

Planning Commission Meeting Minutes
Tuesday, November 30, 2021

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

Others in Attendance: Community Development Director Jason Bond, Assistant City Manager Norm Beagley, Peter Evans, LeRoy Kinder, Ken Berg, Dan Olson, Sharron Storrs, Rita Ponder, Shanna Stilson, and Ron Jones.

Commission Chair Wood opened the meeting at 7:00 p.m.

INVOCATION/INSPIRATION THOUGHT- Commissioner Adcock offered an invocation.

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

PUBLIC FORUM- Commission Chair Wood opened the Public Forum at 7:03 p.m. there were no comments, so he closed the Public Forum at 7:03 p.m.

Degraffenried 2-Lot Subdivision Preliminary/Final Plan

The Planning Commission will review a preliminary/final plan for a proposed single lot split located at 245 E. 100 N.

Mr. Bond outlined that this is a single lot split which would result in two lots that are roughly a half-acre each. He noted that one of the lots will have an existing house remain on it and a new house will be built on the additional lot. He added that the City Council approved a deferral agreement for the improvements for this subdivision.

Commissioner Adcock asked if there are redlines from DRC? Mr. Bond responded that there are, but nothing substantial enough to prevent it moving forward with the Planning Commission. He explained that the Planning Commission is the land use authority since it is 3 lots or less. Commissioner Lance asked how much frontage each lot has? Mr. Bond answered that each lot has the required 80 feet of frontage.

Motion: Commissioner Jorgensen motioned to approve the Degraffenried Subdivision with the condition that all Planning and Zoning and Engineering redlines are addressed. Commissioner Lance seconded.

Roll Call:

Commissioner Hoffman Aye

Commissioner Jorgensen Aye

Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The motion passed unanimously in the affirmative 5 votes to 0.

PUBLIC HEARING- Santaquin Estates Development Agreement/ Rezone

The Planning Commission will conduct a Public Hearing to review a development agreement for the Santaquin Estates Subdivision (located at approximately Main Street and 900 E.) which includes a proposed rezone of approximately 23.28 acres from the R-10 Residential zone to the R-10 Planned Unit Development (PUD) zone.

Mr. Bond clarified that this agenda item is a Public Hearing for the rezone and the development agreement. He explained that all the property is currently located within the R-10 zone. The proposed zoning for the area is R-10 Planned Unit Development (PUD). The Planning Commission has already made a recommendation for the commercial rezone.

Mr. Bond noted that the developer meets the 15% open space within the project. This is being met through the retention basin, as well as the trail corridor, and an additional park in the Northeast area of the development. He noted that the park area is adjacent to a city owned parcel which is used for storm retention.

Mr. Bond clarified that this project is proposed to be completed within one phase. Commissioner Wood asked Mr. Bond to explain why the developer is proposing to rezone the area. Mr. Bond described that the developer has proposed a PUD from the beginning of their application. With the need of the re-alignment of the Frontage Road and the retention basin it made sense to pursue a PUD for this development.

PUBLIC HEARING- Commission Chair Wood opened the Public Hearing at 7:14 p.m.

Ms. Sharron Storrs stated that her property abuts this development. She asked why a PUD is needed in the area if the zoning was already R-10? She asked what the benefit of a PUD is? She also asked for more information regarding the park. Ms. Storrs stated that she thinks the city is focusing on the development of commercial land rather than benefiting the residents by developing parks and open space. She asked why tax dollars haven't been used to open up Santaquin Canyon. Ms. Storrs stated that she doesn't believe that the parks in the East Bench are desirable or usable. She suggested that some of the commercial land be relinquished for a park in the area instead. She asked that the PUD be reconsidered or a park be considered in the area. Ms. Storrs added that she doesn't want to see a hotel developed on the commercial land.

Ms. Rita Ponder stated that she lives across the street from the proposed development. She expressed that she wouldn't like to see a PUD approved for this subdivision. As a homeowner in the area, she stated that she bought with the knowledge of the neighboring R-10 zoning.

Mr. LeRoy Kinder explained that he isn't against the development, but he would prefer to see it remain as R-10 zoning. He stated that he can understand that Flagship Homes has gone above and beyond to provide the 15% open space. Mr. Kinder recognized that the developer isn't proposing high density housing with this PUD and stated that if the property isn't to remain R-10 he would support this development.

Mr. Dan Olson stated that he likes the proposed park. He asked what the acreage is of the retention basin combined with the new park area?

Ms. Shanna Stilson stated that she thinks this development should remain R-10 and not be rezoned. She explained that she thinks a PUD will cause parking issues.

Commission Chair Wood closed the Public Hearing at 7:25 p.m.

Mr. Bond explained that the existing retention basin is on a parcel that is .38 acres, it isn't currently a park, but has been landscaped so it could be used as a park. The proposed park area for this project is .37 of an acre. The combined total of those areas is .75 of an acre. He clarified that the developer would be bonding for the improvements of the retention basin, so the basin can be constructed first. Mr. Bond clarified that the developer's proposal does meet the minimum 15% open space requirement for a PUD.

Mr. Bond pointed out that the developer will improve and perpetuate the trail along the Southwest of the development. Since part of this is outside of the development the city will reimburse the developer with park impact fees. He noted that this portion of trail will not be counted towards the required open space.

Mr. Bond clarified that the commercial area is not part of the PUD or the density bonus. He noted that with standard R-10 zoning the developer could build 83 homes. With the proposed PUD they are proposing to build 77 homes. Without the PUD the city would need to buy the land for the proposed retention basin, and for the realignment of the Frontage Road. This could cost the city upwards of 2 million dollars. The PUD allows the city and the developer to trade density in some areas for these amenities. Mr. Bond explained that C-1 Commercial zoning is good planning along Main Street. It doesn't benefit the city other than future tax base revenue. Mr. Bond explained that within the C-1 code it clarifies what uses are allowed within the zone. He stated that there are no planned commercial uses on the commercial parcel. Mr. Peter Evans clarified that they don't have current plans for the commercial area. Mr. Beagley explained that this commercial area is consistent with residential feedback (from the general plan process) regarding the desire for more commercial space and a higher tax base.

Commissioner Wood asked that Mr. Beagley address the debris basin. Mr. Beagley explained that this debris basin is a downstream channel that would be perpetuated with additional land to the North. The land obtained through the PUD is just a small piece of what is needed for the debris basin. Mr. Bond explained that the city obtained a grant from Natural Resources Conservation Service (NRCS) for 9.1 million dollars to build retention basins. However, that money can not be used to acquire land for the debris basins.

Commissioner Hoffman stated that Flagship has met all the requirements and he thinks they have done a great job with this development. Commissioner Wood agreed. He stated that he is in support of it since the PUD will help the city obtain needed amenities in the area. He noted that the developer has listened to residents and changed their proposal to accommodate some of their concerns along the way. Mr. Bond noted that this is a unique PUD because the developer is not trying to maximize their density in the area.

Commissioner Jorgensen noted that she appreciates that all the units are single family homes. She stated that it seems to fit in with the neighborhood better than other plans have in the past. Commissioner Jorgensen asked for more information regarding the front/rear loaded units mentioned in the development agreement. Mr. Bond explained that the development agreement states that the developer would need to choose either front or rear loading units for the smaller lots 'within each area'. There are three areas this would apply to, the units along Main Street, the units along 900 E. and the units along the Seasons of Santaquin. The benefits of front versus rear loading units were discussed.

Commissioner Lance stated that she thinks a debris basin is essential in this area. She thanked the developer for their work on this development in the last few years. She noted that she prefers the rear loading units on the main thruways.

Commissioner Adcock asked for clarity regarding the 4,000 vs 6,000 square foot requirements within code. Mr. Bond explained that according to City Code clustered single-family homes can be on a lot as small as 4,000 square foot lot. He stated that there is no definition of 'clustered single-family homes' within code. He indicated that precedent for interpreting the code was set within the PUD to the North of this development where single-family homes were approved to have lots that were less than 6,000 square feet. Mr. Bond noted that the smallest proposed lot in this proposal is 4800 square feet, while most of the smaller lots are around 5,000 square feet.

Commissioner Wood asked about the power corridor easement that runs through the area, he added that lots 40 and 41 appear to be the most impacted and asked what could be built on those lots. Mr. Evans explained that lot 40 will need to have a long driveway. Lot 41 would require a custom plan, but it may become part of lot 40 and 42 instead.

Mr. Bond explained that as part of a PUD modified setback requirements need a recommendation from the Planning Commission to the City Council to be approved. He reviewed the current setbacks of 25-foot rear and front, with 5-foot side setbacks. The developers proposed modification to the setbacks is a 22-foot front setback, and a 20-foot rear setback. He noted that staff has stressed the importance of a larger front setback for the driveway side. Commissioner Jorgensen asked if there will be sidewalk for the whole development? Mr. Bond confirmed that there will be, with the trail in lieu of sidewalk in those areas where it is built.

Mr. Evans expressed his gratitude for staff's patience with them as they have made multiple reiterations of the proposal. He stated that staff has done a great job negotiating on behalf of its residents.

Motion: Commissioner Jorgensen motioned to recommend approval of the Santaquin Estates Rezone of 23.28 acres R-10 Residential to the R-10 Planned Unit Development (PUD) zone as part of the development agreement. Commissioner Lance seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Adcock	Aye
Commissioner Lance	Aye
Commissioner Jorgensen	Aye
Commissioner Hoffman	Aye

The motion passed unanimously in the affirmative 5 votes to 0.

Santaquin Estates Preliminary Plan Review

The Planning Commission will review a preliminary plan for a proposed 78-lot subdivision (77 residential, 1 commercial) located at approximately Main Street and 900 E.

Mr. Bond asked the developer if they would agree that the 22-foot setback would be retained from the back of sidewalk to the garage face to provide adequate space for parking. Mr. Evans agreed that this could be maintained. Commissioner Adcock clarified that the setbacks can be modified since this is a proposed PUD. Mr. Bond confirmed this.

Motion: Commissioner Hoffman motioned to recommend approval of the Santaquin Estates Preliminary Plan with the following conditions: That all Planning and Zoning and Engineering redlines be addressed. And that the amendment to the setbacks be approved; including the 22-foot front setbacks on the garage side, 20-foot rear setbacks, and 5-foot side setbacks for the smaller lots identified within the development agreement. Commissioner Lance seconded.

Commissioner Hoffman	Aye
Commissioner Jorgensen	Aye
Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The motion passed unanimously in the affirmative 5 votes to 0.

PUBLIC HEARING- Grey Cliffs Development Agreement/ Rezone

The Planning Commission will conduct a Public Hearing to review a development agreement for the Grey Cliffs Subdivision (located east of State Road 198 and approximately 600 N.) which includes a proposed rezone of approximately 293.78 acres. The current zoning of 210.63 acres is R-10 PUD, the proposed zoning for this acreage is R-10 Residential. The current zoning of 22.16 acres is R-10 PUD, the proposed zoning for this acreage is C-1 Commercial. The current zoning of 40.51 acres is R-Ag, the proposed zoning for this acreage is R-10 Residential. The current zoning of 16.04 acres is Ag Agricultural, the proposed zoning is R-10 Residential. The current zoning of 1.04 acres is C-1 Commercial, the proposed zoning is R-10 Residential. The current zoning of 3.43 acres is Ag Agricultural, the proposed zoning is C-1 Commercial.

Mr. Bond explained that this proposed development has been in the works for several years. He noted that this is a large development and it will take more time for the preliminary plans to be ready. He noted that this project has received prior approval for a mass grading permit. Mr. Bond added that the developer is doing this at risk as the development isn't approved yet. The applicant has also decided that they would like to move forward with a standard subdivision rather than a PUD. Mr. Bond explained that part of the proposed rezone is from R-10 PUD, and AG zoning to a standard R-10 zoning. They would also like to have some Commercial C-1 zoning along the frontage of the highway. Mr. Bond noted that the developer has provided exhibits of the proposed open space they are planning to provide. He added that the developer doesn't have to provide this open space for the development since it is not a PUD. Mr. Bond pointed out that there is a proposed HOA for 10 lots that abut the Northeast area which is heavily sloped. He noted the improved parks that the developer is proposing. He added that all of the proposed open space would not be improved.

PUBLIC HEARING- Commission Chair Wood opened the Public Hearing at 8:35 p.m.

Mr. Dan Olson stated that the proposed HOA area is the only place where there is access for the mountain. He asked that a trail system or something similar be added to allow the public access to the mountain.

Mr. Ron Jones stated that he grew up on this land. He indicated that he fully supports the progress of this development moving forward. He noted that the rezone goes high up on the mountain and asked if people will be allowed to build way up that far? Mr. Jones noted that the sand pit in the area is a scar on the mountain and he would like to see it restored to natural vegetation. He hopes that there is a mechanism in the development agreement that requires the developer to restore the mountain when they are done.

Commission Chair Wood closed the Public Hearing at 8:40 p.m.

Mr. Bond clarified that the private HOA space would not inhibit public access to the mountain. He explained that as part of the development agreement all of the mountain area would be dedicated as open space to the city. Even though it would be zoned as R-10 these higher areas of the mountain would remain as open space dedicated to the city. The cities intention is to see it remain natural with trail heads, etc. in the area. It is anticipated that bicycle, ATV, or equestrian trails be provided for this area.

Mr. Bond answered that a typical requirement of restoration for the scarred area is included within the mass grading permit. Commissioner Wood clarified that the developer would bond for the restoration in case they were to leave prior to the project being completed.

Commissioner Wood stated that he loves the forethought and connectivity of this proposal. He thinks that this open space could become the crown jewel of the Santaquin City Park system. Commissioner Lance stated that she is in favor of this development. And that the community needs high end and single level housing. She believes the recreational opportunities enhance the proposal.

Motion: Commissioner Lance motioned to forward a positive recommendation to the City Council for the Grey Cliffs Rezone as proposed, contingent upon an improved development agreement. Commissioner Jorgensen seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Adcock	Aye
Commissioner Lance	Aye
Commissioner Jorgensen	Aye
Commissioner Hoffman	Aye

The motion passed unanimously in the affirmative 5 votes to 0.

OTHER BUSINESS

Approval of Meeting Minutes from

November 9, 2021

Commissioner Jorgensen noted that an area of the minutes she would like modified.

Motion: Commissioner Jorgensen motioned to approve the minutes from November 9, 2021, with the suggested modifications. Commissioner Adcock seconded. The motion passed unanimously in the affirmative.

Mr. Bond noted that the next Planning Commission meeting will be held on December 14th. It is anticipated that a City Council Meeting will be held after the Planning Commission meeting. The meeting may be held earlier around 6 p.m. Mr. Bond stated that he will provide more information to the Commissioners as soon as possible.

ADJOURNMENT

Commissioner Lance motioned to adjourn at 9:04 p.m.