



## PLANNING COMMISSION

Tuesday, November 09, 2021, at 7:00 PM  
Court Room/Council Chambers (2nd Floor) and Online

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### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2<sup>nd</sup> floor in the Court Room/Council Chambers at City Hall
  - **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.
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### PUBLIC COMMENT & PUBLIC HEARING PARTICIPATION

As with all City Council and Planning Commission Meetings, we continue to invite the public to provide “Public Comment” (30-minute duration, maximum of 5-minutes per comment). We also continue to hold Public Hearings, as needed, and required on specific issues.

With the post-pandemic restoration of public gatherings, Santaquin City is pleased to restore pre-pandemic meeting protocols by inviting the public to participate in-person. For those interested in providing public comment, we invite you to sign up on the Public Forum Speaker Sheet.

For those who are unable to attend in person, we invite you to submit your comments by email to [PublicComment@Santaquin.org](mailto:PublicComment@Santaquin.org) wherein they will be distributed to the Mayor and City Council Members for review and consideration. However, they will not be read during the meeting.

To review the Santaquin City Council Meeting Protocols, please go to the following link:  
<https://www.santaquin.org/citycouncil/page/santaquin-city-council-protocols>.

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### ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

## AGENDA

**WELCOME**

**INVOCATION/INSPIRATION THOUGHT**

**PLEDGE OF ALLEGIANCE**

**ORDER OF AGENDA ITEMS**

**PUBLIC FORUM**

## DISCUSSION & POSSIBLE ACTION

1. **PUBLIC HEARING- Timber Valley Subdivision Concept Review**

The Planning Commission will review a concept plan for a proposed 3-lot subdivision located at 465 N. 500 W.

2. **PUBLIC HEARING- Ostler Subdivision Concept Review**

The Planning Commission will review a concept plan for a proposed 5-lot subdivision located at 421 S. 100 W.

3. **PUBLIC HEARING- Pederson C-1 Zone Change**

The Planning Commission will review a proposed zone change of approximately 7.58 acres from the R-10 Residential zone to Interchange Commercial (C-1) zone. The property is located at approximately Main Street and 900 E.

4. **PUBLIC HEARING- Planned Unit Development (PUD) Open Space Code Amendment**

The Planning Commission will consider modifying Santaquin City Code Title 10 Chapter 20 Section 170 to allow off-site open space improvements to be counted towards the minimum permanent improved open space percentages required for a PUD.

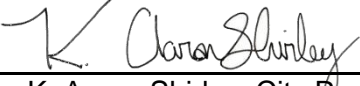
## OTHER BUSINESS

5. Approval of Meeting Minutes from  
October 26, 2021

## ADJOURNMENT

### CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on [www.santaquin.org](http://www.santaquin.org), as well as posted on the State of Utah's Public Notice Website.

BY:   
K. Aaron Shirley, City Recorder

# MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: November 4, 2021

RE: **Timber Valley Subdivision Concept**

Zone: R-10  
Size: 1.60 Acres  
Lots: 3

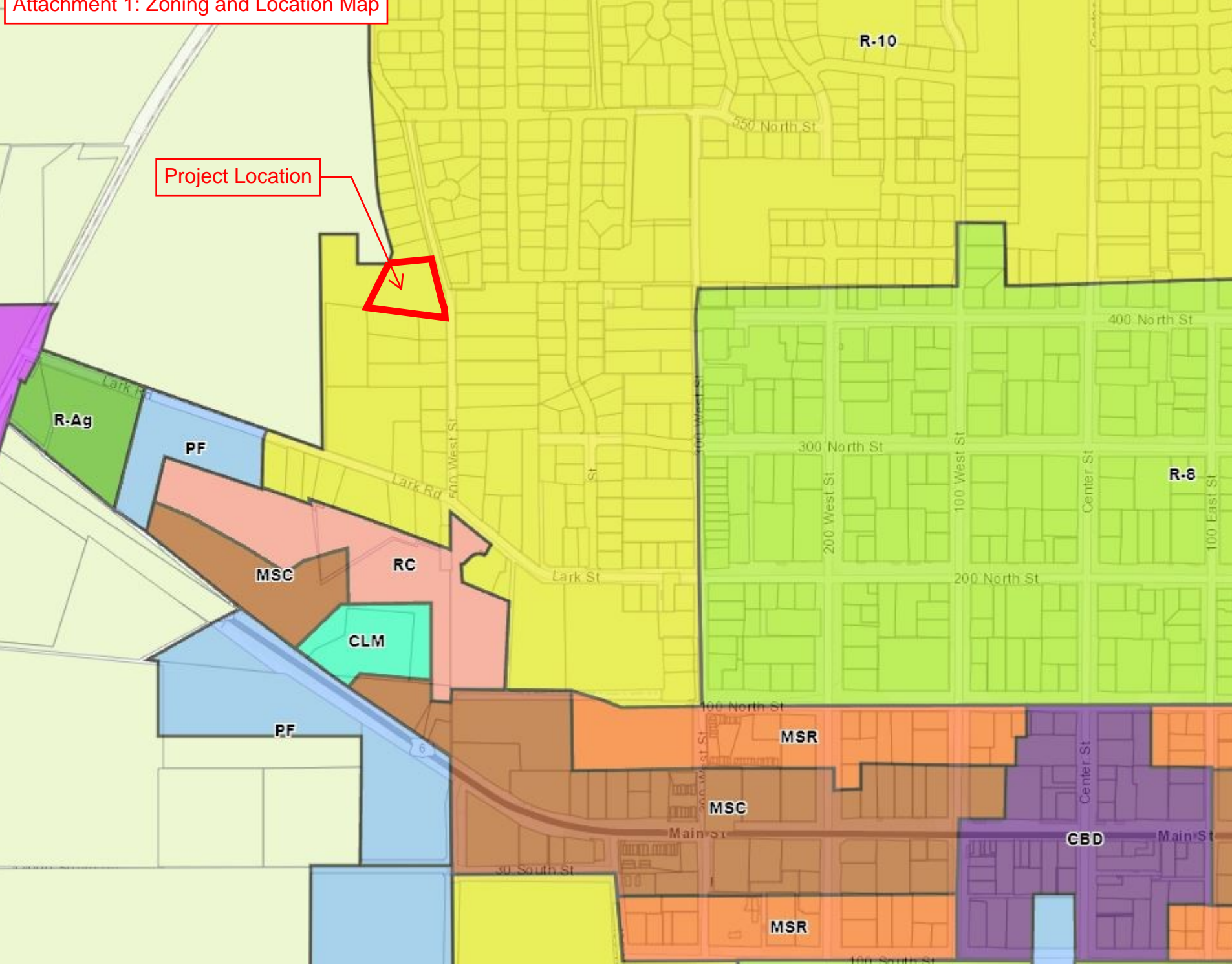
The Timber Valley subdivision is located at 465 North 500 West. The proposed subdivision is in the R-10 Residential zone and consists of 3 lots on 1.60 acres. Lots within the R-10 zone are required to have a minimum size of 10,000 square feet and a minimum lot width of 80 feet. The proposed lots range from 0.48 acres (20,901 square feet) to 0.60 acres (26,205 square feet), and the lot frontages range from 85.95 feet to 107.31 feet. All requirements in the R-10 zone (SCC 10.20.080) are being met.

