



## PLANNING COMMISSION

Tuesday, August 13, 2024, at 7:00 PM  
Council Chambers at City Hall Building and Online  
110 S. Center Street, Santaquin, UT 84655

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some 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.

### 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. [Sunset Trails Plat Amendment](#)

[The Planning Commission will review a request for a plat amendment to the Sunset Trails at Summit Ridge Plat A Subdivision located at approximately 834 Sunset Drive.](#)

2. [Santaquin Ridge Plat G Amendment](#)

[The Planning Commission will review a request for a plat amendment to the Santaquin Ridge Plat G Subdivision located at approximately 848 E. 400 S.](#)

### OTHER BUSINESS

3. [Meeting Minutes Approval](#)


[July 23, 2024](#)

### 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 may be found at [www.santaquin.org](http://www.santaquin.org), in three physical

locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:   
\_\_\_\_\_  
Amalie R. Ottley, City Recorder

# MEMO



To: Planning Commission  
 From: Ryan Harris, Senior Planner  
 Date: August 9, 2024  
 Re: **Sunset Trails Subdivision Plat Amendment**

Zone: PC (R-10)
Size: 0.93 Acres
Lots: 2

Lynsey & Seth Johnson are requesting a plat amendment to the Sunset Trails at Summit Ridge Plat A Subdivision, which is located at 834 Sunset Drive. The proposed plat amendment will move the property line between lots 63 and 64 approximately 6 to 7 feet to the south. The proposed amendment will need to meet the requirements of the R-10 Zone. The table below lists the frontage and area requirements for the R-10 Zone and the frontage and area of each lot of the proposed plat amendment. Both lots meet the R-10 Zoning requirements.

Lot #	Frontage Requirement	Frontage Provided	Area Requirement	Area Provided
63	Corner Lot – 95’	116’ along Twilight Drive and 142.21’ along Sunset Drive	10,000 Square Feet	17,870 Square Feet
64	Interior Lot – 80’	96.81’	10,000 Square Feet	22,382 Square Feet

The Planning Commission reviews the plat amendment and ensures it meets the City Code. The Planning Commission is the land use authority for plat amendments.

**Findings:**

1. The plat amendment meets all requirements in SCC 10.20.080 (R-10 Zone).
2. The plat amendment has followed all requirements in State Code 10-9a-608.

**Staff Recommendation:** It is recommended that the proposed amendment be approved with the condition that redlines be addressed.

