

#### PLANNING COMMISSION

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

#### **MEETINGS HELD ONLINE ONLY**

Pursuant to recent updates from the Utah State Department of Health regarding the number of people allowed to gather physically for a public meeting, in-person participation will be limited to elected and appointed city officials only. The public is invited to participate electronically as outlined below:

• YouTube Live – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <a href="https://www.youtube.com/channel/UCTzZT\_yW2H2Hd-58M2\_ddSw">https://www.youtube.com/channel/UCTzZT\_yW2H2Hd-58M2\_ddSw</a> or by searching for Santaquin City Channel on YouTube.

#### **PUBLIC COMMENT & PUBLIC HEARING PARTICIPATION**

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

- By Email Comments will be accepted by email up to 5:00 P.M. on the date of the meeting. Comments will be read during the meeting and made part of the official record of the city. Comments should be submitted to <u>PublicComment@Santaquin.org</u>
- By Telephone For those who would like to have their own voice heard during the Public Comment or Public Hearing periods, please submit an email to <u>PublicComment@Santaquin.org</u> providing us your Telephone Number.

#### 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 Public Hearing- Rezone of City Hall Property The Planning Commission will hold a Public Hearing to review a proposal to rezone approximately 5.97 acres located at approximately 65 W. 100 S. including parcels: 09:065:0008, 09:065:0006, 09:065:0001, 09:065:0002, 09:065:0007, and 09:068:0026. The proposed rezone is from the R-8 residential and Commercial Business District (CBD) zones to the Public Facility (PF) zone.

#### Public Hearing- Rezone of Property Near Highland Drive

The Planning Commission will hold a Public Hearing to review a proposal to rezone approximately 9.93 acres located west of Highland Drive, comprising the following parcel numbers: 41:977:0001, 32:017:0151, 32:017:0150, 32:017:147, 32:017:0146, 32:017:0143. The proposed rezone is from the R-10 PUD and R-15 PUD residential zones to the Public Facility (PF) zone.

#### Proposed Parking Reduction for Drive In Restaurants

The Planning Commission will review a proposed amendment to Santaquin City Code Title 10 Chapter 48 Section 040 regarding the number of parking spaces required for a drive in restaurant.

#### **OTHER BUSINESS**

Approval of Meeting Minutes from

January 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 <u>www.santaquin.org</u>, as well as posted on the State of Utah's Public Website.

BY:

Jaron Shirley

K. Aaron Shirley, City Recorder

# MEMO



To: Planning Commission

From: Jason Bond, Community Development Director

Date: February 5, 2021

#### Re: Proposed Zone Change for City Property in Core Area

It is proposed that the Planning Commission and City Council consider amending the Santaquin City Zoning Map to change the zoning of City-owned property in the core area from R-8 Residential and Central Business District (CBD) to PF Public Facilities.

The area proposed to be rezoned consists of civic uses including the Library, Chieftain Museum, open space, and the site for the new City Hall which will start construction in the Spring of 2021. The PF Public Facilities Zone has regulations that will be more consistent with the civic uses that are on the property.

**Staff Recommendation:** It is recommended that the Planning Commission provide a recommendation to the City Council to rezone the City-owned property in the core area from R-8 Residential and Central Business District (CBD) to PF Public Facilities.

**Recommended motion:** "Motion to recommend that City-owned property in the core area be rezoned from R-8 Residential and Central Business District (CBD) to PF Public Facilities."

### **CURRENT ZONING**



### **PROPOSED ZONING**



# MEMO



To: Planning Commission

From: Jason Bond, Community Development Director

Date: February 5, 2021

#### Re: Proposed Zone Change for City Property between Highland Drive and Interstate 15

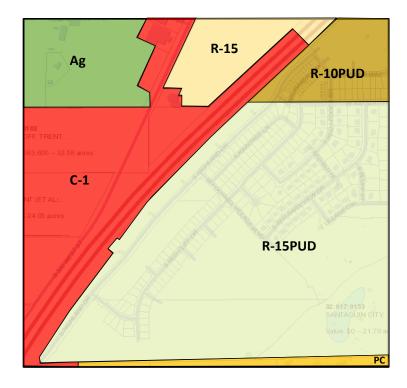
It is proposed that the Planning Commission and City Council consider amending the Santaquin City Zoning Map to change the zoning of property between Highland Drive and Interstate 15 from R-15 Residential PUD and R-10 Residential PUD to PF Public Facilities.

The area proposed to be rezoned consists of mostly City property that has been talked about as being a form of open space in the future. Additionally, there are small parcels that primarily represent the ownership of the billboards that are in the area. The PF Public Facilities Zone has regulations that will be more consistent with the uses that are on the property. More detail and explanation will be presented at the Planning Commission meeting.

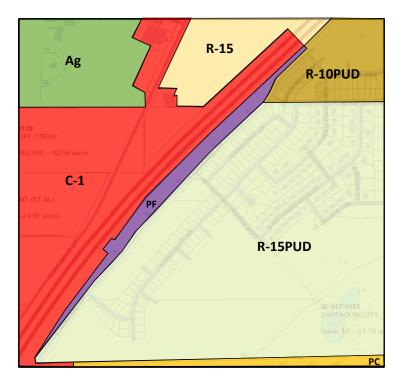
**Staff Recommendation:** It is recommended that the Planning Commission provide a recommendation to the City Council to rezone the property between Highland Drive and Interstate 15 from R-15 Residential PUD and R-10 Residential PUD to PF Public Facilities.

**Recommended motion:** "Motion to recommend that property between Highland Drive and Interstate 15 be rezoned from R-15 Residential PUD and R-10 Residential PUD to PF Public Facilities."

### **CURRENT ZONING**



### **PROPOSED ZONING**



# MEMO



To: Planning Commission

From: Jason Bond, Community Development Director

Date: February 5, 2021

#### Re: Amendment to Parking Code Related to Drive-in Restaurant Requirements - UPDATE

It is proposed that the Planning Commission and City Council consider amending the code related to the parking requirement for drive-in restaurants (SCC 10.48.040). The proposed amendment is as follows:

Restaurants:		
	Drive-in restaurants	$\frac{12}{8}$ off street parking spaces or sufficient off street parking spaces to accommodate all patrons or customers based on design capacity <u>a rate of 1 space per 4 seats</u> , whichever is greater
	Family restaurants	1 space per 4 seats
	Restaurants (dinner only)	1 space per 2 seats

Staff feels that the minimum number of required parking spaces required may be too high for drive-in restaurants especially when they do not even have a dine-in option for customers. As economic development continues to happen in Santaquin, staff feels that this requirement could be onerous for future drive-in restaurants that may be interested in locating their business in Santaquin. It is felt that this amendment is worth consideration.

**Staff Recommendation:** It is recommended that the Planning Commission provide a recommendation to the City Council which would reduce the parking requirement for drive-in restaurants.

**Recommended motion:** "Motion to recommend approval of a code amendment which will reduce the minimum number of required parking stalls for a drive-in restaurant."



**Planning Commission Members in Attendance (Attending via Zoom):** Trevor Wood, Kylie Lance, Art Adcock, Drew Hoffman, and BreAnna Nixon.

**Other's in Attendance (Attending via Zoom):** City Manager Ben Reeves, Staff Planner Ryan Harris, City Council Member Betsy Montoya. Greg Wall, and Nate Hutchinson representing the Pedersen Property. Kevin Olson and Caleb Olson representing the Jones Subdivision. Matt Harris and Joe Santos representing the Sorenson Subdivision.

Commissioner Wood called the meeting to order at 7:00 p.m.

**INVOCATION/INSPIRATION THOUGHT-** Commissioner Adcock shared an inspirational thought.

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

**PUBLIC FORUM-** Commission Chair Wood opened the Public Forum at 7:02 p.m. there were no comments, so he closed it at 7:02 p.m.

#### **DISCUSSION & POSSIBLE ACTION**

#### **PUBLIC HEARING- Pederson Subdivision Concept**

The Planning Commission will review a concept plan for a 98-lot Planned Unit Development (PUD) subdivision located at approximately 150 S. and 900 E.

Mr. Reeves explained that the purpose of a public hearing is to review and provide feedback to the developer for their proposal. He noted that improvements are needed, and code needs to be met prior to it moving forward. Mr. Reeves recognized the property rights of the landowners. And noted the importance of meeting the needs of the community at large.

Mr. Reeves clarified that a Planned Unit Development (PUD) does not necessarily mean multifamily. Rather it opens the door for the City to negotiate with the developer to provide amenities in exchange for higher density. He explained that land is needed for a debris basin in this area. Mr. Reeves described that the Foothills on the East Bench often catch fire, which can result in debris and water damage to property. He reported that the City has been awarded 9.1 million dollars to design and construct debris flows and channels on the East Bench. He noted that this grant covers all costs except, land acquisition which is estimated at over 2 Million dollars. Mr. Reeves stated that this is the beginning of negotiations between the City and the developer.

Mr. Harris outlined the concept subdivision (See Attachment 'A'). He explained that most of the land is currently zoned R-10 residential with a small portion zoned commercial (C-1). The developers current plan proposes 66 single family lots, 32 patio homes and 2.44 Acres of commercial space. Mr. Harris explained that patio homes must have frontage along a public street per code. He noted that some of the proposed patio homes do not meet this code. He also pointed out that 900 E. is not matching the width of the existing road to the South of the development and the road widths will need to match. Mr. Harris stated that they are currently proposing to dedicate an area to Santaquin City for a debris basin, as well as some parks. He added that the current plan comes in under the 15% open space requirement for a PUD.

Commissioner Wood opened the Public Hearing at 7:17 p.m.

Mr. Reeves called the following residents who requested to call in for tonight's Public Hearing.

Mr. Darin Durfey stated that Mr. Harris addressed some of his concerns. He explained that when he built his home in 2005 on the East Bench the developer told him that the lots would be no smaller than 1/3 of an acre. He referred to a subdivision to the North where homes with smaller lots were approved that has created traffic issues along 270 South. He expressed concern that this development will compound the existing traffic issues. Mr. Durfey recognized the owner's property rights and explained that he is concerned about the patio homes. He expressed that he would like to see patio homes be developed as single-family homes, as he thinks this will assist with traffic, esthetics and better conform with the current neighborhood. Mr. Durfey recognized expressed the need for good plans, and infrastructure, as subdivisions and developments are approved. He also added that the intersection at Maverik is getting increasingly busy.

Mr. Adrian Valar stated that at the intersection of 130 E. and 690 E. there is a stop sign where a lot of people don't stop at. He asked if 900 E. would be intersected into Main Street. He also expressed concern regarding water. He explained that there are times that he does not have adequate water pressure at his house. He asked that the water pressure and the pumps are considered. Mr. Valar also concurred with Dain Durfey's concerns.

Mr. Leroy Kinder stated that he supports this development except for the patio homes. He stated that high density homes bring extra traffic to the area, the intersection is very busy, and the freeway entrance needs to be addressed. He expressed concern regarding water and doesn't feel that there is adequate water to support this development. Mr. Kinder stated that the debris basin would be poorly located where it is proposed and suggested that it be moved farther East. He expressed concern regarding there not being enough emergency exits for the East Bench. Mr. Kinder stated that he would like to see this development postponed until the infrastructure is updated and installed.

Mr. Steve Matthwig stated that another subdivision isn't needed in Santaquin because the needed roads are not built. He believes this development will create too much traffic. He expressed that he doesn't think that this is the right location for this subdivision.

Mr. Harris and Deputy Recorder Kira Petersen read the comments received via email (See Attachment ('B')).

Commission Chair Wood closed the Public Hearing at 8:10 p.m.

Mr. Greg Wall (representing the developer) addressed some of the concerns brought up during the Public Hearing. He explained that the yield plan for this development which takes in to

account the current zoning yields 93, 10,000 square foot lots (See Attachment 'C'). He explained that this yield plan would not provide any open space, or land for a detention basin. Mr. Wall explained that the goal of the PUD is to fit the 93 lots that they are entitled to with the R-10 zoning, while accommodating and working with the City. Mr. Wall explained that they are proposing to use 900 E. as a divider for the higher density lots.

Mr. Wall explained that they have updated their design to consolidate the pocket parks into one, one acre park on 900 E. He pointed out the connectivity from 900 E. to Main Street. He stated that the open space calculated for their new design is 16% and meets City code. Mr. Wall expressed his belief that the continuation of 900 E. and Main Street will help mitigate the concern regarding emergency exits. Regarding off street parking for the patio homes; he explained that the driveways are designed at just over 20 feet long, with a two-car garage this would allow for 4 parking spaces per home.

Commissioner Lance stated that it is bittersweet seeing the City grow. She pointed out that this proposal brings connectivity to the East Bench which is greatly needed. She asked where those visiting the parks will park and, if there will be any additional parking for the patio homes? Mr. Wall answered that there will be parking along the road for the parks. He explained that the patio homes will have four offsite parking spaces per home, and they don't anticipate providing additional parking. Commissioner Lance asked if there will be an HOA? Mr. Wall stated that there may be, this will be discussed with the City later on.

Commissioner Hoffman asked what width the continuation of Main Street to the East will be? Mr. Wall answered that it will be a 65-foot section consistent with the road that ends by Maverik, with a paved trail along side it.

Commissioner Adcock asked how the patio homes will be redesigned with larger public roads? Mr. Wall explained that the addition of public roads for the patio homes will eliminate at least 4 homes. He asked if it is possible that the City Council would grant a waiver to allow for private streets? Mr. Reeves indicated that staff would need time to review a proposal and provide information prior to the Planning Commission's recommendation to the City Council.

Commissioner Lance recognized the dire need for housing in Utah. She acknowledged the pushback for high density housing. But expressed that if there is a good developer who has the capital to develop, it should be considered.

Commissioner Wood asked that concerns regarding water pressure be addressed. Mr. Reeves explained that an evaluation regarding water for future developments will be done. He communicated that a water master plan was just completed at the last City Council meeting. He explained that a booster pump station and irrigation tank on the East Bench was completed last year. Mr. Reeves noted that most of the East Bench is now using P.I. instead of culinary water for outdoor water.

Commissioner Wood brought up the concerns regarding the high traffic at the intersection by Maverik. He recognized that this is a UDOT road. Mr. Reeves answered that UDOT is currently studying the traffic and working to extend the useful life of the freeway entrance.

Commissioner Nixon asked if the proposal could be configured differently to avoid higher density housing? Mr. Nate Hutchinson indicated that they feel that this is a natural area for higher density housing, because of the commercial zoning. Mr. Wall added that they initially proposed all single-family homes in this area, and they ran into issues with the commercial areas along Main Street. He asked if it's possible to have single family homes on any less than

6000 square foot lot? Mr. Harris clarified that City Code states that the minimum PUD requirements are 6000 square feet for a single-family home. While the minimum square footage for patio homes is 4000 square feet.

#### **PUBLIC HEARING- Jones Subdivision Concept Review**

The Planning Commission will review a concept plan of a 19-lot subdivision located at approximately 495 S. 300 E.

Mr. Harris outlined the proposed subdivision (See Attachment ('D'). He explained that it is located within the R-10 zone. The developer is proposing 19 single family homes with 10,000 square foot lots which is consistent with the zoning. He explained that the width of the frontage of lot 11 needs to be increased from 73 feet to 80 feet. He noted that the developer is aware of this and are addressing it. He stated that fencing and possible landscaping will be required along the orchards to the east. Mr. Harris added that there is a property line discrepancy with the Mills property that needs to be addressed at the preliminary plat stage.

Commissioner Wood opened the public hearing at 9:04 p.m.

Mr. Harris read the comments received for this proposal (See Attachment ('E')).

Commissioner Wood closed the Public Hearing at 9:13 p.m.

Mr. Kevin Olson explained that the drainage concerns will be addressed with the storm drain and retained on their property. He stated that this development will clean up 400 E. and believes it will be a benefit to the area.

Commissioner Adcock asked if 400 E. will be continued and have through access? Mr. Harris stated that the proposal is to demolish the existing homes at the end of 300 E. and then connect 300 E. to 400 E.

Commissioner Lance stated that she thinks cleaning up 400 E. will be good for the kids walking home from school. She asked what will happen with the North West side of 400 E. where it meets the existing road? Mr. Olson explained that the existing lot will be cleaned up, and most of it will be deeded to the City to use as retention area for storm water, etc. Mr. Harris indicated that this would need to be confirmed with Engineering.

Commissioner Lance asked about the remnant parcel between lot 11 and the existing home? Mr. Reeves answered that the City Attorney would need to review it. He explained that it would make the most sense to file a quit claim deed regarding where the sliver would go. He explained that the homeowner to the South desires the area for a fence.

Commissioner Wood noted the large elevation in the middle of the property. He asked staff if there are any concerns, and the applicant what the plans for retention are. Mr. Harris explained that the grading will be reviewed when the preliminary plans are submitted. Commissioner

Wood asked if there are any concerns regarding the building envelope of lot 12? Mr. Olson answered that an irregular sized home that is skinnier and deeper would fit on that lot.

Commissioner Wood asked if there will be a buffer between the orchards and the new development? Mr. Harris indicated that it will either need to be fenced or another buffer will be required between the two lots.

#### **PUBLIC HEARING- Proposed parking reduction for Drive in Restaurants**

The Planning Commission will hold a Public Hearing to consider modifying Santaquin City Code Title 10 Chapter 48 Section 040 regarding the number of parking spaces required for a drive-in restaurant.

Mr. Harris explained that code currently requires a minimum of 12 parking stalls for a drive through restaurant regardless of if they have indoor seating or not. He explained that this proposed amendment would change the base requirement for drive through restaurants to 8 parking stalls. He clarified that the amendment would also require the parking to be based upon design capacity, meaning if a restaurant had indoor seating, the parking would be configured based upon the number of seats.

Commissioner Wood opened the Public Hearing at 9:26 p.m. there were no comments, so he closed it at 9:26 p.m.

Commissioner Lance asked if these drive ins would have any interior business? Mr. Harris stated that the parking stalls would be based upon design capacity. He clarified that the intent of the ordinance is to lower the amount of base parking required for smaller users that do not have interior seating. Commissioner Wood asked if there would be any general cases of a drive-up restaurant that would need more than 8 parking stalls. Commissioner Lance suggested that parking would be required for employees. Commissioner Wood asked if this amendment would apply to restaurants without inside seating but where customers may go inside for takeout. Mr. Harris confirmed that any drive through restaurant would need to meet this code.

Commissioner Adcock stated that outside seating should be considered. Mr. Harris explained that outdoor seating would be considered as part of the design capacity. Commissioner Lance suggested that this proposal be tabled and more information regarding design capacity be provided.

