



PLANNING COMMISSION

MEETING AGENDA

Tuesday October 8, 2019

6:30 p.m. WORK SESSION

Review of agenda items.

7:00 p.m. REGULAR SESSION (Held in the Court Room, upper level of the Santaquin City Offices, 275 West Main Street)

1. Welcome
2. Invocation / Inspirational Thought
3. Pledge of Allegiance
4. Order of Agenda Items
5. Public Forum
6. **DISCUSSION AND POSSIBLE ACTION ITEMS**
 - a. **PUBLIC HEARING – Multi-Family Fencing Amendment**

The Planning Commission will review a proposed amendment to Santaquin City Code 10-6-6C5 and 10-7M-11I which would specify 3-4 fencing options that could be permitted around multifamily developments.
 - b. **PUBLIC HEARING – Secondary Driveway Amendment**

The Planning Commission will review a proposed amendment to Santaquin City Code 11-6-12 which would remove the requirement for Planning Commission approval of a residential secondary drive approach.
7. **PLANNING COMMISSION BUSINESS**

Approval of minutes from:
September 24, 2019
8. **ADJOURNMENT**

CERTIFICATE OF POSTING

This agenda is hereby properly advertised this 4th day of October, 2019 through posting of copies of this agenda in three public places within the city, namely **City Hall**, **Zion's Bank**, and the Santaquin branch of the **United States Post Office**

Upon Request, in compliance with the Americans with Disabilities Act, reasonable accommodations for individuals with disabilities will be provided. For assistance, please call 754-3211.

Kira Petersen, Deputy Recorder

ORDINANCE NO. 00-00-2019

AN ORDINANCE AMENDING SANTAQUIN CITY CODE WHICH WILL PROVIDE PREDETERMINED FENCING OPTIONS THAT ARE REQUIRED IN MULTI-FAMILY DEVELOPMENTS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 6 Section 6C5 and amend Title 10 Chapter 7M Section 11I which will provide predetermined fencing options that are required in multi-family developments; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on October 8, 2019, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 6 Section 6C5 is amended as follows: (underlined text is added, stricken text is deleted)

5. Fences And Walls: Developments shall install a City approved decorative wall, ~~to be reviewed and approved by the Architectural Review Committee (ARC)~~, constructed of stone, masonry, or concrete along the perimeter of the development. Approved City walls include the following:

Insert Pictures with Descriptions

~~The ARC may grant exceptions to this requirement on a case-by-case basis if it finds that the exception is in the best interest of Santaquin City.~~ Perimeter landscaping must be in accordance with the city adopted buffering standards. Chainlink is not allowed as a fencing material in front yards. The Architectural Review Committee (ARC) may grant exceptions to fencing requirements on a case-by-case basis if it finds that the exception is in the best interest of Santaquin City.

Title 10 Chapter 19 Section 3 is amended as follows: (underlined text is added, stricken text is deleted)

I. Fences And Walls: Developments shall install a City approved decorative wall, ~~to be reviewed and approved by the Architectural Review Committee (ARC)~~, constructed of stone, masonry, or concrete along the perimeter of the development. Approved City walls include the following:

Insert Pictures with Descriptions

~~The ARC may grant exceptions to this requirement on a case-by-case basis if it finds that the exception is in the best interest of Santaquin City.~~ Perimeter landscaping must be in accordance with the city adopted buffering standards. Chainlink is not allowed as a fencing material in front yards. The Architectural Review Committee (ARC) may grant exceptions to fencing requirements on a case-by-case basis if it finds that the exception is in the best interest of Santaquin City.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, October 16, 2019. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 15th day of October 2019.