This is a subdivision concept review and is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval or recommendation of any kind.

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. After the concept review, the developer will need to submit preliminary/final subdivision plans. The preliminary/final plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority and will approve the subdivision. The subdivision has vested rights once it receives final approval by the Planning Commission.

**Attachments:**

1. Zoning and Location Map
2. Concept Plan





SANTAQUIN PROJECT

465 N 500 W  
29:037:0041  
SANTAQUIN, UTAH

NORTH

CONCEPT PLAN

SCALE: 1" = 20'

02040



APEX

Engineering, Inc.

661 N. Main St., Spanish Fork, UT

REVISIONS	
DATE	REMARKS

Richard A Hatfield

2774512

LICENSED PROFESSIONAL ENGINEER  
STATE OF UTAH

SANTAQUIN PROJECT  
CONCEPT PLAN

FOR: KENT STEPHENS

LOCATION: SANTAQUIN, UT

DATE: 10-22-2021

DRAWING: 11

# MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: November 4, 2021

RE: **Ostler Subdivision Concept Review**

Zone: R-8  
Size: 1.35 Acres  
Lots: 5

The Ostler Subdivision is located at 421 South 100 West. The proposed subdivision is in the R-8 zone and consists of 5 lots on 1.35 acres. Lots within the R-8 zone are required to have a minimum size of 8,000 square feet and a minimum lot width of 80 feet. The proposed lots range from 0.19 acres (8,407 square feet) to 0.30 acres (13,298 square feet), and the lot frontages range from 68.75 feet to 124.32 feet. All lots except for lot 2 meet the requirements of the R-8 zone.

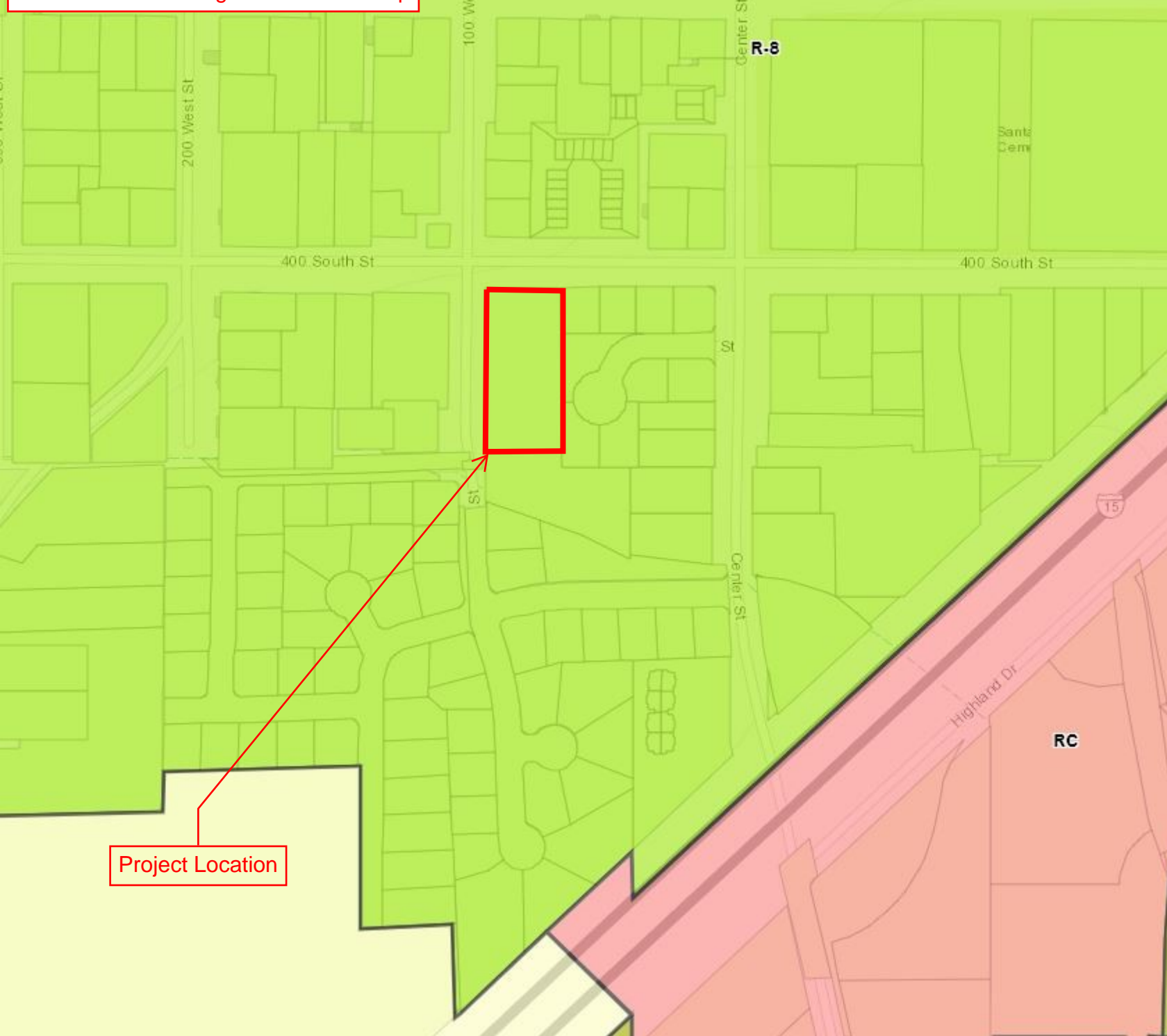
The frontage for lot 2 is under 80 feet and the applicant is proposing to use the infill reduction standards. The infill reduction standards can be found in Santaquin City Code (SCC) 10.32. The Planning Commission is the deciding body for infill reduction requests and the decision will be made during the preliminary review. To be able to propose infill reduction standards, the subdivision shall meet one of the definitions of “Infill Development” found in SCC 10.32.010 and be in the core area of town. The proposed subdivision falls under Section B of SCC 10.32.010 and is in the core area of town. Three lots within a proposed subdivision can use the infill reduction (SCC 10.32.030) and the applicant is only requesting the reduction for one lot. The infill reduction standards allow for the lot area and frontage to be reduced by no more than 20% of the underlying zone. If the infill reduction is approved, the frontage for lot 2 can be reduced to 64 feet and the applicant is requesting a frontage of 68.75. The applicant is not requesting a reduction in lot size.