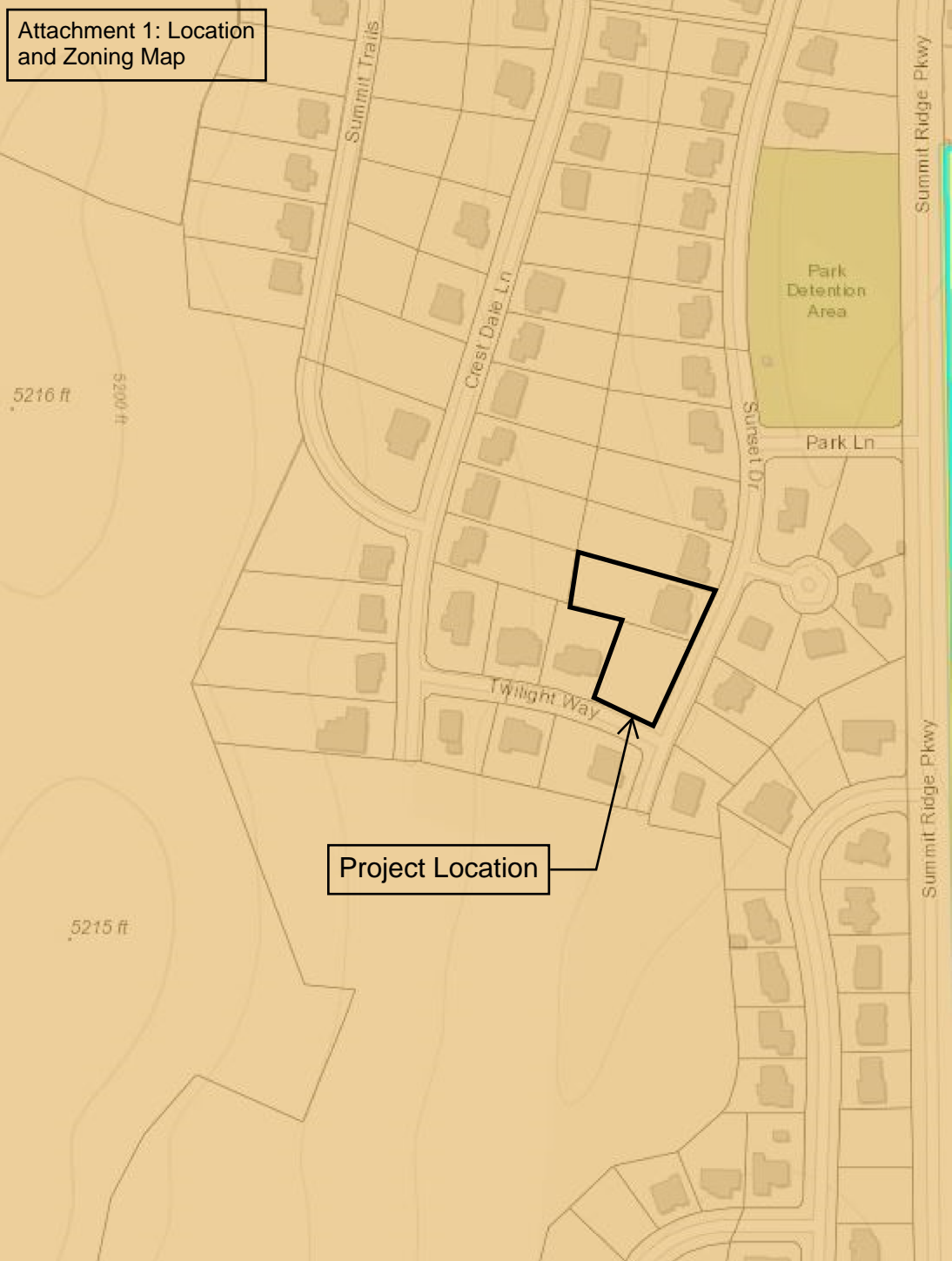
**Recommended motion:** “Motion to approve the Sunset Trails at Summit Ridge First Amendment with the following condition:

- All redlines be addressed.

