



PLANNING COMMISSION MINUTES

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

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

Others: Assistant City Manager Dennis Marker, Scott Crenshaw, and Matt Hansen.

Commissioner Montoya called the meeting to order at 7:03 p.m.

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Montoya offered an invocation.

PLEDGE OF ALLEGIANCE

Commissioner Peterson 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.

DISCUSSION AND POSSIBLE ACTION ITEMS

North Orchards Revised Concept

Mr. Marker said this is the third time the Planning Commission has considered this concept. He reviewed the history of the development, which was annexed in 2004. A development agreement was made at that time, which is now considered void, due to non-compliance by previous owners. Plat approvals have been extended by City Council action and/or plat recordation for Orchards A, B, C, D, L, and M, and Apple Hollow A and B. The Planning Commission held a public hearing on the new concept on January 28, 2016, at which time the concept was tabled. A partial review was held March 28, at which time staff was instructed to evaluate the concept based on the current PUD ordinance and bring back a recommendation.

Mr. Marker reviewed the number of units and open space under the original proposal and the two proposed concepts for the Orchards and Apple Hollow subdivisions. There is a small area that was originally proposed for RV storage. In answer to a question from the Commission, project manager Matt Hansen said there were no definitive plans for the RV area at this time, and the developer would lean towards a general consensus of what was good for the community. Mr. Marker said the previous owners had indicated a piece of ground north of the railroad tracks would be dedicated to the City for the Highline Canal trail. Possible open space areas were discussed, including the storm detention basin.

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North Orchards Revised Concept, continued:

Mr. Marker reviewed the PUD ordinance minimum standards and amenities needed for bonus density. North Orchards is compliant with the minimum standards for acreage, HOA establishment and the 15% open space (maximum of 50% storm drain facilities) requirement. Information is not yet available on some of the other standards, such as the garage capacity per unit, guest parking, unit and lot size minimums, open space maintenance, roof pitch, material colors and elevation standards.

One of the current elevation standards for a PUD requires 100% masonry on the front of buildings. Commission consensus held this standard was excessive. Commissioner Montoya made a motion to include revision of the PUD code on the next Planning Commission agenda. Commissioner Smith seconded the motion. The vote to place the PUD code on the next meeting agenda was unanimous.

Up to 35% additional density may be given for specific amenities. These amenities include recreation features, increased open space, perimeter fencing, themed architecture and special features, such as public art. As presently proposed, the west side of the development is eligible for a 21% density increase, for a total of 400 units. The developer has proposed 421 units. Mr. Marker said it was possible if the east and west sections are considered together additional densities will be available. Commissioner Montoya asked if the developer would be open to including more special features for additional densities. Mr. Hansen said their primary concern was to keep the momentum going on the west side. He added that the numbers would be closer when the area for the new church was considered, and the plan could be converted when exact ratios were known. Mr. Marker said some information is still needed on architectural details. He suggested other completed sections of the development could be looked at to determine the amount of open space already dedicated, with the intent of applying any excess percentage to this phase. The concept could be returned to the Planning Commission with more exact figures.

Commissioner Smith made a motion to table the North Orchards revised concept, pending additional information. Commissioner Lance seconded the motion. The vote to table the North Orchards revised concept was unanimous.

Main Street Zone Standards

During the work session held immediately prior to the regular meeting, the following changes were made to the Main Street Zone Standards;

10-7M-9-D-1 Building Materials:

'Primary Exterior Materials: Primary exterior finish materials shall make up at least eighty percent (80%) of the building after the transparent area, defined in this article, is deducted. They shall be low reflectance, have natural textures, and utilize natural earth tone colors. Examples of permitted materials include: brick, stone, split faced block, or cut stone. The use of all glass exterior, smooth faced concrete block, prefabricated steel panels, EIFS (stucco) and masonry siding shall be prohibited as the primary building materials. Non-masonry siding is prohibited' was changed to:

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Main Street Zone Standards, continued:

'a. Primary Exterior Materials: Primary exterior finish materials shall make up at least the following percentages of building elevations after the transparent area, defined in this article, is deducted.