**Motion:** Commissioner Lance motioned to table the parking reduction for drive in restaurants until the next meeting. Adcock seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Hoffman	Aye
Commissioner Nixon	Aye

The motion passed unanimously 5 to 0.

#### **Sorenson Subdivision Final Review**

A final review of a 2-lot subdivision located at approximately 300 E. and 100 N.

Commissioner Lance recused herself from discussion and vote as she has a conflict of interest.

Mr. Harris explained that since this subdivision is 3 lots or less the Planning Commission will be making a final approval or denial (See Attachment ('F')). He noted that addressing needs to be

added on the plat. And Engineering has pointed out that the Planning Commission needs to be listed as the approving body on the plat. Mr. Harris explained that the subdivision meets code and staff does not have any concerns.

Commissioner Wood clarified that the owner is proposing a deferral agreement. Commissioner Adcock noted that there was an irrigation ditch that has been buried, he asked what they will need to do for irrigation water? Mr. Harris indicated that they have met all the requirements on the construction drawings, but the specifics would have to be discussed with Engineering. Mr. Matt Harris explained that he met with a member of Strawberry Irrigation who instructed him to install conduit and they have met all the requirements from Strawberry Irrigation.

**Motion:** Commissioner Adcock motioned to approve the Sorenson Subdivision with the condition that all Planning and Engineering redlines be addressed. Commissioner Hoffman seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Adcock	Aye
Commissioner Hoffman	Aye
Commissioner Nixon	Aye

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

#### **OTHER BUSINESS**

Mr. Harris showed a video Commissioner Lance asked to show regarding the Utah housing gap coalition.

https://slchamber.com/housinggapcoalition/

Approval of Meeting Minutes from

January 12, 2021

**Motion:** Commissioner Adcock motioned to approve the minutes from January 12, 2021. Commissioner Lance seconded.

#### PLANNING COMMISSION MEETING TUESDAY January 26, 2021 PAGE 7 OF 7

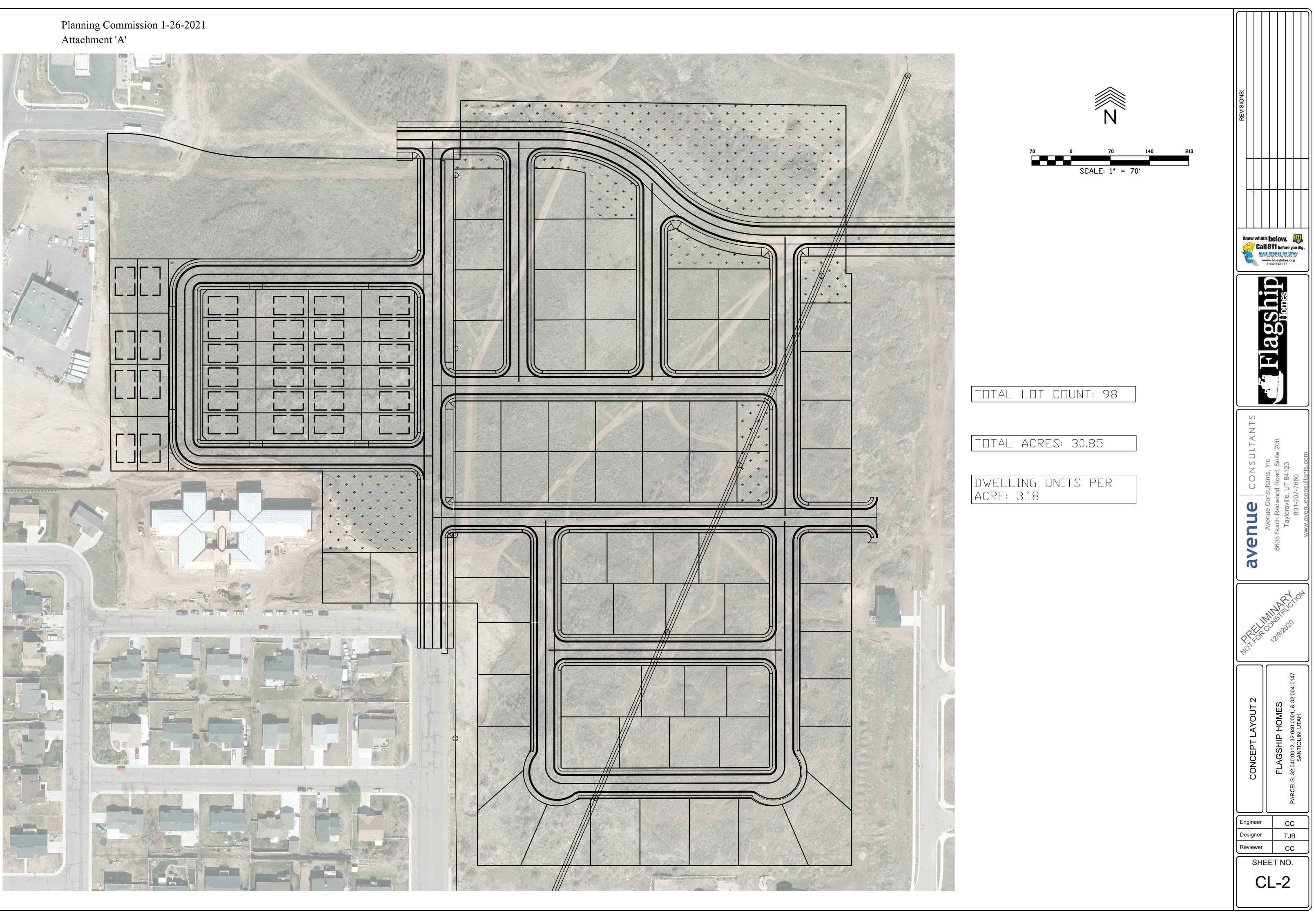
Roll Call: Commissioner Wood	Ауе
Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Hoffman	Aye
Commissioner Nixon	Aye
The motion passed unanimo	usly 5 to 0.

#### ADJOURNMENT

Commissioner Lance motioned to adjourn at 9:52 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder



Planning Commission 1-26-2021 Attachment 'B'

### **Pedersen Property Public Hearing Comments:**

I would like to be included in the discussion regarding the proposed Pederson Subdivision. I have included my thoughts and concerns in this e-mail and I would also like to participate in the discussion via telephone for the meeting on January 26th at 7:00 p.m. My phone number is (801) 874-0194.

I have concerns about the proposed Pederson Subdivision. This has been a topic of conversation in our neighborhood for quite some time and I have spoken with a city council member about this proposed subdivision. We had a neighborhood meeting, but this was prior to knowing who the developer was and what the proposal was as outlined by the current developer.

As a neighborhood we expressed our concerns about the zoning and the proposal of high-density housing or "patio" homes. Frankly this does not conform to the neighborhood that exists. When the "older" east bench development began, the lot sizes were to be no smaller than half an acre. Then the zoning was changed and smaller lots were allowed, but no smaller than quarter of an acre. Years later a request was made to rezone the lot sizes for the subdivision north of 270 South and east of 1022 East. That was approved and some of those lot sizes are .16 acres.

This current proposal by Flagship Homes includes 98 lots. 66 single family lots and 32 patio homes. I strongly oppose the proposal of "patio homes" and as outlined below and strongly oppose the narrowing of any roadways. I and other neighbors have had to endure the increased traffic as a result of homes and all of that traffic has been funneled through our existing "old" neighborhood on 270 South. As Ryan Harris points out in his summary, this proposed development project has many flaws. The width of the roads, 900 East to Main Street and Main Street going East along the North side of the proposed development.

In addition, he points out the flaws with the proposed "patio homes." There is no frontage along a public road for the proposal as required by Santaquin City. The PUD ordinance requirement for minimum open space is not met by the developer and is 2.8 percent short.

I oppose the narrowing of any existing roadways. Please think long term about the traffic issues that currently exist and will exist as the city grows. Please plan for the future and require that roadways, sidewalks, trails and other areas for residents meet the future needs and current requirements of Santaquin City. I oppose the approval of "patio homes." This should not be allowed in this development. I understand development and property rights. I also understand that growth is inevitable, but as a community we need to manage that growth in appropriate ways. I would submit that I would support the development if roadway widths are maintained, frontage of public roadways are maintained, open space meets the requirement of the PUD and the lot size be limited to 7,000 sq. ft. or larger and all structures in the proposed development are single family homes.

I am sure that I am not alone in my thoughts about this proposed development. I have spoken with a number of my neighbors and I know that they feel as strongly about this as I do. Please consider the residents that currently own property and homes in the area of this proposed development as you consider the proposal. I do not support the development as it is currently proposed.

Please refer to the following as Ryan Harris outlines many of the flaws in the current proposal. Ryan Harris, a staff planner, has done a great job describing the proposal and summarizing issues. Here is the text of a memorandum he provided as part of the packet. He says:

"The Pederson Subdivision 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 zone change** to R-10PUD and increasing the size of the commercial area.

The proposal consists of 66 single-family lots, 32 patio homes and 2.44 acres of Commercial. All the single family lots are meeting the R-10PUD size requirements and are approximately 7,000 sq. ft. or larger. There are some issues with the proposed patio homes in the northwest area of the subdivision. They meet the lot size requirements (4,000 sq. ft.) and can have common driveways but Santaquin City Code requires all lots to have frontage along a public road.

The patio homes that do not have frontage along a public road do not work. There is also a problem with the proposed width of 900 East. The size of the road and trail need to match what is south of the project. The proposed width is smaller than the width to the south of the project.

The area north of Main Street is proposed to be dedicated to the City for open space and a retention basin. There are several smaller pocket parks being proposed and one larger park just south of the patio homes. There is 12.2% open space with this proposal. **The PUD ordinance requires a minimum of 15% open space. The development is short 2.8% open space.** 

Best regards,

Darin Durfey

Santaquin Planning Commission,

I'm begging you to please stop the pederson communities from being such high density. High density will only bring in an abundance of rentals. Those residents don't contribute to the community or to the schools because those type of residents don't have feel a sense of belonging because they don't feel permanent. Those properties tend to not be as taken care of well and that will bring down the property values of those of us who live close. We want long term residents who want to contribute to the community and to the schools. Please consider encouraging this type of growth, instead of this crazy high density growth that will eventually bring down our community as a whole.

Nikki Preston

Dear Sir or Madam:

Our concern for the proposed development is with the lagging development of infrastructure. We live on 270 South. We are concerned about the delay in extending Main Street to join with Oak Summit street (which leads to overuse of roads in our neighborhood) and with the inadequacy of the offramp on I-15 to Main Street. The situation on the latter is unsafe for the rush hour line up to exit. With these new subdivisions, you will only exacerbate this problem and increase the traffic flow in our quiet neighborhood.

Do you have any plans for requiring the developer to pay for finishing Main Street, contributing to the widening of the I-15 off ramp, and resurfacing our roads that are being over-used by all of this development and increase in population? If you are not addressing these issues, then we are adamantly opposed to you permitting this development to go forward.

#### Regards,

J Peter Baumgarten Lyle Baumgarten Amanda Baumgarten

#### Greetings,

I would like to formally submit a public comment concerning the Pederson Subdivision. I am not opposed to the subdivision. However, I am opposed to portions of the proposal that don't meet current city codes and requirements. I don't think the city should change zoning or change code. Please make the developer stick to the codes and standards that are set. These codes are in place for a reason. I think it is unwise for the city to let down their standards on these requirements. I believe the negatives far outweigh any positives. Here are few of the negative impacts I believe will come from the Pederson Subdivision.

#### - Traffic

Traffic is already an issue in our city. Our traffic plan does not match our speed of growth. For example, our city grew significantly as Summit Ridge expanded, yet it took 10 or so years for the road that connected it into town. I am not confident that our current structure can handle the increase from the current proposals being discussed on the east bench including Pederson. The traffic at the Maverik intersection will be a major issue. This proposal only makes a current traffic problem worse. Please don't accept the proposal.

#### - Parking

Parking is a problem. Recent developments in our city have not provided proper parking options. For example, the high density housing near Orchard Hills and Santaquin Elementary Schools have residents permanently parking on the street. The street parking makes for dangerous situations, especially for our children. In the Pederson development, the lack of parking will also lead to unsafe situations potentially for our children. Street parking is dangerous and an eyesore for our community. Please require the proper frontage on the patio homes. Please require proper driveway length. Please require proper parking. Please don't accept the more narrow roads. Please don't accept the proposal. Side note on parking - why isn't winter street parking more regularly enforced?

#### - Water

Water pressure for my sprinklers and water pressure in my house is already an issue. I don't see how these systems (both culinary and irrigation) are prepared for more pressure (pun intended). Please don't accept the proposal and make this worse.

#### - Property Value

I don't believe the Pederson proposal will have a positive impact on our property values. I realize my opinion is subjective, but developments like this actually discourage some people from moving in. For example, we have neighboring communities with land prices that are in the hundreds of thousands of dollars. But in Santaquin, it feels like we are trying to see how many "homes" we can squeeze into an acre. This is not good for our city. Development can be low-end, mid-range, and it can be high-end. I ask that you look for ways to bring more high-end development to our city. Please give residents (and others) upgrade opportunities. Currently, if residents want to upgrade they have to leave Santaquin. Please protect our property value. Don't accept the proposal.

As a backdrop to my opinions, I think it should be stated that we have lived on the east bench for 20 years and have built two homes here. We have also owned property in Summit Ridge. We choose Santaquin as the place to raise our six children. We choose Santaquin because of its small town feel. This small town

feel is fading. We have never wanted to leave until recently. I am not opposed to growth. Growth is good and growth is needed. However, the strength of our infrastructure doesn't seem to match the pace we are allowing builders to develop. I ask that we pause to make wise decisions that benefit residents now and in the future. The short term gain that hurts the long term plan is not good for us and our city. Please stick to the codes and standards. Please revise the Pederson Subdivision project.

Thanks, Richard Elliott

I am opposed to the proposed amendment to Santaquin City Code 10-7-6 concerning rezoning. James Baldwin

I would like to be included in the discussion regarding the proposed Pederson Subdivision. I have included my thoughts and concerns in this e-mail and I would also like to participate in the discussion via telephone for the meeting <u>on January 26th at 7:00 p.m.</u> My phone number is (801) 754-3704

James Baldwin

26 January 2021

Dear Planning Commission Members,

I am writing to express concern about the proposed Pederson Subdivision development.

Certainly, property owners have the right to develop parcels in accordance with city code. However, when a PUD is proposed, by law it must meet certain criteria for approval. These criteria include the following:

"Any designation as a PUD shall be subject to the applicant's demonstration of ability to comply with all open space, architectural, or site improvement standards outlined in this section and adequate acreage to develop a project that is **beneficial to both the residents of the project and the city as a whole**."

It is clear that the city is keen to obtain the land within the development designated for a retention basin, and a grant of increased density to compensate for the loss of this acreage is entirely reasonable. Also, residents in adjacent areas will benefit from the additional and important egress the extension of Main Street provides. However, for residents of the project who will be living in the proposed "patio homes" area, it is difficult to see how they will benefit. The crowded layout proposed, inadequate parking, and the issues and resident expense associated with snow removal in patio home areas will surely lead to unnecessary burden for residents. "Affordable" housing should not mean "temporary" housing for residents of our city who would be dreaming of their next home only months after moving in.

Also, in discussion during the January 12th Development Review Committee meeting, the yield plan was discussed. Greg Wall asked about whether the area which is proposed to be designated commercial as part of the zone change to a PUD could be included in calculating the yield. Jason Bond answers that this is indeed the case. This doesn't make sense to me. Why is a developer being rewarded for creating commercial parcels, which are typically sold at a higher cost per square foot than residential parcels would be?

Thank you for addressing these concerns, and for all the work you do to help create a bright future for our city.

Sincerely,

Jody Reid

Our home borders the proposed development encompassed in 32:040:0001, 32:0040147, and will be impacted by the said development. We feel that it is not in the best interest of our city and community to put the 32 high density 1200 square feet, on 4,000 ft lots crammed into the mere 4.7 acres that these homes are proposed to be built on. Those 32 lots are one/third of the total number of structures proposed to be built on the entire (R-10) Zoned 30.85 acres of land. That is 1/3 of the units squeezed into 4.7 acres, out of the entire 30.85 acres. We realize that a rezoning process has to be undergone to change the zoning from R-10 to R-12. The present zonng would give larger lots to the home builders and not be reduced to the minimun 6,000 Sq ft per lot.

We clearly object to this proposal and feel that it would devalue our properties significantly and we firmly object to the proposed rezoning. We would prefer that the builder would sell larger lots and larger homes and receive more money for each structure than to try and cookie cut the property into more and smaller units. MORE IS NOT BETTER.

I'm also concerned that the surrounding property owners will not have a 'voice' in this matter, due to restricting only those who submit their email addresses and phone numbers by 5:00 PM on the evening of the hearing will be heard. What is wrong with having a zoom meeting where people can unmute their device and have input or ask questions during the meeting. This seems to lack transparency to me. Surey questions will come up during the that need to be voiced during the hearing. Don't we live in a democracy. Our voices need to be heard!

A concerned citizen

Sharon Storrs 801-836-1843 sharonstorrs45@gmail.com

To Santaquin City officials and all Santaquin residents:

If you are wondering why you should be concerned about the Pederson PUD? (It's not official yet but it will be (3)). The City has code which designates specific lot size limits when a PUD zone is granted to a developer in consideration of specific amenities, in this case 2 acres for a debris basin and completion of Main Street to connect with Oak Summit Drive. The City Council has the discretion to further reduce the lot size at the request of the developer.

Flagship homes is asking for a group of lots to be reduced from 6000 sq ft. to 4000 sq ft. 2. The city and the developer have acknowledged that the residents of Santaquin City are very concerned with the high number of developments with multi family dwellings.

The solution has been to separate the units by 10 feet and call them single-family homes, (eg. Foothill Village) requesting 3000 to 4000 sq ft lots to accomplish this, calling it patio homes.

In the case of the Pederson PUD this allows an excess of homes near Main Street and 900 East. The city in a recent review of the transportation plan has continued to designate 900 E. as a main collector street including an asphalt trail, continuing north behind Maverick and Stringhams onto Highway 198.

It is simply too much for the safety of East Bench residents as we scurry off our properties when the next fire not only crests the hills to the East, but breeches the crest and rushes down the mountain side. I encourage all to be mindful of our other East Bench new development, (Grey Cliffs) just north of CS Lewis Academy which will add another 450 units to our bench.

I ask that the City Council vote NO to decrease lot sizes beyond current PUD allowances on the East Bench, in particular for the future Pederson PUD.

Thank You for your service to Santaquin City and it's residents.

Pamela Colson	
pjc	

There is not enough detailed information provided in the mailed or online proposal to justify a zoning change.

