



## **PLANNING COMMISSION MINUTES**

**Santaquin City Council Chambers  
October 23, 2014**

**Commission Members Present:** Adam Beesley, Kyle Francom, Troy Peterson, Kaye Westwood, and Trevor Wood.

**Others:** Assistant City Manager Dennis Marker, Deputy Recorder Linda Midgley, Ferrell Bott, Travis Butler, Keela Goudy, and Shane Morris.

Commissioner Beesley called the meeting to order at 7:02 p.m.

### **INVOCATION / INSPIRATIONAL THOUGHT**

Commissioner Peterson offered a word of prayer.

### **PLEDGE OF ALLEGIANCE**

Commissioner Francom led those present in the Pledge of Allegiance.

### **AGENDA**

No changes were made to the order of the agenda.

### **PUBLIC FORUM**

Commissioner Beesley opened the public forum. No comments were addressed to the Commission. Commissioner Beesley closed the public forum.

### **PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS**

**Bott Subdivision – single lot subdivision located at approximately 200 South 200 West.**

Dennis Marker said the Bott family had requested that their corner lot, located at approximately 200 South 200 West, be subdivided. The corner parcel contains the family home, and a modular home is located on the rear of the property. The subdivision will put the modular on a separate property. The plat will also consolidate two other parcels on the county records.

Commissioner Beesley opened the public hearing regarding the Bott Subdivision. Keela Goudy addressed the Commission. Ms. Goudy asked for a clarification of the lines shown on the map. Mr. Marker explained that currently two parcels had been created, both owned by the same person, and they would be consolidated and taxed as one parcel. Ferrell Bott addressed the Commission. Mr. Bott agreed with the explanation and noted that he was Ms. Goudy's brother. Commissioner Beesley closed the public hearing.

Commissioner Westwood made a motion to approve the Bott Subdivision based on the findings that the development is located within the R-8 zone and complies with all the zoning requirements for lot size and design; and under the following conditions; that the applicant sign a waiver of protest regarding future special improvement district creation; that any remaining DRC comments be addressed before the plat is recorded; and that the applicant complies with all City development standards when building on the new lot.

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## **Bott Subdivision, continued:**

Commissioner Francom seconded the motion. The vote to approve the Bott subdivision was unanimous.

Mr. Marker clarified the meaning of a waiver of protest.

## **DISCUSSION AND POSSIBLE ACTION ITEMS**

### **Centennial Park Condominiums Conditional Use Permit**

Dennis Marker said the applicants for this project were at the meeting tonight. Because a 10 day minimum notice is required for the permit, the public hearing has been scheduled for the November 13 Planning Commission meeting. Project plans include three buildings.

Shane Morris addressed the Commission. Mr. Morris said Building 1 will have two units of commercial space on the first floor, and eight units above that. Buildings 2 and 3 will be all residential. Building 1 will have increased height for the commercial units. Commissioner Peterson asked if the project would be done in phases. Mr. Morris said they planned to begin with Building 1, and if they get a good commercial response they will begin Building 2. The bank has indicated that if 50% of Building 1 is contracted, they will fund Building 2. If sales go as hoped, Building 3 will be started around the end of 2015. Residential units, two to three bedrooms each, will be sold for approximately \$130,000. Commercial areas will sell for approximately \$10 per square foot. In response to a comment on banks loaning lesser amounts for commercial, Mr. Morris said the investor was putting in a great deal of his own money, so the bank was willing to lend the rest.

Mr. Morris said they are working with an attorney on the home owner's association regulations. Commissioner Peterson asked what improvements would be required for the first phase. Mr. Marker said onsite improvements would be needed that met minimum standards for open space and parking, as well as the submission of a landscaping plan and addressing of storm drain issues. Street improvements will be needed at least on 300 West, including connecting the sidewalk to the corner. Commissioner Peterson asked about turnarounds. Mr. Marker said that would be discussed in the DRC process. The corner visibility triangle will shift slightly, based on the new requirements, and this will also be addressed in DRC.

The number of parking stalls needed was discussed. The developer has shown 67, with 3 being ADA. Because the buildings are mixed use, a reduction in the parking may be considered because of the overlap between commercial and residential. Mr. Morris said he had proposed a vinyl fence, but was willing to split the expense with the City of continuing the stone wall. That decision would be up to the City Council.

In response to a question on timing, Mr. Morris said Atlas Engineering had started on the infrastructure, and the DRC would be reviewing plans on November 4. As soon as the bond is established, he would like to get Building 1 started.

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## **Centennial Park Condominiums Conditional Use Permit, continued:**

Commissioner Peterson asked about the density guidelines. Mr. Marker said this zone and area permitted 20 to 22 homes per acre. Mr. Morris said the county had shown this property contained 1.4 acres. After the survey process, some ground was lost based on the public right-of-way. Mr. Morris said he may need a waiver for parking. Commissioner Westwood said the spacing looks a little tight for the project, but this kind of housing is needed. Commission consensus held that parking would be the biggest issue, as it was near the school and across from Centennial Park. The dumpster may need to be angled so a three point turn is possible for the truck.

In response to a question on where the idea for this project had come from, Mr. Morris said the realtor had originally brought the idea of the property to him, and Mr. Morris had met with the City to ask about the best use for it. He said he had been working on it for a while, and believed Santaquin needed more affordable housing. This project will bring more people into Santaquin and help spur growth on Main Street. Ferrell Bott asked about getting a traffic signal on the corner. Mr. Marker said UDOT was the agency that made the decisions on light placement. They would not put a light there until studies show there are enough issues with the intersection.

## **Minutes**

Commissioner Francom made a motion to approve the minutes of September 25, 2014 as written. Commissioner Wood seconded the motion. The vote to approve the minutes of September 25, 2014 was unanimous.

## **Staff Reports**

Mr. Marker said the next Planning Commission meeting is scheduled for November 13, and the following one for December 11.


## **Planning Commission Business**

Commissioner Beesley welcomed Troy Peterson to the Commission.

Commissioner Beesley said he and Mr. Marker had attended a Planning Conference at the Salt Lake Planetarium, where a lot of information had been available. He said the conferences were well worth going to, and encouraged other Commissioners to attend them if possible.

## **Adjournment:**

Commissioner Francom made a motion to adjourn the meeting. The meeting adjourned at 7:38 p.m.

  
Adam Beesley, Chair

  
Linda Midgley, Deputy Recorder