered into when the area was annexed, was for a mix of uses, including 26 acres of open space, 550 residential units, and 44 acres of commercial.

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Foothill subdivision, continued:

Two other agreements were made, and the latest agreement includes 401 residential units with 6 acres of commercial and a 3.5 acre religious site. Preliminary approval was given for this proposal, so the project is now vested.

Because of the foreclosure on a portion of the property in 2007, the property now has two owners. The agreement was revised to address the concerns of both owners. Both phases are now under contract to Salisbury Homes, who have submitted a proposal for 476 units, 36 acres of open space, and 2 acres of commercial. There is an overall mixing of sizes and types of residential properties to appeal to different demographics. This is Salisbury's second concept attempt. One concern with the concept is the location of the large playground, which would mean that children would have to cross the frontage road to access it. Corridor trails are also not shown. Mr. Marker suggested things such as pocket parks, through block connections and a fitness trail along the freeway could be done to make the area better.

The developer has also asked that three additional lots be added to Foothill Plat B, making 18 lots. As this is a major change, the proposal must come to the Planning Commission for a recommendation and the City Council for final approval.

Mike Demarco addressed the Commission. Mr. Demarco said his primary function was to handle acquisition design and development. He said Salisbury does not yet have full ownership of the property. If Salisbury comes in, they will finish the project, which has been in negotiation for 17 years and not yet done. He said Salisbury would bring in a product that would sell the community, and give many people the opportunity to purchase a home, which would be beneficial to everyone involved. Salisbury has a lot of development experience, has put months of input into the design, and are heavily invested in the property. They will improve the frontage road and have sewer in by spring. He said this infrastructure is a huge increase in value to the lots already there.

Commissioner Montoya opened the public hearing on the Foothill Subdivision Revised Concept at 7:34 p.m.

Charles Hedelius addressed the Commission. Mr. Hedelius gave a power point presentation which began with a quote from Albert Einstein. He said he wanted to change the focus of the conversation to not what we can do, but what we should do. He showed a picture of an Eagle Mountain back lot subdivision that was in need of repair, noted current fire code requirements, and shared an anecdote about an incident he had seen that almost caused an accident on 900 South. He said unless the problems are fixed, a catastrophic injury would happen. He asked the Commission if their conscience would let them sleep at night if they approved this proposal.

Joe Anderson addressed the Commission. Mr. Anderson said Salisbury did not have a great reputation. He said we should talk about families instead of lots. The average family has three cars which would all funnel into 900 South. He asked where they would all park, and where kids could play. Mr. Anderson said there was nothing in this proposal of benefit to the City, only to the developer who did not live here, would just make money and move on. He said the City needed a commercial tax base, not housing.

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Foothill subdivision, continued:

Mark Westover addressed the Commission. Mr. Westover said he agreed with the other speakers wholeheartedly. He understood that the developer needed to make money, but they always took the risk that the City would not approve of their plans. He said he opposed the small lots, which were like a ‘glorified trailer court’. He has big concerns about access, and feels people will not travel on a gravel road. He said he just got a notification from the City that he could not use water, so how could the City approve more homes.

Ed Westover addressed the Commission. Mr. Westover said it was understandable the developer would like to cram as many homes as possible in his development. He said he was concerned about whether this hurts or helps the City. More homes would mean more crime, and more difficulty getting along with each other. He said the City had told an earlier developer that he would need to build a water tank to develop here, and surely the City could not supply more water now.

Mike Sorenson addressed the Commission. Mr. Sorensen said he agreed with what had already been said. He asked if this was what the Commission really wanted to see coming into town, a ‘bunch of glorified trailer courts and townhomes’.

Layton Simons addressed the Commission. Mr. Simons said he was raising four girls in the 900 South area, where there was no sidewalk or street lights. He was alarmed at the thought of 18 lots on 100 South, and felt there was a good chance kids would be injured. He said this is a popular place to ride ATV’s, and asked, if 476 homes were crammed in, where they could go. He asked the Commission to give kids the opportunity to ride horses, bikes, roller skates, and ATV’s. He said with 1200 cars kids would not be safe.

Kiley Simons addressed the Commission. Ms. Simons said she had lived on 900 South for 17 years, and wanted her children to enjoy a small community with a 5 minute walk to the Elementary School. Instead her children were bused because the route was deemed hazardous, with no safe walking path to school. She said she had noticed a big difference in traffic in the past ten years, and people ran the stop sign at Canyon Road and 900 South all the time.

Leslie Miller addressed the Commission. Ms. Miller said she agreed with what had been said previously. In talking to people around town, many said they had come to Santaquin for a small town feel and also to be close to their jobs. If clustered homes were allowed, the small town feel would be gone, and it would no longer be safe to walk on the street and ride bikes. She said she moved here to have a half acre lot, as she wanted space. She had investigated what kind of homes would be around her if she moved here, and now what she had been told had been changed. She said Salisbury might finish the project but asked if that was what was really wanted.

Dan Morgan addressed the Commission. Mr. Morgan said he had lived here nine years, and came to Santaquin because it was a small town. He said he is not against development, but agreed with what had been said. He said the Orem neighborhood he had lived in had approved townhomes, and soon the neighborhood became all rental units. He was concerned this would happen here. He said the City cannot continue to build with no subsidization of the tax base.

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Foothill subdivision, continued:

Elizabeth Robertson addressed the commission. She said lots of people wanted to buy bigger lots, and if bigger lots were available, people would buy them. Ms. Robertson said what was wanted was to have a lot of pride, and it was sad there would be no place for visitors to park.

Eric Heaps addressed the Commission. Mr. Heaps said he understands that growth exists, and developers are going to have to push south, but he was concerned about City infrastructure, roads, and water. He asked what the City was doing to prepare for this, what our identity and diversity was. He asked if we would become like Lehi or like Lindon, and what we are moving forward with.

Mike Robertson addressed the Commission. Mr. Robertson stated that Santaquin had missed the boat for commercial and business at the bottom of the Summit Ridge Development. He asked if Santaquin was deterring businesses, and just wanted to be a bedroom community, not bringing in revenue. He said he is part of the Summit Creek Irrigation Board, and is fighting to get a road through Summit Ridge, which Santaquin can't afford to put in. The City also can't afford to oil the road to U.S. 6. He said he has a friend he helps on his farm, who tells him the schools in town are busting out of the seams, and if more children come in, where will they go. They are bringing in units now to keep the kids in. The school district bought some land but hasn't done anything in years. He said he feels Santaquin needs to step back and look at the big picture, as industrial will bring revenue into this town. He said it was wrong to only have one exit in a subdivision.

Calvin Knotts addressed the Commission. Mr. Knotts said he had seen many cars blow by the Canyon Road and 900 South stop sign. His biggest concern with the development was water and sewer problems. He said he was not against development, it just needed to be researched better.

Kevin Staheli addressed the Commission. Mr. Staheli said he agreed with what everyone had said. He is not against development, but it has to be right. He said with small lots, people only stay about five years, do not invest themselves in the City, and turn their property into rentals. If good sized lots are available, they will sell.

Brandon Staheli addressed the Commission. Mr. Staheli said we should emphasize what we want Santaquin to look like, and have a nice area that draws people and businesses. This project might bring enforcement problems and did not inspire pride. He said he agreed with everyone else.

Commissioner Montoya closed the public hearing at 8:19 p.m.

Mike Demarco addressed the Commission. He said he has not being approached by any religious organization about building a church, but he expects it may occur in the area. Salisbury plans to get the frontage road finished. Layton Simmons interjected that a gravel road would not be used. Mr. Demarco said Salisbury had to uphold the specific requirements in the agreement, which were not planned by the company. The road will be gravel to start, and if the company is able to move forward at the right pace, the sewer will be installed over the winter.

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Foothill subdivision, continued:

Mr. Demarco said Salisbury did not have control over 900 South. This development will try to create a sense of community, and actually has less units than were approved in the first agreement. This proposal has the number of units that make viable financial sense to be able to do the improvements. Development is being pushed in this direction. Traffic is coming south. He said he is not here to incite or upset, just to get the job done.