What type of homes are going to be built in the proposed R-10 PUD zone for the 66 single-family lots? What is the expected price point? If they are not within the \$400K+ price range they will devalue the value of the homes that run along 1030 E and on 270 S where this zoned property will meet up to existing homes. All of these home lots are 10,000 sq ft or more - truly R-10. This could also have the potential to devalue any homes in the adjacent areas as well. There is no road separating the homes from the proposal to the existing homes in zones R-10, R-12 PUD and R-15. Given this, it should remain at R-10, otherwise there would be a vast gap in the lot size and potential home value between adjacent homes. The homes in this area should conform to already established R-10 zoning so that it will be more in line with the adjacent homes and not with the homes to the north of the area in the zone R-10 PUD. There is a defined road (Main Street.) between the R-10 PUD to the north and R-12 PUD and the R-10 zones to the south. Based on the proposal that the lot sizes are 7,000 sq ft and up (no size clarification provided on each lot in the proposal) the lot size and home type should be in line with those homes that are directly adjacent to the area and not the ones in the area separated by an existing road.

To avoid congestion and potential safety issues with 900 East, the road must remain at the same width as it is currently established as it goes through to Main Street. The information provided on this proposal does not indicate that 900 E will actually meet up to any finished streets in the current R-10 PUD area. Who is responsible to tie900 E and Main Street together and who is responsible for making the connection from Main Street by Maverick to 900 E. These connections are critical as they could potentially allow for additional avenues to get in and out of the area.

What is being done to address the serious impact to traffic congestion as a result of this proposal of 98 lots? We already have a significant bottleneck at the exchange of I-15 and Main Street and east to Highland Drive (Maverick). Additional already approved projects are the development of the strip mall next to Dairy Queen and the soon to open Iceberg. This will bring in added traffic congestion. There is also the potential development of the Gray Cliffs area that will bring added traffic congestion to this area. In addition, the condominiums going in behind Macye's will bring further traffic congestion to the I-15 and Main Street interchanges. The concern is that if the area is gridlocked, how can emergency personnel get to the east bench area without having to go all the way around.

With this area being a potential for wild fires, how is this proposed growth going to be accounted for with potential evacuation plans in the event of an emergency? This could be wild fires or mud slides or any other potential emergency situations. Is the east bench of Santaquin going to be like Herriman where there is limited access to evacuate and we are trapped in the area? This ties back to emergency vehicles trying to get into the area. If it is gridlocked with people leaving, are they going to be able to access the area?

The 32 patio home area proposal further devalues the surrounding homes, unless they are built to a luxury standard making the price point much higher, such as \$350k+. Since the lots are only 4,000 sq ft, can this accommodate a luxury standard type home? An area of concern with this is the ability for emergency services to access the homes in this area in their ease of getting in and out quickly. If the lots for these homes are only proposed to be 4,000 sq ft, does this allow for enough off-street parking for the ease of movement through this area? How deep are the driveways? Can a 3/4 ton truck (22 ft in length) park in the driveway without hangover on the sidewalk? What about guest parking? Another concern is that these homes will be so close to each other, it presents a potential danger in relation to fires, gas leaks and other emergency issues. What is the proposal to overcome these issues? There are some of these homes that do not have frontage along a public road. The Santaquin city code requires this. Without it, again, it will create an issue for emergencies and emergency personnel. There are already many existing areas in the city and many more approved and in progress of high-density type of housing that should be able to meet the needs of that type of home buyer. Some of these high-density home areas are already creating potential issues for emergency personnel and parking.

Some of the proposed pocket parks are located along main street and do not account for any parking. This again creates potential for traffic congestion and delayed response times for emergency responders. In addition, this would also create a safety hazard for any children playing at these parks as it would make it very easy for a perpetrator to have access to those children. There have been cases already known within the city of potential child abductions. The traffic also could be a danger to those participating in those areas. The proposed area for the retention basin would fall between the current R-10 and R-10 PUD as well as the R-12 PUD areas. This is another reason to not have the current R-10 area rezoned to R-10 PUD. It has to potential to be a natural divider between these zoned areas. The city already owns 24 acres in the same vicinity, is there a reason the retention basin could not be built in this area? The area could actually be better for this as it is uphill versus an area that is in the middle of existing homes where some homes could be affected by runoff instead of potentially having the runoff go into the retention basin.

The city is soon to begin an update of the General Plan. Now is not the time to be doing any re-zoning before reviewing the long-term General Plan.

The city has failed to manage the growth of the city. The infrastructure cannot accommodate the growth we already have experienced. When growth happens, the needed infrastructure to support that growth MUST be incorporated into those approved plans. It should not become something that has to be addressed after the growth takes place by being added as a tax burden by the citizens. Bonding or not, it still has to be paid for by the city. If the areas are being developed, that should be part of the expense of that development.

Given all of these valid concerns, why is a PUD (allowing higher density) warranted in addition to other variances? There simply has not been enough thought put into all of these issues and more or enough information provided to the residents regarding these issues to warrant a zoning change.

I am making a request to speak to the group during the live meeting. My phone number is 801-473-1422. I hope to not be disappointed by not having my concerns voiced nor responded to during the meeting.

Regards, Melonie Smith 286 S 1060 E Santaquin, Ut 84655 Phone - 801-473-1422

As a citizen of Santaquin, I am deeply concerned with the plans to rezone the Pederson Subdivision. We moved into Santaquin over 14 years, and our property overlooks the Pederson property. When we moved

in 14 years ago, there were mostly open fields around us. We were told, by the city, that the remaining area around us was reserved for custom home lots. We were assured the lots would remain on the larger side to ensure the home would be of the custom variety to keep the value of the homes up. Well, just a few years later, we were surrounded by track homes that brought the value of our property down quickly. It's very concerning when we are told by city officials one thing, but then the planning committee does something different.

Here we are again, with another proposal that is simply not what we or our neighbors are hoping for. Besides the thought of our property value being brought down again, there are other concerns.

1) The traffic coming up to the east side of the freeway is already more than the roads can handle. The intersection by the Maverick is taxed to capacity at the current number of homes. Adding more will just make it worse for cars getting off of the freeway and trying to make their way up the road. Not to mention the additional home planned for north of the Peach Street area

2) We currently don't have irrigation water hooked up for the properties that currently exist. Adding more properties that will need culinary water as well as irrigation is a big concern.

3) Santaquin seems to be on a mission to just cram as many homes in an area as possible before thinking it through. The citizens of Santaquin enjoy the open feel of the community, but with the number of ugly apartments already added through the community it's getting too much.

I think it's time for the individuals working in the city to listen to the people that actually live here. Enough is enough. Do we understand that developers should be able to build homes? Sure, that's how we all got here, but that doesn't mean we need tiny homes crammed together. Build homes on bigger lots and people with more money will come and bring their money to help stimulate the economy of the area. We have enough high density housing, and it just needs to stop.

I'm just a concerned citizen for the future of our community.

Sincerely,

Van Rogers 801-372-5546

MY phone number is 801-473-8790 I have a concern with the traffic that will be caused by a new development. On the intersection on 130 south and 690 east Most of the traffic headed west never stop with the added development I see as it getting worse. It the street of 270 south headed towards the north going to meet at a intersection with main street and if not why not? Also is main street going to run to the east past the Mavrick and into the new development and if not why not? I live on 270 south and the traffic on my street is very busy and cars speed up and down this street all the time. Another concern with a new development is water, Iam on the end of the line and at times I have very low water pressure, thank you

Adrian Villar 801-473-8790

Mayor Hunsaker, and City Council,

I have a few questions that I would like to have answered if possible, about the proposed subdivision on the east bench (Pederson Development)

1) What will the impact be on our current sewer system with all of these homes and the plan for future growth?

a, What is the current operating capacity of our water treatment plant on the west side of town?

b, What level will this plant be operating at after all of the homes are built throughout the entire town that are currently being developed?

c, What is the plan and cost to taxpayers if we need to enlarge our current system?

2) Regarding the smaller lots: most homeowners having at least 2 cars, will not only block the view of the streets but also create a hazard for small children playing outside.

3) Will the fire department be involved with this process?

a, Will they be able to take the biggest piece of equipment needed to battle a house fire or maneuver around these cul-de-sacs and patio homes.

b, And there are always multiple emergency vehicles at any emergency call - with homeowners parking on the streets will there be enough room to serve the public safely?

c, Consider the winter snowstorms with street parking, and plows having to go around the cars - will there then be enough room for emergency vehicles?

- I know the town prohibits parking on the street in winter months but this law is not enforced as my street (270 s.) has cars on the street, purposely during snowstorms,

all winter long with no ticketing.

4) What is the plan on increased traffic on highway 6 and has the state been consulted for future plans of this ever busier intersection?

5) There is a real danger of emergency exiting onto route 15 in case of fire, or earthquake or any disaster, that requires emergency mass exiting,

We can see when there is an accident on 15 how the traffic is backed up for hours with little movement and adding more people to this already overpopulated area

with only 1 entrance to Routh 15 is extremely dangerous and could cost hundreds of lives.

6) Do we really Need the Patio Homes? How does the tax revenue from them justify lowering our home value to put them in?

Final note.....I want to thank the planning commission for sending out the mailer about this proposed development,

however it seems like they should have made the plat map more to scale instead of it looking like these lots are bigger than the current ones in the adjoining neighborhood.

