



PLANNING COMMISSION

Tuesday, May 10, 2022, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online

MEETING PARTICIPATION

- **In Person** – Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Santaquin City Channel <https://bit.ly/2P7ICfQ>

Comments may be submitted to PublicComment@Santaquin.org for consideration.

To review the Santaquin City Council Meeting Protocols, please go to the following link:
<https://www.santaquin.org/citycouncil/page/santaquin-city-council-protocols>.

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. [Ostler Subdivision Preliminary Review](#)

[The Planning Commission will review a preliminary plan of a proposed 5-lot subdivision located at 421 South 100 West.](#)

2. [Santaquin City Zoning Code Land Use Table Review](#)

[The Planning Commission will discuss the land use table \(10.20.190\) and associated definitions \(10.08\) in the Main Street Business Districts Zone which includes the Central Business District \(CBD\), Main Street Commercial Area \(MSC\), and the Main Street Residential Area \(MSR\).](#)

OTHER BUSINESS

3. [Approval of Meeting Minutes](#)

[04/26/2022](#)

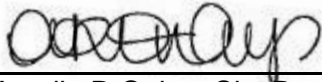
[05/02/2022](#)

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on www.santaquin.org, as well as posted on the State of Utah's Public Notice Website.

BY:



Amalie R Ottley, City Recorder

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: May 6, 2022

RE: **Ostler Subdivision Preliminary Review**

Zone: R-8 Size: 1.38 Acres Lots: 5
--

The Ostler Subdivision is located at 421 South 100 West. The proposed subdivision is in the R-8 zone and consists of 5 lots on 1.35 acres. Lots within the R-8 zone are required to have a minimum size of 8,000 square feet and a minimum lot width of 80 feet. The proposed lots range from 0.19 acres (8,407 square feet) to 0.30 acres (13,298 square feet), and the lot frontages range from 68.75 feet to 124.32 feet. All lots except for lot 2 meet the requirements of the R-8 zone.

The frontage for lot 2 is under 80 feet and the applicant is proposing to use the infill reduction standards. The infill reduction standards can be found in [Santaquin City Code \(SCC\) 10.32](#). The Planning Commission is the deciding body for infill reduction requests and the decision will be made during this review. To be able to propose infill reduction standards, the subdivision shall meet one of the definitions of “Infill Development” found in [SCC 10.32.010](#) and be in the core area of town. The proposed subdivision falls under Section B of SCC 10.32.010 and is in the core area of town. Three lots within a proposed subdivision can use the infill reduction ([SCC 10.32.030](#)) and the applicant is only requesting the reduction for one lot. The infill reduction standards allow for the lot area and frontage to be reduced by no more the 20% of the underlying zone. If the infill reduction is approved, the frontage for lot 2 can be reduced to 64 feet and the applicant is requesting a frontage of 68.75. The applicant is not requesting a reduction in lot size.

The Development Review Committee reviewed the preliminary plans for the Ostler Subdivision on April 26, 2022 and forwarded a positive recommendation to the Planning Commission.

This review is for the Planning Commission to determine whether the proposed subdivision complies with Santaquin City Code or not. The Planning Commission will need to make a recommendation to the City Council.

Infill Reduction Motion: “Motion to approve the infill reduction request for Lot 2 of the Ostler Subdivision, reducing the lot frontage from 80 feet to 68.75 feet.”

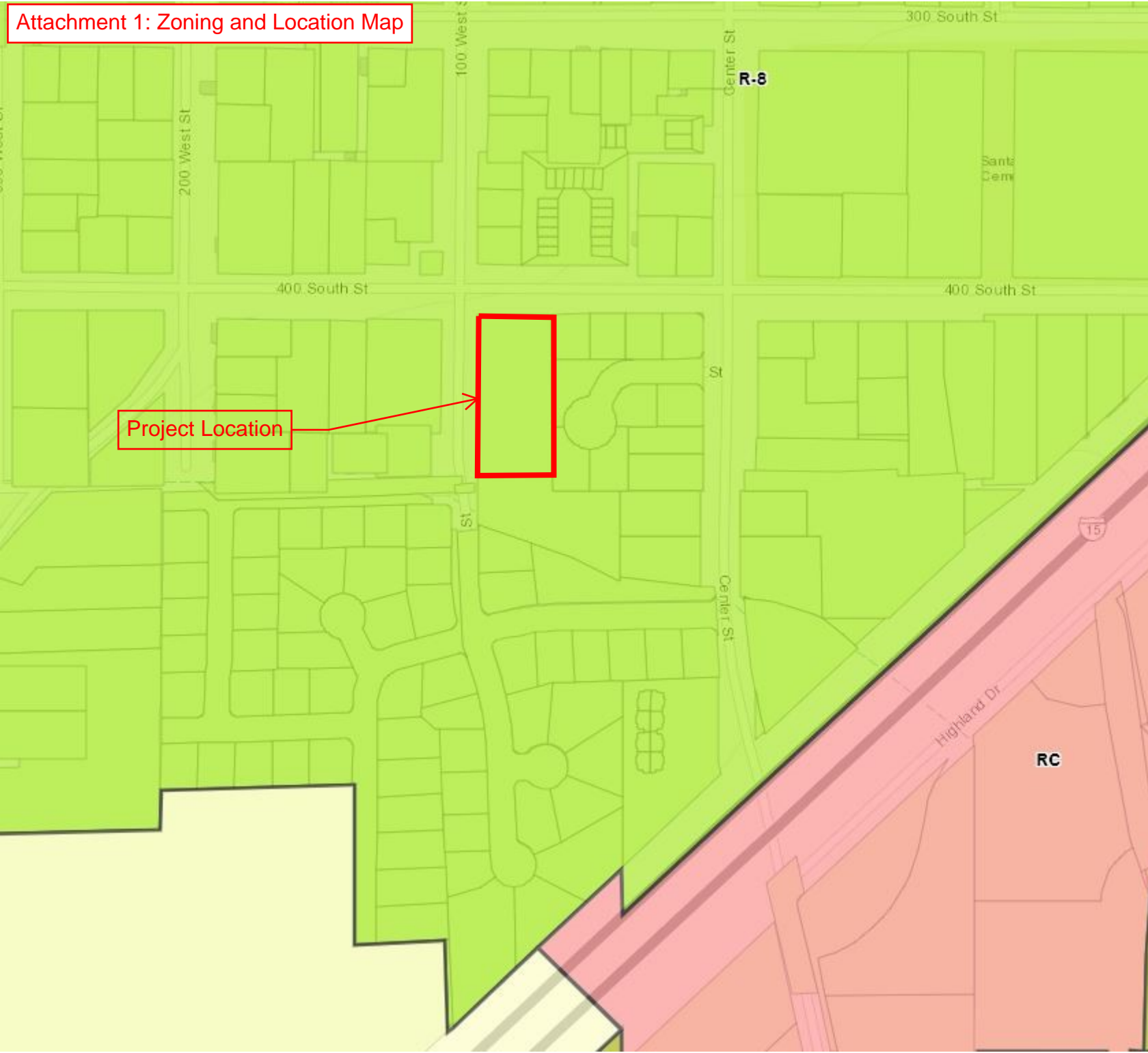
Recommended Subdivision Motion: “Motion to recommend approval of the Ostler Subdivision with the following conditions:

- All planning and engineering redlines be addressed.

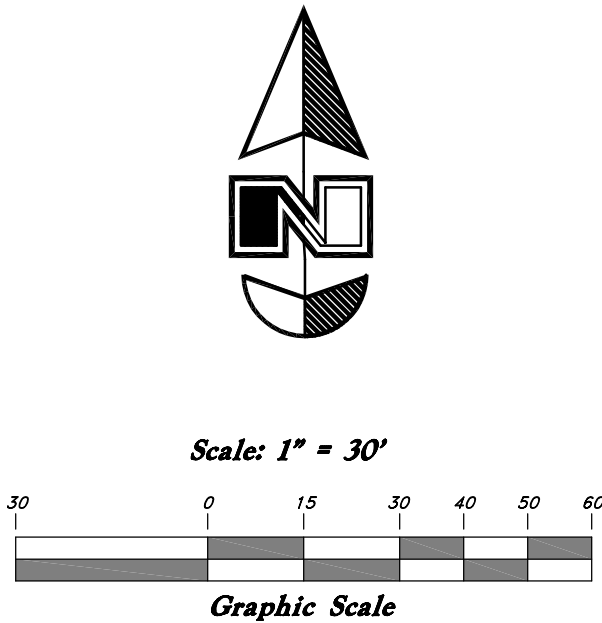
Attachments:

