



Planning Commission Members in Attendance: Commissioner Chair Wood, Commissioner Lance, Commissioner Weight, and Commissioner Hoffman.

Commissioners Romero, Nixon, and McNeff were excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, Senior Planner Loren Wiltse, Recorder Amalie Ottley, Planner Camille Moffat, City Council Member Jeff Siddoway, Derek Terry (FIG), Andrew Griffin

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

INVOCATION/INSPIRATIONAL THOUGHT

Derek Terry offered an inspirational thought.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Weight.

PUBLIC FORUM

Commission Chair Wood opened the public forum at 7:01 p.m.

No members of the public wished to address the commission in the Public Forum.

Commission Chair Wood closed the public forum at 7:02 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: Griffin 2-Lot Subdivision Concept Plan

Senior Planner Wiltse introduced the proposed Griffin 2-lot subdivision located at 270 S. 300 E. Lot 1 would be 0.483 acres and contain an existing residential dwelling unit. Lot 2 would be a 0.234-acre corner lot. The subdivision is located within and subject to the regulations of the R-8 Residential Zone. Mr. Wiltse represented that Santaquin City Code requires that all street improvements be put in with any new subdivision. The developer can request a deferral agreement that would defer the street improvements (i.e., sidewalk, curb and gutter, asphalt, etc.) to a later date.

Commissioner Chair Wood opened the public hearing at 7:04 p.m.

No members of the public wished to address the commission in the hearing.

Commission Chair Wood closed the public hearing at 7:04 p.m.

The applicant, Andrew Griffin, attended the meeting.

Commissioner Lance stated that the proposed subdivision is straightforward and that she had no concerns.

Commissioner Wood inquired about the setback requirements for the zone and plans for frontage. Mr. Wiltse and Assistant Manager Bond addressed which setbacks would be different for the primary and/or secondary frontages.

Commissioner Wood confirmed with the applicant that he is aware of the streamlined application process and possible deferral agreement.

Members of the Planning Commission agreed that the proposed plan is straightforward, and a good use of the lots owned by the applicant.

2. Silver Oaks Preliminary Review

Senior Planner Wiltse presented the Preliminary Plan for the Silver Oaks subdivision located at approximately 590 W. Main Street. The proposed development consists of two phases. Phase (1) one is proposed as a 165-lot residential subdivision located on approximately 15.5 acres in the Residential Commercial (RC) zone. Phase (2) two includes the creation of an approximately 1.17-acre commercial use area, and an approximately 3.75-acre area noted for retail/warehouse use on property located in the Commercial Light Manufacturing (CLM) zone. The estimated total size of the development is 20.50 acres.

Derek Terry attended the meeting representing the applicant.

Assistant Manager Bond indicated that the subdivision has received Architectural Review Committee (ARC) approval for the residential buildings in the development. Assistant Manager Bond also addressed the proposed shared parking in the areas close to the commercial areas. Assistant Manager Bond and Senior Planner Wiltse pointed out the road that was added north of the convenience store to allow for better access throughout the development.

Derek Terry had nothing to add to Mr. Wiltse's initial presentation.

Commissioner Lance inquired about the fencing around the perimeter of the subdivision. She also stated her approval of the building renderings and colors.

Commissioner Wood inquired about why particular stalls were chosen for the shared parking agreement. Mr. Terry indicated that as the phasing of the development happens, shared parking stalls will increase and shift as needed to match the needs of the number and area of the units. Commissioner Weight inquired about who owns the parking spots that will be shared. Assistant Manager Bond and Mr. Terry stated that per a future agreement, the parking spots will be shared and co-owned by an HOA and parties and/or owners of the commercial and flex spaces.

Commissioner Weight inquired if the property lines have been agreed to. Assistant Manager Bond and Mr. Terry stated that the property lines have been corrected as part of the redline process.

Commissioner Lance inquired if the individual units would have garbage cans or shared dumpsters. Senior Planner Wiltse pointed out on the plans where shared dumpsters are located.

Commissioner Weight inquired about the future Parks and Trails Master Plan and where pathways may be located. Assistant Manager Bond pointed out where pathways are located for utility access.

Commissioner Wood inquired about the Development Agreement and what land use requirements may need to be reviewed by the Planning Commission. Assistant Manager Bond stated that a majority of the development agreement involved zoning for the development.

Commissioner Hoffman stated his concerns for the flex/commercial space and shared parking proposals. He indicated, in his opinion and experience, it's difficult for existing developments similar to Silver Oaks to enforce nuisance parking issues. Mr. Wiltse added that underlying conditions in the agreement may help provide a way for the HOA to address concerns. Commissioner Hoffman expressed his opinion that the development should meet the parking standards and requirements as set forth by city code, making the current total spaces in the plans short by the 21 proposed shared parking spots. Commissioners discussed the enforcement mechanisms being put in place up front with agreements between owners and the HOA CC&Rs. Commissioner Lance also pointed out the developers' efforts in providing additional amenities as requested and stated her support for any future management company's ability to manage issues in the development. Commissioner Wood inquired if staff has heard any issues with shared parking agreements within the city in past developments. Assistant Manager Bond discussed the potential for abuse of parking and the impacts it could have on residents in the development and the importance for a strong HOA to resolve issues. Mr. Terry agreed that the potential owners in the flex space/commercial units will be made aware of mechanisms in place to alleviate any parking nuisances. Members of the Commission discussed the two stall parking garages and other concerns for residential parking across the board. Commissioner Lance pointed out that in her experience, FIG has a good reputation for managing their developments and working with owners and HOAs through proper agreements and channels. Planning Commission members discussed the space in front of the commercial units and sizing for potential parking in those spaces as well. Commissioner Lance pointed out that the units will be tenant occupied and those tenants will receive a copy of the CC&Rs at the time of purchase/rental and therefore will be aware that the HOA will be responsible for parking issues and not the city. Commissioner Lance noted that there is walkability to nearby bus stops and there may not be drivers in every residential unit. Commissioners and Assistant Manager Bond discussed the difficulty in deciding how much parking is appropriate for any given development.

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

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| 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.

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

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| 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.

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.

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| 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.

3. Meeting Minutes Approval

Commissioner Weight made a motion to approve the minutes from the March 28, 2023, Planning Commission Meeting. Commissioner Hoffman seconded the motion.

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| Commissioner Wood | Yes |
| Commissioner Lance | Yes |
| Commissioner Hoffman | Yes |
| Commissioner McNeff | Absent |
| Commissioner Nixon | Absent |
| Commissioner Weight | Yes |
| Commissioner Romero | Absent |

The motion was unanimously approved.

Adjournment

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 8:02 p.m.



City Recorder – Amalie R. Ottley



Commission Chair – Trevor Wood