



PLANNING COMMISSION

Tuesday, January 26, 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 https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw 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 PublicComment@Santaquin.org
- **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 PublicComment@Santaquin.org 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

1. [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.

2. 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.

3. 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.

4. Sorenson Subdivision Final Review

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


OTHER BUSINESS

5. Approval of Meeting Minutes from
January 12, 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, as well as posted on the State of Utah's Public Website.

BY: 
K. Aaron Shirley, City Recorder

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: January 26, 2021

RE: **Pederson Subdivision Concept Review**

Zone: R-10, C-1

Size: 30.85 Acres

Units: 98

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.

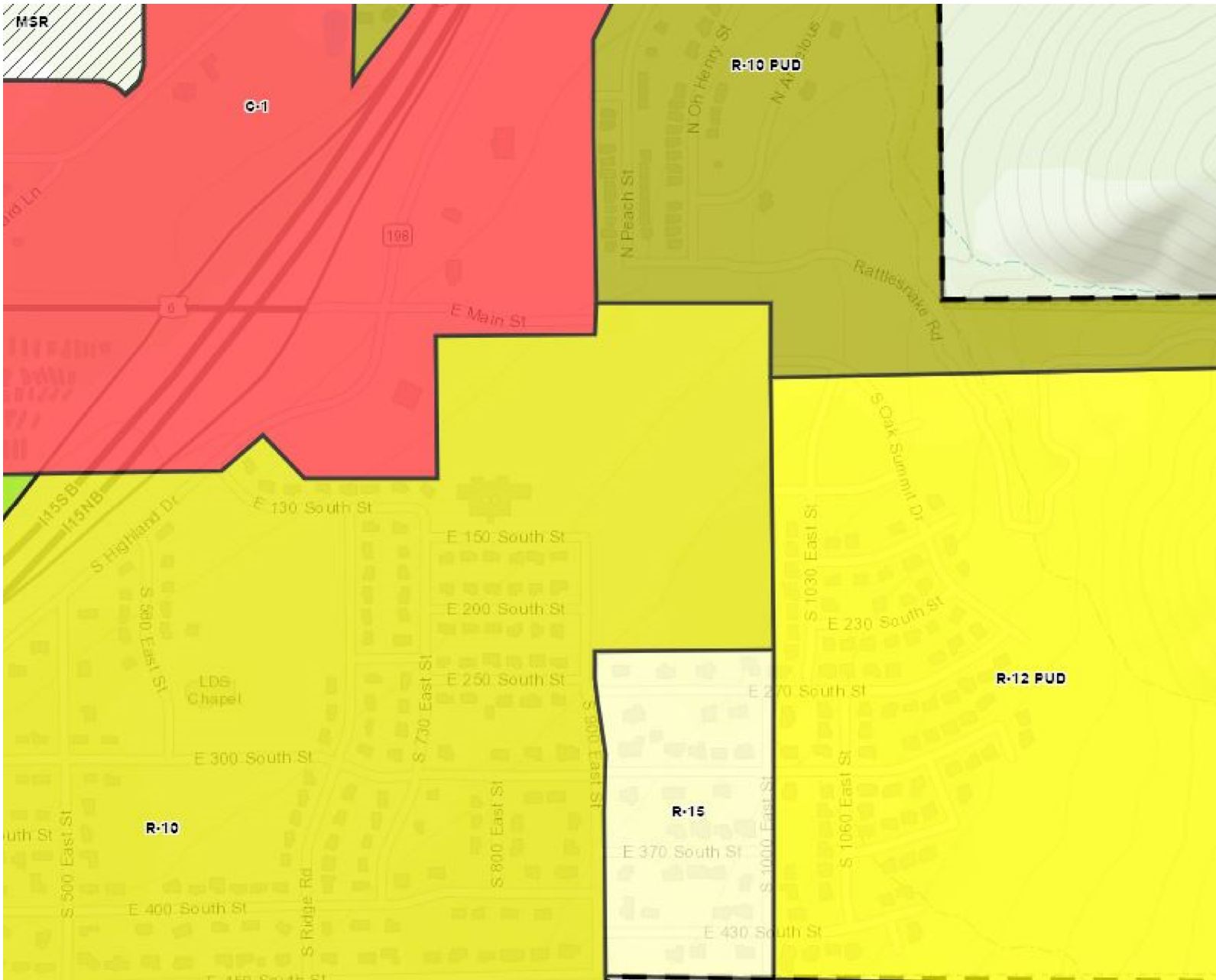
This is a subdivision concept review. This review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