This is a subdivision concept review, and this review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval or recommendation of any kind. After the concept review, the developer will need to submit preliminary plans. Preliminary plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will forward a recommendation to the City Council and will also make a decision on the infill reduction request. The City Council will be the land use authority for preliminary plans.

After preliminary approval from the City Council, the DRC will need to approve the final plat before any lots will be recorded. The DRC may only approve a 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 (Santaquin City Code 11.20.060(B)).

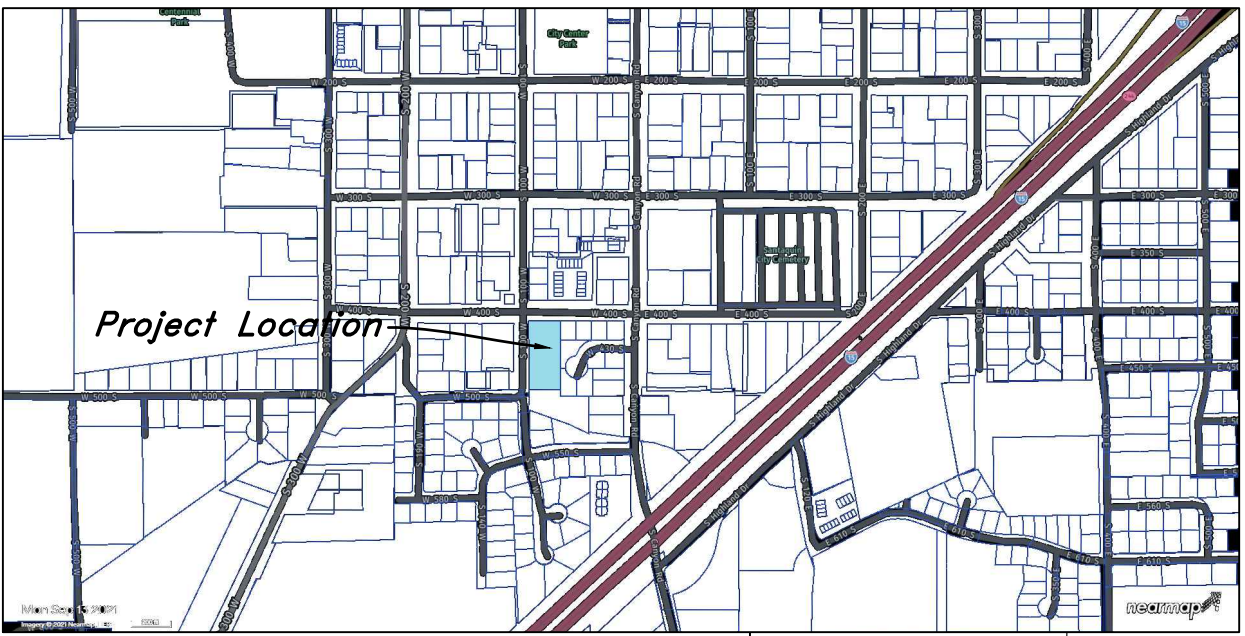
## **Attachments:**

1. Zoning and Location Map
2. Concept Plan



Project Location





# Ostler Subdivision

All of of Lot 4 and a part of Lot 3, Block 5 Plat "C" Santaquin  
Townsite Survey of Building Lots being a part of Section 2, T10S, R1E,  
SLB&M, U.S. Santaquin, Utah County, Utah  
October 2021

Orchard Park  
Townhomes

**LENDER CONSENT**  
The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021  
BSP HOLDINGS LLC  
By: \_\_\_\_\_

**LENDER CONSENT**  
The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021  
AMAK LLC  
By: \_\_\_\_\_

**LENDER CONSENT**  
The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021  
Elgy Enterprise LLC  
By: \_\_\_\_\_

**ACKNOWLEDGMENT**  
State of Utah } ss  
County of Utah }  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2021 by \_\_\_\_\_ AMAK, LLC \_\_\_\_\_  
Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

**ACKNOWLEDGMENT**  
State of Utah } ss  
County of Utah }  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2021 by \_\_\_\_\_ BSP HOLDINGS LLC \_\_\_\_\_  
Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

**ACKNOWLEDGMENT**  
State of Utah } ss  
County of Utah }  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2021 by \_\_\_\_\_ ELGY ENTERPRISES \_\_\_\_\_  
Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

**SURVEYOR'S CERTIFICATE**  
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this plat Ostler Subdivision in Santaquin City, Utah County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Utah County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
6242920  
License No. \_\_\_\_\_  
Andy Hubbard

**AS-SURVEYED DESCRIPTION**  
A parcel of land being apart of Section 2 Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey. Said parcel of land being apart of Lot 4 and Lot 3, Block 5 Plat "C" Santaquin Survey of Building Lots;

Beginning at a point 2 Rods North of the Southwest corner of Lot 3, said point being 314.05 feet South 89°48'24" West and 33.00 feet North 0°39'55" East from the Southwest Corner of said Section 2, and running thence along the West Lot lines of said Lot 4 and Lot 3 North 0°39'55" East 364.32 feet to the North Lot line of Lot 4; thence along Said North Lot line South 89°20'05" East 164.14 feet to an extension of Crooks Acres Subdivision; thence along Crooks Acres Subdivision and its extension, and Courtney Circle Subdivision South 0°17'37" West 361.83 feet to a point 33.00 feet from the Section line; thence paralleling the Section line South 89°48'24" West 166.50 feet to the point of beginning.  
Containing 1.378 Acres

**SURVEYOR'S NARRATIVE**  
This Subdivision was requested by Race Ostler for the purpose of Subdividing the the land shown in to 5 lots as shown.  
Basis of bearing for this survey is South 87°07'54" East measured between the Northwest Corner of Section 12, Township 10 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey and the North Quarter Corner of said Section.  
Property Corners were set as shown here on Subdivision. For more information regarding the boundary see the record of survey filed with the County.