**Attachments:**

1. Location and Zoning Map
2. Plat Amendment

Attachment 1: Location and Zoning Map



Project Location

5216 ft  
5200 ft

5215 ft

Summit Trails

Crest Dale Ln

Twilight Way

Sunset Dr

Park Ln

Park Detention Area

Summit Ridge Pkwy

Summit Ridge Pkwy

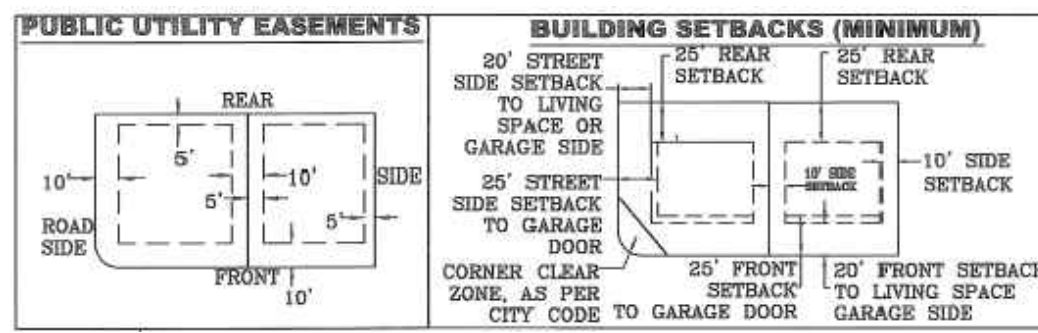
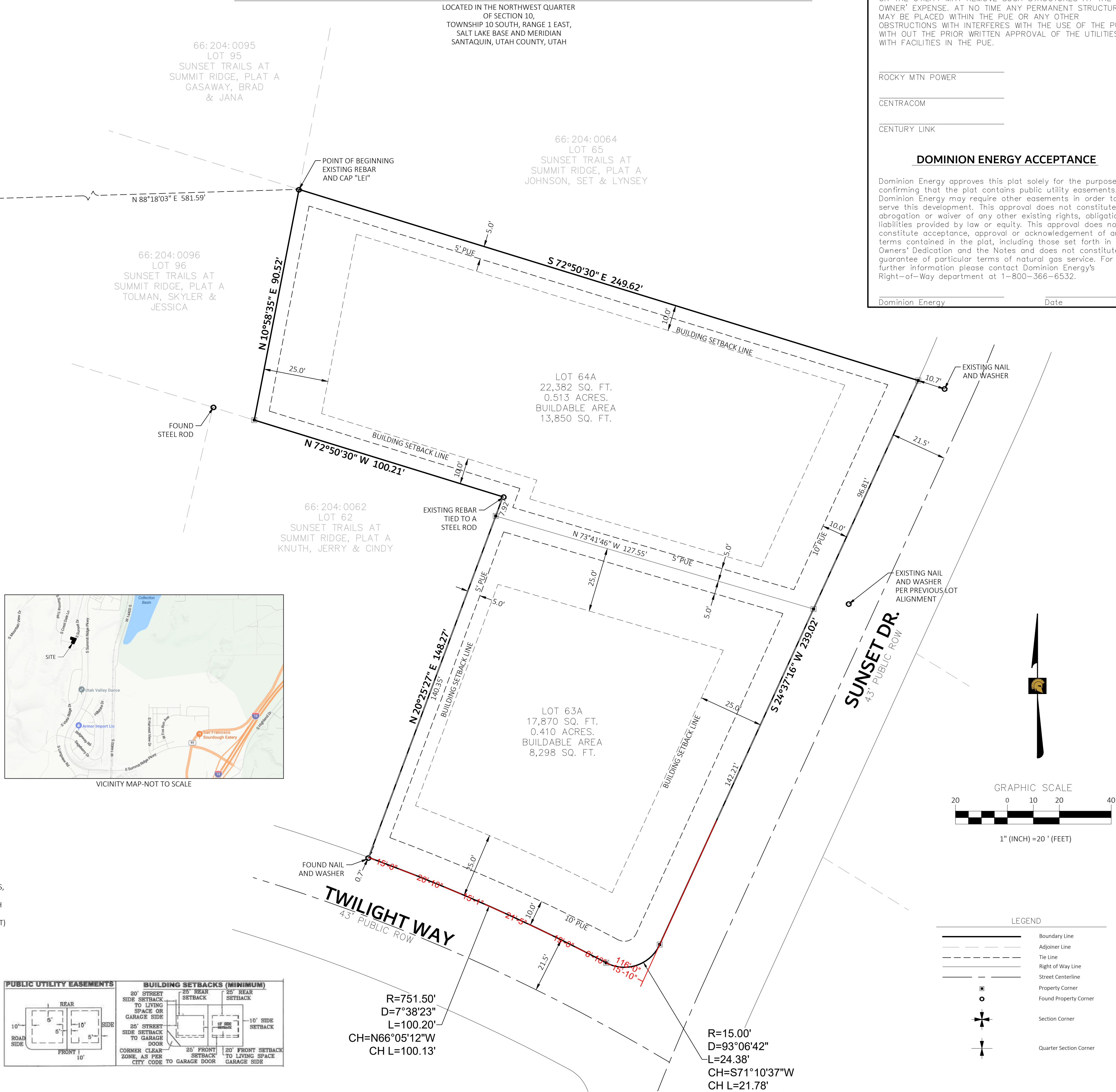
# SUNSET TRAILS AT SUMMIT RIDGE, PLAT "A" 1ST AMENDMENT AMENDING LOTS 63 & 64

LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 10,  
TOWNSHIP 10 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANTAQUIN, UTAH COUNTY, UTAH

4 3  
9 10  
NORTHWEST CORNER  
SECTION 10, T10S,  
R1E, SLB&M  
(FOUND 3" UTAH  
COUNTY BRASS  
CAP MONUMENT)

WEST QUARTER  
CORNER  
SECTION 10, T10S,  
R1E, SLB&M  
(FOUND 3" UTAH  
COUNTY BRASS  
CAP MONUMENT)

9 10  
9 10



R=751.50'  
D=7°38'23"  
L=100.20'  
CH=N66°05'12"W  
CH L=1

# MEMO



To: Planning Commission  
 From: Ryan Harris, Senior Planner  
 Date: August 9, 2024  
 Re: **Santaquin Ridge Subdivision Plat Amendment**

Zone: R-10
Size: 0.7 Acres
Lots: 2

James Chappel is requesting a plat amendment to the Santaquin Ridge Plat G Subdivision, which is located at 848 East 400 South. The proposed plat amendment will move the property line between lots 1 & 2 approximately 21 feet to the east. The proposed amendment will need to meet the requirements of the R-10 Zone. The table below lists the frontage and area requirements for the R-10 Zone and the frontage and area of each lot of the proposed plat amendment. Both lots meet the R-10 Zoning requirements.

Lot #	Frontage Requirement	Frontage Provided	Area Requirement	Area Provided
1	Interior Lot – 80’	135.54’	10,000 Square Feet	18,296 Square Feet
2	Corner Lot – 95’	95’ along 400 South and 113.19 along 900 East	10,000 Square Feet	12,166 Square Feet

The Planning Commission reviews the plat amendment and ensures it meets the City Code. The Planning Commission is the land use authority for plat amendments.

**Findings:**

1. The plat amendment meets all requirements in SCC 10.20.080 (R-10 Zone).
2. The plat amendment has followed all requirements in State Code 10-9a-608.

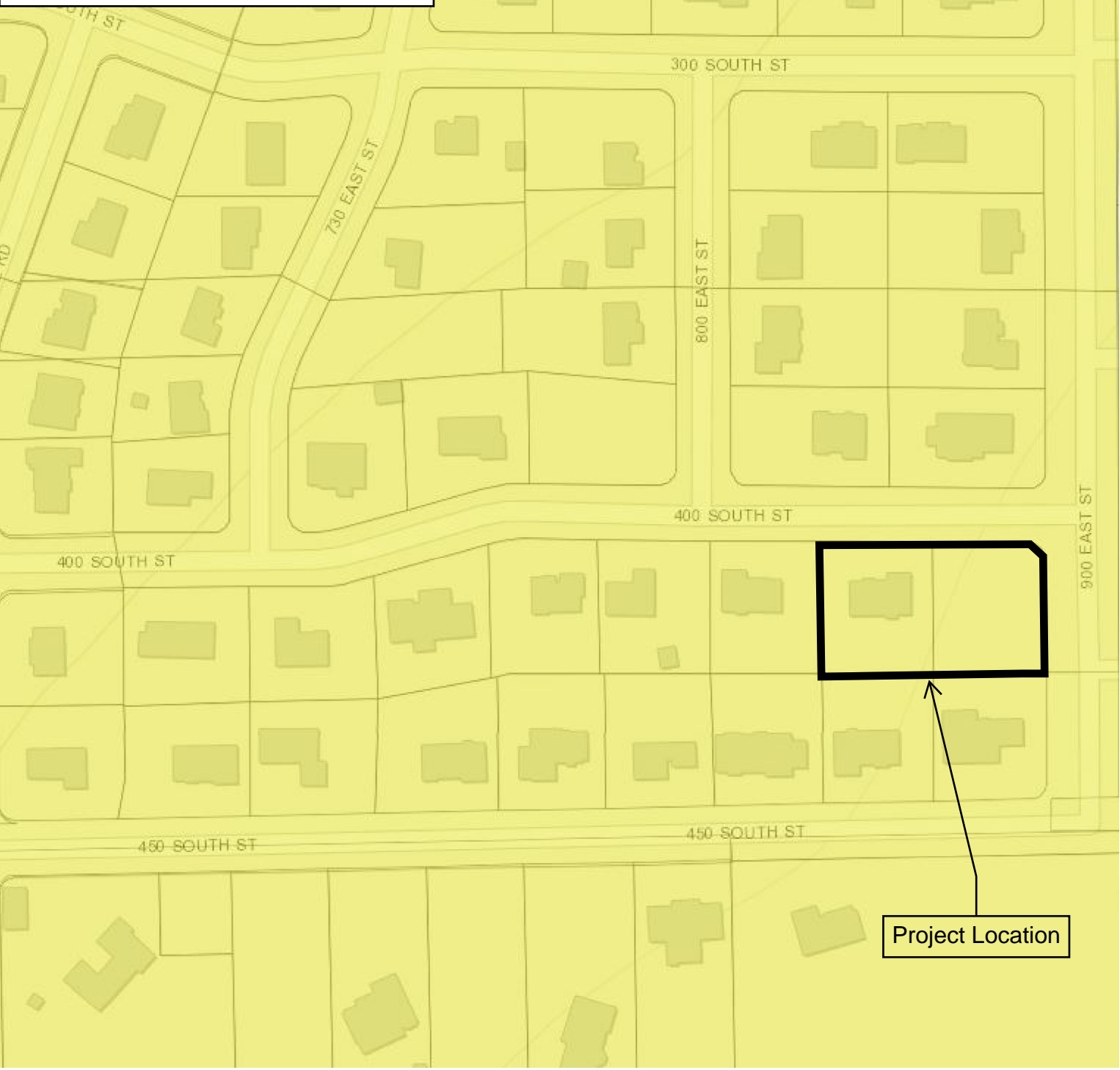
**Staff Recommendation:** It is recommended that the proposed amendment be approved.

