



PLANNING COMMISSION

Tuesday, October 26, 2021, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

PUBLIC COMMENT & PUBLIC HEARING PARTICIPATION

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

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

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

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

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- Santaquin Estates Concept Plan**

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


OTHER BUSINESS

2. Approval of Meeting Minutes from
September 28, 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 Notice Website.

BY: 
K. Aaron Shirley, City Recorder

MEMORANDUM

To: Planning Commission

From: Ryan Harris, Staff Planner

Date: October 22, 2021

RE: **Santaquin Estates Subdivision Concept Review**



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

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

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

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

NOTE: All information is approximate because the proposals are conceptual

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

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

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

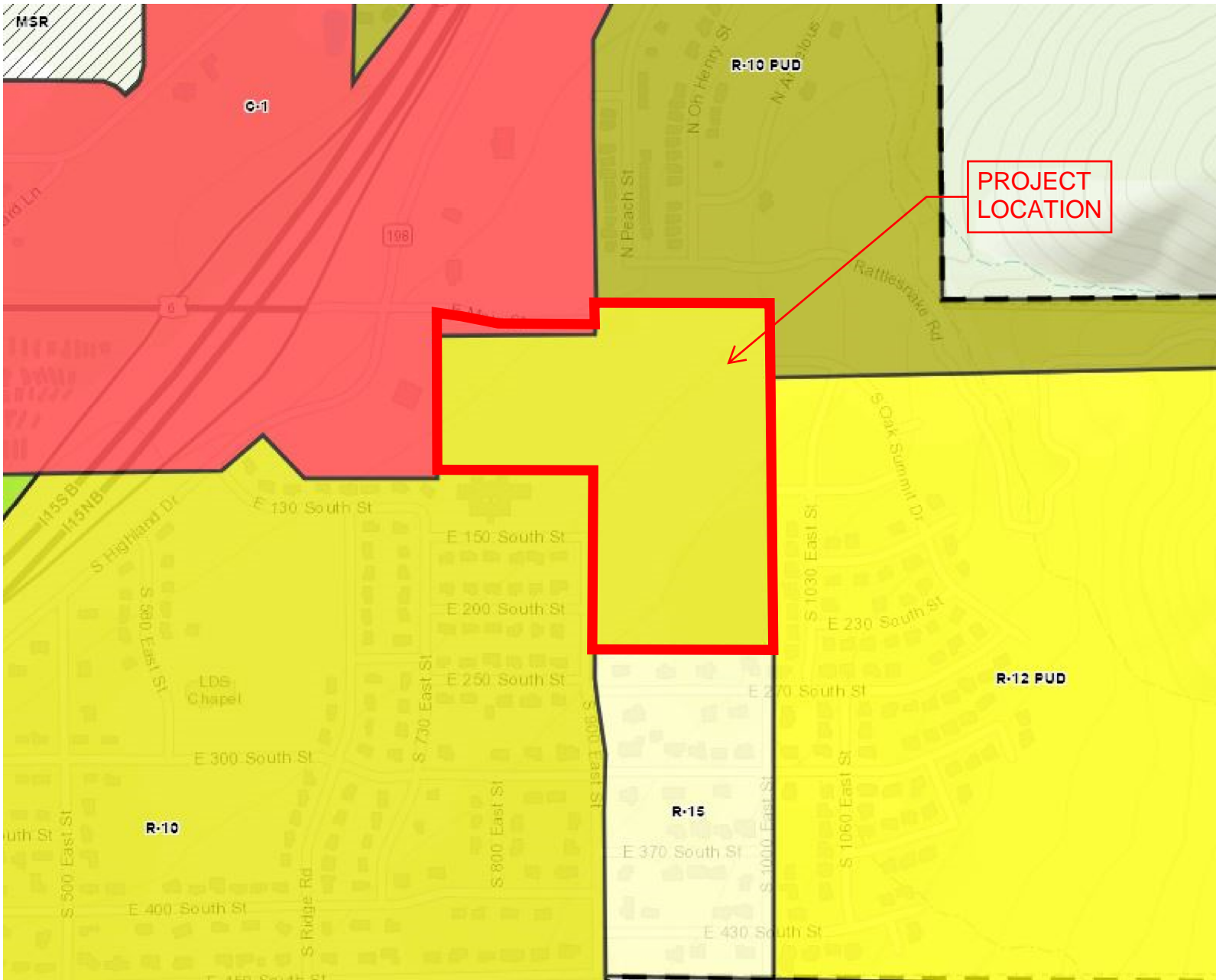
After the concept review, the developer will submit preliminary plans. The Preliminary Plans will provide more details (utilities, grading, open space, etc.) and will also address comments given during the concept review. Preliminary plans will be reviewed by the Development Review Committee (DRC) and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

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

Attachments:

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Location and Zoning Map





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



Planning Commission Meeting Minutes

Tuesday, September 28, 2021

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

Others in Attendance: Community Development Director Jason Bond, City Manager Ben Reeves, Sandra Jill Snell, and Zane Latimer (Attending Via Zoom).

Welcome: Commission Chair Wood called the meeting to order at 7:01 p.m.

Invocation/Inspirational Thought: Commissioner Adcock offered an inspirational thought.

Pledge of Allegiance: Commissioner Lance led the Pledge of Allegiance.

Public Forum: Commission Chair Wood opened the Public Hearing at 7:03 p.m. There were no comments, so he closed it at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS

PUBLIC HEARING- Lind 2-lot Subdivision Concept Plan

The Planning Commission will review a concept plan for a single lot split located at 315 N. Center Street.

Mr. Bond explained that there is an existing home on the parcel. The proposal is to split the lot in two resulting in two nearly half acre lots (See Attachment 'A'). He explained that the DRC asked the applicant if he is interested in requesting a deferral agreement from the City Council. The applicant indicated that he is interested and will apply for one.

Public Hearing- Commission Chair Wood opened the Public Hearing at 7:05 p.m.

Ms. Sandra Jill Snell explained that she wants to sell so this property can be beautified and taken care of. She asked where things would go from here. Mr. Bond explained the process to Ms. Snell.

Commission Chair Wood closed the public hearing at 7:08 p.m.

Commissioner Adcock asked which line is the proposed property line? Mr. Bond clarified that the straight line is the proposed property line. The jagged line is an existing fence line.

PLANNING COMMISSION MEETING
TUESDAY September 28, 2021
PAGE 2 OF 7

PUBLIC HEARING- Residential Commercial (RC) Language Amendment

The Planning Commission will consider modifying Santaquin City Code Title 10 Chapter 20 Section 150, updating the land use table for the Residential Commercial (RC) zone.

Mr. Bond explained that as the Commercial Light Manufacturing (CLM) zone was created from the existing Residential Commercial (RC) zone. He explained that while reviewing the RC zone some clean up items were noted. Mr. Bond pointed out the proposed amendments (See Attachment 'B'). The terminology 'accessory apartments' is being split into 'Dwelling accessory unit attached', which will be listed as permitted; and 'Dwelling, accessory unit detached' which will not be permitted. He referenced the removal of PUDs as a conditional use. Mr. Bond clarified that the PUD area of code clearly defines where these uses would be allowed. He noted that mobile home parks were listed as a conditional use in the zone. But since it is the understanding of staff that these are not permitted within the city, it will be changed to not permitted.

Public Hearing- Commission Chair Wood opened the public hearing at 7:15 p.m. there were no comments, so he closed the public hearing at 7:15 p.m.

Commissioner Lance clarified that single family homes are allowed within this zone. Mr. Bond confirmed this. Commissioner Adcock asked if it is appropriate to have gravel or any other extraction allowed in this zone. Mr. Bond stated that the intent is not to be a mining operation, but to prepare land for development. He stated that it isn't anticipated that there would be any issues where the Residential Commercial zone is located today. Commissioner Lance noted the language that says that it is a conditional use, 'when necessary to start a development process.'

Motion: Commissioner Lance motioned to forward a positive recommendation to the City Council for the Residential Commercial Language Amendment as proposed. Commissioner Jorgensen seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Adcock	Aye
Commissioner Lance	Aye
Commissioner Jorgensen	Aye
Commissioner Hoffman	Aye

The motion passed unanimously in the affirmative 5 votes to 0.

PUBLIC HEARING- Animal Rights Provisions

The Planning Commission will consider modifying Santaquin City Code Title 10 Chapter 64, providing clarification for animal rights.

PLANNING COMMISSION MEETING
TUESDAY September 28, 2021
PAGE 3 OF 7

Mr. Bond explained that these proposed changes are to clarify the process for applying for a Fancier/Hobby Permit. See Attachment 'C' for proposed changes. He outlined that the main changes which would make a hobby license a conditional use, requiring a Planning Commission review. Mr. Bond explained that this amendment includes clarifying the bail schedule; ensuring that the right penalty is aligned with the offense. Such as the addition of infractions rather than misdemeanors for certain offenses.

Public Hearing- Commission Chair Wood opened the Public Hearing at 7:27 p.m. there were no comments, so he closed the public hearing at 7:27 p.m.