1. Zoning and Location Map
2. Preliminary Plan

Attachment 1: Zoning and Location Map

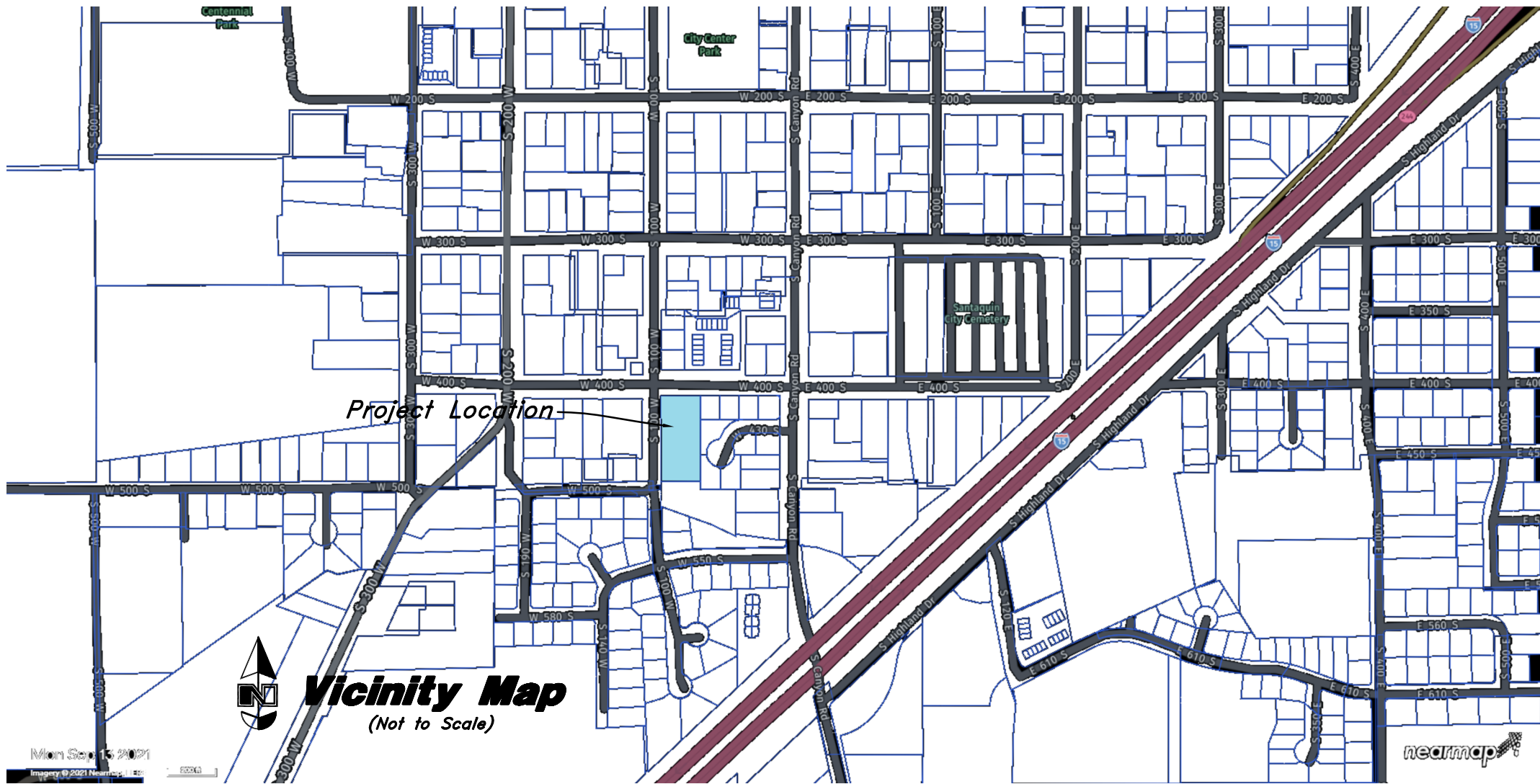


Ostler Subdivision
All of of Lot 4 and a part of Lot 3, Block 5 Plat "C" Santaquin
Townsite Survey of Building Lots being a part of Section 2, T10S, R1E,
SLB&M, U.S. Santaquin, Utah County, Utah
February, 2022

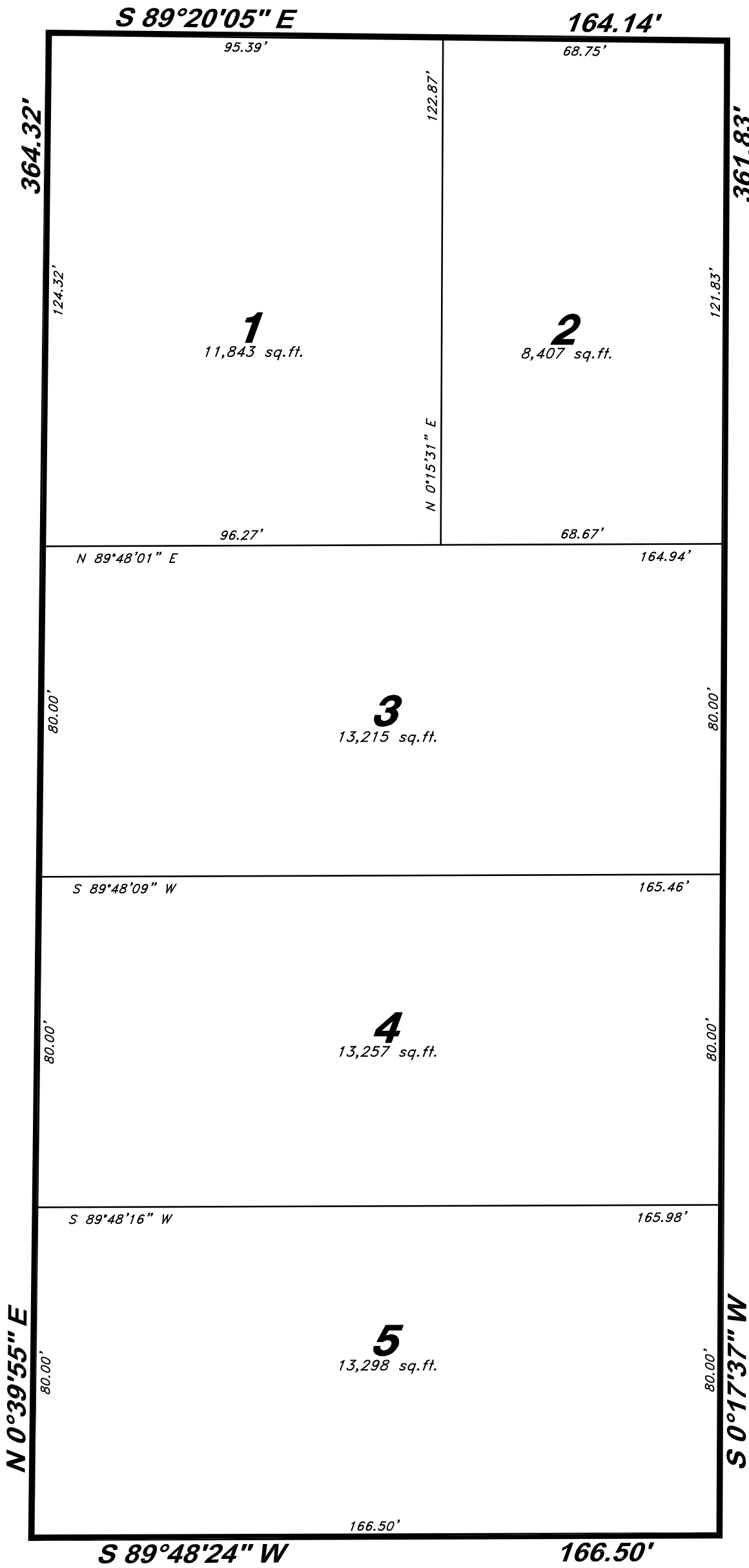


Sheet List

Cover Sheet	CV
Demolition Plan	C0
Site Plan	C1
Grading Plan	C2
Utility Plan	C3
Improvement Details	C4
Improvement Details	C5



100 West
Public Right of Way

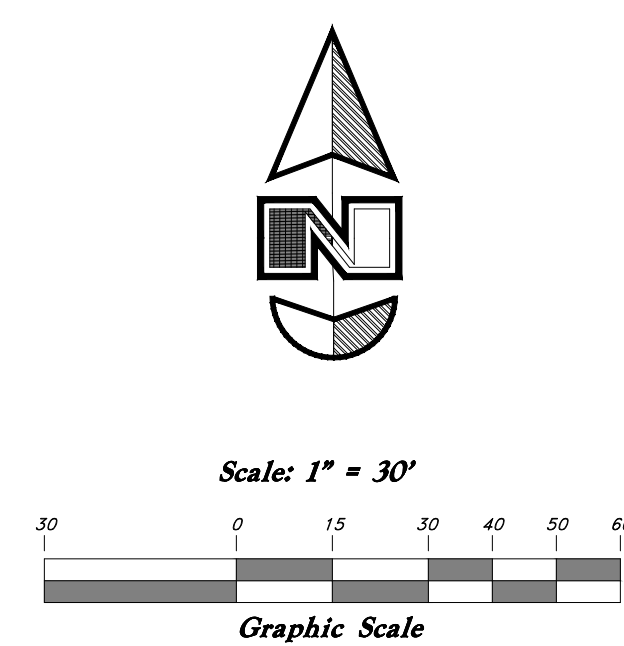
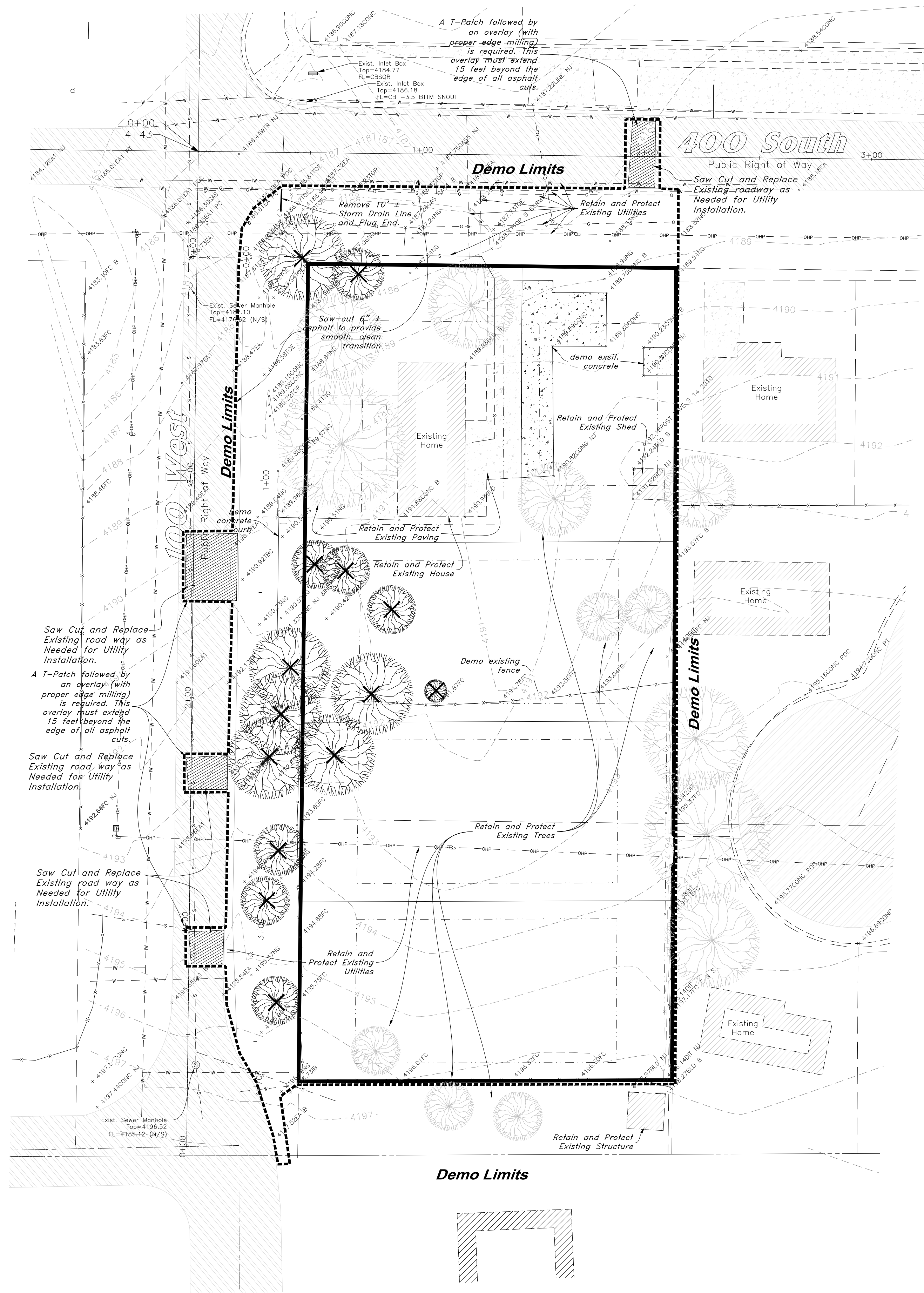


400 South
Public Right of Way

NOTES

1. The developer and the general contractor understand that it is his/her responsibility to ensure that all improvements installed within this development are constructed in full compliance with all State and Santaquin City Codes, Ordinances and Standards. These plans are not all inclusive of all minimum Codes, Ordinances and Standards. This fact does not relieve the developer or general contractor from the full compliance with all minimum State and Santaquin City Codes, Ordinances and Standards.

Item 1.	
DESCRIPTION	
DATE	
REV	
GREAT BASIN ENGINEERING 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM	
Cover Sheet	Ostler Subdivision Approx. 400 South and 100 West Street Santaquin, Utah County, Utah A part of Section 2, T10S, R1E, SLB&M, U.S. Survey
Apr, 2022	
SHEET NO.	CV
21N752	



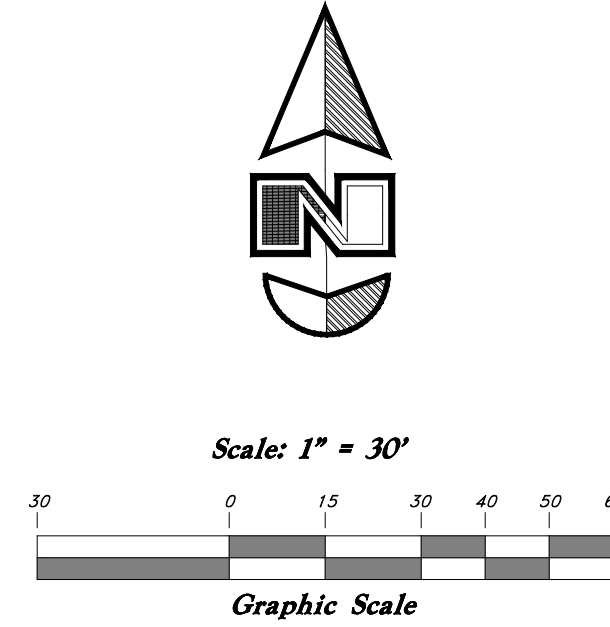
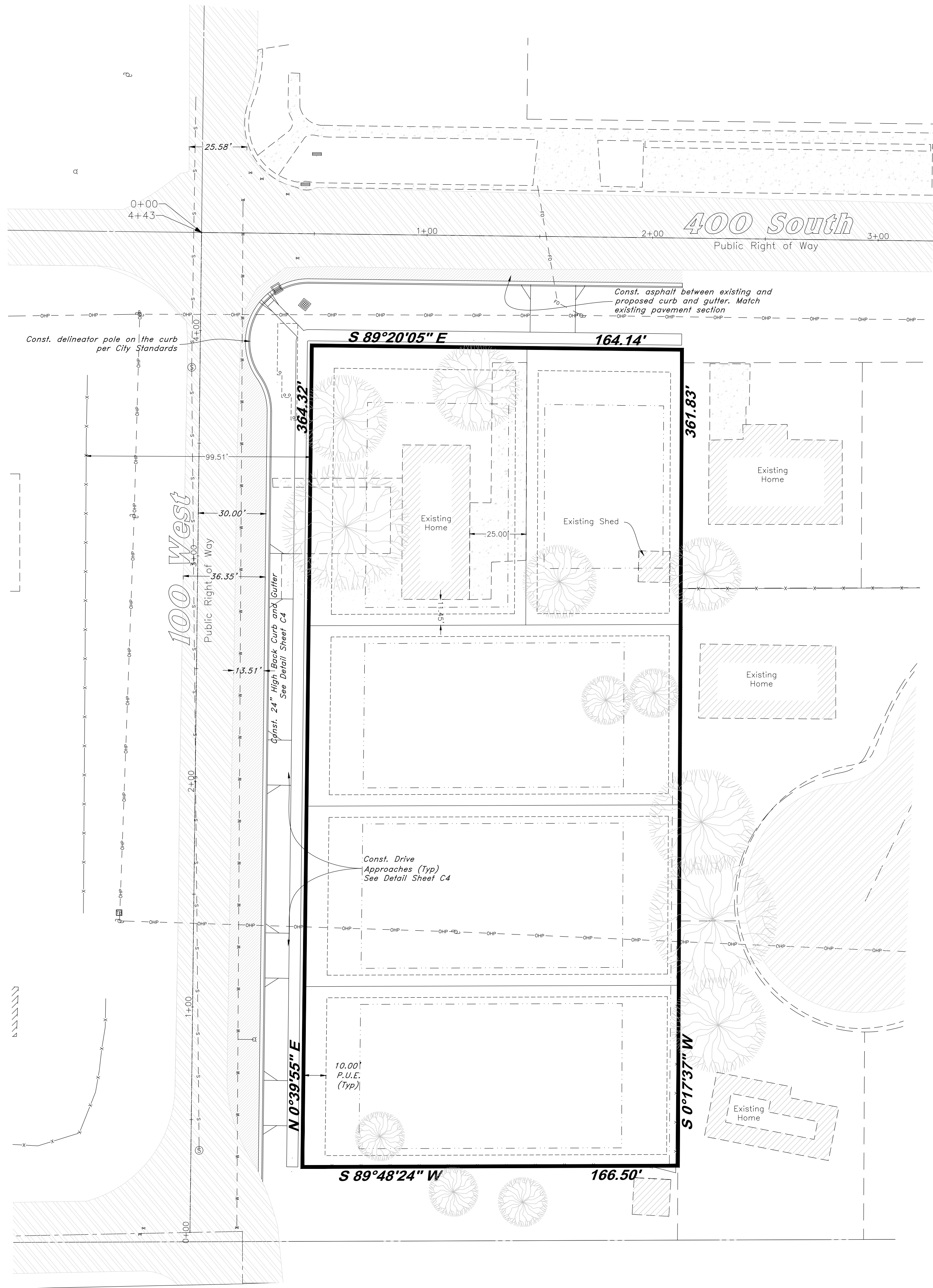
Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole		Top of Walk	TW
Water Manhole		Top of Concrete	TCN
Storm Drain Manhole		Natural Ground	NG
Cleanout		Finish Grade	FG
Electrical Manhole		Match Existing	ME
Catch Basins		Fire Department Connection	FDC
Exist. Fire Hydrant		Finished Contour	— 90 —
Fire Hydrant		Finished Grade	95.35TA
Fire Department Connection		Exist. Grade	95.72TA
Pot Indicator Valve		Ridge Line	— R —
Exist. Water Valve		Direction of Flow	—>—
Water Valve			
Sanitary Sewer		Existing Asphalt	
Culinary Water			
Gas Line		— S — New Asphalt	
Irrigation Line			
Storm Drain		Heavy Duty Asphalt	
Telephone Line			
Secondary Waterline		— S — Existing Concrete	
Power Line			
Fire Line		— L — New Concrete	
Land Drain			
Power pole		Demo'd Road Base	
Power pole w/guy			
Light Pole			
Fence			
Flowline of ditch			
Overhead Power Line			
Corrugated Metal Pipe			
Concrete Pipe			
Reinforced Concrete Pipe			
Ductile Iron			
Polyvinyl Chloride			
Top of Asphalt			
Edge of Asphalt			
Centerline			
Flowline			
Finish Floor			
Top of Curb			
Top of Wall			
Public Utility Easement			

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
4. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site within demo limits unless otherwise shown.
5. All utilities (sewer, water, gas, telephone and electrical services) to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
6. Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner.)
7. Clear and grub vegetation and vegetation within demolition limits, disposal to be off-site to extent where noted otherwise.
8. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition.
9. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
10. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the project site and dispose of in a legal manner.
11. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
12. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
13. Contractor shall be responsible for disposal of all material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
14. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
15. Install traffic warning devices as needed in accordance with local standards.
16. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
17. A roadway excavation permit will be needed and appropriate bonding in place for any open trenching within the asphalt to install utilities (I.E. Power, Sewer, Gas, Etc.)



Legend		
(Note: All items may not appear on drawing)		
San. Sewer Manhole	⊙	Top of Walk
Water Manhole	⊙	Top of Concrete
Storm Drain Manhole	⊙	Natural Ground
Cleanout	⊙	Finish Grade
Electrical Manhole	⊙	Match Existing
Catch Basins	⊙	Fire Department Connection
Fire Hydrant	⊙	Finished Contour
Fire Department Connection	⊙	Exist. Contour
Post Indicator Valve	⊙	Finished Grade
Exist. Water Valve	⊙	Exist. Grade
Water Valve	⊙	Ridge Line
Sanitary Sewer	—S—	Direction of Flow
Culinary Water	—W—	Existing Asphalt
Gas Line	—G—	New Asphalt
Irrigation Line	—IW—	Heavy Duty Asphalt
Storm Drain	—SD—	Existing Concrete
Telephone Line	—T—	New Concrete
Secondary Waterline	—SW—	Demo'd Road Base
Power Line	—P—	24" High Back Curb & Gutter
Fire Line	—F—	Demo Tree
Land Drain	—LD—	Tree To Remain in Place
Power pole w/guy	⊙	
Light Pole	⊙	
Fence	—X—X—	
Flowline of ditch	—OHP—	
Overhead Power line	—CMP—	
Corrugated Metal Pipe	—CP—	
Concrete Pipe	—RCP—	
Reinforced Concrete Pipe	—DI—	
Ductile Iron	—PVC—	
Polyvinyl Chloride	—TA—	
Top of Asphalt	—EA—	
Edge of Asphalt	—CL—	
Centerline	—FL—	
Flowline	—FF—	
Finish Floor	—TC—	
Top of Curb	—TWL—	
Top of Wall	—P.U.E.—	
Public Utility Easement		

Item 1.

DESCRIPTION

DATE

REV

PROFESSIONAL ENGINEER

4/26/2022

No. 5337934

RYAN BINGHAM

STATE OF UTAH

G/B

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403

MAIN (801)394-4515, S.L.C (801)521-0222, FAX (801)392-7544

WWW.GREATBASINENGINEERING.COM

Site Plan

Ostler Subdivision

Approx. 400 South and 100 West Street

Santaquin, Utah County, Utah

A part of Section 2, T10S, R1E, S16&M, U.S. Survey

Apr, 2022

SHEET NO.

C1

21N752

7



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST, DGDEN, UTAH 84403
MAIN (801)594-4515 S.L.C (801)592-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Grading Plan

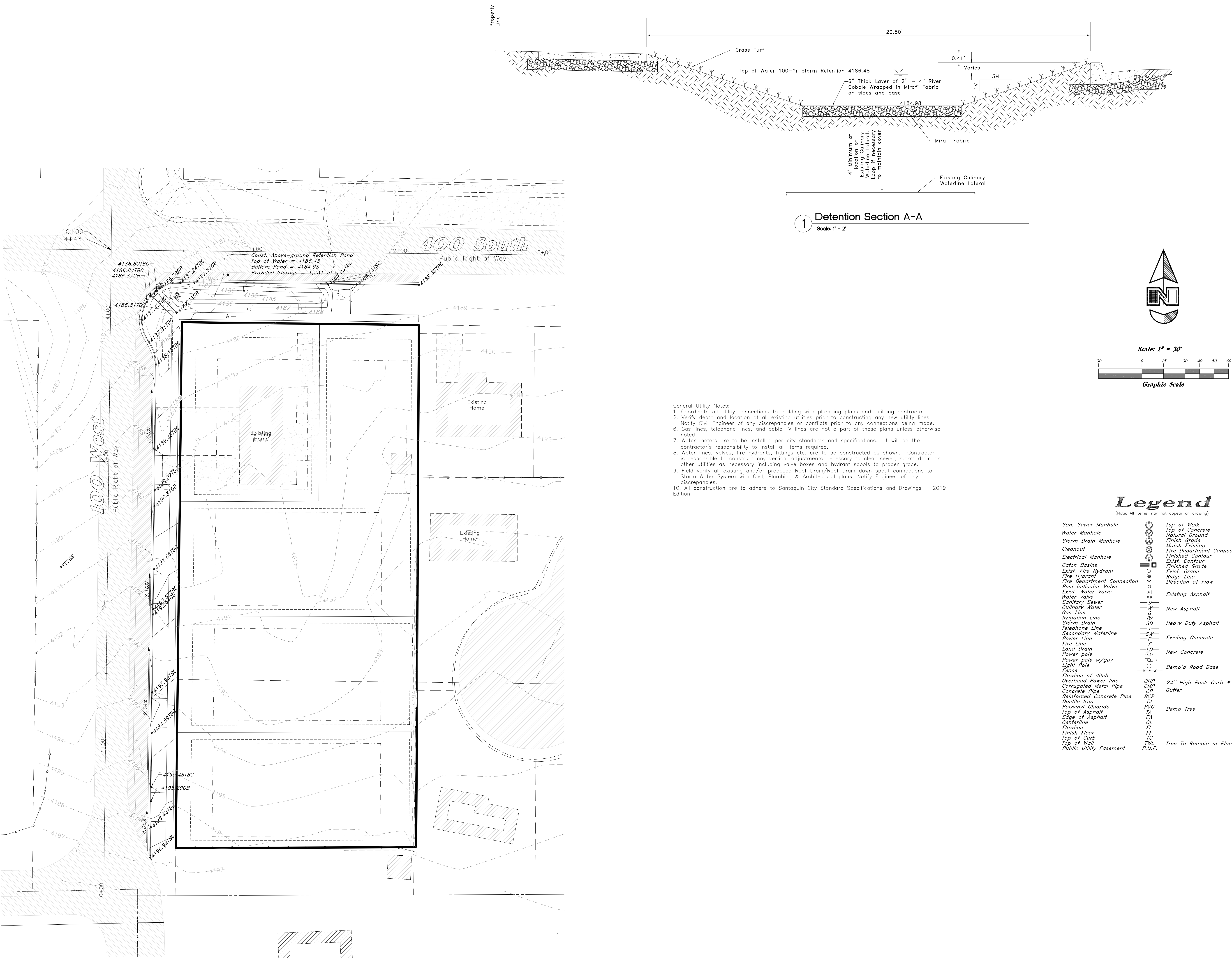
Ostler Subdivision

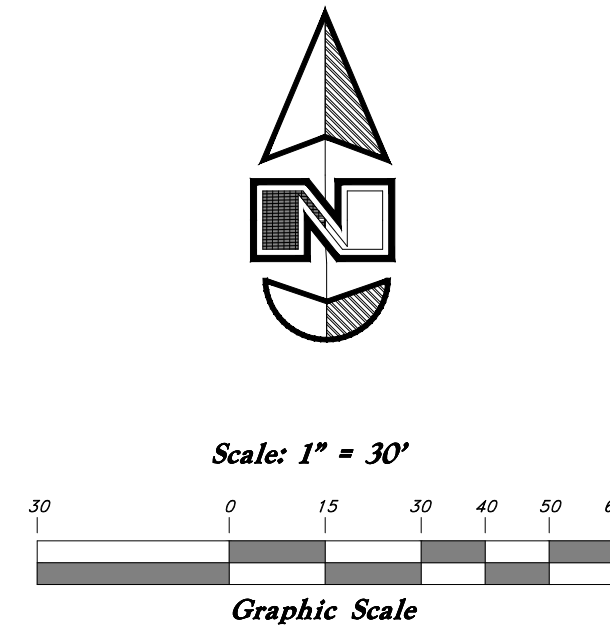
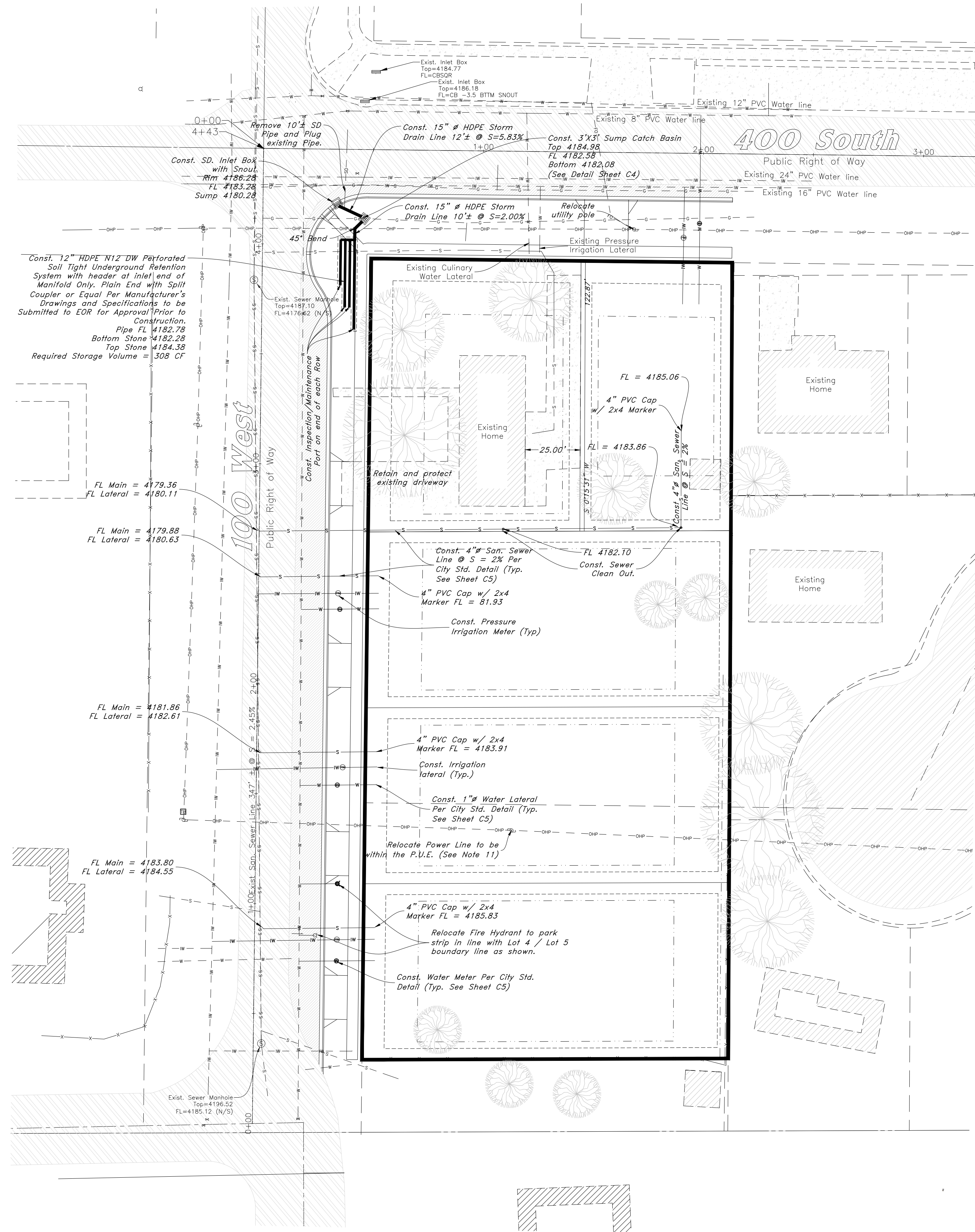
Approx. 400 South and 100 West Street
Santaquin, Utah County, Utah
A part of Section 2, T10S, R1E, S16&M, U.S. Survey

Apr, 2022

SHEET NO.

G2





Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	⊙	Top of Walk	TW
Water Manhole	⊙	Top of Concrete	TCN
Storm Drain Manhole	⊙	Natural Ground	NG
Cleanout	⊙	Finish Grade	FG
Electrical Manhole	⊙	Match Existing	ME
Catch Basins	⊙	Fire Department Connection	FDC
Exist. Fire Hydrant	⊙	Finished Contour	— 90' —
Fire Hydrant	⊙	Exist. Contour	— 90' —
Fire Department Connection	⊙	Finished Grade	95.331A
Post Indicator Valve	⊙	Exist. Grade	95.721A
Exist. Water Valve	⊙	Ridge Line	— R —
Water Valve	⊙	Direction of Flow	→
Sanitary Sewer	— S —	Existing Asphalt	
Culinary Water	— W —	New Asphalt	
Gas Line	— G —	Heavy Duty Asphalt	
Irrigation Line	— IW —	Existing Concrete	
Storm Drain	— SD —	New Concrete	
Telephone Line	— T —	Demo'd Road Base	
Secondary Waterline	— SW —	24" High Back Curb & Gutter	
Power Line	— P —	Demo Tree	
Fire Line	— F —	Tree To Remain in Place	
Land Drain	— LD —		
Power pole	⊙		
Power pole w/guy	⊙		
Light Pole	⊙		
Fence	— X —		
Flowline of ditch	— OHP —		
Overhead Power line	— CMP —		
Corrugated Metal Pipe	— CP —		
Concrete Pipe	— RCP —		
Reinforced Concrete Pipe	— DI —		
Ductile Iron	— PVC —		
Polyvinyl Chloride	— TA —		
Top of Asphalt	— EA —		
Edge of Asphalt	— CL —		
Centerline	— FL —		
Flowline	— FF —		
Finish Floor	— TC —		
Top of Curb	— TWL —		
Top of Wall	— P.U.E. —		
Public Utility Easement			

- General Utility Notes:
- Coordinate all utility connections to building with plumbing plans and building contractor.
 - Verify depth and location of all existing utilities prior to constructing any new utility lines.
 - Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
 - Gas lines, telephone lines, and cable TV lines are not a part of these plans unless otherwise noted.
 - Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
 - Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible to construct any vertical adjustments necessary to clear sewer, storm drain or other utilities as necessary including valve boxes and hydrant spools to proper grade.
 - Field verify all existing and/or proposed Roof Drain/Roof Drain down spout connections to Storm Water System with Civil, Plumbing & Architectural plans. Notify Engineer of any discrepancies.
 - All construction are to adhere to Santaquin City Standard Specifications and Drawings — 2019 Edition.
 - Coordinate with Century Link for required positioning of relocated utility and whether to bury or keep aboveground.



GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST, GEDEN, UTAH 84403
MAIN (801)394-4515, SALT LAKE CITY (801)392-7544
WWW.GREATBASINENGINEERING.COM

Utility Plan
Ostler Subdivision
Approx. 400 South and 100 West Street
Santaquin, Utah County, Utah
A part of Section 2, T10S, R1E, S6&M, U.S. Survey

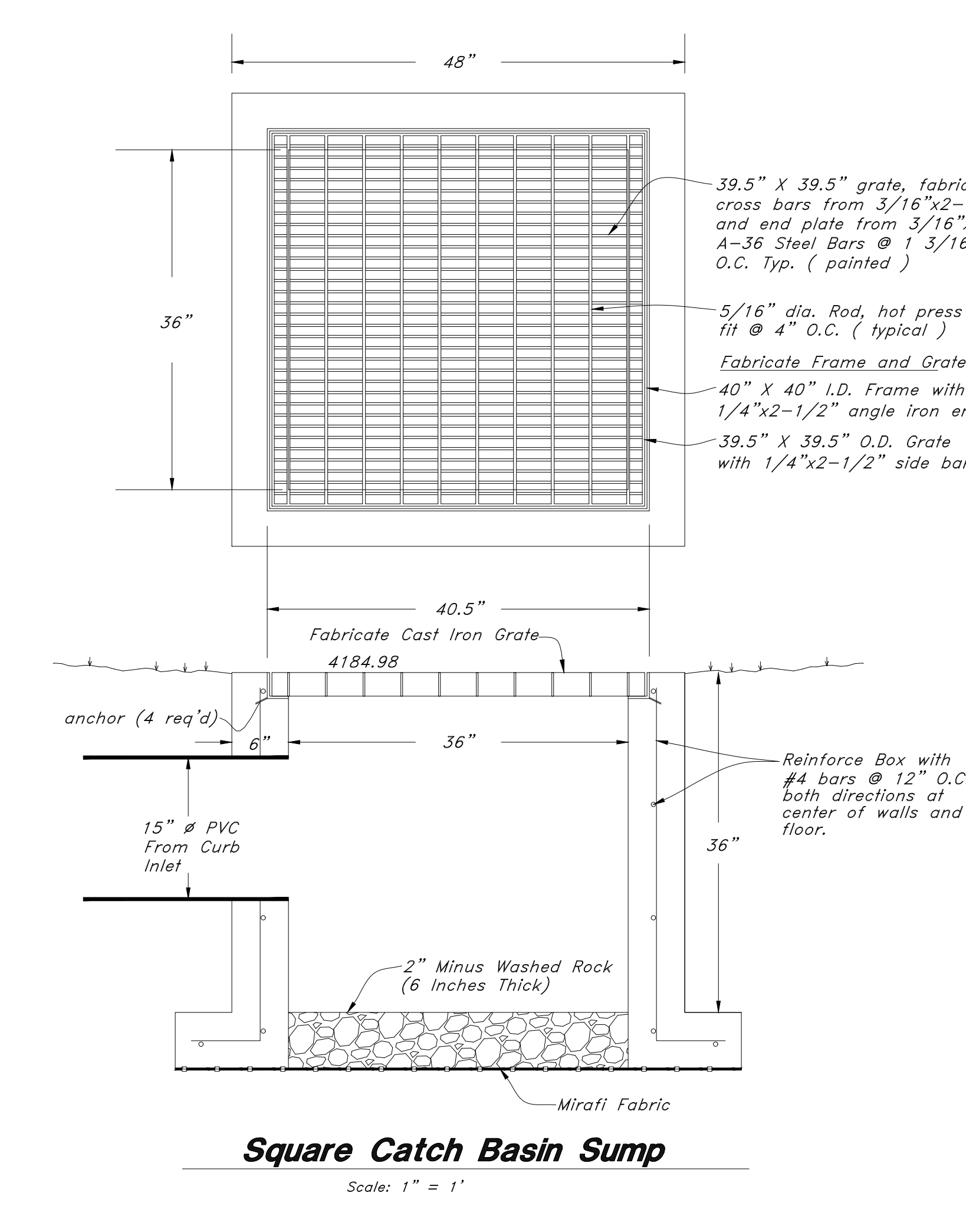
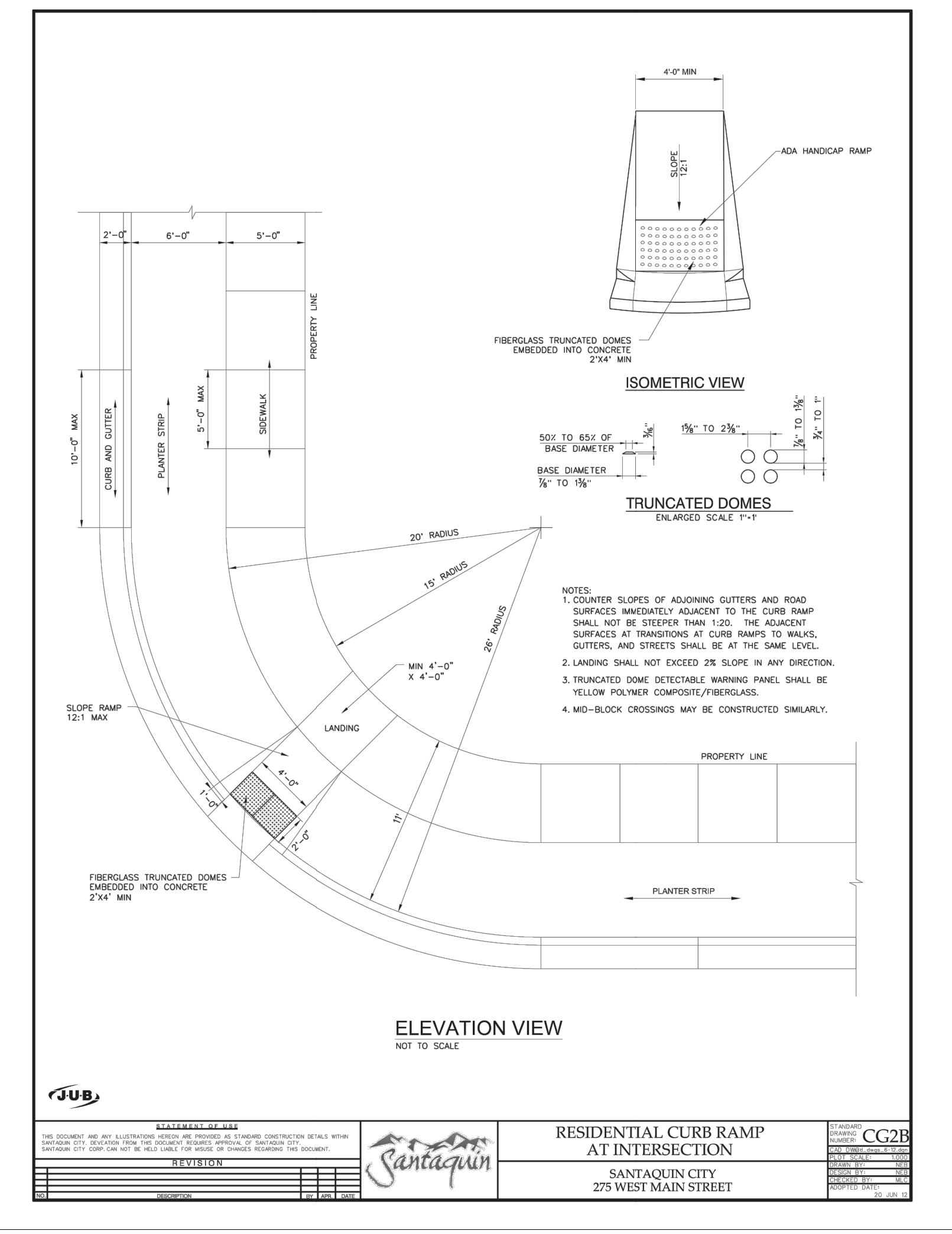
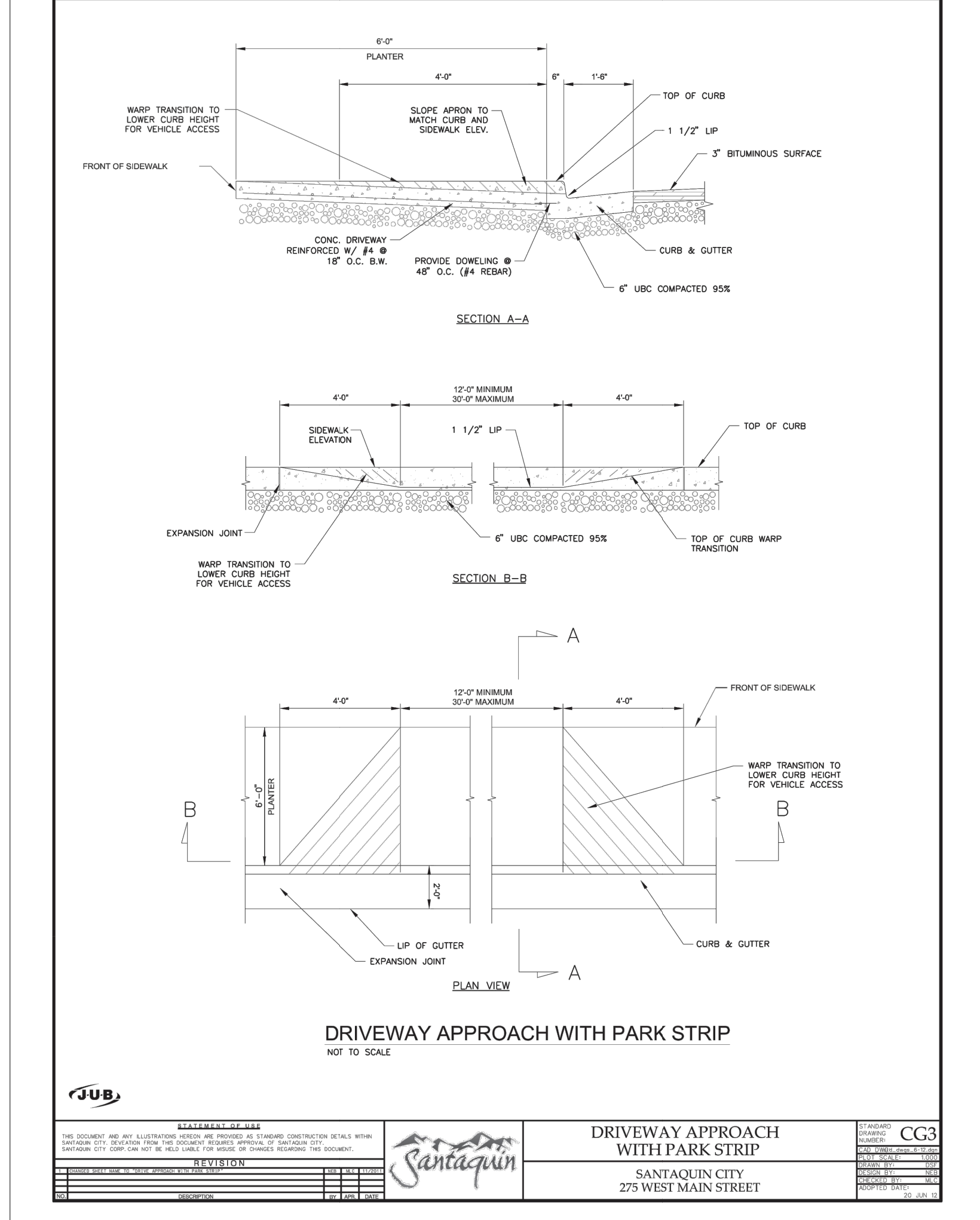
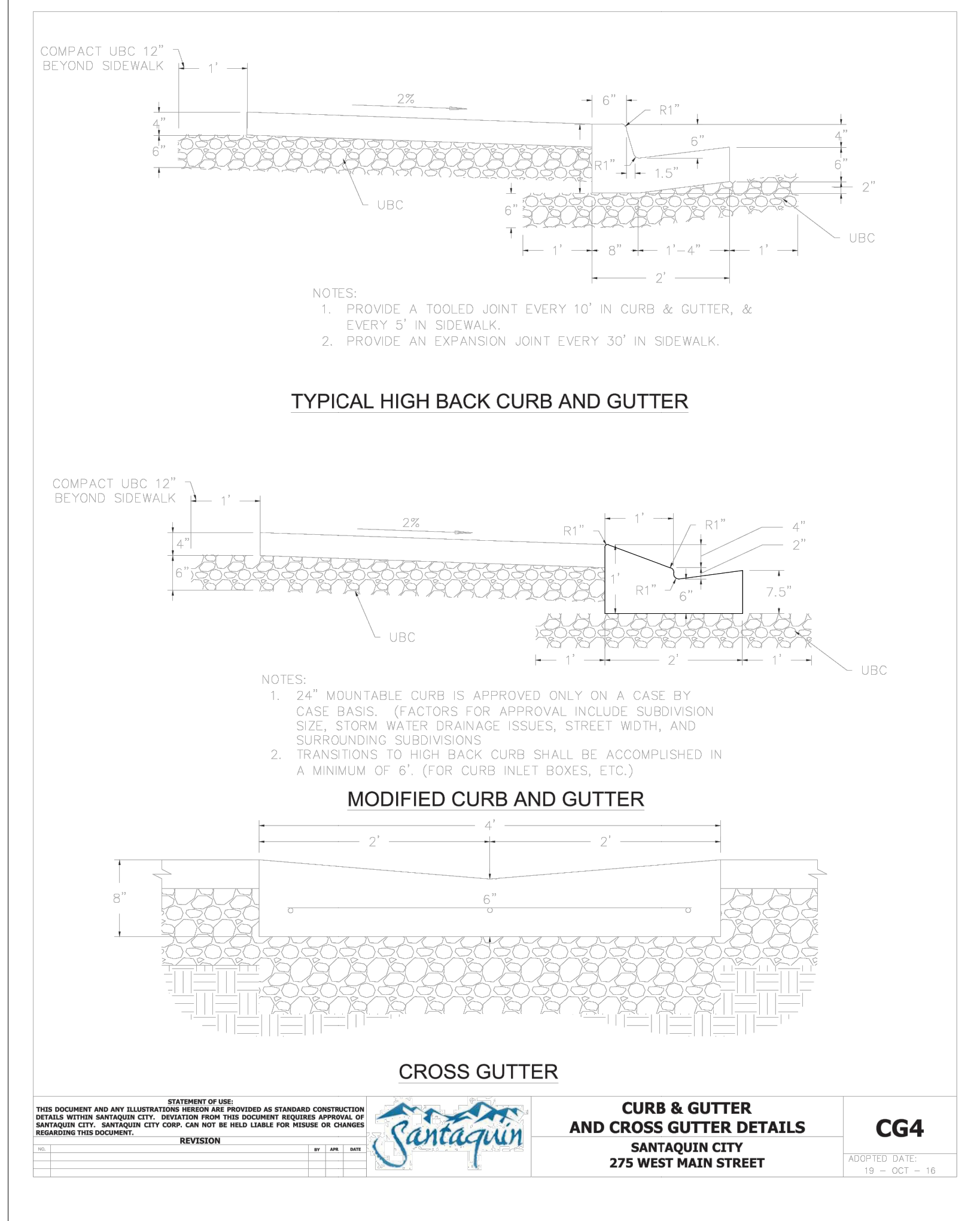
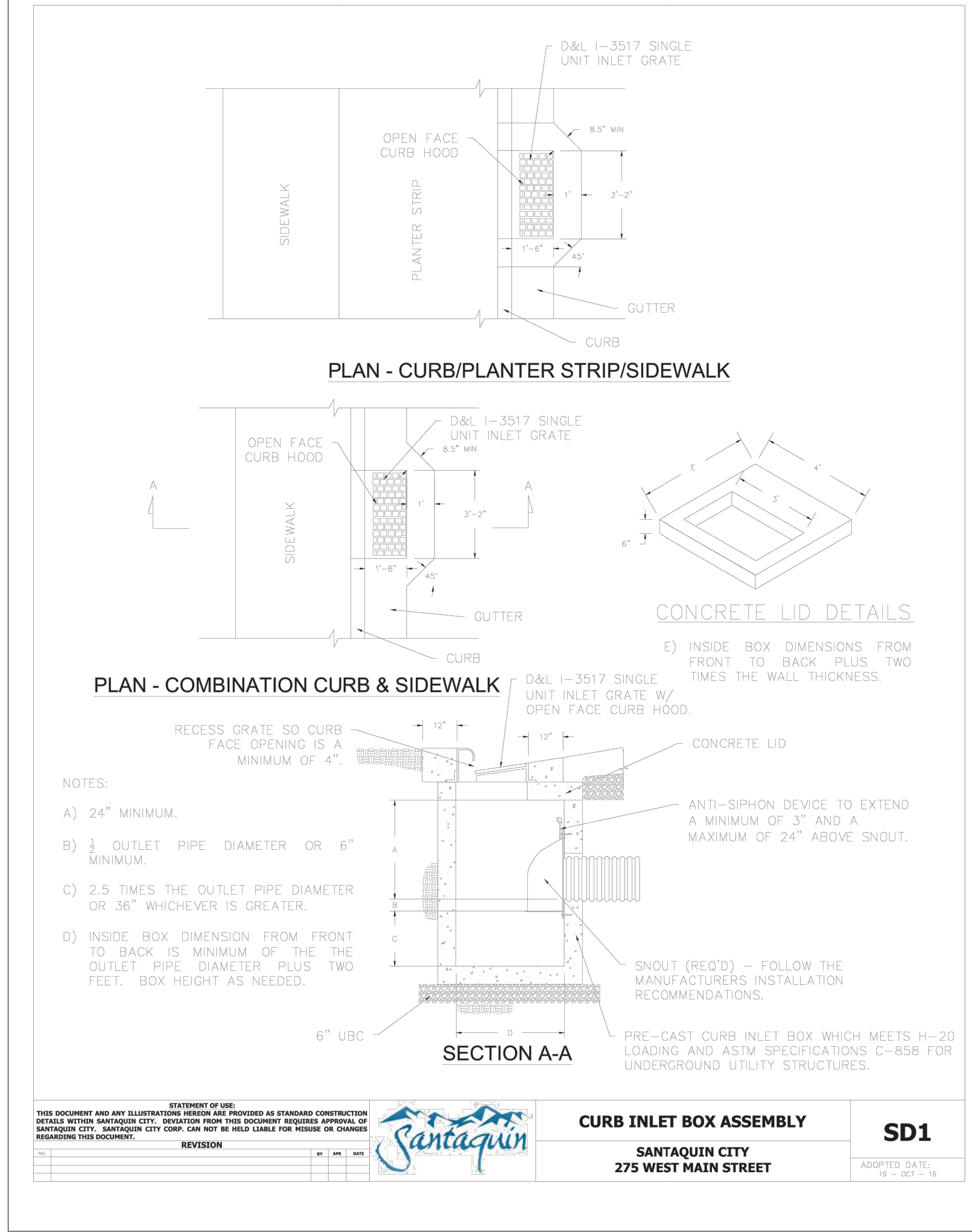
Apr, 2022

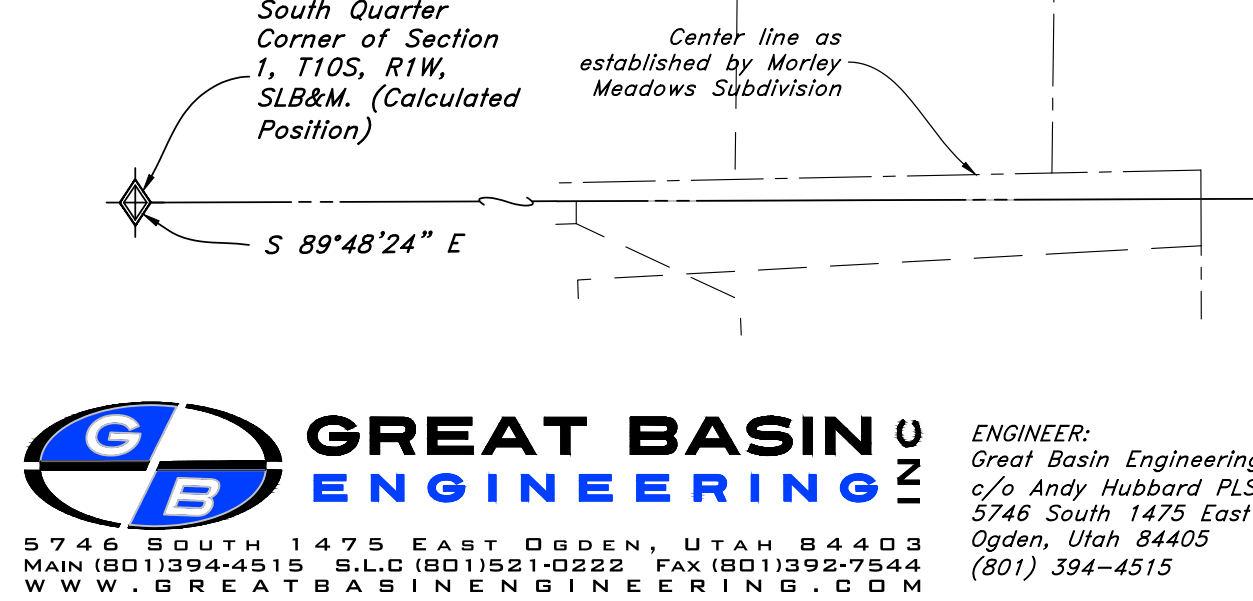
SHEET NO.

C3

21N752

9





*Orchard Park
Townhomes*

6242920
License No.

Dominion Energy Representative

1. A 10' wide front yard and street side yard and a 5' wide side and rear yard Public Utility Easement (P.U.E) and Drainage Easement as indicated by dashed lines, except as otherwise shown.
2. This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santiquin 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.
3. Setbacks for this Subdivision follow the Santiquin City for the R-8 Zone as follows:
 - 3.1.Front setback;
 - 3.1.1. Covered Porches - 15'
 - 3.1.2. Living Area - 20'
 - 3.1.3. Garage Doors - 25'
 - 3.2.Side - 8'
 - 3.3.Street Side;
 - 3.3.1. Living area or Garage side - 20'
 - 3.3.2. To garage doors - 25'
 - 3.4.Rear - 25'

Beginning at a point 2 Rods North of the Southwest corner of Lot 3, said point being 314.05 feet South 89°42'24" West and 33.00 feet North 0°39'55" East from the Southwest Corner of said Section 2, and running thence along the West Lot lines of said Lot 4 and Lot 3, to the Northwest corner of said Section 2, a distance of 144.41 feet; thence along said North Lot line South 89°20'05" East 164.14 feet to an extension of Crooks Acres Subdivision; thence along Crooks Acres Subdivision and its extension, and Courtney Circle Subdivision South 0°17'37" West 361.83 feet to a point 33.00 feet from the Section line; thence paralleling the Section line South 89°42'24" West 166.50 feet to the point of beginning.

Containing 1.378 Acres

Property Corners were set as shown here on Subdivision. For more information regarding the boundary see the record of survey filed with the County.

Signed this _____ day of _____, 2022.

State of Utah
County of Weber } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by _____ Race Ostler _____.

Residing At: _____
 Commission Number: _____
 Commission Expires: _____

A Notary Public commissioned in Utah

 Print Name

Approved this _____ day of _____
2022.

Centurylink Representative

Approved this _____ day of _____,
2022.

Centracom Representative

Approved this _____ day of _____
2022.

Rocky Mountain Power Representative

Approved this _____ day of _____,
2022.

Summit Creek Irrigation Representative

Santaquin, Utah County, Utah

CITY ENGINEER
SEAL

CITY RECORDER
SEAL

UTAH COUNTY
RECORDER

ORDINANCE NO. **DRAFT**

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE AND CLARIFY LAND USE DEFINITIONS AND THE LAND USE TABLE IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE

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

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

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

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 08 Section 020 and Title 10 Chapter 20 Section 190 to update and clarify land use definitions and the land use table in the Main Street Business Districts Zone; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on **?, 2022**, 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)

~~ALCOHOLIC BEVERAGE, CLASS A LICENSESSTORE: A license to sell beer on the premises, in original sealed containers no larger than two liters (2 l), for consumption off the premises, in accordance with the ordinances of the city, provided beer is not sold by minors, except under the supervision of a person twenty one (21) years of age or older who is on the premises. No beer shall be sold through a drive up window.~~

ALCOHOLIC BEVERAGE, ~~CLASS B LICENSE~~BAR: A ~~license to sell beer~~ place where beer is sold in the original containers, and on draft, in containers no larger than two liters (2 l), for on

premises consumption; beer in sealed containers no larger than two liters (2 l) may be sold for consumption off premises in accordance with the alcoholic beverage control act, and the ordinances of the city.

~~ALCOHOLIC BEVERAGE, CLASS C LICENSE RESTAURANTS/CLUBS: A license which entitles restaurant and private club licensees to sell liquor and beer for consumption on the premises, and to sell beer in sealed containers no larger than two liters (2 l), for off premises consumption, as specifically defined in, and in accordance with, the alcoholic beverage control act.~~

~~ALCOHOLIC BEVERAGE, CLASS D LICENSE HOTEL/CONVENTIONS: A license which allows the storage, sale, service, and consumption of liquor, wine, heavy beer, and beer for contracted banquet activities on the premises of a hotel, resort facility, sports center, or convention center. It also allows for room service in hotels and resorts.~~

ALCOHOLIC BEVERAGE, ~~CLASS E PACKAGE AGENCY~~ LIQUOR STORE: Liquor stores that offer a modest selection of liquor and alcohol products. They may be located in hotels, resorts and as a stand alone building. Products are sold for consumption off of the agency premises. This includes state liquor stores.

COMMERCIAL, CONVENIENCE: Establishments which are designed and intended to serve the daily or frequent trade or service needs of surrounding population. Such establishments typically include grocery stores, variety stores, drugstores, furniture and appliance stores ~~dry cleaning, beauty shops, barbershops~~, or a combination thereof and having floor areas typically less than fifty thousand (50,000) square feet. Convenience stores do not typically include repair garages, automobile sales, service or storage.

COMMERCIAL, RETAIL SALES AND SERVICES: Establishments which primarily engage in the sale of general retail goods and/or accessory services (e.g., businesses within this definition include those which conduct sales and storage entirely within an enclosed structure, with the exception of occasional outdoor "sidewalk" promotions); and businesses specializing in the sale of either general merchandise or convenience goods. Services may include laundromats with coin operated self-service machines, dry cleaning, beauty shops, barbershops, ~~self-service or full service car washes~~, and repair services for small household appliances or equipment. Work conducted on the premises may include handicraft production of tangible goods such as pottery, jewelry, picture frames, or leather goods.

DRIVE-IN RETAIL: Any form of merchandising, serving, or dispersing of goods in which service is provided to customers while they remain in their automobiles, but not to include drive-through restaurants.

GARAGE: A building, or part thereof, designed for the parking or temporary storage of automobiles of the occupants and visitors of the premises.

HOTEL ~~MOTEL~~: A building or group of buildings containing individual sleeping units, offered, designed and used primarily for the accommodation of short term guests not to exceed thirty (30) consecutive calendar days or business professionals on temporary assignment, and with

automobile parking or storage available. This definition includes auto courts, motor lodges, and tourist courts. To be classified under this definition, the use must have and maintain a functional lobby for check in/out with an entryway for vehicle loading and unloading during check in/out, a luggage storage area, an on site manager twenty four (24) hours a day, housekeeping of rooms at intervals normally no more than forty eight (48) hours, continuous open access for public safety personnel and the use should have at least three (3) or more of the following amenities conveniently located:

Concierge.

Guest laundry.

Guest pool.

Meeting rooms (minimum capacity of 25 people).

Outdoor or indoor sports court.

Recreation room or exercise room.

Restaurant/food service area.

Facilities not meeting the minimum requirements may fall under the definition for multiple-unit or multiple-family dwellings (i.e., apartments).

~~MOTEL/HOTEL: See definition of Hotel/Motel.~~

PUBLIC OR QUASI-PUBLIC BUILDING: a building which is owned or leased by a government agency for public administration and services and shall also include a building for the purpose of assembly, instruction, culture or enlightenment, or for community activities;

~~PUBLIC PARK OR PLAYGROUND: A tract of land which is owned by the public and~~ which has been partially or totally developed or designated for recreational purposes.

RESTAURANTS, DRIVE-THROUGH: A use providing preparation and retail sale of food and beverages, as defined under "Restaurant" with the added provision of 1 or more drive-through lanes for the ordering and dispensing of food and beverages to patrons remaining in their vehicles.

WEDDING CHAPEL: An establishment that primarily provides the facilities and services for weddings on a commercial basis. This definition does not include churches and similar congregations where weddings are an ancillary use.

Title 10 Chapter 20 Section 190 is amended as follows: (underlined text is added, stricken text is deleted)

Permitted Uses: General land uses within the Main Street Commercial District shall complement the Main Street overlay map found in the economic element of the City's General Plan.

Abbreviations and alphabetic use designations in the matrix and throughout this chapter have the

following meanings:

CBD	The area represented as the Central Business District.
MSC	The area represented as the Main Street Commercial area.
MSR	The area represented as the Main Street Residential area.
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.

(Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

Use	CBD	MSC	MSR
Accessory building	A	A	A
Adult daycare	N	P	P
Alcoholic beverage, class A license (store; beer only)	P	P	N
Alcoholic beverage, class B license (bars)	C	C	N
Alcoholic beverage, class C license (restaurants/clubs)	P	C	N
Alcoholic beverage, class D license (hotel/conventions)	P	P	N
Alcoholic beverage, class E license (liquor store, etc.)	N	C	N
Arcade	A	A	N
Art gallery	P	P	P
<u>Automotive service and repair, major and minor</u>	<u>N</u>	<u>N</u>	<u>N</u>
Automotive service station	C	P	N
Bakery, commercial	C	P	C
Bed and breakfast homes	N	C	P
Brewpub	P	C	N
Commercial, ancillary	P	P	N
Commercial, convenience store	C	P	N
<u>Commercial, heavy</u>	<u>N</u>	<u>N</u>	<u>N</u>
Commercial <u>P</u> arking lot or garage	A	A	A
Commercial, recreation	P	P	C

Commercial, repair services	P	P	N
Commercial, retail sales and services	P	P	N
Conference and convention facility	C	N	N
Convalescent home, rest home, or nursing home	N	P	P
Dance hall, discotheque	C	C	N
Daycare center	A	P	C
Drive-in retail	N	P	N
Dwelling, Accessory Unit Attached	N	N	A
Dwelling, Accessory Unit Detached	N	N	A
Dwelling, caretaker	N	N	A
Dwelling, multiple-family	C	C	C
Dwelling, single-family detached	N	N	P
Dwelling units above first story office, retail or commercial	P	C	C
Furniture and appliance stores	P	P	N
Governmental offices	P	P	P
<u>Healthcare facility, assisted living facilities</u>	<u>N</u>	<u>P</u>	<u>P</u>
Hotel	P	P	C
Institutions	P	P	P
Library	P	P	P
<u>Liquor Store</u>	<u>N</u>	<u>C</u>	<u>N</u>
Mixed use development	C	C	C
Mortuary, funeral home	N	P	C
Motel	N	N	N
<u>Park</u>	<u>P</u>	<u>P</u>	<u>P</u>
Permanent makeup establishment	P	P	N
Private club	P	C	N
Professional office or financial services	P	P	P
Public or quasi-public buildings	C <u>P</u>	C <u>P</u>	C <u>P</u>
Public park, private park or playground	P	P	P
Public safety building	C	C	P
Recreational vehicle (RV) <u>parks court</u>	N	N	N
Religious center	P	P	P
Resident healthcare facility	P	P	P

Residential facility for persons with a disability See 10.60	N	N	P
Residential facility for the elderly See 10.56	N	N	P
Residential support facility	N	N	C
Restaurant	P	P	C
Restaurant, with drive-through facilities	N	P	N
School, commercial (art, music, hair, massage)	P	P	C
School, public or quasi-public	C	C	C
Seasonal businesses	C	P	N
Sexually oriented business See 3.24	N	N	N
Social or reception center	P	C	C
Street vendors	P	P	N
Tattoo parlor	C	P	N
Telecommunications sites. See SCC 10.16.340 paragraph D			
Tobacco specialty shop in accordance with Utah State Code	P	C	N
Transitional treatment home - large	N	N	C
Transitional treatment home - small	N	N	C
Transitional-victim home	N	N	C
Veterinary hospital, large animal	N	N	N
Veterinary hospital, small animal	N	P	C
Wedding chapels	P	P	C

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, ?, 2022**. 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 ? 2022**.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

Amalie R. Ottley, City Recorder

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the ?th day of ?, 2022, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE AND CLARIFY LAND USE DEFINITIONS AND THE LAND USE TABLE IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this ?th day of ?, 2022.

Amalie R. Ottley
 Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, Amalie R. Ottley, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the ?th day of ?, 2022.

The three places are as follows:

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

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

 Amalie R. Ottley
 Santaquin City Recorder

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

 Notary Public



Planning Commission Members in Attendance: Trevor Wood, Kylie Lance, Drew Hoffman, BreAnna Nixon, Michael Weight, Nicci McNeff, Michael Romero

Others in Attendance: Community Development Director Jason Bond, City Council Member Art Adcock, City Council Member Jeff Siddoway, Assistant City Manager Norm Beagley, Brent Stout representing LGI Homes, Bart Gibb representing Adcock's Acre, David Simpson and Kaden Cole represented Vistas West, and Doug and Denise Rohbock.

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

INVOCATION/INSPIRATIONAL THOUGHT

Kylie Lance offered an inspirational thought.

PLEDGE OF ALLEGIANCE – Michael Romero led the Pledge of Allegiance.

PUBLIC FORUM

Public Forum opened at 7:01 p.m.

No members of the public wished to address the Planning Commission regarding items that weren't already on the agenda.

Public Forum closed at 7:03 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS

Vistas West at Summit Ridge Subdivision Preliminary Review

The Planning Commission reviewed a preliminary plan of a proposed 95-lot subdivision located at approximately Vista Ridge Drive and Crest Dale Lane.

Director Bond introduced the Vistas West at Summit Ridge Subdivision plan. He discussed the proposed park and water retention area. Director Bond stated that utilities will be stubbed for a future water fountain or restroom at the park/water retention area. Director Bond expressed his appreciation for the efforts from the developers.

The Commission discussed the trail shown in the cul-de-sac that at this time leads to private property. Director Bond confirmed the above stated property is anticipated to be accessible to the public in the future. Slopes for the retaining wall in the water retention area were addressed by Brent Stout with LGI Homes.

Commissioner McNeff made a motion to make a positive recommendation to the City Council to approve the Vistas West at Summit Ridge Subdivision Preliminary Plan. Commissioner Lance seconded the motion.

Commissioner Wood Yes

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

The vote passed unanimously in favor.

Adcock's Acre Subdivision Final Review

The Planning Commission reviewed a final plan of a proposed 2-lot subdivision located at approximately 295 North 200 East.

Commissioner Lance made a motion to approve the Adcock's Acre Subdivision Plan. Commissioner Weight seconded the motion.

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

The vote passed unanimously in favor.

Santaquin City Zoning Code Land Use Table Review

The Planning Commission discussed the land use table (10.20.190) and associated definitions (10.08) in the Main Street Business Districts Zone which includes the Central Business District (CBD), Main Street Commercial Area (MSC), and the Main Street Residential Area (MSR).

Director Bond pointed out discrepancies in the land use table that need to be addressed, especially in land uses that lack definitions. Commission Chair Wood addressed public comments and stated that any changes made in the land use tables would not change the intent of business operations in the Main Street area of town. Commissioner McNeff inquired about the General Plan and the effects that it could possibly have on changes in land use tables. The Commission discussed Legal Non-Conforming Use statuses among properties in the city and time frames within the code. Commission Chair Wood suggested that the Commission start with cleaning up the definitions in the land use table first and move on to other code issues later. Director Bond will provide more information to the Commission to bring back to a public meeting to discuss together. Commissioner Lance pointed out that differences arise in the setbacks and architectural requirements in different city zones. Director Bond expressed that making the changes to the land use tables will happen slowly and section by section. Commission Chair Wood again established that the Commission would start with land use definitions and move on to other sections of the code later.

Meeting Minutes Approval – March 8, 2022

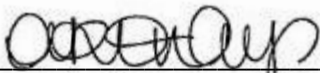
Motion made by Commissioner Romero to approve the Planning Commission Minutes from April 12, 2022. Commissioner McNeff seconded. The motion passed unanimously in favor.

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

Staff Reports: Commissioner Lance will direct the May 2, 2022 Special Planning Commission meeting to consider the temporary sign request for the future Murdock Ford site.

Adjournment:

Commissioner Lance motioned to adjourn at 8:13 p.m. Meeting adjourned.



City Recorder – Amalie R. Ottley

Commission Chair – Trevor Wood



Planning Commission Members in Attendance: Kylie Lance, Drew Hoffman, BreAnna Nixon, Michael Weight, Nicci McNeff, Andrea Howard

Others in Attendance: Community Development Director Jason Bond, City Councilman Jeff Siddoway, Blake and Dain Murdock on behalf of Murdock Ford.

Vice-Chair Commissioner Kylie Lance called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATIONAL THOUGHT: Director Bond offered an invocation.

PLEDGE OF ALLEGIANCE: Nicci McNeff led the Pledge of Allegiance.

PUBLIC HEARING – Murdock Ford Temporary Sign Request

Director Bond introduced a temporary sign request received from Murdock Ford.

The Public Hearing opened at 7:06 p.m.

No individuals wished to speak during the public hearing.

The Public Hearing closed at 7:06 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS

Blake Murdock requested that the Planning Commission review the proposed signage request, three in number. The Planning Commission reviewed the locations of the signs on the site.

Commissioner Nixon made a motion to make a positive recommendation to the City Council to approve the signs requested in the addendum to the Summit Ridge Commercial Development Agreement. Commissioner Weight seconded the motion.

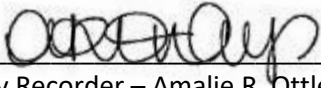
Commissioner Lance	Yes
Commissioner Hoffman	Yes
Commissioner Nixon	Yes
Commissioner Weight	Yes
Commissioner McNeff	Yes
Commissioner Howard	Yes

The vote passed unanimously in favor.

Director Bond brought up the request of Mayor Olson to have the Planning Commission and City Council work together to review the upcoming General Plan.

Adjournment:

Commissioner Hoffman motioned to adjourn at 7:12 p.m. Meeting adjourned.



City Recorder – Amalie R. Ottley

Commission Chair – Trevor Wood