



PLANNING COMMISSION MINUTES

**Santaquin City Council Chambers
March 10, 2016**

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

Others: Assistant City Manager Dennis Marker, Grant Childs, Quinn Connolly, Clint Ercanbrack, Deborah Hardman, Scott Peterson and other unidentified individuals.

Commissioner Montoya called the meeting to order at 7:04 p.m.

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Adcock 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 Montoya opened the Public Forum. No comments were addressed to the Commission. For the benefit of those scouts attending, Commissioner Montoya explained the public forum process. Commissioner Montoya closed the Public Forum.

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS

Park View Condominium Plat

Commissioner Montoya opened the public hearing regarding the Park View Condominiums.

Deborah Hardman and Grant Childs addressed the Commission. Ms. Hardman stated she and Mr. Childs own the properties neighboring the Park View Condominiums. They have questions regarding their own liability, as there is no fence between the properties and children playing in the tot lot may come into their yards. Ms. Hardman asked if the trees will be cut down, if storage units will be on the property and if the condominium owners will be allowed to rent them out. She added that construction debris has been thrown in her yard, and the workers play their music loudly. She works graveyard and sleeps during the day. Mr. Childs asked about parking on the street.

Dennis Marker said no storage units will be placed on the property. Although there is only one access, the Fire Marshall feels the location, facing two City streets, will be adequate for fire control. Mr. Marker said the project meets City parking standards, but some guests will probably park on the streets.

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Park View Condominiums, continued:

In response to a question from Mr. Childs, Mr. Marker said curb and gutter in the downtown area was not required by the City Council at the time this project was approved.

Scott Peterson, the developer of the project, addressed the Commission. Mr. Peterson said he plans to be a good neighbor, and will work out the music and trash issues. He had originally planned to do a three rail fence, leaving the trees as they are, but would like to meet with Ms. Hardman and Mr. Childs at the location and discuss where they would like the fence placed and what kind would work the best. He said he liked the trees, and plans to clean up the debris underneath them and put in landscaping. However, he is willing to take out the trees if the neighbors prefer that.

Commissioner Lance asked if he intended to have covenants for all the units. Mr. Peterson said he did. Commissioner Montoya closed the public hearing.

Mr. Marker said ownership of the tot lot and the common area will be legally attached to these five units under this plat. He asked if there would be any issues for the Commission if the plat is modified in the future so all units share ownership. The CC & R's will give access to all the units built, but not ownership. After some discussion and consideration of the possibility of legal issues, Scott Peterson suggested he re-plat the project so all the units share ownership.

Commissioner Adcock made a motion to table the Park View Condominiums until the project is re-platted with all twelve units. Commissioner Smith seconded the motion. The vote to table the Park View Condominiums was unanimous.

Ercanbrack Subdivision

Adjacent property owners Bill Ferguson and Kim Stratton have both notified the City that they have no objection to the subdivision.

Commissioner Montoya opened the public hearing regarding the Ercanbrack Subdivision. Clint Ercanbrack addressed the Commission. Mr. Ercanbrack said he wanted to create two lots for his grandchildren. The nearest sewer line is only 4 ½ feet deep, and will not accommodate basements, so they would like to put septic tanks in until a sewer line is laid in a planned future street (550 East).

Commissioner Montoya said the county would make a determination on how much acreage is needed for a septic tank. Commissioner Adcock asked about the two lots sharing a septic tank, as they would be a temporary measure. Mr. Marker said the County would make the approval decisions regarding the septic tanks.

Commissioner Smith asked about the timeline on the sewer in the future road. Mr. Marker said that would be predicated on Cascade Shadows, who have indicated they would like to move forward sooner. Approval from the county for the septic tanks is needed for building permit submittal. Mr. Marker suggested the applicant and the City enter into a deferral agreement outlining when the sewer hookups would be required. Commissioner Montoya closed the public hearing.

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Ercanbrack Subdivision, continued:

Commissioner Smith made a motion to approve the Ercanbrack Subdivision, contingent on final DRC review and approval, execution of a sewer deferral agreement, and all state and local development standards being met. Commissioner Adcock seconded the motion. The vote to approve the Ercanbrack Subdivision was unanimous.

Mr. Marker said DRC approval would be the next step for the subdivision.

Steele Annexation

Mr. Marker reviewed the annexation process. The City Council accepted the proposal and the recorder's certification at the March 2 Council Meeting. The 30 day protest period for affected entities, such as government entities, school districts, etc. has begun. The Council must hold a public hearing before the annexation can be approved. The applicant is required to submit a concept plan to the Planning Commission. The Commission checks the plan and makes a recommendation on development issues, such as zoning, trails, roads, etc.

Mr. Marker said this property is shown as a business park in the General Plan. The applicant has indicated he would like to put 130 housing units here. Zoning is established when annexation occurs. Commissioner Montoya expressed her concerns about accessibility, and where the future front runner hub will be located. She said the access points did not seem to be viable. For a wide enough road to be established, the Kay family would need to grant an easement. They have indicated they are not interested in doing so. Until the Kay family grants accessibility, development will be difficult. Increased traffic may harden the Kay family resolve not to sell. Mr. Marker said the General Plan also shows business uses north and west of the lagoons, but there is no rail access there. Commissioner Wood asked how much demand there was for rail accessible manufacturing areas. Mr. Marker said he had been contacted by one manufacturer. The cost to increase rail line is \$3 million per mile.

Commissioner Lance asked if Mr. Steele felt he could get accessibility. Mr. Marker said Mr. Steele appeared to be determined, but there were a lot of development hurdles. Commissioner Lance said the family had discussed putting in a personal arena, which would be in accordance with the current zoning. Mr. Marker said they would not need to be annexed into the City to build an arena.

Mr. Marker said in order to have an at-grade crossing put in, railroad policy states three additional at-grade crossings would need to be closed. If an at-grade crossing was put in, there would be good east-west connectivity. A bridge over the crossing would cost about \$2 million. Mr. Marker expressed his concern regarding 30 South, as it is the only route past the elementary school. The school district has purchased the property behind Santaquin Elementary.

Commissioner Adcock said he did not see any benefit to the City in annexing this property. He asked if the applicant's fees would be refunded. Mr. Marker said staff time would be deducted and the difference refunded.

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Steele Annexation, continued:

Tax history shows the City would only receive about \$30 in tax monies per year if the land is annexed. Taxes would go up significantly if the land is developed. The City is already providing services to the property.

Commissioner Smith said the General Plan does call for annexing of this area, and he saw no detriment to annexing the area and leaving the zoning the same as it is now. Mr. Marker said that was a good strategic point, and the zoning would depend on how forceful the City determined to be with implementation of the General Plan. If the City Council, which approves any rezone, wants it to be a business park, they would give the property that zoning. The City Council approves any rezone.

The Commission discussed possible zoning for the property, if annexed. The Ag zone is density based, and two homes could be placed on the 48 acre property. The R-ag zone allows one home every 5 acres. Mr. Marker said he could put a chart together that would show the different zoning options and what they would mean for the property. Commission consensus held that Mr. Steele be invited to a meeting to discuss his desires for the property.

Commissioner Lance made a motion to table the Steele Annexation until Mr. Steele is available to discuss the proposal. Commissioner Wood seconded the motion. The vote to table the Steel Annexation was unanimous.

Main Street Zone Standards

Commissioner Adcock made a motion to table the Main Street Zone Standards. Commissioner Wood seconded the motion. The vote to table the Main Street Zone Standards was unanimous.

Reports of Officials and Staff

Mr. Marker said a housing expert, most likely the developer currently doing the revamp of University Mall, will be invited to the next meeting.

In answer to a question from Commissioner Lance, Mr. Marker said the Bella Vista development had not yet submitted any workable plans.

Minutes

In the minutes of February 25, 2016, in order to clarify intent, the wording *'Commissioner Smith said he would like to see tobacco shops in more public places'* was changed to *'Commissioner Smith said he would prefer to see tobacco shops in more public places'*.

Commissioner Smith made a motion to approve the minutes of February 25, 2016 as amended. Commissioner Montoya seconded the motion. Commissioner Adcock abstained from the vote. Commissioners Montoya, Lance, Smith, and Wood voted to approve the minutes of February 25, 2016 as amended.

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Planning Commission Business

No Planning Commission business was discussed.

Adjournment:

Commissioner Montoya made a motion to adjourn the meeting. The meeting adjourned at 8:34 p.m.

Elizabeth Montoya, Chair

Linda Midgley, Deputy Recorder