After the concept review, the developer will 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 the City Council will be the land use authority for preliminary plans. The zone change to R-10PUD will be decided by the City Council during the preliminary process.

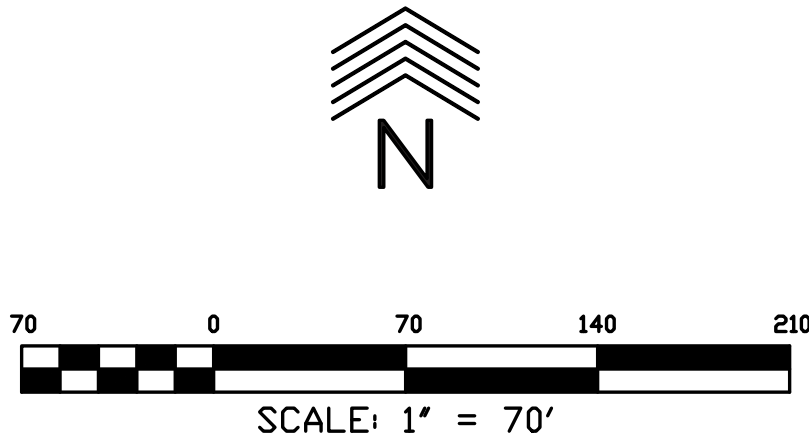
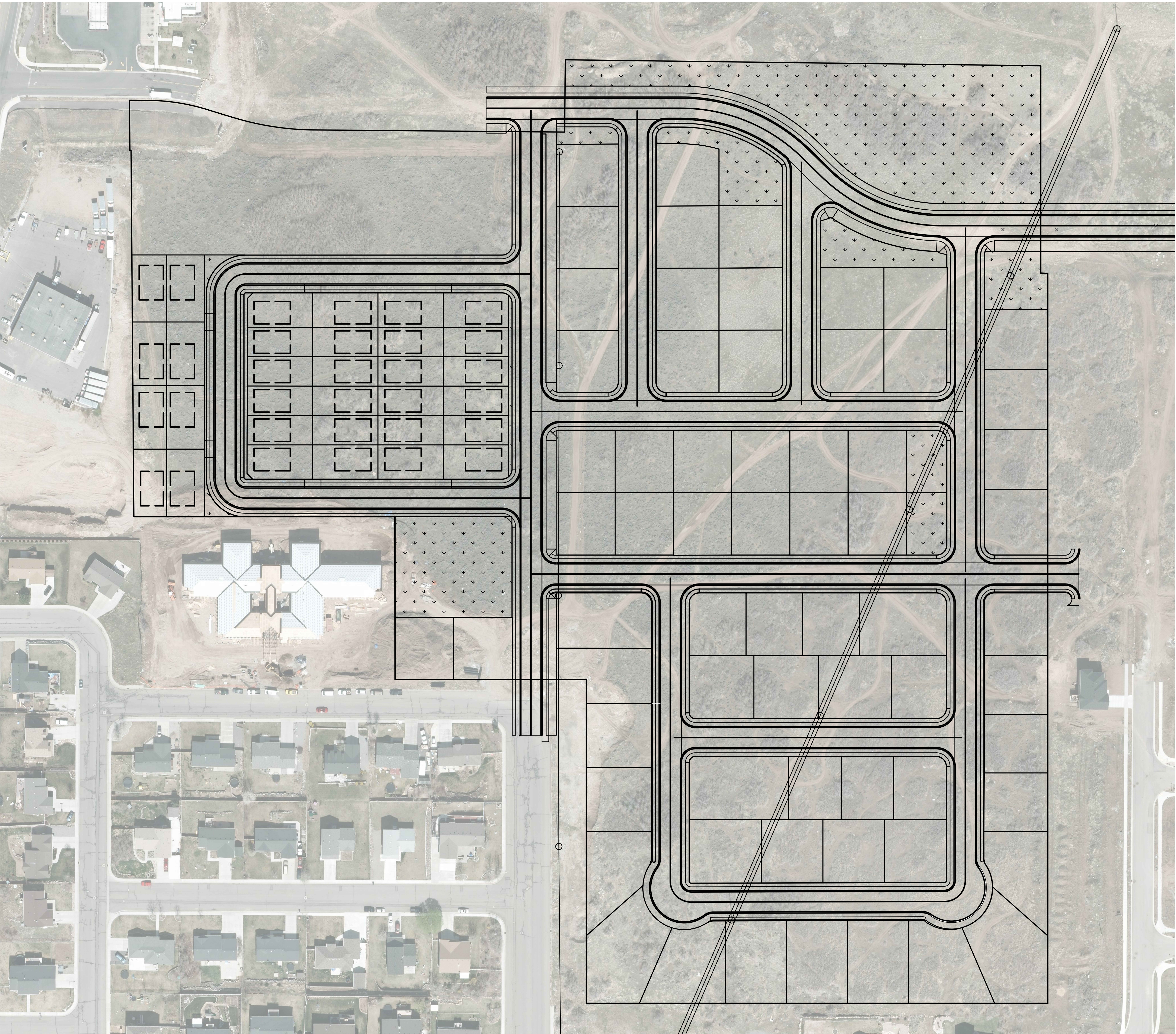
Attachments:

1. Zoning and Location Map
2. Concept Plans

Attachment 1: Location and Zoning Map



Attachment 2: Concept Plan



TOTAL LOT COUNT: 98

TOTAL ACRES: 30.85

DWELLING UNITS PER
ACRE: 3.18

REVISIONS:	

Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY LOCATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



avenue CONSULTANTS

Avenue Consultants, Inc
6605 South Redwood Road, Suite 200
Taylorsville, UT 84123
801-207-7660
www.avenueconsultants.com

PRELIMINARY
NOT FOR CONSTRUCTION
12/9/2020

CONCEPT LAYOUT 2

FLAGSHIP HOMES
PARCELS: 32.040.0012, 32.040.0001, & 32.004.0147
SANTQUIN, UTAH

Engineer	CC
Designer	TJB
Reviewer	CC

SHEET NO.
CL-2

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: January 26, 2021

RE: **Jones Subdivision Concept Review**

Zone: R-10
Size: 6.62 Acres
Lots: 19

The Jones subdivision is located at 495 South 300 East. The proposed subdivision is in the R-10 zone and consists of 19 lots on 6.62 acres. Detached single-family lots are a permitted use in the R-10 zone. Each lot is required to be a minimum of 10,000 sq. ft. and have a minimum lot frontage of 80 feet. All lots except for Lot 11 meet these requirements. Lot 11 needs to increase its frontage to meet code requirements. Amenities and open space are not required with this subdivision.

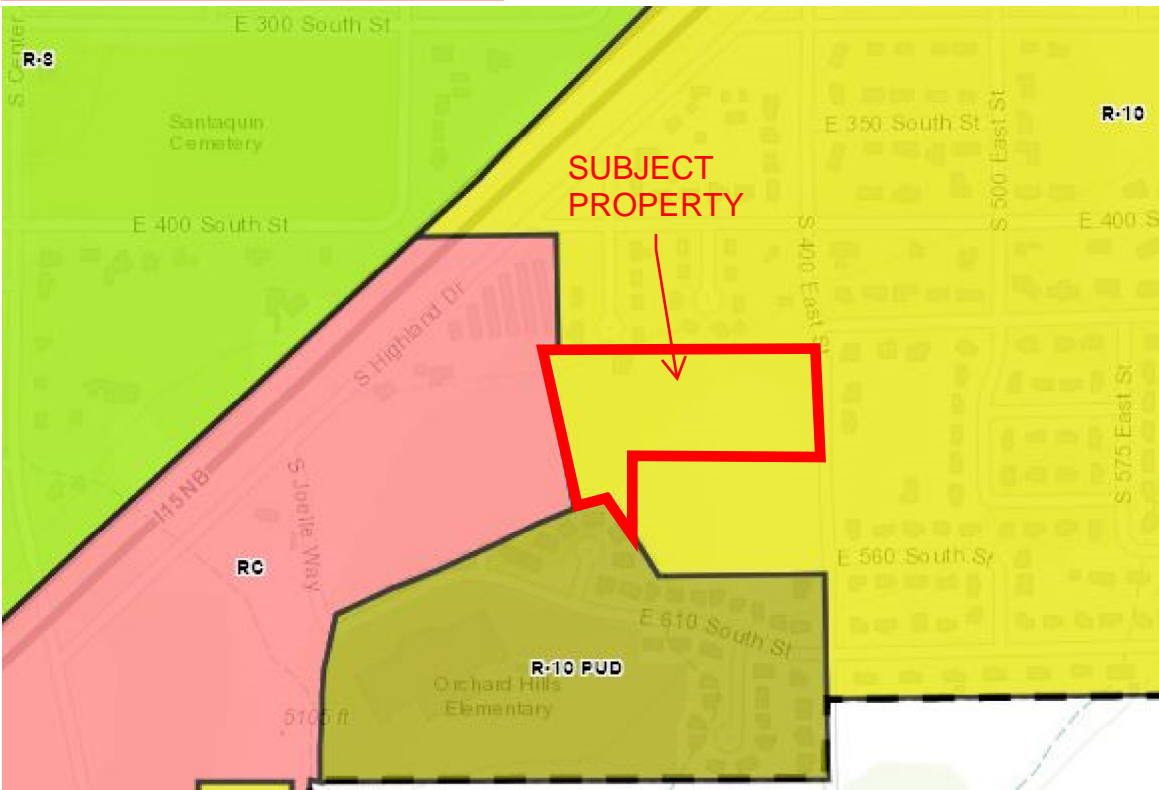
This is a subdivision concept review and this review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind. After the concept review, the developer will need to submit preliminary plans. Preliminary plans will be 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 the City Council will be the land use authority for preliminary plans. The subdivision has vested rights once it receives preliminary approval by the City Council.

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

ATTACHMENT 1: ZONING AND LOCATION MAP





SHEET NO.		1	Item 2.
CONCEPT PLAN		SANTAQUIN, UTAH	
JONES PROPERTY		PHONE: 801-655-0566 FAX: 801-655-0109 95 WEST 200 NORTH #2 SPANISH FORK, UT 84660	
ATLAS		ENGINEERING	
L.L.C.		L.L.C.	
REVISIONS		BY DATE	
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			
0			
8			
2/2015/15-094 Santaquin Jones CAD/CAD/CONCEPT/Concept5.dwg		12/22/2020	

MEMO



To: Planning Commission

From: Jason Bond, Community Development Director

Date: January 22, 2021

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

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	12 8 off street parking spaces or sufficient off street parking spaces to accommodate all patrons or customers based on design capacity, 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 that will reduce the minimum number of required parking stalls for a drive-in restaurant.”

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: January 26, 2021

RE: **Sorenson 2-Lot Subdivision**

Zone: MSR Size: .94 Acres Lots: 2

The Sorenson subdivision is located at 88 North 300 East. The proposed subdivision is in the Main Street Residential (MSR) zone and consists of 2 lots on .94 acres. Detached single-family homes in the MSR area are permitted and must have a minimum lot size of 6,500 square feet and a minimum lot width of 55 feet. The proposed subdivision meets these requirements. The requirements for detached single-family lots in the MSR area can be found in 10.20.190(L) of the Santaquin City Code.