Kirk Hunsaker, Mayor

Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Keith Broadhead	Voted	___
Councilmember Nick Miller	Voted	___

Picture 1



picture 2



picture 3

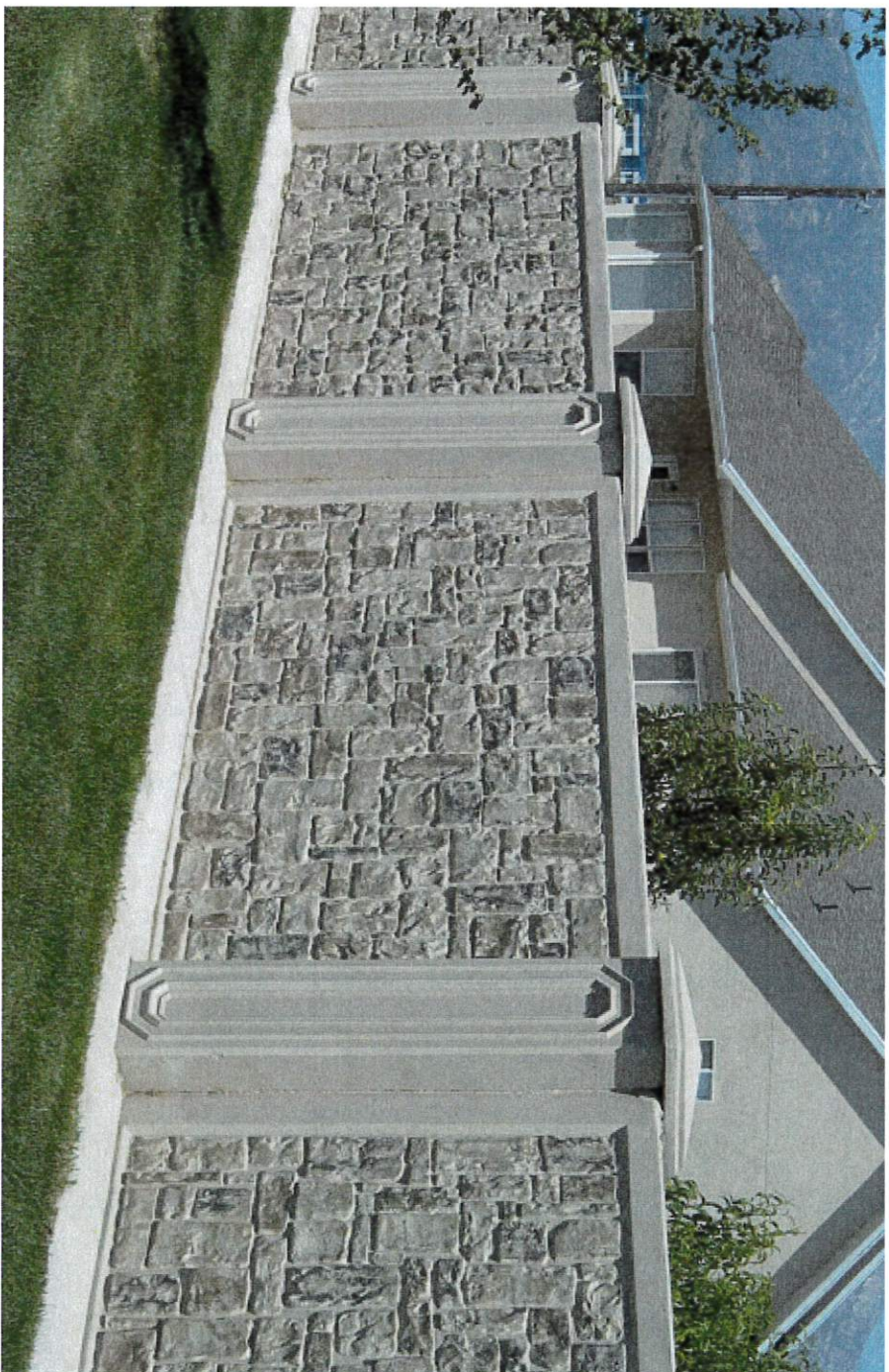


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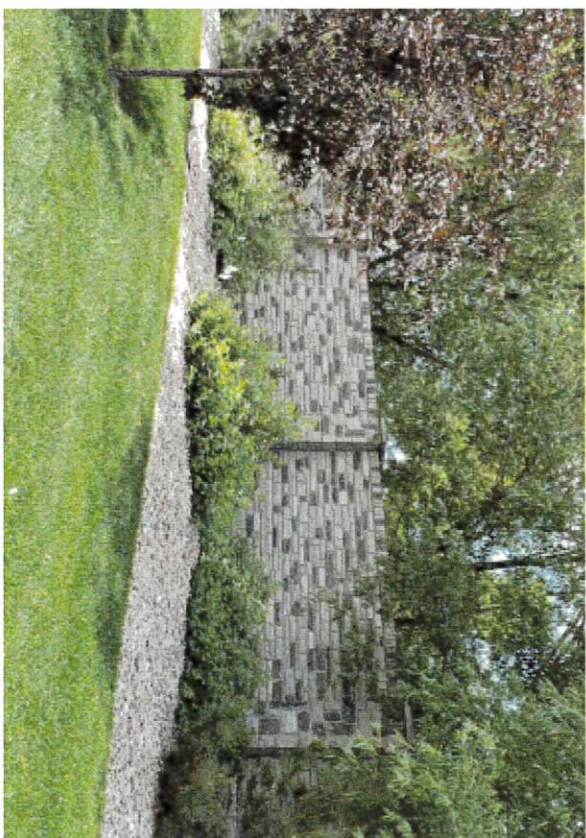




