



PLANNING COMMISSION MINUTES

Santaquin City Council Chambers
August 27, 2015

Commission Members Present: Chair Elizabeth Montoya, Kyle Francom, Kylie Lance, and Trevor Wood. Adam Beesley entered the meeting at 7:19 p.m. Commissioners Troy Peterson, Brian Rowley and alternate Nanette Shepherd were excused.

Others: City Assistant Manager Dennis Marker, Lee Johnson, Janna Johnson.

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

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Francom 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. Commissioner Montoya closed the Public Forum.

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS

Core Area Improvements

Commissioner Montoya opened the public hearing. Lee Johnson addressed the Commission. Mr. Johnson asked what decision had been made about changing the core area ordinance. He said his decision on where to build would depend on what had been decided. He would prefer to build on the north end of his son's property, but there were several expenses to that side that were not incurred by building on the south end, as a home had already been built there. Dennis Marker said the ordinance, as currently drafted, would allow the City to enter into an agreement with the homeowner. This agreement, if approved by the City Council, would allow for either deferring the payment of monies or deferring the immediate installation of curb, gutter and sidewalk. The 150 foot standard would still hold. The determination of the option would be at the discretion of the City engineer. This third option would allow the City to work with individual homeowners but still hold the standard for larger developments.

Mr. Johnson said four plans had been presented in the last meeting, and asked which plan this was. Mr. Marker said the ordinance would refer to an 'agreement', which would allow the City attorney to look at all four options. Currently the attorney has indicated his preference is for a development agreement. Payson City uses a deferral agreement which is basically a thin development agreement. The ordinance would allow the City a lot of flexibility for the final document.

PLANNING COMMISSION MINUTES

August 27, 2015 – Page 2

Core Area Improvements, continued:

Mr. Johnson said he would like to do the property improvements at the same time as everyone else in the neighborhood. Commissioner Montoya said the idea was to have entire blocks connected at the same time, and the City needed to move towards that goal. Mr. Marker suggested changing 11-11-1B-3-c from 'enter into an agreement with the city' to 'enter into an agreement acceptable to the city.'

Commissioner Montoya closed the public hearing.

Commissioner Lance made a motion to forward the code amendment regarding core area improvements, as amended, to the City Council with a positive recommendation. Commissioner Francom seconded the motion. The vote to forward the code amendment regarding core area improvements to the City Council was unanimous. Mr. Marker said this amendment would be on the City Council agenda on September 2, 2015.

Definition of Multi-family Development

Commissioner Montoya opened the public hearing. No public comments were addressed to the Commission. Commissioner Montoya closed the public hearing.

Mr. Marker said this item had been discussed last week, and no changes to the language had been made. There had been an issue with a citizen who wanted to block a development in his neighborhood. The citizen had presented the argument that the way the ordinance was written, having two multi-family units on the same property was a conflict with the buffer requirements, although this could be remedied by making a connection, such as a breezeway, between the buildings. This requirement would have the same impact on the property and require a superfluous architectural addition. The proposed change to the ordinance will clarify that the standards refer to multi-family developments, not just individual dwellings.

In response to a question from Commissioner Beesley, Mr. Marker said the same citizen had suggested getting rid of the City manager. The City Council did not respond to the citizen regarding this suggestion, as it was made in the Council public forum.

Commissioner Lance made a motion to forward the code amendment regarding the definition of multi-family development to the City Council with a positive recommendation. Commissioner Beesley seconded the motion. The vote to forward the code amendment regarding multi-family development to the City Council was unanimous.

Minutes

Commissioner Beesley made a motion to approve the minutes of August 13, 2015 as written. Commissioner Montoya seconded the motion. The vote to approve the minutes of August 13, 2015 as written was unanimous.

Reports of Officials and Staff

Dennis Marker said the schedule for the October APA conference was available online. Those attending can choose which classes to attend.

PLANNING COMMISSION MINUTES

August 27, 2015 – Page 3

Planning Commission Business

In response to a question regarding the grocery store, Mr. Marker said the 500 East road had been completed and the final payment processed. The grocery store developer would like to have the front of the store facing south, and the City would work on exchanging right-of-way to allow for this.

The new 200 North road would run through the area where a house is now situated. Commissioner Beesley indicated there would be a tax advantage to the Olson family heirs to wait to sell. He asked about moving the house and leasing the property to speed up the arrival of the store. Commissioner Montoya said if the grocery store wanted to come in now, they had enough property to do so. It appeared they were looking for an ideal situation and were willing to wait a bit for that to happen. Mr. Marker said the grocer is in negotiations with the Mechams for their property, and the City has sold the properties that were purchased when Orchard Lane was realigned.

Commissioner Beesley asked about naming the park around the PI pond. Mr. Marker said at one time the Ahlin family had owned all of the ground in the area, and a previous City Council had indicated they would be willing to name the park after the family. Signage has been ordered to show the name of the park as the Theodore Ahlin Park.

The City has acquired a triangle of land on Main Street to make into a gateway section for the grocery store development. Commissioner Montoya mentioned that parks in St. George and Springville had water features, and it would be fun to have a water feature at the 400 East gateway. Commissioner Beesley asked about the timing of the gateway. Mr. Marker said it was part of the Recreation Plan Update. The concept design would be provided by Bluline Design. He said the next park the City Council wanted to work on was a 35 acre piece in Summit Ridge. They are working on fill and top soil for the park at this time.

Commissioner Beesley asked if the City could get the financials from the Summit Ridge HOA. He said he believes they may have the wrong figures. Mr. Marker said the City cannot require the finances of a private entity. Commissioner Lance suggested Commissioner Beesley could go to the Division of Real Estate for help. Commissioner Montoya said there would be some kind of governing agency that oversaw things like HOA issues.

In answer to a question from Commissioner Francom, Mr. Marker said the Payson Golf Course is subsidized by the city, as are most golf courses.

Commissioner Beesley said Juab County is taking down two sets of bleachers, and it might be possible to purchase them very cheaply. He is waiting for Clinton Painter to respond to him about the bleachers. He said a local business could be asked to donate supplies to fix them up, perhaps in exchange for naming rights. The bleachers could be used at the rodeo grounds. Commissioner Montoya noted that a lot of people enjoy the bowl effect of sitting on the grass as well. Mr. Marker said the plan for the rodeo grounds included using the old public works building area located beside the rodeo grounds after the new public works buildings are completed. It was suggested the arena could also be used for a concert venue.

PLANNING COMMISSION MINUTES

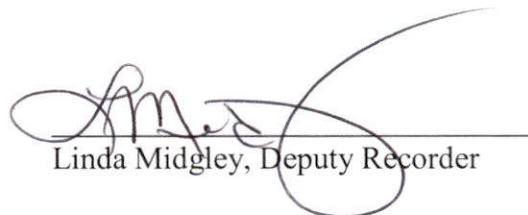
August 27, 2015 – Page 4

Adjournment:

Commissioner Beesley made a motion to adjourn the meeting. The meeting adjourned at 7:51 p.m.



Elizabeth Montoya, Chair



Linda Midgley, Deputy Recorder