



Planning Commission Meeting Minutes

Tuesday, October 26, 2021

Planning Commission Members in Attendance: Trevor Wood, Art Adcock, Kylie Lance, Drew Hoffman and Sarah Jorgensen.

Others in Attendance: City Manager Ben Reeves, Community Development Director Jason Bond, Melonie Smith, Steve Smith, Michelle Ybarra, Peter Evans, LeRoy Kinder, Sharon Stores, Dan Olson, Bronson Tatton, and Pete Evans.

WELCOME- Commission Chair Wood called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATION THOUGHT- Commissioner Jorgensen offered an invocation.

PLEDGE OF ALLEGIANCE- Commissioner Lance led the Pledge of Allegiance.

PUBLIC FORUM- Commission Chair Wood opened the Public Forum at 7:05 p.m. there were no comments, so he closed the Public Forum at 7:06 p.m.

DISCUSSION & POSSIBLE ACTION

PUBLIC HEARING- Santaquin Estates Concept Plan

The Planning Commission will review a concept plan for a proposed 80-lot subdivision (1 commercial lot and 79 single-family lots), located at approximately Main Street and 900 E.

Mr. Bond explained that the land is currently zoned R-10 Residential with a sliver of C-1 commercial zoning. The applicant is proposing to rezone 1 large commercial lot and apply for a PUD designation within the R-10 zone. The proposed lots are all single family, ranging from 10,000+ square foot lots to 4,000 square foot detached single family homes. Mr. Bond added that a 15 % open space requirement would be part of a PUD designation. (See Attachment 'A')

PUBLIC HEARING- Commission Chair Wood opened the Public Hearing at 7:11 p.m.

Ms. Melonie Smith shared a statement from Jody Reid who was unable to attend tonight. Ms. Reid expressed concern regarding the lack of open space in the proposal. Particularly the use of the retention basin as a dual-purpose park area. She is concerned that the area won't be landscaped. Ms. Reid doesn't feel that any of the proposed pocket parks are functional for the residents. She also stated that she doesn't think it is appropriate that the commercial parcel is considered in the yield plan. Ms. Reid feels that the proposal of having the higher density homes facing Main Street and is a way for the builder to save money rather than building a fence along the road. She believes having the wall continue along Main Street and 900 E. would help reduce parking issues on Main Street.

Ms. Melonie Smith echoed Jody Reid's concerns. Ms. Smith expressed concern regarding the commercial parcel. She noted that none of the commercial parcel units are identified. She also expressed concern of safety with the proposed realignment of the Frontage Road shifting traffic onto 900 E. sending more traffic into the residential areas.

Ms. Michelle Ybarra noted that a lot of the residents in Santaquin are former ranchers and farmers who have a lot of equipment. Ms. Ybarra pointed out that the density of homes in this proposal of 79 homes, is a much higher density than the surrounding areas. She noted that most of the homes in this area have more than 2 cars, outdoor toys, trailers, etc. Ms. Ybarra

asked where all the cars will be parked in the higher density area. She explained that the corner of Main Street and Highland Drive is busy during peak hours. Ms. Ybarra asked the Planning Commission to consider if the high-density housing is the best use of land compatibility and if it provides a small-town atmosphere. She also asked if this proposal is fair to the surrounding residents who live on lots compatible with the base zoning.

Mr. LeRoy Kinder stated that a traffic study was conducted 10 years ago which indicated that the roads were at maximum capacity in the area at that time. He expressed concern regarding the added traffic that this development would add. He explained that at peak hours' traffic gets backed up the freeway exit in this area. Mr. Kinder stated that this proposal doesn't match the surrounding area. He stated that there isn't adequate open space for children to play in the area. Mr. Kinder indicated that he likes the proposed commercial spot. He stated that the existing roads won't be able to handle construction. Mr. Kinder explained that he is concerned about the added daily trips this development that would add to the roadways, specifically in front of his home.

Mr. Dan Olson expressed concern regarding the slope between 900 E. and the lots that back the south portion of 900 E. He noted that there is no visitor parking provided for the higher density units. Mr. Olson asked to see road dimensions for the proposal to ensure that they meet the requirements. He noted that he loves the commercial aspect of this development. He explained that he doesn't like how high-density housing and commercial are tied together in zoning. Mr. Olson asked that a plan is made with UDOT to ensure their plan for the area, prior to committing to a plan for this development.