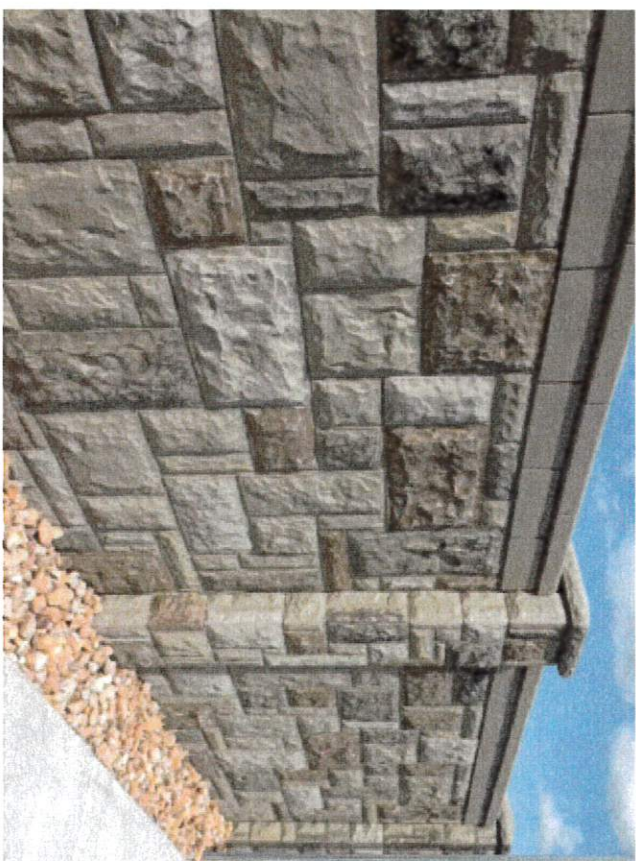
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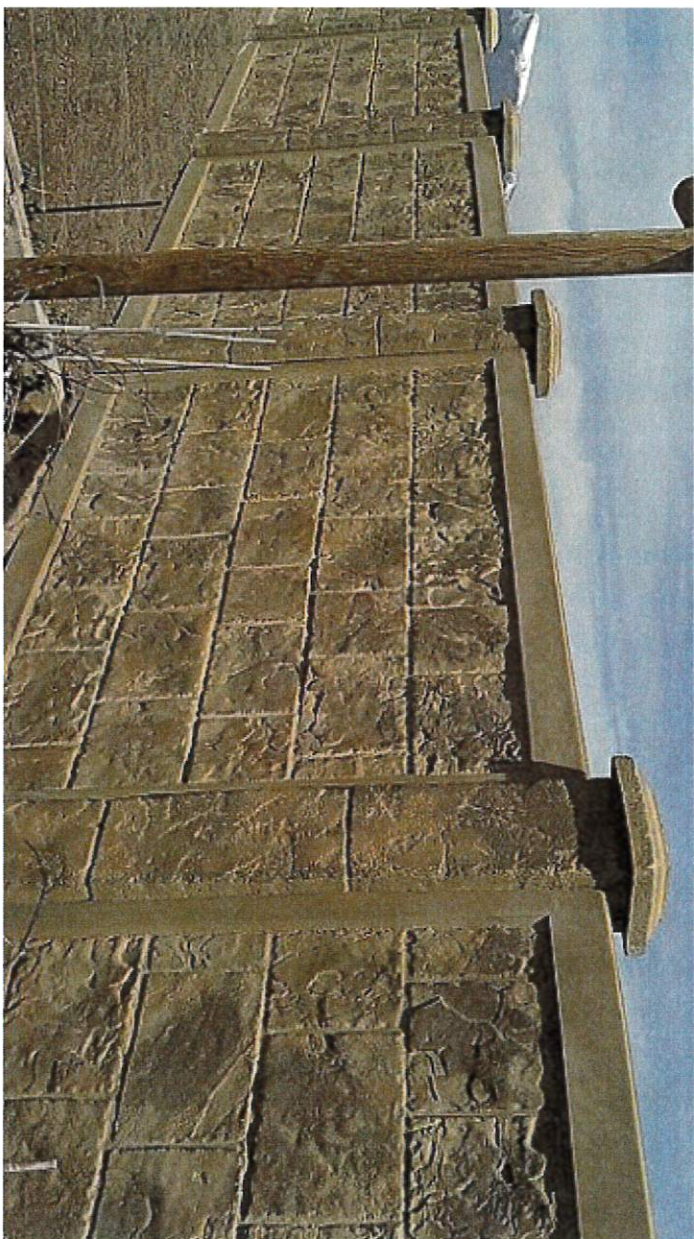