Mr. Marker said the preliminary plat was analyzed in 2014, looking at irrigation, sewer and transportation. Salisbury could move forward with the 401 units platted at that time. The question basically consists of determining if there are elements of their proposal that warrant moving forward, such as additional benefits to the City, or if they will need to go with the old agreement. By development agreement, the frontage road needs to be built with this phase, and have a drivable surface adequate for a fire truck as far as the south interchange. Asphaltting of that road will be required when 150 lots are proposed or as development occurs adjacent to the frontage road. A second access will also be needed. There is adequate sewer capacity for the proposed lots.

Commissioner Montoya thanked those attending for sharing their thoughts. She noted that the Commission has the task of balancing growth and needed improvements and the money needed for those improvements. She said the Commissioners lived in Santaquin and wanted it to be the best it could be. The previous plan was approved and can go forward, and the Commission will consider if the revised plan is better, and if the City can negotiate for better benefits. In this process, the Commission has the opportunity to look at proposed revisions.

Commissioner Montoya said bringing in commercial businesses, which was suggested, requires rooftops. Businesses do many studies to decide where the next restaurant or store will go. School decisions are also made on growth. Over past five years multiple steering committees have been involved with City Master Plans, such as transportation, sewer and water, and parks and recreation. Many neighborhood meetings were held. Committees, citizens and staff look at the big picture, at the vision for the community. All the plans are public documents.

Mr. Marker said the plans are the City's guiding documents. Part of the plan looks at specific areas of town. The east bench area, for instance, resident cited needs include protection from geological hazards, parks, trails, and very low density high on the bench.

Commissioner Wood said some concerns about water had been expressed. Mr. Marker said with the water system in this area, the home now occupied by Mr. Hedelius would not have been built, as the water pressure was below City standards. The first phase of the development was required to install an additional water line. The line is not intended to increase pressure, but to provide an additional water supply at pressures already there. As it is now, the minimum state standards for fire flow are met. All culinary and irrigation water is fed by one source on the east side. A separate irrigation system is needed, and the City is working to acquire property for an additional pond. Impact fees are collected to help provide the funds for this. Commissioner Smith asked what the timeline was for the new pond. Mr. Marker said they hoped to break ground in the spring. The Mayor had asked those on the east side to cut back on water usage if they could, as grass is often overwatered.

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Foothill subdivision, continued:

Commissioner Montoya asked Mr. Demarco if homes with a shared drive lane were still marketable. Mr. Demarco responded that in Salisbury's past experience they worked well. Sometimes a community, such as for those 55 and older, preferred smaller lots and less yardwork. Commissioner Montoya said some concerns had been expressed about soccer fields, and asked if it would be possible to include some in the development. Mr. Demarco said they have added some park space, but he did not foresee taking out large sections of homes to provide soccer fields. Mr. Marker said in 2014 the City had discussed placing a 60 acre rec complex on this property. A cost estimate for the complex came in at 8 million, and the City Council did not have the funds to move forward.

Commissioner Peterson said he thought big lots would probably sell, and although what had been done in the past could not be taken back, he did not want to see the City lose ground they had made with the development. He said he preferred the new plan to the vested one. He felt the property had not been developed in the past because it 'didn't pencil'. The two plans were compared side by side. Mr. Demarco indicated Salisbury preferred to avoid HOA's, but would probably need to have one for the townhomes. The roads in the townhome area would be maintained by the HOA.

Mr. Marker said that under state law billboards cannot be blocked, so no trees would be allowed in the proposed park location. Mr. Demarco said the amount of property proposed for the park area could be broken up into smaller tot lots. Commissioner Wood said the proposed plan was an improvement over the vested plan, and the extra green space would help bring the community together. Commissioner Smith said the numbers could change slightly if a church does come in. Mr. Marker said the impact of a church was about equal to ten homes, and traffic to 15 homes. Commissioner Smith said his biggest concern is the park location west of the frontage road.

Commissioner Montoya asked those in the audiences about which plan they had been shown when they purchased their homes. The Commission was shown an early 2014 revision showing large lots, which the City did not approve.

Water serviceability issues were discussed. A booster pump will need to be installed between two lots to take care of the two different pressure zones in the area. Mr. Hedelius may be able to reconnect his home to the new water line. Justin Miller said his irrigation pipe contractor had mentioned the area had low pressure.

Mr. Marker said the project manager for a new church on the north end of town indicated they will have ten new buildings brought in over the next ten years. The LDS church is looking at property close to here for a stake center. Mr. Hedelius said every single concept plan he has seen that ultimately had a church included the church in the concept. Mr. Demarco said they do not yet own the ground, and no religious organization has approached them. Commissioner Peterson agreed the LDS church has specific standards. Mr. Marker said the LDS church has indicated they are currently looking at a site in the area.

An audience member asked about street lights. Mr. Marker clarified that the City planned to put lights for Plats A & B in at the same time in order to effect a permanent connection.

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Foothill subdivision, continued:

Commissioner Smith made a motion to forward the Foothill Subdivision Revised Concept to the City Council with a positive recommendation, with the recommendation that the playground be moved from west of Frontage Road; staff recommendations for green space, pocket parks, and additional connector trails be followed; and that the subdivision meet city development requirements. Commissioner Wood seconded the motion. The vote was as follows:

Commissioner Montoya	Aye
Commissioner Smith	Aye
Commissioner Wood	Aye
Commissioner Peterson	Nay

The motion passed by a three to one vote.

Foothill Village Plat B Modification

Commissioner Montoya opened the public hearing on the Foothill Village at 9:43 p.m.

Charles Hedelius addressed the Commission. Mr. Hedelius reiterated the two sections of the fire code which stated that over 30 dwellings needed a second fire access road and the type of road needed. He said there had been a lot of discussion regarding the Master Plan, and asked what happened when the plan was in conflict with the fire code. He said the gravel road would not meet fire specifications, and this proposal would have never made it out of DRC, but would be killed until the road issue was resolved. Mr. Marker said Fire Chief Olson had determined the gravel surface would be “drivable”, per the Fire Code.

Commissioner Montoya closed the public hearing at 9:45 p.m.

Commissioner Wood made a motion to forward the Foothill Village Plat B modification to the City Council with a positive recommendation, contingent on the Council approving the new concept plan. Commissioner Montoya seconded the motion. The vote was as follows:

Commissioner Montoya	Aye
Commissioner Smith	Aye
Commissioner Wood	Aye
Commissioner Peterson	Nay

The motion passed by a 3 to 1 vote.

Commissioner Montoya thanked the audience for their participation, and mentioned her regret that there had been some miscommunication on previous plans for the area.

DISCUSSION AND POSSIBLE ACTION ITEMS

PUD Ordinance

Mr. Marker said the Planning Commission had recommended 60% masonry products be used on certain sides of buildings in PUD's.

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PUD Ordinance, continued:

The City Council asked what materials would be allowed for the remaining 40%. The Council had expressed concerns about the use of vinyl. Jon Lundell presented some information regarding cost, limitations, and care needed on the three main types of siding; vinyl, engineered wood, and Fiber cement. Vinyl has been used in the North Orchards area as an accent, but not as a full wall. In answer to a question from the Commission, Mike Demarco said his company had been installing engineered wood for 15 years, as it was easy to work with and water resistant. Commission consensus held that vinyl be allowed in limited amounts.

Mr. Marker said the Council had also questioned the premise that if part of a PUD has a non-residential use, the density for that parcel could be used in another section of the PUD. The Council noted that the developer would be compensated for the property, and that schools or churches had their own impacts on the City.

Commissioner Peterson made a motion to table the PUD ordinance. Commissioner Smith seconded the motion. The vote to table the PUD ordinance was unanimous.

Minutes

Commissioner Wood made a motion to approve the minutes of July 14, 2016 as written. Commissioner Peterson seconded the motion. The vote to approve the minutes of July 14, 2016 as written was unanimous.

Reports of Officials and Staff

Meeting Cancellation

Mr. Marker and some of the Commission will be unavailable on August 11, the date for the next regularly scheduled meeting.

Commissioner Montoya made a motion to cancel the meeting scheduled August 11, 2016. Commissioner Peterson seconded the motion. The vote to cancel the meeting was unanimous.

General Business

In response to a question from the Planning Commission, Mr. Marker said he had not met with the grocery store representative yet.

Planning Commission Business

No Planning Commission business was discussed.

Adjournment:

Commissioner Smith made a motion to adjourn the meeting. The meeting adjourned at 10:02 p.m.

