



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

Commissioners LaDawn Moak and Jessica Tolman were excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, Recorder Amalie Ottley, Dustin Rowley, Skyler Tolbert, Nathan Haines, Paige Aguirre, and Kelly Frazier.

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 Romero led the Pledge of Allegiance.

PUBLIC FORUM

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

Santaquin residents Nathan Haines and Paige Aguirre attended the meeting to report concerns regarding possible non-compliance with the city code in their neighborhood. They both expressed their belief that the developer was required to install a fence in their neighborhood at the time it was built according to City Code. Mr. Haines brought pictures regarding the issue. (See attached.)

Planning Commission Chair Wood referred Mr. Haines and Mrs. Aguirre to City staff to research the city code requirements regarding fencing in their situation. Assistant Manager Bond stated he would work with them regarding their concerns.

Commission Chair Wood closed the Public Forum at 7:09 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: Agritourism in Santaquin City

Assistant Manager Bond introduced a proposed ordinance that would support agritourism in Santaquin City. Agritourism is defined in the code as the practice of touring agricultural areas to view and participate in agricultural related activities for recreational, entertainment, or educational purposes. Activities, for visitors to enjoy in a commercial or non-commercial way, shall be secondary to and supportive of the agricultural use of property without taking away from the distinct farming purpose and character of the area. Such activities may include receptions, photography, markets, u-pick, festivals, and farming demonstrations. "Temporary hospitality" is proposed to be added to that definition.

The proposed agritourism ordinance allows farm-based businesses—such as farmers markets, U-pick operations, and receptions—to operate on properties of at least five acres. While these activities would be permitted, the ordinance would prohibit large-scale facilities such as warehouses or processors intended for wholesale production. Any building or structure used by the public must meet building, safety, and accessibility codes and be inspected by the city's chief building official.

For temporary hospitality accommodations related to agritourism, such as short-term guest units, applicants would submit a detailed site plan for review by the city's Development Review Committee and obtain Planning Commission approval. These sites are proposed to be limited to eight rooms or units, and employees would be strictly prohibited from living in them; a notarized statement confirming this must be submitted. Signage is proposed to be restricted to one non-illuminated sign no larger than 16 square feet. Additional requirements include a maximum of two unrelated adults per room and serving meals only in a family-style format, without individual menu orders. All necessary inspections, permits, and licenses must be completed in advance of operation.

Commission Chair Wood opened the Public Hearing at 7:25 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 7:25 p.m.

Commissioner Weight inquired why signs were limited to 16 sq. feet. Assistant Manager Bond indicated that much of the language for the proposed ordinance was copied from the portion of the code that allows Bed & Breakfast type uses. Commissioner Weight suggested striking subsection (7) No more than two unrelated adult persons may occupy any guestroom and subsection (8) If meals are served, they shall be prepared, served, and placed upon the table family style, without service or ordering of individual portions from a menu. Commission Chair Wood agreed. Commissioner Nixon inquired about the number of units allowed per 5 acres. She suggested that the Planning Commission should consider how many units would be allowed per acre. Commissioner Nixon also inquired about the ability to have livestock on the property. Commissioner Romero inquired if the city has worked with local farmers in the area regarding agritourism. Assistant City Manager indicated that he has personally met with two farmers in the area to discuss agritourism on their property. Commissioner Nixon agreed to strike subsections 7 and 8 and to specify that 8 units are allowed for every 5 acres of land. Commissioner Nixon also suggested to table the ordinance for further consideration.

Commissioner Nixon made a motion to table the proposed agritourism ordinance amendment.
Commissioner Romero seconded the motion.

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

The motion passed.

2. Amended Tanner Flats Preliminary Plan

Planner Stevenson introduced the amended Tanner Flats Preliminary Plan. The applicant Skyler Tolbert attended the meeting. The proposed subdivision is in the R-10 zone and consists of 91 lots on 34.51 acres. Lots within the R-10 zone are required to have a minimum size of 9,600 square feet and a minimum lot width of 80 feet. Lots range from 9,679 square feet to 22,110 square feet. On May 27, 2025, the Development Review Committee (DRC) reviewed the preliminary plans for the Tanner Flats

Subdivision Phase 3-6 and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed. Skyler indicated that the change in plans would reduce the number of lots from 133 to 130.

