



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

Commissioner Jessica Tolman was excused from the meeting.

Others in Attendance: City Council Member Jeff Siddoway, Planner Aspen Stevenson, Recorder Amalie Ottley, City Engineer Jon Lundell, and Craig Ellsworth.

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Nixon offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner Weight led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:02 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 7:02 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: General Plan Amendment Regarding a Water Use Element

City Engineer Jon Lundell introduced a proposed General Plan Amendment that includes an added water use element. During the 2022 Utah legislative session, the Municipal Land Use, Development, and Management Act was amended by Senate Bill 110 requiring that most Utah cities incorporate a Water Use and Conservation Element into their General Plans by December 31, 2025. Over the past several months city staff coordinated with Hansen, Allen, and Luce to generate a draft Water Use element and conservation element to remain compliant with SB 110. Engineer Lundell presented the draft water use element and discussed the following items:

1. Historical water usage: Description of historical water usage reported to the Division of Water Rights Water Use section for both culinary water (CW) and pressurized irrigation (PI).
2. Comparison to the current state conservation goals for the Provo River Region. This region includes Utah, Wasatch, and Juab counties.
3. Discussion of existing and future water demands.
4. Four potential methods to reduce water demand and per capita usage for existing and future water demands.
5. Propose modifications to city operations to reduce and eliminate wasteful practices. 6. Proposed recommendations on water conservation policy.

Commission Chair Wood opened the Public Hearing at 7:10 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 7:10 p.m.

Commissioner Romero asked a question about water rights and capacity. Engineer Lundell discussed planning for future development and growth. Engineer Lundell stated that the City draws on wells and springs and owns multiple water rights. He added that the City will have access to the Utah Lake System (ULS) Pipeline in the future. Commissioner Weight asked Engineer Lundell to explain the tiered cost model for water rates. Commissioner Weight expressed concern about water rates being charged based on lot size rather than usage per customer and recommended that rates be based on usage only. Commissioner Hoffman discussed base rates being founded on water meter size and then usage after that. Engineer Lundell thanked the commissioners for their feedback.

Commissioner Hoffman made a motion to forward a positive recommendation to the City Council for the Santaquin City General Plan Water Use and Conservation Element. Commissioner Romero seconded the motion.

Engineer Lundell indicated that he would take the Commissioner Weight's concerns into account. Commissioner Nixon stated that the word "turf" be updated to read "sod" to reflect live plants.

Commissioner Nixon amended the motion to forward a positive recommendation to include Commissioner Weight's comments and update the redlines to include "sod" instead of "turf." Commissioner Hoffman seconded the motion.

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

The motion passed.

2. Ellsworth Acre Plat Amendment

Craig Ellsworth owns parcel 48:196:001 in the Oak Ridge Estates subdivision and parcel 48:344:0036 in the Oak View Hills subdivision. The first parcel is in the Residential R-10 zone and the second parcel in the Residential R-12 zone. He would like to combine parcels into a one-acre parcel which would allow the applicant to build an accessory building.

The applicant, Craig Ellsworth, attended the meeting. He indicated to the Planning Commission that the purpose of combining the lots is to build an accessory structure. Commissioners questioned what zone the lot would be as each lot is in a different zone. Commissioners discussed the process for amending the zoning map. Engineer Lundell and Commissioner Hoffman pointed out City Code SCC 10.20.060 D "Partial Rezoning" that allows for a single lot to span two different zones. He recommended that the applicant go through a lot change in the future in the case of subdividing the land.

Commissioner Hoffman made a motion to approve the plat amendment for Ellsworth Acre. Commissioner Romero seconded the motion.

Commissioner Hoffman	Yes
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Commissioner Moak	Yes
Commissioner Nixon	Yes
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 26, 2025.
Commissioner Moak seconded the motion.

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

The motion passed.

ADJOURNMENT

Commissioner Moak made a motion to adjourn the meeting.

The meeting was adjourned at 7:37 p.m.



City Recorder – Amalie R. Ottley



Planning Commission Chair – Trevor Wood