



## **PLANNING COMMISSION MINUTES**

**Santaquin City Council Chambers  
May 12, 2016**

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

**Others:** Assistant City Manager Dennis Marker, Scott Peterson.

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

### **DISCUSSION AND POSSIBLE ACTION ITEMS**

#### **Park View Townhomes**

Mr. Marker said when the Park View townhomes had been reviewed previously by the Commission, the plat had been split into two phases, one with five units and the second with seven units. Questions had been raised about property tax implications and ownership issues with the plat showing only five of the twelve units. It was agreed by the developer that it would be better to plat all twelve units. Mr. Marker said the townhomes had already been approved, and this plat was prepared in order to sell the units individually. For tax purposes, the county will allocate the value of the common area proportionally to the units.

Commissioner Peterson asked if the townhome plat still needed to be reviewed by the DRC. Mr. Marker said the plat would be reviewed in order to check closures, etc. Commissioner Lance asked if the garages would access from the back. Mr. Marker said the garages are tucked under the units.

Commissioner Lance made a motion to forward the Park View townhome plat to the City Council with a positive recommendation, contingent on DRC review and approval. Commissioner Adcock seconded the motion. The vote to forward the Park View townhome plat to the City Council was unanimous.

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## PUD Ordinance

The following addition and changes were made to the PUD ordinance

### 10-7K-3

*'Only developments having more than 20 acres and which are located within the R-10, R-12' was changed to 'Only developments having more than 5 acres and which are located in the RC, R-10, R-12'*

10-7K-4B was changed to:

*Parking. Parking shall be provided in accordance with Title 10-14 of this Code as well as the following minimum standards.*

- 1. Garages: Each single family attached or detached dwelling unit in a PUD shall include at least a two (2) car garage that measures no less than twenty (20) feet by twenty (20) feet. Apartment or stacked condominium style housing may have uncovered parking.*
- 2. Guest Parking. Where guest parking is provided, such shall be located within two hundred feet (200') of the dwelling entrances served.*
- 3. Covered Parking. The architecture of any covered parking structures shall incorporate the architectural materials and design elements of the structures within the PUD.*

### 10-7K-4C

The minimum yard area for a detached single family home was changed from 70% to 60% of the underlying zone. *'Landscaping regulations of this chapter'* was changed to *'landscaping regulations of this Title'*

The following chart was added

| Type   | Elevation facing a public or private street   | Side Elevation  | Rear Elevation                          |
|--|---|---|---|
| Detached single family   | 60% masonry Coverage*   | 30% masonry coverage* when not located behind an opaque fence | No minimum masonry coverage is required |
| Cluster Single family (aka Common Drive Detached Patio Home)<br>Attached Single Family |   |   |   |
| Live Work Residences   | Exterior finish materials on the main floor areas shall be one hundred percent (100%) masonry.* Any floors above the main shall meet the above 60% standard when facing a public or private street and 30% on the other sides even if behind an opaque fence. |   |   |
| Stacked Apartments/<br>Condominiums  |   |   |   |

\*Masonry coverage includes brick, stone, concrete siding product, etc.

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### **PUD Ordinance, continued:**

Tying the PUD architectural requirements to the Main Street standards or the multi-family standards was discussed. Mr. Marker reviewed City Code Title 10-6-6, architectural standards for multi-family dwellings. Commissioner Lance noted there is a difference between a ten acre development and a duplex in the core of town. Mr. Marker clarified that, in the multi-family architectural standards, windows and doors are calculated as part of the entire elevation, so the 30% masonry looks like a higher percentage. He said a development agreement was part of Council approval for any PUD, and the agreements usually contained architectural standards.

### 10-7K-4C-7e

The following wording was added 'Stacked condominiums/apartments must meet the following average minimum livable unit areas.

1. Studio Units – 500 square feet
2. One bedroom units – 750 square feet
3. Two bedroom units – 900 square feet

Density bonuses for amenities were changed as follows:

The maximum density bonus was changed from 35% to 40%.

Tot lot sized for ages 8 to 12+ was changed from 2% to 1%.

30,000 sq. ft. sports court was changed from 3% to 2%.

400 square foot bowery was changed from 4% to 2%.

Community club house per thousand feet was added, with a 2% bonus.

Decorative fencing was changed from 3% to 5%.

Decorative fencing with masonry pillars was changed from 5% to 6%.

### 10-7K-5B-3

The following wording was added: All fencing and decorative materials or treatments must be approved by the City.

The Commission briefly reviewed the requirement for six different home plans, trails and open space, landscaping, property maintenance and HOA requirements. Mr. Marker said 50 to 60 units are needed for a functioning HOA. A five acre piece in an R-8 zone would typically get 20 units, and with a PUD can get 27.

Mr. Marker said the ordinance will need a public hearing, and then can be forwarded to the City Council. He said the Orchards development may wait until the amendment is passed. Matt Hansen, the Orchards project manager, noted in an email that the exterior finish requirements seemed extreme.

Mr. Marker showed the Commission a chart of anticipated costs to a developer for roads and homes in a PUD. There is often a question if the bonus densities are enough to make putting in amenities worthwhile. If the developer improves a trail or puts in a park that is shown in the City's Parks & Recreation Master Plan they may be reimbursed from impact fees. Commission consensus held a public hearing on the PUD ordinance amendment be scheduled.

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## **Minutes**

Commissioner Adcock made a motion to approve the minutes of April 28, 2016 as written. Commissioner Smith seconded the motion. The vote to approve the minutes of April 28, 2016 as written was unanimous.

## **Reports of Officials and Staff**

### *Walking Tour*

Mr. Marker said a Mountainland Association of Governments walking tour will be held Monday, May 16 from 3 to 5 p.m. MAG has hired a consultant to put a master trail plan together, and is meeting with cities to review their pedestrian and biking facilities and to consider desired and needed changes.

### *Joint Council and Commission Meeting*

The City Council has agreed to meet with the Commission on Wednesday, June 8 at 6 p.m. to review the changes to the Main Street Zone standards.

### *City Business*

Mr. Marker said school board representatives have indicated construction of a new elementary school will begin next spring. The grocery store closed on the last needed piece of property on Monday, May 9, but this has not been reflected in the county records as yet. The City Council approved the deferral agreement for the Ercanbrack Subdivision at their May 4 meeting. The agreement defers curb, gutter, sidewalk and sewer until the road and sewer lines to the new high school are close enough to connect to.

In their May 10 meeting, the DRC reviewed the Ercanbrack Subdivision, the Depew subdivision, the Ben Franklin apartments and a new Maverik site plan. The Ben Franklin project developer indicated they plan to pull a building permit in early July. The Maverik store is adding additional fuel pumps to the east of the building for RV use. Main Street will be extended 200 feet to the east for this addition. Commissioner Adcock said he understood the LDS church would be pulling a building permit for a new chapel on the north end of town in the near future.

## **Planning Commission Business**

No Planning Commission business was discussed.

## **Adjournment:**

Commissioner Wood made a motion to adjourn the meeting. The meeting adjourned at 8:25 p.m.