-100% of all ground floor elevations

-50% of all elevations above the ground floor which face a public street or can be viewed by the traveling public from a distance of 250 feet or less

-30% of all floors above the ground floor in any other viewing location or distance

b. Primary exterior finish materials shall be low reflectance, have natural textures, and utilize natural earth tone colors. Examples of permitted materials include: brick, stone, natural split faced block, or cut stone. The use of all glass exterior, smooth faced concrete block, prefabricated steel panels, corrugated metal, EIFS (stucco) and masonry siding shall be prohibited as primary building materials. Non-masonry siding is prohibited.'

10-7M-9-D-2:

'EIFS materials may be utilized for accents' was changed to 'EIFS materials may only be utilized for accents'.

10-7M-9-D-3:

'Accessory Structures: Accessory structures, such as gasoline pump canopies, utilities (gas, electric), and other accessory structures' was changed to 'Accessory Structures: Accessory structures, such as gasoline pump canopies, utilities (gas, electric), trash enclosures and other accessory structures'.

During the regular meeting the following changes were made to the Main Street Zone Standards;

10-7M-9-D:

The following wording was added:

'5. Wrapping: Where the two sides of an extruding corner element are visible, materials and design elements shall wrap the visible corner and may only terminate at an interior corner location or the terminus of the visible wall plane.

E. Tenant Space Design

- 1. All ground floor tenant spaces for non-residential uses shall have a minimum of 800 square feet. Live/work units with residential areas on a separate floor from the business entrance must have at least 1600 square feet.*
- 2. Each tenant space should be provided distinction from adjacent tenant spaces through use of differing colors, materials, signage, design elements or combinations of such.*

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Main Street Zone Standards, continued:

3. *Residential units shall comply with the multi-family requirements outlined below.*
4. *All sides of a building or buildings within a larger development, which face a public street must be designed to accommodate non-residential tenants on the ground floor.*
5. *All buildings within a mixed use development must have a minimum of 30% residential uses or at least all tenant spaces on the ground floor, which face a public street, being reserved for non-residential uses. Such uses may be independent from or directly accessible by residential tenants in the development.*

Commissioner Wood expressed his concern with the impacts of lights on surrounding neighborhoods. Mr. Marker said lights in parking lots were required to be directed downward. Retail outlets cannot use Wal-Pak lights to illuminate parking lots. He said it has proven safer, because of glare issues, to have shielded lighting around a building and separate parking lot lighting.

The following section was added to 10-7M-9:

F. Building Lighting. All lighting on the exterior of buildings shall be shielded and directed downward. The intent of this is to limit the amount of light spill and night sky pollution.'

After some discussion on monument signs in the downtown area, including sight issues with cars and trees, pedestrian access and targeted audiences, the following changes were made:

10-7M-10: Signs:

1. *'externally illuminated by direct system with no direct light spill occurring off the sign (see figure 24 of this section). Internal illumination' was changed to 'externally illuminated by direct system with no direct light spill occurring off the sign (see figure 24 of this section). All lighting must be directed downward. Internal illumination'*
2. *'Monument signs are not allowed within the CBD area of this zone between buildings and the public right of way. Any monument sign must be set back at least three feet (3') from the public right of way or drive aisle and not impede visibility at intersections or driveways. The maximum size of any monument sign shall be fifty (50) square feet' was changed to 'Any monument sign must be set back at least three feet (3') from the public right of way or drive aisle and not impede visibility at intersections or driveways. The maximum size of any monument sign shall be fifty (50) square feet outside of the CDB area. Monument signs in the CBD area may not exceed 24 square feet but may exceed the maximum height limits up to 8 feet. Each project may only have one sign per street frontage with the intent that multiple tenant centers will share the sign space.'*

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Main Street Zone Standards, continued:

Scott Crenshaw said that single individuals did not use a lot of space, and FHA standards meant developers knew they would get only so much per unit, so larger studio units were not worth building. He suggested leaving the size of units up to developers. Commissioner Wood said the Planning Commission has been directed by the City Council to revise this section. Mr. Crenshaw said having larger units would lead to 5 people living in a studio unit. He said people with children are more apt to live in units with more bedrooms, and children can be very destructive.