**OWNERS DEDICATION**  
We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract shall be Ostler Subdivision, and hereby dedicate, grant, and convey to Santaquin City, Utah County, Utah, all those parts or portions of said tract of land designated as P,U,E, for public utility and drainage purposes over and across said tract of land as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Santaquin City.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Race Ostler - Owner

**ACKNOWLEDGMENT**  
State of Utah } ss  
County of Weber }  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2021 by \_\_\_\_\_ Race Ostler \_\_\_\_\_  
Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

**ACCEPTANCE BY LEGISLATIVE BODY**  
The City Council of Santaquin city Utah County, Approves this Subdivision and hereby accepts the dedication of all easements for the perpetual use of the public this \_\_\_\_\_ Day of \_\_\_\_\_, A.D. 2021.

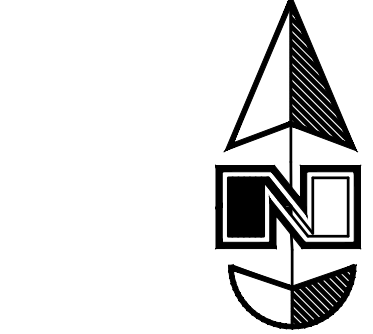
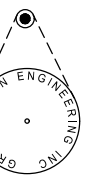
## Ostler Subdivision

Santaquin, Utah County, Utah

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL	UTAH COUNTY RECORDER



- LEGEND**
- Found Public Land Monument
  - Calculated Section Position
  - Record
  - Utah County Surveyor
  - Centerline Road
  - Existing Parcel Line
  - Survey Monument Line
  - Easement Line
  - Lot Line
  - Boundary Line
  - Lot and Block Line
  - Set 5/8"x 24" Long Rebar & Cap w/ Lothe



Scale: 1" = 30'  
Graphic Scale

**NOTES**  
1. A 10' wide front yard and 5' wide side yard Public Utility Easement (P.U.E) and Drainage Easement as indicated by dashed lines, except as otherwise shown.

South Quarter Corner of Section 1, T10S, R1W, SLB&M. (Calculated Position)  
Center line as established by Morley Meadows Subdivision  
S 89°48'24" E

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)921-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM 21N752

Intersection of 400 South Street and Center Street (Nothing Found Nothing Set, See Record of Survey filed with the County)

400 South

Lot 1

Crooks Acres

Lot 9

Bloch & Samuel Irvine

Courtney Circle  
Plat A

Lot 8

Lucie Marie & Mikael Scott Alundsen

Lot 7

Jeremy & Andrea Smith

2666.35' UCS

Found Southeast Corner of Section 2, T10S, R1E, SLB&M



2667.21' (2667.19' UCS)  
S 87°07'54" E Basis of Bearing

Found South Quarter Corner of Section 1, T10S, R1E, SLB&M





# MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: November 4, 2021

RE: **Proposed Zone Change of the Pederson Property to C-1 Commercial**

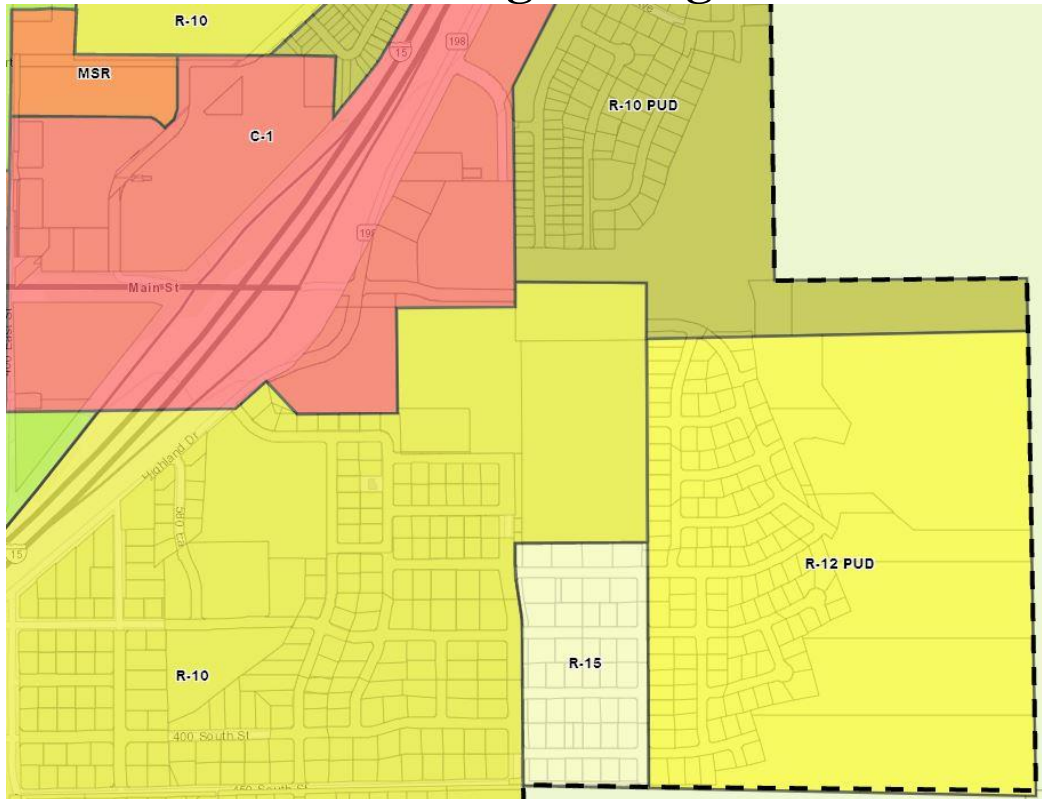
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It is proposed that the Planning Commission and City Council consider amending the Santaquin City Zoning Map to change the zoning of a portion of the Pederson property (Parcel ID 32:004:0147) from R-10 Residential to the Interchange Commercial (C-1) Zone. The area proposed to be rezoned is currently vacant and consists of approximately 7.58 acres of land.

