



PLANNING COMMISSION

Tuesday, March 25, 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. **[PUBLIC HEARING: Reduction in Asphalt Requirements for Dedicated Roads](#)**
[The Santaquin City Planning Commission will conduct a Public Hearing to consider amending Santaquin City Code 11.36.110 to reduce asphalt requirements for roads in order to match State Code Requirements.](#)
2. **[PUBLIC HEARING: Minimum Unit Size Reduction in the Main Street Commercial Area in the MSBD Zone](#)**
[The Santaquin City Planning Commission will conduct a Public Hearing to consider amending Santaquin City Code 10.20.190 to reduce the minimum unit size in the Main Street Commercial Area within the Main Street Business Districts Zone as a Moderate-Income Housing strategy.](#)
3. **[Parking Reduction Request for Santaquin Peaks Lot #14 Site Plan \(Greenhalgh\)](#)**
[A parking reduction request for lot #14 in the Santaquin Peaks Industrial Subdivision located at approximately 1268 Timpanogos Terrace.](#)
4. **Discussion on Multi-Family Units in the Main Street Residential (MSR) Zone**

OTHER BUSINESS

5. [Meeting Minutes Approval](#)

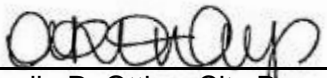
[February 25, 2025](#)

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:



Amalie R. Ottley, City Recorder

MEMO



To: Planning Commission

From: Aspen Stevenson, Planner

Date: March 25, 2025

RE: **Code Amendment To Update Pavement Width Requirement In A Subdivision**

It is proposed that the Planning Commission and City Council consider amending Santaquin City Code 11.36.110 to reduce the minimum pavement width from 38 feet to 32 feet for all subdivision streets. As well as, replacing City Council with the Planning Commission as the land use authority for approving any half plus 10' requests to maintain consistency throughout City Code. Planning Commission approves all plats and is the land use authority over subdivisions.

Below are the proposed changes to the Santaquin City Code.

The developer shall dedicate to the City the full width of all street rights-of-way depicted on the final plat, unless previously dedicated, constructed or vested as a private street prior to September 20, 2017, or located within a planned unit development provided, however, that in cases where a proposed street in the subdivision parallels undeveloped property where no street currently exists and evidence is provided showing that the owner of the abutting property has no intention of developing within the near future, and as may be recommended by the Community Development Department, the Planning Commission may waive the full width dedication requirement and allow the dedication of a half plus ten feet (10') width right-of-way if the Planning Commission finds that it promotes the public interest. In no case, however, shall the pavement width be less than thirty two feet (32').

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

Recommended Motion: "Motion to recommend (approval/denial) of the proposed code amendment, which updates the required pavement width to 32 feet."

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE SUBDIVISION PAVEMENT WIDTH REQUIREMENTS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

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

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

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

WHEREAS, the City Council desires to amend Santaquin City Code Title 11, Chapter 36, Section 110 to reduce a streets minimum pavement width to thirty two feet; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on March 25, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

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

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

Section I. Amendments

Title 11 Chapter 36 Section 110 is amended as follows: (underlined text is added, stricken text is deleted)

11.36.110 STREET DEDICATION

The developer shall dedicate to the City the full width of all street rights-of-way depicted on the final plat, unless previously dedicated, constructed or vested as a private street prior to September 20, 2017, or located within a planned unit development provided, however, that in cases where a proposed street in the subdivision parallels undeveloped property where no street currently exists and evidence is provided showing that the owner of the abutting property has no intention of developing within the near future, and as may be recommended by the Community Development Department ~~and~~ the Planning

Commission, ~~the City Council~~ may waive the full width dedication requirement and allow the dedication of a half plus ten feet (10') width right-of-way if the ~~City Council~~ Planning Commission finds that it promotes the public interest. In no case, however, shall the pavement width be less than ~~thirty eight feet (38')~~ Thirty two feet (32'). Ord. 09-02-2017, 9-20-2017, eff. 9-21-2017)

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, April 2, 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 1ST day of April 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 1st day of April 2025, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE SUBDIVISION PAVEMENT WIDTH REQUIREMENTS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 1st 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:

MEMO



To: Planning Commission

From: Aspen Stevenson, Planner

Date: March 25, 2025

RE: **Code Amendment To Reduce the Minimum Building Size For The MSC Zone**

After selecting five Moderate Income Housing Strategies for 2025, it is proposed that the Planning Commission and City Council amend Santaquin City Code Title 10 Chapter 20 Section 190 to reduce the minimum building size in the Main Street Commercial Area (MSC) in the Main Street Business Districts Zone. The proposed code amendment will satisfy Strategy 3 (Z) which is referenced below.