The applicant has proposed a deferral agreement and the City Council has approved the agreement. This allows them to defer the street improvements (i.e. sidewalk, curb and gutter, asphalt, etc.) to a later date.

Subdivisions with three lots or less can combine preliminary and final plans into one submittal. This development falls under this process. After the concept review, the developer submitted preliminary/final plans. The final plans were reviewed by the Development Review Committee and a positive recommendation has been forwarded to the Planning Commission. The Planning Commission will be the land use authority for the subdivision.

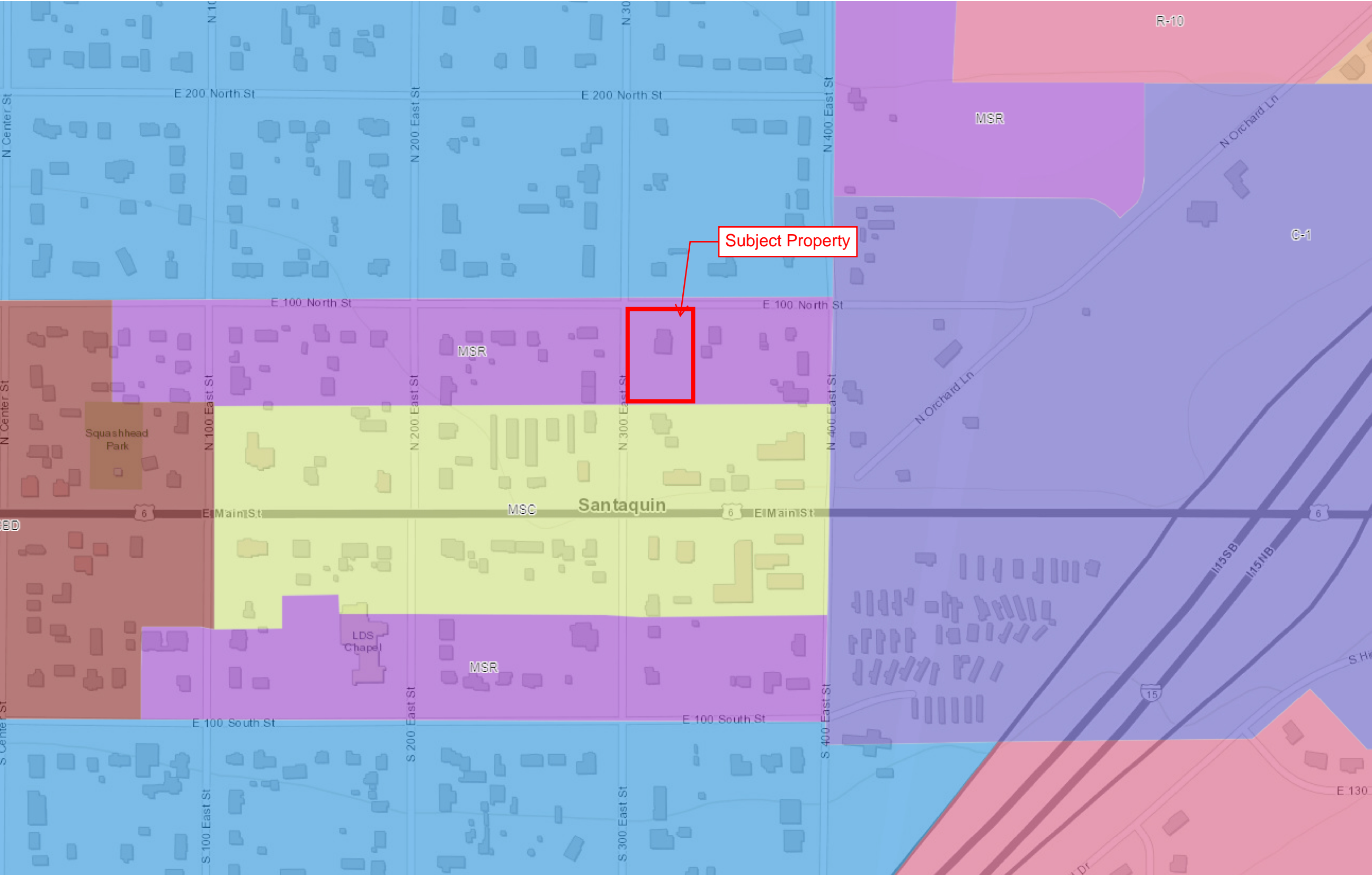
Recommended Motion: “Motion to approve the Sorenson Subdivision with the following condition:

