



PLANNING COMMISSION

Tuesday, August 12, 2025, 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://www.youtube.com/@santaquincity> 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/INSPIRATIONAL THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. **[PUBLIC HEARING: Architectural Requirements in the Main Street Business District \(MSBD\) Zone](#)**

[The Santaquin City Planning Commission will conduct a Public Hearing to consider amending Santaquin City Code 10.20.190.I regarding Architectural Requirements in the Main Street Business District Zone.](#)

2. **[PUBLIC HEARING: Requirements for Masonry Fencing Along Double Frontage Lots](#)**

[The Santaquin City Planning Commission will conduct a Public Hearing to consider amending Santaquin City Code 11.24.080 to require masonry fencing along double frontage lots.](#)

3. **[Santaquin Peaks Industrial Subdivision Lots 7 & 8 Plat Amendment](#)**

[The Planning Commission review a plat amendment for the Santaquin Peaks Industrial Subdivision Lots # 7 and #8.](#)

OTHER BUSINESS

4. **[Meeting Minutes Approval](#)**

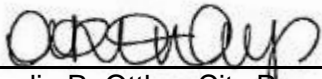
[July 22, 2025](#)

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.gov, 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: Jason Bond, Assistant City Manager
Date: August 8, 2025
RE: **Architectural Requirements in the Main Street Business Districts Zone**

It is proposed that the Planning Commission and City Council review and consider changing some architectural requirements in the Main Street Business Districts (MSBD) Zone – specifically related to roofline requirements.

This proposed change has come about because of a current Architectural Review Committee (ARC) review of a proposed Mountain America Credit Union (MACU) building on Main Street. This building (see attachment) 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 isn't allowed. This requirement was reviewed by the ARC and there weren't any feelings that a sloped roof between flat and a 5:12 pitch would be detrimental to the look and feel on Main Street. MACU could increase the pitch of that roof to 5:12 to comply with code requirements but that would just make the building a little taller and possibly interfere with the balance of the building that has been designed.

Another challenge that the ARC has faced is an applicant's explanation that there is often a corporate look that they are required to use. This can sometimes not mesh well with the architectural requirements that are in Santaquin City Code. In the case of MACU, the only requirement that they do not comply with is the roof pitch. If that requirement of a compliant roof pitch is met, I am not sure that it drastically changes the look of the building or brings it closer to the ultimate intent of the zone. The intent of the architectural requirements in the MSBD zone is to "evoke a downtown reminiscent of late 1800 period architectural forms." I think this is a great look, but it is proving to be more and more challenging to implement on a Main Street that is more auto-oriented and on a 5-lane State Highway. This may be something else to consider so that Santaquin City is not jeopardizing the opportunity to bring new businesses to the community.

Recommended Action: Motion to recommend that the proposed amendment to the architectural requirements in the Main Street Business Districts Zone be approved as written.



ORDINANCE NO. **DRAFT**

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO AMEND ARCHITECTURAL REQUIREMENTS IN THE MAIN STREET BUSINESS DISTRICTS ZONE, 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 20, Section 190 Subsection I to amend architectural requirements in the Main Street Business Districts Zone; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on August 12, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; 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 20 Section 190 Subsection I is amended as follows: (underlined text is added, stricken text is deleted)

I. Mixed Use/Nonresidential Architectural Standards:

1. Architectural Theme: The architectural standards of the Main Street zones are intended to evoke a downtown reminiscent of late 1800 period architectural forms. This area should provide residents and visitors an inviting and pleasing environment in which to shop, stroll, experience, and enjoy a small town central business area. Careful attention to detail

at a pedestrian viewing scale rather than an auto oriented application of simplistic design shall be utilized. Building designers should consider the natural colors and materials of the surrounding area in concert with historic agrarian, craftsman, and other similar rural forms when preparing plans for new building construction. The following standards should serve as the minimum to which new developments can adhere and designers are encouraged to incorporate other elements which may further the city's desires and intent.

2. **Building Facade:** Facades should not be long expanses of blank walls. They should create a human scale and provide a pedestrian friendly shopping environment. All sides of a building must receive equal architectural consideration of the following:
 - a. **Visual Breaks:** Building facades and walls must have visual breaks every thirty feet (30') in width at a maximum. Examples of visual breaks include the use of three-dimensional architectural features such as columns, projecting windows, a minimum twelve inch (12") change in plane or an equivalent element that articulates the wall. See figure 11 of this section.

FIGURE 11 Facade articulation in Ogden, UT (picture taken by Bill Wright).



- b. **Building Entrances:** By creating a clearly identified system of entry points, the pedestrian environment and the vehicular environment will be enhanced.
 - 1) Entrances must be well defined from access drives, pedestrian links, public plazas and major parking areas with one or more of the following:
 - A. Canopy, awnings, overhang or arch above the entrance (columns and pillars),
 - B. Recesses or projections in the building facade surrounding the entrance,
 - C. Display windows surrounding the entrance,
 - D. Coved entrances.

- 2) Secondary entrances on the rear or side of buildings should be given architectural consideration equal to the primary entrances.
- c. Fenestration: The design and amount of window area on a building can minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. The following standards shall apply:

FIGURE 12 Building in Ephraim, UT. Appropriate use of entry points and window area.



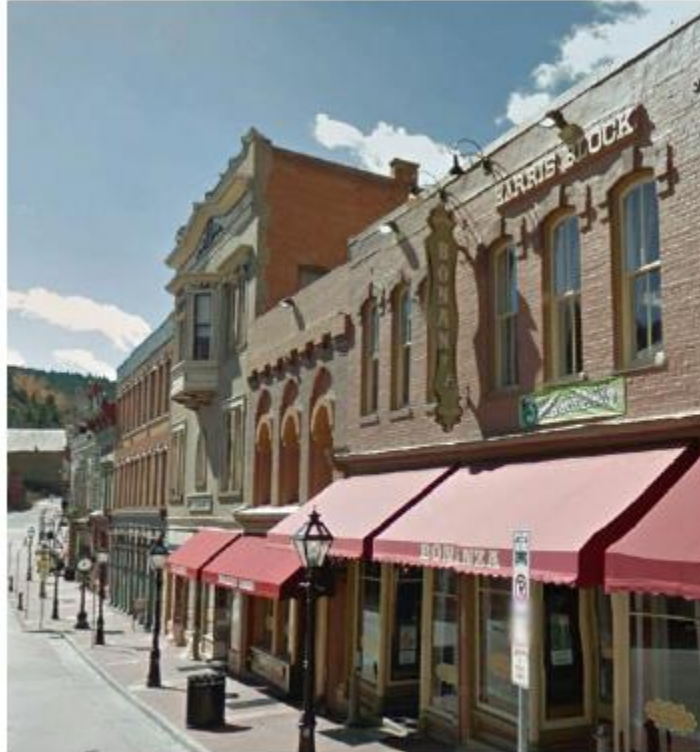
- 1) Ground floor facades:
 - A. Facades that face public streets or provide a primary entry to the building shall have display windows or similar transparent area comprising forty (40) to seventy five percent (75%) of the first floor facade area.
Facade area is calculated by multiplying the facade length by the ground floor height. Transparency ratio equals the total ground floor transparent area divided by ground floor facade area.
 - B. Shopping windows or other expanses of glass on the ground floor should begin no more than 2.5 feet above adjacent grade and should have a traditional kick plate under them. Maximum horizontal spacing between windows and doors is ten feet (10') (see figure 13 of this section).



- 2) Upper floor facades:
 - A. Facades above the ground floor shall be thirty (30) to sixty percent (60%) transparent using a similar calculation method as for ground floor areas.

- B. Windows above ground floors should be designed with three-dimensional relief. Finish work around the windows should accent the location and provide visual breaks to the facade of the building (see figures 14 and 24 of this section). Varying window designs, such as bay windows, corner windows, circle tops, or windows having grille patterns, shutters, etc., should be utilized to add visual interest and character to buildings.

