



PLANNING COMMISSION MINUTES

Santaquin City Council Chambers
June 26, 2014

Commission Members Present: Adam Beesley, Kyle Francom, Elizabeth Montoya, Scott Parkin, Kaye Westwood, and Trevor Wood.

Others: Council Member Nick Miller, City Manager Ben Reeves, Assistant City Manager Dennis Marker, Deputy Recorder Linda Midgley, Alison Bernards, Scott Bernards, Natasha Brott, Bill Ferguson, JoAnn Ferguson, Andie Johnson, Trudi Lopez, Jay Mecham, Tracy Mecham, Jenny Rhodes, Shad Rhodes, Steve Rice, Brandon Stilson, Kevin Tew, Betty Wall, Leon Wall, and other unidentified individuals.

Commissioner Parkin called the meeting to order at 7:01 p.m.

INVOCATION / INSPIRATIONAL THOUGHT

Commissioner Westwood 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 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

Bella Vista Orchards

A 126 lot subdivision located at approximately 400 East 610 North

Commissioner Parkin opened the public hearing. Dennis Marker said a planned development had been proposed at approximately 400 East and 610 North, which would utilize the R-10 zone with bonus densities in exchange for amenities. The property is approximately 20 acres. When the notice for this public hearing went out, it included properties to the west. More recent plans contain only the east property.

This area was annexed in 2004, with a development agreement that outlined homes ranging in size from 9000 to 14,000 sq. ft., an HOA and certain architectural review committee requirements. Included in the agreement was a requirement that 300 East be extended when the properties were developed. Adam Arrington, the new property owner, is proposing a smaller area with connections to 610 North, not 300 East. The proposal includes higher densities, common area green spaces, rear loaded alleyways with garages in the back, and landscaping which an HOA would maintain.

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Bella Vista Orchards, continued:

According to the PUD ordinance, bonus densities can be earned by incorporating such things as architectural requirements, 2 car garages, an HOA to maintain properties, material standards, variety in the buildings and buildings, landscaping of front and side yards, an architectural motif, quality fencing, recreational amenities, public art, entry features, play equipment, and/or a club house. The maximum bonus is a 35% density increase. No proposal has been made as yet on additional features.

Mr. Marker said tonight the Planning Commission will consider the concept, accept public comments, identify any issues, and provide feedback and direction to the applicant. The proposal will go back to City staff to review the plans for sewer, water, parking, etc. at the preliminary stage, then come back to the Planning Commission for a preliminary plat recommendation. Preliminary plat approval is given by the City Council.

The City has received the following comments:

From Scott Bernards - if the development is like the North orchards development with playgrounds and landscaped yards, it would be nice. He would like to see 610 North connect to 400 East.

From Larry Loveless – he has a concern that if 300 East goes through it will take out his house.

From Bill Ferguson - His main concern is to reduce traffic on 400 East. He does not want this development to affect property negatively. The area needs quality and standards, larger lots with bigger homes.

From Doug Rowley (via letter) - concerns that the normal operations (noise and impacts associated with the existing business) of the packing sheds will not be appreciated by new residents. Increased traffic on 400 East will be affected by fruit trucks. Mr. Marker said he has discussed with Mr. Rowley placing an agricultural protection area around the sheds with Mr. Rowley. The property to the east is currently in an agricultural protection area.

Adam Arrington addressed the Commission. Mr. Arrington distributed pamphlets outlining his proposal. He said he is looking at Santaquin because of the need for lower cost housing here. His property is in an area marked for high density in the General Plan. The School Board has purchased property on 400 East for an elementary school, which would be a good fit for the subdivision. Mr. Arrington said he wanted to provide a nice housing project. The houses are back from the road, with a grassy area in front of the townhomes, and the garages behind. All houses will face open space, and the townhomes will have a similar design to the Orchards. Mr. Arrington said he plans to have nice fences with pillar features, one between the development and the fruit business. He also plans to meet the requirements for the maximum density.

Mr. Arrington, to answer the concern of the fruit growers, said those who purchase multi-family homes anticipate there will be more noise than in a single family home. Mr. Marker said there may also be landscaping features such as tall trees that would help with buffering the light and noise.