Motion: Commissioner Jorgensen motioned to forward a positive recommendation to the City Council for Animal Rights Provisions modifying Santaquin City Code Title 10 Chapter 64, providing clarification for animal rights. Commissioner Lance seconded.

Roll Call:

Commissioner Hoffman	Aye
Commissioner Jorgensen	Aye
Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The motion passed unanimously in the affirmative 5 votes to 0.

Cedar Point @ Summit Ridge Plat F

Preliminary/Final Review A preliminary/final review of a proposed 2-lot subdivision located at 1371 West Cedar Pass Drive.

Mr. Bond explained that this is a combined preliminary/final since it is 3 lots or less. The proposal would create a new plat F, which would be an overlay on the existing plat. He clarified that it meets all the zoning requirements. There are still a few pending redlines the applicant will need to address. Mr. Bond noted that the HOA has reviewed and approved this proposal.

Commissioner Adcock expressed concern regarding the slope of the property. He stated that he is concerned that if the City issues a building permit and the land fails that the City would be exposed to liability. Commissioner Hoffman pointed out that this plat is stamped by an engineer. Mr. Bond explained that the plat was created by a professional engineer and will require a stamp by the engineer if it is approved. He asked if this would negate the liability from the City. Mr. Bond stated that some of the liability would be on the engineer. He noted that soil studies, etc. were conducted when the subdivision was originally created. He explained that the City Engineer and the Building Official would stamp and approve the plans as well. Commissioner

PLANNING COMMISSION MEETING
TUESDAY September 28, 2021
PAGE 4 OF 7

Adcock noted concern that there isn't enough land to build on, and excessive fill would be required.

Motion: Commissioner Lance motioned to approve the Cedar Point @ Summit Ridge Plat F Preliminary/Final review pending staff redlines and conditions. Commissioner Hoffman seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Adcock	Nay
Commissioner Lance	Aye
Commissioner Jorgensen	Aye
Commissioner Hoffman	Aye

The motion passed with 4 votes of the affirmative and 1 of the negative.

Santaquin Dentistry and Canyon View Orthodontics Extra Sign Approval

Santaquin Dentistry and Canyon View Orthodontics is requesting to install an additional sign on the rear of their building located at 463 E. Main Street.

Mr. Bond explained that this business will be located in the new building in front of Macey's. Per City Code if the business would like signs on the rear of the building, Planning Commission approval is required. Mr. Zane Latimer the applicant is joining via Zoom. Mr. Bond stated that the building fronts Main Street, and Staff has worked with the business owners to designate the front vs the back of the building, so it is consistent for all the businesses within that building. Mr. Bond noted that the proposed signage meets all the requirements within code.

Mr. Latimer indicated that they would like to have signage for their business along the frontage of Main Street, which is the back of the building.

Commissioner Wood asked what the requirements for approval are? Is the Planning Commission just ensuring that the proposal meets code? Mr. Bond confirmed that this is an administrative action, with some discretion of whether the Planning Commission thinks it is appropriate to have signs located on the back of the building. Mr. Bond stated that in this case he thinks it is warranted.

Commissioner Adcock stated that this is something that can be done to help businesses. Commissioner Hoffman how many signs will be allowed on this building? Mr. Bond explained that each side of the building could have up to 7 signs, with a possibility of more if the Planning Commission were to approve it. Commissioner Jorgensen agreed with Commissioner Adcock that it's important to help businesses be easily recognized.

PLANNING COMMISSION MEETING
TUESDAY September 28, 2021
PAGE 5 OF 7

Motion: Commissioner Adcock motioned to approve the proposed signs for Santaquin Dentistry and Canyon View Orthodontics. Commissioner Jorgensen seconded.

Roll Call:

Commissioner Hoffman	Aye
Commissioner Jorgensen	Aye
Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The motion passed unanimously in the affirmative 5 votes to 0.

Little Caesar's Extra Sign Approval

Little Caesar's is requesting to install an additional sign at their building located at Main Street.

Mr. Bond explained that this is a similar request, except that the business would like to have signs on 3 sides of the building rather than 2.

Commissioner Lance stated that she thinks this request is logical, since the east side of the building faces the freeway.

Motion: Commissioner Adcock motioned to approve the Little Caesar's Extra Sign Approval. Commissioner Lance seconded

Roll Call:

Commissioner Wood	Aye
Commissioner Adcock	Aye
Commissioner Lance	Aye
Commissioner Jorgensen	Aye
Commissioner Hoffman	Aye

The motion passed unanimously in the affirmative 5 votes to 0.

Green Hollow Final Plan (Waiver of Park Strip Consideration)

The Planning Commission will review a request to remove the parking strip requirement for the Green Hollow Subdivision.

PLANNING COMMISSION MEETING
TUESDAY September 28, 2021
PAGE 6 OF 7

Mr. Bond clarified that the Green Hollow final plan was tabled in DRC due to redlines. This proposal is to waive the park strip requirement as part of their final plan, this can be granted by the Planning Commission. He explained that this subdivision would provide connectivity to 200 W. Since this subdivision is in an older part of town, there aren't park strips in the neighborhoods surrounding this subdivision. Mr. Bond clarified that code requires that any new subdivision has park strips. Meaning the connection to the existing 200 W. would be narrower in the Green Hollow Subdivision due to park strips. Mr. Bond noted that the applicant Mr. Jimmy Degraffenreid is open to either option. He explained that staff see the justification for not having park strips to be consistent with the neighboring subdivisions. He clarified that they feel more strongly about not having park strips on 200 W. as it will be a busier road once it connects.

Commissioner Lance asked if there will be CC&R's requiring the residents to take care of the park strips. Mr. Bond stated that there will be no CC&R's but homeowners who front park strips are required to maintain them by code.

Mr. Reeves explained that from a staff perspective recognizing 200 W. as a future corridor it would make sense for the asphalt to be wider. Commissioner Lance asked why the developer wouldn't have to give up more land to provide the park strips? Mr. Bond explained that the current proposal with the park strips meets City Standards for the road. Staff would just prefer a wider road that is consistent with the existing roadway. Commissioner Hoffman asked what type of traffic control devices are proposed for the intersection of 500 N. and 200 W.? Mr. Bond stated that he believes it would be a 4 way stop.

Commissioner Wood asked if there are existing park strips on 300 W.? Mr. Reeves answered that there are not, it is a very narrow road, and currently a one-way street. Commissioner Jorgensen noted that having 200 W. go through would eliminate her need to drive on 300 N. which she would prefer since it is a one-way street.

Commissioner Lance asked what the requirements are for park strips? Mr. Bond explained that they must approved ground cover. They are also used for snow storage, and infiltration galleries, etc.

Commissioner Adcock indicated that if this proposal will help with connectivity, the park strips should be removed. Commissioner Hoffman stated that he thinks the park strips on 200 W. should be removed, but he is indifferent on other park strips in the subdivision. Commissioner Lance explained that she would like to see the park strips kept on 500 N. ask they look better, but she is open to them being removed on other streets. Commissioner Wood indicated that it makes sense to waive the park strip on 200 W. as a main thorough fare.

Motion: Commissioner Jorgensen motioned to grant a waiver to remove the park strip requirement for the Green Hollow Subdivision on 200 W., 300 W., and 450 N. Commissioner Hoffman seconded.

Roll Call:

Commissioner Hoffman

Aye

PLANNING COMMISSION MEETING
TUESDAY September 28, 2021
PAGE 7 OF 7

Commissioner Jorgensen	Aye
Commissioner Lance	Aye
Commissioner Adcock	Aye
Commissioner Wood	Aye

The motion passed unanimously in the affirmative 5 votes to 0.

OTHER BUSINESS

Approval of Meeting Minutes from August 24, 2021

Motion: Commissioner Adcock motioned to approve the Planning Commission Meeting minutes from August 24, 2021. Commissioner Seconded. Unanimous.

Mr. Bond asked the Commissioners if they feel that extra sign requests should come before them for approval or not? Commissioners Jorgensen and Adcock stated that they like reviewing the proposals. Commissioner Lance stated that she thinks receiving a consensus from a group removes favoritism.

Commissioner Jorgensen expressed concern regarding mixed use development, regarding noise cancelling requirements. Commissioner Wood asked if augmenting building code within city code can be done? Mr. Bond explained that the base standard is building code, but additional requirements could be added to code. He added that sometimes extra regulations create additional cost for businesses. Commissioner Jorgensen explained that she saw comments on Facebook and talked to a friend who works in a mixed-use office regarding the noise between the commercial and residential uses. She noted that she found out that fire wall is just two layers of drywall. Mr. Reeves explained the use of party walls in townhomes to dampen the sound between units. Which is two separate walls built with an air barrier between. Commissioner Lance explained that she owned a business in a mixed-use building, and it was loud. Commissioner Jorgensen suggested that party walls, etc. should be looked in to for future mixed-use buildings.

Adjournment:

Commissioner Lance motioned to adjourn at 8:27 p.m.

Trevor Wood, Commission Chair

Kira Petersen, Deputy Recorder