



Planning Commission Members in Attendance: Commissioners Trevor Wood, Mike Weight, Drew Hoffman, Mike Romero, and LaDawn Moak.

Commissioners Jessica Tolman and BreAnna Nixon were excused from the meeting

Others in Attendance: Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, Planner Aspen Stevenson, and Recorder Amalie Ottley.

No members of the public attended the meeting.

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Romero offered an inspirational thought

PLEDGE OF ALLEGIANCE

Commissioner Weight led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:01 p.m.

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

Commission Chair Wood closed the Public Forum at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: Architectural Requirements in the Main Street Business District (MSBD) Zone

Assistant Manager Bond presented a proposed code amendment changing some architectural requirements in the Main Street Business Districts (MSBD) Zone – specifically related to roofline requirements. This proposed change came about because of a current Architectural Review Committee (ARC) review of a proposed Mountain America Credit Union (MACU) building on Main Street. The proposed building does not comply with a specific architectural requirement because the shed roof on the front of the building that faces Main Street has a 2:12 pitch. The code allows for a flat roof or a minimum 5:12 pitch but anything in between is not currently allowed.

Commission Chair Wood opened the Public Hearing at 7:12 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:12 p.m.

The members of the commission agreed that the proposal was straightforward.

Commissioner Weight made a motion to make a positive recommendation to the City Council that the proposed amendment to the architectural requirements in the Main Street Business Districts Zone be approved as written. Commissioner Romero seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Absent
Commissioner Romero	Yes
Commissioner Tolman	Absent
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

2. PUBLIC HEARING: Requirements for Masonry Fencing Along Double Frontage Lots

Planner Stevenson introduced a proposed code change that amends Santaquin City Code (SCC) 11.24.080 to include a requirement that when double frontage lots cannot be avoided a masonry fence shall be required. This code amendment comes as a request from the Community Development department and City Administration.

Commissioners discussed where there are examples of homes that have double frontage in local neighborhoods that don't front arterial or busy city roads. Commissioner Hoffman suggested that the code amendment apply only to double frontage lots on arterial and connector roads and not to local neighborhood streets. Commissioner Wood suggested that additional landscaping be encouraged when there's a sidewalk up against the masonry fence. Assistant City Manager Bond discussed the difficulty of setting a large number of requirements in development agreement with regard to the public right-of-way.

Commission Chair Wood opened the Public Hearing at 7:26 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing.

Commission Chair Wood closed the Public Hearing at 7:26 p.m.

Commissioner Hoffman made a motion to recommend approval of the proposed code amendment to require fencing on double frontage lots except for lots on designated local roads. Commissioner Moak seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Absent
Commissioner Romero	Yes
Commissioner Tolman	Absent
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

3. Santaquin Peaks Industrial Subdivision Lots 7 & 8 Plat Amendment

Planner Stevenson presented the site plan for Silver Creek Design currently under review located off Summit Ridge parkway in the Santaquin Peaks Industrial Park. The owner of the lots propose combining lots 7 and 8 within the Santaquin Peaks Industrial Park within the Industrial zone to create a total of 1.98

acres. There are "...no land area requirements, except that an area sufficient to accommodate location requirements, off street parking, loading and unloading, and vehicular access shall be provided and maintained" in the Industrial Zone (SCC 10.20.130).

Commissioners had no questions or issues with the proposed plat amendment.

Commissioner Romero made a motion to approve the Santaquin Peaks Industrial Subdivision Lots 7 & 8 Plat Amendment. Commissioner Weight seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Absent
Commissioner Romero	Yes
Commissioner Tolman	Absent
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

MEETING MINUTES APPROVAL

Commissioner Romero made a motion to approve the meeting minutes from August 12, 2025. Commissioner Hoffman seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Yes
Commissioner Nixon	Absent
Commissioner Romero	Yes
Commissioner Tolman	Absent
Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

OTHER BUSINESS

Assistant City Manager Bond let the Planning Commission know that a previous application for a rezone has been rescinded by the applicant.

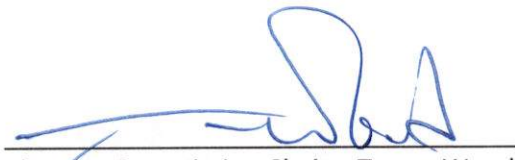
ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 7:31 p.m.



City Recorder – Amalie R. Ottley



Planning Commission Chair – Trevor Wood