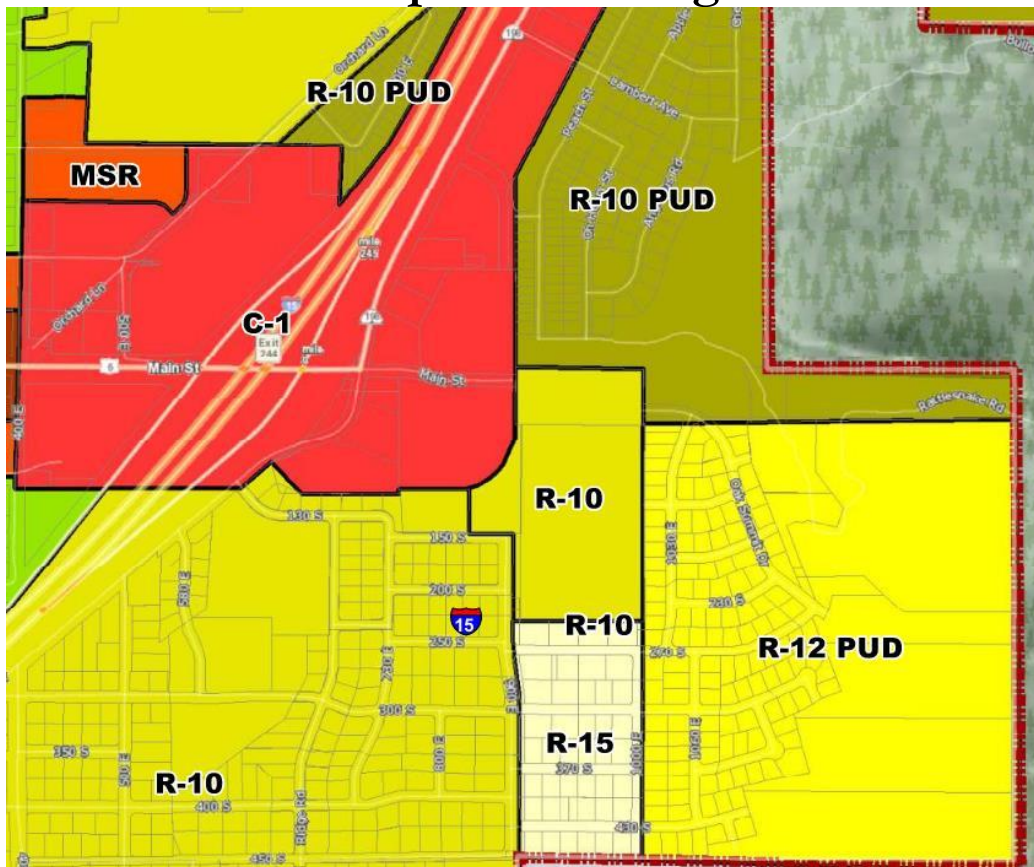
**Staff Recommendation:** It is recommended that the Planning Commission provide a recommendation to the City Council to rezone a portion of the Pederson property from R-10 Residential to Interchange Commercial (C-1).

**Recommended motion:** “Motion to forward a positive or negative recommendation to the City Council that approximately 7.58 acres of the Pederson property be rezoned from R-10 Residential and to Interchange Commercial (C-1).

## Existing Zoning



## Proposed Zoning





## **ORDINANCE NO. DRAFT**

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW OFF-SITE OPEN SPACE IMPROVEMENTS TO BE COUNTED TOWARDS THE MINIMUM PERMANENT IMPROVED OPEN SPACE PERCENTAGE REQUIRED FOR A PLANNED UNIT DEVELOPMENT (PUD) , PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE**

**WHEREAS**, the City of Santaquin is a fourth class city of the state of Utah; and

**WHEREAS**, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

**WHEREAS**, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

**WHEREAS**, the City Council desires to amend Santaquin City Code Title 10 Chapter 20 Section 170 to allow off-site open space improvements to be counted towards the minimum permanent improved open space percentage required for a Planned Unit Development (PUD); and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on November 9, 2021, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

**WHEREAS**, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Santaquin City, State of Utah, as follows:

### **Section I. Amendments**

**Title 10 Chapter 20 Section 170 is amended as follows:** (underlined text is added, stricken text is deleted)

#### **D. Minimum Standards:**

1. Open Spaces: Each planned unit development is required to contain at least fifteen percent (15%) of the net developable acreage of the development in permanent open space. The fifteen percent (15%) acreage must meet the following guidelines:
  - a. Such acreage must be nonencumbered except for utility easements and nonsensitive lands.

- b. The open space must be improved by the developer and contain recreation activity areas, picnic pavilions, gazebos, water features, playgrounds, or privately maintained landscape areas as stipulated in the development agreement.
- c. Where a development will be constructed in phases, the ratio of improved and dedicated open space to the total platted property must always meet or exceed the required open space amounts for the entire development.
- d. The fifteen percent (15%) open space requirement may not be used to obtain increased density bonuses under the provisions of paragraph E.
- e. A maximum of fifty percent (50%) of the open space may be utilized for storm drain detention or retention.
- f. All open space areas must be accessible by emergency vehicles and personnel.
- g. Preservation, maintenance, and/or ownership of required and amenity open spaces within a PUD development shall be accomplished by:
  - 1) Dedication of the land as a public park or parkway system if agreed to and accepted in writing by the City;
  - 2) Establish and operation of a condominium project in compliance with the provisions of the Condominium Ownership Act of 1963, Utah Code 57-8, as amended, which provides for the payment of common expenses for the upkeep of the common areas and facilities;
  - 3) Creation of a homeowners' association by which common areas shall be owned and maintained; or
  - 4) Other arrangement devised by the applicant, which is found to be acceptable and approved by the City Council prior to preliminary plat approval. (Ord. 08-01-2008, 8-6-2008, eff. 8-7-2008)
- h. [The City Council, at their discretion, may accept off-site open space improvements and credit the associated improved acreage towards the fifteen percent \(15%\) open space requirement.](#)

## **Section II. Severability**

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

## **Section III. Contrary Provisions Repealed**

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

## **Section IV. Codification, Inclusion in the Code, and Scrivener's Errors**

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be

authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

**Section V. Posting and Effective Date**

This ordinance shall become effective at 5:00 p.m. on Wednesday, November 17<sup>th</sup>, 2021. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 16<sup>th</sup> day of November 2021.

\_\_\_\_\_  
Kirk Hunsaker, Mayor

Councilmember Nick Miller	Voted	____
Councilmember Elizabeth Montoya	Voted	____
Councilmember Lynn Mecham	Voted	____
Councilmember Jennifer Bowman	Voted	____
Councilmember David Hathaway	Voted	____

ATTEST:

\_\_\_\_\_  
K. Aaron Shirley, City Recorder

STATE OF UTAH                    )  
   ) ss.  
 COUNTY OF UTAH                )

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 16<sup>th</sup> day of November 2021, entitled

**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW OFF-SITE OPEN SPACE IMPROVEMENTS TO BE COUNTED TOWARDS THE MINIMUM PERMANENT IMPROVED OPEN SPACE PERCENTAGE REQUIRED FOR A PLANNED UNIT DEVELOPMENT (PUD) , PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE”**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 16<sup>th</sup> day of November, 2021.

\_\_\_\_\_  
 K. AARON SHIRLEY  
 Santaquin City Recorder

(SEAL)

## AFFIDAVIT OF POSTING

STATE OF UTAH                    )  
   ) ss.  
 COUNTY OF UTAH                )

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 16<sup>th</sup> day of November, 2021.

The three places are as follows:

1.     Zions Bank
2.     Post Office
3.     City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

\_\_\_\_\_  
 K. AARON SHIRLEY  
 Santaquin City Recorder

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by K. AARON SHIRLEY.

\_\_\_\_\_  
 Notary Public



## Planning Commission Meeting Minutes

Tuesday, October 26, 2021

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

**Others in Attendance:** City Manager Ben Reeves, Community Development Director Jason Bond, Melonie Smith, Steve Smith, Michelle Ybarra, Peter Evans, LeRoy Kinder, Sharon Stores, Dan Olson, Bronson Tatton, and Pete Evans.

**WELCOME-** Commission Chair Wood called the meeting to order at 7:00 p.m.

**INVOCATION/INSPIRATION THOUGHT-** Commissioner Jorgensen offered an invocation.

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

**PUBLIC FORUM-** Commission Chair Wood opened the Public Forum at 7:05 p.m. there were no comments, so he closed the Public Forum at 7:06 p.m.

### DISCUSSION & POSSIBLE ACTION

#### **PUBLIC HEARING- Santaquin Estates Concept Plan**

*The Planning Commission will review a concept plan for a proposed 80-lot subdivision (1 commercial lot and 79 single-family lots), located at approximately Main Street and 900 E.*

Mr. Bond explained that the land is currently zoned R-10 Residential with a sliver of C-1 commercial zoning. The applicant is proposing to rezone 1 large commercial lot and apply for a PUD designation within the R-10 zone. The proposed lots are all single family, ranging from 10,000+ square foot lots to 4,000 square foot detached single family homes. Mr. Bond added that a 15 % open space requirement would be part of a PUD designation. (See Attachment 'A')

**PUBLIC HEARING-** Commission Chair Wood opened the Public Hearing at 7:11 p.m.

Ms. Melonie Smith shared a statement from Jody Reid who was unable to attend tonight. Ms. Reid expressed concern regarding the lack of open space in the proposal. Particularly the use of the retention basin as a dual-purpose park area. She is concerned that the area won't be landscaped. Ms. Reid doesn't feel that any of the proposed pocket parks are functional for the residents. She also stated that she doesn't think it is appropriate that the commercial parcel is considered in the yield plan. Ms. Reid feels that the proposal of having the higher density homes facing Main Street and is a way for the builder to save money rather than building a fence along the road. She believes having the wall continue along Main Street and 900 E. would help reduce parking issues on Main Street.

Ms. Melonie Smith echoed Jody Reid's concerns. Ms. Smith expressed concern regarding the commercial parcel. She noted that none of the commercial parcel units are identified. She also expressed concern of safety with the proposed realignment of the Frontage Road shifting traffic onto 900 E. sending more traffic into the residential areas.

Ms. Michelle Ybarra noted that a lot of the residents in Santaquin are former ranchers and farmers who have a lot of equipment. Ms. Ybarra pointed out that the density of homes in this proposal of 79 homes, is a much higher density than the surrounding areas. She noted that most of the homes in this area have more than 2 cars, outdoor toys, trailers, etc. Ms. Ybarra



**PLANNING COMMISSION MEETING  
TUESDAY October 26, 2021  
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asked where all the cars will be parked in the higher density area. She explained that the corner of Main Street and Highland Drive is busy during peak hours. Ms. Ybarra asked the Planning Commission to consider if the high-density housing is the best use of land compatibility and if it provides a small-town atmosphere. She also asked if this proposal is fair to the surrounding residents who live on lots compatible with the base zoning.

Mr. LeRoy Kinder stated that a traffic study was conducted 10 years ago which indicated that the roads were at maximum capacity in the area at that time. He expressed concern regarding the added traffic that this development would add. He explained that at peak hours' traffic gets backed up the freeway exit in this area. Mr. Kinder stated that this proposal doesn't match the surrounding area. He stated that there isn't adequate open space for children to play in the area. Mr. Kinder indicated that he likes the proposed commercial spot. He stated that the existing roads won't be able to handle construction. Mr. Kinder explained that he is concerned about the added daily trips this development that would add to the roadways, specifically in front of his home.

Mr. Dan Olson expressed concern regarding the slope between 900 E. and the lots that back the south portion of 900 E. He noted that there is no visitor parking provided for the higher density units. Mr. Olson asked to see road dimensions for the proposal to ensure that they meet the requirements. He noted that he loves the commercial aspect of this development. He explained that he doesn't like how high-density housing and commercial are tied together in zoning. Mr. Olson asked that a plan is made with UDOT to ensure their plan for the area, prior to committing to a plan for this development.

Ms. Sharon Stores expressed concerns regarding the added traffic this development would create. She stated that she doesn't see how this proposal will alleviate any of the current traffic problems. Ms. Stores stated that UDOT needs to act now regarding the existing problems. She also asked that UDOT supply a blueprint showing what they are proposing for the area. Ms. Stores expressed concern regarding the proposed retention basin. She asked why an area of 25 acres of land the city already owns isn't being used for the retention basin? Ms. Stores stated that she thinks the commercial area and the retention basin are overkill for the city to obtain from this development. She thinks the City should choose one option or the other. Ms. Stores indicated that she would like to see an area of the commercial land portioned off for a park area. She also asked for greater transparency and asked to see if traffic studies, etc. have been conducted in the area.