Commissioner Nixon made a motion to conditionally approve the amended preliminary plans for the Tanner Flats Subdivision phases 3 through 6. Commissioner Weight seconded the motion.

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

The motion passed.

OTHER BUSINESS

Meeting Minutes Approval

Commissioner Romero made a motion to approve the meeting minutes from May 13, 2025. Commissioner Nixon seconded the motion.

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

The motion passed.

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 7:58 p.m.

City Recorder – Amalie R. Ottley



Planning Commission Chair – Trevor Wood

Dear Santaquin Planning Department,

We are residents of 144 E 990 North in Santaquin and would like to report a possible non-compliance with [Ordinance 08-01-2019 – Fencing in Multi-Family Developments](#).

There is currently no fence along the rear property line of our townhome development, which borders another residential area. Based on the ordinance and the approved development plan, we understand that this fencing should have been installed by the developer, Revere Homes.

This has become a more urgent concern due to recent incidents and disputes with backyard neighbors—issues that may have been prevented had the required fencing been in place. We would appreciate the City's assistance in reviewing the situation, confirming responsibility, and helping ensure that this matter is resolved promptly.

I've provided photos and additional details of our specific Revere development, a current Revere build, as well as other developments in Santaquin as comparison.

Thank you for your time and attention.

Sincerely,

Nathan & Elise Haines
Brandon & Paige Aguilar

haines.nathan@gmail.com
801-651-1766
144 E 990 N, Santaquin, UT 84655

Santaquin Fencing Ordinance:

https://www.santaquin.gov/sites/default/files/fileattachments/ordinance/9800/ordinance_08-01-2019_fencing_in_multi-family_developments_0.pdf

Santaquin Approved Fencing Designs:

https://www.santaquin.gov/sites/default/files/fileattachments/ordinance/9895/ordinance_10-02-2019_predetermined_fencing_options_in_multi-family_developments_0.pdf

ORDINANCE NO. 08-01-2019

AN ORDINANCE AMENDING SANTAQUIN CITY CODE RELATED TO FENCING IN MULTI-FAMILY DEVELOPMENTS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 6 Section 6C5 and amend Title 10 Chapter 7M Section 11I regarding fencing requirements in multi-family developments; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on July 23, 2019, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 6 Section 6C5 is amended as follows: (underlined text is added, stricken text is deleted)

5. Fences And Walls: Developments shall install a decorative wall, to be reviewed and approved by the Architectural Review Committee (ARC), constructed of stone, masonry, or concrete along the perimeter of the development. The ARC may grant exceptions to this requirement on a case-by-case basis if it finds that the exception is in the best interest of Santaquin City. ~~Perimeter fencing and landscaping must be~~ in accordance with the city adopted buffering standards. Chainlink is not allowed as a fencing material in front yards.

Title 10 Chapter 19 Section 3 is amended as follows: (underlined text is added, stricken text is deleted)

I. Fences And Walls: Developments shall install a decorative wall, to be reviewed and approved by the Architectural Review Committee (ARC), constructed of stone, masonry, or concrete along the

perimeter of the development. The ARC may grant exceptions to this requirement on a case-by-case basis if it finds that the exception is in the best interest of Santaquin City. ~~Perimeter fencing and landscaping must be~~ in accordance with the city adopted buffering standards. Chainlink is not allowed as a fencing material in front yards.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

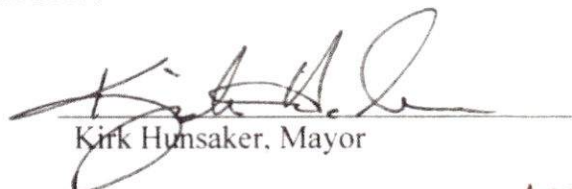
Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, August 7, 2019. Prior to that time, the Deputy City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 6th day of August 2019.


Kirk Hunsaker, Mayor

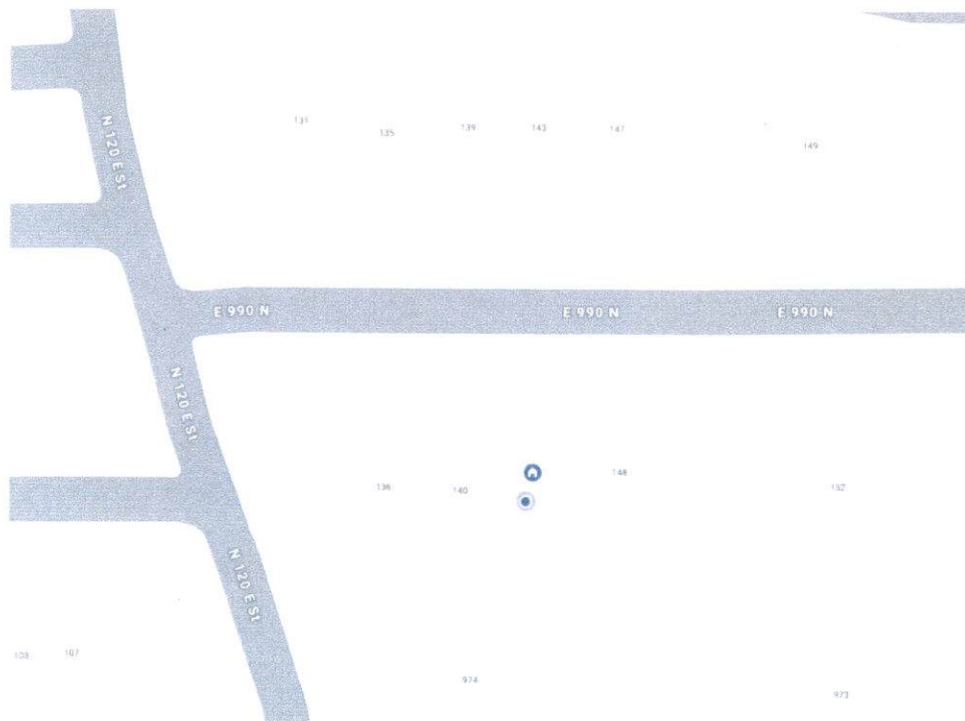
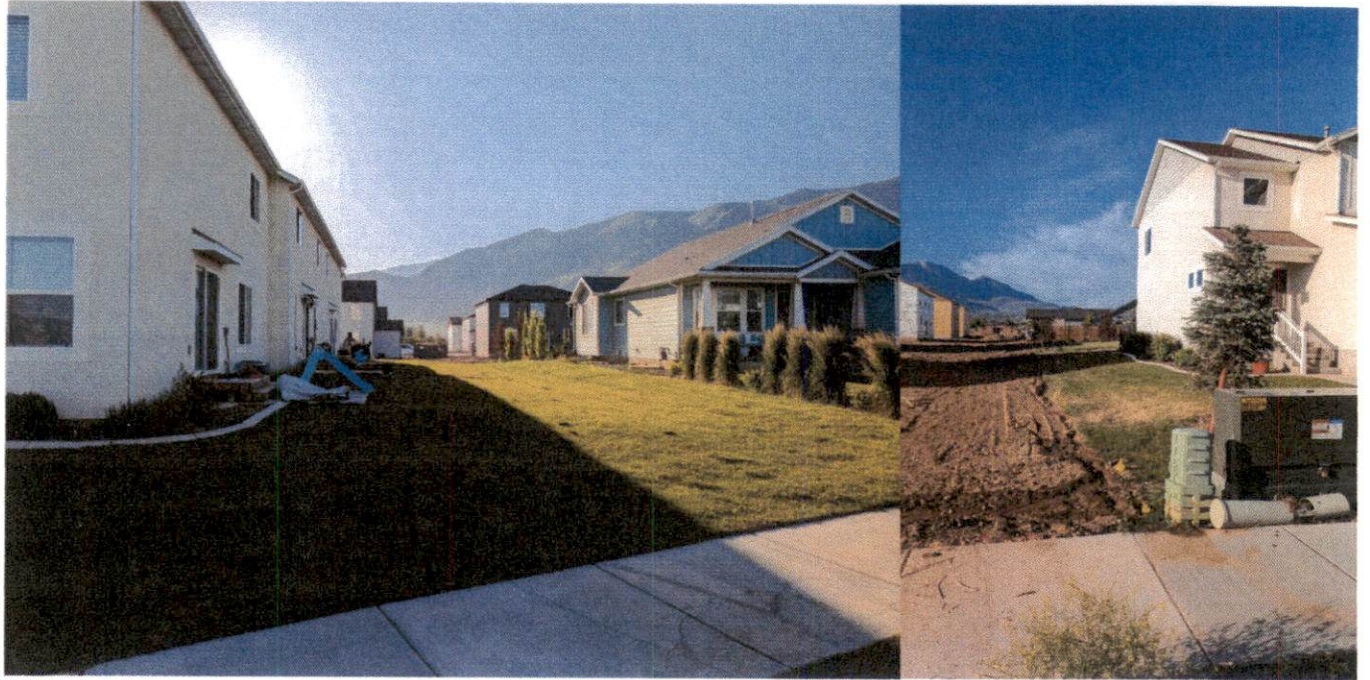
Councilmember Elizabeth Montoya
Councilmember Lynn Mecham
Councilmember Keith Broadhead
Councilmember Nick Miller
Councilmember Chelsea Rowley

