



## **PLANNING COMMISSION MINUTES**

**Santaquin City Council Chambers  
July 14, 2016**

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

**Others:** Mayor Kirk Hunsaker, Council Member Nick Miller, City Manager Ben Reeves, Assistant City Manager Dennis Marker, SITLA representative Troy Herold, Scott Beesley, Brian Burke, Craig Barlow, Jennifer Crossley, Martin Crossley, Michelle Crossley, Matt Carr, Randy Hallam, Wayne Humphries, Kim Hunsaker, Jose Ojeda, Melanie Maynes, Mike Maynes, Matt Mills and other unidentified individuals.

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

### **INVOCATION / INSPIRATIONAL THOUGHT**

Commissioner Adcock offered an invocation.

### **PLEDGE OF ALLEGIANCE**

Commissioner Francom 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.

### **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS**

#### **South Summit Ridge Development**

Dennis Marker reviewed some background information on the Summit Ridge Development. He said the development was annexed in two phases, one in 2000 and the second in 2002. The initial development proposal included a 27 hole golf course, two club houses and about 3600 housing units. The proposal for the area next to the railroad tracks included a commercial railroad station, light industrial, and multi-family housing units. A minimum of one million square feet of retail was specified in the development agreement. SUNROC began working the gravel pit in preparation of flatter ground on the east side of the railroad tracks.

In 2006, following ownership changes, the development agreement was re-negotiated. In exchange for 40 acres of parks, 7 miles of trails, and 35 acres for the commuter rail station, the golf course was eliminated. The 35 acres must either be used by the City within the next 7 years, or sold back to the developer. The proposal showed a 10 acre piece for an elementary school, but the school district has now indicated they would prefer a school on the north end of the project.

## PLANNING COMMISSION MINUTES

July 14, 2016 – Page 2

### **South Summit Ridge Development, continued:**

During the real estate boom in 2007, looking at the growth potential of the area, it was suggested a Goshen Valley freeway connector route be built near the south end of the development, opening the way for a future freeway interchange. SITLA will benefit the most from this connector route, as there is a lot of material to be harvested as the dirt is moved. SUNROC owns the area south of the proposed development, and will be doing additional material harvesting.

In the development agreement, the plan for this area was for approximately 606 residential units, about 300 of which were townhomes. The area for the former school site would allow for 45 additional units. In 2014, the City revisited the General Plan. The Plan includes the corridor for the Goshen freeway connector, commercial uses around the interchange, and multi-family units to buffer the transition from commercial to single family homes. Under the General Plan, this area could have about 900 units, a 14 acre park by the railroad tracks, and about 23 acres of commercial. Mr. Marker said the concept being presented is complementary to the General Plan, with higher density next to the railroad. Sewer in the development would flow east from the homes east of the slope area, and north from homes west of the area.

Some concerns have been expressed regarding traffic flow. An analysis of engineering calculations shows the school was the major traffic contributor, and eliminating the school has reduced the overall traffic impact from the area.

Water in this area has split pressure boundaries. Additional water may need to be dedicated to the City, but infrastructure is available that can be connected. There are some issues with the steep slopes, and mitigation measures must be taken to protect the homes from hillside issues. The main difference from the 2006 plan with this proposal is the addition of 211 units. The developer is showing 817 units in his proposal, the original shows 606. Mr. Marker said the Planning Commission will look at this proposal from the standpoint of whether it complements the General Plan, and if there are any issues that need to be addressed. The City Council will make the final decision on the proposal.

Jose Ojeda, the developer of the proposed plan, addressed the Commission. Mr. Ojeda said when he decided to buy the land, he had worked with Mr. Marker to fit the development in with the City's plan concerning future uses for land. He said he was not aware of the number of houses specified in this area by the development agreement. After the concept plan was developed, he discovered there were about 200 too many units. Mr. Ojeda said he planned to build higher end homes, and worked with builders that had a proven track record, such as Pacific Homes. He said Rob Horlacher, the developer in Summit Ridge, had agreed to work with him because he would build quality homes.

Mr. Ojeda showed the Commission a model of some townhomes his group is presently building in Murray. He said some of the townhome units would be about 2000 sq. ft., and others around 1400 sq. ft. Commissioner Lance said she liked the idea of single level townhomes, as that appealed to those who did not wish to climb stairs. Mr. Ojeda said these townhomes would sell for \$160,000 to \$180,000. They would have a lot of amenities, such as BBQ's between the homes. Commissioner Montoya asked how set the concept was. Mr. Ojeda said he was not stuck on 817 units, or on where some things would be located. He would like more than 600 units, and was hoping for around 700.

## **PLANNING COMMISSION MINUTES**

**July 14, 2016 – Page 3**

### **South Summit Ridge Development, continued:**

The proposed public safety facility location will not work. Mr. Ojeda indicated a few areas it could be moved to. He said he had been talking to the LDS church about placing a chapel in the area. Locations for a chapel were discussed. Mr. Marker said the church liked about 3 ½ acres for their buildings. Commissioner Montoya said that there were issues with the slope of some lots, the storage units were not easy to access for the townhome residents, and the soccer fields needed to be flat. Mr. Ojeda said it would be fairly easy to flatten the land for the soccer fields. Randy Hallam said most of those issues would be addressed with the engineers.

Commissioner Montoya said the land for the freeway needed to be preserved. Mr. Ojeda said he could make that area a street rather than a cul-de-sac. Perimeter fencing was discussed. Commissioner Peterson noted that many of these issues will be addressed in the preliminary and final plat reviews.

Commissioner Montoya opened the public hearing on the South Summit Ridge Development at 8:00 p.m.

SITLA representative Troy Herald addressed the Commission. Mr. Herald said one of SITLA's main concerns was the Goshen Valley freeway corridor. Although it is anticipated the construction of this road is about 25 years away, if there is substantial residential property it may conflict with the construction. He asked that a right-of-way be accommodated in the development. Mr. Herald expressed his concern with the road shown at the south end of the development. Mr. Marker said protection strips were not allowed in the City. Mr. Herald said the main utility trunk lines needed to be accommodated to access the trust property.

Matt Carr addressed the Commission. Mr. Carr said it was not a question for the General Plan, as the plan has no meaning for the Summit Ridge development. He said the City is bound by law to follow the development agreement. If the developer is allowed to build additional units, this will set a precedent. He indicated other developers might be able to add units, regardless of an agreement, if this precedent is set. He said the General Plan was a working document, subject to changes.

Mr. Carr said Rob Horlacher has decided he will not give this development the extra 211 units needed. While Mr. Carr agreed there are legal requirements that make it necessary for the City to provide multi-family housing, he urged the Commission not to approve additional density in this area. He said the LDS Church had chosen a site for a chapel in the project area, and would not want to add another in this development. Mr. Marker said the site alluded to by Mr. Carr had been put under contract by Salisbury Development, who anticipated building townhomes there.

SUNROC representative Wayne Humphries addressed the Commission. Mr. Humphries said he has submitted a letter to the City regarding SUNROC's concern with the development proposal. He said SUNROC is not in opposition to the plan, but wanted the developer to understand that they have a mining operation directly east of the proposed development, and will continue to move south. They share a border with the development, and intend to mine in that area.

## PLANNING COMMISSION MINUTES

July 14, 2016 – Page 4

### **South Summit Ridge Development, continued:**

Mr. Humphries recommended a sound wall or trees be placed along the south and east edges of this border, and that home buyers receive a disclaimer about the potential negative effects of living beside a mining operation. Commissioner Adcock asked what the normal hours of operation for SUNROC were. Mr. Humphries replied from 7 a.m. to 7 p.m., Monday to Friday. Mr. Marker said some of the current pit area was in Juab County, and SUNROC might have different hours when working in that section, depending on Juab County requirements. He asked Mr. Humphries if SUNROC has considered applying for an industrial protection area, which would give some litigation protection. Mr. Humphries said he will look into that.

Mike Maynes addressed the Commission. Mr. Maynes said he had moved here 5 years ago from Alaska. He said the city he lived in in Alaska had a good snow removal plan. Here, the snow had blocked his yard for weeks. He understood the City did not have a big snow removal budget, so developers needed to have snow removal places to put the snow in. Melanie Maynes said in the summer these places could be summer parks for children to play on.

Matt Mills addressed the Commission. Mr. Mills asked if the streets in this development would be private property or maintained by the City. Mr. Marker said they would be private streets. Mr. Mills said there was a huge problem in Summit Ridge with keeping buildings up to a high standard, and he hoped the new development would maintain the same standards, and not regress with junk cars and unsightly trash on the streets.

Craig Barlow addressed the Commission. Mr. Barlow said Summit Ridge had a single access, only one road to get out of the development. People could get trapped up there during a brush fire. After it was clarified that the switch in sides of the townhomes and single family homes would put the townhome traffic on Summit Ridge Parkway rather than Sageberry Drive, Mr. Barlow said he preferred the switch.

Melanie Maynes addressed the Commission. Ms. Maynes said she had seen only one set of elevations, and was curious as to whether all the townhomes would be two story, or if they would be higher. Mr. Marker said the City did have a height maximum of 50 feet. Ms. Maynes said they had looked at several states when deciding where to settle, and found a gorgeous property in Summit Ridge where super nice large homes could have been built. Instead ‘teeny things’ were going in. She asked why every inch had to be filled in, and if at some point the City did not want agriculture to stay.

Mr. Marker said the City had received emails from two individuals regarding the project, which will be included in the record. He read the emails to the Commission.

Scott Beesley addressed the Commission. Mr. Beesley asked if a study had been done on whether this kind of housing was needed. He said he would like to keep the CC & R’s intact. He asked if the school did not want the property because it was too steep. Mr. Marker said the school had decided on another site due to the location of most of the future school population.

Commissioner Montoya closed the public hearing at 8:30 p.m.

# PLANNING COMMISSION MINUTES

July 14, 2016 – Page 5

## **South Summit Ridge Development, continued:**

Commissioner Montoya noted that many hours and discussions, field trips and questions had gone into the amending of the General Plan. The steering committee had held many open public neighborhood meetings in order to ascertain what citizens felt they wanted for the City's future. Citizen consensus at the meetings held that agricultural rights and the City's agricultural heritage be protected.

Commissioner Montoya said as a Planning Commission their responsibility was to use the General Plan as a guiding document for the decisions made. During a public hearing, the Commission's job is to listen and, after receiving public input, discuss the issues among themselves. She expressed her gratitude for the comments made.

Commissioner Montoya said quite a bit of concern had been expressed in regard to one access in the area. The Mayor and City Council had been looking for ways to get an additional road to the north in place. Mr. Marker said the Council was very aware of the need for a second access. They were currently working on an inter-local agreement with Rocky Ridge Town for providing a first response in the event of fire, via the dirt road between Rocky Ridge and Summit Ridge. The City has also purchased land from Summit Creek Irrigation Company and is negotiating with an additional land owner to purchase a corridor through properties to the north. Road base is being put down to provide a traversable surface. Eventually an asphalted road with landscape medians will be in place.

Mr. Marker clarified the State requirement for affordable housing. A survey of known rentals has been done to help determine housing available. Mr. Marker said with the housing market skyrocketing as it is, it is anticipated that the next survey will show more affordable housing is needed.

Commissioner Adcock thanked those attending the meeting for being there, and not just staying home and listening to rumors. He said he had lived in Santaquin for 35 years, and was himself resistant to growth, as he enjoyed having 'elbow room', but growth was going to occur, and all the City could do was manage it in a way that ensured the quality of life continued. Mr. Marker said the City's overall vision was to preserve the agricultural areas while providing a commercial tax base and amenities. One way to do this was to enable growth in certain areas, allowing higher density in non-agricultural areas.

Matt Carr asked what the purpose of a development agreement was, if the General Plan trumped it. Mr. Marker said the General Plan did not trump a development agreement, but the Planning Commission would make a recommendation to the City Council based on the General Plan as well as any agreement. The Council can then decide if they want to amend the agreement or not.

Commissioner Montoya said there was a lot of information to absorb in one evening, with traffic concerns, water, sewer, topography, snow removal, SUNROC, church locations, flood mitigation and the number of units. Sewer needs were discussed. Commissioner Wood said it might be beneficial to see a revised concept which incorporated the Commission's concerns. Randy Hallam said there are always more issues with new concepts. It would be better to address the issues brought up with their engineer. The biggest issue is the number of units. He asked what the maximum amount of units they could have would be. Mr. Marker said the City Council would set the parameters.

## **PLANNING COMMISSION MINUTES**

**July 14, 2016 – Page 6**

### **South Summit Ridge Development, continued:**

Mr. Marker said the City Council will decide if they want to go ahead with a new development agreement. If the decision is made to not create a new agreement, the applicants will then decide if they wish to continue with the development with a smaller amount of units. If the Council decides on a new development agreement, the developer can move forward to the preliminary design stage. The preliminary would come back to the Planning Commission for review.

Commissioner Francom made a motion to forward the South Summit Ridge Development to the City Council with a positive recommendation, with the recommendation that the Council revise the development agreement and address concerns with public safety, traffic connections, the road on the south end of property, water considerations, topography and other issues discussed in this meeting. Commissioner Lance seconded the motion.

After further discussion, Commissioner Francom amended his motion to include the additional recommendation that the Council review the density and architectural requirements for this development. Commissioner Adcock seconded the amendment. The vote to forward the South Summit Ridge Development to the City Council was unanimous.

