



PLANNING COMMISSION MINUTES

**Santaquin City Council Chambers
June 8, 2016**

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

Others: Mayor Kirk Hunsaker, Council Members Keith Broadhead, David Hathaway, Mandy Jeffs, Nick Miller, City Manager Ben Reeves, Assistant City Manager Dennis Marker, Kim Stratton, Vern Stratton, and Brent Tanner.

Commissioner Montoya called the meeting to order at 6:00 p.m.

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Adcock offered an invocation.

PLEDGE OF ALLEGIANCE

Commissioner Wood 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 at 6:02 p.m. No comments were addressed to the Commission. Commissioner Montoya closed the Public Forum at 6:02 p.m.

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS

North Orchards Change of Use Proposal

Commissioner Montoya opened the public hearing.

Kim Stratton addressed the Commission. Mr. Stratton said he was curious about the actual location of the school, as he was unable to read the plan that was sent to his home. Dennis Marker said this proposal involved a single lot subdivision plat in the North Orchards area of the City. The property being discussed is composed of about 16.8 acres which abut existing homes on the south end and the Stratton south property line on the other. The school district is looking at a couple of concepts on the location and orientation of the elementary school on the property. Commissioner Montoya said the layout facing Center Street would be similar to the Orchard Hills School, where cars line up on the road to pick up and drop off children. She said it would be safer to have cars line up somewhere other than Center Street.

Mr. Stratton asked how wide Center Street and 200 East would be. Mr. Marker said the 99 foot right-of-way on Center would include 5 lanes, a trail, sidewalk, planter strip and landscaped corridor, leaving 56 feet of asphalt. 200 East will have 56 feet of right-of-way.

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North Orchards Change of Use, continued:

Mr. Marker said this development, which will be implemented in place of approximately 50 residential homes, would have less impact on City services and greater impact on traffic during school drop off and pickup hours. Commissioner Lance noted that a lot of families were very excited to have an elementary school in the north part of town.

Jennifer Larsen addressed the Commission. Ms. Larsen said she lived on 730 North and had some concerns with the proposed south facing orientation. A lot of small children play in the streets, which are very narrow. She said the traffic around the school would produce an enormous amount of congestion with this orientation, and would prefer the school to face Center Street. The Commission discussed possible traffic routing with the two orientations. Mr. Marker said traffic concerns would need to be addressed, and the school district could be required to provide a traffic model.

Royal Land Drive was intended as a master plan major road, to run east and west from Orchard Cove Park to Orchard Lane. The school district has been informed of the intended road placement. The Orchards developer will need to either work with the Stratton family to move the road to the south corner of their property, or install the road where it was previously planned. The school will need to construct Royal Land along the previously approved alignment if another road location cannot be worked out. A portion of the Stratton property was previously dedicated for the Royal Land road alignment.

Nick Miller addressed the Commission. Mr. Miller said he lives on 100 East, and would like to see 780 North made wider to help with traffic. He said he felt better knowing Royal Land Drive would continue through. Commissioner Montoya said a parking lane on the east side of Center Street for people picking up children would be helpful. Mr. Marker said originally there was not enough day traffic to warrant 5 lanes on Center Street, but continued development will make widening Center Street and putting in improvements necessary.

Commissioner Montoya closed the public hearing. Commissioner Wood asked how this proposal would fit into the existing development agreements, and how it would influence development. Mr. Marker said the development agreement adopted in 2004, which included the Farley, Pine, Greenhalgh, Stratton and several other families, established the general uses allowed on properties, densities, and amenities. A school was not specifically anticipated, but the zoning in place allows schools as a permitted use. The development agreement is now considered void, but the developer can still move forward with previously approved plats. Mr. Marker said the Orchards developer was starting to work with engineering firms to lay out a new concept for the east and west sides of Center Street.

Commissioner Adcock asked about possible infrastructure impact on Center Street from the project. Mr. Marker said the school district can connect to water and irrigation in Center Street, but no sewer is available. The school district will need to provide a plan for how to get sewer to the Ginger Gold sewer line which flows west to the city's lift station. The new concept will likely address the school's needs.

Mr. Marker said the Planning Commission is the approving body for this subdivision plat, and staff recommended the plat be approved contingent on completing the DRC process.

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North Orchards Change of Use, continued:

Commissioner Adcock made a motion to approve the proposed change of use on the North Orchards property and the single lot plat, subject to review and approval by the DRC. Commissioner Adcock amended his motion to require a traffic model/study be made. Commissioner Smith seconded the motion. The vote to approve the proposed change of use and single lot plat was unanimous.

Minutes

Commissioner Adcock made a motion to approve the minutes of May 26, 2016 as written. Commissioner Lance seconded the motion. Commissioners Francom, Montoya and Peterson abstained from the vote as they were absent during the May 26 meeting. Commissioners Adcock, Lance, Smith and Wood voted to approve the minutes of May 26, 2016 as written.

Reports of Officials and Staff

No official reports were brought to the attention of the Commission.

Planning Commission Business

No Planning Commission business was discussed.

Adjournment:

Commissioner Lance made a motion to adjourn the meeting. The meeting adjourned at 6:40 p.m.

Elizabeth Montoya, Chair

Linda Midgley, Deputy Recorder