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Bella Vista Orchards, continued:

Commissioner Wood asked about a secondary access to the subdivision. Mr. Arrington said traffic could run up the canal road to 400 East. Commissioner Beesley asked about anticipated pricing for the units. Mr. Arrington said he estimates around \$140 to \$150 thousand for the townhomes, \$160,000 for the single family homes. He indicated the idea was to move customers into the townhomes first, then into the single family homes later as their circumstances changed. The homes would be about 1500 sq. ft, 3 bedroom 2 bath with a basement in the ones where the sewer depth made that possible.

Larry Loveless addressed the commission. Mr. Loveless said that last year the City staff had told him there were no plans to extend 300 East, and there were no signs of it in the General Plan. He said the comments he had made were based on an extension shown west of his property. Mr. Marker said 300 East will not go through until Mr. Loveless subdivides. Loveless said he did not want the house to sit on an island, and was concerned about how it was ultimately developed.

Shad Rhodes addressed the Commission. Mr. Rhodes said he lived on 200 East, and the thought of a high density development made him sick, and he would oppose it as strongly as he could. He said he had young boys and was concerned about traffic.

Andie Johnson addressed the Commission. Ms. Johnson said she is a realtor and had a lot of friends in the Goshen area who need affordable homes. She believes this development would be fantastic.

Traci Ferguson Mecham addressed the Commission. Ms. Mecham said she has lived on 400 East for 35 years and has a 4 year old son. She said having 300 cars on her block with only one way out was ridiculous. While it was true the school district did buy the land, they are not doing anything with it. It was only a proposal and it had been years since it was purchased. Ms. Mecham indicated the common area shown in front of the homes would be dangerous, as kids would be playing in the road. She said fruit farming was her life, and just because one person had sold their property, these many homes should not be built. The road could not handle the traffic. She said she is opposed to the development with every fiber of her being.

Ms. Mecham said the townhomes that exist are ugly and disgusting and junk gets piled up in front of them. She said the people she works with are willing to come to Santaquin and buy a \$250 to \$300 thousand dollar home. The land in Santaquin is cheaper, so there is no need to create this big a development.

Jay Mecham addressed the Commission. Mr. Mecham said the City should go back to the original plan for 50 homes and make sure there is another access. There are a lot of dump trucks and tractors on the road, as well as the fruit farmers.

Bill Ferguson addressed the Commission. Mr. Ferguson said he has the most experience with annexation, was involved with development agreement, involved with the traffic study that led to the 300 East agreement, had sold land to school district, and was aware of the high school sale and the sewer issues.

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Bella Vista Orchards, continued:

Mr. Ferguson said he had been told by the school district that they will not build an elementary school next to the high school, and the high school is the dominant piece. He said none of the property will have access to the existing sewer, and will have to be pumped. On the traffic study and agreement, there are only two roads going north, 400 East and Center Street. The other roads have been closed down. The traffic study said 300 East is the best location to accumulate traffic, because it has a 100 foot right of way. 400 East is only 47 feet wide near 400 North. Mr. Ferguson said when he builds, the road will be developed on his side. This development will cause a bottleneck at the end of 400 East.

Mr. Ferguson indicated people will think they are being poisoned when he starts spraying, as he will be spraying only 60 feet from their front doors. He said when his land is developed it will be built on an R-12 basis. A previous developer had a plan for low priced homes, and the City manager at that time rejected the plan, as ex-felons would be attracted to the homes. Mr. Ferguson said this kind of home was not a perfect place to raise a family, and lent itself to transitional development. Ideas change over time and places like this become rentals. Mr. Ferguson asked, as this is a rural area, why houses should be stacked so close you could tell what the neighbors fixed for dinner. He said this development would become run-down, as HOA's did not function well. He indicated 300 East needed to become a 4 lane highway going both directions. He said Mr. Rowley was concerned because the noses of his trucks stick out when they are backed up to the facility, and stop traffic. He said for 3 weeks during the summer there is 24 hour a day noise, traffic, and lights.

Kevin Tew addressed the Commission. Mr. Tew said he had concerns about what this development would do to property values. He has animal rights on his property, and believes he will have a lot of complaints about the animals if this development is built. He said this development has too high a density for what Santaquin is, and he hated to see it.

David Oakley addressed the Commission. Mr. Oakley said he purchased his house four years ago. He came here so he could keep horses, and purchased the extra lot behind his house to facilitate that. He said extending 300 East would ruin his investment, and this is not the area for this kind of development.

Natasha Brott addressed the Commission. Ms. Brott said she and her husband had purchased a townhome in the Orchards development. She said she is not dirty, nor an ex-felon, and there is not trash in front of the homes. She said the HOA takes good care of the grass and lawns. She said they looked all over the county for a townhome in this price range that had a garage.

Steve Rice addressed the Commission. Mr. Rice said he had some concerns, as property usually waits to have infrastructure in place before it is developed. He asked why people were not building in Genola if that was where they needed homes.

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Bella Vista Orchards, continued:

Leon Wall addressed the Commission. Mr. Wall said he had built those roads 45 years ago, and maybe the City should work on the county to fix the road going north before all this is done.

Brandon Stilson addressed the Commission. Mr. Stilson said he was concerned about the traffic. He indicated it was not fair that the interest of a few people could trump the interest of a lot. He said he had purchased his home thinking the zoning was R-10, and that should not change until the proper infrastructure was there. He said this kind of development was what was seen in a big city where land was at a premium. He felt these homes would only sell because they had a low price point. The development will come at the cost of everyone's lifestyle.

Scott Bernards addressed the Commission. Mr. Bernards said he is opposed to the idea of the development. He said everyone will use 400 East for access, as it is closest. He believes people will not want to hear animals or the orchard operations.

Adam Arrington addressed the Commission. Mr. Arrington said owners of single family homes were less tolerant than those who chose multi-family residences. He explained some safety features of the building layout. He said the sewer line had been shot by Ludlow Engineering, so he was aware of its location. He noted that he grew up in a small town, Huntington, Utah, and was not trying to bring trash in. These would be higher end townhomes and attract a nicer group of people. The Orchard townhomes have sold out, and they are continuing to raise their prices.

Commissioner Parkin closed the public hearing.

Commissioner Wood asked if this development would require rezoning. Mr. Marker said a PUD was an overlay zone, and the area is now zoned R-10. Commissioner Parkin reviewed the issues which had been raised, including traffic access improvement, protecting the interests of families living in the area now, the impacts of fruit farming, sewer concerns, property values, and the type of neighborhood desired. Scott Bernards said the volume of calls for fire and ambulance service had increased drastically in the past few years in the twin home and multi-family areas.

Commissioner Parkin told those in attendance that the Planning Commission would continue to gather information, and thanked them for their input. Commissioner Francom said he agreed there were issues with the roads, especially with a new high school. Commissioner Westwood said building the school would not happen right away. She did see a need for something like this in the community. Mr. Arrington said those looking for single family homes would go out to Summit Ridge.

Commissioner Francom said he was hesitant to believe every HOA would go to pot. Mr. Marker said it depended on what purpose the HOA was created for. Some are created for architectural control. Some just have a requirement that there is an architectural review of plans. Some take care of lawns, etc. Mr. Arrington said he will submit bylaws for an HOA, and it will take a vote by $\frac{3}{4}$ of the home owners to change a bylaw.

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Bella Vista Orchards, continued:

Commissioner Francom clarified it would be the home owner who would be responsible for ensuring the bylaws are followed, not a renter. The maximum number of rented units may be addressed in the bylaws.

Mr. Arrington said the development will be phased in, not all built at once. Homes will be built as reservations are made. The exact number of units was discussed. Mr. Marker said that will need to be worked out. Accessory apartments would not be permitted in this kind of development.

Commissioner Montoya said she had some concerns about access, and it was important to protect the agri-businesses and consider their input, as they contribute a lot to the community. She asked Mr. Arrington if he had any thoughts about tonight's input. Mr. Arrington said he could only control road improvements in front of his property.

Mr. Marker said some agricultural noises could be annoying to a new homeowner. Some businesses are protected from litigation through an agricultural protection area. Agri-businesses are also impacted by development, such as having to add additional insecticide because of non-maintained back yard fruit trees.

Commissioner Beesley asked if the city could help with access to 610 South or 300 East. Mr. Marker said City ordinances required a traffic study to be done if over 100 units were proposed. The City would not get involved in financing 610 South. Commissioner Beesley said it would eliminate some issues if there was additional access. Mr. Reeves said the traffic light had been installed at 400 East, and the City was now committed to widening that street rather than 300 East. Mr. Marker said the master transportation plan indicated 400 East warrants a cross section of 36 feet, with 2 lanes and a turn lane. If planter strips are eliminated, there would be sufficient asphalt width for the anticipated traffic volumes.

Commissioner Beesley made a motion to forward the Bella Vista subdivision to the DRC to begin the development process, addressing the issues and concerns brought up in this meeting and based on the finding that this is the type of development needed in Santaquin. Commissioner Montoya seconded the motion. The vote to forward the Bella Vista Orchards subdivision to the DRC was unanimous.

DISCUSSION AND POSSIBLE ACTION ITEMS

Foothill Village Preliminary Plat modification

Dennis Marker said the applicant wants to move forward quickly with the second phase of the development. Originally the property was owned by one developer, but has now been split. 16 of the original lots have been consolidated into 8 lots, and platted for the first phase. The developer plans to make the lot sizes half an acre and up. This will reduce the lot total by 58.

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Foothill Village, continued:

This development was originally approved as a PUD under the old code, which did not have the same strict standards as the present code. The required 15% open space has been dedicated to the City. The first plans included links to park property, a trails system with an artificial stream and several tot lots. The new proposal constructs the trail on Highland Drive and has a connection to the park system. The assumption is that with the larger lots, the owners will take care of their own properties and not need all the amenities previously proposed.

Mr. Marker said he had discussed with the developer ways of putting in some niceties that would not require the loss of lots, such as tot lots and small park areas. Staff feels an HOA should maintain the park spaces.

Phase 2 will contain about 13 lots. With the second phase, the developer is required by the development agreement to grade and rough in the frontage road as far as the south interchange. When 150 lots are sold, asphalt will be required and an easement dedicated to the City.

A question was asked regarding the necessity for a public hearing. Staff felt a public hearing was not necessary as the number of lots had decreased, but indicated the Planning Commission could hold one if they so wished. Commission consensus held that a public hearing was not necessary. The owners of the homes abutting the development will meet with the City Council this Wednesday regarding connection to the new sewer line.

Commissioner Francom made a motion to forward the Foothill Village subdivision preliminary plat modification to the DRC with a positive recommendation based on the following findings: the reduction of lots will reduce the overall development impact on city utility systems; the proposed development is in keeping with the City's general plan for the overall area (i.e. low to medium housing densities); and the proposal complies with the Development Agreement between Mr. Rich Barton and the City; and on the following conditions: that the DRC provide a recommendation on the plan before going to City Council and that the developer provide mid-block connections, additional trail corridors and more details about development open spaces, similar to amenities in the previous approval, as recommended by community development staff.

Commissioner Beesley seconded the motion. The vote to forward the Foothill Village subdivision preliminary plat modification with a positive recommendation was unanimous.

General Plan Amendment

The Commission commented that City staff had done a wonderful job on the General plan, and a great deal of public involvement had gone into the plan.

Commissioner Westwood made a motion to forward the General Plan amendment to the City Council with a positive recommendation. Commissioner Montoya seconded the motion. The vote to forward the General Plan with a positive recommendation was unanimous.

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Minutes

Commissioner Westwood made a motion to approve the minutes of May 8, 2014 as written. Commissioner Wood seconded the motion. The vote to approve the minutes of May 8, 2014 was unanimous.

Staff Reports

Ben Reeves said the budget had been completed and approved by the City Council.

Mr. Reeves said there are some concerns regarding the sewer line for the new homes in Foothill Village. In accordance with Utah law, the existing homes that abut the development will be required to connect to the new line. At the July 2 meeting, the City Council will discuss appropriate sewer fees for those connecting to the line.

In response to a question regarding the planter boxes, Mr. Reeves said the City Council has held extensive discussions and agree the product used was not the ideal material for the location and the product was not installed properly. They will continue the discussion at the July 16 meeting.

Mr. Marker said a ULCT land use training will be held on Wednesday, July 9 at the Payson City Hall. The meeting will run from 7 to 8:30 p.m. He suggested the Commission attend this meeting in lieu of the regular July 19 Planning Commission meeting. Mr. Marker will forward an email with the meeting information. The land training will be posted as a Commission meeting.

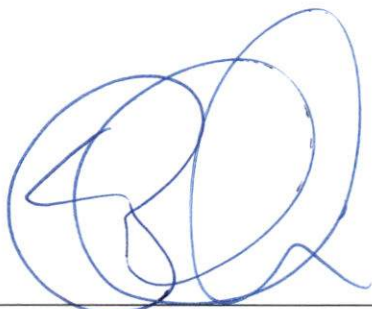
As the second regular July meeting date falls on the July 24 holiday, the next scheduled meeting of the Commission will be August 14.

Planning Commission Business

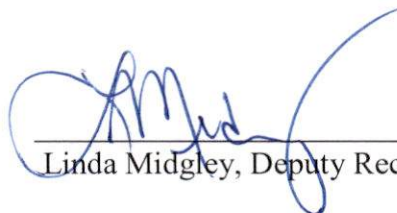
No business matters were addressed by the Commission.

Adjournment:

Commissioner Francom made a motion to adjourn the meeting. The meeting adjourned at 9:55 p.m.



Scott Parkin, Chair

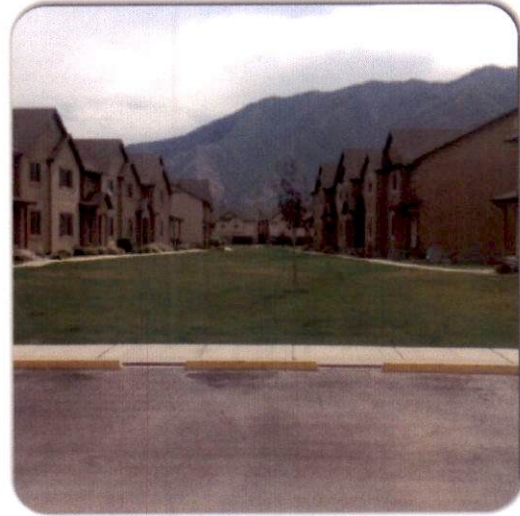


Linda Midgley, Deputy Recorder

BELLA VISTA ORCHARDS



KEEPING FAMILIES CLOSE

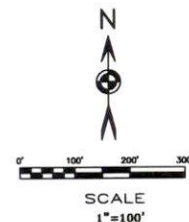
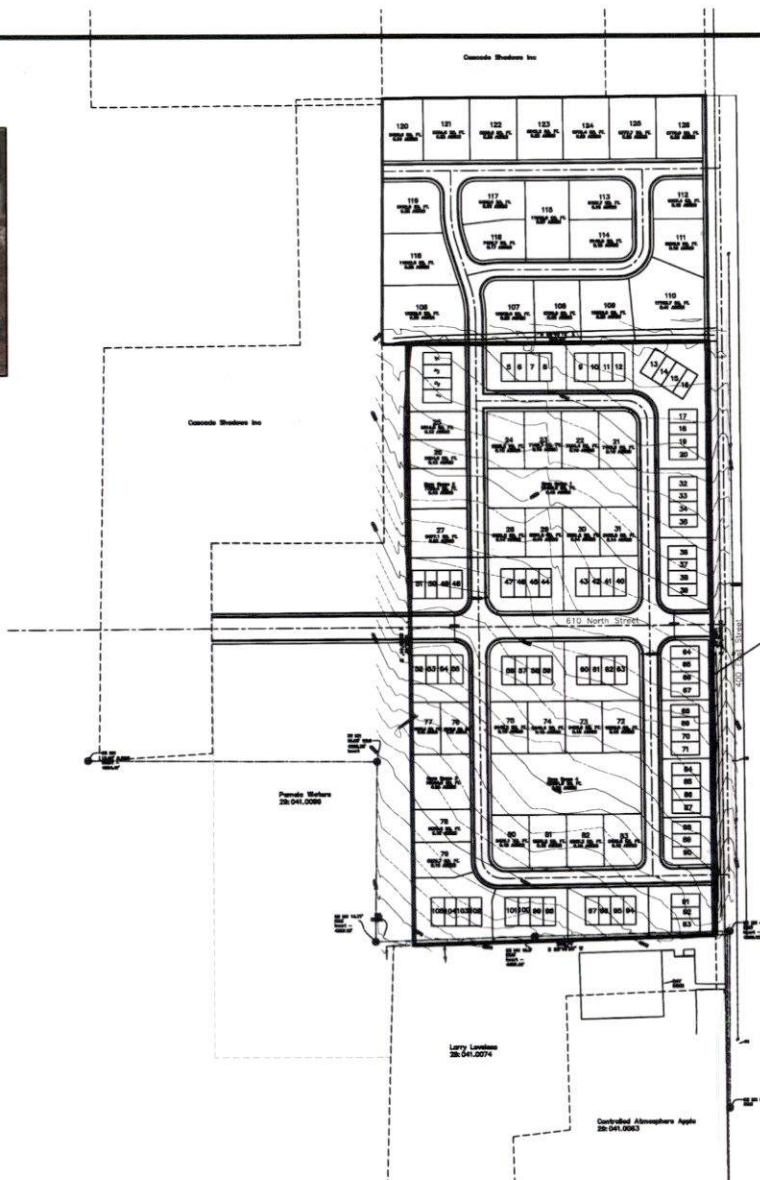
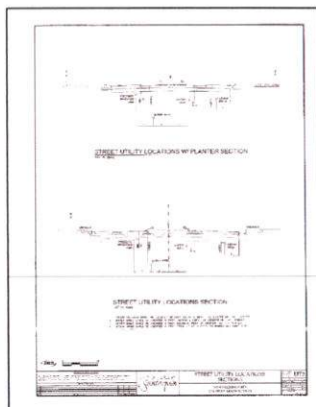


- Not Your Standard Townhome Development
- Every Front Door Opens to the Open Space
- Curb Appeal from Every Main Road
- Starter Homes for Santaquin Residents
- Close to Schools
- Includes Single Family Housing
- Trees along all the Main Roads



MODEL DEVELOPMENT

VICINITY MAP



- LEGEND
- ⊙ = SET 5/8" REBAR WITH CAP
 - ⬮ = SECTION CORNER
 - = LAND OWNER DEED DESCRIPTION LINE
 - - - = SECTION LINE
 - - - = EXISTING FENCE LINE
 - = DESCRIBED BOUNDARY

CURRENT DEED DESCRIPTION

Containing a Total Acreage of 20.12 Acres.

Density Table	
Total Land Area of Development:	20.12 Acres
Current Lot Size:	810
Single Family Lots:	54 Lots
Multi Family Lots:	82 Lots
Total Lots:	126 Lots
Total Acreage in Lots:	12.44 Acres
Total Acreage in Roadways:	5.94 Acres
Total Acreage in Open Space:	1.68 Acres = 11%
Density in Units Per Acre:	8.28 units per Acre

REVISIONS

1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

PROJECT NO. 11-1011 SURVEYOR/INCHARGE J. PERRO
DATE: APR 26, 2011 FIELD SURVEYOR C. BELLE
SCALE: 1" = 100' REVISION: 1. LARSEN
REVISION: 2. CHRYSTAL J. LARSEN

LUDLOW ENGINEERING & LAND SURVEYING
Subdivisions • Boundary Surveys • City Lot Surveys • ALTA Surveys
Claim Surveys • Control Networks • Construction Surveys • Topography
Civil • Sewer & Water Design • Residential & Commercial Structures
Subdivision Design • Site Plans • Road Design
605 North Main, Suite 1000 PHOENIX, AZ 85004-0887 FAX (602) 652-0381

Conceptual Plan

SURVEY FOR
Bella Vista Orchards

Architect: Development
Bella Vista Orchards
Bella Vista Orchards, LLC
bellovistanorches.com

SHEET
1
SHEETS