Commission consensus held that common stairwells did not count towards unit square footage. After further discussion, including the option of requiring a specific ceiling height, the following changes were made to the Multi-family development standards:

10-7M-1-A:

'Minimum Floor Area: The minimum floor area of each unit shall not be less than eight hundred (800) square feet for a single bedroom unit, nor less than one thousand (1,000) square feet for a two (2) bedroom unit. Units with more than two (2) bedrooms shall have an average of at least one thousand one hundred (1,100) square feet per unit but no unit shall have less than ten percent (10%) of the required average.' was changed to *'Minimum Unit Size: The average minimum livable unit area shall be 500 square feet for a studio unit, 750 square feet for a single bedroom unit, and 900 square feet for a two (2) bedroom unit. No unit shall have less than ninety percent (90%) of the required average. Units with more than two (2) bedrooms shall provide an additional 150 square feet per additional bedroom.'*

Mr. Marker reviewed the 'Right Size Parking' application set up by King County. He said every parking stall costs a developer 10 to 15 thousand dollars. Requiring fewer parking spaces facilitates development. Commissioner Montoya said the Commission should keep in mind that the majority of people who live in Santaquin have at least one vehicle for commuting. The following wording was deleted from section 10-7M-11-B:

'with the following exceptions:

- a. Mixed use developments shall provide 2.5 stalls for the first eight (8) residential units of a development and at least 1.5 stalls shall be provided for each additional residential unit thereafter.*
- b. Multi-family developments shall provide 2.5 stalls for the first eight (8) units of a development and 2.0 stalls shall be provided for each additional unit thereafter.'*

The following changes were made to section 10-14-4: Parking

'D. Reduction in Parking Requirements: Businesses seeking a reduction in parking must receive special exception approval by the planning commission. Such exceptions shall be based on the following' was changed to

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Main Street Zone Standards, continued:

‘D. Reduction in Parking Requirements: Businesses or mixed-use developments seeking a reduction in parking must receive special exception approval by the planning commission. Such exceptions shall be based on at least one of the following’

7a. *‘A parking study must be conducted, which can illustrate peak hours and parking demands for the existing or proposed uses’* was changed to *‘A parking study must be conducted by a transportation engineer licensed in the state of Utah which can illustrate peak hours and parking demands for the existing or proposed uses’*

This section contains a mix of requirements and considerations. The Commission instructed staff to clarify and separate the different elements. Mr. Marker was asked to create a theme statement for the Main Street Zone to aid the ARC when reviewing future applications.

10-15-4-G: Landscape and Screening

‘Decorative Materials: Materials such as crushed rock, redwood chips, pebbles, and stones may not cover more than thirty percent (30%) of the areas required to be landscaped’ was changed to *‘Decorative Materials: Materials such as crushed rock, redwood chips, pebbles, pavers or stamped concrete and stones may not cover more than fifty percent (50%) of the areas required to be landscaped’*

10-15-4-H: Landscape and Screening

‘Clear View Areas: Landscaping near intersections shall not exceed three feet (3') in height within clear view areas’ was changed to *‘Clear View Areas: Landscaping within designated clear view areas shall comply with Title 10-6-9.’*

10-15-5: Building Landscaping

The wording *‘except within MBD areas’* was added to A & C.

10-15-5-C

‘A group of four (4) shrubs and one tree shall be provided in a landscape area or grade adjacent to the front and side elevations of a building per forty (40) linear feet or fraction thereof,’ was changed to *‘Except within the MBD area, a group of four (4) shrubs and one tree shall be provided in a landscape area or grade adjacent to the front and side elevations of a building per fifty (50) linear feet or fraction thereof,’*

Mr. Marker said a public hearing will be required on the final document. A notice will be placed in a local paper and mailers sent to residents within the zone. After some discussion, it was agreed to hold the public hearing on May 26. The City Council will be invited to a joint work session with the Planning Commission on June 8th or 9th.

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Minutes

Commissioner Smith made a motion to approve the minutes of April 14, 2016 as written. Commissioner Peterson seconded the motion. Commissioner Montoya abstained from the vote. Commissioners Smith, Adcock, Wood, Peterson and Lance voted to approve the minutes of April 14, 2016 as written.

Reports of Officials and Staff

Mr. Marker reminded the Commission that, according to the bylaws, a motion was needed to continue the meeting past 10 p.m.

Planning Commission Business

No Planning Commission business was discussed.

Adjournment:

Commissioner Smith made a motion to adjourn the meeting. The meeting adjourned at 9:59 p.m.

Elizabeth Montoya, Chair

Linda Midgley, Deputy Recorder