Commission Chair Wood closed the Public Hearing at 7:47 p.m.

Commissioner Wood asked the applicant to address any of the residents' concerns or discuss their proposal. Mr. Peter Evans with Flagship Homes stated that their plan has evolved over that past year from the public input received. He expressed that he believes this proposal addresses some of the concerns brought up tonight. He stated that the realignment of the intersection will go a long way towards motivating UDOT and moving the process forward. Regarding the houses fronting Main Street he stated that they can consider having them front the interior road if that is preferred. Mr. Evans expressed that they are open to options that would discourage parking on Main Street.

Commissioner Lance asked Mr. Evans how he feels about houses fronting Main Street from an aesthetic perspective? Mr. Evans stated that his opinion with rear loaded homes is that they have more curb appeal, but they are less livable. He feels that a front-loaded product is superior from a livability perspective. Commissioner Lance asked Mr. Evans what the pricing of these

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units would be? Mr. Evans stated that the detached single-family homes would be priced in the high 400,000's the larger lots would be somewhere in the mid 600,000's. Commissioner Adcock asked if the detached units were front loading could the curb appeal of the back of the house be made more aesthetically appealing? Mr. Evans answered that they could provide more stylization and elevation on the back of the units.

Commissioner Lance asked if the city is obtaining the commercial property? Mr. Evans answered that they aren't, but it is desirable to the city from a tax base perspective. Commissioner Jorgensen asked if there is an intended use for the commercial property? Mr. Evans stated that the uses are not known at this time. Commissioner Jorgensen explained that City code states that the minimum lot size for a detached single-family home with separate driveways is 6,000 square feet. She asked if the lot sizes could all be increased to 6,000 square feet? Mr. Evans stated that he would need to look into this and see how it would affect the plan.

The Planning Commission discussed the base zoning versus a Planned Unit Development (PUD). Commissioner Wood noted that it's important to remember that with a PUD it gives the city 'a seat at the table' to consider tradeoffs.

Commissioner Jorgensen asked if there are proposed parks with this proposal? Mr. Bond explained that staff is working with the developer to find a creative solution to meet the open space requirements. This could potentially be done through both the retention basin and the developer improving the trail corridor along 900 E. Commissioner Jorgensen pointed out that according to code a maximum of 50% of open space may be utilized for storm drain retention.

Commissioner Jorgensen indicated that she would like to see the detached single family lots increased to 6,000 square feet, and an overall reduction of lots to provide more open space. Commissioner Jorgensen also stated that she would prefer to see the fence continued along Main Street with front loading units. Commissioners Hoffman and Lance disagreed and stated that they prefer the rear loaded units fronting Main Street.

Commissioner Wood asked what the frontage is for the lots that front Main Street? Mr. Evans answered that it is 48 square feet. Commissioner Hoffman stated that according to the Transportation Master Plan both Main Street and 900 E. need to be collector road way widths. He asked if there are any private roads in the development? Mr. Evans answered that they will all be public roads. Commissioner Hoffman stated that when the roadway is connected, he feels that the continued access on Main Street will reduce traffic concerns. Mr. Evans explained that they plan to submit a construction phasing map regarding how they would address construction traffic.

Commissioner Lance stated that she likes the idea of having commercial area fronting Main Street. She referenced the Molly fire and the need for a retention basin in the area. She noted that if the retention basin isn't obtained through a PUD, local taxes would be increased to pay for the land, so she thinks this proposal is logical.

Mr. Bond explained that Mayor Hunsaker has been asking UDOT to address this area for years and provide more information. He stated that the city is awaiting further information regarding the Highland Drive reroute from UDOT. Mr. Bond recognized that this is a busy interchange and having 10,000 square foot lots that close to the interchange could be dangerous. He also recognized the heavy cost for the city to purchase the land needed for the retention basin, which would need to be acquired through a bond and would raise taxes for Santaquin City residents.

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Mr. Bond noted that earlier Commissioner Lance stressed the importance of having adequate driveway length to avoid cars hanging out into the roadway. He stated that a 20-foot driveway has been determined as an adequate minimum length for a driveway.

The Planning Commissioners discussed the pros and cons of having rear loading units on Main Street.

Mr. Evans explained that UDOT has indicated that they won't relocate the interchange if the Frontage Road is not realigned.

### **OTHER BUSINESS**

Approval of Meeting Minutes from  
September 28, 2021

**Motion:** Commissioner Lance motioned to approve the Planning Commission minutes from September 28, 2021. Commissioner Hoffman seconded. The motion passed unanimously in the affirmative.

Mr. Bond explained that because of the upcoming holiday's there may be some special meetings scheduled. December 14<sup>th</sup> is a regularly scheduled Planning Commission meeting, but it may start at 7:30 to give the City Council time to meet prior. Mr. Bond stated that there may be a potential for special meetings in November and December.

Mr. Bond informed the Planning Commissioners of an upcoming code amendment regarding PUD's that will be reviewed at a future meeting. He explained that the proposed language states that the City Council at their discretion may accept off-site open space. Commissioner Jorgensen stated that she would like to address wording within the PUD code. She feels that the language is too generous for developers, projects are allowed to be too small and not benefit the city. Mr. Reeves explained that regulations tighten as growth waves increase. Mr. Bond pointed out that PUD's do not have to be approved, they are up to the discretion of the City Council. Commissioner Lance suggested that the verbiage of the proposed amendment should state that it would benefit the surrounding community.

Commissioner Jorgensen asked about the 25 acres of land the city already owns and if it can be made into a retention basin for the area? Mr. Reeves explained that this land (Peter Rabbit Springs) is on a plateau and is too high to function as a retention basin. He explained that the proposed retention basin has been identified by Engineers as an area that is ideal for this use.

Mr. Bond announced that November 18<sup>th</sup> is the next General Plan Public Meeting from 7-8:30 p.m. at C.S. Lewis Academy.

### **ADJOURNMENT**

Commissioner Lance motioned to adjourn at 8:46 p.m.

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Trevor Wood, Commission Chair

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Kira Petersen, Deputy Recorder

# MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: October 22, 2021

RE: **Santaquin Estates Subdivision Concept Review**

Zone: R-10, C-1  
Size: 30.85 Acres  
Units: 79

The proposed Santaquin Estates Subdivision (Pederson Property) is located at approximately Main Street and 900 East and consists of 30.85 acres. Most of the property is zoned R-10 with a small area zoned Interchange Commercial (C-1) along a portion of Main Street.