### **Foothill Subdivision Revised Concept**

Charles Hedelius addressed the Commission. Mr. Hedelius said he understood roads for fire equipment required a hard surface. Mr. Marker said the road just needed to be able to bear the weight of a fully loaded fire truck. Mr. Hedelius said he felt using these dirt roads was just kicking the can down the road. He urged the Planning Commission to look at the Unified fire requirements, and to modify the City's so they were in line with those. He asked if they had thought about the Wasatch Fault and buildable areas. Mr. Marker said the hillside overlay zone covers any geological sensitive areas, including fire, the fault line, and wildlife corridor preservation.

Mr. Hedelius expressed his concerns about the billboards above the park location. Mr. Marker said billboards had a lot of protections under State law, and the City was not able to put anything in the corridor that blocked billboard visibility. Mr. Hedelius asked what value a park was to the community with billboard restrictions. Mr. Marker said the park would serve as a storm drain capture area, and could contain such things as a trails exercise circuit and ornamental plantings.

Mr. Hedelius asked if there were specific water pressure models studied, and after the development is built if tests are done to see if reality matches up with the plans. Mr. Marker said a complete model is done in the preliminary stage, and as each phase comes in additional modeling is done to make sure everything works. The fire chief checks water flow and does a water analysis. Mr. Hedelius said when five new homes were built around him he noted a substantial decrease in his water pressure, and he questioned the process and validity of the models and engineering used. Commissioner Montoya thanked Mr. Hedelius for his comments.

Commissioner Adcock made a motion to table the Foothill Subdivision Revised concept. Commissioner Wood seconded the motion. The vote to table the Foothill Subdivision Revised concept was unanimous.

# **PLANNING COMMISSION MINUTES**

**July 14, 2016 – Page 7**

## **Foothill Village Plat B Modification**

Commissioner Adcock made a motion to table the Foothill Village Plat B modification. Commissioner Peterson seconded the motion. The vote to table the Foothill Village Plat B modification was unanimous.

## **DISCUSSION AND POSSIBLE ACTION ITEMS**

### **Parks and Recreation Capital Facilities Plan**

Dennis Marker said this is the final draft of the Parks and Recreation Capital Facilities Plan. The City Council reviewed the plan in the Council meeting held July 6, 2016. Commissioner Francom said he would like to see more diversity in the options. Soccer scored very high with families with young children, but this may be because younger children are able to play soccer but are not yet able to play some other types of sports. He said he would like to see more volleyball sand courts, and other types of fields and programs. Mr. Marker said soccer participation had doubled this year. The Council has asked City staff to get a bid on earthwork for four soccer fields.

Mr. Marker reviewed the Capital Facilities Plan, including available parks, locations and costs for new recommended parks, gaps in the park system, additional recommended trails and possible impact fees. The City currently charges a \$2500 recreation impact fee. The new recommendations will allow the City to charge up to \$3817, but the Council may decide not to do this in order to prevent stifling development. Contacting the Hales family about making a park on their property was discussed. Commission consensus held that Blue-line had done a great job on the Capital Facilities plan.

### **Final Review of Depew Subdivision**

Mr. Marker said the Planning Commission had granted conceptual approval to the Depew Subdivision, and it has now gone through the DRC process and addressed all concerns. The Planning Commission is the final approving body for this subdivision. Mr. Marker said the lots had increased slightly in size from the original concept, as the County had required duplicate septic storage tanks.

Commissioner Peterson made a motion to grant final approval of the Depew Subdivision. Commissioner Francom seconded the motion. The vote to grant final approval of the Depew Subdivision was unanimous.

### **Minutes**

Commissioner Francom made a motion to approve the minutes of June 23, 2016 as written. Commissioner Adcock seconded the motion. Commissioner Peterson abstained from the vote as he was absent during the June 23 meeting. Commissioners Adcock, Francom, Montoya, Lance and Wood voted to approve the minutes of June 23, 2016 as written.

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

#### *Main Street Ordinance*

Mr. Marker said the Main Street ordinance had been adopted by the City Council with minor changes, and was now in effect. Changes included a different parking ratio based on unit size, and the requirement that commercial parking spots be visibly designated as 'commercial parking only' during business hours.

## PLANNING COMMISSION MINUTES

July 14, 2016 – Page 8

### **Reports of Officials and Staff, continued:**

#### *General Business*

Mr. Marker said the developer of the Ben Franklin mixed use building indicated he will submit plans in the next few weeks. Owners of the property for the grocery store have indicated they will meet with City staff in a few weeks to go over the concept. The School District is closing in the near future on the North Orchards property slated for a new elementary school. No word has been received regarding a Santaquin high school.

### **Planning Commission Business**

No Planning Commission business was discussed.

### **Adjournment:**

Commissioner Adcock made a motion to adjourn the meeting. The meeting adjourned at 9:57 p.m.

---

Elizabeth Montoya, Chair

---

Linda Midgley, Deputy Recorder