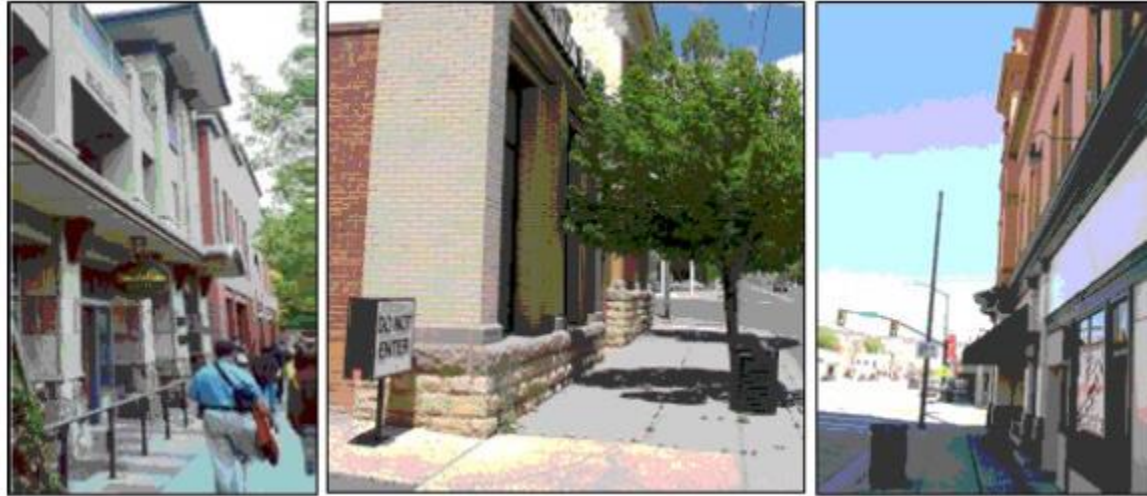
FIGURE 14 Use of three-dimensional treatments around windows and varied window styles to provide character and facade relief; Central City, CO.



- d. Distinct Ground Floor: The ground level of the primary structure shall be visually distinct from upper stories (see figures 15 and 17 of this section). This separation may be provided by a cornice above the ground level, an arcade, changes in material and texture or other means.
- 1) Ground floor spaces shall have a minimum floor to ceiling height of eleven feet (11'). First floor transom and clerestory windows are encouraged.
 - 2) Careful attention to human scale and detail shall be provided. This may include ornamental masonry patterns and/or woodwork and finishes, etc. (see figure 13 of this section).
 - 3) No HVAC equipment or other air venting elements shall be permitted at street level nor readily visible on the building from the adjacent public right of way. Below surface systems may be permitted within front setbacks.

- 4) Building foundations should terminate no more than thirty six inches (36") above grade. Exposed foundation walls must be finished with appropriate brick, stone, or other primary materials noted below (see figures 15 and 16 of this section).

FIGURES 15, 16 AND 17 Appropriate foundation design and ground floor distinction.

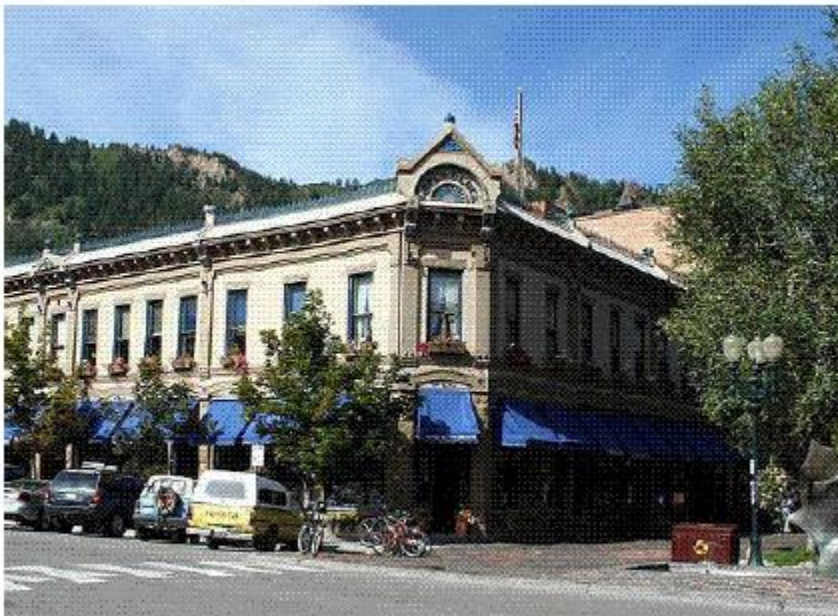


3. Use Of Awnings And Canopies: Awnings and canopies shall be designed to fit within the architecture of the buildings to which they are attached and serve to enhance the exterior of the building as an articulation and aesthetic element, not as an advertising medium.

FIGURE 18 Appropriate use of awnings in South Jordan, UT.



FIGURE 19 Appropriate use of awnings in Aspen, CO.



- a. Awnings or canopies must function as true awnings or canopies by being placed over a doorway or window and under certain circumstances over a walkway or outdoor seating area. All awnings or canopies must be attached to a vertical wall. Canopies must lead to a bona fide business entrance.
 - b. Awnings or canopies shall project at least 4.0 feet from the building when located over a pedestrian traffic area and no less than two feet (2') otherwise.
 - c. Awnings or canopies shall maintain a minimum clearance above sidewalk grade of eight feet (8') to the bottom of the framework when located over a pedestrian traffic area. The bottom of the framework shall not be more than eight feet (8') above covered grade or the maximum height of the protected window, door, or recessed building entry otherwise.
 - d. The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements.
 - e. All awnings that do not contain sign copy shall be made of woven cloth or architectural metal materials. Backlighting of awnings is not permitted. Design, color, and materials shall be compatible with the building to which it is attached.
4. Roof Designs And Parapets:
- a. Flat roofs shall be screened with parapets on all sides of the building adjacent to or visible from the street. The parapet shall be of height sufficient to screen all rooftop mechanical equipment (e.g., HVAC units). If no rooftop mechanical equipment exists, the parapet shall be a minimum of thirty six inches (36") in height.
 - b. All parapets shall feature three-dimensional architrave, frieze and cornice treatments (see figures 21 through 24 of this section).
 - c. Hipped roofs without a gabled end are not allowed. Mansard roofs are only allowed with buildings having three (3) or more stories. Mansard roofs must contain fenestration with dormered or other window finishes appropriate to the architecture of the building.
 - d. ~~Sloped roofs shall have a minimum five to twelve (5:12) pitch with g~~ Gabled ends shall face facing toward adjacent public streets.

FIGURE 20 Window treatments on a mansard roof.





FIGURE 24 Parapets in Provo, UT.



5. Building Materials:

a. Primary Exterior Materials:

- 1) Primary exterior finish materials shall make up at least the percentages of building elevations shown in the table below, after the transparent area, defined in this section, is deducted:

Building Area/Elevations
Single-family main floor facing a public street
Single-family upper floors facing a public street
Multi-family main floor

Multi-family upper floors
Commercial single-story buildings
Ground floor of a mixed use or commercial multi-story building
Upper floors of a mixed use or commercial building visible from public rights-of-way
Upper floors of a mixed use or commercial building not visible from public rights-of-way

- 2) Primary exterior finish materials shall be low reflectance, have natural textures, and utilize natural earth tone colors. Examples of permitted materials include: brick, stone, natural split faced block, or cut stone. The use of all glass exterior, smooth faced concrete block, prefabricated steel panels, corrugated metal, and EIFS (stucco) shall be prohibited as primary building materials. Nonmasonry siding is prohibited.
 - 3) Concrete siding products (i.e., hardie board) is considered a primary exterior finish but can only cover a maximum of 75% of each elevation, or 75% of the area defined in the table above, and must be accompanied by at least one other primary exterior finish.
 - b. Secondary Materials And Trim Materials: Secondary materials and trim materials shall complement the primary materials in texture and scale and provide enough contrast to be visible. EIFS materials may only be utilized for accents.
 - c. Accessory Structures: Accessory structures, such as gasoline pump canopies, utilities (gas, electric), trash enclosures and other accessory structures shall use the same architectural elements and types of materials and colors as the primary structure.
 - d. Material Colors: Material colors should consist of earth tones, e.g., muted shades of red or brown. The use of high intensity colors, primary colors, metallic colors, black or fluorescent colors is not permitted for primary exterior materials. Secondary materials and trim materials shall complement the primary material colors.
 - e. Wrapping: Where the two (2) sides of an extruding corner element are visible, materials and design elements shall wrap the visible corner and may only terminate at an interior corner location or the terminus of the visible wall plane.
6. Tenant Space Design:
- a. All ground floor tenant spaces for nonresidential uses shall have a minimum of eight hundred (800) square feet. Live/work units with residential areas on a separate floor from the business entrance must have at least one thousand six hundred (1,600) square feet.
 - b. Each tenant space should be provided distinction from adjacent tenant spaces through use of differing colors, materials, signage, design elements or combinations of such.
 - c. Residential units shall comply with the multi-family requirements outlined below.

- d. All sides of a building or buildings within a larger development, which face a public street must be designed to accommodate nonresidential tenants on the ground floor. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)
 - e. All buildings within the Central Business District and Main Street Commercial areas must include non-residential use(s). If a building includes residential use(s), all tenant spaces on the ground floor, must be reserved for non-residential use(s) and shall have a minimum floor to ceiling height of eleven feet (11'). Non-residential use(s) must have independent access and may be directly accessible by residential tenants in the development. (Ord. 09-03-2017, 9-6-2017, eff. 9-7-2017)
7. Building Lighting: All lighting on the exterior of buildings shall be shielded and directed downward. The intent of this is to limit the amount of light spill and night sky pollution. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

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 20th, 2025. Prior to that time, the 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 19th day of August 2025.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted ____
Councilmember Brian Del Rosario	Voted ____
Councilmember Lynn Mecham	Voted ____
Councilmember Jeff Siddoway	Voted ____
Councilmember Travis Keel	Voted ____

ATTEST:

Amalie R. Ottley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 19th day of August 2025, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO AMEND ARCHITECTURAL REQUIREMENTS IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 19th day of August 2025.

Amalie R. Ottley
Santaquin City Recorder
(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, at the City Hall Building at 110 S. Center Street 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.

AMALIE R. OTTLEY
 Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ____ day of ____ 2025, by AMALIE R. OTTLEY.

My Commission Expires:

MEMO



To: Planning Commission

From: Aspen Stevenson, Planner

Date: August 12, 2025

RE: **Code Amendment Amending Double Frontage Lots Requiring A Fence**

It is proposed that the Planning Commission and City Council consider amending Santaquin City Code (SCC) 11.24.080 to include a requirement that if double frontage lots cannot be avoided a fence shall be required. This code amendment comes as a request from the Community Development department and City Administration.

Below are the proposed changes to Santaquin City Code.

11.24.080 LOTS

- A. Compliance: Every parcel of land created by a subdivision shall comply with the minimum lot size requirements of the City zoning title, and shall be platted as part of a subdivision. No parcel of land shall be created or left unplatted which is either undevelopable, serves merely as a nuisance, or is a lot remnant. (Ord. 11-03-2014, 11-5-2014, eff. 11-6-2014)
- B. Lots Abutting A Street: All lots shall abut a dedicated street, public street, a private street which was constructed or vested prior to September 20, 2017, or a street which has become public by right of use. In the event a lot abuts a public right-of-way created by use, the subdivider shall improve the right-of-way to the standards required by this title. (Ord. 09-02-2017, 9-20-2017, eff. 9-21-2017)
- C. Corner Lots:
 - 1. Orientation And Access: Whenever possible, subdivisions shall be designed to encourage the orientation of corner lots toward the street of lesser classification. Access restrictions shall be included on plats to assure lot access is from the street with the lesser classification. In the instance where both streets abutting a corner lot are, or are planned to be of equal classification, the property orientation shall be encouraged toward the street logically anticipating a lower level of normal traffic.
 - 2. Setbacks And Buildable Area: A corner lot must contain a front setback, side street setback, side setback and a rear setback as outlined in the different zones, but the rear setback does not need to be directly opposite the front setback. The front lot line may be designated to apply on either street side property line. The buildable area within required setbacks must allow for the minimum building square footage required in the underlying zone.
- D. Remnants: Remnant property shall not be allowed within subdivisions to be approved by the city. All remnants shall be added to adjacent lots rather than being allowed to remain as a lot remnant.
- E. Canals: Where a canal abuts a subdivision the area of the portion of the canal which is located in the lot(s) shall not be included in the computation of total lot size nor front, side, or rear yard setbacks for purposes of determining compliance with the Santaquin City land use and development management code.
- F. Monumentation: All lot corners, points of curvature, tangency, and bearing changes shall be marked with permanent metal stakes approved by the city. The front corners of the lot shall be marked as per the construction standards.

- G. Double Or Reverse Frontage Lots: Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. When double frontage lots occur masonry style fencing shall be required along one of the frontages as determined by the DRC. Fencing will be a subdivision improvement required prior to issuance of a building permit.

The attached draft ordinance has the proposed code amendment. The Planning Commission's responsibility is to hold a public hearing and forward a recommendation to the City Council.

Motion: "Motion to recommend (approval/denial) of the proposed code amendment to require fencing on double frontage lots."

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO INCLUDE REQUIREMENTS FOR FENCING WHEN DOUBLE FRONTAGE LOTS CANNOT BE AVOIDED, 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 11, Chapter 24, Section 080 to include requirements to fence one of the frontages as determined by the DRC. Fence will be constructed at the time of all other subdivision improvements prior to issuing building permits; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on August 12, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; 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 11 Chapter 24 Section 080 is amended as follows: (underlined text is added, stricken text is deleted)

11.24.080 LOTS

- A. Compliance: Every parcel of land created by a subdivision shall comply with the minimum lot size requirements of the City zoning title, and shall be platted as part of a subdivision. No parcel of land shall be created or left unplatted which is either undevelopable, serves merely as a nuisance, or is a lot remnant. (Ord. 11-03-2014, 11-5-2014, eff. 11-6-2014)

- B. Lots Abutting A Street: All lots shall abut a dedicated street, public street, a private street which was constructed or vested prior to September 20, 2017, or a street which has become public by right of use. In the event a lot abuts a public right-of-way created by use, the subdivider shall improve the right-of-way to the standards required by this title. (Ord. 09-02-2017, 9-20-2017, eff. 9-21-2017)
- C. Corner Lots:
1. Orientation And Access: Whenever possible, subdivisions shall be designed to encourage the orientation of corner lots toward the street of lesser classification. Access restrictions shall be included on plats to assure lot access is from the street with the lesser classification. In the instance where both streets abutting a corner lot are, or are planned to be of equal classification, the property orientation shall be encouraged toward the street logically anticipating a lower level of normal traffic.
 2. Setbacks And Buildable Area: A corner lot must contain a front setback, side street setback, side setback and a rear setback as outlined in the different zones, but the rear setback does not need to be directly opposite the front setback. The front lot line may be designated to apply on either street side property line. The buildable area within required setbacks must allow for the minimum building square footage required in the underlying zone.
- D. Remnants: Remnant property shall not be allowed within subdivisions to be approved by the city. All remnants shall be added to adjacent lots rather than being allowed to remain as a lot remnant.
- E. Canals: Where a canal abuts a subdivision the area of the portion of the canal which is located in the lot(s) shall not be included in the computation of total lot size nor front, side, or rear yard setbacks for purposes of determining compliance with the Santaquin City land use and development management code.
- F. Monumentation: All lot corners, points of curvature, tangency, and bearing changes shall be marked with permanent metal stakes approved by the city. The front corners of the lot shall be marked as per the construction standards.
- G. Double Or Reverse Frontage Lots: Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. [When double frontage lots occur masonry style fencing shall be required along one of the frontages as determined by the DRC. Fencing will be a subdivision improvement required prior to issuance of a building permit.](#)

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

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PASSED AND ADOPTED this 19th day of August 2025.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted ____
Councilmember Brian Del Rosario	Voted ____
Councilmember Lynn Mecham	Voted ____
Councilmember Jeff Siddoway	Voted ____
Councilmember Travis Keel	Voted ____

ATTEST:

Amalie R. Ottley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 19th day of August 2025, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO INCLUDE REQUIREMENTS FOR FENCING WHEN DOUBLE FRONTAGE LOTS CANNOT BE AVOIDED, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 19th day of August 2025.

Amalie R. Ottley
Santaquin City Recorder
(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, at the City Hall Building at 110 S. Center Street 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.

AMALIE R. OTTLEY
 Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ____ day of ____ 2025, by AMALIE R. OTTLEY.

My Commission Expires:

MEMORANDUM



To: Planning Commission

From: Aspen Stevenson, Staff Planner

Date: August 12, 2025

RE: **Santaquin Peaks Lot 7 & 8 Plat Amendment**

Zone: Industrial

Size: 1.98 Acres

Silver Creek Design is a site plan currently under review located off Summit Ridge parkway in the Santaquin Peaks Industrial Park. They 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).

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City Code. The Planning Commission is the land use authority for plat amendment applications.

Findings

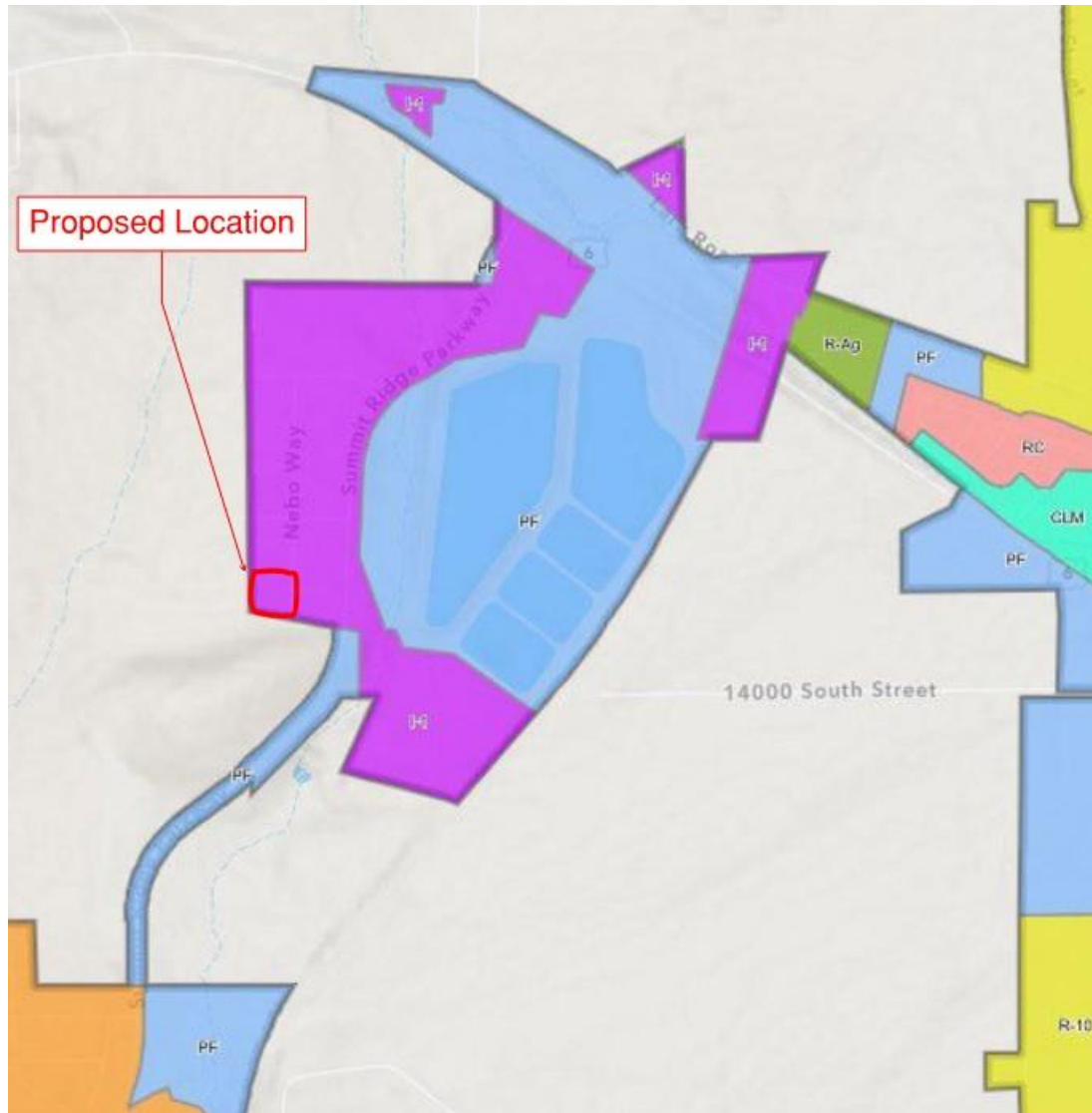
1. The plat amendment meets the requirements of the Industrial Zone (SCC 10.20.130).
2. The plat amendment meets all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.

Recommended Motion: "Motion to approve the plat amendment for the Santaquin Peaks Industrial Park Lot 7 & 8."

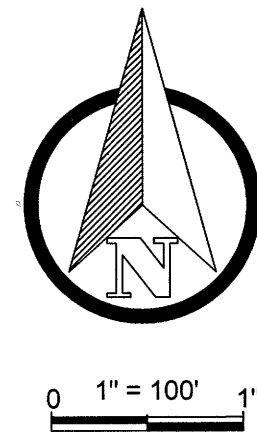
Attachments:

1. Location and Zoning Map
2. Originally Approved Plat
3. Amended Plat

Attachment 1: Location and Zoning Map



5/9/2024
E:\Proj\Santaquin Summit Parkway-Number 10-Dwg\Santaquin Summit Ridge Sub Plat-Instrument Final.dwg



33 34
4 3
FOUND BRASS CAP
MONUMENT

SECTION LINE
BASIS OF BEARING
N89°30'24"E 2649.01'

34
3
FOUND BRASS CAP
MONUMENT

S00°30'52"E
163.68'

ROWLEY'S SOUTH RIDGE FARMS INC.
PARCEL 32.009.0006

34 35
3 2
CALCULATED POSITION
PER CORNER RECORD
44.72 RC

SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED

LOCATED IN THE:
THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN,
UTAH COUNTY, UTAH

CHERRY SPRING PROPERTIES LLC.
PARCEL 32.009.0006

CHERRY SPRING PROPERTIES LLC.
PARCEL 32.009.0071

CHERRY SPRING PROPERTIES LLC.
PARCEL 32.009.0054

SANTAQUIN CITY
CORPORATION
PARCEL 32.009.0090
SUMMIT RIDGE
PARKWAY

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	122.72	792.00	8°52'41"	S47°48'25"W	122.60
C2	174.07	792.00	12°35'35"	S45°56'58"W	173.72
C3	40.24	792.00	2°54'40"	S41°08'31"W	40.24
C4	11.07	765.49	0°49'43"	S41°21'54"W	11.07
C5	350.30	765.49	26°13'10"	S27°50'27"W	347.25
C6	496.27	765.49	37°08'43"	S23°12'24"W	487.63
C7	134.90	765.49	10°05'49"	S09°40'57"W	134.72
C8	23.35	15.00	89°11'33"	S43°38'35"E	21.06
C9	40.47	26.00	89°11'33"	S43°38'35"E	36.51
C10	41.21	26.00	90°48'27"	N46°21'25"E	37.03
C11	23.77	15.00	90°48'27"	N46°21'25"E	21.36
C12	23.35	15.00	89°11'33"	S43°38'35"E	21.06
C13	40.47	26.00	89°11'33"	N43°38'35"W	36.51

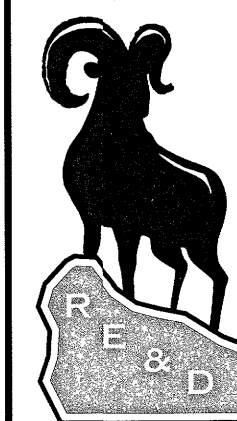
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	41.21	26.00	90°48'27"	N46°21'25"E	37.03
C15	23.77	15.00	90°48'27"	N46°21'25"E	21.36
C16	23.81	15.00	90°57'11"	N44°31'24"W	21.39
C17	41.27	26.00	90°57'11"	N44°31'24"W	37.07
C18	40.41	26.00	89°02'49"	N45°28'36"E	36.46
C19	23.31	15.00	89°02'49"	S45°28'36"W	21.04
C20	110.21	181.00	34°53'11"	N72°33'24"W	108.51
C21	103.51	170.00	34°53'11"	S72°33'24"E	101.92
C22	91.33	150.00	34°53'11"	N72°33'24"W	89.93
C23	79.16	130.00	34°53'11"	S72°33'24"E	77.94
C24	72.46	119.00	34°53'11"	N72°33'24"W	71.34
C25	11.11	792.00	0°48'14"	S42°57'58"W	11.11

