



PLANNING COMMISSION

Tuesday, February 14, 2023, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online
275 W. Main Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – 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. **PUBLIC HEARING: Property Rezone (1972 S. Frontage Road)**

The Planning Commission will hold a Public Hearing to review a proposal to rezone approximately 32.9 acres from the Planned Community (PC) Zone to Commercial Light Manufacturing (CLM) Zone.

2. **PUBLIC HEARING: Driveway Width Code Amendment**

The Planning Commission will hold a Public Hearing to consider amending Santaquin City Code Title 10 Chapter 16 Section 040, "Motor Vehicle Access", related to driveway width requirements.

OTHER BUSINESS

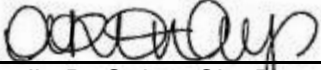
3. **Approval of Meeting Minutes**

January 24, 2023

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 was posted on www.santaquin.org, Santaquin City Social Media sites, posted in three physical locations (Santaquin City Public Safety Building, Zions Bank, Santaquin Post Office), and posted on the State of Utah's Public Notice Website.

BY: 

Amalie R. Ottley, City Recorder

MEMO



To: Planning Commission
From: Loren Wiltse Senior Planner
Date: February 10, 2023
RE: **Utah SHOP LLC. (ET AL) Rezone Request**

It is proposed that the Planning Commission and City Council consider amending the Santaquin City Zoning Map to change the zoning of the Utah SHOP LLC. (ET AL) property (Parcel ID's 32:021:0020 & 32:021:0018) from Planned Community (PC) zone to Commercial Light Manufacturing (CLM) zone. The area proposed to be rezoned is currently vacant and consists of approximately 32 acres of land.

The applicants, Land Entitlements & Acquisition Partners, LLC, (Contact Jon Jensen) have submitted a zone change proposal (Attachment 2) that shows a conceptual design (Exhibit C). This conceptual plan is the applicant's justification for why the proposed zone change should be approved. This review is not approving any development on the site. This review is for the Planning Commission to forward a recommendation on the rezone to the City Council.

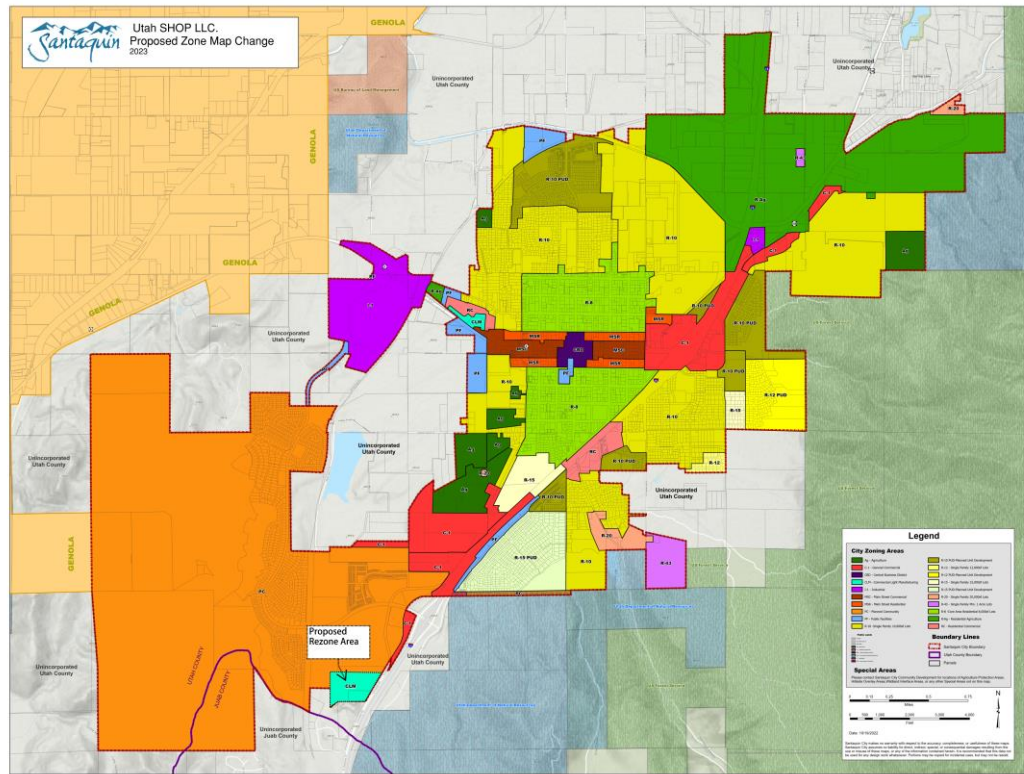
Staff Recommendation: It is recommended that the Planning Commission provide a recommendation to the City Council regarding Land Entitlements & Acquisition Partners, LLC's proposed rezone of the Utah SHOP LLC. property from Planned Community (PC) zone to Commercial Light Manufacturing (CLM) Zone.