- All planning and engineering redlines be addressed.

Attachments:

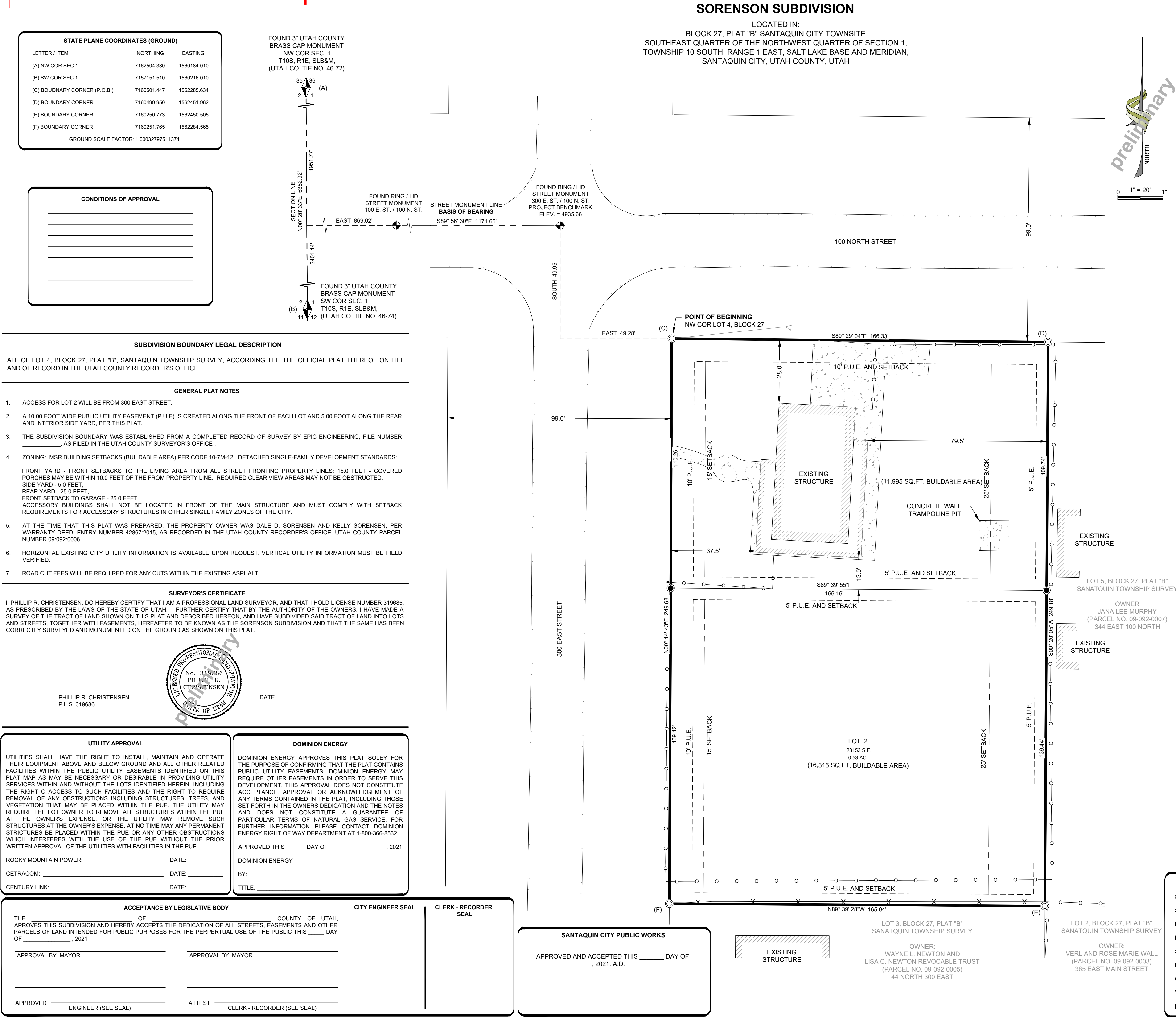
1. Zoning and Location Map
2. Final Plan

Attachment 1: Zoning and Location Map



Attachment 2 : Concept Plan

Item 4.



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS MARSHALL'S COVE SUBDIVISION. DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2021, A.D.

BY: _____
DALE D. SORENSON _____ DATE _____

BY: _____
KELLY SORENSON _____ DATE _____

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY DALE D. SORENSON AND KELLY SORENSON WHO REPRESENTED THAT (S)HE IS THE OWNER(S) OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

RESIDING IN _____, UTAH

STATE OF UTAH }
COUNTY OF _____ } S.S.

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

NOTARY STAMP

CONSENT TO RECORD

ON THE 14TH DAY OF AUGUST, 2015, DALE D. SORENSON AND KELLY SORENSON, ENTERED INTO A REVOLVING DEED OF TRUST WITH UTAH COMMUNITY CREDIT UNION - PROVO OFFICE, WHICH TRUST DEED IS SECURED BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE DEED OF TRUST. SAID TRUST DEED WAS RECORDED ON AUGUST 19, 2015, ENTRY NUMBER 75568:2015, IN THE UTAH COUNTY RECORDER'S OFFICE.

UTAH COMMUNITY CREDIT UNION - PROVO OFFICE IS FULLY AWARE THAT DALE D. SORENSON AND KELLY SORENSON ARE IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS SORENSON SUBDIVISION, AND UTAH COMMUNITY CREDIT UNION - PROVO OFFICE, HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS _____ DAY OF _____, 2021.

UTAH COMMUNITY CREDIT UNION - PROVO OFFICE

BY: _____

PRINT NAME: _____ TITLE: _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ IN THE YEAR 2021, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ THE _____ OF UTAH COMMUNITY CREDIT UNION - PROVO OFFICE, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS / ARE SUBSCRIBED TO IN THE FOREGOING CONSENT TO RECORD REGARDING THE MARSHALL'S COVE SUBDIVISION AND WAS SIGNED BY HIM / HER ON BEHALF OF UTAH COMMUNITY CREDIT UNION - PROVO OFFICE, AND ACKNOWLEDGED THAT HE/SHE/THEY EXECUTED THE SAME.

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

PRINT NAME: _____

A NOTARY PUBLIC COMMISSIONED IN _____

NOTARY STAMP



Planning Commission Meeting Minutes

Tuesday, January 12, 2021

Planning Commission Members in Attendance: Trevor Wood, Kylie Lance, Art Adcock, Michelle Sperry, Kody Curtis, Drew Hoffman, and BreAnna Nixon.

Other's in Attendance: Ryan Harris Staff Planner, City Manager Ben Reeves, Betsy Montoya (City Council Member) and Jared Mitchell.

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

INVOCATION/INSPIRATION THOUGHT: Commissioner Lance offered an inspirational thought.

PLEDGE OF ALLEGIANCE: Commissioner Adcock led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:02 p.m. there were no comments received, so the Public Forum was closed at 7:02 p.m.

DISCUSSION & POSSIBLE ACTION

Parking Reduction for Pad Site C

The Planning Commission will review a proposal for a parking reduction on a commercial pad site located at approximately 450 E. Main Street.

Mr. Harris explained that this pad site is part of the Ridley's Commercial development and located to the South East of the Macey's parking lot. He outlined the applicants request of a 2-stall parking reduction. Mr. Harris clarified the unit to the west will be a dental office, the middle unit is still vacant and the unit to the east will be a fast-food restaurant with no onsite seating.

Mr. Harris explained that Santaquin City Code 10.48.040 states that the Planning Commission has the authority to grant an exception for a parking reduction. The requirement for this reduction is that the business has a large floor area. He indicated that it is up to the Commission to decide if this qualifies as such. Mr. Harris informed the Commissioners that at the next meeting there will be a public hearing to address the parking requirement for drive through businesses. He explained that the developer would like to move forward as soon as possible, so they are making their own request now. Mr. Harris stated that it is staff's recommendation that the parking reduction for Pad Site C be approved, due to the large amount of floor area for both a drive through restaurant and a dental office.

Mr. Mitchell explained that they are sensitive to the fact that enough parking needs to remain for the different uses within the development. He expressed his desire to ensure that the development is user friendly while meeting the needs of the retail tenants.

Commissioner Wood stated that since the third unit will not have any seating inside, the requested parking reduction makes sense. Commissioner Lance stated that the requested parking reduction is a nominal amount, and that a dental office is also a low impact use.

Commissioner Adcock asked for a review of the traffic flow. Mr. Harris explained that the drive through will go around the back of the building to the South. Commissioner Adcock asked if there would be a problem in the future if a new business were to come in that was a sit-down restaurant. Mr. Harris

PLANNING COMMISSION MEETING
TUESDAY January 12, 2021
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answered that the parking is reviewed whenever a new business license application is received. Commissioner Wood asked if the parking reduction would run with the development or be reconsidered if a new business were to move in. Mr. Harris stated that parking reductions are recorded are run with the land.

Commissioner Hoffman asked if any ADA parking has been eliminated? Mr. Harris informed him that the development still meets ADA parking requirements. Commissioner Hoffman asked Mr. Mitchell if they will be asking for a parking reduction for each pad site. Mr. Mitchell answered that this pad site is a special circumstance due to a land change which allowed for a drive through.

Motion: Commissioner Lance motioned to approve a reduction in the parking for Ridley's Pad Site C by two stalls. Commissioner Sperry seconded.

Roll Call:

Commissioner Wood	Aye
Commission Lance	Aye
Commissioner Adcock	Aye
Commissioner Sperry	Aye
Commissioner Curtis	Aye
Commissioner Nixon	Aye
Commissioner Hoffman	Aye

The vote pass unanimously 7 to 0.

OTHER BUSINESS

Approval of Meeting Minutes from
 12-8-2020

Motion: Commissioner Adcock motioned to approve the minutes from December 8, 2020. Commissioner Wood seconded.

Roll Call:

Commissioner Wood	Aye
Commission Lance	Aye
Commissioner Adcock	Aye
Commissioner Sperry	Aye
Commissioner Curtis	Aye
Commissioner Nixon	Abstained
Commissioner Hoffman	Abstained

The vote passed unanimously with 5 votes in the affirmative and 2 abstentions.

Commissioner Lance asked for clarification regarding who CC&R's are enforced by. Mr. Reeves answered that it is his understanding that CC&R's are enforced by HOA's not by Santaquin City. Commissioner Lance asked who would enforce it if there were no HOA? Mr. Reeves explained that it

PLANNING COMMISSION MEETING
TUESDAY January 12, 2021
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would be enforced privately by an individual citizen who is under the same CC&R's. Council Member Montoya noted that her understanding is the same as Mr. Reeves.

Commission Chair Wood recognized and welcomed the two new Planning Commissioners in Attendance Tonight. Commissioner BreAnna Nixon and Commissioner Drew Hoffman.

ADJOURNMENT

Commissioner Lance motioned to adjourn at 7:27 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder