



PLANNING COMMISSION MINUTES

**Santaquin City Council Chambers
May 26, 2016**

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

Others: Assistant City Manager Dennis Marker, Kenyon Anderson

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

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Lance offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner Adcock led those present in the Pledge of Allegiance.

AGENDA

No changes were made to the order of the agenda.

PUBLIC FORUM

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

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS

Main Street Zone Standards

Commissioner Lance opened the public hearing. Kenyon Anderson addressed the Commission. Mr. Anderson said he is an optometrist who works in Santaquin, and he and a local dentist are trying to find a permanent location in the community. He feels the 80% masonry requirement on buildings in the Main Street Zone is too high. He expressed his dislike for buildings that have a lot of masonry, and said he would prefer a look more like the City building, which appears to be about 50% masonry and 50% stucco. He said most professional buildings are about 30% brick.

Commissioner Lance said longevity was one of the reasons behind the push for more masonry. The City's General Plan also states a late 1800's theme is desirable for the Main Street business district. Mr. Anderson said the all brick building in town was boring. Commissioner Adcock noted that it still looks like new, in spite of the intense use it has. He added that rock or stone can be used as an accent, which meets the ordinance requirements but gives a different look. Mr. Anderson asked why the City had to be that restrictive, when the town was starving for businesses. He said the City building was shown on the website, and that should be what the town looks like. Mr. Marker said the building had been constructed before the present architectural standards were adopted. The outside materials for several business buildings in surrounding areas were reviewed.

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Main Street Zone Standards, continued:

Mr. Anderson said he felt there were not a lot of opportunities in Santaquin for business to locate here, and no reasonably priced properties available. He would like to see a larger zone for business development that would connect the three parts of the City - Summit Ridge, the East side, and the center of town - together. He said a lot of people still do not know he has a business in town, although he has been here for a few years. Mr. Anderson said the Ridley group is not willing to sell any of their land, and is only willing to lease the space around the grocery store.

The Commission discussed having different architectural standards for the three Main Street Zones, and different standards for single family homes, multi-family developments, single story business buildings, and multi-story buildings. After further discussion, the Main Street Ordinance, Section 10-7M-9 E, Building Materials, was changed to the following:

Section 10-7M-9: E Building Materials

1. Primary Exterior Materials:

- a. Primary exterior finish materials shall make up at least the percentages of building elevations shown in the table below, eighty percent (80%) of the building after the transparent area, defined in this article, is deducted:

<u>Building Area / Elevations</u>	<u>CBD</u>	<u>MSC</u>	<u>MSR</u>
<u>Single Family Main Floor facing a public street</u>	<u>NA</u>	<u>NA</u>	<u>50%</u>
<u>Single Family Upper floors facing a public street</u>	<u>NA</u>	<u>NA</u>	<u>30%</u>
<u>Multi-Family Main Floor</u>	<u>NA</u>	<u>100%</u>	<u>100%</u>
<u>Multi-Family Upper Floors</u>	<u>NA</u>	<u>30%</u>	<u>30%</u>
<u>Commercial Single Story Buildings</u>	<u>NA</u>	<u>50%</u>	<u>50%</u>
<u>Ground floor of a mixed use or commercial multi-story building</u>	<u>80%</u>	<u>80%</u>	<u>80%</u>
<u>Upper floors of a mixed use or commercial building visible from public rights-of-way</u>	<u>50%</u>	<u>30%</u>	<u>30%</u>
<u>Upper floors of a mixed use or commercial building not visible from public rights-of-way</u>	<u>30%</u>	<u>30%</u>	<u>30%</u>

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Mr. Anderson was thanked for his contributions to the discussion. Commissioner Lance closed the public hearing.

Commissioner Smith made a motion to forward the Main Street Zone standards to the City Council with a positive recommendation. Commissioner Wood seconded the motion. The vote to forward the Main Street Zone standards to the City Council was unanimous.

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Minutes

Commissioner Adcock made a motion to approve the minutes of May 10, 2016 as written. Commissioner Smith seconded the motion. The vote to approve the minutes of May 10, 2016 as written was unanimous.

Reports of Officials and Staff

Joint Council and Commission Meeting

The Nebo School District has requested a review of a planned use change for 14 acres at approximately 700 North and Center Street. They plan to build a new elementary school on the site in the spring of 2017. The elementary school will displace about 30 potential homes. Schools are generally a driver for more area development.

As the School District wishes to have this done as soon as possible, a public hearing will be held on Wednesday, June 8, at 6 p.m. in a special Planning Commission meeting. The joint session with the City Council regarding the Main Street Zone standards will be held immediately following the Planning Commission meeting.

June 23 Agenda

A public hearing on the PUD ordinance amendment is scheduled for the June 23, 2016 Planning Commission meeting.

Planning Commission Business

No Planning Commission business was discussed.

Adjournment:

Commissioner Adcock made a motion to adjourn the meeting. The meeting adjourned at 8:27 p.m.

Kylie Lance, Chair Pro-tem

Linda Midgley, Deputy Recorder