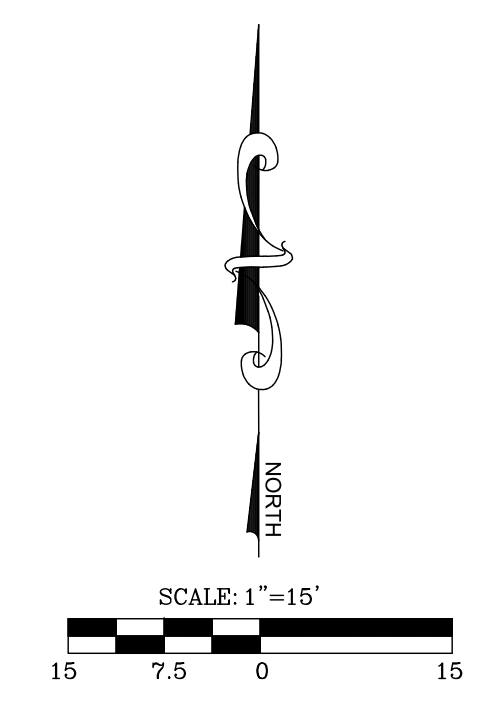
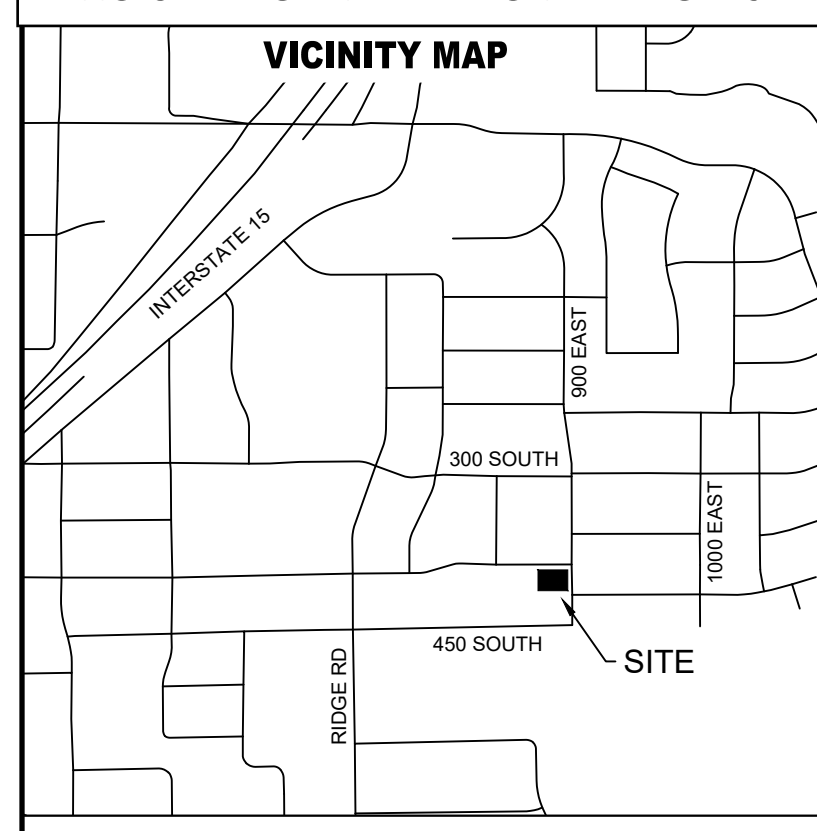
**Recommended motion:** “Motion to approve the Santaquin Ridge Plat G First Amendment.

