



PLANNING COMMISSION MINUTES

**Santaquin City Council Chambers
February 25, 2016**

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

Others: Assistant City Manager Dennis Marker.

Commissioner Montoya called the meeting to order at 7:11 p.m.

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Smith 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

Main Street Zone Standards

Dennis Marker said the State requires cities to have a General Plan, and each city follows procedures in the State code and their own city code. Zoning codes are the implementation arm of the General Plan. The specific purposes of the City's Land Use code are to encourage and facilitate orderly growth and development in the city; facilitate adequate provisions for transportation, water, sewage, schools, parks, and other public requirements; promote the sanitation and health of the inhabitants; promote safety from fires, floods, traffic hazards, and other dangers; discourage the overcrowding of land and undue concentration of population; discourage undue scattering of population and unnecessary expenditure of monies for excessive streets, water and sewer lines, and other public requirements; stabilize and improve property values; protect the residents from objectionable noise, odor, dust, fumes, and other deleterious substances or conditions, and promote a more attractive and wholesome environment. Each zone has particular objectives and characteristics. Mr. Marker reviewed the objectives for the Main Street zones. Main Street is divided into three zones, the Central Business District (CBD), the Mains Street Commercial (MSC) and the Main Street Residential (MSR).

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Main Street Zone Standards, continued:

Commissioner Peterson asked about specifying locations where smoke shops were not allowed. Mr. Marker said if the use is listed in one zone in the code, it is not allowed in zones where it is not specifically listed. Tobacco shops, which are not listed, would currently fall under commercial retail uses, which are permitted in the CBD and MSC zones.

Commissioner Montoya asked about a tobacco free buffer around schools. Mr. Marker said there was a buffer for alcohol sales but not for tobacco. Commissioner Smith said he would prefer to see tobacco shops in more public places, with a reasonable distance buffer zone for schools. Retailers may also prefer to locate their shops in strip malls. Mr. Marker said he would see if any studies on tobacco shop impacts are available.

To list a specific use, a definition must be included. After further discussion on regulation of use, staff was instructed to add a definition for tobacco specialty shops and list the use as conditional in the CBD and MSC zones, with a quarter mile buffer from elementary schools.

Mr. Marker reviewed the following changes to the current code under uses:

- Bed and breakfast homes was changed from permitted to non-permitted in the CBD and from permitted to conditional in the MSC.
- Convenience store was changed from conditional to permitted in the MSC.
- Drive in retail was changed from conditional to permitted in the MSC.
- Single family detached was changed from conditional to permitted in the MSR.
- Dwelling units above a first story was changed to conditional in all Main Street zones, to reconcile with standards for mixed use developments.
- Seasonal businesses were changed from conditional to permitted in the MSC, and from conditional to non-permitted in the MSR.
- Changing hotels from non-permitted to conditional in the MSR was considered, but remained unchanged.
- Large animal veterinary hospitals were changed from conditional to non-permitted in the MSC.

Mr. Marker said the State does not require a public hearing be held to consider a conditional use, but City code does. Commissioner Montoya noted that this helps to keep things transparent, and the Commission is happy to have public input.

Under 10-7M-4: Application of Standards:

The wording *'The Santaquin architectural review committee shall be the land use authority for determining compliance with the site and architectural standards set forth below'* was changed to *'The Santaquin architectural review committee shall be the land use authority for determining compliance with the architectural standards set forth below. The Santaquin Development Review Committee (DRC) shall be the Land Use Authority for determining compliance with all site standards set forth in this Code.'*

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Main Street Zone Standards, continued:

Under 10-7M-5: Site Layout Standards A-3, the minimum setback was increased to 10 feet in all three zones. This will allow more public display area and more landscaping. Other businesses currently located on Main Street have between a zero and a 10 foot setback. Under side setbacks, the following phrase was struck '*15 feet if side is adjacent to a residential zone*'. Under rear setbacks the phrase '*30 feet if rear is adjacent to a residential zone*' was struck.

Under 10-7M-5: Site Layout Standards A-3, Note, the following wording was added:

1. Architectural elements such as pilasters, columns, cornices, box or bay windows, or other typical ornamentations may protrude into the required setback a maximum of 2 feet. However, primary building wall planes are not allowed to extend or be cantilevered into the required setbacks.

4. Open areas between buildings shall be designed as a public plaza, business access areas, courtyards, etc., to enhance and better utilize business properties.

The following wording was deleted: *Exceptions: The zoning administrator may approve exceptions to the setback standards pursuant to the intents of the district and adopted sightline requirements, in order to create an outdoor space such as a plaza, courtyard, patio, eating area or garden between a building and the sidewalk. Such space shall have landscaping, low walls, fencing or railings not to exceed thirty six inches (36") a tree canopy and/or other similar site improvements along the front property line or sidewalk, whichever is further from back of curb.*

Under 10-7M-6 Parking Standards, Number of Parking Stalls, the wording was changed to:

1. Vehicular.
 - a. Required number of parking stalls per use, including ADA stalls, shall be as listed in chapter 14 of this title. Spaces required for the residential units shall be the same as for multi-family dwellings. Additional parking shall be required for the non-residential uses in accordance with specified ratios in Chapter 14.
 - b. Mixed use developments may have shared parking facilities based on the city's review criteria in chapter 14 of this title. However, allowable building floor area increases may be granted up to thirty percent (30%) based on use of underground parking or parking structures which complement the surrounding buildings.
 - c. For review purposes only, any parking required for residential uses must be provided off street with non-residential uses being allowed to be on street where permitted in accordance with Chapter 14 of this title.

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Main Street Zone Standards, continued:

2. Bicycle Parking

- a. Buildings whose primary use consists of medical or other professional services, general business offices, financial services, or general business services shall provide parking space for at least two (2) bicycles for every twenty thousand (20,000) square feet or fraction over thereof, not to exceed twelve (12) parking stalls.
- b. Buildings whose primary use consists of retail, eating and drinking or personal services shall provide parking space for at least three (3) bicycles for every twenty five thousand (25,000) square feet or fraction over thereof, not to exceed twelve (12) parking stalls.
- c. Bicycle parking shall consist of decorative bicycle racks which permit the locking of the bicycle frame and one wheel to the rack, and which support the bicycle in a stable position without damage to wheels, frame or components.

F. Ground Floor Storefronts Encouraged: If parking structures are utilized, ground floor storefronts along elevations adjacent to public streets are highly encouraged.

G. Secondary Access Points: Developments having parking lots which accommodate more than 10 equivalent residential units (ERU) must provide a secondary access point for ingress/egress. Connection through adjacent properties to a public road would be appropriate, but connection to or stubbing a drive aisle to adjacent properties would not be considered a second access point.

All other wording for this section was stricken.

The Commission discussed requiring playground amenities for residential units in the Main Street area. After consideration of the amount of parks and open space in the area, the following text was added under 10-7M-7: Landscaping and Streetscape Standards, A, Site Landscaping: *'Mixed use developments having residential tenants may provide playground amenities but are not required to do so'*.

Further discussion on the Main Street Zone code amendment was continued to the next Planning Commission meeting.

Reports of Officials and Staff

Mr. Marker said the next Planning Commission agenda will contain a review of the Ercanbrack subdivision, two half acre lots at approximately 450 North 400 East; Park View Townhomes, a 5 unit condominium project at 200 South and 300 West; and a proposed annexation for property east of the railroad tracks. The owner of the property proposed for annexation would like to put in 130 residential units. The City's general plan shows the long term plan for this area as industrial, such as a business park. Mr. Marker reviewed the annexation process, which can take three months or longer.

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Reports of Officials and Staff, continued:

Mr. Marker said a market professional will be invited to the Planning Commission meeting when the multi-family standards are discussed.

In answer to a question from the Commission, Mr. Marker said Ridley's grocery store has reached a verbal agreement with the Olson family and they are going through the write up process. It appears the store will be built within 18 months.

Minutes

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

Planning Commission Business

No Planning Commission business was discussed.

Adjournment:

Commissioner Smith made a motion to adjourn the meeting. The meeting adjourned at 8:37 p.m.