Thank you for your attention to this matter, Patrick & Regina Drollinger

Our home borders the proposed development encompassed in 32:040:0001, 32:0040147, and will be impacted by the said development. We feel that it is not in the best interest of our city and community to put the 32 high density 1200 square feet, on 4,000 ft lots crammed into the mere 4.7 acres that these homes are proposed to be built on. Those 32 lots are one/third of the total number of structures proposed to be built on the entire (R-10) Zoned 30.85 acres of land. That is 1/3 of the units squeezed into 4.7 acres, out of the entire 30.85 acres. We realize that a rezoning process has to be undergone to change the

zoning from R-10 to R-12. The present zonng would give larger lots to the home builders and not be reduced to the minimum 6,000 Sq ft per lot.

We clearly object to this proposal and feel that it would devalue our properties significantly and we firmly object to the proposed rezoning. We would prefer that the builder would sell larger lots and larger homes and receive more money for each structure than to try and cookie cut the property into more and smaller units. MORE IS NOT BETTER.

I'm also concerned that the surrounding property owners will not have a 'voice' in this matter, due to restricting only those who submit their email addresses and phone numbers by 5:00 PM on the evening of the hearing will be heard. What is wrong with having a zoom meeting where people can unmute their device and have input or ask questions during the meeting. This seems to lack transparency to me. Surey questions will come up during the that need to be voiced during the hearing. Don't we live in a democracy. Our voices need to be heard!

A concerned citizen,

Zac and Rachel Fairbourn

801-372-1991 R.Fairbourn@yahoo.com

I am extremely concerned about the lack of parks. I understand we need homes, but as the condos go in and lot sizes are reduced almost to the size of the home, we need spaces.

At 3000 to 4000 sqft per lot residents have no yard left. When the house is built it will take virtually all the land. Almost a condo. No parks are in the plan. Is it our goal to destroy families in Santaquin? People need space. Parents at their wits end need to be able to get their children out of the house to play in safe spaces. They need to talk and counsel and laugh with other parents while their children play. Children need playgrounds and friends. These need to be in little leg walking distances, especially if they dont have bathrooms. We have 1 park at the very north edge of East bench and one fishing area with a pathway around it. Church land is not a park and end up closed off as vandalism increases. School land is not a park and ends up closed off as vandalism increases. Landless homes dont attract the best residents and the very lack of space increases problems.

Why isnt there a demand for each housing area to make a playground? This is a common procedure and requirement for the developers in other cities.

If we dont start taking care of mental health needs, we will start spending money on police due to family failures, child abuse, mental health breakdowns, etc.

Every community park we have seems to have been from very long ago. We are quickly turning Santaquin into an unfriendly place to live. Simple parks. A bike/walking path for safety on highland drive. Let us think beyond very expensive athletic spaces to our every day residents' needs.

Thank you, Lynda Pesquera 3854777660

455 S 350 E Santaquin, UT Dear Mayor and City Council,

As an East Bench resident, I am extremely opposed to the Pedersen PUD proposal as is.

The Pedersen property is zoned R-10. Why do the current city zoning requirements need to be changed? How will this affect future PUD developments? The zoning requirements were created for a reason, to prevent issues like the ones that this type of development will cause. I do not support reducing lot sizes from current PUD standards.

This plan proposes 12.2% open space but the PUD ordinance requires a minimum of 15%. The parks and open spaces in our city are already lacking. Why are we continuing to let developers skate by with the bare minimums that don't even meet current standards which aren't enough as it is.

The northwest portion of this concept reduces lot size to a level which will significantly increase traffic, particularly the I-15 exit 244.

The infrastructure for our roads with the current population is lacking, building more high density housing will just make traffic conditions worse.

Is there adequate parking incorporated? If this is like all of the high density housing in the city the answer is a resounding NO. 1 1/2 parking spaces per unit is not adequate. Have you considered where all of these cars will be parked, which will add more to the congestion and problems that we face with our current infrastructure.

Do we have the infrastructure for water and irrigation in place on the East bench to support the drastic increase in population?

Since the city own land close to the proposed area, why can that not be used for a debris basin?

There area myriad of other reasons this development should not go forth. It feels like something my compulsive 16 yr old would throw together.

Please carefully consider the long term implications of this project for both current and future residents.

Thank you.

Sincerely, Hilary Fitzsimmons

Dear Members of the Santaquin City Council,

I wish to express my concerns about a Housing Zone change with regards to the Pederson Property. (North of 130 S. and South of 270 S.) Currently it is zoned at R-10

I oppose a change to PUD or Multi-Family or High-Density Housing in this area. I am not alone on this issue. I have a Petition with Signatures of residents that live on the East Bench that also oppose High Density in this area.

One of my concerns is the congestion of traffic at the intersection of Highland and Main Street that would be caused by having that many more residents living in this area.

Please consider the concerns and wishes of the residents of Santaquin that already live here.

Thank you, Lynn Rogers

Dear Mayor and Santaquin City Council Members

Our home is within 500 feet of the proposed development encompassed in 32:040:0001, 32:0040147, and will be impacted by the said development. We feel that it is not in the best interest of our city and community to put the 32 high density 1200 square feet, on 4,000 ft lots crammed into the mere 4.7 acres that these homes are proposed to be built on. Those 32 lots are one/third of the total number of structures proposed to be built on the entire (R-10) Zoned 30.85 acres of land. That is 1/3 of the units squeezed into 4.7 acres, out of the entire 30.85 acres. We realize that a rezoning process has to be undergone to change the zoning from R-10 to R-12. The present zoning would give larger lots to the home builders and not be reduced to the minimum 6,000 Sq ft per lot.

We clearly object to this proposal and feel that it would devalue our properties significantly and we firmly object to the proposed rezoning. We would prefer that the builder would sell larger lots and larger homes and receive more money for each structure than to try and cookie cut the property into more and smaller units. MORE IS NOT BETTER.

I'm also concerned that the surrounding property owners will not have a 'voice' in this matter, due to restricting only those who submit their email addresses and phone numbers by 5:00 PM on the evening of the hearing will be heard. What is wrong with having a zoom meeting where people can unmute their device and have input or ask questions during the meeting? This seems to lack transparency to me. Surely questions will come up during the hearing that need to be voiced at that time. Our voices need to be heard!

A concerned citizen,

Steve and Ana Burgi

I am wishing to comment on the planned Pederson Development that has been slotted to be built behind the Maverick gas station. This is yet another example of how Santaquin has decided to not only ignore its own development plan but insist on becoming a haven for high density housing. I begin by stating that I believe that a community should have the right mix of housing opportunities for those wishing to call Santaquin their home. Having said that, it appears that Santaquin is more interested in creating opportunities for developers than for the residence that currently call this place home. There are very few parks, paved trails are non existent and even the soccer fields by summit ridge are adjacent to an incomplete parking lot. Instead the focus continues to be around insisting on poorly planned, high density housing or money losing rec centers than taking a planned, logical approach to the growth of the city. As one drives through parts of the downtown area, you can see randomly placed new, multi family construction that are out of place and detracts from what is already there. Sections have sidewalks while less than 100 feet away, the street is found to not even have curbing, let alone sidewalks.

Now the city wants to modify its own plan to accommodate a builder who wants to build 98 homes in 30 acres with lot sizes of 4,000 and 6,000 square feet. The increase in traffic alone through essentially the one intersection should be enough to have the city take pause in their actions. This, in conjunction to the planned 450 units near CS Lewis is creating a real problem. However, if the past is any indication, the city will do what ever it can to appease builders/developers with little concern for residents. At what cost is the city willing to trade quality of life for densely packed housing, very few amenities for existing and new residents? Money?

I would like to see Santaquin take a better approach at what they are doing and not only hold off on allowing anyone with a buck to come and develop whatever they want and start planning long term, with consideration for what we have here. If mass development and quick money is what the city is after, then it might be ready for a change in those that are representing the citizens.

#### Jason Fitzsimmons

I am very concerned about the new PEDERSON subdivision that is going in on the East Bench. My first concern is traffic, you put that many new homes in that area without widening the intersection you are going to have a bottleneck. Then adding 400+ more homes north of CS Lewis that will be ridiculous. 2nd concern is your so called "Patio Homes", the homes on the bench are very nice homes, adding "Patio Homes" is going to depreciate our value. Why can't these affordable homes go elsewhere? We have voiced our concerns many many times we DO NOT WANT town homes, condos, or patio homes in our neighborhood.

Please listen to our voices and respect our concerns!

Thank you for reading Pat Wilde

Dear Mayor and City Council members,

Regarding the Pederson subdivision, we have many concerns and questions we would like to be addressed.

--The area is Zoned R-10, so why is a PUD warranted? I feel that this land was zoned as R-10 for a reason, safety being number one.

--The rezone will raise traffic levels to those higher than the area was planned for. The Maverik intersection is already extremely congested, in case of an emergency and we all have to get off the mountain, how do you expect our streets to accommodate that if it wasn't intend that way to begin with?

--Is this the best location for the retention basin? The city owns 24 acres in the same vicinity, up the hill a bit; could that land be used instead?

--The city is about to begin an update of the General Plan. Is it premature to do a rezone just before deciding the best long-term plan for the area.

--Are sprinklers going to be installed in the homes to reduce risk of adjacent structure damage and loss of life in a **wildfire**? This is especially important in the extra high density section.

--Currently, East Bench homes are already using drinking water for the pressurized irrigation system. Until the city is able to adequately supply both culinary and irrigation water to existing homes, increasing density doesn't sound safe.

--What are the proposed driveway lengths? With the length of a ¾ ton pickup often exceeding 22 feet, will the garages and driveways allow for adequate resident off-street parking? Although overnight street parking is prohibited during the winter months, a drive around the high density developments in town shows that this is difficult for people to do.

--How will guest parking in the extra high density section be handled? What about handicap parking? -- Approving the smaller lots, is a disservice to our city. We need to stand strong and go by the codes and zones that have been set.

-- what is the plan for all roads in Santaquin to accommodate such large growth so quickly. Slow and steady is the way to go, we are growing so fast that their is no way our city will be able to keep up with it.

Please don't allow our beautiful city to be ruined all in the name of money. We are better than that. Thank you for your time.

#### Sincerely, Jacob and Macie Reimschussel

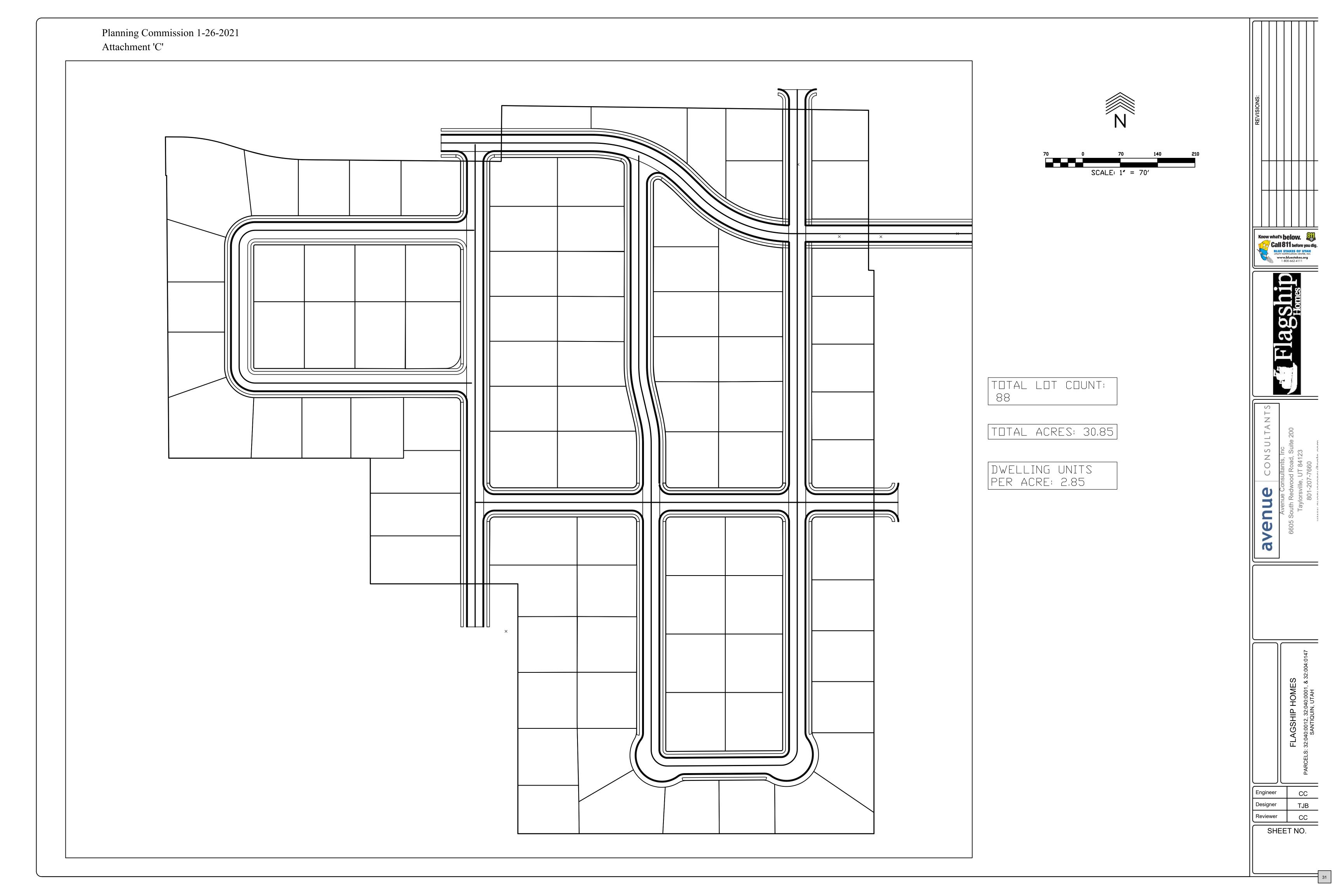
Our home borders the proposed development encompassed in 32:040:0001, 32:0040147, and will be impacted by the said development. We feel that it is not in the best interest of our city and community to put the 32 high density 1200 square feet , on 4,000 ft lots crammed into the mere 4.7 acres that these homes are proposed to be built on. Those 32 lots are one/third of the total number of structures proposed to be built on the entire (R-10) Zoned 30.85 acres of land. That is 1/3 of the units squeezed into 4.7 acres, out of the entire 30.85 acres. We realize that a rezoning process has to be undergone to change the zoning from R-10 to R-12. The present zonng would give larger lots to the home builders and not be reduced to the minimun 6,000 Sq ft per lot.

We clearly object to this proposal and feel that it would devalue our properties significantly and we firmly object to the proposed rezoning. We would prefer that the builder would sell larger lots and larger homes and receive more money for each structure than to try and cookie cut the property into more and smaller units. MORE IS NOT BETTER.

I'm also concerned that the surrounding property owners will not have a 'voice' in this matter, due to restricting only those who submit their email addresses and phone numbers by 5:00 PM on the evening of the hearing will be heard. What is wrong with having a zoom meeting where people can unmute their device and have input or ask questions during the meeting. This seems to lack transparency to me. Surey questions will come up during the that need to be voiced during the hearing. Don't we live in a democracy. Our voices need to be heard!

A concerned citizen

Holly and Rick Lovell 801-368-9403 vibrantorchids@gmail.com





### **Jones Property Public Hearing Comments:**

This is the Mills family response to proposed development of the property bordering our property located at 465 S. 300 E. in Santaquin, Utah. Per Public Notice sent of the proposed subdivision being put in.

Our main concern is the changing of our property lines. It is very concerning to us as it appears that a huge chunk of our property is being taken from us. Per this proposed map sent, it appears that lot #6 cuts through our property by quite a bit. This takes away our yard with access limited to only our driveway. Per a survey that was done in 2012 at our request; I am attaching a copy of this survey in which it shows a discrepancy with the property lines you proposed and what we purchased when we bought this home. The new property line is cutting through the interior of our home by several feet. We need this addressed immediately before said subdivision develops further.

Another big concern is that the property bordering ours is of higher elevation. How will this be taken care of? The East end of our property is lower and the only thing separating the two properties currently is a red barn-like fixture with an old cracked and failing foundation. How will this be fixed? Will a fence be installed? What will be done to insure the safety of both homes from water runoff and the elevation differences?

Also, will there be a stop sign, yield sign or a speed bump be installed on our road near the start of 300 East to help with the added traffic at the intersection of 300 East and 400 South. We purchased our home mainly due to it being a dead end cul de sac so that our children would have a safe place to play both in the front and the back yards due to less thru traffic. There are several families with young children in our neighborhood and concerns have been raised about making the road safer for the increased thru traffic.

Sincerely,

David and Heather Mills

I have several questions regarding the proposed subdivision.

- 1. Will the homes be single family or apartments and town homes?
- 2. Will the construction company be required to put up fencing between the subdivision and existing residence?
- 3. How long will construction take?
- 4. Will one way access to 300 east cause more traffic problems on a already busy street?
- 5. There is already to much traffic up and down 300 east without adding 19 homes.
- 6. Can the existing sewer and especially water handle the unchecked development?
- 7. It would have been nice if the map sent out in the news letter was large enough and readable.
- 8. Will I get a response to the questions I have brought up?

Santaquin City can no longer keep granting building permits to developers who have no concern for the future of the city. All they want is profits without regards to the impact of the neiborhood. We need to look at the long term consequences of the decisions to allow uncotrolled development in the city. Some people believe that if you build it water will magically appear. If you flush your toilet it magically disappears. Where does all the dollars come from to provide the basic essential without adding more of a burden to tax payers when the sewer and water system can no longer keep up with the growth. Who is

going to pay? The city has no obligation to grant a permit to build just because a developer wants to. I think we should take a drive around town and see all the trash and violations and clean that up before we add more .

Sent from Mail for Windows 10

Curtis Fowden curtisfowden@hotmail.com

Good morning. I am writing to submit my list of questions concerning the proposed 19 lot subdivision located at approximately 495 S. 300 E. as my property borders proposed lot #11. I am the owner at 550 S. 250 E. and my backyard will share boundaries with the new proposed lot. I would like to thank the city, planning commission, and city council for sending the notice and accepting questions during the pandemic. I have attached a Word doc with the list of my questions. If you have troubles opening the file or simply need them in the email body, please let me know.

Thank you, Jason DuMond 550 S. 250 E. Santaquin, UT 84655 661-802-6827

Hi,

I am the homeowner at 555 S 250 E. I am submitting my questions about the proposed development at 495 S 300 E. Our home borders one of the proposed lots. The main concerns we have are included in the questions, the biggest of which would be the issue of a fence being constructed along our property line to help keep noise, dust, debris down as the construction takes place. Thank you.

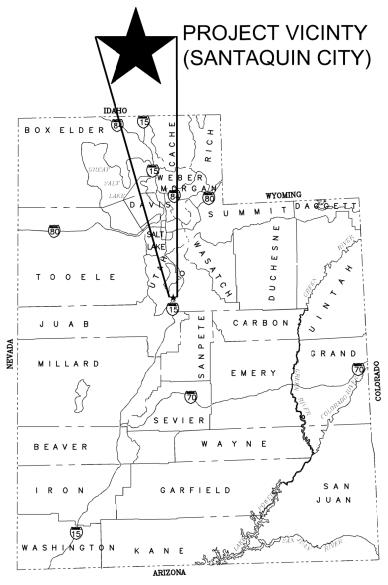
#### AJ Bradley

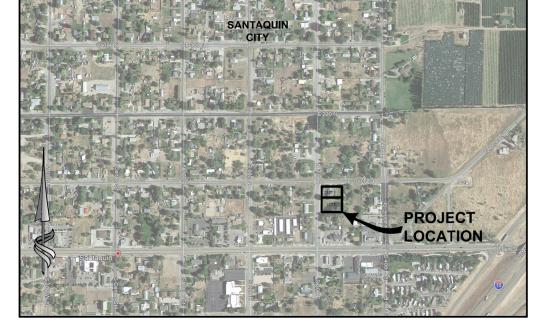
Planning Commission 1-26-2021 Attachment 'F'

# SORENSON SUBDIVISION

### SANTAQUIN CITY, UTAH COUNTY, UTAH

JAN 2021





**PROJECT LOCATION MAP** NTS

SHEET #	SHEET TITLE
COVER	COVER
1.1	SITE PLAN
2.1	DETAILS

UTAH

### **PROJECT VICINTY MAP** NTS

GENERAL NOTE:

THE INFORMATION IN THESE PLANS WERE COLLECTED TO PROVIDE DESIGN THE INFORMATION IN THESE PLANS WERE COLLECTED TO PROVIDE DESIGN RECOMMENDATIONS FOR THIS PROJECT. VARIATIONS FROM THE CONDITIONS PORTRAYED ON THIS SITE OFTEN OCCUR IN SMALL AREAS WHICH ARE SOMETIMES SUFFICIENT TO REQUIRE MODIFICATIONS TO THE DESIGN. THUS IT IS IMPORTANT THAT WE (THE PROJECT ENGINEERS) OBSERVE OR ARE MADE AWARE OF THESE CHANGES. IN SO DOING WE RESERVE THE RIGHT TO MAKE SOUND ENGINEERING JUDGMENTS TO PROVIDE A SUITABLE SOLUTION OR CHANGE TO THESE PLANS IN OPDERED TO ENDER THE REPORT OF THE SECOND FOR THESE PLANS IN ORDER TO ENSURE THE PERFORMANCE OF THE FACILITIES IN THIS PROJECT.

**PROPERTY OWNER / DEVELOPER:** MATT HARRIS **RIDGEBACK CONSTRUCTION** P.O. BOX 927 SALEM, UT 84653 801-636-3191



#### **BOUNDARY DESCRIPTION**

BLOCK 27, FLAT "B" SANTACUIN CITY TOWNSITE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH

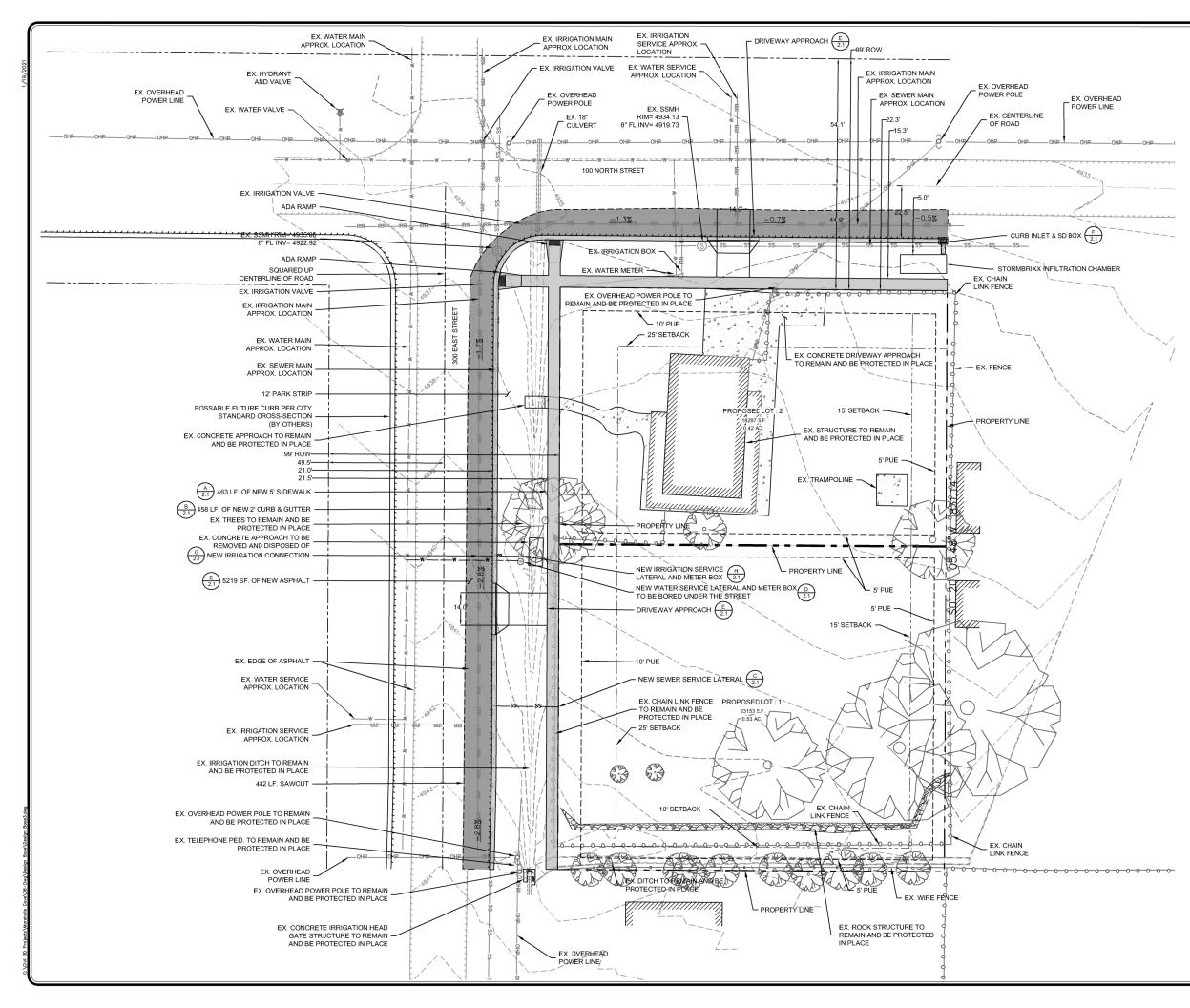
ALL OF LOT 4, BLOCK 27, PLAT "B", SANTAQUIN TOWNSHIP SURVEY, ACCORDING THE THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE

#### DENSITY TABLE

-ZONING CLASSIFICATION: R-10 -TOTAL NUMBER OF LOTS: 2 -TOTAL ACREAGE: 0.95 AC -LOT ACREAGE: LOT 1: 0.42 AC LOT 2: 0.53 AC -LOT DENSITY: 0.47 UNITS/ACRE -NEW SIDEWALK AREA: 2,312 S.F. -NEW CURB & GUTTER: 458 L.F. -NEW ASPHALT AREA: 5,219 S.F.

### SHEET SET INDEX

PREPARED BY : EPIC ENGINEERING. P.C. ENGINEER 50 EAST 100 SOUTH HEBER CITY, UTAH 84032 435-654-6600 CONTACT: JOSEPH N. SANTO <sup>35</sup>



NOTE: THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES. ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

#### CONSTRUCTION NOTES

- ALL WATER TO BE A MINIMUM OF 5'
- ALL SEWER TO BE A MINIMUM OF 5' DEEP
- 10' MINIMUM BETWEEN ALL SEWER AND WATER LINES
- GAS LINE TO BE DESIGNED AND INSTALLED BY OTHERS
- POWER LINES TO BE DESIGNED AND
- INSTALLED BY OTHERS. ALL EXISTING UTILITIES TO BE
- PROTECTED IN PLACE. ALL TRENCHES WITHIN THE EXISTING
- ASPHALT MUST BE T-PATCHED PER CITY STANDARDS.
- CONTRACTOR RESPONSIBLE TO POTHOLE AND FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS.

#### LEGEND

OHP	-OHP
G	-G EXIST GAS
W	
	EXIST IRRIGATION
SS	-SS-EXIST SEWER
TEL	-TEL EXIST TELEPHONE
SD	
F0	-FO-EXIST FIBER OPTIC
——×	* EXIST FENCE
	EXIST EDGE OF ROAD
	EXIST MAJOR CONTOU
	EXIST MINOR CONTOUR
	EXIST DITCH FLOW LIN
	····· NEW EDGE OF ROAD
	NEW MAJOR CONTOUR
	NEW MINOR CONTOUR
→	
	MEW PROPERTY LINE
	PROPERTY BOUNDARY
	— — — — UTILITY EASEMENT

#### WARNING CALL BLUE STAKES



#### PROJECT NAME: SORENSON SUBDIVISION

(24" x 36" SHEET)

FINAL

#### SHEET TITLE: SITE PLAN

PLAN SET: SHEET

> 1. 36