**Attachments:**

1. Location and Zoning Map
2. Plat Amendment

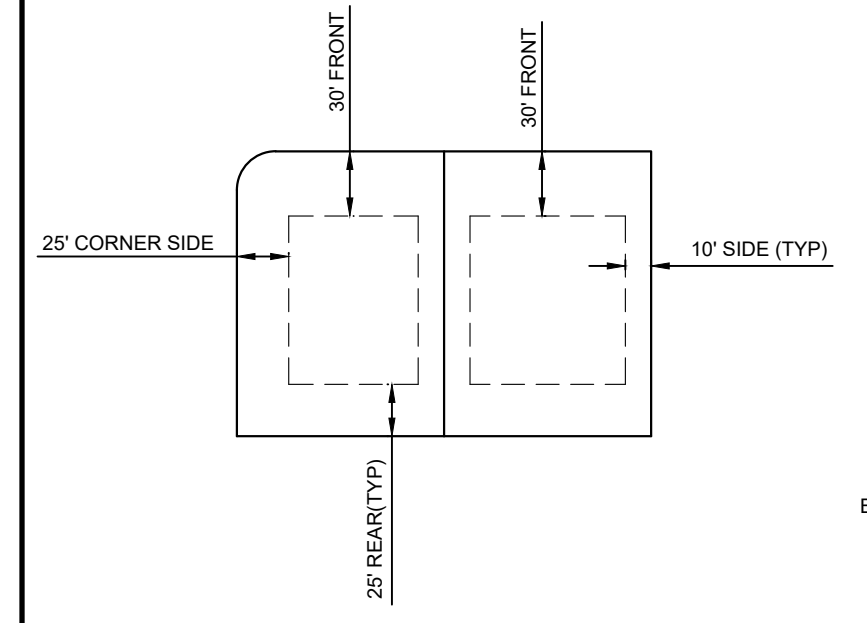
Attachment 1: Zoning and Location Map





### 400 SOUTH

### TYPICAL BUILDING SETBACKS



SANTAQUIN RIDGE "G" LOT 54  
BEVERIDGE, TAYLOR AND JULIE  
52-981-0054



**LEDGEND**

	BOUNDARY
	P.U.E
	EXISTING PROPERTY LINES
	SECTION LINE
	TIE LINE
	SECTION MON
	PROP COR

## SANTAQUIN RIDGE FIRST AMENDMENT SUBDIVISION



SANTAQUIN RIDGE "F" LOT 59  
FRANK, JANET AND SHANE  
52-784-0059

SANTAQUIN RIDGE "F" LOT 58  
HAMLIN, LARRY D AND HEATHER M  
52-784-0057

SANTAQUIN RIDGE "F" LOT 57  
HASKELL, TRACY MARIE (ET AL)  
52-784-0057

### NOTES:

- THIS PLAT INCLUDES A VACATION AND AMENDMENT OF LOTS 55 AND 56 OF SANTAQUIN RIDGE PLAT "G" SUBDIVISION.
- THE PURPOSE OF THIS PLAT IS TO CHANGE THE LOCATION OF THE BOUNDARY BETWEEN LOTS 55 AND 56 OF THE AFORESAID SUBDIVISION PLAT TO ALIGN WITH EXISTING IMPROVEMENTS.
- LOT 1 INCLUDED HEREIN HAS AN EXISTING RESIDENCE CONSTRUCTED UPON IT.
- PUBLIC UTILITY EASEMENTS ARE 5-10' AS NOTED UPON THE PLAT.
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS
- NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

### ENBRIDGE GAS ACCEPTANCE

ENBRIDGE GAS APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 QUESTAR GAS COMPANY  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

### ROCKY MOUNTAIN POWER APPROVAL

PURSUANT TO UTAH CODE ANN 54-3-27 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHT AND DUTIES DESCRIBED THEREIN. PURSUANT TO UTAH CODE ANN 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPT DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT:

- CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION.
- ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
- A RECORDED EASEMENT RIGHT OF WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES
- ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_

### CENTURY LINK APPROVAL

CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_

### CENTRACOM

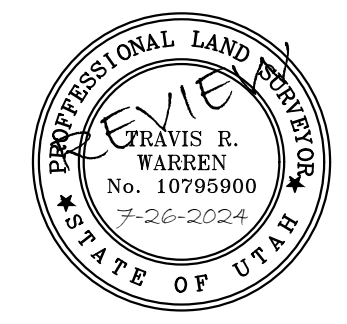
CENTRACOM \_\_\_\_\_ DATE \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, TRAVIS R. WARREN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10795900 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

### BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT WHICH LIES NORTH 161.50 FEET AND WEST 80.27 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE S89°57'33"W 230.53 FEET; THENCE N0°05'50"W 133.92 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 400 SOUTH; THENCE S89°18'07"E ALONG SAID RIGHT OF WAY 212.80 FEET; THENCE ALONG THE ARC OF A 18 FOOT RADIUS CURVE TO THE RIGHT, 28.03 FEET, THROUGH A CENTRAL ANGLE OF 89°12'40" (CHORD BEARS: S44°41'58"E 25.28 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF 900 EAST; THENCE S0°05'50"E ALONG SAID RIGHT-OF-WAY 113.19 FEET, RETURNING TO THE POINT OF BEGINNING.  
 BASIS OF BEARING S88°57'44"W ALONG THE SECTION LINE BETWEEN THE SOUTHEAST CORNER AND SOUTH 1/4 CORNER OF SEC1, T10S, R1E, SLB&M.  
 +/- .7 AC



DATE \_\_\_\_\_ SURVEYOR (SEE SEAL) \_\_\_\_\_

### OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC UNDER THE PROVISIONS OF 10-9a-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO SANTAQUIN CITY, UTAH.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

JAMES M CHAPPEL \_\_\_\_\_

STATE OF UTAH  
 COUNTY OF UTAH

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME JAMES M CHAPPEL THE SIGNER OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT HE DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 A NOTARY PUBLIC COMMISSIONED IN UTAH

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE \_\_\_\_\_  
 \_\_\_\_\_ COMMUNITY DEVELOPMENT  
 \_\_\_\_\_ DIRECTOR

PLAT "G"  
**SANTAQUIN RIDGE  
 FIRST AMENDMENT**  
 SUBDIVISION

A RESIDENTIAL SUBDIVISION PLAT  
 BEING A VACATION AND AMENDMENT OF LOTS 55 AND 56,  
 SANTAQUIN RIDGE PLAT "G"

LOCATED WITH THE SOUTHEAST QUARTER  
 OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST  
 SALT LAKE BASE & MERIDIAN

SANTAQUIN \_\_\_\_\_ UTAH COUNTY, UTAH

SCALE: 1"=15'

CITY RECORDERS SEAL	CITY ENGINEER SEAL	COUNTY-RECORDER SEAL
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**Planning Commission Members in Attendance:** Commissioners Trevor Wood, Michael Romero, Michael Weight, Jessica Tolman, LaDawn Moak, and BreAnna Nixon.

Commissioner Drew Hoffman was excused from the meeting.

**Others in Attendance:** Assistant City Manager Jason Bond, Recorder Amalie Ottley, and City Council Member Jeff Siddoway, Curt Paulson, Race Ostler, and Kyle Spencer (via Zoom).

Senior Planner Ryan Harris was excused from 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 7:02 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: Commercial Additional Sign Request Code Amendment**

Assistant City Manager Bond presented the proposed code amendment changing language related to the wall sign approvals found in Santaquin City Code Section 10.44.080. Currently, the code requires the Planning Commission to approve signage on more than two sides of the building and the rear of the building. In some instances, requiring Planning Commission approval has delayed a business from opening. The business had to wait several weeks to get Planning Commission approval when they were meeting code requirements. Staff is proposing the following changes to the wall sign code to make the approval process more efficient:

1. Making the Zoning Administrator the land use authority for additional sign requests, signs on more than two sides of a building, and signs on the rear of the building.
2. Clarifying that the Historic Preservation Committee must approve painted signs on historic buildings.
3. Clarifying a few code requirements to make it easier to understand. No requirements have changed.

Commission Chair Wood opened the Public Hearing at 7:04 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 7:04 p.m.

Commissioner Tolman pointed out that the Planning Commission doesn't have much discretion when approving additional signs as long as the request meets code. Planning Commissioners agreed that the code amendment is straightforward and makes the sign request process easier for potential businesses. Commissioner Weight asked if there would be any conflicts of interest if a single staff member were to be the one to approve sign requests. Assistant Manager Bond expressed his confidence in staffs' professionalism and ability to work through sign requests without conflict.

