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

Commissioners Jessica Tolman and BreAnna Nixon were excused from the meeting.

Others in Attendance: Senior Planner Ryan Harris, Deputy City Recorder Stephanie Christensen, Planner Aspen Stevenson, Assistant Manager Bond, Council Member Jeff Siddoway, and other various members of the public.

Commission Chair Wood called the meeting to order at 7:09 p.m.

INVOCATION/INSPIRATIONAL THOUGHT
Commissioner Weight offered an invocation.

PLEDGE OF ALLEGIANCE
Commissioner Romero led the Pledge of Allegiance.

PUBLIC FORUM
Commission Chair Wood opened the Public Forum at 7:11 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 7:11 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:
1. PUBLIC HEARING: Modifying Multi-Family Requirements in the Main Street Residential Area
Senior Planner Harris introduced a possible code amendment as requested by a resident (Lonnie Martinez) in previous meetings. The proposed ordinance would remove the minimum density requirement and adjust the maximum density requirement to 8 units per acre in the Main Street Residential Area (MRS) of the Main Street Business Districts Zone. Members of the Planning Commission discussed proposed language for the ordinance in the March 25th, 2025 meeting.

Commission Chair Wood opened the Public Hearing at 7:14 p.m.

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

Commission Chair Wood closed the Public Hearing at 7:14 p.m.

Assistant City Manager Jason Bond addressed the members of the Planning Commission. He discussed actions by both the Planning Commission and City Council years ago when minimum and maximum units were imposed in the MSR. He discussed the Santaquin City General Plan that addresses where multi-family developments are appropriate in the City in regard to future planning.

Commissioner Romero made a motion to recommend approval of the proposed code amendment, which updates the multi-family density and lot requirements in the Main Street Residential (MSR) Area. 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.

2. PUBLIC HEARING: Update to Parking Requirements per Senate Bill 181
Planner Stevenson introduced a possible code amendment. The proposed ordinance would reduce the required garage dimensions from 24' x 24' to 20' x 20', allow tandem parking for two or more unit dwellings, and rename a few uses to match definitions found in Title 10 Chapter 8.

Commission Chair Wood opened the Public Hearing at 7:22 p.m.

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

Commission Chair Wood closed the Public Hearing at 7:22 p.m.

Commissioners all disagreed with the senate bill requirements pointing out that in communities like Santaquin residents own larger vehicles which would not fit in a 20x20 garage.

Commissioner Romero made a motion to recommend approval of the proposed code amendment, which updates parking requirements to meet Senate Bill 181.
Commission Chair Wood seconded the motion.

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

The motion passed.

OTHER BUSINESS
Meeting Minutes Approval
Commissioner Moak made a motion to approve the March 25, 2025 Meeting Minutes. Commissioner Romero seconded the motion.

Commissioner Hoffman	Absent
Commissioner Moak	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes

Commissioner Tolman   Absent
Commissioner Weight   Yes
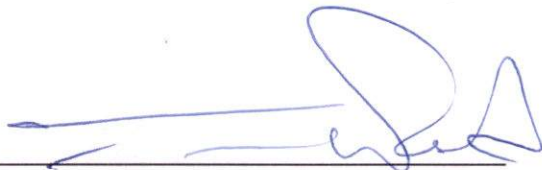Commissioner Wood   Yes

The motion passed.

Senior Planner Harris went over items for upcoming Planning Commission meetings.

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 7:29 p.m.

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City Recorder – Amalie R. Ottley

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Planning Commission Chair – Trevor Wood