Voted Aye
Voted —
Voted Aye
Voted Aye
Voted Aye

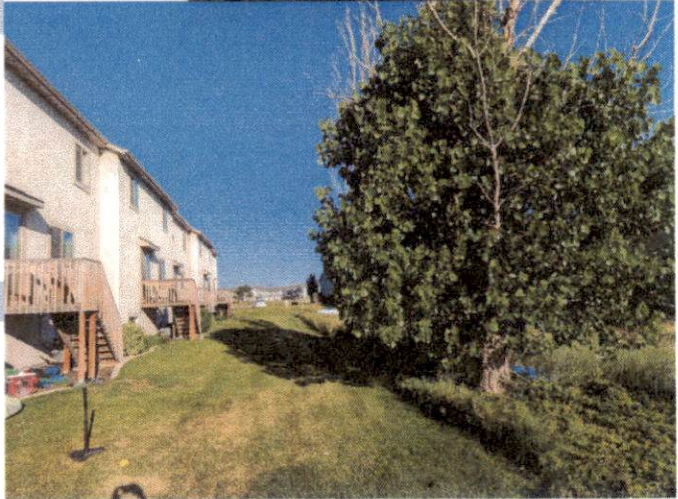
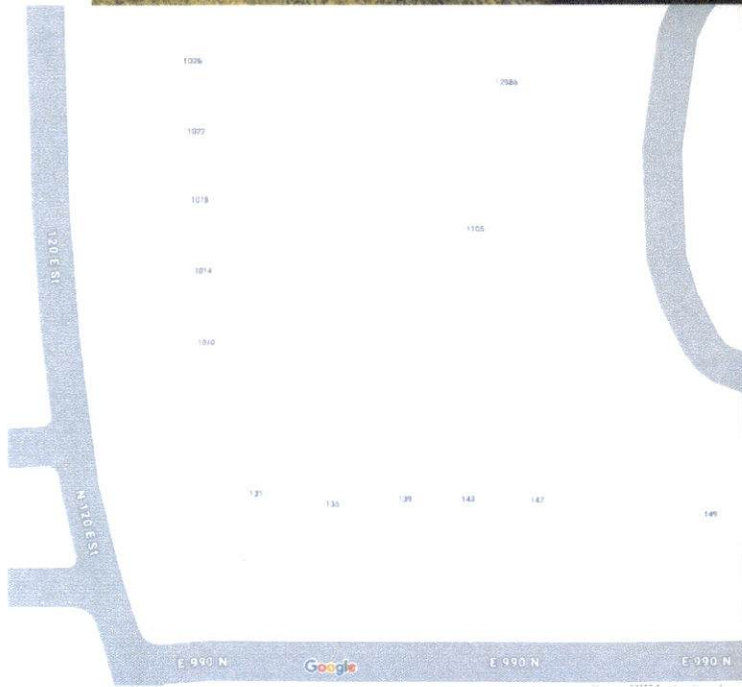
ATTEST:


Kira Petersen, Deputy City Recorder

Missing fence lines | Developer: Revere Homes | 990 North 120 East, South side townhomes



Missing fence lines | Developer: Revere Homes | 990 North 120 East, North side townhomes



No fencing installed (yet) | Developer: Revere Homes | 215 North 215 West, New builds



Fencing installed, but not approved design (?) | Developer: ? | Main St. 300 West



Fencing installed, approved design | Developer: Hyve | 220 N / Gordon Lane (behind Macey's)