Commissioner Romero made a motion to recommend approval of the proposed code amendment which amends Santaquin City Code 10.44.080.E. Commissioner Weight seconded the motion.

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

The motion passed.

## 2. Santaquin Peaks Plat Amendment #2

Assistant Manager Bond presented the Santaquin Peaks Plat Amendment #2. The proposed plat amendment amends the Santaquin Peaks Industrial Park, which is in the Industrial (I-1) Zone. The original subdivision was recorded on June 14, 2023. The entire Plat was amended, and the amendment was recorded on July 12, 2024. The proposed plat amendment will combine lots 12 and 13 of the Santaquin Peaks Industrial Park, located at approximately 249 N Nebo Way. The combination of the lots will eliminate the property line in the middle of the lots owned by Wasatch Steel.

The applicant, Curt Paulson, attended the meeting.

Members of the Planning Commission had no concerns with the requested plat amendment.

Commissioner Weight made a motion to approve the Santaquin Peaks Industrial Park Subdivision second amendment. Commissioner Nixon seconded the motion.

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

The motion passed.

**3. Bello Corner Infill Request**

Assistant Manager Bond presented the Bello Corner Infill Reduction Request. The Bello Corner Subdivision is located at 215 South Center Street. The proposed subdivision is in the R-8 zone and consists of 3 lots on 0.61 acres. The proposed subdivision is located in the R-8. The applicant requested to use the infill reduction standards in Santaquin City Code (SCC) 10.32. The infill reduction standard allows a 20% reduction of the frontage and lot size. In the R-8 zone, the lot size can be reduced to 6,400 square feet, and the frontage can be reduced to 64 feet if approved by the Planning Commission.

The applicant is not seeking a reduction in lot size, as all three lots meet the 8,000 square-foot requirement in the R-8 Zone. The request focuses on a frontage reduction for Lots 2 & 3, which would bring the frontage for Lot 2 from 80' to 65.69' and Lot 3 from 80' to 77.92. This reduction request falls within the 20% requirement. The frontages of Lots 2 & 3 cannot be expanded due to the existing house on Lot 1. If the frontages of Lots 2 & 3 were to expand, the home on Lot 1 would not meet setback requirements.

The applicants, Race Ostler and Kyle Spencer (via Zoom) attended the meeting.

Commissioner Tolman inquired if there were any safety concerns by reducing infill or setback requirements on lots in the City. Assistant Manager Bond indicated that the Development Review Committee (DRC) did not feel that there were safety concerns on that lot.

Commissioner Tolman made a motion to approve the Bello Corner Infill Request. Commissioner Romero seconded the motion.

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

The motion passed.

**4. Bello Corner Preliminary Plan**

The Planning Commission reviewed the Bello Corner Preliminary Plan. The Bello Corner subdivision is located at 215 South Center Street. The proposed subdivision is in the R-8 Residential Zone and is three lots on 0.61 acres. Lots within the R-8 zone must have a minimum lot size of 8,000 square feet and a minimum lot width of 80 feet. The proposed lots range from 0.19 acres (8,156 square feet) to 0.23 acres (10,095 square feet), and the lot frontages range from 65.69 feet to 96.06 feet. The Santaquin City Code requires that all street improvements be included in any new subdivision. The developer requested to defer the street improvements (e.g., sidewalk, curb and gutter, asphalt, etc.) to a later date. The City Council approved a deferral agreement for the Bello Corner Subdivision on July 2, 2024. As the Planning Commission approved the applicant's infill request in the prior agenda item, commissioners agreed that the subdivision meets code. Commissioner Wood inquired about the updated subdivision process. Assistant Manager Bond stated that the Planning Commission is the approval body for the preliminary plan and then the application will go back to DRC for final approval before the plat is recorded.

Commissioner Nixon made a motion to approve the preliminary plans for the Bello Corner Subdivision.  
Commissioner Moak seconded the motion.

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

The motion passed.

**OTHER BUSINESS**

**5. Meeting Minutes Approval**

Commissioner Tolman made a motion to approve the Planning Commission meeting minutes from June 11, 2024  
Commissioner Weight seconded the motion.

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

The motion passed.

**ADJOURNMENT**

Commissioner Moak made a motion to adjourn the meeting.

The meeting was adjourned at 7:25 p.m.

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City Recorder – Amalie R. Ottley

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Planning Commission Chair – Trevor Wood