Ms. Sharon Stores expressed concerns regarding the added traffic this development would create. She stated that she doesn't see how this proposal will alleviate any of the current traffic problems. Ms. Stores stated that UDOT needs to act now regarding the existing problems. She also asked that UDOT supply a blueprint showing what they are proposing for the area. Ms. Stores expressed concern regarding the proposed retention basin. She asked why an area of 25 acres of land the city already owns isn't being used for the retention basin? Ms. Stores stated that she thinks the commercial area and the retention basin are overkill for the city to obtain from this development. She thinks the City should choose one option or the other. Ms. Stores indicated that she would like to see an area of the commercial land portioned off for a park area. She also asked for greater transparency and asked to see if traffic studies, etc. have been conducted in the area.

Commission Chair Wood closed the Public Hearing at 7:47 p.m.

Commissioner Wood asked the applicant to address any of the residents' concerns or discuss their proposal. Mr. Peter Evans with Flagship Homes stated that their plan has evolved over that past year from the public input received. He expressed that he believes this proposal addresses some of the concerns brought up tonight. He stated that the realignment of the intersection will go a long way towards motivating UDOT and moving the process forward. Regarding the houses fronting Main Street he stated that they can consider having them front the interior road if that is preferred. Mr. Evans expressed that they are open to options that would discourage parking on Main Street.

Commissioner Lance asked Mr. Evans how he feels about houses fronting Main Street from an aesthetic perspective? Mr. Evans stated that his opinion with rear loaded homes is that they have more curb appeal, but they are less livable. He feels that a front-loaded product is superior from a livability perspective. Commissioner Lance asked Mr. Evans what the pricing of these

units would be? Mr. Evans stated that the detached single-family homes would be priced in the high 400,000's the larger lots would be somewhere in the mid 600,000's. Commissioner Adcock asked if the detached units were front loading could the curb appeal of the back of the house be made more aesthetically appealing? Mr. Evans answered that they could provide more stylization and elevation on the back of the units.

Commissioner Lance asked if the city is obtaining the commercial property? Mr. Evans answered that they aren't, but it is desirable to the city from a tax base perspective. Commissioner Jorgensen asked if there is an intended use for the commercial property? Mr. Evans stated that the uses are not known at this time. Commissioner Jorgensen explained that City code states that the minimum lot size for a detached single-family home with separate driveways is 6,000 square feet. She asked if the lot sizes could all be increased to 6,000 square feet? Mr. Evans stated that he would need to look into this and see how it would affect the plan.

The Planning Commission discussed the base zoning versus a Planned Unit Development (PUD). Commissioner Wood noted that it's important to remember that with a PUD it gives the city 'a seat at the table' to consider tradeoffs.

Commissioner Jorgensen asked if there are proposed parks with this proposal? Mr. Bond explained that staff is working with the developer to find a creative solution to meet the open space requirements. This could potentially be done through both the retention basin and the developer improving the trail corridor along 900 E. Commissioner Jorgensen pointed out that according to code a maximum of 50% of open space may be utilized for storm drain retention.

Commissioner Jorgensen indicated that she would like to see the detached single family lots increased to 6,000 square feet, and an overall reduction of lots to provide more open space. Commissioner Jorgensen also stated that she would prefer to see the fence continued along Main Street with front loading units. Commissioners Hoffman and Lance disagreed and stated that they prefer the rear loaded units fronting Main Street.

Commissioner Wood asked what the frontage is for the lots that front Main Street? Mr. Evans answered that it is 48 square feet. Commissioner Hoffman stated that according to the Transportation Master Plan both Main Street and 900 E. need to be collector road way widths. He asked if there are any private roads in the development? Mr. Evans answered that they will all be public roads. Commissioner Hoffman stated that when the roadway is connected, he feels that the continued access on Main Street will reduce traffic concerns. Mr. Evans explained that they plan to submit a construction phasing map regarding how they would address construction traffic.

Commissioner Lance stated that she likes the idea of having commercial area fronting Main Street. She referenced the Molly fire and the need for a retention basin in the area. She noted that if the retention basin isn't obtained through a PUD, local taxes would be increased to pay for the land, so she thinks this proposal is logical.

Mr. Bond explained that Mayor Hunsaker has been asking UDOT to address this area for years and provide more information. He stated that the city is awaiting further information regarding the Highland Drive reroute from UDOT. Mr. Bond recognized that this is a busy interchange and having 10,000 square foot lots that close to the interchange could be dangerous. He also recognized the heavy cost for the city to purchase the land needed for the retention basin, which would need to be acquired through a bond and would raise taxes for Santaquin City residents.

Mr. Bond noted that earlier Commissioner Lance stressed the importance of having adequate driveway length to avoid cars hanging out into the roadway. He stated that a 20-foot driveway has been determined as an adequate minimum length for a driveway.

The Planning Commissioners discussed the pros and cons of having rear loading units on Main Street.

Mr. Evans explained that UDOT has indicated that they won't relocate the interchange if the Frontage Road is not realigned.

OTHER BUSINESS

Approval of Meeting Minutes from
September 28, 2021

Motion: Commissioner Lance motioned to approve the Planning Commission minutes from September 28, 2021. Commissioner Hoffman seconded. The motion passed unanimously in the affirmative.

Mr. Bond explained that because of the upcoming holiday's there may be some special meetings scheduled. December 14th is a regularly scheduled Planning Commission meeting, but it may start at 7:30 to give the City Council time to meet prior. Mr. Bond stated that there may be a potential for special meetings in November and December.

Mr. Bond informed the Planning Commissioners of an upcoming code amendment regarding PUD's that will be reviewed at a future meeting. He explained that the proposed language states that the City Council at their discretion may accept off-site open space. Commissioner Jorgensen stated that she would like to address wording within the PUD code. She feels that the language is too generous for developers, projects are allowed to be too small and not benefit the city. Mr. Reeves explained that regulations tighten as growth waves increase. Mr. Bond pointed out that PUD's do not have to be approved, they are up to the discretion of the City Council. Commissioner Lance suggested that the verbiage of the proposed amendment should state that it would benefit the surrounding community.

Commissioner Jorgensen asked about the 25 acres of land the city already owns and if it can be made into a retention basin for the area? Mr. Reeves explained that this land (Peter Rabbit Springs) is on a plateau and is too high to function as a retention basin. He explained that the proposed retention basin has been identified by Engineers as an area that is ideal for this use.

Mr. Bond announced that November 18th is the next General Plan Public Meeting from 7-8:30 p.m. at C.S. Lewis Academy.

ADJOURNMENT

Commissioner Lance motioned to adjourn at 8:46 p.m.

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: October 22, 2021

RE: **Santaquin Estates Subdivision Concept Review**

Zone: R-10, C-1 Size: 30.85 Acres Units: 79

The proposed Santaquin Estates Subdivision (Pederson Property) is located at approximately Main Street and 900 East and consists of 30.85 acres. Most of the property is zoned R-10 with a small area zoned Interchange Commercial (C-1) along a portion of Main Street.

The applicant is proposing a 79-lot subdivision, which includes 1 commercial lot and 79 single-family lots. Before this proposed concept plan was submitted, the applicant submitted a plan that proposed 83 single-family lots. At the time, Mayor Hunsaker and City staff were meeting with UDOT about some long-range plans for the I-15 interchange which is directly west of the Pederson property. In short, UDOT indicated that they saw an issue in the future with the frontage roads (US Highway 198 and Highland Drive) being too close to the interchange. These conversations with UDOT led to some discussions with the developer so that the corridors for future streets can be preserved. Otherwise, the purchase of homes and/or businesses may need to take place in the future to enhance road connectivity and traffic flow. These conversations led the developer to reconsider their plans. A table comparing some of the recently proposed concept plans is below:

Yield Plan Layout	R-10 Proposal	Current Proposal
93 SF Lots	83 SF Lots	79 SF Lots
No Commercial Lot	No Commercial Lot	5.4-acre Commercial Lot
No Open Space	No Open Space	Some Open Space
No Property for Basin	No Property for Basin	Some Property for Basin
Frontage Road Issue	Frontage Road Issue	New Frontage Road Alignment

NOTE: All information is approximate because the proposals are conceptual

The applicant is proposing to rezone to expand the Interchange Commercial (C-1) zone along Main Street to 5.42 acres and a Planned Unit Development (R-10PUD) for the residential areas. The proposed commercial lot meets all the requirements of the C-1 zone. The proposed residential lot sizes range from approximately 4,000 square feet to 10,000 square feet. The applicant is proposing 79 single-family lots.

The applicant will be required to follow all codes in the PUD ordinance including but not limited to, architectural requirements and providing a minimum 15% open space. The open space shall be improved by the developer. These items will be reviewed when preliminary plans are submitted.

This is a subdivision concept review. This review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval or recommendation of any kind.

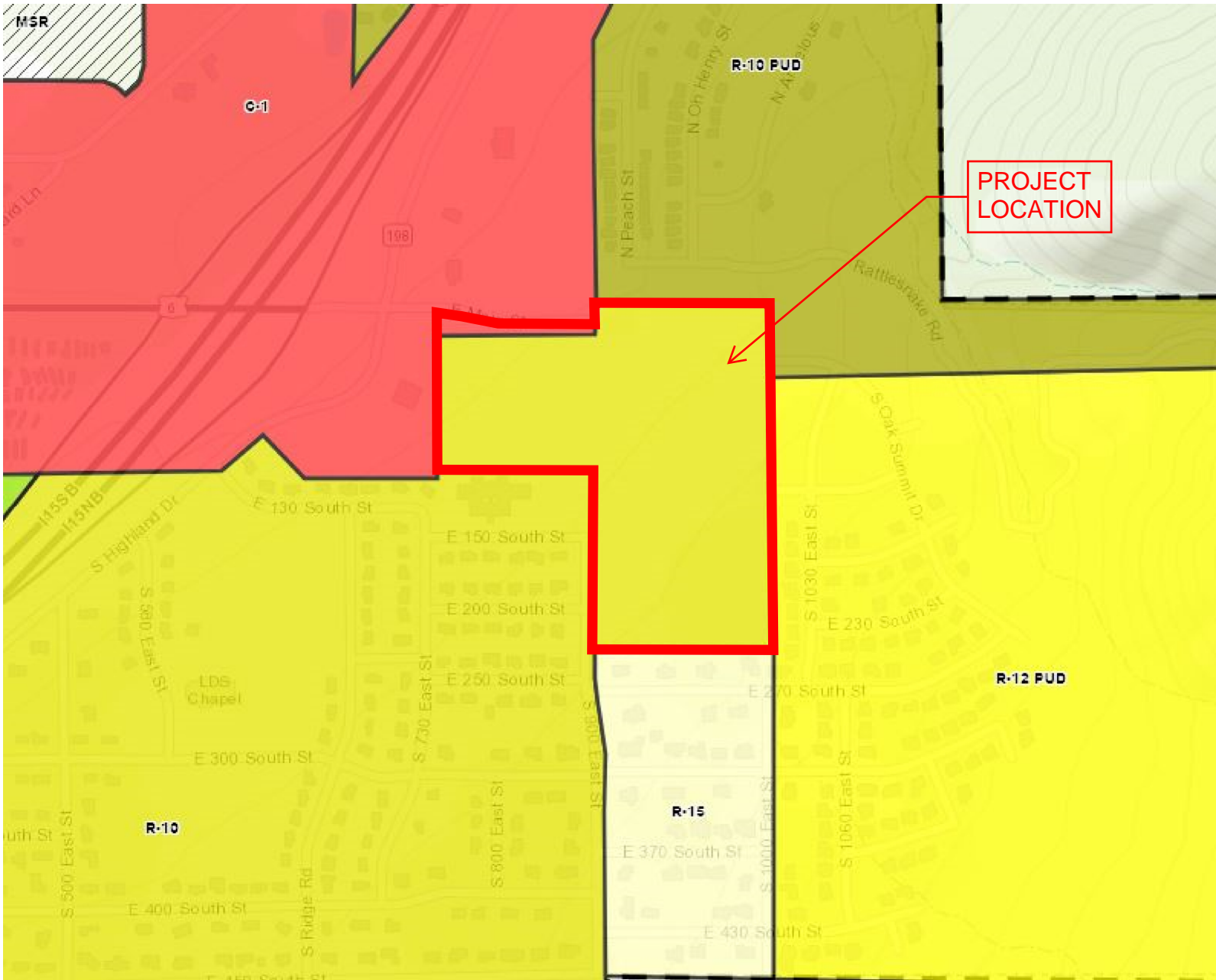
After the concept review, the developer will submit preliminary plans. The Preliminary Plans will provide more details (utilities, grading, open space, etc.) and will also address comments given during the concept review. Preliminary plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will forward

a recommendation to the City Council and the City Council will be the land use authority for preliminary plans. The zone change to R-10PUD is a legislative process, and the City Council has the discretion to vote for or against the rezone.

Attachments:

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Location and Zoning Map





SANTAQUIN ESTATES