The applicant is proposing a 79-lot subdivision, which includes 1 commercial lot and 79 single-family lots. Before this proposed concept plan was submitted, the applicant submitted a plan that proposed 83 single-family lots. At the time, Mayor Hunsaker and City staff were meeting with UDOT about some long-range plans for the I-15 interchange which is directly west of the Pederson property. In short, UDOT indicated that they saw an issue in the future with the frontage roads (US Highway 198 and Highland Drive) being too close to the interchange. These conversations with UDOT led to some discussions with the developer so that the corridors for future streets can be preserved. Otherwise, the purchase of homes and/or businesses may need to take place in the future to enhance road connectivity and traffic flow. These conversations led the developer to reconsider their plans. A table comparing some of the recently proposed concept plans is below:

Yield Plan Layout	R-10 Proposal	Current Proposal
93 SF Lots	83 SF Lots	79 SF Lots
No Commercial Lot	No Commercial Lot	5.4-acre Commercial Lot
No Open Space	No Open Space	Some Open Space
No Property for Basin	No Property for Basin	Some Property for Basin
Frontage Road Issue	Frontage Road Issue	New Frontage Road Alignment

NOTE: All information is approximate because the proposals are conceptual

The applicant is proposing to rezone to expand the Interchange Commercial (C-1) zone along Main Street to 5.42 acres and a Planned Unit Development (R-10PUD) for the residential areas. The proposed commercial lot meets all the requirements of the C-1 zone. The proposed residential lot sizes range from approximately 4,000 square feet to 10,000 square feet. The applicant is proposing 79 single-family lots.

The applicant will be required to follow all codes in the PUD ordinance including but not limited to, architectural requirements and providing a minimum 15% open space. The open space shall be improved by the developer. These items will be reviewed when preliminary plans are submitted.

This is a subdivision concept review. This review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval or recommendation of any kind.

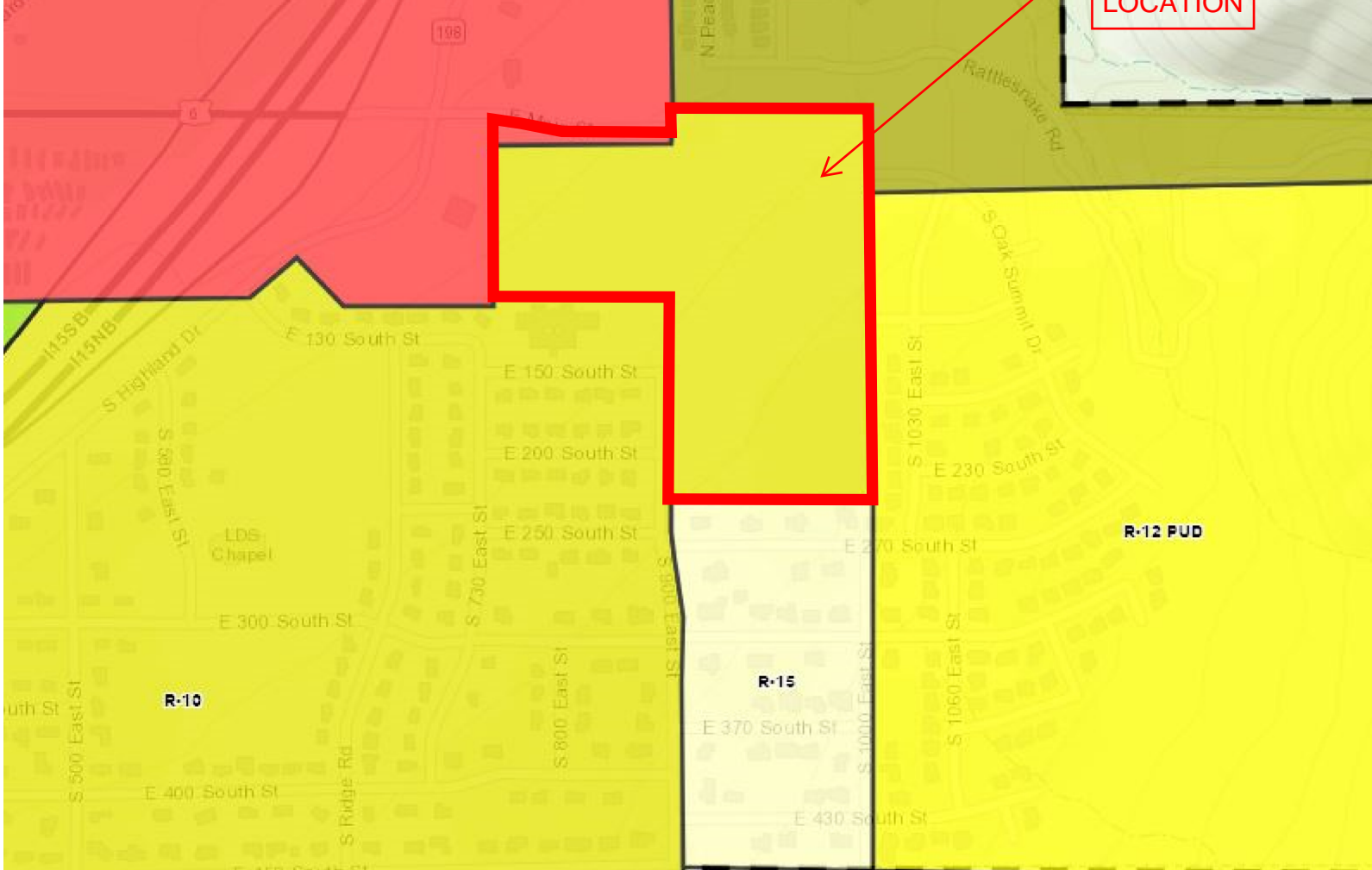
After the concept review, the developer will submit preliminary plans. The Preliminary Plans will provide more details (utilities, grading, open space, etc.) and will also address comments given during the concept review. Preliminary plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will forward

a recommendation to the City Council and the City Council will be the land use authority for preliminary plans. The zone change to R-10PUD is a legislative process, and the City Council has the discretion to vote for or against the rezone.

**Attachments:**

1. Zoning and Location Map
2. Concept Plan

LOCATION







SANTAQUIN ESTATES  
C o n c e p t P l a n R e n d e r i n g # 2