



PLANNING COMMISSION MINUTES

Santaquin City Council Chambers
February 26, 2015

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

Others: City Assistant Manager Dennis Marker, Scoutmaster Thad Rowley, Scouts Jared Rowley, Bryce Mecham, David Rowley, Justin Freeman, Peyton Kunz, Jeremiah Coombs and other unidentified individuals.

Commissioner Montoya called the meeting to order at 7:00 p.m.

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Rowley offered a word of prayer.

PLEDGE OF ALLEGIANCE

Scout Bryce Mecham 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

Goodall Subdivision

Mr. Marker said the Goodall subdivision is a discussion item only, and notices will be sent out for a public hearing on March 12. In order to address inheritance issues, the developer of this subdivision, Marc Bing, would like to realign the properties. There are 4 homes on 5 parcels, with one parcel being just a back yard. They would like to create a new lot on the corner of 300 East 200 South. City standards for a corner lot require a 95 foot frontage. This lot would be 85 foot wide. Under the infill standards a reduction in frontage can be approved by the Planning Commission if the remainder of the lot specifications meets City requirements. The minimum lot size is 8000 square feet, and this lot has over 11,000. The proposal will also cut Lot 3 in half, reducing the frontage on 400 East. This lot meets minimum requirements. Mr. Marker illustrated the proposal for the realignment of the remaining lots.

Commissioner Peterson asked if the setbacks would be modified on Lot 1. Mr. Marker said there is enough room for standard setbacks. He clarified that the ordinance does not specify where the setbacks are taken, only that there is 30 feet on one side, 25 feet on another, and two side setbacks. Possible layouts for the home were discussed.

It is possible the lots will be split again in the future. The developer would need to reapply to the City if this is done.

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Stone Hollow revised preliminary

Commissioner Peterson said he might have a potential conflict of interest on this item, as his employer, LEI Engineering, created the plans, and he is the project manager. He will have direct contact with the developer and builder.

Mr. Marker clarified that state code requires that if a potential conflict exists for any member of the Commission, they need to state that conflict for the record. If the Commissioner feels he/she can act impartially, they can step down or not as they wish. The rest of the Planning Commission can also vote for the member to step down and leave the room for the discussion of the item if they believe a conflict exists. After some discussion, it was agreed that the Commission members felt Commissioner Peterson would be able to act impartially on this item, and could also provide some good input on the situation.

Mr. Marker reviewed the Summit Ridge development plats. The overall development is a mix of housing types, with homes west of the park having lots a third acre and bigger, and others to the south the traditional quarter acre. The Stone Hollow subdivision is scaled for a more affordable market, with smaller lots and such amenities as vinyl siding. The developer presented plats in 2007 for Stone Hollow A through F. After the market crash, the development changed hands, and is now going again. Originally it was planned that the Summit Ridge Parkway would go to the east, across the railroad tracks and connect to 14400 South, a county road, and then connect to 500 South in Santaquin. Connection to the railway tracks is still on the long term transportation plan, and is estimated to cost between \$2 and \$3 million.

One easier second access would be to go north from the development and tie into Highway 6. The only improved access at this time is the bridge on the south end of development. If this is impassable for some reason, the only other routes from the development are dirt roads. The City has asked the Summit Ridge developer to realign the road and begin trending to the north.

A park is shown in the original plans with a retention basin on the east side and drainage in the center. Storm drain water from the development will flow through pipes to the park. The area to the north is a flood mitigation area, which will remain in a native state. The trails will be transitioned from the west side to the east.

Salisbury Homes has contracted to buy 100 lots in the Stone Hollow area, which includes all of plat C, a portion of plat E, and some lots in D. All the lots are for single family homes. The lots will have a 5500 minimum square footage. Most homes will have 1200 square feet on the main floor. In comparison, the Sunset Trails homes are semi-custom, at least 1600 square feet on the main floor and with a minimum 2 car garage. Commissioner Montoya expressed her appreciation for the idea of affordable housing, with smaller homes for seniors that are downsizing and young families that are just starting out, plus the ability for families to upgrade and stay in the same area.

Mr. Marker said other roads will change with the realignment. There will be a slight reduction in green space. Commissioner Montoya expressed her concern with child pedestrian traffic around the park, and suggested a cross walk.

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Stone Hollow revised preliminary, continued:

Mr. Marker said this intersection may have a traffic signal. Possibilities to access the park, such as a walk-through or tunnel, were discussed.

The City Council has authorized sending an RFP to engineering firms for the design work. After the City has the design and the right-of-ways are set, sources of funding for the road will be determined.

Another impetus for a second access is the need for additional natural gas lines. Last year Questar said the current line capacity is 190 units. Additional gas line infrastructure will be needed for the business park and future residential lots. Zion's Bank Public Finance is working on a tax increment area for the infrastructure needed. Mr. Marker clarified the meaning of a tax increment area, which allows other taxing entities, such as the county or school district, to agree to promise future taxes to pay for the infrastructure. Commissioner Lance asked about the type of businesses planned for the business park. Mr. Marker said the City is focusing on jobs, such as an office warehouse or education facilities. An extended discussion on possible future plans for the area took place.

Rather than continue with uniform lot development, Salisbury plans to update the lot design. Commissioner Peterson reviewed the new parameters for the lots. He said some lots would be 70 to 75 feet wide, and some 55 feet. They will be broken up in random order, not to change the lot count, but to increase the variety. Mr. Marker suggested adding a modification to the approval conditions, adding that a finalized plat proposal be brought to the city before the proposal is reviewed by the City Council.

Commissioner Rowley made a motion to forward a positive recommendation to the City Council for the proposed Stone Hollow at Summit Ridge based on the following findings: The Stone Hollow Plat was previously approved by the City and the proposed modifications are consistent with those earlier approvals in that the total lots have been reduced; significant road corridors are being preserved and open space areas are to be dedicated; 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 2-5 units per acre is planned, over 12 acres of park space is to be dedicated in accordance with the city parks, trails, and open space master plan; the modification to the Summit Ridge Parkway alignment is more consistent with the Santaquin Transportation Plan adopted in 2014; and that sufficient water has been dedicated to handle the culinary and irrigation needs of this development. The positive recommendation is also contingent on the following conditions: The developer/owners complete all necessary final review process required by city ordinance; the development comply with all application construction and development standards; the open space area east of Summit Ridge Parkway be dedicated to Santaquin City with the recording of Stone Hollow Plat C; the City Council grants preliminary plat approval for the proposed development; and a finalized plat proposal is brought to the City before the proposal is reviewed by the City Council. Commissioner Lance seconded the motion. The vote to forward a positive recommendation to the City Council for the Stone Hollow modified preliminary plat was unanimous.

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Stone Hollow revised preliminary, continued:

Mr. Marker said the developer is ready to move forward with the subdivision. The original agreement was amended in 2006, removing the golf courses and putting in more trail systems and natural open space. The developers agreed to dedicate 5 acres of open space per 1000 residents, and eventually the development will include 40 acres of park space.

Minutes

Commissioner Rowley made a motion to approve the minutes of November 13, 2014 as written. Commissioner Wood seconded the motion. The vote to approve the minutes of November 13, 2014 as written was unanimous.

Reports of Officials and Staff

Dennis Marker said the Foothill Village project is scheduled to be reviewed at the March 3 DRC meeting. The proposed project includes 150 lots, which range in size from half acre lots to townhomes. The DRC has also scheduled the first final review for Stone Hollow Plat C.

Planning Commission Business

2015 Planning Commission Schedule

Commissioner Peterson made a motion to approve the proposed 2015 Planning Commission Schedule. Commissioner Rowley seconded the motion. The vote to approve the 2015 schedule was unanimous.

Elections of 2015 Planning Commission Chair and Vice Chair

Commissioner Montoya opened the floor to nominations for Commission Chair. Commissioner Peterson nominated Commissioner Montoya for Chair. Commissioner Lance seconded the nomination. Commissioner Montoya accepted the nomination. No other nominations were received. By a unanimous vote, Commissioner Montoya was elected as Planning Commission Chair for 2015.

Commissioner Montoya nominated Commissioner Rowley for Vice-Chair. Commissioner Lance seconded the nomination. Commissioner Rowley accepted the nomination. No other nominations were received. By a unanimous vote, Commissioner Rowley was elected as Planning Commission Vice-Chair for 2015.

Other Business

Scout Peyton Kunz addressed the Commission. He asked what the area north of the LDS church in the Summit Ridge area would be used for. Mr. Marker said it would eventually be a ten acre park.

In response to a question regarding the grocery store, Mr. Marker said the grocers had purchased a large amount of the needed property, and are waiting to purchase four additional parcels in order to move forward. Two of the parcels have just become available.

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Planning Commission business, continued:

A major construction project which will provide a new road between the two lights on Main Street will be under construction within the next month. This road will travel north, for west bound traffic only. The bid for the work closes Tuesday. The county has agreed to use \$550,000 for the road project, and the City has allocated funds for the remainder of the project.

Adjournment:

Commissioner Montoya made a motion to adjourn the meeting. The meeting adjourned at 8:29 p.m.


Elizabeth Montoya, Chair
Linda Midgley, Deputy Recorder