Recommended motion: "Motion to forward a (positive or negative) recommendation to the City Council that approximately 32 acres of the Utah SHOP LLC. property be rezoned from Planned Community (PC) zone to Commercial Light Manufacturing (CLM) Zone.

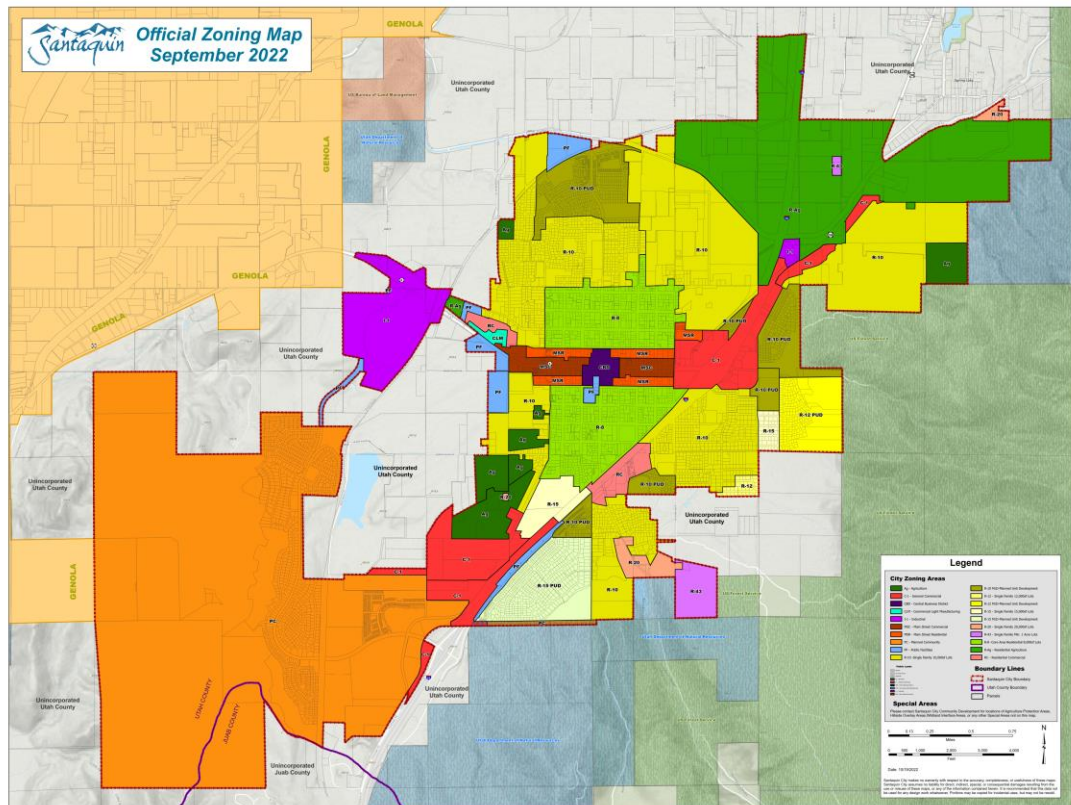
Attachments:

1. Proposed and Existing Zoning Map
2. Application (Zone Change Proposal)

Proposed Zoning Map Change:



Existing Zoning Map



Zone Change Proposal

Rezoning Information

Address: Approx. 15393 Frontage Rd, Santaquin, UT 84655
Parcel ID(s): 32:021:0020 & 32:021:0018

Current Zoning: PC (C1 Underlying)

Requested Zoning: CLM (Commercial Light Manufacturing)

Date of Submission: Jan 26, 2023

ACRES: 32.9

Contact/Developer Information

Company Name: Land Entitlements & Acquisition Partners, LLC
Contact: Jon Jensen
Address: PO BOX 970271, Orem, UT 84097
Phone: 385-201-7848
Email: jjensencm@gmail.com

Signature: 

Rezone Application Fee: \$400.00 (paid by check)

Written Description:

The proposed project is a design/build/hold product that is to attract tenants/users in the "flex-space" environment. Where they need some office and warehouse space.

Many users that fit this type of product are light manufacturing style operations, fulfillment centers, ecommerce, dance studios, subcontractors, professionals that have science testing needs, and many other job friendly type users. At times, some users are retail type users. These might be flooring showrooms, lighting stores, and other businesses that need a large area to display their products.

This project has the opportunity to bring jobs and be designed so that it is attractive for the community and for the tenants.

Because the project is commercial in nature, he should be a positive towards taxes for the city and deliver some services that the community needs.

It is our desire to ask Santaquin City, if it is an appropriate use and/or project, that the property be rezoned from PC (C1) to CLM.

Exhibit A
(Legal Description of Subject Properties)

Parcel 1:

COM S 2711.86 FT & W 868.97 FT FR NE 1/4 SEC. 15, T10S, R1E, SLB&M.; S 31 DEG 22' 40" W 689.45 FT; N 89 DEG 56' 17" W 755.1 FT; S 0 DEG 6' 20" E 363.08 FT; N 89 DEG 56' 17" W 367.94 FT; S 48 DEG 27' 55" W 316.34 FT; N 0 DEG 6' 19" W 1160.25 FT; E 1720.3 FT TO BEG. AREA 26.406 AC.

Parcel 2:

COM N 89 DEG 31' 57" E 524.88 FT & N 1644.62 FT FR S 1/4 COR. SEC. 15, T10S, R1E, SLB&M.; N 0 DEG 6' 20" W 363.04 FT; S 89 DEG 56' 17" E 760.09 FT; S 31 DEG 22' 44" W 25.28 FT; S 28 DEG 28' 47" W 388.22 FT; N 89 DEG 56' 17" W 561.13 FT TO BEG. AREA 5.500 AC.

Exhibit B
Multiple Property / Zoning Proposals
Layout and surrounding zoning map

ZONING (City)

Zoning Ordinance ([PC Planned Community](#))

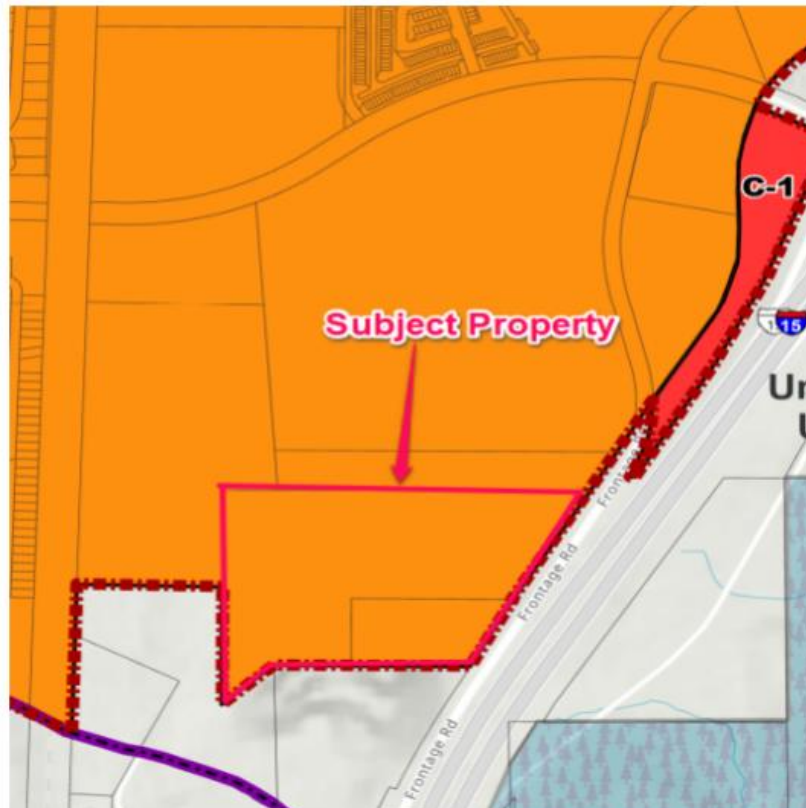


Exhibit ~~B~~ C
Multiple Property / Zoning Proposals
Development Proposal Maps



MEMO



To: Planning Commission

From: Loren Wiltse, Senior Planner

Date: February 10, 2023

Re: A proposed amendment to Santaquin City Code Title 10 Chapter 16 Section 040, “Motor Vehicle Access” providing for an exception to access (driveway) width requirements.

It is proposed that the Planning Commission and City Council consider amending language related to an exception to access (driveway) requirements contained in SCC 10.16.040 “Motor Vehicle Access”.

The attached draft ordinance would allow the Development Review Committee (DRC) to grant a driveway width exception to a commercial use lot to improve the general public safety.

An exception would be limited to an applicant showing evidence (based on zoning and permitted use) that a wider access is needed to accommodate the volume and type of vehicle(s) that are expected to use the access on a regular basis. Other than public facility uses (i.e., fire stations), it is proposed that an access would be limited to a maximum width of forty (40) feet.

Staff Recommendation: It is recommended that the Title 10, Chapter 16, Section 040. requirements for motor vehicle access be amended as proposed.

Recommended motion: “Motion to recommend approval of the code amendment which amends SCC 10.16.040 “Motor Vehicle Access”.

ATTACHMENT:

1. Draft Ordinance

ORDINANCE NO. **DRAFT**

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO PROVIDE AN EXCEPTION FOR THE DRIVEWAY APPROACH WIDTH REQUIREMENTS, 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 16 Section 040 to allow for exceptions to access requirements, when necessary, to improve traffic circulation for large vehicles with trailers and general public safety.

WHEREAS, the Santaquin City Planning Commission held a public hearing on February 14, 2023, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission shall forward 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 16, Section 040 “Motor Vehicle Access”: is amended as follows:

(underlined text is added, stricken text is deleted)

10.16.040 MOTOR VEHICLE ACCESS

Access to all lots and parcels of land having frontage on a public street shall comply with the Santaquin City Standards, Specifications, and Drawings, SCC 11.24, and the requirements as follows: ~~be controlled as follows:~~

- A. Access shall be by not more than two (2) driveways from any one street, except as may be permitted by the Planning Commission, when it can be shown that additional driveways will promote traffic safety.
- B. Non-residential ~~D~~driveways shall be not closer to each other than thirty feet (30').
- C. Each non-residential driveway approach shall be not more than thirty feet (30') in width in all zones measured at right angles to the centerline of the driveway. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)
- D. Residential driveways shall comply with SCC 11.24.120.

The Development Review Committee (DRC) may grant an exception to access width requirements if it can be shown that a wider access is needed to accommodate the volume and type of vehicles that are expected to use the access on a regular basis and that it will improve the general public safety. Excluding public facilities (i.e. fire stations), a driveway width shall not exceed forty feet (40').

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, 22, 2023. 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 21st day of February, 2023

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember David Hathaway	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 21st day of February 2023, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO PROVIDE AN EXCEPTION FOR THE DRIVEWAY APPROACH WIDTH REQUIREMENTS, 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 21st day of February 2023.

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 I posted in three (3) public places the ordinance, which is attached hereto on the 21st day of February 2023.

The three places are as follows:

1. Zions Bank
2. Post Office
3. City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

 Amalie R. Ottley
 Santaquin City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by _____.

 Notary Public



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

Commissioners Lance and McNeff were excused from the meeting.

Others in Attendance: Board Chair (Mayor) Olson, Assistant City Manager Jason Bond, Senior Planner Loren Wiltse, Recorder Amalie Ottley, Planner Camille Moffat, Board Member (City Councilman) Jeff Siddoway.

Various members of the public attended the meeting.

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

INVOCATION/INSPIRATIONAL THOUGHT

An invocation was offered by Commissioner Weight.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Romero.

PUBLIC FORUM

Commission Chair Wood opened the public forum at 7:03 p.m.

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

Commission Chair Wood closed the public forum at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Public Hearing: Tot-Lot Requirements

Assistant Manager Bond presented a proposed amendment to modify Tot-Lot Requirements in Multiple-Unit Developments. Mr. Bond demonstrated the pending Ercanbrack development showing 9 tot-lots in a single subdivision. Mr. Bond proposed that the Planning Commission consider a possible amendment that would allow for other types of amenities or larger play areas replacing and/or consolidating a high number of tot-lots in any given development. Assistant Manager Bond proposed that the language in the code allow for better planning and flexibility for future developments and asked commission members to consider the changes presented.

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

No members of the public wished to address the Planning Commission.

Commission Chair Wood closed the Public Hearing at 7:11 p.m.

Commission members discussed the ability to build in more flexibility to the code allowing for developers to add amenities to their subdivisions. Commissioner Nixon asked about the square footage requirements for the proposed changes to the code. She pointed out that there's potential for larger, nicer parks with the change to the language in the code. Assistant Manager Bond spoke about enhanced livability for subdivisions should other amenities be available to members of the community that would

include all ages. Senior Planner Wiltse addressed the Planning Commission's role and ability to alter the details of the code as they see would most benefit the community. Commissioner Weight inquired about minimum requirements for the code. He expressed a concern over developers being frustrated with a subdivision's amenities versus another development, whether for better or worse. Commission members agreed that the proposed changes to the code allow for adaptability to development agreements and unique opportunities for subdivisions in the city. Commissioner Nixon inquired about the stages at which amenities would be considered in a development agreement. Commissioner Wood and Assistant Manager Bond pointed out in the code that consolidation would allow larger tot-lots and/or amenities, creating the opportunity to not have multiple 600 square foot tot lots of the same design. Commissioner Wood inquired about the process of preliminary plan approval for pending subdivisions should the proposed code amendment be approved by the City Council after receiving a positive recommendation from the Planning Commission. Assistant Manager Bond stated that any changes to subdivisions would be reconsidered.

Commissioner Nixon made a motion to forward a positive recommendation to the City Council amending Title 10 Chapter 16 Section 060 of the city code, modifying Tot-Lot Requirements for Multiple Unit Developments as proposed. Commission Romero seconded the motion.

Commissioner Wood	Yes
Commissioner Lance	Absent
Commissioner Hoffman	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Yes
Commissioner Weight	Yes
Commissioner Romero	Yes

The motion was unanimously approved.

2. Public Hearing: Santaquin Peaks Industrial Park

Assistant Manager Bond presented a proposed Industrial Park/subdivision consisting of approximately 17 industrial/commercial lots in the I-1 Industrial Zone on the west side of Summit Ridge Drive.

Commission Chair Wood opened the Public Hearing at 7:26 p.m.

No members of the public wished to address the Planning Commission.

Commission Chair Wood closed the Public Hearing at 7:26 p.m.

Assistant Manager Bond spoke about the subdivision process within the city. Commissioner Weight inquired about what plans are for the northern lots where the grading in the area is quite steep. Assistant Manager Bond stated that, as with any subdivision, grading will be considered in the preliminary plans and based on each individual lot. Commissioner Weight inquired if water mitigation in the area will be affected. Assistant Manager Bond confirmed that culverts and water retention have been taken into account when looking at lots in the proposed subdivision. Commissioner Lance inquired about the varying size of the lots. Assistant Manager Bond indicated that pending property purchase negotiations have taken place which in turn has determined size on some of the lots. Commissioner Lance inquired about fencing along the lots that front Summit Ridge Drive. Assistant Manager Bond addressed the desire for many of the buildings to orient towards Summit Ridge Drive which would allow

for storage to be hidden behind the buildings in the back/west area of the lots. He also represented that all orientations and lots would have to be aesthetically pleasing. Therefore, a fence along Summit Ridge Drive is not planned at this time. Commissioner Hoffman inquired about axle restrictions currently in place along Summit Ridge Parkway. Assistant Manager Bond brought up the geotechnical survey currently being conducted to determine if any mitigation along the road will need to take place. Balancing the longevity of the road and city infrastructure is a high priority when considering what types of traffic will be added to the northern end of Summit Ridge Drive. Commissioner Weight inquired if drive access and trail access would be allowed on the Summit Ridge frontage. Assistant Manager Bond spoke to the desire of access to the lots to be on the roads within the development itself. Commissioner Nixon spoke about the possibility of property owners needing access and parking along the back end of the lots. Assistant Manager Bond addressed plat notes that will address connectivity among the lots within the subdivision. Commissioner Weight inquired about possible restrictions that may need to be in place so that neighboring orchards are not negatively impacted by businesses that may take residence in the Industrial Zone. Assistant Manager Bond represented that under current negotiations, the proposed businesses do not anticipate a high level of dust or noise that would disturb neighbors. Commission members discussed the potential concerns that come with industrial type businesses neighboring agriculturally protected zones. Commissioners Weight and Nixon both asked if any restrictions will be put in place for the subdivision that would mitigate impacts on the orchards. Commissioner Wood inquired if there were any current thoughts for expansion in the future. Assistant Manager Bond stated that he doesn't foresee any immediate expansion. Commissioner Hoffman pointed out that the zone is almost entirely surrounded by agriculturally protected areas and should be noted on the plat.

Board Chair Dan Olson wished to address the Planning Commission regarding the Industrial Zone. Board Chair Olson explained the potential for septic tanks versus sewer lines that will be determined when costs are more definite. Board Chair Olson also spoke about the sale of the lots/properties being controlled by the Santaquin Community Development and Renewal Agency, allowing for the city to develop the Industrial Zone in a timely manner. Commission members discussed the sizing and frontage along lots 16 and 17. Commissioner Hoffman stated that as long as setbacks are being met, there are no specific frontage requirements for Industrial Zone lots. Commissioner Hoffman also pointed out the specific side and rear setbacks provided in the city code for the Industrial Zone. Commissioner Nixon stated that in her experience with industrial zones, smaller side setbacks like 3 feet, can attract garbage and refuse. Commissioners discussed the separate parcels outside of the proposed subdivision.

As the plans are concept only, there were no actionable items on the Industrial Zone plans. The Santaquin Peaks Industrial Zone will continue through the city's subdivision process.

3. Approval of Meeting Minutes

Commissioner Weight made a motion to approve the meeting minutes from January 10, 2023. Commissioner Romero seconded the motion.

Commissioner Wood	Yes
Commissioner Lance	Absent
Commissioner Hoffman	Yes
Commissioner McNeff	Absent
Commissioner Nixon	Yes
Commissioner Weight	Yes
Commissioner Romero	Yes

The motion was unanimously approved.

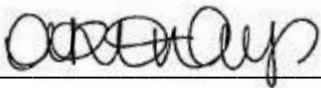
Other Business:

Assistant Manager Bond addressed upcoming February meetings and potential code amendments that may be considered. No commissioners had other business to speak of.

Adjournment

Commissioner Nixon made a motion to adjourn the meeting.

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



City Recorder – Amalie R. Ottley



Commission Chair – Trevor Wood