



PLANNING COMMISSION MINUTES

Santaquin City Council Chambers
March 12, 2015

Commission Members Present: Chair Elizabeth Montoya, Kylie Lance, Troy Peterson, Brian Rowley and Trevor Wood.

Others: City Assistant Manager Dennis Marker, Zaloma Goodall, Dalayn Bing, Marc Bing, and Jimmy DeGraffenried.

Commissioner Montoya called the meeting to order at 7:05 p.m.

INVOCATION / INSPIRATIONAL THOUGHT,
Commissioner Montoya offered a word of prayer.

PLEDGE OF ALLEGIANCE
Commissioner Rowley 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

Goodall Subdivision
Commissioner Montoya opened the public hearing. Mr. Marker said this item had been reviewed in the February 26, 2015 Planning Commission meeting. The applicant plans to take five existing parcels and adjust the lot lines, making one new lot and two infill lots on the corners of the block. All lots comply with City standards. Mr. Marker recommended the developer work with staff to finalize the recording process. Commissioner Montoya closed the public hearing.

Commissioner Peterson made a motion to forward the Goodall subdivision to the City Council with a positive recommendation, on the condition that the developer work with city staff through the recording process. Commissioner Rowley seconded the motion. The vote to forward the Goodall subdivision to the City Council was unanimous.

Foothill Village Modified Preliminary
This item was discussed in the work session. Mr. Marker said the Development Review Committee had reviewed the subdivision and felt comfortable forwarding it with a positive recommendation. Commissioner Montoya asked Mr. DeGraffenried if there was a possibility of adding patio or cottage single level homes. She said many older people preferred single level homes, and nothing like that was available in the community now. Mr. DeGraffenried said he was not a fan of cottage and twin homes, as he felt townhomes were easier to keep looking nice. He said he did not want any area to look like rental units, but this type of home could be a possibility.

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Foothill Village, continued:

Mr. Marker said it would make sense to have smaller homes in the area transitioning to multi-unit. Commissioner Lance said typically older home buyers prefer maintenance free homes. Mr. DeGraffenried said he could see the homes along the townhome area as part of the HOA.

Commissioner Peterson Troy asked about 60 foot frontages for small single family homes. Mr. Marker said he and Mr. DeGraffenried have talked about shrinking the lots by the townhomes, which would add green space and allow two more units. This could be done in another section of the development as well. Mr. DeGraffenried said his objective was to keep the lots as big as possible, though he could see some value in quarter acre lots. All the designs are not completed yet.

Mr. Marker showed pictures of a townhome development in Sandy with single level homes at the end of the buildings. Mr. DeGraffenried said he liked that design and would definitely look at doing that. Commissioner Peterson commented that would be a better fit for senior housing. Mr. DeGraffenried indicated he may do the townhome phase sooner than originally planned. It was clarified the former roundabout is now a 4 way stop. Commissioner Peterson asked if there would be similar changes in the future phases. Mr. DeGraffenried said he believed people move to Santaquin for the space, and he would try to go with bigger lots.

The City fish pond near the development was discussed. Citizens will be able to fish starting this spring. The pond has been dedicated to the City, and Santaquin staff will maintain it.

Mr. Marker said the agreement with the property owner to the south would need to be amended to allow this modified phasing plan. Utilities are to be connected to the property owner's property by the third phase. Commissioner Peterson said the road in phase 2 are offset. Mr. Marker said they will need to be aligned or moved to meet City requirements.

Commissioner Lance made a motion to forward the Foothill Village modified preliminary to the City Council with a positive recommendation, based on the following findings: that the Foothill Village Plat was previously approved by the City and the proposed modifications are consistent with the development agreement approved by the City; that the proposed development is consistent with the long range plan for the area in that the density is approximately 2.5 units per acre where 2-10 units per acre is planned; that over half of the water has been dedicated for the entire foothill village development and additional water or money-in-lieu of water will be dedicated to handle the needs of this development; and under the following conditions: that the developer/owners complete all necessary final review processes required by city ordinance; that the development complies with all application construction and development standards, and that the proposed phasing plan is amended into the development agreement between Santaquin City, Irewood Nevada, and Rich Barton. Commissioner Peterson seconded the motion. The vote to forward the Foothill Village modified preliminary was unanimous.