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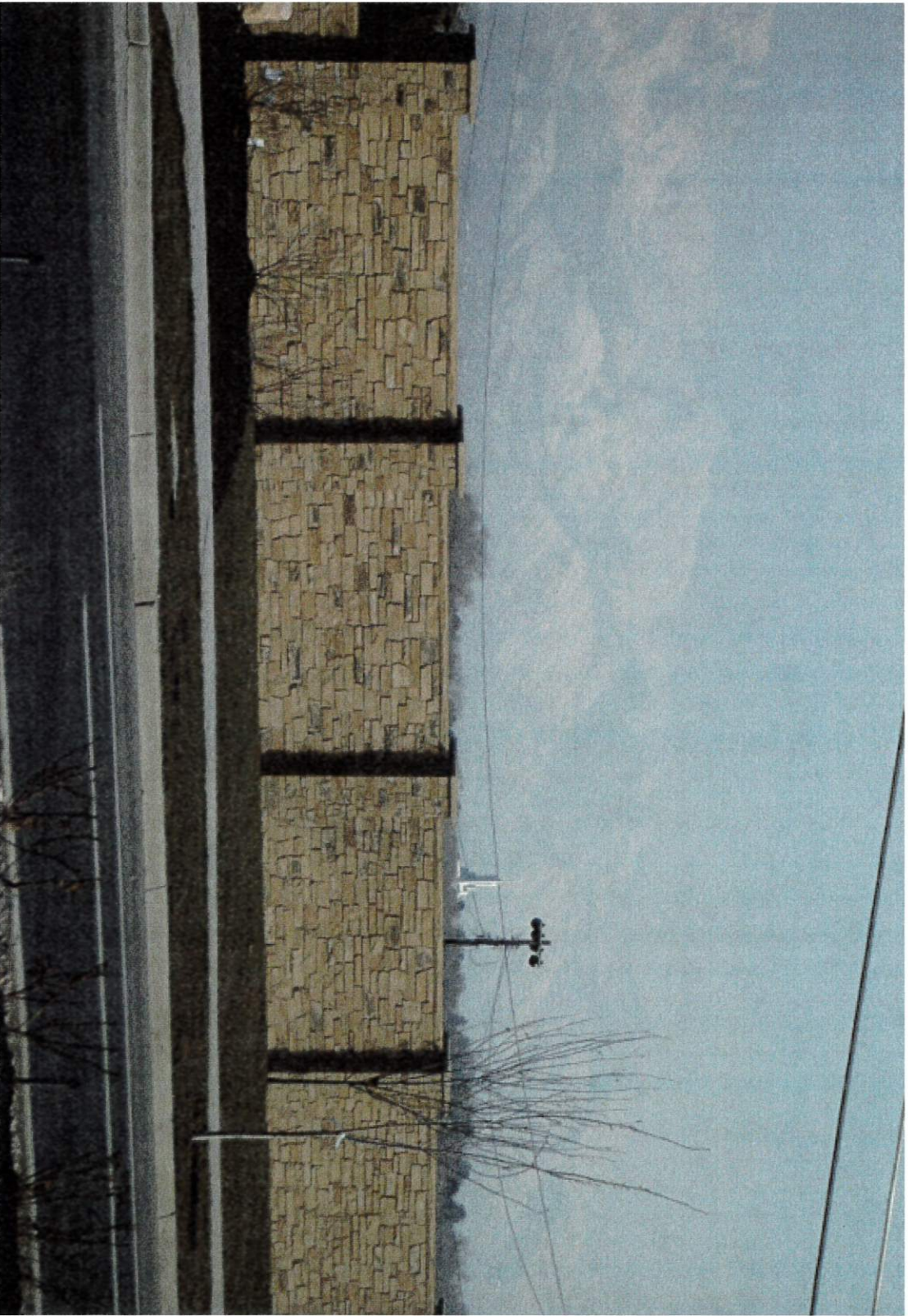
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ORDINANCE NO. 00-00-2019

AN ORDINANCE AMENDING SANTAQUIN CITY CODE REGARDING THE APPROVAL PROCESS FOR A SECONDARY DRIVEWAY, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 11 Chapter 6 Article 12 which allows the Zoning Administrator to review and approve secondary driveway requests; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on October 8, 2019, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 11 Chapter 6 Article 12 is amended as follows: (underlined text is added, stricken text is deleted)

11-6-12: RESIDENTIAL DRIVEWAYS:

- A. Driveways shall be provided for each residential building lot prior to the issuance of a certificate of occupancy for the lot. The drive approach for the driveway shall be a minimum width of twelve feet (12') and shall not exceed the maximum width of thirty feet (30'). A secondary drive approach, or an addition to the primary driveway, may be permitted upon ~~conditional-use~~ review and approval by the ~~planning commission with recommendation from the community development department~~ Zoning Administrator.
- B. No negative grade driveways shall be permitted, unless approved by ~~the planning commission, as a conditional use, with recommendation from the~~ e-City e-Engineer, due to unusual topographic constraints. Driveways must maintain a slope away from the home as required by the international building code, or subsequently adopted code.

- C. The minimum slope to which a driveway shall be built is two percent (2%) and the maximum slope to which a driveway shall be built is twelve percent (12%), except as hereafter provided. The ~~planning commission~~ City Engineer may grant ~~conditional use~~ approval, following application for such approval by the property owner, ~~with recommendation from the city engineer,~~ under exceptional circumstances, to allow driveway slopes having a grade exceeding twelve percent (12%) and may impose conditions of approval to mitigate any present or potential hazards created by the steepness of the driveway. (Ord. 05-01-2003, 5-7-2003, eff. 5-8-2003)
- D. Accesses onto residential driveways, including those for any extensions or expansions, shall be separated by at least twenty feet (20') in order to facilitate safe vehicle access and egress. In addition, no driveway access of any kind shall be permitted within clear view areas. (Ord. 11-03-2014, 11-5-2014, eff. 11-6-2014)
- E. The construction of residential driveway approaches shall conform to the standards as required for drive approaches and sidewalk sections as outlined in the Santaquin City construction standards. This shall include requirements for both concrete and untreated base course installation. (Ord. 05-01-2003, 5-7-2003, eff. 5-8-2003)

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

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Kirk Hunsaker, Mayor

Councilmember Elizabeth Montoya	Voted	____
Councilmember Lynn Mecham	Voted	____
Councilmember Keith Broadhead	Voted	____
Councilmember Nick Miller	Voted	____
Councilmember Chelsea Rowley	Voted	____

ATTEST:

K. Aaron Shirley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)



**Planning Commission Meeting Minutes
Tuesday, September 24, 2019**

The Planning Commission began their work session at 6:00 p.m. for a site visit of the mining operation that is located within the boundaries of the proposed Ekins Annexation area.

Planning Commission Member's in Attendance: Jessica Tolman, Kylie Lance, Pamela Colson, Trevor Wood, and Michelle Sperry.

Other's in Attendance: Community Development Director Jason Bond, Staff Planner Ryan Harris.

Planning Commission Chair Wood called the meeting to order at 7:38 p.m.

Invocation / Inspirational Thought: Commissioner Tolman shared an inspirational thought.

Pledge of Allegiance: Commissioner Lance led the Pledge of Allegiance.

Public Forum: Wood opened the Public Forum at 7:41 p.m. and closed it at 7:41 p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

PUBLIC HEARING - Secondary Driveway Approach Request (Daniel and Paula Chapel)

The Planning Commission will review a Conditional Use Permit application for a secondary driveway located at 117 West 600 North.

Mr. Bond explained that any time a secondary driveway is applied for; a Conditional Use Permit is required. This process includes a review from the Planning Commission. Mr. Bond explained that the resident's main driveway access is to the East, and they are proposing the secondary drive way to be to the North of their home. Mr. Bond described the main aspects of a secondary driveway proposal which requires that the distance between the existing and neighboring driveways must be at least 30 feet away from the proposed driveway. He clarified that Staff has no concerns about the proposed driveway.

A Public Hearing was opened at 7:46 p.m. and closed at 7:46 p.m.

Commissioner Lance indicated that she thinks there is enough room for the proposed driveway and she is in favor of it.

Commissioner Colson asked why a secondary driveway approach needs to come to the Planning Commission. Mr. Bond explained that Staff need to ensure that the secondary driveway approach meets City Code, and need to be informed because sidewalk is City infrastructure.

Motion: Commissioner Lance motioned to approve the Chapel's secondary driveway request.

Commissioner Tolman seconded.

Roll Call:

Commissioner Tolman

Commissioner Lance

Commissioner Sperry

Commissioner Colson

Commissioner Wood

The vote passed unanimously 5 to 0.

PUBLIC HEARING - General Plan Amendment

The Planning Commission will review a proposed amendment of the Santaquin City General Plan that will update the Moderate Income Housing Element and Transportation Element in order to be compliant with Senate Bill 34.

Mr. Bond introduced Ryan Harris, the new Staff Planner for the Community Development Department.

Mr. Harris explained that this amendment is coming forward because of new State Code which requires these changes to be completed prior to December 1st 2019. He explained that Mountain Land Association of Governments (MAG) was contacted in order to know what should be added to make the General Plan compliant with State Code. (See Attachment 'A' for the proposed changes.)

Mr. Harris reviewed the proposed changes in the Circulation Element which include; adding information regarding current and future public transportation, as well as population and employment projections in relation to the transportation master plan. He clarified that this includes the added location of bus routes and other public transportation. Mr. Harris also noted the added language regarding the long term vision of bringing the front runner to Santaquin.

Mr. Harris explained that other Circulation Element changes include providing the major transportation corridors. He described that a map outlining the public transportation plan has been added to the general plan. Mr. Harris clarified that this route will coincide with future economic development, commercial areas and high density.

Commissioner Colson asked if other types of transportation were considered. Mr. Bond explained that the General Plan can be changed in the future, and that there is a Capital Facility Plan that will be more detailed. Commissioner Colson believes that the proposed plan will drive growth by placing denser housing along the proposed transportation route. Commissioner Tolman disagreed and noted that high density can't be built in a lot of the areas where the transportation plan is shown.

Mr. Harris explained that the Circulation Element is meant to focus on the economic opportunities and growth. It is projected that a lot of the growth and economic development will happen along the bus route, due to it being along Main Street, next to interchanges, etc.

Mr. Harris reviewed the Moderate Income Housing Element. He reported that the statistics have been updated to the 2017 Census Bureau and Utah Housing Urban Development (HUD) data.

Mr. Harris explained that the Current Moderate-Income is configured by taking the median gross income of the County; those who make 80 % or less, of the median are considered Moderate Income Housing. Mr. Harris reported that 58 % of households in Santaquin make 100 % or more than the AMI and 42 % are considered Moderate Income Housing. Mr. Bond noted that that statistics can be modified when the 2020 Census is updated.

Mr. Harris reported that Housing Stock (as of 2017) was 84% single family, 12% multifamily or apartments, and 4% manufactured homes. 85 % of which are owner occupied and 15% are renter occupied. He stated that between 2000 and 2009 over 1,000 homes were built. Mr. Bond noted that roughly 200 new homes were built in Santaquin last year and the year before.

Mr. Harris illustrated the concept of being cost burdened, which means that 30% or more of a person's gross annual income is being spent on housing. He presented a Table based off of the AMI of 2019 which shows how much someone can afford for their mortgage before becoming cost burdened.

Mr. Harris reviewed an update which included the recent zoning amendment removing multifamily housing as a permitted use in the R-8 zone. He noted the following areas in the General Plan which remained the same; the allowance of multifamily housing along Main Street. Infill development and smaller lots, and the allowance of accessory apartments throughout the City (unless HOA prohibited.) Mr. Harris also stated that Planned Unit Developments (PUD's) allow for different types of housing units in the City.

Mr. Harris described that the Cities Goals and Policies have remained the same, besides the addition of two policies that are specifically related to the State's requirements. He explained that the added policies (numbers 8 and 9) and are things that the City is already doing. These policies include the allowance of accessory apartments, and the allowance of high density housing along Commercial areas.

Mr. Bond added that the State requirement for the Moderate Income Housing element doesn't have a specific quota. Rather, they require a moderate income housing element with goals and plans that support those goals. He explained that 42% of housing in Santaquin is considered moderate income housing.

Commission Chair Wood opened the Public Hearing at 8:29 p.m. and closed it at 8:29 p.m.

Motion: Commissioner Lance motioned to forward a positive recommendation to the City Council for the proposed General Plan Amendment. Commissioner Sperry seconded.

Roll Call:

Commissioner Tolman Aye

Commissioner Lance Aye

Commissioner Sperry Aye

Commissioner Colson Aye

Commissioner Wood Aye

The vote passed unanimously 5 to 0.

PLANNING COMMISSION BUSINESS

Approval of minutes from:

September 10, 2019

Motion: Commissioner Wood motioned to approve the minutes from September 10, 2019. Commissioner Lance seconded. The vote was unanimous in the affirmative.

Mr. Bond reminded the Commissioners that there is a meet the candidates event, Thursday the 26th at 6:00 p.m. at Apple Valley Elementary. He also reported that there will be a Townhall meeting to allow residents to walk through the proposed Rec Center on October 5th. Mr. Bond offered to let any of the Planning Commissioners take a tour of the building if they would like. Commissioners Wood, Sperry, and Lance indicated that they are interested in touring the building. Mr. Bond suggested that a walkthrough could be scheduled before the next meeting on October 8th. On Thursday at 5 p.m. at C.S. Lewis Academy there is an open house for the debris flow environmental assessment done by NCIS on the East Bench.

Commissioner Lance asked for an update on the grocery store. Mr. Bond explained that they are working on finalizing the development agreement, and are hoping to have a ground breaking soon. He added that the building plans have been submitted. Mr. Bond reported that a ribbon cutting is anticipated for the recreation building which is 100% complete. There will also be a ribbon cutting for the continuation of Summit Ridge Parkway, the completion date is October 15th. An additional ribbon cutting will also be held for the soccer fields. He explained that the bathrooms were just installed and it is anticipated that flag football will be held there this fall.

Commissioner Colson explained that the Chinese Restaurant on Main Street is moving to Payson. She is interested in why they are leaving and if there is anything that can be done to mitigate businesses leaving the City. Mr. Bond explained that is why the City participates in the Chamber of Commerce. Commissioner Lance thinks that things will change once there is a grocery store. Commissioner Wood indicated that he likes the idea of a postmortem for businesses that are leaving. Commissioner Colson feels that the City needs to raise their expectations so that businesses can rise to them.

ADJOURNMENT

Commissioner Tolman motioned to adjourn at 8:45 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder