



PLANNING COMMISSION

Tuesday, June 24, 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/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. **[Tanner Flats Right-of-Way Vacation](#)**

The Planning Commission will review a right-of-way vacation in the Tanner Flats subdivision located at approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

2. **[Tanner Flats Phase 2 Plat Amendment](#)**

The Planning Commission will review the proposed Tanner Flats phase 2 plat amendment for the subdivision located at approximately east of Summit Ridge Parkway between S. Stone Brook Lane and S. Cedar Pass Drive.

3. **[Agritourism in Santaquin City](#)**

The Planning Commission will consider amending Santaquin City Code(s) 10.08.020, 10.20.070, 10.20.080, 10.20.090, 10.20.100, 10.20.110, 10.20.120, 10.20.130, 10.20.150, 10.20.210, 10.20.220, and 10.24 to consider agritourism and related activities in most zones of Santaquin City.

OTHER BUSINESS

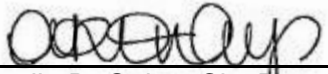
4. Meeting Minutes Approval

June 10, 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: Santaquin City Planning Commission
From: Jon Lundell, City Engineer
Date: June 19, 2025
RE: **Tanner Flats Right-of-Way Vacation**

On May 6, 2025 the City Council approved an amendment to the Tanner Flats Development agreement which adjusted the road and lot layout of phases 2 thru 6 of the subdivision. The adjusted road layout included the removal of two dead roads that are required to be vacated so the property can be incorporated into the adjusted lots within the development. These roads are plated as Tiger Way and Crimson Lanes.

The vacation of these existing Right-of-ways (ROW) will not impact any existing residents of the development or traffic in the area. The vacation of these existing ROW will facilitate the proposed amendments to the development. All existing public and private infrastructure within these ROW's will be removed by the developer per Santaquin City Standards and specifications.

Staff recommends to the planning commission that the ROW's for Tiger Way and Crimson Lane be vacated because the proposed changes will have no impact on the city or the residents in the development.

Recommended Motion: "Motion to provide a positive recommendation to the city council for the Right-of-way vacation of Tiger Way and Crimson Lane within the Tanner Flats phase 2 Subdivision."

Attachments:

1. ROW vacation exhibits



Right Of Way Vacation Application

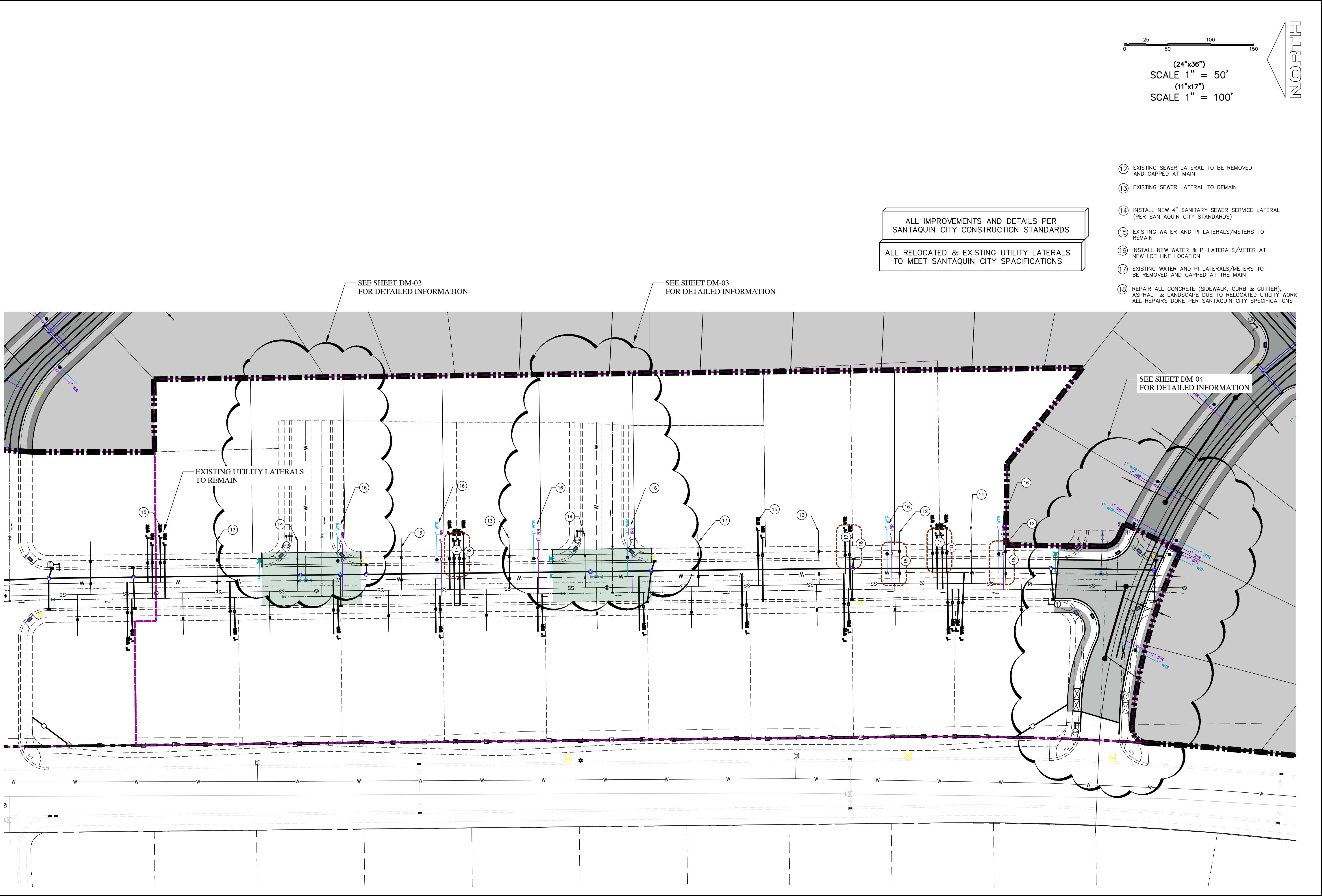
110 S. Center Street, Santaquin, Utah 84655
80-754-1011 www.santaquin.org



Note: This application, in addition to any and all required materials for submission of your request, must be turned into the Community Development Department in order to be placed on an agenda. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered. It is recommended that any questions or concerns be addressed to the respective City Office before this application is submitted. Meetings are held at 110 S. Center Street, Santaquin.

Application fee \$800.00

Applicant Information	
Applicant Name: Ivory Development (Skylar Tolbert)	
Applicant Address: 978 E Woodoak Lane, SLC, UT 84117	
Email: skylarte@ivoryhomes.com	Phone: 801 747 7076
Applicant Signature: 	Date: 6/16/2025
Right-of-Way Vacation Information	
Project Address: Summit Ridge Parkway & Tanner Flats	
Project Parcel Number(s): ROW - Tanner Flats Phase 2	
Property Owner Name: Ivory Development LLC	
Property Owner Signature: 	Date: 6/16/2025
Right-of-Way Vacation Checklist	
<input checked="" type="checkbox"/> Provide Exhibit <input checked="" type="checkbox"/> Legal Description	
Written Description: Redesign to make the project better. Less grading, cuts and fills will be required.	

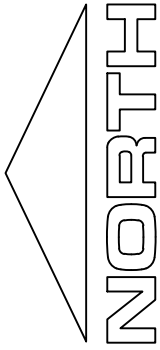


ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

ALL RELOCATED & EXISTING UTILITY LATERALS
TO MEET SANTAQUIN CITY SPECIFICATIONS

- 12 EXISTING SEWER LATERAL TO BE REMOVED AND CAPPED AT MAIN
- 13 EXISTING SEWER LATERAL TO REMAIN
- 14 INSTALL NEW 4" SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
- 15 EXISTING WATER AND PI LATERALS/METERS TO REMAIN
- 16 INSTALL NEW WATER & PI LATERALS/METER AT NEW LOT LINE LOCATION
- 17 EXISTING WATER AND PI LATERALS/METERS TO BE REMOVED AND CAPPED AT THE MAIN
- 18 REPAIR ALL CONCRETE (SIDEWALK, CURB & GUTTER), ASPHALT & LANDSCAPE DUE TO RELOCATED UTILITY WORK ALL REPAIRS DONE PER SANTAQUIN CITY SPECIFICATIONS

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



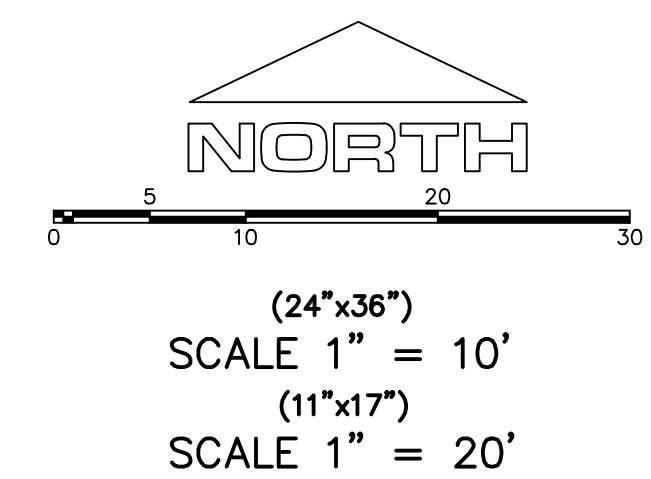
region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

**TANNER FLATS at SUMMIT RIDGE
PHASE 2 - AMENDED**
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 5.20.2025	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:
DEMO PLAN

SHEET:
DM-01



DATE: 5.20.2025	
PROJECT #	
REVISIONS:	
1	
2	
3	

SHEET NAME:

DEMO PLAN

SHEET:

DM-03

***TANNER FLATS at SUMMIT RIDGE
PHASE 2 - AMENDED***
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

region

Engineering & Surveying

1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



TANNER FLATS at SUMMIT RIDGE
PHASE 2 – AMENDED
LOCATED IN SECTION 10, TOWNSHIP 10, SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:5.20.2025

PROJECT #

REVISIONS:

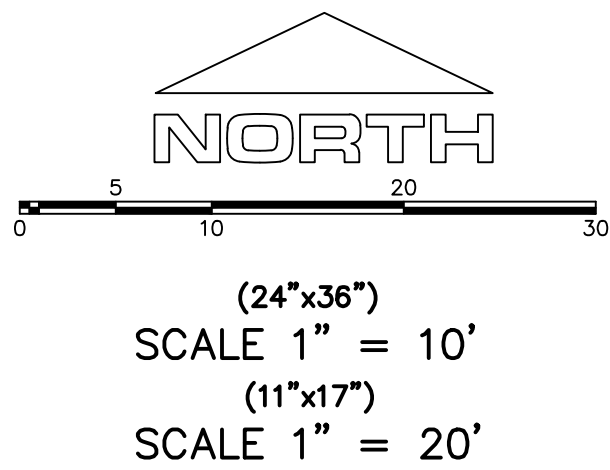
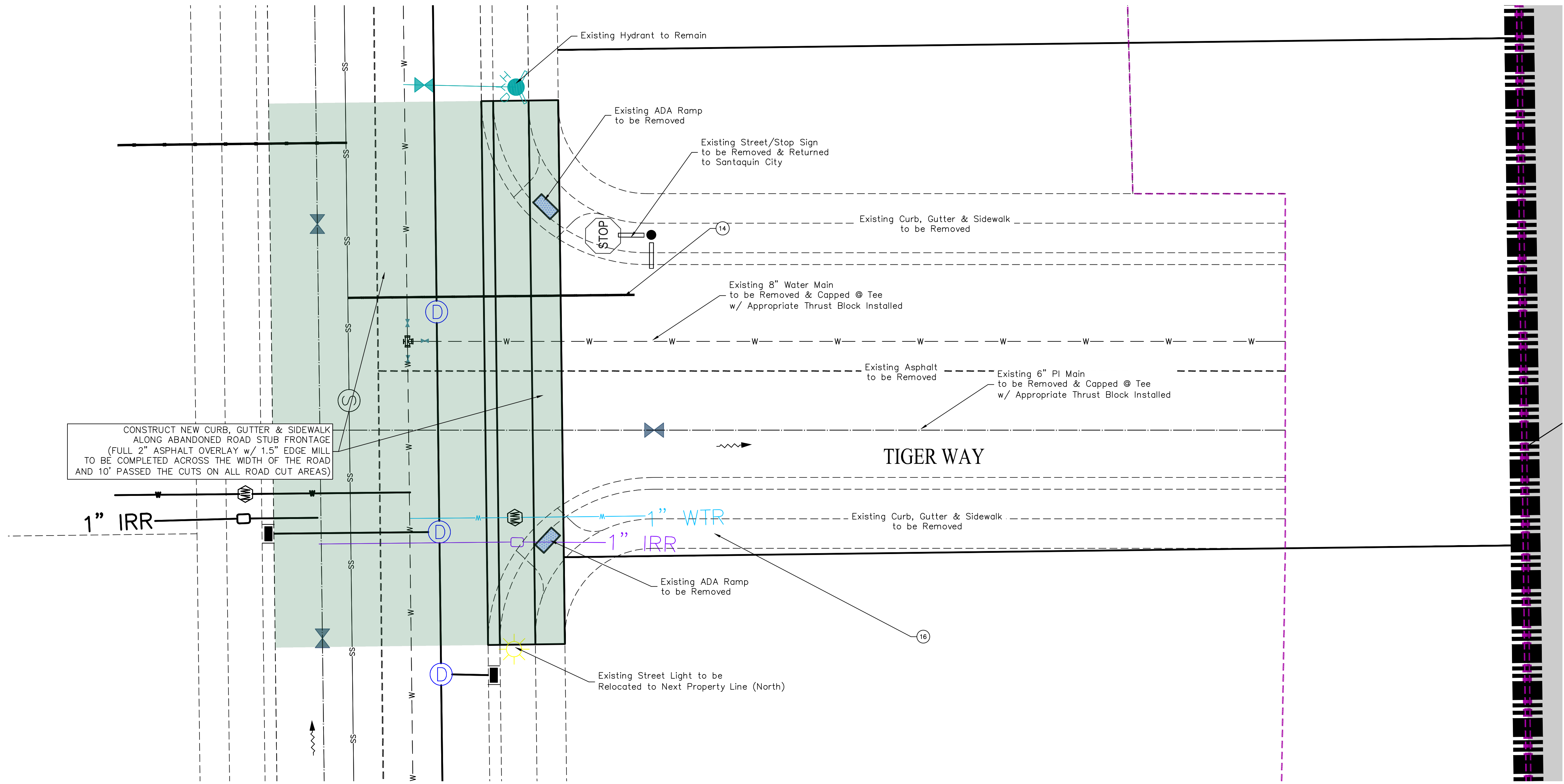
- 1
- 2
- 3

SHEET NAME:

DEMO PLAN

SHEET:

DM-02



ALL IMPROVEMENTS AND DETAILS PER
SANTAQUIN CITY CONSTRUCTION STANDARDS

MEMORANDUM



To: Planning Commission
From: Aspen Stevenson, Staff Planner
Date: June 24, 2025
RE: **Tanner Flats Phase 2 Plat Amendment**

Zone: R-10

Size: 5.92 Acres

The Tanner Flats Subdivision is located off Summit Ridge. The proposed subdivision is in the R-10 zone and consists of 17 lots on 5.92 acres. This is an amendment to the Tanner Flats Phase 2 plat that was approved on August 7th of 2024. The original plat had 15 lots on 5.92 acres. After initial construction, grading required an amendment to the plat. The amended plat will remove two side roads which allows for two additional lots.

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

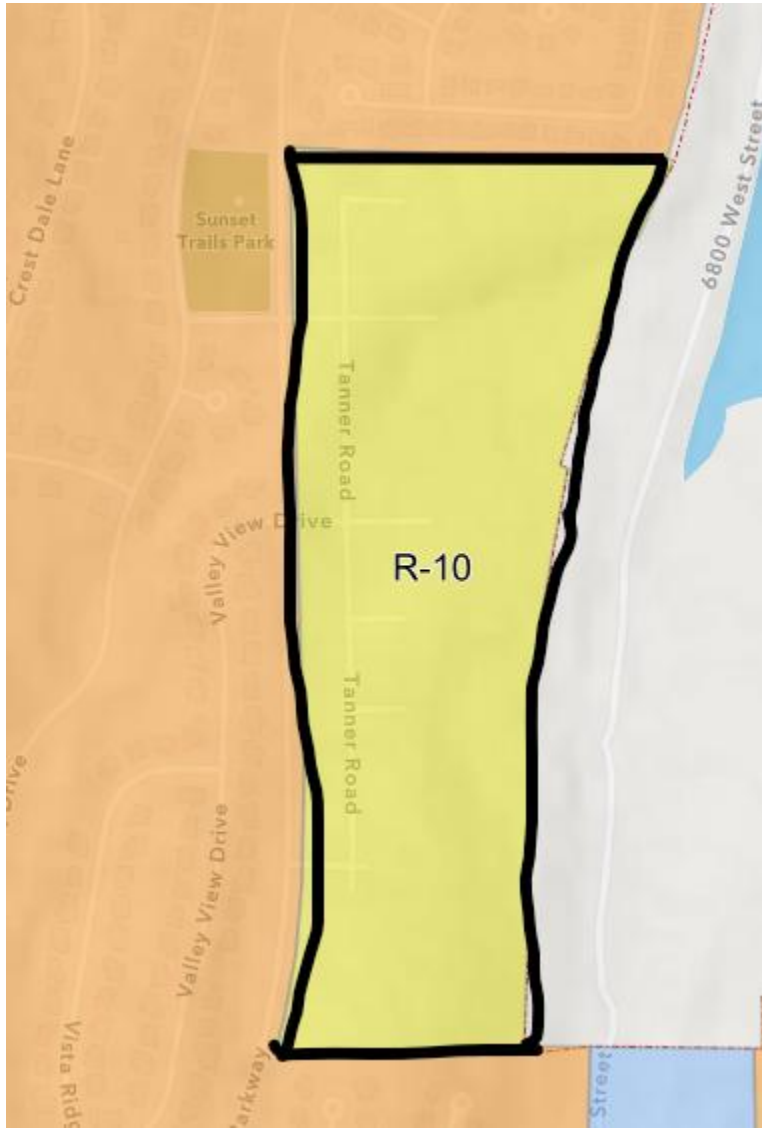
1. The subdivision plans meet the requirements of the R-10 Zone (SCC 10.20.080).
2. The subdivision plans meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.
3. The City Council has approved an amended the development agreement.
4. All applicable requirements in Santaquin City Title 11 (Subdivision Regulations) have been met.

Recommended Motion: “Motion to approve the plat amendment for the Tanner Flats Subdivision Phase 2.

Attachments:

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

Attachment 1: Location and Zoning Map



PHASE 2 BREAKDOWN	
TOTAL LOT ACREAGE	6.87 ACRES
TOTAL LOT ACREAGE	5.35 ACRES
TOTAL ROW ACREAGE	1.52 ACRES
TOTAL OPEN SPACE	- ACRES
ZONE	R-1-10
DENSITY	2.47 / du
NUMBER OF LOTS	17 LOTS

PROJECT DEVELOPER

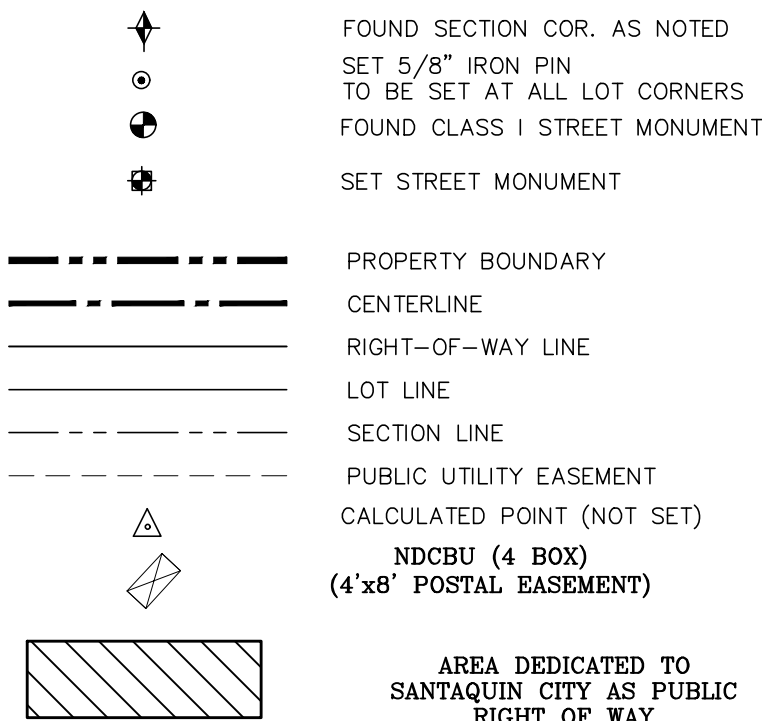
Skyilar Tolbert
Ivory Development
801-520-9127

skylart@ivorydevelopment.com

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

LEGEND

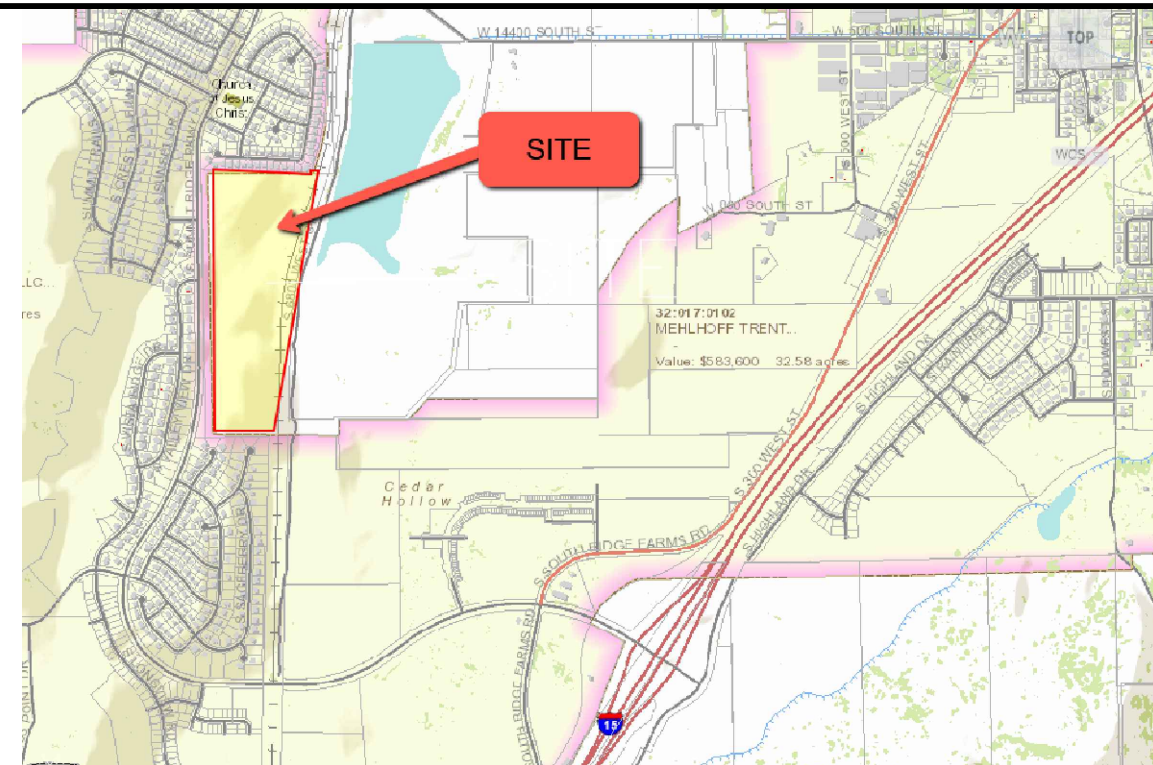


- NOTE:
- ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY (LOTS 31 thru 39).
 - ACCESS TO LOT 39 SHALL BE LIMITED TO TANNER ROAD ONLY.

TANNER FLATS @ SUMMIT RIDGE - PHASE 2a - An Amendment of Tanner Flats @ Summit Ridge Phase 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	17.34'	15.00'	16.39'	S32°23'22"E	66°14'20"
C2	13.43'	529.00'	13.43'	S64°46'54"E	1°27'15"
C3	24.04'	15.00'	21.55'	S49°29'22"W	91°48'26"
C4	222.30'	3019.90'	222.25'	N1°28'37"E	41°3'03"
C5	87.65'	3019.90'	87.64'	N2°45'16"E	1°39'46"
C6	22.77'	15.00'	20.64'	S41°33'20"E	86°57'25"
C7	85.73'	529.00'	85.64'	S80°23'29"E	91°7'07"
C8	27.10'	15.00'	23.56'	N52°29'27"E	103°31'17"
C9	47.50'	969.00'	47.50'	N0°40'27"W	2°48'31"
C10	24.75'	1031.00'	24.75'	N1°23'27"W	1°22'32"
C11	23.26'	969.00'	23.26'	S1°23'27"E	1°22'32"
C12	42.85'	3019.90'	42.85'	N01°3'31"W	0°48'47"
C13	50.54'	1031.00'	50.53'	S0°40'27"E	2°48'31"
C14	168.95'	471.00'	168.05'	N74°19'50"W	20°33'09"
C15	91.80'	3019.90'	91.80'	N1°03'07"E	1°44'30"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C16	152.81'	500.00'	152.22'	N77°45'59"W	17°30'41"
C17	43.25'	500.00'	43.24'	N66°31'58"W	4°57'23"
C18	10.81'	1000.00'	10.81'	S1°02'23"W	0°37'10"
C19	49.02'	1000.00'	49.02'	S0°40'27"E	2°48'31"
C20	24.01'	1000.00'	24.01'	S1°23'27"E	1°22'32"



Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

TANNER FLATS @ SUMMIT RIDGE - PHASE 2a

BEGINNING AT A POINT ON A LINE THAT IS N.89°55'22"W. A DISTANCE OF 1338.81 FEET ALONG THE SECTION LINE AND SOUTH 2532.11 FEET FROM THE NORTH 1/4 OF CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 89° 22' 05" E FOR A DISTANCE OF 115.11 FEET TO A POINT ON A LINE.
THENCE, S 00° 42' 11" E FOR A DISTANCE OF 19.69 FEET TO A POINT ON A LINE.
THENCE, N 90° 00' 00" E FOR A DISTANCE OF 62.00 FEET TO A POINT ON A LINE.
THENCE, N 89° 17' 49" E FOR A DISTANCE OF 162.70 FEET TO A POINT ON A LINE.
THENCE, S 00° 42' 11" E FOR A DISTANCE OF 963.26 FEET TO A POINT ON A LINE.
THENCE, N 51° 45' 31" W FOR A DISTANCE OF 113.70 FEET TO A POINT ON A LINE.
THENCE, N 89° 16' 12" W FOR A DISTANCE OF 75.37 FEET TO A POINT ON A LINE.
THENCE, S 00° 43' 48" W FOR A DISTANCE OF 90.71 FEET TO THE BEGINNING OF A CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 66° 14' 20", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 23' 22" E FOR A DISTANCE OF 16.39 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01° 27' 15", HAVING A RADIUS OF 529.00 FEET, AND WHOSE LONG CHORD BEARS S 64° 46' 54" E FOR A DISTANCE OF 13.43 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.
THENCE, S 25° 56' 44" W FOR A DISTANCE OF 58.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,
SAID CURVE TURNING TO THE LEFT THROUGH 20° 33' 09", HAVING A RADIUS OF 471.00 FEET, AND WHOSE LONG CHORD BEARS N 74° 19' 50" W FOR A DISTANCE OF 168.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH 91° 48' 26", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 49° 29' 22" W FOR A DISTANCE OF 21.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.
SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 13' 03", HAVING A RADIUS OF 3019.90 FEET, AND WHOSE LONG CHORD BEARS N 01° 28' 37" E FOR A DISTANCE OF 222.25 FEET.
THENCE N 00° 37' 55" W A DISTANCE OF 717.17 FEET TO THE POINT OF BEGINNING

CONTAINING 6.87 ACRES OF LAND AND 17 LOTS

May 20, 2025
DATE

ROBBIN J. MULLEN

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____ A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____

PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ 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 _____, A.D. 20____

APPROVED MAYOR OF SANTAQUIN _____

ATTEST _____
CLERK-RECORDER
(See Seal Below)

TANNER FLATS @ SUMMIT RIDGE PHASE 2a An Amendment of Tanner Flats @ Summit Ridge Phase 2

_____, UTAH COUNTY, UTAH

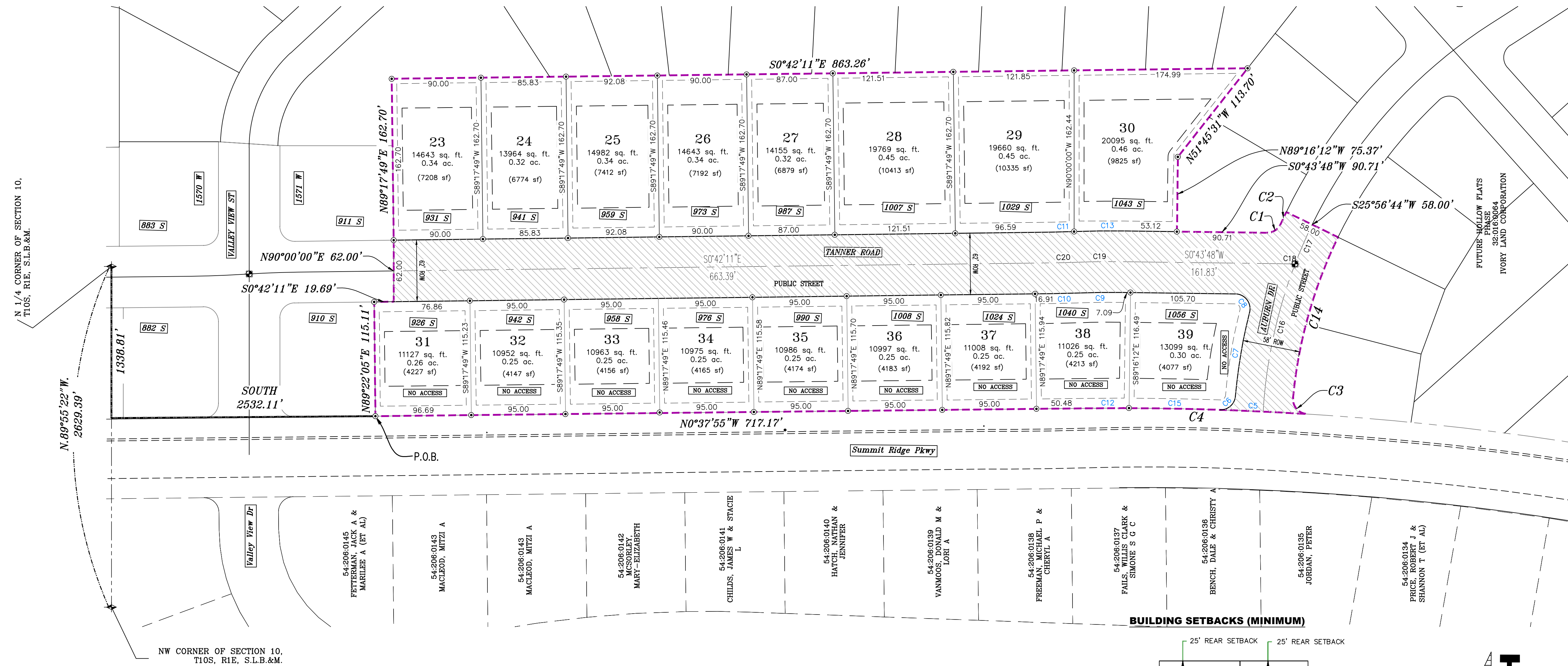
SCALE: 1" = 60 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.



NOTES:

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- PROPOSED RESIDENTIAL ADDRESS
- AREA IN PARENTHESIS DENOTES BUILDABLE AREA
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

BASIS OF BEARING

THE BASIS OF BEARING FOR THE TANNER FLATS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE N 1/4 CORNER OF SECTION 10, T10S, R1E, S1B&M WITH THE BEARING BEING S89°55'22"W ALONG SAID LINE.

UTILITIES 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 ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER _____
CENTRACOM _____
CENTURY LINK _____

QUESTAR GAS COMPANY dba ENDBRIDGE APPROVAL

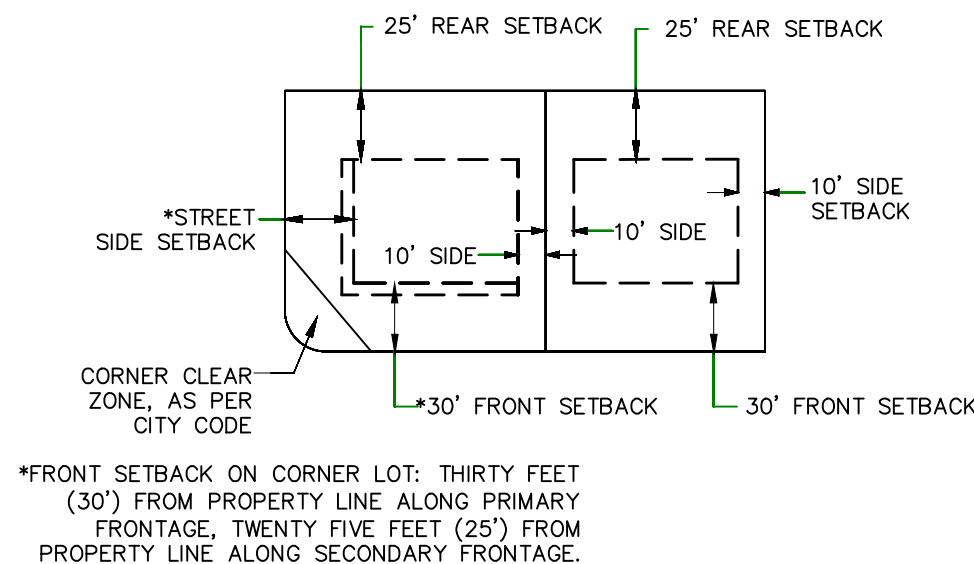
QUESTAR GAS COMPANY dba ENDBRIDGE GAS UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR GAS COMPANY dba ENDBRIDGE GAS UTAH MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE,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

APPROVED THIS _____ DAY OF _____, 20____

QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH

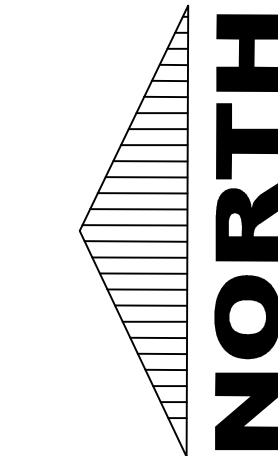
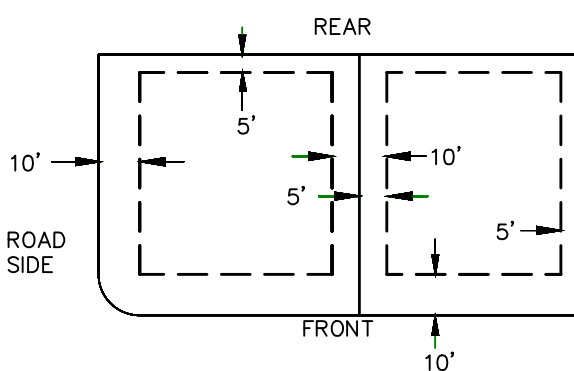
BY- _____

TITLE- _____



*FRONT SETBACK ON CORNER LOT, THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

PUBLIC UTILITY EASEMENTS



SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

SHEET 1 of 1

PHASE 2 BREAKDOWN	
TOTAL LOT ACREAGE	5.92 ACRES
TOTAL LOT ACREAGE	4.07 ACRES
TOTAL ROW ACREAGE	1.85 ACRES
TOTAL OPEN SPACE	- ACRES
ZONE	R-1-10
DENSITY	2.53 / .494
NUMBER OF LOTS	15 LOTS

PROJECT DEVELOPER

Skyler Tolbert
Ivory Development
801-520-9127
skylart@ivorydevelopment.com

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

LEGEND

	FOUND SECTION COR. AS NOTED
	SET 5/8" IRON PIN
	TO BE SET AT ALL LOT CORNERS
	FOUND CLASS 1 STREET MONUMENT
	SET STREET MONUMENT
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	PUBLIC UTILITY EASEMENT
	CALCULATED POINT (NOT SET)
	NDCBU (4 BOX) (4x8" POSTAL EASEMENT)
	AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY

NOTE:

- ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY (LOTS 29 THRU 37).
- ACCESS TO LOT37 SHALL BE LIMITED TO TANNER ROAD ONLY.

TANNER FLATS @ SUMMIT RIDGE

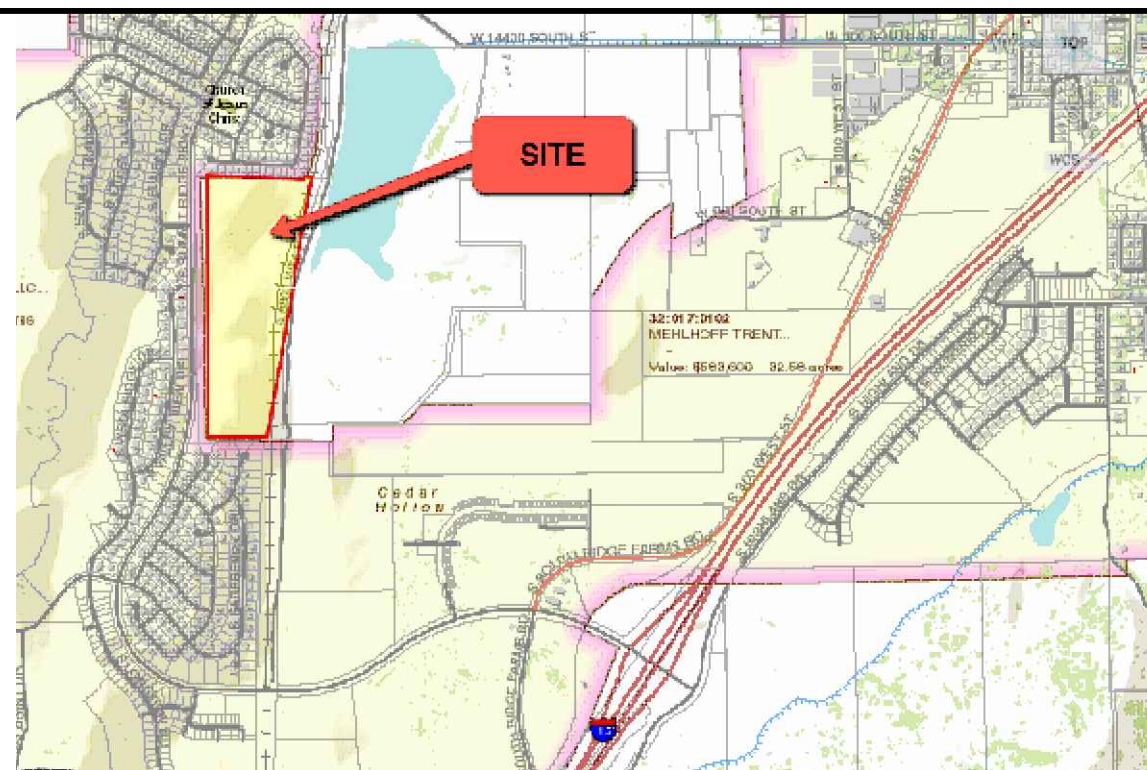
- PHASE 2 -

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.11'	15.00'	20.89'	S43°26'54"E	88°17'10"
C2	23.54'	15.00'	21.20'	S47°26'54"W	89°55'13"
C3	23.58'	15.00'	21.23'	N42°32'52"W	90°05'15"
C4	23.25'	15.00'	20.99'	S48°00'37"W	88°47'48"
C5	223.67'	3019.90'	223.62'	N1°29'24"E	4°14'37"
C6	30.75'	1000.00'	30.75'	S1°36'40"W	1°45'43"
C7	49.02'	1000.00'	49.02'	S0°40'27"E	2°48'31"
C8	24.01'	1000.00'	24.01'	S1°23'27"E	1°22'32"
C9	47.50'	969.00'	47.50'	S0°40'27"E	2°48'31"
C10	24.75'	1031.00'	24.75'	S1°23'27"E	1°22'32"
C11	42.85'	3019.90'	42.85'	N0°13'31"W	0°48'47"
C12	89.27'	3019.90'	89.27'	N1°01'41"E	1°41'38"
C13	23.42'	15.00'	21.11'	N42°51'52"W	89°27'15"
C14	24.00'	15.00'	21.52'	S46°34'10"W	91°40'43"
C15	23.26'	969.00'	23.26'	N1°23'27"W	1°22'32"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C16	42.15'	1031.00'	42.15'	N0°54'27"W	2°20'32"
C17	23.75'	15.00'	21.34'	N44°38'54"E	90°42'11"
C18	23.38'	15.00'	21.08'	N45°21'06"W	89°17'49"
C19	23.75'	15.00'	21.34'	N44°38'54"E	90°42'11"
C20	23.38'	15.00'	21.08'	N45°21'06"W	89°17'49"
C21	91.55'	3019.90'	91.54'	N2°44'36"E	1°44'13"



Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

Finalized

08/07/2024 1:26:17 PM

TANNER FLATS @ SUMMIT RIDGE - PHASE 2

BEGINNING AT A POINT ON A LINE THAT IS N.89°55'22"W. A DISTANCE OF 1338.81 FEET ALONG THE SECTION LINE AND SOUTH 2532.11 FEET FROM THE NORTH 1/4 OF CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 89° 22' 05" E FOR A DISTANCE OF 115.11 FEET TO A POINT ON A LINE. THENCE, S 00° 42' 11" E FOR A DISTANCE OF 19.69 FEET TO A POINT ON A LINE. THENCE, N 90° 00' 00" E FOR A DISTANCE OF 62.00 FEET TO A POINT ON A LINE. THENCE, N 89° 17' 49" E FOR A DISTANCE OF 95.20 FEET TO A POINT ON A LINE. THENCE, S 01° 35' 43" E FOR A DISTANCE OF 115.53 FEET TO A POINT ON A LINE. THENCE, N 90° 00' 00" E FOR A DISTANCE OF 25.79 FEET TO A POINT ON A LINE. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 60.00 FEET TO A POINT ON A LINE. THENCE, S 00° 54' 12" W FOR A DISTANCE OF 105.11 FEET TO A POINT ON A LINE. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 104.90 FEET TO A POINT ON A LINE. THENCE, S 02° 44' 21" W FOR A DISTANCE OF 60.07 FEET TO A POINT ON A LINE. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 120.67 FEET TO A POINT ON A LINE. THENCE, N 89° 17' 49" E FOR A DISTANCE OF 52.17 FEET TO A POINT ON A LINE. THENCE, S 02° 50' 36" E FOR A DISTANCE OF 162.11 FEET TO A POINT ON A LINE. THENCE, S 89° 17' 49" W FOR A DISTANCE OF 170.52 FEET TO A POINT ON A LINE. THENCE, S 00° 42' 44" W FOR A DISTANCE OF 110.30 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 88° 17' 10", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 43° 26' 54" E FOR A DISTANCE OF 20.89 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 00° 22' 24" W FOR A DISTANCE OF 62.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89° 55' 13", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 47° 26' 54" W FOR A DISTANCE OF 21.20 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 87° 37' 55" W FOR A DISTANCE OF 62.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 90° 05' 15", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS N 42° 32' 52" W FOR A DISTANCE OF 21.23 FEET. THENCE, N 87° 35' 29" W FOR A DISTANCE OF 89.77 FEET TO THE BEGINNING OF A CURVE. SAID CURVE TURNING TO THE LEFT THROUGH 88° 47' 48", HAVING A RADIUS OF 15.00 FEET, AND WHOSE LONG CHORD BEARS S 48° 00' 37" W FOR A DISTANCE OF 20.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 14' 37", HAVING A RADIUS OF 3019.90 FEET, AND WHOSE LONG CHORD BEARS N 01° 29' 24" E FOR A DISTANCE OF 223.62 FEET. THENCE N 00° 37' 55" W A DISTANCE OF 717.17 FEET TO THE POINT OF BEGINNING

CONTAINING 5.92 ACRES OF LAND AND 15 LOTS

February 25, 2024

DATE

ROBBIN J. MULLEN



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THIS SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS

DAY OF _____, A.D. 20____

LIMITED COMPANY ACKNOWLEDGEMENT

STATE OF UTAH

S.S.

COUNTY OF UTAH

ON THIS _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____ A LIMITED COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____

PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ 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 _____, A.D. 20____

APPROVED MAYOR OF SANTAQUIN _____

ENGINEER
(See Seal Below)

ATTEST
CLERK-RECORDER
(See Seal Below)

TANNER FLATS @ SUMMIT RIDGE

PHASE 2

UTAH COUNTY, UTAH

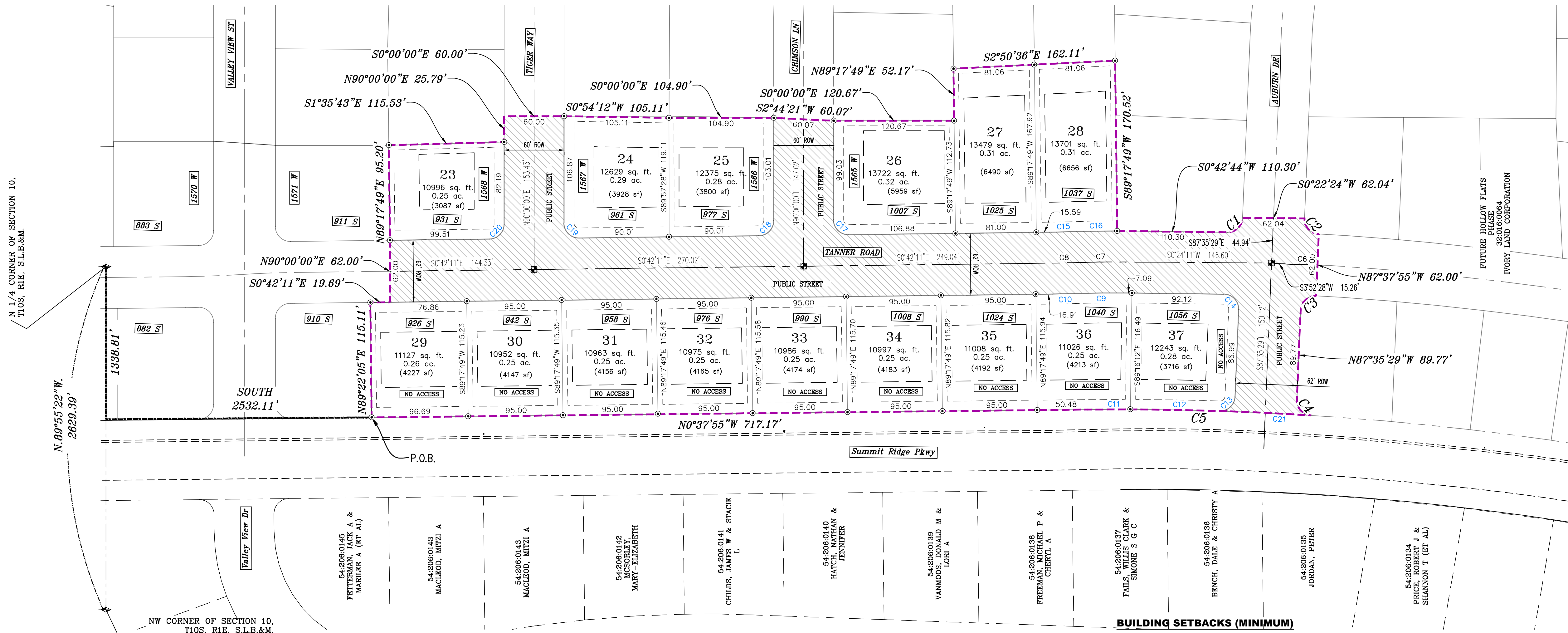
SCALE: 1" = 60 FEET

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.



NOTES:

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- PROPOSED RESIDENTIAL ADDRESS
- AREA IN PARENTHESIS DENOTES BUILDABLE AREA
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

BASIS OF BEARING

THE BASIS OF BEARING FOR THE TANNER FLATS @ SUMMIT RIDGE IS ON THE SECTION LINE BETWEEN THE SW CORNER OF SECTION 10 AND THE N 1/4 CORNER OF SECTION 10, T10S, R1E, S1B&M WITH THE BEARING BEING S89°55'22"W ALONG SAID LINE.

UTILITIES 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 ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WITH INTERFERES WITH THE USE OF THE PUE WITH OUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

ROCKY MTN POWER _____
CENTRACOM _____
CENTURY LINK _____

DOMINION ENERGY ACCEPTANCE

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

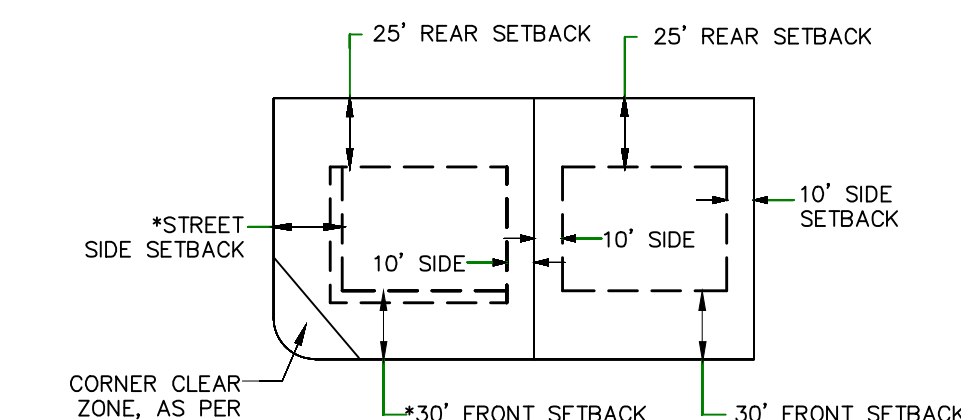
APPROVED THIS _____ DAY OF _____, 20____

DOMINION ENERGY COMPANY

BY- _____

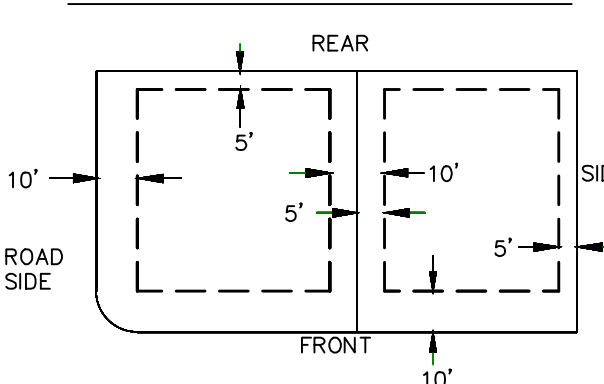
TITLE- _____

BUILDING SETBACKS (MINIMUM)



*FRONT SETBACK ON CORNER LOT: THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

PUBLIC UTILITY EASEMENTS



30 60 120 180

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

SHEET 1 of 1

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW CERTAIN AGRITOURISM RELATED ACTIVITIES IN MOST ZONES AND TO CREATE CONDITIONS FOR THIS LAND USE, 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 08, Section 020 to create a definition for "Agritourism", Santaquin City Code Title 10, Chapter 20, Section 070, Title 10, Chapter 20, Section 080, Title 10, Chapter 20, Section 090, Title 10, Chapter 20, Section 100, Title 10, Chapter 20, Section 110, Title 10, Chapter 20, Section 120, Title 10, Chapter 20, Section 130, Title 10, Chapter 20, Section 210, Title 10, and Chapter 20, Section 220 to modify land use tables to allow agriculture related uses, and Santaquin City Code Title 10, Chapter 24 to establish conditions for agritourism; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on June 10, 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 08 Section 020 is amended as follows: (underlined text is added, stricken text is deleted)

10.08.020 TERMS DEFINED - LAND USE AND DEVELOPMENT MANAGEMENT CODE

The following terms, as defined, shall apply as such throughout this title:

AGRIBUSINESS: Agriculturally related businesses that supply farm inputs (such as fertilizer or equipment) or are involved in the marketing of farm products (such as warehouses, processors, wholesalers, transporters, and retailers). Agribusiness does not include a farm.

AGRICULTURE: The growing of soil crops in a customary manner in the open or within greenhouses. It shall also include livestock raising activities with the exception of feedlots. Agriculture shall not include retailing of products on the premises.

AGRICULTURE BUILDING: All buildings, other than dwellings, which are incidental to a farming operation including, but not limited to, buildings for the storage of materials, equipment, machinery with associated parts, or the keeping of livestock, other farm animals and necessary feed. This does not include buildings for the processing of crops for consumption as may be associated with an agribusiness.

AGRICULTURE PROTECTION AREA: A geographic area created and granted the specific legal protections under the authority of Utah Code 17-41, agriculture protection area, and this title.

AGRITOURISM: The practice of touring agricultural areas to view and participate in agricultural related activities for recreational, entertainment, or educational purposes. Activities, for visitors to enjoy in a commercial or non-commercial way, shall be secondary to and supportive of the agricultural use of the property without taking away from the distinct farming purpose and character of the area. Such activities may include receptions, photography, markets, u-pick, festivals, temporary hospitality, and farming demonstrations.

Title 10 Chapter 20 Section 070 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.070 R-8 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objective of establishing the R-8 Residential Zone is to provide a residential environment within the City which is characterized by smaller lots and somewhat more dense residential development than is characteristic of the R-10 Zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The uses permitted in this zone shall be single- and multiple-family dwellings, apartments, and certain other public facilities needed to promote and maintain stable residential neighborhoods. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

In order to accomplish the objective and purpose of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-8 Residential Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-8 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
---	--

C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-8
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	P
Agritourism	C
Assisted living facility - large	C
Assisted living facility - small in accordance with SCC 10.24.060	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Crisis respite	C
Dwelling, accessory unit attached	P
Dwelling, accessory unit detached	P
Dwelling, multiple-unit	N
Dwelling, single-family detached	P
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-8 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P

Schools	P
Sheltered workshop	C
Social or reception centers	C
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018; Ord. 09-03-2019, 9-17-2019, eff. 9-18-2019)

Title 10 Chapter 20 Section 080 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.080 R-10 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objective in establishing the R-10 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by smaller to medium sized lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone. The uses permitted in this zone shall be single- and multiple-family dwellings, apartments, and certain other public facilities needed to promote and maintain stable residential neighborhoods. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-10 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-10 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-10
Adult daycare	C
Agriculture in accordance with SCC 10.64	<u>P</u>
Agriculture building	<u>P</u>
Agritourism	<u>C</u>
Assisted living facility - large	C

Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-10 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory uses	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 090 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.090 R-12 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objectives of establishing the R-12 Residential Zone are to encourage the creation and maintenance of residential areas within the City which are characterized by medium sized lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-12 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-12 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-12
Adult daycare	C
Agriculture in accordance with SCC 10.64	<u>P</u>
Agriculture building	<u>P</u>
Agritourism	<u>C</u>
Assisted living facility - large	C
Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-12 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P

Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory uses	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 100 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.100 R-15 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objectives of establishing the R-15 Residential Zone are to encourage the creation and maintenance of residential areas within the City which are characterized by medium sized lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-15 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-15 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-15
Adult daycare	C
Agriculture in accordance with SCC 10.64	<u>P</u>
Agriculture building	<u>P</u>
Agritourism	<u>C</u>

Assisted living facility - large	C
Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-15 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory uses	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 110 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.110 R-20 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objective of establishing the R-20 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by larger lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions

favorable to family living are also characteristic of this zone. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-20 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-20 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the zone.

Use	R-20
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	P
Agritourism	C
Assisted living facility - large	C
Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-20 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P

Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory uses	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 120 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.120 COMMERCIAL ZONES

- A. Objectives And Characteristics: Santaquin desires to promote and strengthen the community's quality of life, city's tax base necessary for sustaining essential government services, tourism and general commerce. Residential development does not generally provide enough tax revenue to cover the costs associated with these efforts. City revenue generators usually include job centers, retail and office development, product manufacturing and warehousing, agribusiness and high technology industries. These economic opportunities are necessary for the city's long term financial sustainability and viability. Commercial zones are therefore appropriate to guide business activities to locations which will be advantageous to local residents, general consumers and businesses themselves while accomplishing the goals and policies of the city's general plan.

Commercial zones within Santaquin City should accomplish the following:

1. These zones should be characterized by a harmonious grouping of a variety of stores, specialty shops, office buildings, or other permitted uses to meet the shopping needs of the community and surrounding areas.
2. These zones should facilitate business retention and expansion while attracting businesses compatible with the city identity and which will further the goals and policies of the city's general plan.
3. These zones shall promote new development which is characterized by well landscaped frontages, safe access and egress, proper parking design, coordinated site planning, and building architecture.
4. Emphasis within commercial zones shall be to protect the appearance of the entrances to the city and the overall image and identity of Santaquin as a community prospering in country living.
5. Commercial zones should be located adjacent to major thoroughfares or collector streets which provide ease of access for automobile traffic without passing through residential areas and any impacts to existing neighborhoods should be mitigated by new development.

6. Commercial uses should be widely accessible, clustered near the center of their service areas and developed compatibly with the uses and character of surrounding districts.
 7. Commercial areas shall have safe and convenient pedestrian access to and from shopping and service areas. (Ord. 03-04-2014, 3-19-2014, eff. 3-20-2014)
- B. Commercial Zones Established: The following commercial zones are established within the city. Parenthetical notations shown for each zone shall mean to represent such zone and all applicable parts where utilized within this code.
1. Interchange Commercial (C-1): This zone is created for application around and near those major transportation routes and nodes which offer visitors, tourists, and residents their first impressions of Santaquin. Additionally, the area would serve to promote and facilitate travel oriented businesses. Businesses within this zone will generally stand alone but some medium size box stores with satellite commercial buildings will be allowed where such is shown to complement the identity of the city and surrounding residential neighborhoods will not be unreasonably disrupted. Special emphasis is to be placed on the properties near the Main Street freeway interchange and along Highway 198.
 2. Professional Office (PO): This zone is created for application around and near major and minor transportation nodes, which may function as gateways to the city's residential areas, but be conducive to professional office uses. Buildings and uses within this zone should have limited impacts on adjacent residential uses through appropriate hours of operation, noise buffering, aesthetic considerations, and little intrusion of traffic into residential neighborhoods. (Ord. 03-04-2014, 3-19-2014, eff. 3-20-2014)
- C. Permitted Uses: General land uses within commercial zones shall complement the city's general plan for their respective areas. Those uses allowed in the city's commercial zones are listed in the following matrix. Abbreviations and alphabetic use designations in the matrix have the following meanings:

P	The listed use is a permitted use within the represented area, based on city development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.
N	The listed use is a prohibited use within the represented area.

Use	C-1	PO
Accessory building	A	A
Agribusiness	<u>P</u>	<u>N</u>
Agriculture in accordance with SCC 10.64	<u>P</u>	<u>P</u>
Agriculture building	<u>P</u>	<u>P</u>
Agritourism	<u>C</u>	<u>C</u>
Adult daycare	C	P
Alcoholic beverage class A license (store; beer only)	P	N

Alcoholic beverage class B license (bars)	N	N
Alcoholic beverage class C license (restaurants/clubs)	P	N
Alcoholic beverage class D license (hotel/conventions)	P	P
Alcoholic beverage class E license (liquor store, etc.)	P	N
Arcade	C	N
Art gallery	P	P
Auto, truck, RV, and equipment sales or rental	P	N
Auto, truck, RV, and equipment storage	N	N
Automotive service and repair, major	C	N
Automotive service and repair, minor	P	N
Automotive service station	P	N
Bakery, commercial	P	N
Brewpub	C	N
Car wash service	C	N
Caretaker facilities associated with a permitted or conditional use	P	P
Commercial, ancillary	P	N
Commercial, convenience store	P	N
Commercial parking lot or garage	N	N
Commercial, repair services	P	N
Commercial, retail sales and services	P	N
Day treatment	N	C
Daycare center	A	P
Drive-in, retail	P	N
Dwelling, multiple-family	N	N
Engraving, publishing, and printing	P	C
Financial, insurance, and real estate offices	P	P
Furniture and appliance stores	P	N
Healthcare facility (large)	P	C
Healthcare facility (small)	P	P
Hotels	P	N
Institutions	N	P
Kennels	N	N
Mortuaries, funeral home	N	P

Motels	P	N
Multiple-unit dwellings as part of a mixed use development	N	N
New and used car sales	P	N
Pawnshops	C	N
Permanent makeup establishment	P	N
Professional offices or financial services	P	P
Public and quasi-public buildings	P	P
Public park, private park or playground	P	P
Public safety buildings including, but not limited to, police, fire, and ambulance stations, and their associated structures	P	P
Recreational activity businesses	P	C
Recreational vehicle (RV) parks	N	N
Religious center	P	P
Research and development and related offices space	N	C
Resident healthcare facility	N	P
Restaurant	P	N
Restaurant with drive-through facilities	P	N
School, commercial (art, music, hair, massage)	P	P
Schools, public or quasi-public	C	P
Seasonal businesses, subject to SCC 10.16.300	P	P
Sexually oriented business	N	N
Social or reception center	C	P
Stone and monument sales	P	P
Storage unit facilities	N	N
Tattoo parlor	N	N
Taxidermy shops	N	N
Telecommunications sites. See SCC 10.16.340 paragraph D		
Temporary businesses, subject to the provisions of SCC 10.16.300	P	P
Theaters	C	N
Tire recapping	N	N
Treatment facility (large)	N	C
Treatment facility (small)	N	P
Veterinarian hospital, small animal	P	P

Wedding chapels	N	P
Wholesale stores	P	N

(Ord. 03-04-2014, 3-19-2014, eff. 3-20-2014; amd. Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 120 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.130 I-1 INDUSTRIAL ZONE

- A. Objectives And Characteristics: The I-1 Industrial Zone has been established for the primary purpose of providing a location where manufacturing, processing, warehousing, and fabrication of goods and materials can be carried on most appropriately and with minimum conflict or deleterious effects upon surrounding properties.

Other objectives in establishing the zone are to promote the economic well-being of the people and to broaden the City's tax base. This zone is characterized by a mixture of industrial, manufacturing, warehousing, and processing establishments with intermittent open land served by streets, power, water, and other utilities and facilities or where such facilities can be readily provided. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the I-1 Industrial Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	I-1
Accessory buildings and parking lots	P
<u>Agribusiness</u>	<u>P</u>
Agriculture, fruit packing, and processing plants <u>in accordance with SCC 10.64</u>	P
<u>Agriculture building</u>	<u>P</u>
<u>Agritourism</u>	<u>C</u>
Caretaker dwellings	P
Commercial, recreation	P
Crisis respite	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the I-1 Zone and in accordance with SCC 10.16.280	P

Manufacturing, compounding, processing, packing, fabrication, and warehousing of goods and materials, except the processing of animal byproducts, livestock feed yards, oil refineries, wallboard manufacturing, and similar establishments which emit offensive fumes, smoke, noise, odor, etc.	P
Public and quasi-public buildings	P
Public safety buildings	P
Recreational vehicle (RV) parks	N
Research and development and related offices space	P
Retail commercial uses when related to the product being manufactured	P
Sheltered workshop	P
Storage unit facilities	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary businesses, subject to the provisions of SCC 10.16.300	P
Treatment facility	C

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 150 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.150 RC RESIDENTIAL COMMERCIAL ZONE

- A. Objectives And Characteristics: The RC zone allows for a mixture of residential and commercial uses as permitted uses. The purpose of the RC zone is to provide for and encourage a mix of compatible land uses which offer opportunities to live, work, and shop. It also is to provide the opportunity for compatible commercial development while preserving residential uses. Goals of this zone include the efficient use of land, reduced reliance on the automobile, and creative opportunities for the economical preservation and adaptive reuse of existing structures. A mixture of residential, office, personal service, and retail shopping opportunities are encouraged within this zone. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

The RC zone is intended to provide a transition between residential and commercial areas. Uses should not conflict with the objectives and characteristics of either the R-8 or C-2 zone, or with the general plan. Bulk standards are intended to maintain a residential scale of development. Development within the RC zone should have good access to collector streets. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: General land uses within the residential commercial zone shall complement the city's general plan for their respective areas. Those uses allowed in the RC zone are listed in the following matrix. Abbreviations and alphabetic use designations in the matrix have the following meanings:

P	The listed use is a permitted use within the represented area, based on city development standards and ordinances.
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C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.
N	The listed use is a prohibited use within the represented area.

Use	RC
Accessory apartments	P
Agribusiness	<u>C</u>
Agriculture in accordance with SCC 10.64	<u>P</u>
Agriculture building	<u>P</u>
Agritourism	<u>C</u>
Alcohol dispensing establishment	C
Automotive service and repair	C
Automotive service station	C
Cemeteries	P
Child daycare center	C
Commercial, recreation	P
Commercial, retail sales and service	P
Drive-in retail	P
Dwelling, caretaker	P
Dwelling, single-family	P
Dwellings, multi-family, subject to SCC 10.16.060	P
Engraving, publishing, and printing	P
Furniture and appliance stores	P
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the RC Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Healthcare facility	C
Home occupations, subject to SCC 10.40	P/C
Hotels and motels	C
Institutions	P

Kennel, as a home occupation under SCC 10.40 and subject to animal licensing requirements in SCC 5	P/C
Kennel, as a stand alone commercial business, subject to animal licensing requirements in title 5 of this Code	P
Large scale developments	C
Mobile home parks	C
Mortuary, funeral home	P
Parking lot	P
Parks	P
Pawnshops	C
Planned unit developments	C
Professional office or financial services	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60 and the Utah Code § 10-9-605	P
Residential facilities for the elderly pursuant to SCC 10.56 and the Utah Code § 10-9-502	P
Schools	P
Seasonal businesses on properties of a commercial use and subject to the provisions of SCC 10.16.300	P
Seasonal businesses on properties of a residential use and subject to the provisions of SCC 10.16.300	C
Stone and monument sales	P
Storage unit facilities	P
Taxidermy shops	P
Telecommunications sites subject to SCC 10.16.340	P/C
Theaters	C
Tire recapping	C
Veterinarian services	P
Wedding chapel	P
Wholesale stores	P

(Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015; amd. Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 210 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.210 AGRICULTURE ZONES

- A. Objectives And Characteristics: Santaquin recognizes agriculture lands and uses as viable and of paramount importance in maintaining the culture and identity of Santaquin. The city objectives in establishing agriculture zones include, but are not limited to, the following:
1. Buffering and protecting agricultural operations and lands from encroachment of urban development.
 2. Permitting uses that enable agricultural operations to function and remain viable in the area but which are incidental thereto and do not change the basic character of the district. These uses may include farm based businesses to supplement farm income, e.g., experiential farming businesses (i.e., bed and breakfast inns, farm themed commercial uses similar to the Red Barn, farmers' markets, pick your own fruit markets, etc.).
 3. Limiting those land uses and activities that could conflict with agricultural uses or adversely affect the long term investment in the land and improvements in areas designated for farmland preservation.
 4. New development adjacent to agriculture areas will be more aware of impacts associated with common agricultural practices and be required to mitigate those impacts to and from the adjacent agriculture operations.
 5. Assuring that farm related housing can be adequately serviced by necessary utilities.
 6. Maintaining as much as possible the agricultural heritage of Santaquin City as further indicated by recognition of Santaquin as the Utah farming heritage district for the state of Utah. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)
- B. Agriculture Zones Established: The following agriculture zones are established within the city:
1. Agriculture Zone (Ag): The agriculture zone is established to highlight those agriculture operations and lands most suitable for agriculture operations within the city while allowing housing and other accessory uses necessary for such operations to remain viable. Development within this zone will be limited and only allowed where the above objectives and characteristics are furthered.
 2. Residential Agriculture Zone (R-Ag): The residential agriculture zone is established to allow limited development within and near agricultural operations which would allow property owners to develop a portion of their property while maintaining a rural and agrarian character in the city through clustering development, preserving open spaces and view corridors, and limiting infrastructure costs. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)
- C. Permitted Uses: General land uses within the agriculture zone shall complement agrarian uses on properties within this zone. All land uses and future development decisions should be based on the goals and policies of the city's general plan land use element.

Abbreviations and alphabetic use designations in the matrix have the following meanings:

P	The listed use is a permitted use within the represented area, based on city development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.

N	The listed use is not a permitted use within the represented area
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Use	Ag	R-Ag
Accessory building	P	P
Accessory building without dwelling structure	P	N
Agribusiness	P	P
Agriculture in accordance with SCC 10.64	P	P
Agriculture building	P	P
Agriculture building without a dwelling structure	P	P
Agritourism	C	C
Assisted living facility - large	N	C
Assisted living facility - small	N	P
Bed and breakfast homes	C	C
Boarding facility	P	C
Commercial, ancillary	P	C
Dwelling, caretaker	P	P
Dwelling, guest cottage	P	P
Dwelling, single-family detached	P	P
Feedlot	C	N
Gravel, sand, earth extraction, and mass grading	C	N
Home occupations, in accordance with SCC 10.40	P/C	P/C
Institutions	C	C
Outdoor youth program	C	C
Public or quasi-public buildings	C	C
Public park, private park or playground	P	P
Public safety buildings	P	P
Recreational vehicle (RV) parks	N	N
Religious center	P	P
Resident healthcare facility	N	C
Residential facility for persons with a disability	N	P
Residential facility for the elderly	N	P
Residential support facility	P	P
School, public or quasi-public	P	C

Seasonal businesses	P	P
Sexually oriented business	N	N
Sheltered workshop	N	C
Slaughterhouse	N	N
Social or reception center	C	C
Telecommunications sites. See SCC 10.16.340 paragraph D		
Treatment facility - large	N	N
Treatment facility - small	N	C
Veterinary hospital, large animal	P	P
Veterinary hospital, small animal	P	P

(Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008; amd. Ord. 02-01-2010, 2-17-2010, eff. 2-18-2010; Ord. 03-02-2010, 3-17-2010, eff. 3-18-2010; Ord. 07-02-2010, 7-21-2010; Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 220 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.220 R-43 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objective of establishing the R-43 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by large lots on which detached single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. This zone is established to help transition between agricultural areas of the City and those areas of higher intensity uses. It is also intended to be used to regulate development densities in areas that are determined to have geologic hazards or constraints or where the City has determined needs for increased open spaces or land preservation. (Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011)
- B. Permitted Uses: Land uses in the R-43 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-43
Accessory building	P
Accessory building without dwelling structure	N

Agribusiness	N
Agriculture <u>in accordance with SCC 10.64</u>	P
<u>Agriculture building</u>	<u>P</u>
<u>Agritourism</u>	<u>C</u>
Assisted living facility - large	N
Assisted living facility - small	P/C
Bed and breakfast homes	N
Boarding facility	N
Dwelling, caretaker	N
Dwelling, guest cottage	N
Dwelling, single-family detached	P
Gravel, sand, earth extraction, and mass grading	N
Home occupations, in accordance with SCC 10.40	P/C
Institutions	N
Public park, private park or playground	P
Public safety buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facility for persons with a disability	P
Residential facility for the elderly	P
Residential support facility	P
School, public or quasi-public	C
Sheltered workshop	C
Social or reception center	N
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facilities	N

(Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

Title 10 Chapter 20 Section 220 is amended as follows: (underlined text is added, stricken text is deleted)

10.24 CONDITIONAL USES

10.24.010 PURPOSE

Uses designated as conditional uses require special consideration from the planning commission. These uses may or may not be appropriate for a specific piece of property. The purpose of this chapter is to allow the planning commission to evaluate the appropriateness of designated conditional uses on a case by case basis. The conditional use permit procedure allows the planning commission to approve, deny, or conditionally approve any request for a conditional use permit. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.020 PERMIT REQUIRED

No person or entity shall operate or conduct a use designated as a conditional use within the applicable zone without first obtaining a conditional use permit from the city. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.030 PROCEDURE FOR APPROVAL

The applicant for a conditional use permit shall submit a completed application form and a site plan with sufficient information to allow the planning commission to make a well informed decision. The applicant shall also pay a fee in an amount established by resolution of the city council with the application. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.040 NOTICE

The applicant for a conditional use permit shall provide written notification to all adjacent property owners as outlined in SCC 10.68.110 paragraph D. (Ord. 11-03-2003, 11-19-2003, eff. 11-20-2003)

10.24.050 PLANNING COMMISSION APPROVAL

The planning commission shall be the final approving authority, subject to SCC 10.24.100, for all applications for conditional use permits. The planning commission shall review the proposed project plan while considering the criteria and factors set forth in this chapter. The application for a conditional use permit shall be approved, approved with conditions, or denied. Because every application is unique and different, planning commission review, and approval or denial, of every conditional use application shall take into consideration only those facts and information pertaining to the application specifically and may not take into consideration information or base decisions upon other similar projects or uses, or denial thereof, within the city. The validity of the permit shall be conditioned upon strict compliance with applicable city ordinances, the approved site plan, and any additional conditions of the planning commission. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.060 CRITERIA AND FACTORS TO BE CONSIDERED

- A. The following general factors shall be weighed and considered when determining whether a conditional use permit application should be approved, approved with conditions, or denied:
 1. Harmony of the request with the general objectives of the general plan, development code, subdivision ordinance, any other city ordinances, and the particular zone in which the request is located.
 2. Harmony of the request with existing uses in the neighborhood.
 3. Development, or lack thereof, adjacent to the site.
 4. Whether or not the request may be injurious to present or potential development in the vicinity.
 5. Present and future requirements for transportation, traffic, water, sewer, and other utilities.
 6. Suitability of the specific property for the proposed use.
 7. Economic impact on the neighborhood.
 8. Aesthetic impact on the neighborhood.
 9. Safeguards to prevent noxious or offensive omissions such as noise, glare, dust, pollutants, and odor.
 10. Attempts by the applicant to minimize other adverse effects on people and property in the area.
 11. Impact of the proposed use on the health, safety, and welfare of the city, the area, and persons owning or leasing property in the area.

B. The following are standards applicable to the specified uses:

1. Adult Daycare Facilities In Residential Zones:
 - a. Number of individuals being cared for within the facility shall not exceed four (4) at one time.
 - b. Proof of compliance with state regulations for such facilities shall be provided with each renewal of the facility's business license.
2. Assisted Living Facilities In Agriculture And Residential Zones: The following regulations pertain to large assisted living facilities and small type I assisted living facilities. Small type I or type II facilities are permitted in those zones where listed.
 - a. Only if the additional standards below are met and the general review criteria for conditional uses are complied with, may a facility be approved with more than sixteen (16) beds. Additional beds may only be permitted to the extent of compliance with the city's development standards, building codes, fire codes, and public utilities can handle the additional demands placed upon them by a proposed facility.
 - b. Location criteria:
 1. Proposed facilities must be situated along or have direct access to a collector or arterial street, or
 2. The proposed facility site must abut a nonresidential or mixed use zone so that it may act as a buffer between single-family neighborhoods and the impacts associated with greater intensity of uses.
 - c. Facilities proposed under this section must be located at least three-fourths (3/4) of a mile away from any similar facilities.
 - d. Proof of compliance with state regulations for such facilities shall be provided with each renewal of the facility's business license.
3. Major Home Occupation: Specific standards shall be as provided in the home occupation regulations of this title.
4. Outdoor Youth Programs:
 - a. Stationary camps shall have at least twenty (20) acres.
 - b. Facilities must annually demonstrate compliance with state licensing laws, rules, and regulations.
 - c. A security plan must be provided and approved by the city's public safety department.
 - d. A list of all clients and employees must be provided to the city public safety department within seven (7) days of their arriving at the site.
5. Sheltered Workshops:
 - a. The maximum number of patrons or clients allowed at one time at a sheltered workshop within a residential zone is four (4).
 - b. A traffic and circulation plan must be reviewed and approved by the planning commission as part of any conditional use review.
 - c. Parking must be available on site for any patrons or clients of the workshop.
 - d. Any building or accessory building in which the workshop is operating must be inspected by the chief building official for compliance with the applicable building, life, accessibility and safety codes. (Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)
6. Agritourism:
 - a. To help enable agricultural operations to function and remain viable in the area, experiential farm-based businesses to supplement farm income are allowed on the site of the farm (i.e. farmers market, U-pick sales, receptions, etc.).
 - b. The farm site must be on property that is at least 5 acres ?.

- c. Large warehouses, processors, transporters, etc. for the purpose of preparing the farm produce for wholesale are not allowed as part of an agritourism conditional use permit.
- d. Off-street parking must be available on site for any patrons of the agritourism. Parking must be designated and improved and may be gravel. The property owner should strive to provide adequate parking so that parking is not detrimental to adjacent properties.
- e. Any building, accessory building, or structure that accompanies agritourism which is meant to be accessible to the general public must be inspected by the chief building official for compliance with the applicable building, life, accessibility and safety codes.
- f. For the purposes of temporary hospitality that accompany agritourism business activities, the following conditions must be met and approved by the Planning Commission:
 - 1. The applicant shall submit a plot plan showing the location of hospitality units, parking, required yards, and property lines at a scale of not less than one inch to twenty feet (1" : 20') to the planning commission, health, and fire departments.
 - 2. Any agritourism hospitality site plans must be reviewed by the city's development review committee to assure compliance with all building, zoning, fire, health, and other applicable ordinances prior to review by the Planning Commission.
 - 3. Temporary hospitality as part of agritourism shall not have more than eight (8) rooms or units.
 - 4. Hospitality services shall be temporary and shall not allow stays for a duration longer than seven (7) days.
 - 5. Employees shall not be allowed to reside at any of the hospitality units that support agritourism activities. A notarized letter attesting that the employees will not occupy said hospitality units shall be submitted to the Planning Commission and kept on record with the city.
 - 6. Signs shall be limited to one nonlighted sign not larger in area than sixteen (16) square feet.
 - 7. Each hospitality unit that supports agritourism activities must collect and pay all applicable transient room taxes, sales tax, property tax, and all other applicable taxes and obtain a Santaquin City business license.
 - 8. All applicable licenses and inspections are to be done by the appropriate governing agencies and officials, including, but not limited to, any remodeling or construction requiring a Santaquin City building permit, prior to approval of the business license.
 - 9. A Santaquin City business license has been obtained prior to opening.

10.24.070 DURATION

Unless otherwise specified by the planning commission, and subject to the provisions of this chapter relating to the amendment or revocation of a conditional use permit, a conditional use permit shall run with the land and be valid until such use expressed in the conditional use permit changes. The planning commission may grant a conditional use permit for a limited period of time if it finds that a limited permit is reasonable to protect the health, safety, or welfare of the community. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.080 FEES

Fees shall be established by the city council by resolution, and shall be assessed as a condition of the submission of any conditional use permit application. Conditional use permit and application fees are nonrefundable. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.090 OTHER REQUIREMENTS

An applicant or user of a conditional use permit shall be held to all of the requirements relating to site plan approval, improvement, bonding, maintenance, and completion. The conditional use permit shall not be valid until a bond guaranteeing all required and proposed improvements has been posted. Nothing in this chapter shall be interpreted to waive the bonding, licensing, or permit requirements set forth in other city ordinances. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.100 APPEALS

Any person aggrieved or affected by any decision of the planning commission may petition the city council for review of the planning commission decision. Any person aggrieved or affected by said decision of the city council may appeal the decision to the appeal authority, subject to the provisions of the Utah Code § 10-9-704. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 02-02-2008, 2-6-2008, eff. 2-7-2008)

10.24.110 IMPLEMENTATION

A conditional use permit shall expire and become null and void if the permit has not been implemented by the recipient within one year of the date of approval. The permit shall be considered implemented if the recipient either engages or participates in the conditional use or completes substantial construction on the project for which the permit was granted. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.120 AMENDMENT OR REVOCATION

Any interested party may apply to the city for the amendment or revocation of a conditional use permit. Any person or entity, other than the city, seeking to amend or revoke a conditional use permit, shall pay a fee in an amount established by resolution of the city council. For purposes of this section, "interested party" shall include the following persons or entities:

- A. The owner or lessee of the property for which the conditional use was granted.
- B. The city. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)
- C. Any owner or lessee of property that lies within five hundred feet (500') of the property for which the conditional use permit was granted. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 11-03-2003, 11-19-2003, eff. 11-20-2003)
- D. Any person that can show that the conditional use has a direct impact upon his or her health, safety, or welfare. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.130 PROCEDURE

The procedure for amending or revoking a conditional use permit shall be the same as the original application procedure set forth in this chapter. A conditional use permit may be amended at the request of the holder of the permit upon showing of good cause. A conditional use permit may be amended or revoked at the request of any other interested party if the planning commission finds one or more of the following:

- A. The conditional use permit was obtained by misrepresentation or fraud.
- B. The use for which the permit was granted has ceased or has been suspended for six (6) months.
- C. The holder or user of the permit has failed to comply with any of the conditions placed on the issuance of the permit.
- D. The holder or user of the permit has failed to comply with any city regulation governing the conduct of the use.
- E. The holder or user of the permit has failed to construct or maintain the approved site as shown on the approved site plan.

- F. The operation of the use or the character of the site has been found to be a nuisance of any kind by a court of competent jurisdiction in any civil or criminal proceeding. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.140 REVOCATION

No conditional use permit shall be amended or revoked against the wishes of the applicant for the permit without first giving the applicant an opportunity to appear before the planning commission and show cause as to why the permit should not be amended or revoked. Amendment or revocation of the permit shall not limit the city's ability to initiate or complete other legal proceedings against the holder or user of the permit. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

10.24.150 VIOLATION

A violation of any terms of this chapter or any conditions imposed as part of a conditional use permit shall be unlawful, and may be remedied or punished as allowed by law. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

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, **July ?, 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 **?th day of July 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 6th day of April 2025, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW CERTAIN AGRITOURISM RELATED ACTIVITIES IN MOST ZONES AND TO CREATE CONDITIONS FOR THIS LAND USE, 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 6th day of April 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:



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

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

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

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Nixon offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner Romero led the Pledge of Allegiance.

PUBLIC FORUM

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

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

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

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

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: Agritourism in Santaquin City

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

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

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

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

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

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

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

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

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

The motion passed.

2. Amended Tanner Flats Preliminary Plan

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

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

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

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

The motion passed.

OTHER BUSINESS

Meeting Minutes Approval

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

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

The motion passed.

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

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

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood

Dear Santaquin Planning Department,

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

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

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

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

Thank you for your time and attention.

Sincerely,

Nathan & Elise Haines
Brandon & Paige Aguilar

haines.nathan@gmail.com

801-651-1766

144 E 990 N, Santaquin, UT 84655

Santaquin Fencing Ordinance:

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

Santaquin Approved Fencing Designs:

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

ORDINANCE NO. 08-01-2019

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

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

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

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

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

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

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

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

Section I. Amendments

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

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

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

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

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

Section II. Severability

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

Section III. Contrary Provisions Repealed

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

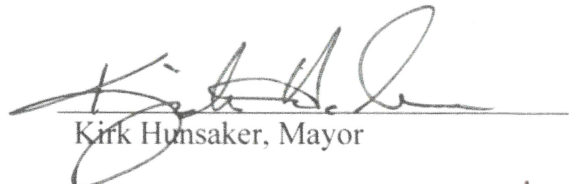
Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

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

Section V. Posting and Effective Date

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

PASSED AND ADOPTED this 6th day of August 2019.

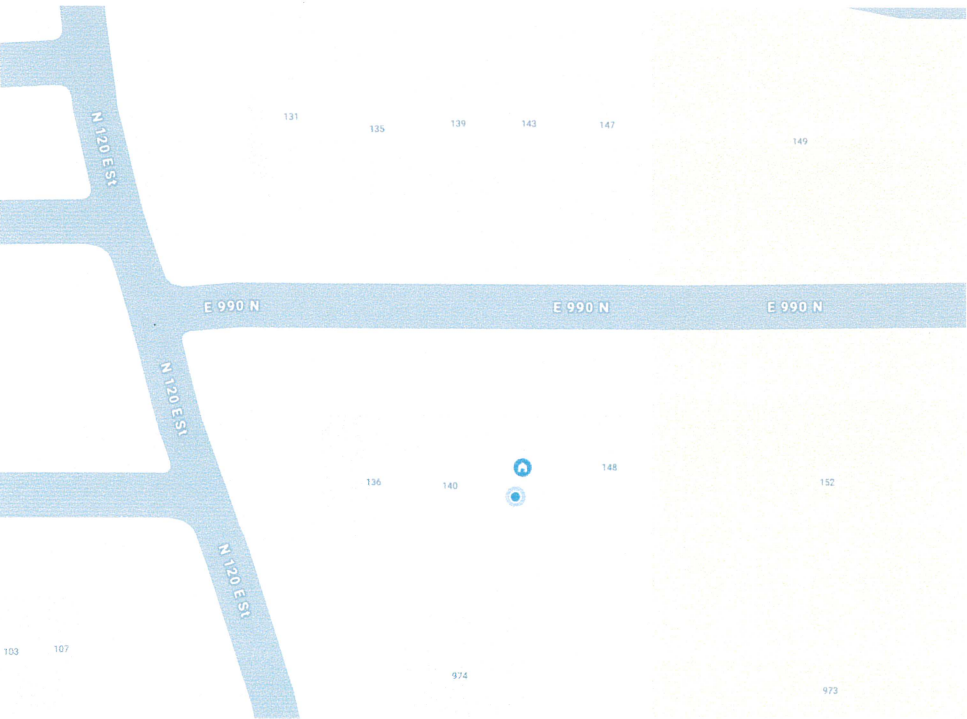
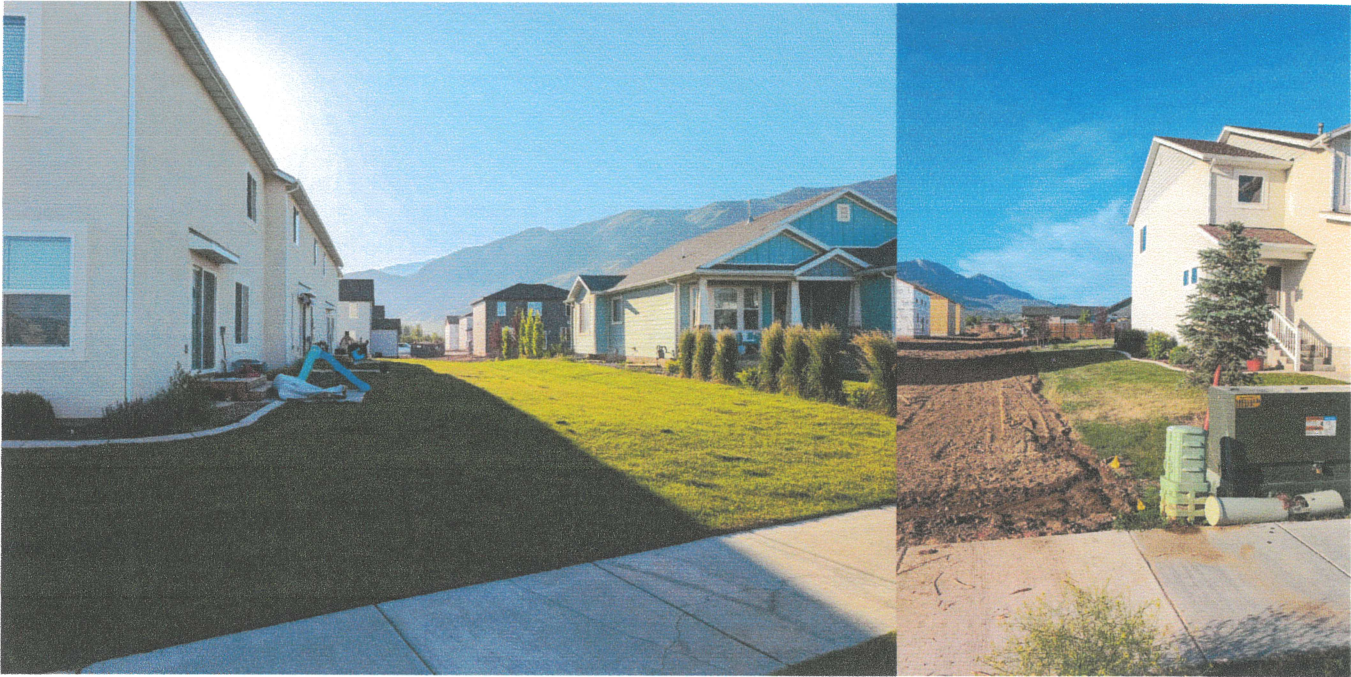

Kirk Hunsaker, Mayor

Councilmember Elizabeth Montoya	Voted <u>Aye</u>
Councilmember Lynn Mecham	Voted <u>—</u>
Councilmember Keith Broadhead	Voted <u>Aye</u>
Councilmember Nick Miller	Voted <u>Aye</u>
Councilmember Chelsea Rowley	Voted <u>Aye</u>

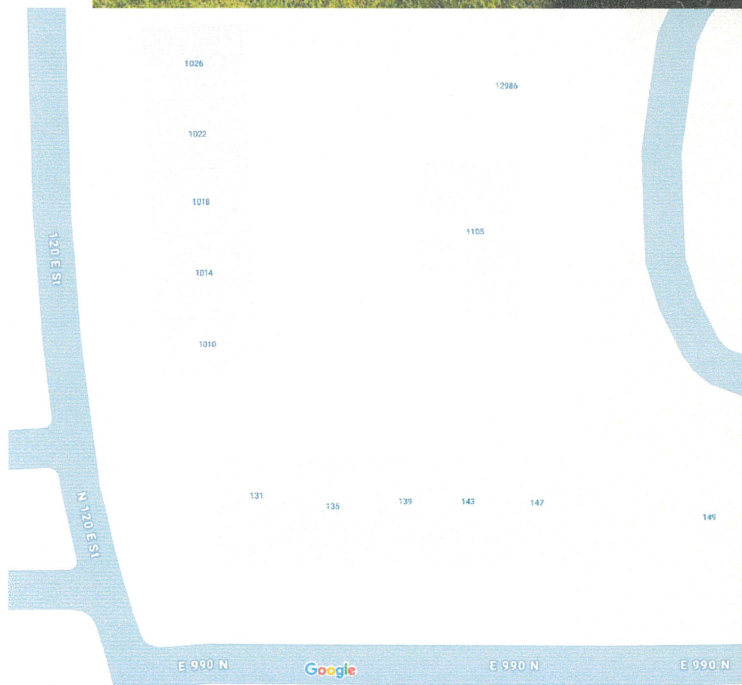
ATTEST:


Kira Petersen, Deputy City Recorder

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



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



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



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



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

