



Planning Commission Meeting Minutes

Tuesday, May 11, 2021

Planning Commission Members in Attendance: Trevor Wood, Art Adcock, Kody Curtis (Attending Via Zoom), BreAnna Nixon (Attending Via Zoom), and Sarah Jorgensen.

Others in Attendance: Community Development Director Jason Bond, City Manager Ben Reeves, Assistant City Manager Norm Beagley, Josh Call (Attending Via Zoom), Kim Stratton (Attending Via Zoom), Paul Watson (Attending Via Zoom) Eric Simonson, Byron Bastian (Attending Via Zoom), and Joe Santos (Attending Via Zoom).

Commission Chair Wood called the meeting to order at 7:03 p.m.

INVOCATION/INSPIRATION THOUGHT- Commissioner Adcock offered an invocation.

PLEDGE OF ALLEGIANCE- Mr. Bond led the Pledge of Allegiance.

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

DISCUSSION & POSSIBLE ACTION

PUBLIC HEARING- Stratton Acres Concept Plan

The Planning Commission will review a concept plan for a proposed 36-lot residential subdivision located at approximately Royal Land Drive and 200 E. This proposal is subject to the requirements of the R-10 zone.

Mr. Bond outlined the proposed project. He noted that this is a standard project, all the proposed lots meet the minimum zoning requirements. He explained that this is a concept plan, meaning no approval or motions will be made tonight, rather feedback will be given to the developer. Mr. Bond clarified that engineering and further details will be required for the preliminary plan.

Mr. Eric Simonson recognized Kim Stratton the property owner. He explained that Mr. Stratton wanted to provide a subdivision with larger lots than other current developments.

Commission Chair Wood opened the Public Hearing at 7:10 p.m.

Mr. Bond read the comments received for the Public Hearing. (See Attachment 'A')

Commission Chair Wood closed the Public Hearing at 7:14 p.m.

Commissioner Wood explained that there are no code requirements requiring the developer to install a fence between the existing homes that are along 120 E. and the future development. It can be requested, but not required. Commissioner Wood acknowledged the concerns regarding the growth in Santaquin City. He explained that this land is located within the R-10 zone, so it is the property owners right to develop it, if they meet the code requirements.

Commissioner Adcock asked if the Taylors (The neighboring property owners) have been contacted regarding this project. He recalled a previous flood in the area and asked about the retention ponds. Mr. Simonson noted that Mr. Stratton is friends with the Taylor's who have not indicated any concerns that he is aware of. He explained that the retention ponds are created for worst case scenario and should be able to handle the storm water for the development. Commissioner Adcock asked if the retention pond will serve a dual purpose? Mr. Bond explained that this was discussed this in DRC, specifically a grassy area that can double as a play area. Mr. Bond added that the DRC noted that there are some utility challenges that would need to be addressed regarding sewer flow. Commissioner Adcock thanked the developer for providing single family homes. Mr. Simonson indicated that Mr. Stratton came up with this plan for the development.

Commissioner Curtis stated that single family 10,000 square foot lots fit in with the zoning and other uses and will be located next to future schools. He expressed that he likes to see this growth as opposed to high density or other uses.

PUBLIC HEARING- Scenic Ridge Estates Concept Plan

The Planning Commission will review a concept plan for a proposed 17-lot residential subdivision located at approximately 430 S. and 1200 E. This proposal is subject to the requirements of the R-12 zone.

Mr. Bond explained that this property is located within the R-12 PUD zone, but this development is not a PUD proposal. He clarified that this property is part of a previous PUD subdivision that was never developed. He stated that they are proposing 17 single family lots with the minimum lot size of 12,000 square feet. Mr. Bond explained that the entire development is located within the hillside overlay zone. The infrastructure, utilities, etc. will be reviewed in the preliminary review. Mr. Bond noted the diversity of lot sizes, some of which are larger than 1 acre.

Mr. Josh Call explained that they would like to follow the code while providing lots that are in line with the existing adjacent uses. He indicated that they want to provide a nice development.

Commission Chair Wood opened the Public Hearing at 7:27 p.m.

Mr. Bond read the comments received for the Public Hearing. (See Attachment 'B')

Commission Chair Wood closed the Public Hearing at 7:33 p.m.

Commissioner Wood recognized the comments regarding construction traffic. He suggested that concerned residents contact the Public Safety department. He asked if there are more suitable routes that could be suggested to help with the concerns. Mr. Bond explained that later in the process, a better route for construction traffic can be suggested to help guide the traffic pattern. He noted that it is difficult to communicate with every contractor the developer hires, as they are not always in the meetings.

Mr. Bond explained that similar concerns have been expressed by the Development Review Committee regarding infrastructure and water pressure. The burden of proof will be upon the developer to meet code and provide infrastructure, etc. He explained that more information will be provided with the preliminary plan. Commissioner Wood asked what will happen if the developer cannot adequately meet those requirements? Mr. Bond clarified the developer won't be able to move through the process until all infrastructure challenges have been addressed. He recognized that this is a tricky property, and this is the first application where a developer has tried to make this development work.

Commissioner Jorgensen asked for clarification regarding the trail heads? Mr. Bond explained that there are multiple trails in this area that are located on private property. He stated that the developer would need to maintain access to the National Forest Service land. He recognized the existence of a channel for debris flow, which will be examined to ensure it can handle runoff as needed. He explained that it is anticipated that the channel may be a good alignment for the trail heads.

Commissioner Adcock asked about the issue of water pressure and the need for an additional water tank. Mr. Bond explained that the DRC will look to the developer to show how they will make this work, and then address those plans to ensure that the needed utilities will be provided.

Commissioner Nixon pointed out that parcel A lower is 10,000 square feet and asked if that is being reserved for a pump station. Mr. Bond clarified that parcel A is anticipated to be dedicated to the City as a future water pump location.

OTHER BUSINESS

Approval of Meeting Minutes from

April 27, 2021

Motion: Commissioner Adcock motioned to approve the minutes from April 27, 2021.
Commissioner Jorgensen seconded.

Roll Call:

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| Commissioner Jorgensen | Abstained |
| Commissioner Wood | Aye |
| Commissioner Adcock | Aye |
| Commissioner Curtis | Aye |
| Commissioner Nixon | Aye |

The motion passed unanimously with 4 votes in the affirmative and 1 abstention.

Mr. Bond expressed appreciation for Michelle Sperry who served on the Planning Commission for several years and will no longer be a Commission Member. He welcomed a new member to the Planning Commission, Sarah Jorgensen.

Mr. Bond explained that State Law now requires that Planning Commissioners complete 4 hours of training a year. Each new Commissioner will be required to do at least 1 hour of training prior to serving on the Commission. Mr. Bond indicated that he would provide an online training for the Commission members to complete. He stated that this will count for 1 of the required 4 hours of training for the year.

Mr. Bond explained that on May 5th the USU students presented their '*Envision Santaquin*' projects to the City Council. He noted that the University will be providing a video for the public. He explained that next Tuesday the 18th, the students will be doing an in-person presentation during the City Council Work Session which starts at 5:30 p.m. He invited the Planning Commission Members to attend.

Mr. Bond indicated that he spoke with Mr. Steve Larsen today regarding his proposed development Grey Cliffs. He stated that Mr. Larsen is looking to reconfigure his project and provide mostly single-family homes on larger lots. He clarified that Mr. Larsen has indicated that he would still like to provide recreational amenities. Mr. Bond explained that Mr. Larsen has invited the City Council and the Planning Commission members to tour his property. He has arranged a tour of his property this Friday the 14th at 6:30 p.m. Mr. Bond asked that the Commissioners let him know whether they will be able to attend the tour, as Mr. Larsen needs to provide vehicle transportation.

ADJOURNMENT

Commission Chair Wood motioned to adjourn at 8:13 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder