

MEMORANDUM



To: Mayor Olson and City Council
From: Jason Bond, Assistant City Manager
Date: April 14, 2023
RE: **Silver Oaks Subdivision Preliminary Plan**

Zones: RC & CLM
Size: 20.50 acres
Residential: 165 units (15.58 acres)
Gas/Convenience Store: 1.17 acres
Retail/Warehouse: 3.75 acres

The proposed Silver Oaks subdivision is located at approximately 590 W. Main Street. The proposed development consists of two phases. Phase 1 is located in the RC Residential Commercial zone and is proposed to include 165 residential townhome units on approximately 15.58 acres in the. Phase 2 is located in the Commercial Light Manufacturing (CLM) zone and is proposed to include a gas station/convenience store on approximately 1.17 acres and a combination of retail/warehouse uses on approximately 3.75 acres. The estimated total size of the development is 20.50 acres.

The initial development agreement for this property was approved on September 7, 2021. This agreement was approved to ensure that commercial land uses would be built on the frontage of Highway 6/ Main Street but it was broad in the specific land use types to provide flexibility to adapt to uncertain future market conditions. The property was sold to the current land owner and applicant of the Silver Oaks development, Vanquish Capital, LLC. An amendment to the development agreement was also approved on September 20, 2022. The amendment to the development agreement included a master plan of the layout and more specific land use types that would be included.

The Development Review Committee (DRC) reviewed the Silver Oaks (then known as Ercanbrack) concept plan on January 10, 2023, and the Planning Commission held a public hearing for the project and reviewed it on January 10, 2023.

On February 14, 2023, the DRC reviewed the preliminary plans for Silver Oaks and on March 28, 2023, forwarded a positive recommendation to the Planning Commission, with the condition that redlines be addressed prior to the plans being added to a Planning Commission agenda.

The Planning Commission reviewed the plans on April 11, 2023, and they addressed a couple specific requests that Santaquin City Code designates the Planning Commission to approve.

First, the development plan proposes some modifications to the open space amenities. Instead of providing nine 600 square-foot tot lots (5,400 square feet), it is proposed that 4,844 square feet of tot lot area, 4,894 square feet of a dog park, and an 880 square-foot pickleball court be provided. The Planning Commission made the following motion on this topic:

Commissioner Lance made a motion that the amenities be accepted as proposed for the replacement of required tot lots. Commissioner Weight seconded the motion.

Commissioner Wood, Yes; Commissioner Lance, Yes; Commissioner Hoffman, Yes; Commissioner McNeff, Absent; Commissioner Nixon, Absent; Commissioner Weight, Yes; Commissioner Romero, Absent. The vote was unanimously approved.

Second, the applicant proposes that parking within the development be shared. A total of 378 parking spaces is required for the residential townhomes. A total of 117 parking spaces are required for the retail/warehouse uses. The plan shows that the development would be short 21 parking stalls for the residential townhomes, but there is an extra parking stall for the retail/warehouse uses. It is proposed that the parking be shared to make up the difference. Shared parking works because the different land uses naturally use parking at different times of the day. This provides for a more efficient use of the parking stalls. The Planning Commission made the following motion on this topic.

Commissioner Lance made a motion to approve the request for shared parking and that an agreement be recorded. Commissioner Wood seconded the motion.

Commissioner Wood, Yes; Commissioner Lance, Yes; Commissioner Hoffman, Yes; Commissioner McNeff, Absent; Commissioner Nixon, Absent; Commissioner Weight, Yes; Commissioner Romero, Absent. The vote was unanimously approved.

The Planning Commission provided the following motion regarding the overall preliminary plan:

Commissioner Lance made a motion to recommend approval to the City Council for the Silver Oaks Subdivision with the following conditions:

- That all redlines be addressed.
- That the balance of proposed amenities be accepted as proposed for the replacement of required tot lots.
- That the proposed shared parking be accepted and that an agreement be recorded.

Commissioner Hoffman seconded the motion.

Commissioner Wood, Yes; Commissioner Lance, Yes; Commissioner Hoffman, Yes; Commissioner McNeff, Absent; Commissioner Nixon, Absent; Commissioner Weight, Yes; Commissioner Romero, Absent. The vote was unanimously approved.

After preliminary approval from the City Council, the DRC will need to approve the final plat(s) before any lots are recorded. The DRC may only approve a final plat submittal after finding that the development standards of subdivision title, the zoning title, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning.

Recommended motion: “Motion to approve the Silver Oaks Subdivision Preliminary Plan with the following condition:

- That all redlines be addressed

Attachments:

1. Preliminary Plans
2. Zoning Map
3. Architectural Elevations
4. Landscaping Layout