



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:

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 Peteresen, Deputy Recorder

Planning Commission Meeting 5-11-2021
Attachment 'A'

**Stratton Acres Public Hearing
Planning Commission Meeting 5-11-2021**

I'm writing this email with great concern regarding our city becoming another casualty to greed in the form of mass housing and commercial development.

Sadly I watched as agricultural small town communities gave way to mass housing and commercial development, (South Jordan, Riverton, Bluffdale and Herriman). This was my home and the home where I raised my children. We were a community where we relished with knowing our neighbors, taking pride in our town and way of life. Unfortunately, where the fields of hay, roaming cows and horses stayed, now only sport rows or never ending rooftops, with no end in sight. We quickly grew tired of living this way, that is one of the main reasons we moved here, we love living in a small town.

I'm not naive to the need of growth and housing for our children, however it can grow tastefully and with careful planning. We need agriculture for our children, open spaces, parks and recreation. We strongly need to preserve this way of life, if we don't, then who will?

Santaquin can still profit and thrive with this way of life, we can be unique. Why not become a town where school busses come on field trips to experience the beauty of agriculture (we need it to survive). We can offer a place where busy city people come to get away from the hustle and bustle, experience homegrown, ma and pa restaurants and gift shops, a weekend stay at a bread- and- breakfast, a place for artists and artisans to thrive and a place for special events.

There is a large population of people who are longing to start hobby farms, regrow neglected orchards, plant vineyards and reconnect with the land. Stratton's property would be perfect for this. Please give us a chance to preserve this way of life and the opportunity to pass it on to our children.

Furthermore our town does not have the infrastructure to support mass growth, we have one freeway exit on the North end of town that supports Santaquin residence as well as the residences from Genola, Goshen, Elberta and outlining small towns.

Main street is a two lane road overburdened with heavy traffic, we already need a light at the corner of Main and Center Street. It takes years and a whole lot of money to grow infrastructure to support mass growth.

We are not Herriman, Lehi or any other overgrown city, we are Santaquin!
Please consider the way we grow our beautiful city.

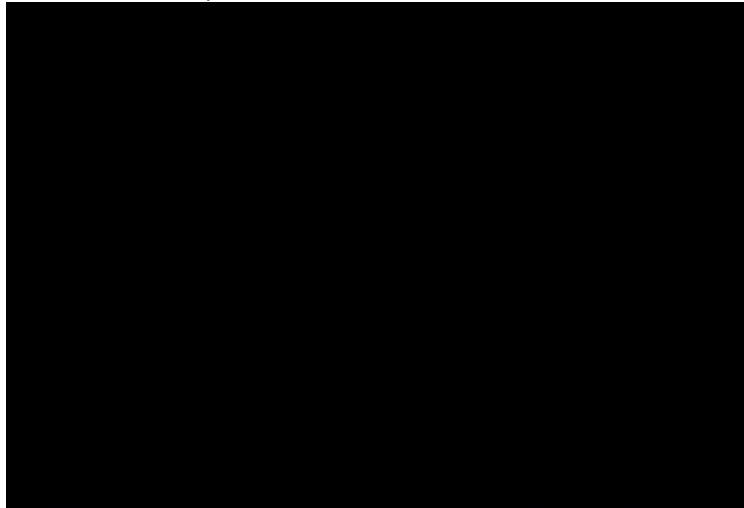
Sincerely,
MaryAnn Lauritzen
Riley and Sadi Hoopes

I just have a question I hope can be addressed in tonight's hearing regarding the 36-lot residential proposal from Eric Simonson, if it wasn't already going to be talked about.

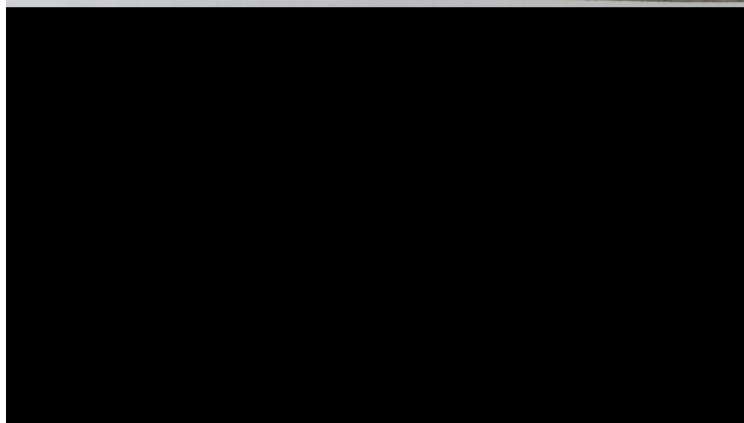
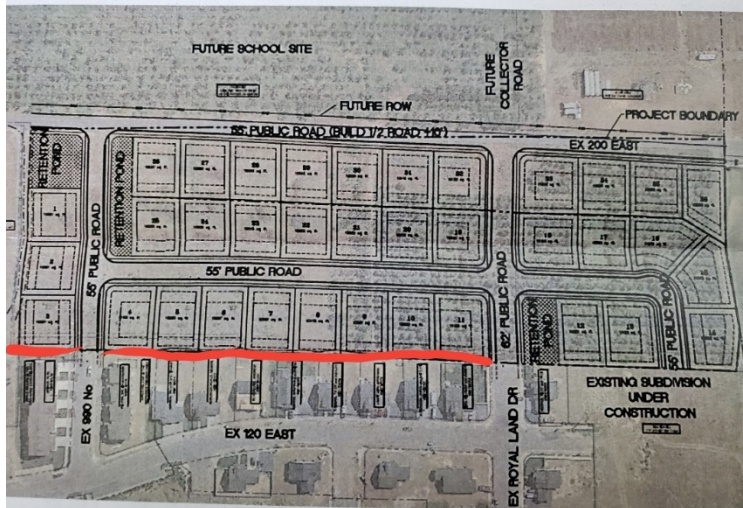
Will or can there be, in the plans, a fence along the back of the houses facing away from those along 120 East and the town houses on 990 north? I have attached a picture showing where I would like to see the fence, as I live on 990 N.

Thank you for your consideration.

Thomas Galloway



Proposed Subdivision



Planning Commission Meeting 5-11-2021
Attachment 'B'

Scenic Ridge Public Hearing
Planning Commission Meeting 5-11-2021

To Whom it May Concern,

I would like to express the extreme amount of concern that I have regarding the new Bastian homes development. Mostly the amount of Heavy Equipment traffic that this will create on 130 south and 150 south in order to reach the 900 east collector road.

The corner on 130 south that turns 90° to 730 east is much too narrow. Every time a Tractor Trailer goes around that corner, they drive across the sidewalk and need to go completely into the oncoming traffic lane to make the corner. This has resulted in numerous close calls and one accident. Also, the turn from 730 east onto 150 south is much too narrow. This is extremely unsafe and will only end in an accident with the construction traffic.

We already have a serious speeding problem in the area that includes the few construction projects currently in the area. Very few stop at any of the stop signs. I recently watch as a truck pulling a trailer of wood flat work forms narrowly missed hitting a neighbor's child that was standing on the corner. The wheel well of the trailer going less than a foot away from her.

This area has been a problem since I moved to Santaquin. I understand the need for growth. I understand the city's desire to continue building and congest traffic in order to force the UDOT into "fixing" our freeway on/off ramps. I do not understand why it would be okay to put people in danger in order to "continue growth" in the area.

The only safe way the Bastian and Pederson developments can be safely done is to require the collector roads to be finished first. I know it's hard to think about growth and stuffing as much traffic as we can into gridlock while we have a pesky little thing like safety to think about but it is your civic duty to ensure that the "growth" is done as safe as possible. I don't really even dare to park on the road for fear of yet another of my cars gets hit.

Thank you
LeRoy Kinder

The proposal for the new East Bench subdivision posted did not provide adequate details. There should be information regarding fire safety, water, utilities, future trails, parks and needed roads that weren't addressed in what was provided to residents. We need more data regarding the impact of future East Bench infrastructure and development before any recommendation should go to City Council from the planning commission.

Respectfully,
Hilary Fitzsimmons

To whom it concerns,

As residents of the upper east bench in Santaquin we have some concerns with the proposed development called Scenic Ridge.

1st - The water pressure in this area is already a concern and we have yet to see an extra tank created nearby. We've been told that adding 17 more homes could cut our water pressure in half. With residential properties being developed on every corner of Santaquin this year, we want to first see the necessary infrastructure to support such development.

2nd - The USU graduates did an amazing project in regards to Santaquin Cities future growth. They included a whole section on utilizing our terrain to create walking and biking trails, views, and outdoor recreation. We have yet to see any of this on the Eastside. Our neighborhood already lacks green space and so we use the mountain and create our own trails, none of which are paved. This new development will not only take away a significant part of our mountain space, but also blocks residents access to what remains.

Thank you for your consideration.
-Dan and Heather Stevenson

Dear Planning Commissioners, City Council Members and City Officials

I would like to wholeheartedly endorse the public comment from Jessica Mitchell regarding the history of adequate infrastructure, particularly regarding water and fire safety on the East Bench.

I too have heard from city officials going back at least a decade that improvements would be required from the developer at the time (2002?), in order for future growth on the East Bench. I do not believe these improvements have occurred but if they had could you please inform us of what they were and when and how they occurred.

Please do not let the historical pattern of critical elements of infrastructure falling through the cracks when a new developer submits their plans.

Thank you
Pamela Colson
--
pjc



Jessica Mitchell To be read aloud at development meeting on Tuesday, May 11:



Good evening. My name is Jessica Mitchell. Our family lives at the corner of 3rd South about as high up the mountain as you can go.

When we were purchasing our home in 2019, we investigated extensively regarding the development that would eventually be built above our house on the mountain. I also had personal conversations or email messages with Councilwoman Montoya, Mr. Ben Reeves, Councilman Nick Miller, Mr. Jon Lundell, and Mr. Norm Beagley. Repeatedly we have been told that a new water tank was needed before new homes could be built (please see attached email screenshot from Mr. Reeves).

Can you please tell us when and where that water tank will be located? Who will cover the cost of the water tank? How will further development impact the water pressure and availability to current residents?

Additionally, in reviewing the current city plans and in light of previous discussions regarding this development, where is the Bonneville Shoreline trail supposed to be located and when can we expect that to be built? Who will pay for it? When will the Peter Rabbit Springs park be built? Who will pay for it? Is anything being done to preserve the channel of Peter Rabbit Springs? Where are the required debris basins going to be located and do these future residents know that they will be along the mountain? When will those be built and who will find them? What are the plans for sewage in that area? Unless I am mistaken, at a previous meeting it seemed that the new homes would not be able to tie in their utilities to the existing infrastructure. Will they all be on septic tanks? What is the environmental impact of that? Has the fire mitigation plan been reviewed and may I have the city's assurance that when the next fire occurs, I will be able to evacuate in a timely manner and that fire crews will be able to access the mountain around our neighborhood? Has the traffic pattern been evaluated and when will new roads and intersections that can support this growth be built?

Your answers are eagerly anticipated! Thank you for your time.

Jessica Mitchell
Santaquin, UT
14 days ago

[show thread](#)

2:13



12 Messages

< Inbox

Excavation work



It is my understanding that over the years, many interested parties have contacted the city about these parcels. However, due to water pressure zones, this area has not yet developed because a new water tank would be needed. No one has taken it to the next step to investigate it further. However, at this point, all we know is that someone is that it appears that someone doing their due diligence on the property by completing a geotechnical study. It could be Central Bank themselves or someone interested in purchasing the property from them. Typically, this type of work is a precursor step taken before any heavy investment is made into putting a conceptual plan together.

There is no requirements to obtain a permit by the city to complete a geotechnical study. As such, we do not have further insight at this time.

I hope this helps. Please let me know if you have further questions.

Warm Regards,

Benjamin A. Reeves, ICMA-CM

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