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Minutes

Commissioner Rowley made a motion to approve the minutes of February 26, 2015 as written. Commissioner Lance seconded the motion. The vote to approve the minutes of February 26, 2015 as written was unanimous.

Reports of Officials and Staff

Dennis Marker said the City has received a request from Angela Lance to process a code amendment for the RC zone. Ms. Lance owns property next to Orchard Hills Elementary, and has previously run a dog grooming business. She would like to run a boarding facility for cats and dogs. Dog kennels are not allowed in any City zone at the current time.

The RC zone is set up so property can be developed as residential or commercial, but not as mixed use. Four areas in the City are zoned RC. All RC zone residents would need to be notified of this proposal. Commissioner Montoya said she thought the school district would be interested in the possibility of dog kennels next to the school. Sometimes there are issues with children and dogs in a yard, and many children walk that way to school. Commissioner Lance said she saw this as a conflict with the school. Mr. Marker indicated the standards would have to be reviewed carefully.

At the March 11, 2015 meeting, the City Council approved an annexation by South Ridge Farms. Most of the property was zoned AG, with the exception of a small R-20 zone area and an R-43 zone on an existing home site. The property behind the red barn has been purchased by Quality RV, who would like to put an RV sales lot there.

Holiday Oil has purchased the old Conoco site, and plans to open a gas station. They have put new gas tanks in. There is an issue with the large pole sign currently on the property. The sign ordinance says businesses along I-15 or major arteries can have pole signs, if they are within 1000 feet of freeway off ramps. The Conoco station is approximately 1350 feet from the freeway, which is too far under the current ordinance for this type of sign. Only monument signs, which can be up to ten feet high with berming, are allowed on Main Street at this distance from the freeway. As the sign has not been used for over 12 months, it is now non-conforming. The Commission held an extensive discussion regarding the sign issue, including Main Street aesthetics, visibility from the freeway, benefits and limits to the signs, and the footage change desired.

Commissioner Montoya made a motion to amend the sign ordinance to allow pole signs on Main Street up to 1500 feet from the freeway off ramp. Commissioner Rowley seconded the motion. The vote was as follows:

Commissioner Lance	Aye
Commissioner Montoya	Aye
Commissioner Rowley	Aye
Commissioner Peterson	Aye
Commissioner Wood	Nay

The motion passed by a majority vote. Mr. Marker said he would begin the amendment process and the item will probably be on the Planning Commission agenda in April.

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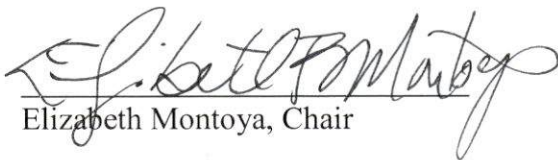
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Planning Commission Business

No business was brought to the attention of the Commission.

Adjournment:

Commissioner Montoya made a motion to adjourn the meeting. The meeting adjourned at 8:14 p.m.



Elizabeth Montoya, Chair



Linda Midgley, Deputy Recorder



MEMORANDUM

May 2, 2014

To: Mayor and City Council via Planning Commission
From: Dennis Marker, Community Development Director
RE: Modified Preliminary Plat Request for Foothill Village

City Council Actions Needed

1. Grant Approval/Conditional Approval/Denial of the request after Planning Commission recommendation.

Planning Commission Actions Needed

1. Provide a recommendation to the City Council on the proposed Modified Preliminary Plat.

Background

Mr. Jimmy DeGraffenried (Applicant) is requesting the City approve a modified preliminary plat for that portion of the Foothill Village development, which he controls (See accompanying powerpoint). The original preliminary Plat encompassed the entire Ahlin ranch property and was granted approval by the City Council through development agreement attached to City resolution 03-03-2014. The Applicant desires to change the development plan to provide a product appealing to different markets, which necessitated alteration of roads, lot sizes, uses and anticipated green space areas. City Code requires significant changes to be reviewed by the Planning Commission and City Council before final plat approvals can be considered.

Changes from the original preliminary plat approval include:

- Increased density along Highland Drive
- Decreased density toward east end of property.
- Total lots is reduced from 244 to 186 (23.8% reduction)
- Alteration of phase boundaries for the development area
- Reduction of trail systems
- Increase in area to be dedicated to city for open space.

Access. Access to the project will be in accordance with the City approved development agreement.

Water Rights. Summit Creek irrigation shares have been dedicated for all of Phase 2 of the Foothill Village development. The current development agreement enables the applicant to provide money-in-lieu of dedicating water for the phase 1 area.

General Plan. The general plan for this area includes large areas being set aside for a sports complex and other park facilities as well as residential densities ranging between 2 and 10 units per acre. A cost

Exhibit B

estimate and concept design was prepared by city staff for the sports complex. After presenting findings to the City Council, staff were directed to pursue other options and thus the applicant is not including such lands in their modified preliminary plat. The proposed overall density for the development is 2.47 units per acre with some areas having over 12 u/a, and others having 2.5 u/a.

Parks and Open Space. The previous submittal included multiple trail systems and connectivity through blocks and to the Ahlin Park. Much of the open space was to be maintained as common area by the development. The current proposal includes trails along Highland Drive and along Stoneside Street. The high density area has been reconfigured to accommodate three tot-lot facilities and the land between Highland Dr. and I-15 is being dedicated to the City for open space and storm drain facilities to be incorporated into a linear park.

Staff Recommendation

Staff recommends the Planning Commission forward a positive recommendation for the Foothill Village Phase 1 Preliminary Plat to the City Council, based on the following findings and conditions:

Findings.

1. The Foothill Village Plat was previously approved by the City and the proposed modifications are consistent with the development agreement approved by the City.
2. The proposed development is consistent with the long range plan for the area in that the density is approximately 2.5 units per acre where 2-10 units per acre is planned. Twelve acres of park space is still being dedicated although the City has elected to not move forward with a sports complex on the property.
3. Over half of the water has been dedicated for the entire foothill village development and additional water or money-in-lieu of water will be dedicated to handle the needs of this development.

Conditions

1. The developer/owners complete all necessary final review process required by city ordinance.
2. The development complies with all application construction and development standards.
3. The proposed phasing plan is amended into the development agreement between Santaquin City, Irewood Nevada, and Rich Barton.

Foothill Village

Preliminary Plat Modification Request



Foothill Village

Planning Commission Actions Needed

- Consider the request to modify the preliminary plans.
- Make a recommendation to the City Council on the request.

City Code, 11-5-7.B. requires any significant modification of a preliminary plat to be reviewed by the DRC and receive a recommendation from the Planning Commission before being considered by the City Council.

- DRC has forwarded a positive recommendation for current proposal.

Foothill Village

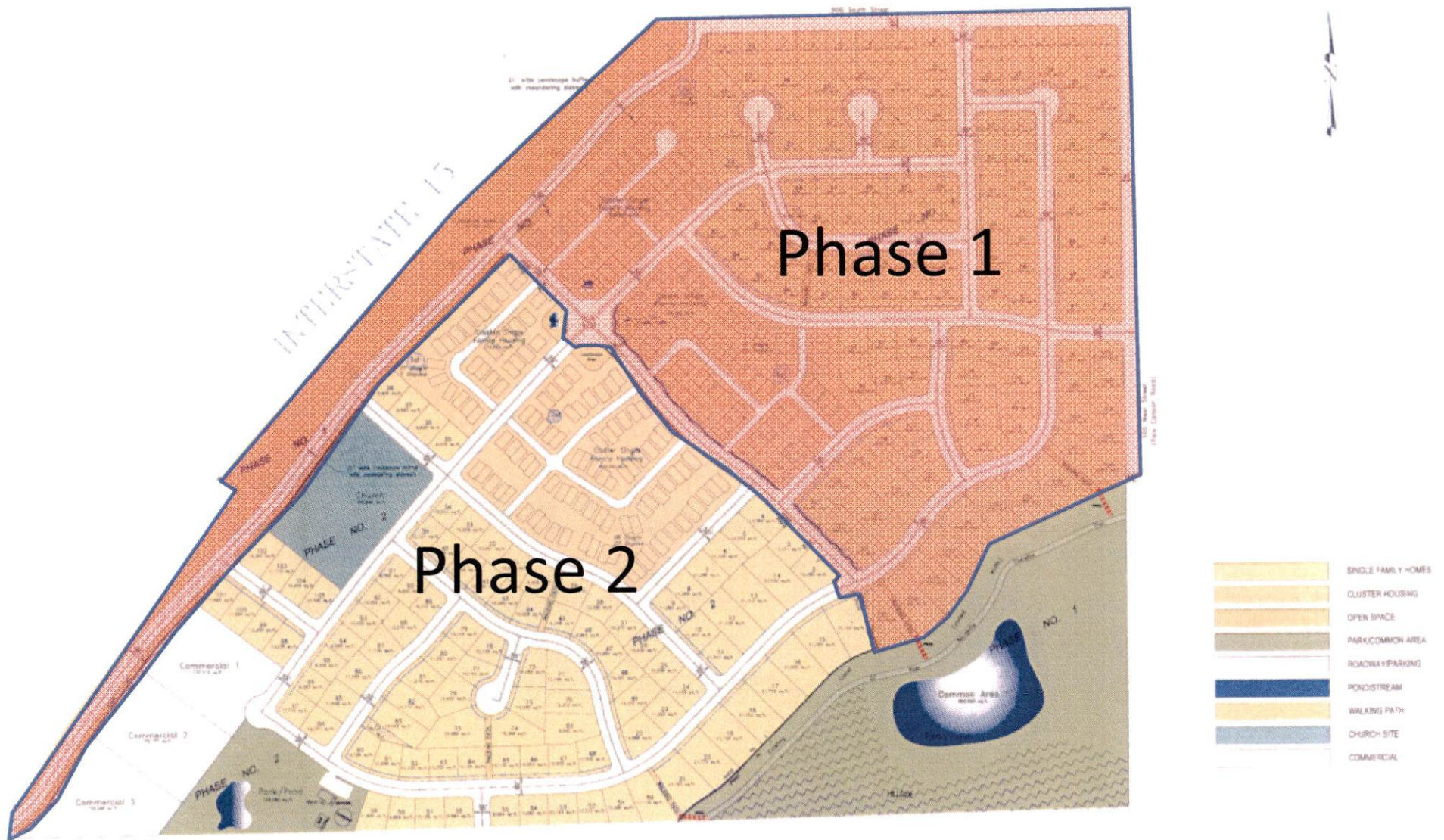
Current Preliminary Plat Approval

Includes Mix of Uses

- Open Space
- Twin Homes
- Clustered Units
- Single Family
- Religious
- Commercial



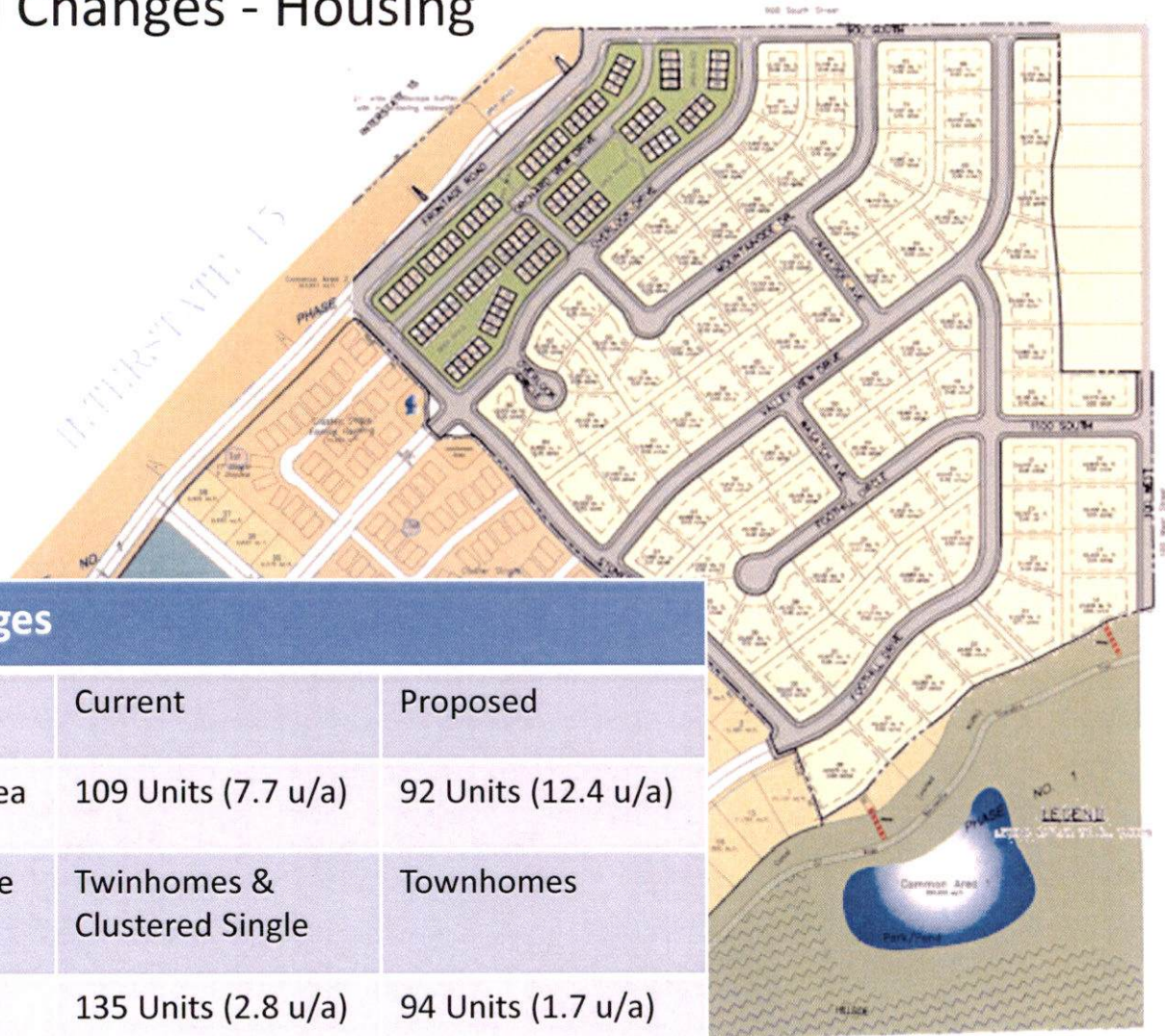
Foothill Village



This request only covers Phase 1. Changes to Phase 2 may come in the future.

Foothill Village

Proposed Changes - Housing



Major Changes

Use	Current	Proposed
High Density Area	109 Units (7.7 u/a)	92 Units (12.4 u/a)
High Density Use	Twinhomes & Clustered Single	Townhomes
Single Family	135 Units (2.8 u/a)	94 Units (1.7 u/a)
Total Units	244 (3.24 u/a)	186 (2.47 u/a)

Foothill Village

Water and Sewer Systems



Linear Park Area

Foothill Village

Currently approved Trails/Open Space

Previous Trails & Features

Trails within neighborhoods included extra wide planter-strips between curb and sidewalk



Foothill Village

Trails/Open Space



Proposed Trails



Linear Park Area

Eastern homes have backyard recreation space.
Western lots have greater HOA amenities.
Preservation of open space along Ahlin Park
Dedication of lands along I-15 for linear park.