Parcel Line Table		
Line #	Length	Direction
L1	10.15	N55°06'49"W
L2	20.00	S02°41'40"W
L3	20.00	S02°41'40"W
L4	20.24	S80°17'18"E
L5	20.24	S80°17'18"E
L6	20.02	S00°30'52"E
L7	20.02	S00°30'52"E
L8	20.00	S00°30'52"E
L9	20.00	S00°30'52"E
L10	8.23	N55°06'49"W

ENT: 4-6-3977-2024 MAP: 19291
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 JUL 12 10:54 AM FEE 132.00 BY TH
RECORDED FOR SANTAQUIN CITY

LEGEND	
SECTION CORNER (FOUND)	
SECTION LINE	
BOUNDARY LINE	
PARCEL LINE	
SET MONUMENT (RIMROCK E&D)	
CENTERLINE MONUMENT	

SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED



5513 W. 11000 N. #435
HIGHLAND, UT 84003
tgower@re-n-d.com
801-837-0633

RIMROCK
ENGINEERING &
DEVELOPMENT

PROJECT NAME	
SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED	
1" = 100'	PROJECT # SQC2207-01-01
DRAWN: AP	DATE: 05/01/2024
CHECKED: TG	SHEET NO: 2 OF 2

#10291 2012

SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED

LOCATED IN THE:
THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN,
UTAH COUNTY, UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 17 DAY OF May, 2024, A.D.

BY: [Signature]
CC CALLAWAY, LLC, CODY R. CHRISTENSEN

5/17/24
DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, 2024, BY CODY R. CHRISTENSEN, WHO REPRESENTED THAT (S)HE IS AN AUTHORIZED SIGNER FOR CC CALLAWAY, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

[Signature]
SIGNATURE OF NOTARY PUBLIC
Shannon Hoffman
PRINTED NAME OF NOTARY PUBLIC

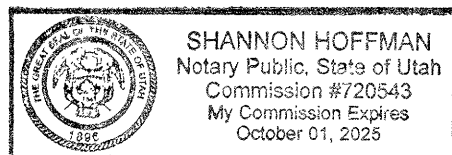
RESIDING IN Santaquin, UTAH

STATE OF UTAH } S.S.
COUNTY OF UT }

MY COMMISSION EXPIRES: 10/11/29

MY COMMISSION NUMBER: 720543

(NOTARY STAMP)



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 10th DAY OF May, 2024, A.D.

BY: [Signature]
GREENHALGH CONSTRUCTION HOLDINGS, LLC.
KIRK GREENHALGH

5/10/24
DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, 2024, BY KIRK GREENHALGH, WHO REPRESENTED THAT (S)HE IS AUTHORIZED SIGNER FOR GREENHALGH CONSTRUCTION, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

[Signature]
SIGNATURE OF NOTARY PUBLIC
Stephanie Christensen
PRINTED NAME OF NOTARY PUBLIC

RESIDING IN Spanish Fork, UTAH

COUNTY OF Utah } S.S.

MY COMMISSION EXPIRES: 4-19-26

MY COMMISSION NUMBER: 724261

(NOTARY STAMP)



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 16 DAY OF May, 2024, A.D.

BY: [Signature]
CHAIR OF THE COMMUNITY DEVELOPMENT
AND RENEWAL AGENCY OF SANTAQUIN CITY

5/16/24
DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF May, 2024, BY DANIEL M. OLSON, WHO REPRESENTED THAT (S)HE IS THE CHAIR OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

[Signature]
SIGNATURE OF NOTARY PUBLIC
Amalie R. Otley
PRINTED NAME OF NOTARY PUBLIC

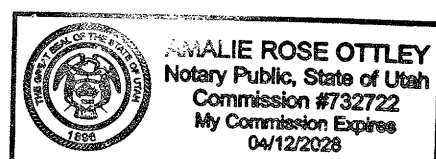
RESIDING IN Utah County, UTAH

STATE OF UTAH } S.S.
COUNTY OF Utah }

MY COMMISSION EXPIRES: 04/12/28

MY COMMISSION NUMBER: # 732722

(NOTARY STAMP)



SUBDIVISION BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SANTAQUIN CITY, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL NUMBER 32:009:0098, SAID POINT BEING 163.68 FEET SOUTH 00°30'52" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89°23'57" EAST 871.39 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF SUMMIT RIDGE PARKWAY (PARCEL #32:009:0090); THENCE ALONG SAID WEST LINE THE FOLLOWING 2 (2) COURSES: (1) SOUTH 0°35'40" WEST 487.66 FEET TO A POINT ON A 792.00 FOOT RADIUS CURVE TO THE LEFT; (2) THENCE ALONG SAID WEST LINE AND ARC OF SAID CURVE 174.07 FEET HAVING A CENTRAL ANGLE OF 12°35'35" (CHORD BEARS SOUTH 45°56'58" WEST 173.72 FEET); THENCE SOUTH 55°06'49" EAST 35.11 FEET TO A 785.49 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 496.27 FEET HAVING A CENTRAL ANGLE OF 37°08'43" (CHORD BEARS SOUTH 23°12'24" WEST 487.63 FEET); THENCE SOUTH 02°41'40" WEST 983.14 FEET; THENCE NORTH 80°17'18" WEST 521.56 FEET; THENCE NORTH 00°30'52" WEST 1973.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,331,696 SQ FT, 30.57 ACRES +/-

GENERAL PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE EAST BOUNDARY LINE OF THE ORIGINAL SANTAQUIN PEAKS INDUSTRIAL PARK, CREATE AN 11 FOOT STRIP ALONG THE FRONT OF ALL LOTS TO BE DEDICATED TO THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY(CDRA) AND TO ADJUST THE BUILDING SET BACKS. ALL OTHER EASEMENTS UNLESS NOTED ARE TO REMAIN.
2. ALL LOTS WITHIN SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ARE SUBJECT TO 10' PUBLIC UTILITY EASEMENTS (PUE) ON THE ALL FRONT AND REAR LOT LINES AND 5' PUBLIC UTILITY EASEMENTS (PUE) ON ALL SIDE LOT LINES, AS DEPICTED ON THIS PLAT.
3. ACCESS FROM SUMMIT RIDGE PARKWAY IS PROHIBITED FOR ALL LOTS WITHIN THIS SUBDIVISION.
4. LOT SETBACKS ARE AS FOLLOWS:
FRONT YARD: 35' MIN-FRONT YARD SETBACK FOR ALL BUILDINGS
STREET/REAR SETBACK: 25'
SIDE YARD: 10'
REAR YARD: 10' REAR YARD FOR MAIN BUILDINGS.
LOTS 1-6: 50' SETBACK FROM THE RIGHT OF WAY OF SUMMIT RIDGE OF THE ORIGINAL SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION
5. LOT 1-6 MUST HAVE THE FRONT OF THE BUILDING ORIENTATED TO FACE SUMMIT RIDGE PARKWAY.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 23 DAY OF May, 2024, A.D.

BY: [Signature]
K&S CAPITAL, LLC, SCOTT JACKSON

5/23/24
DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF May, 2024, BY SCOTT JACKSON, WHO REPRESENTED THAT (S)HE IS AN AUTHORIZED SIGNER FOR K&S CAPITAL, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

[Signature]
SIGNATURE OF NOTARY PUBLIC
Stephanie Christensen
PRINTED NAME OF NOTARY PUBLIC

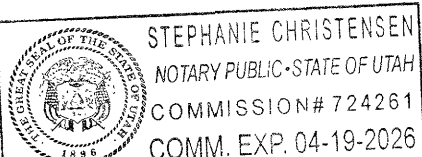
RESIDING IN Spanish Fork, UTAH

STATE OF UTAH } S.S.
COUNTY OF UT }

MY COMMISSION EXPIRES: 4-19-26

MY COMMISSION NUMBER: 720543

(NOTARY STAMP)



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 17 DAY OF May, 2024, A.D.

BY: [Signature]
HYVE HOMES, INC., JIMMY DEGRAFFENREID

5/17/24
DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF May, 2024, BY JIMMY DEGRAFFENREID, WHO REPRESENTED THAT (S)HE IS AN AUTHORIZED SIGNER FOR HYVE HOMES, INC. AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

[Signature]
SIGNATURE OF NOTARY PUBLIC
Shannon Hoffman
PRINTED NAME OF NOTARY PUBLIC

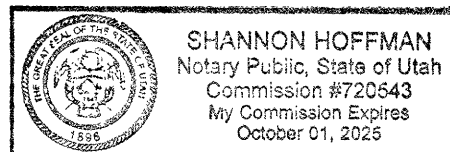
RESIDING IN Santaquin, UTAH

STATE OF UTAH } S.S.
COUNTY OF UT }

MY COMMISSION EXPIRES: 10/11/25

MY COMMISSION NUMBER: 720543

(NOTARY STAMP)



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 16 DAY OF May, 2024, A.D.

BY: [Signature]
MAYOR OF SANTAQUIN CITY
Daniel M. Olson

5/16/24
DATE

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF May, 2024, BY DANIEL M. OLSON, WHO REPRESENTED THAT (S)HE IS THE MAYOR OF SANTAQUIN CITY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

[Signature]
SIGNATURE OF NOTARY PUBLIC
Amalie R. Otley
PRINTED NAME OF NOTARY PUBLIC

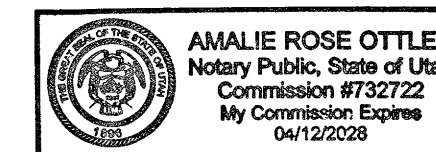
RESIDING IN Utah County, UTAH

STATE OF UTAH } S.S.
COUNTY OF Utah }

MY COMMISSION EXPIRES: 04/12/28

MY COMMISSION NUMBER: # 732722

(NOTARY STAMP)



SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, EMPLOYED BY RIMROCK ENGINEERING AND DEVELOPMENT, CONTACT NUMBER, 801-837-0633, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S), I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN DECEMBER 2022, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY RIMROCK ENGINEERING AND DEVELOPMENT, FILE NUMBER 22-477, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: **SANTAQUIN PEAKS INDUSTRIAL PARK-AMENDED**.



TRAVIS R. GOWER
P.L.S. 3439364

May 9, 2024
DATE

ENT. 463937-2024 MAP# 19291
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 JUN 12 10:54 AM FEE 132.00 BY TH
RECORDED FOR SANTAQUIN CITY

LEGEND

SECTION CORNER (FOUND)

SECTION LINE

BOUNDARY LINE

PARCEL LINE

SET MONUMENT (RIMROCK E&D)

CENTERLINE MONUMENT

#19291
28/12

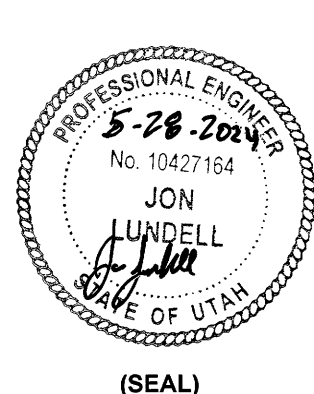
PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 23 DAY OF May, 2024.

[Signature]
DIRECTOR SECRETARY

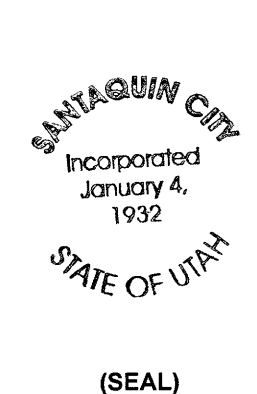
[Signature]
CHAIRMAN PLANNING COMMISSION

CITY ENGINEER



(SEAL)

CLERK - RECORDER



(SEAL)

UTILITY APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER: [Signature] DATE: 05.10.24
CETRACOM: [Signature] DATE: 05.15.24
CENTURY LINK: [Signature] DATE: 05.15.24

DOMINION ENERGY

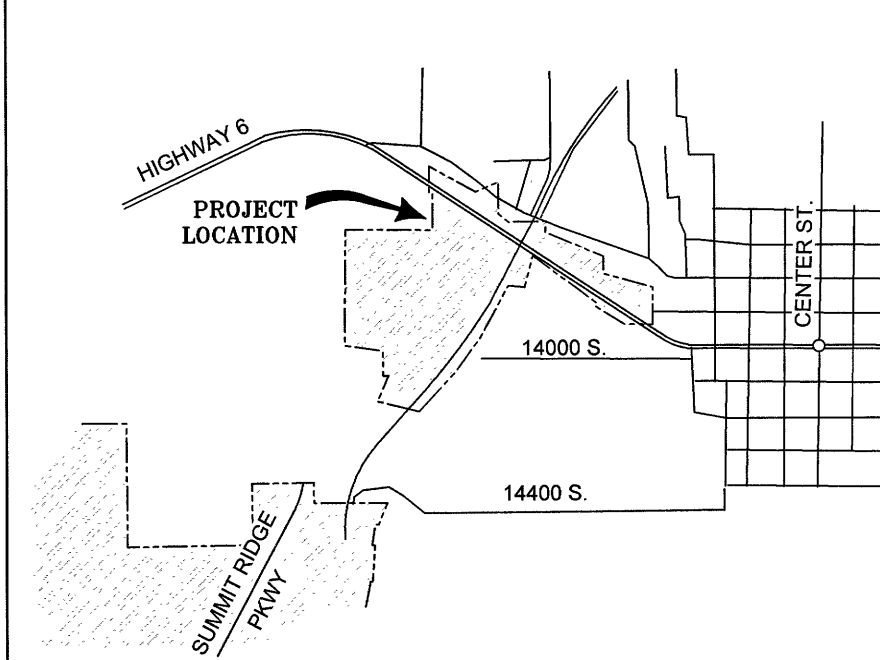
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN 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 DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 15 DAY OF May, 2024

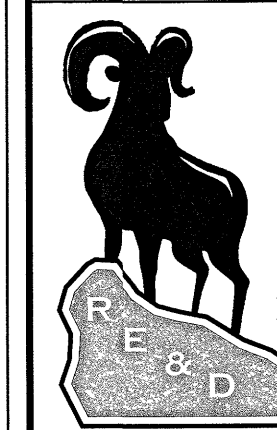
DOMINION ENERGY
BY: [Signature]
TITLE: Sec. 3, T10S, R1E, S14M, T14N, R2E

VICINITY MAP

SANTAQUIN, UT



SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED



5513 W. 11000 N. #435
HIGHLAND, UT 84003
tgower@re-n-d.com
801-837-0633

RIMROCK
ENGINEERING &
DEVELOPMENT

PROJECT NAME

SANTAQUIN PEAKS INDUSTRIAL PARK

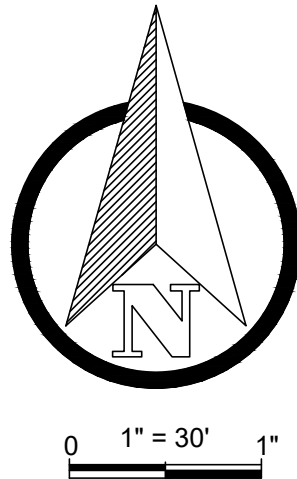
1" = 150'	PROJECT #
	SQC2207-01-01
DRAWN: AP	DATE: 05/01/2024
CHECKED: TG	SHEET NO: 1 OF 2

7/22/2025

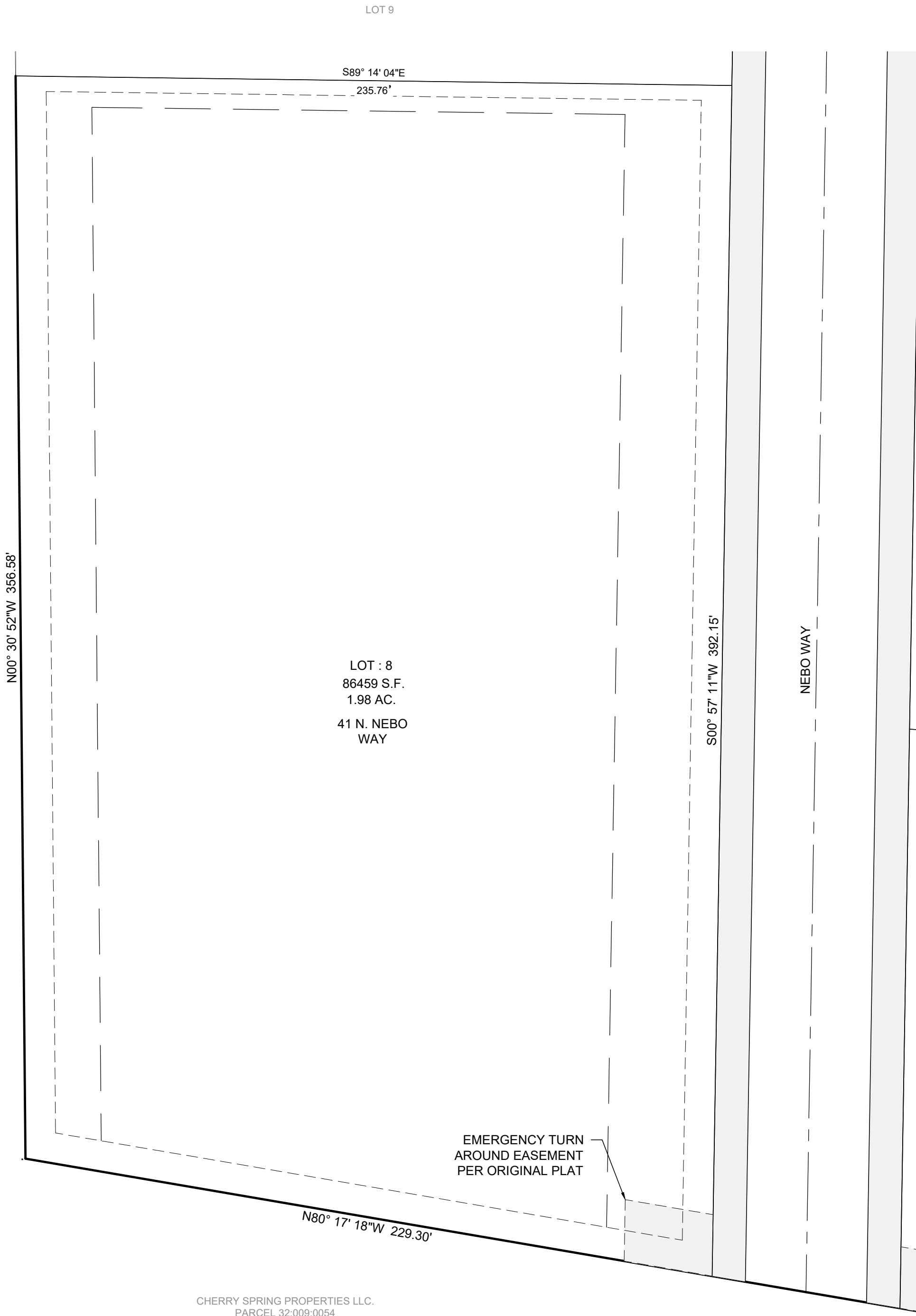
F:\Proj\Santaquin Summit Parkway\Number\08-Dwg\Sheet\Santaquin Summit Ridge Sub Lot 8-a Amendment.dwg

SANTAQUIN PEAKS INDUSTRIAL PARK LOTS 7 AND 8- AMENDED

LOCATED IN THE:
THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN,
UTAH COUNTY, UTAH



CHERRY SPRING PROPERTIES LLC.
PARCEL 32-009-0071



CHERRY SPRING PROPERTIES LLC.
PARCEL 32-009-0054

LEGEND	
SECTION CORNER (FOUND)	
SECTION LINE	
BOUNDARY LINE	
PARCEL LINE	
SET MONUMENT (RIMROCK E&D)	
CENTERLINE MONUMENT	

PLANNING COMMISSION APPROVAL

THE PLANNING COMMISSION OF SANTAQUIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, 20__.

DIRECTOR SECRETARY	CHAIRMAN PLANNING COMMISSION
_____	_____
_____	_____
_____	_____
_____	_____

CITY ENGINEER

(SEAL)

CLERK - RECORDER

(SEAL)

UTILITY APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT O ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRICTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MOUNTAIN POWER: _____ DATE: _____
CETRACOM: _____ DATE: _____
CENTURY LINK: _____ DATE: _____

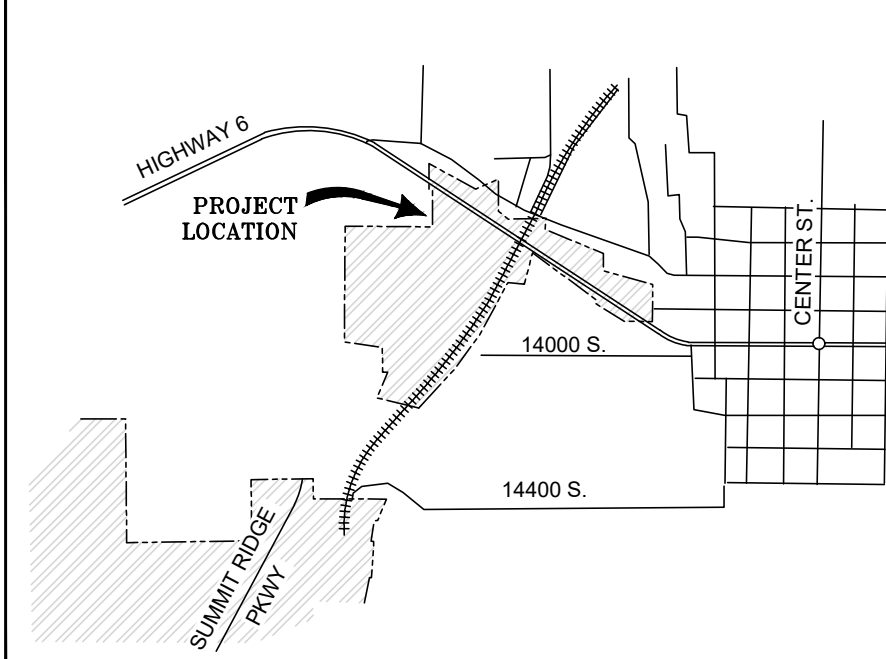
DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT 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 DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS ____ DAY OF _____, 20__
DOMINION ENERGY
BY: _____
TITLE: _____

VICINITY MAP

SANTAQUIN, UT



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS SANTAQUIN PEAKS INDUSTRIAL PARK LOTS 7 AND 8 AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__, A.D.

BY: _____
MAHOGANY LAND DEVELOPMENT, LLC. DATE _____

ACKNOWLEDGMENT

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____ WHO REPRESENTED THAT (S)HE IS AUTHORIZED SIGNER FOR MAHOGANY LAND DEVELOPMENT, LLC AND HAS THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

RESIDING IN _____, UTAH

COUNTY OF _____ } S.S.
_____ }

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____ (NOTARY STAMP)

GENERAL PLAT NOTES

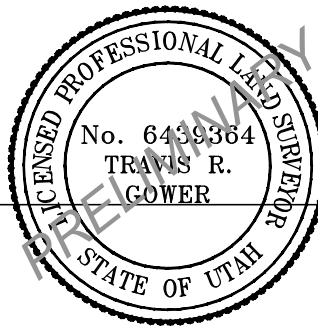
- THE PURPOSE OF THIS PLAT IS TO REMOVE THE LOT LINE BETWEEN LOTS 7 AND 8. ALL OTHER EASEMENTS UNLESS NOTED ARE TO REMAIN.
- ALL LOTS WITHIN SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION ARE SUBJECT TO 10' PUBLIC UTILITY EASEMENTS (PUE) ON THE ALL FRONT AND REAR LOT LINES AND 5' PUBLIC UTILITY EASEMENTS (PUE) ON ALL SIDE LOT LINES, AS DEPICTED ON THIS PLAT.
- ACCESS FROM SUMMIT RIDGE PARKWAY IS PROHIBITED FOR ALL LOTS WITHIN THIS SUBDIVISION.
- LOT SETBACKS ARE AS FOLLOWS :
FRONT YARD: 35' MIN-FRONT YARD SETBACK FOR ALL BUILDINGS
STREET/REAR SETBACK: 25'
SIDE YARD: 10'
REAR YARD: 10' REAR YARD FOR MAIN BUILDINGS.
LOTS 1-6: 50' SETBACK FROM THE RIGHT OF WAY OF SUMMIT RIDGE OF THE ORIGINAL SANTAQUIN PEAKS INDUSTRIAL PARK SUBDIVISION
- THE OWNER OF RECORD AT THE TIME OF THIS PLAT IS MAHOGANY LAND DEVELOPMENT, LLC., OF PO BOX 665, SALEM, UT 84653

SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOTS 7 AND 8, SANTAQUIN INDUSTRIAL PARK AMENDED AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NUMBER 46397-2024 MAP #19291
CONTAINING 86,459 SQ FT, 1.98 ACRES +/-

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, EMPLOYED BY RIMROCK ENGINEERING AND DEVELOPMENT, CONTACT NUMBER, 801-837-0633, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT AND THAT I HOLD CERTIFICATE NUMBER 6439364 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND BY THE AUTHORITY OF THE OWNER(S), I HAVE REVIEWED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, IN DECEMBER 2022, IN ACCORDANCE WITH A RECORD OF SURVEY PREPARED BY RIMROCK ENGINEERING AND DEVELOPMENT, FILE NUMBER 22-477, AS FILED IN THE UTAH COUNTY SURVEYOR'S OFFICE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREAFTER TO BE KNOWN AS: **SANTAQUIN PEAKS INDUSTRIAL PARK LOTS 7 AND 8-AMENDED**.



TRAVIS R. GOWER
P.L.S. 6439364

DATE

SANTAQUIN PEAKS INDUSTRIAL PARK - LOTS 7 AND 8 AMENDED



5513 W. 11000 N. #435
HIGHLAND, UT 84003
tgower@re-n-d.com
801-837-0633

RIMROCK
ENGINEERING &
DEVELOPMENT

PROJECT NAME

SANTAQUIN PEAKS INDUSTRIAL PARK

1" = 30'

DRAWN: AP

CHECKED: TG

PROJECT #
RGC2538-01-01

DATE:
07/22/2025

SHEET NO:
1 OF 1



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

Commissioner LaDawn Moak was excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, Planner Aspen Stevenson, Recorder Amalie Ottley, Troy Frazier, Kelly Frazier, KC Lowham, Lexlan Lowham, Josh Nielsen, Heidi Nielsen, LeAnn Lowham, Robert Short, Mark Memmott, Wade Memmott, Katrina Memmott, Ross Williams, Corie Steele, David Crawford, Jacob Frazier, Chuck Shaw, Chad Zeeman, and other members of the public.

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 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: FRAZIER REZONE REQUEST

Planner Stevenson introduced the Frazier Rezone Request. Troy and Kelly Frazier who desire to keep cows on their property, submitted a request to amend the Santaquin City Zoning Map to change the zoning of approximately 4.414 acres of parcel number 48:259:0007 from the Residential (R-10) zone to the Residential Agriculture (R-Ag) zone located at 169 W 690 N.

The applicant, Troy Frazier, addressed the Planning Commission. He read from the Santaquin City Master Plan land use guidelines that supports the preservation of agriculture in the community. He discussed that when he bought his property, he understood it to be an agricultural zone as the previous owner had farm animals (alpacas) on that property. He expressed his desire to own horses and cows on his property which is not currently allowed in the residential zone. He stated that he has not had a farm or animals previous to living in Santaquin and wishes to learn and bring agriculture back to the area and his land. He indicated that he'd like to keep anywhere from 2-6 cows on the property at a time.

Commissioner Hoffman pointed out that the city code requires a minimum of 5 acres of land to be considered an agricultural zone noting that the applicant does not meet the minimum acreage requirement.

Commission Chair Wood opened the Public Hearing at 7:13 p.m.

Ross Williams addressed the Planning Commission regarding the applicant's request to rezone their property. He expressed concerns about the applicant's ability to maintain the pasture due to the chain link fence that is currently installed between the applicant's property and neighbors. He stated that the cattle on the property have disturbed the fence to reach neighboring properties. He expressed concerns about the state of the debris on the property. Mr. Williams indicated that the previous owner kept the property clean and there were no concerns until the Frazier family moved in. Mr. Williams expressed frustration about the Frazier's placement of corrals, chicken coops, etc. near neighbor's backyards. Mr. Williams indicated that he has reported Frazier property multiple times to the police and that newcomers to Santaquin devalue the neighborhoods. He stated that he and his neighbors would take legal action if the request were to be approved.

Jacob Frazier attended the meeting on behalf of the applicant. He is the son of Troy Frazier and wished to address the situation. He indicated that he lives on a property neighboring his parents. He also stated that the current fencing is 3 inches onto their own property line. He discussed his family's desire to accommodate neighbors as much as possible as they learn to own farm animals and continue to clean up and operate a small farm on their property.

KC Lowham expressed concerns about the state of the property and general clutter. He also expressed concerns about the Frazier's dogs. He believes that they own more animals than allowed by city code. He stated his frustration that the Fraziers placed their corals and outbuildings along the neighbors fences rather than more central locations on their property.

Mark Memmott expressed his concerns over the smell of the cows and persistent flies due to the uncleanness of the Frazier's property. He stated that he worries about the quality of the fence and its ability to withstand the cows leaning on it.

Corie Steele stated that the cows are consistently near her back fence. She expressed her concern about the manure being piled up against the fence and subsequent smells.

Rob Short indicated that the Fraziers have not been accountable for their animals to include dogs and cows. He stated that the Fraziers have been irresponsible with pellet/BB guns and believes that the situation will only get worse if the request to rezone is approved.

Chuck Shaw disagreed with the previous statements that the property is an eyesore. He stated that the amount of so-called junk in their yard compared to the size of the property is not comparable to many other homes in the area. He believes that other properties in the neighborhood are much worse than the property in question. He pointed out that many individuals express the desire to keep Santaquin an agricultural and farming area but fight against actual farming properties near them. He also indicated that it is his own trailers parked in front of the Frazier's house due to the installation of internet on their streets.

Josh Nielsen stated that he does not disagree with agriculture and farms in the area but feels that the upkeep of the cows and manure on the Frazier property is disagreeable.

Chad Zeeman expressed his concern about the character assassination of the Fraziers by neighbors. He also stated that the vehicles in front of the Frazier's home are his own. He stated that he is neither for or against the rezone request but disagrees with the treatment of the Fraziers in the meeting.

Commission Chair Wood closed the Public Hearing at 7:37 p.m.

Assistant Manager Bond discussed the current R-10 residential zoning on the property as well as previous uses on the property that were allowed by City Code, such as the ownership of alpacas. He stated that after code enforcement issues arose with the property, that the owners took the steps to apply for a rezone on their property so that they could be compliant.

Commission Chair Wood discussed the discouraged practice of creating island zones in the city. He added that the minimum requirement for an agricultural zone is 5 acres and the Frazier's property simply does not meet that requirement at just over 4 acres. Commissioner Weight added that the only way that the property would meet the requirements of the code would be that there were cattle historically on the property and there was a legally non-conforming use on that property. As that is not the case, the proposed rezone does not meet city code.

Commissioner Hoffman made a motion to make a negative recommendation to the City Council for the rezoning of approximately four acres of parcel number 48:259:0007 from the Residential (R-10) zone to the Residential Agriculture (R-Ag) zone. Commissioner Tolman seconded the motion.

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

The motion passed.

Assistant Manager Bond indicated that the Frazier Rezone request will likely be on the August 19, 2025 City Council Meeting agenda due to other items earlier in the month. He encouraged members of the public to pay close attention to the agendas if they are interested in attending the City Council meeting addressing the applicant's request.

MEETING MINUTES APPROVAL

Commissioner Weight made a motion to approve the meeting minutes from June 24, 2025 with corrections suggested by Commission Chair Wood. Commissioner Romero seconded the motion.

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

The motion passed.

Commissioner Tolman made a motion to approve the meeting minutes from July 8, 2025. Commissioner Nixon seconded the motion.

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

The motion passed.

OTHER BUSINESS

Planner Stevenson went over items on upcoming Planning Commission meeting agendas.

ADJOURNMENT

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 7:47 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood