



PLANNING COMMISSION MINUTES

Santaquin City Council Chambers
August 28, 2014

Commission Members Present: Elizabeth Montoya, Scott Parkin, Brian Rowley, Kaye Westwood, and Trevor Wood.

Others: Assistant City Manager Dennis Marker, Deputy Recorder Linda Midgley, Elizabeth Robertson, and Mark Ford.

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

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Rowley offered a word of prayer.

PLEDGE OF ALLEGIANCE

Commissioner Montoya led those present in the Pledge of Allegiance.

AGENDA

No changes were made to the order of the agenda.

PUBLIC FORUM

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

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION ITEMS

Kay Subdivision, Plat B

Commissioner Parkin opened the public hearing. Dennis Marker said Bonnie Kay wanted to split a piece off her property at approximately 350 North 200 West, creating a one lot subdivision in the R-8 zone. The lot meets zone standards and frontage requirements. Staff recommends granting approval for the subdivision. Mr. Marker said the Planning Commission is the final authority for a subdivision of this size. There are some minor details to be finished through the DRC process.

Mark Ford addressed the Commission. Mr. Ford asked if this lot was proposed to be a single family residence, not a condominium or townhomes. Elizabeth Robertson, Bonnie Kay's daughter, said the lot was intended to be used for a single family home.

Commissioner Parkin closed the public hearing. Commissioner Wood asked what the DRC concerns were. Mr. Marker said they were minor items such as signing a waiver of protest for curb and gutter, name discrepancies and sewer line location.

Commissioner Rowley made a motion to send the Kay Subdivision, Plat B, to the DRC, and to approve the subdivision contingent on DRC approval. Commissioner Westwood seconded the motion. The vote to approve the Kay Subdivision, Plat B, was unanimous.

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DISCUSSION AND POSSIBLE ACTION ITEMS

Code Amendment regarding R-8 zone infill standards.

Dennis Marker said when the last public meeting on this code amendment had been held, it was indicated that the residents would be invited to comment on the proposed changes an additional time. The code had been amended based on the comments received at the last meeting. Mr. Marker said the main concerns shared by the public were the modification to lot sizes and lot requirements. It is proposed that the lot areas be a minimum of 6500 square feet instead of 8000, and that corner lots be allowed a minimum of 6500 square feet instead of 9025. The minimum dwelling size would remain at 900 square feet for a one story home, and multi-story homes would require a minimum of 1200 square feet on the ground floor.

The Clear View Areas section of this code, 10-6-9, has been cleaned up and much of it eliminated as it is addressed in other areas of the code. Several changes are proposed for the clear view areas, including a non-obstructed triangle area requirement and new, clearer graphics. Additional landscaping requirements, such as shrubs being a maximum of 36 inches high, have been added. Driveway entrances will not be allowed in the clear view areas. Fences in this area will be a maximum of 36 inches high. Types of fencing and opacity differences were discussed. Council consensus held that all types of fences be limited to 36 inches in the clear view areas.

Commissioner Parkin asked about curb and gutter. Mr. Marker said the future design for this area puts the sidewalk at the property line, with a maximum asphalt surface of 32 feet. With the additional green space in the public area, not as much is needed on the lots.

Commissioner Rowley indicated that the narrow streets in the north section of town had led to more parking congestion, as homes now have an average of three cars each. He expressed some concern that more homes would lead to more traffic and parking issues. He said the code will need to address congestion and safety issues. Mr. Marker said the old right-of-way had sidewalk against the curb. Snow was plowed onto the sidewalk, and pedestrians were forced to walk in the street or wade through snow. With the new design, snow is pushed into green space. Commissioner Montoya asked if it would be appropriate to have no street parking on narrow streets. Mr. Marker said the roads are designed to have parking on one side. The City Council has just passed an ordinance banning the parking of non-motorized vehicles, such as trailers and boats, on the street.

Mr. Marker said he had done an analysis of setbacks on the core area lots, and because there were such deep properties, even if the frontage is reduced to 65 feet it will be easy to meet the 6500 square foot requirement. Having frontage requirements of 80 feet is impacting possible development. It is proposed that the setbacks be reduced, 20 feet to the living area instead of 30 and 15 feet to covered porches. Setbacks could be adjustable, for example, 12 feet on one side and eight on the other rather than ten on each. Having smaller setbacks could facilitate clean-up of some parts of town. Allowing more homes in the core area of town allows the City to take advantage of infrastructure that is already in place, saving on costs. Several residents in the last public meeting expressed the desire that multi-family units not be allowed on small lots.

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Code Amendment regarding R-8 zone infill standards, continued:

The proposed amendment requires that architectural styles utilized be indicative of the 1890 to 1920 period, a sidewalk be required directly from the street to the front of the home, building materials be at least 50% brick or masonry on the front of the home, landscaping in the front and visible side yards be done before a certificate of occupancy is issued, and also require a front porch and a two car garage. The Commission discussed these requirements. It was agreed to replace the requirement for a two car garage with a requirement for off-street parking for two vehicles. Commissioner Parkin noted that it might be appropriate to begin with more restrictive requirements that could be changed according to public comment.

After some discussion, Commission consensus held that the public meeting be held during the next regular commission meeting, September 11. The email and phone system will be used to notify residents. The meeting needs to be recorded, so it will be held in the Council chambers. Mr. Marker will prepare a power point presentation for the meeting.

General Plan Implementation:

Mr. Marker said the City Council had adopted the new General Plan with the five neighborhood plans. He said many residents had commented that they would like to see the nuisance ordinance “beefed up”, and he would be reviewing that ordinance next.

It is mandated that the Recreation Capital Facilities Plan be updated every five years, and this has not been done since 2008. The City Council plans to create a Recreation Advisory Board which will focus on updating the plan. The Council would also like the Board to look at where a sports complex could be built. Originally it was planned to move the rodeo grounds to the south interchange, but not much interest was expressed in doing so, so it is likely the current facilities will be expanded instead.

Elements from the new General Plan should be incorporated into the Capital Facilities Plan. Several neighborhood parks were identified in the General Plan, and the Board can look at how to get those established. Commissioner Montoya said she would like to be involved with the Board, depending on time constraints. More than one Planning Commission member can be involved with the Recreation Advisory Board.

Fencing Standards on Corner Lots

This item was discussed in the work session. Mr. Marker said he would do some more research and bring back the information at a future meeting.

Minutes

Commissioner Montoya made a motion to approve the minutes of June 26, 2014 as written. Commissioner Wood seconded the motion. The vote to approve the minutes of June 26, 2014 was unanimous.

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Staff Reports

Mr. Marker said he had sent out an email about an upcoming conference, and asked any commissioners who were interested in attending to let him know.

Scott Parkin had now moved from Santaquin, and according to Commission bylaws, can no longer serve on the Commission. The Commission will need to elect a new Vice-Chair at a future meeting. Mr. Marker said the City Council would like to recognize Mr. Parkin for his years of service on the Commission at the September 3, 2014 Council meeting.

Planning Commission Business

No business matters were addressed by the Commission.

Adjournment:

Commissioner Westwood made a motion to adjourn the meeting. The meeting adjourned at 8:33 p.m.

Scott Parkin, Chair

Linda Midgley, Deputy Recorder