Strategy 3 (Z) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

Implementation Plan – Santaquin City will consider modifying zoning regulations to reduce the minimum square footage requirements for various residential unit sizes in the Main Street Commercial (MSC) Area in the Main Street Business Districts (MSBD) zone.

Benchmarks and Timeline – A legislative process will be initiated by June 1, 2025. Possible action will be implemented before August 1, 2025.

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

Motion: "Motion to recommend (approval/denial) of the proposed code amendment, which reduces the minimum building size for the Area in the Main Street Business Districts Zone."

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO REDUCE THE MINIMUM BUILDING SIZE IN THE MAIN STREET COMMERCIAL AREA (MSC) IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

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

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

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

WHEREAS, the City Council desires to amend Santaquin City Code Title 10, Chapter 20, Section 190 to reduce the minimum building size in the Main Street Commercial Area in the Main Street Business Districts Zone; and

WHEREAS, the City Council hereby implements one of their strategies in the Moderate-Income Housing Plan, as required by Utah Code Annotated 10-9a-408, in order address the need for moderate income housing within Santaquin City; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on March 25, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

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

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

Section I. Amendments

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

10.20.190 MAIN STREET BUSINESS DISTRICTS ZONE

K. Multi-Family Development Standards: The maximum density allowed for multi-family developments shall be conditioned upon the architectural design of the development and its

ability to meet the following zone standards. The following housing and open space and amenities standards shall also be applied to mixed use developments unless addressed in the general standards above.

1. Minimum Lot and Unit Size: ~~The minimum lot size for a multi-family development in the Main Street Residential (MSR) area shall be one (1) acre. The minimum density of a multi-family development shall be 8 units/acre. The maximum density of a multi-family development shall be 12 units/acre. The average minimum livable unit area shall be four hundred (400) square feet for a studio unit, six hundred fifty (650/750) square feet for a single bedroom unit, and eight hundred (800) square feet for a two (2) bedroom unit. No unit shall have less than ninety percent (90%) of the required average. Units with more than two (2) bedrooms shall provide an additional one hundred fifty (150) square feet per additional bedroom.~~
 - i. The minimum lot size for a multi-family development in the Main Street Residential (MSR) area shall be one (1) acre. The minimum density in the Main Street Residential (MSR) area shall be 8 units/acre, and the maximum density shall be 12 units/acre.
 - ii. The average minimum livable unit area in the Main Street Residential (MSR) and the Main Street Commercial (MSC) areas shall be four hundred (400) square feet for a studio unit, six hundred fifty (650) square feet for a single bedroom unit, and eight hundred (800) square feet for a two (2) bedroom unit. No unit shall have less than ninety percent (90%) of the required average. Units with more than two (2) bedrooms shall provide an additional one hundred fifty (150) square feet per additional bedroom.

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PASSED AND ADOPTED this 1st day of April 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)

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“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO REDUCE THE MINIMUM BUIDLING SIZE IN THE MAIN STREET COMMERCIAL AREA (MSC) 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 1st day of April 2025.

Amalie R. Ottley
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

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I further certify that copies of the ordinance were posted online at www.santaquin.gov, at the City Hall Building at 110 S. Center Street and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

AMALIE R. OTTLEY
Santaquin City Recorder

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

MEMO



To: Planning Commission

From: Aspen Stevenson, Planner

Date: March 25, 2025

RE: **Parking Reduction for Lot 14 in Santaquin Peaks Industrial Area**

Kirk Greenhalgh has requested a parking reduction for Lot 14 located in Santaquin Peaks Industrial zone. The site plan has been reviewed and conditionally approved by the DRC on February 25, 2025. An approved parking reduction or adding four additional stalls are the conditions of approval. There are a total of 25 parking spaces required: 12 stalls for the warehouse area and 13 stalls for the office area according to Santaquin City Code 10.48.040. Majority of employees will park in the gravel storage area, with only two or three people using the office space. Therefore, Kirk has requested a reduction in parking requirements to 21 stalls, which his site currently meets.

Reduction In Parking Requirements: Businesses or mixed use developments seeking a reduction in parking must receive special exception approval by the Planning Commission. Such exceptions shall be based on the following review considerations and conditions:

1. Considerations For Reduction:

- a. Large Floor Area: The proposed business may have an exceptionally large floor area per volume of sales and customers; e.g., furniture store, car wash, etc.
- b. Shared Parking...

2. Conditions For Parking Reduction:

- a. Compliance: All parking stalls and drive aisles will comply with the standards established by this section.
- b. Reduction Not Applicable To ADA: In no case shall any such reduction be applicable to any requirements of the Americans With Disabilities Act. The calculation of the required number of handicapped parking stalls shall be computed from the prereduction total.
- c. Impacts On Adjacent Properties: Impacts on adjacent properties will not be increased due to the lack of parking required by this Code.

Kirk Greenhalgh's email request and site plan are attached below.

Planning Commission is the land use authority and the request for parking reduction is up to their discretion.

Motion: "Motion to approve/deny the proposed parking reduction, which reduces the required number of parking stalls from 25 spots to 21 spots.

From: Kirk Greenhalgh <kirk@greenhalghconstruction.com>
Sent: Tuesday, March 4, 2025 11:07 AM
To: Ryan Harris
Subject: Re: Parking Reduction Requirements

Ryan,

I would like to go with option 2, adding more asphalt could change the drainage plan so I think it would be better to reduce the amount of stalls required. We only plan on using a few of the stalls as it is, employee parking will be in the gravel area and we only have 2 or 3 people using the office.

I will be out of town for 3 weeks so maybe we should wait until I get back to go to the planning commission.

Thanks

--

Kirk Greenhalgh, Owner
Greenhalgh Construction Inc
P. 801-404-3000
Kirk@greenhalghconstruction.com



GREENHALGH SITE PLAN

1268 WEST TIMPANOGOS TERRACE

SANTAQUIN, UTAH

FINAL PLAN SET

JANUARY 2025

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL UTILITY LAYOUT
4	DRAINAGE PLAN
5	EXISTING TOPOGRAPHY
6A	TBC PLAN
6B	TBC PLAN
DT-01	DETAIL SHEET



BOUNDARY DESCRIPTION:

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

BEGINNING AT A POINT LOCATED SOUTH 00°30'52" EAST 169.56 FEET AND EAST 561.06 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°23'57" EAST 310.25 FEET; THENCE SOUTH 00°35'40" WEST 487.66 FEET; THENCE SOUTHWESTERLY 122.72 FEET ALONG THE ARC OF A 792.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°52'40"; THENCE NORTH 55°06'47" WEST 14.15 FEET; THENCE NORTHWESTERLY 110.21 FEET ALONG THE ARC OF A 181.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°53'14"; THENCE WEST 94.43 FEET; THENCE NORTH 00°30'52" WEST 532.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.75 ACRES.

GENERAL NOTES:

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN 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 FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

CONTRACTOR NOTE:

THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:

ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER

KIRK GREENHALGH
GREENHALGH CONSTRUCTION
(801) 404-3000
135 W 200 N, SANTAQUIN, UT 84665
kirk@greenhalghconstruction.com



VICINITY MAP

-NTS-

DATA TABLE

TOTAL ACREAGE= 3.75 ACRES
PARCEL SIZE = 3.75 SF
BUILDING AREA= 13,600 SF
PARKING LOT AREA= 26,608 SF
LANDSCAPED AREA= 13,402 SF
CONCRETE WALK AREA= 1,409 SF
ACREAGE OF OPEN SPACE/LANDSCAPING= 0.30 ACRES
% OF OPEN SPACE = 8.21%
ZONING= I-1

PARKING TABLE

MAIN LEVEL WAREHOUSE: 11,102 SF
UPPER LEVEL MEZZANINE (STORAGE): 2,522 SF
TOTAL WAREHOUSE/STORAGE: 13,624 SF
MAIN LEVEL OFFICE: 2,498 SF
PARKING REQUIRED: 21 STALLS
PARKING STALLS PROVIDED: 21 STALLS

LEGEND

(APPLIES TO ALL SHEETS)

	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
	PROPOSED ASPHALT
	PROPOSED CONCRETE/CURB & GUTTER
	REVERSE LIP CURB

GREENHALGH SITE PLAN



ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NORTHWEST CORNER, SECTION 3, T10S, R1E, SLB&M

BASIS OF BEARING
S89°30'24"W 2649.01'

NORTH 1/4 CORNER, SECTION 3, T10S, R1E, SLB&M

S00°30'52"E 169.56'

DATA TABLE
 TOTAL ACREAGE= 3.75 ACRES
 PARCEL SIZE = 3.75 SF
 BUILDING AREA= 13,600 SF
 PARKING LOT AREA= 26,608 SF
 LANDSCAPED AREA= 13,402 SF
 CONCRETE WALK AREA= 1,409 SF
 ACREAGE OF OPEN SPACE/LANDSCAPING= 0.30 ACRES
 % OF OPEN SPACE = 8.21%
 ZONING= I-1

PARKING TABLE
 MAIN LEVEL WAREHOUSE: 11,102 SF
 UPPER LEVEL MEZZANINE (STORAGE): 2,522 SF
 TOTAL WAREHOUSE/STORAGE: 13,624 SF
 MAIN LEVEL OFFICE: 2,498 SF
 PARKING REQUIRED: 21 STALLS
 PARKING STALLS PROVIDED: 21 STALLS

ROWLEY'S SOUTH RIDGE FARMS INC.
29:036:0093

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

BEGINNING AT A POINT LOCATED SOUTH 00°30'52" EAST 169.56 FEET AND EAST 561.06 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°23'57" EAST 310.25 FEET; THENCE SOUTH 00°35'40" WEST 487.66 FEET; THENCE SOUTHWESTERLY 122.72 FEET ALONG THE ARC OF A 792.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°52'40"; THENCE NORTH 55°06'47" WEST 14.15 FEET; THENCE NORTHWESTERLY 110.21 FEET ALONG THE ARC OF A 181.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°53'14"; THENCE WEST 94.43 FEET; THENCE NORTH 00°30'52" WEST 532.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.75 ACRES.



VICINITY MAP
-NTS-

LEGEND

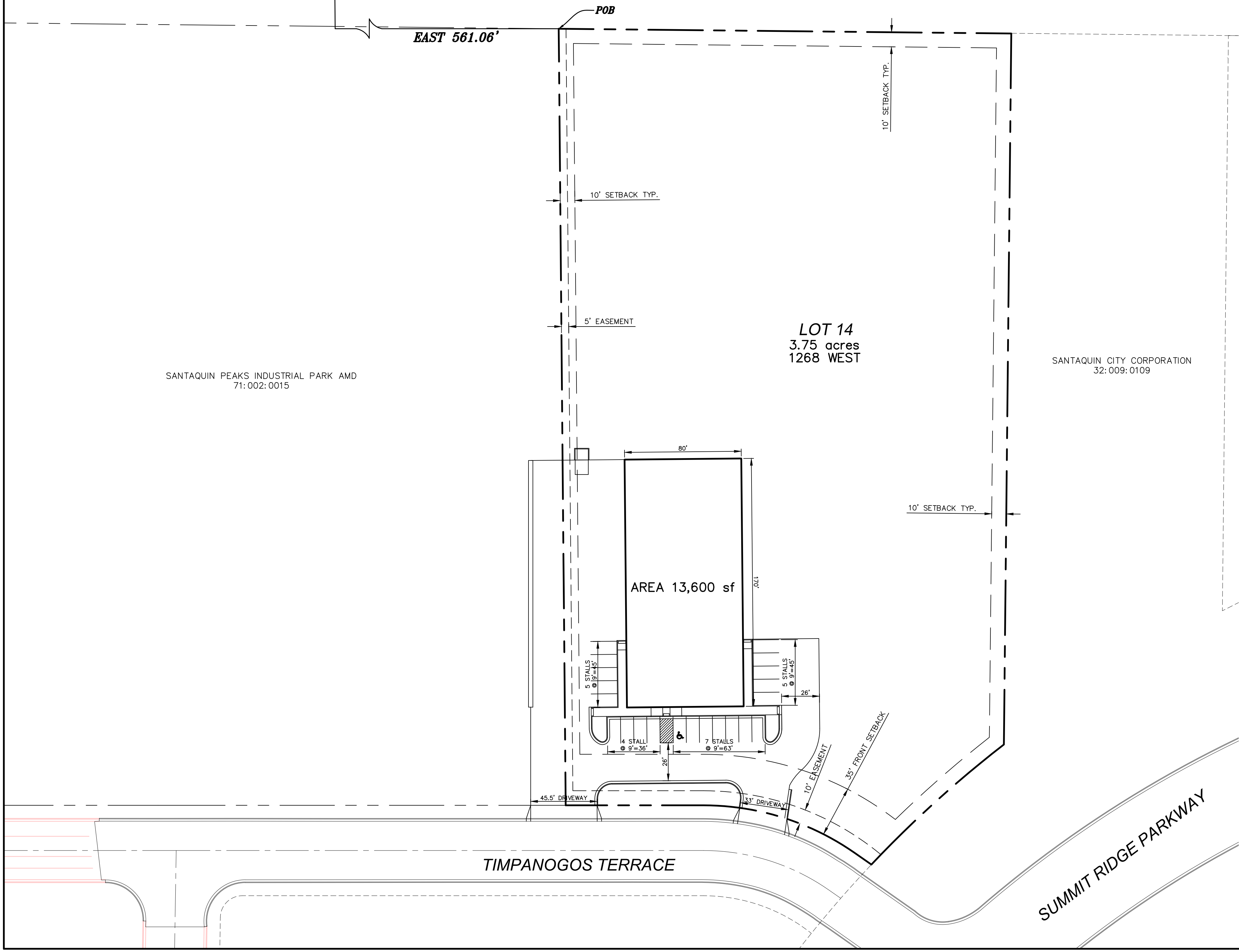
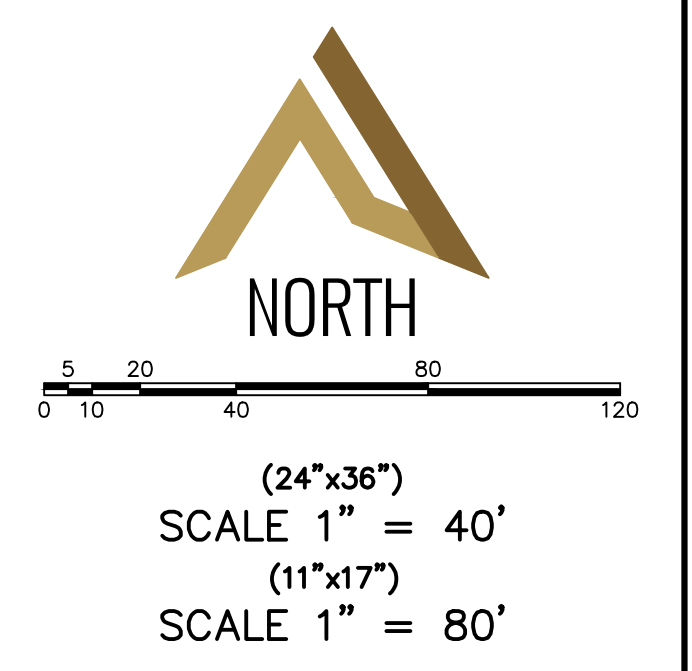
- UTAH COUNTY MONUMENT
- FOUND MONUMENT
- SET 5/8" REBAR AND CAP
- SET CURB PLUG
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- ADDRESSES
- PROPOSED LOT NUMBERS

LINE TABLE

LINE	DIRECTION	LENGTH
XXX	X	

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
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SHEET NO. **2**

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

OVERALL BOUNDARY

SANTAQUIN, UTAH

GREENHALGH SITE PLAN

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-955-0566
946 E. BOON, SUITE A
SPRINGFORK, UT 84660

C:\USERS\GAVIN\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2024\24-018 GREENHALGH INDUSTRIAL\CADD\FINAL\02-OVERALL BOUNDARY.DWG



Planning Commission Members in Attendance: Commissioners Trevor Wood, Mike Weight, LaDawn Moak, Jessica Tolman, Michael Romero, and Drew Hoffman.

Commissioner BreAnna Nixon was excused from the meeting.

Others in Attendance: Planner Aspen Stevenson, Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, and Deputy Recorder Stephanie Christensen. Various members of the public attended the meeting.

Commission Chair Wood called the meeting to order at 7:01 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Bill Morgan offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner Romero led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:03 p.m.

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

Commission Chair Wood closed the Public Forum at 7:04 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Morgan Subdivision (Item #4)

Planner Aspen Stevenson introduced the Morgan Subdivision located at 200 North 95 East. The proposed subdivision is in the R-8 zone and consists of 3 lots on 0.96 acres. The applicant, Bill Morgan, proposed a deferral agreement to the City Council on November 5, 2024 which was approved. The deferral agreement allows them to defer the street improvements (i.e., sidewalk, curb, gutter, asphalt, etc.) to a later date. On February 11, 2025, the Development Review Committee (DRC) reviewed the preliminary plans for the Morgan Subdivision and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed.

The applicant, William Morgan, attended the meeting.

Planning Commissioners agreed that the Morgan Subdivision is a straightforward application. Commissioner Wood inquired about the proposed boundary line agreement which would include an existing shed on one of the properties.

Commissioner Romero made a motion to conditionally approve the preliminary plans for the Morgan Subdivision with the following condition:

- Complete a boundary line agreement or remove the existing shed in the northwest corner of Lot #1 prior to the map being recorded.

Commissioner Moak seconded the motion.

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

The motion passed.

2. PUBLIC HEARING: Request for Reduction in Commercial Recreation Parking (Item # 1)

Planner Aspen Stevenson presented Kaden Hartshorn and Zakary Barker’s plan to open a 9,000-square-foot gym in the Santaquin Peaks Industrial Park. The site includes 32 parking spaces, which will be shared with another unit. However, during the conceptual review, it was determined that the gym would require 93 parking stalls. To address this issue, they are requesting an amendment to Santaquin City Code 10.48.040 (Number of Parking Spaces Required). They propose changing the Commercial Recreation parking requirement from one parking space for every two patrons to one parking space for every five patrons, which would result in a 60% reduction in the required number of parking spaces. If the proposal passes, the parking requirement for the proposed gym will go from 93 stalls to 38 stalls.

The applicants are seeking a parking reduction for all commercial recreation facilities to a 1:5 ratio. This reduction will impact smaller gyms and clubs, large chain gyms like Vasa Fitness, bowling alleys, swimming pools, skating rinks, and other similar amusement centers.

City staff went over parking code requirements in nearby cities regarding small gyms and recreation buildings. City staff also conducted a case study of five smaller gyms located throughout Southern Utah County. Pictures were taken at various times throughout the day. The results indicate that in Springville, Spanish Fork, and Salem, the gym parking lots were less crowded due to the variety of gym options available in the area. In contrast, the parking lot at 180 Fitness in Payson was consistently packed throughout the day, as it is the only gym in Payson. Kaden and Zakary's gym will be the first to open in Santaquin, making 180 Fitness in Payson the most comparable. (See attached.)

The applicants, Kaden Hartshorn and Zakary Barker, attended the meeting. Commissioner Romero inquired why the applicant wished for less parking. Mr. Hartshorn indicated that due to the current city code, that they would not be able to meet the requirements for parking based on their proposed use without using parking spaces from other businesses. He also indicated his plan to implement higher pricing at his facility to limit the number of patrons attending daily. Mr. Hartshorn stated his belief that Santaquin is in need of a gym and he can meet that need with his proposed business.

Assistant City Manager Bond indicated that the applicant could request a shared parking agreement with the neighboring business but that it is not in place currently. Commissioner Romero inquired if allowing the proposed code amendment, businesses coming into the industrial zone or other parts of the city may be limited. Assistant City Manager Bond stated that this proposed code change would be specific to commercial recreation business uses anywhere in the city. Commissioner Moak inquired if a code amendment could be applied as a conditional use for one business and not be applied to future businesses. Assistant Manager Bond indicated that the code amendment, because it addresses parking

at a commercial site, would apply broadly in the code and not be as specific as a conditional use situation. Assistant City Manager Bond discouraged treating businesses with conditional use permits as it could be seen as favoritism to one business over another in the future. He added that the Planning Commission could alter the proposed code to meet the requirements that they see are a better fit for the city. Commissioner Tolman inquired about the plans for handicapped parking stalls. The applicant indicated that there would be two parking stalls at the site. Commissioner Weight inquired about the number of parking stalls used per hour per member as indicated on the applicant's handout. (See attached.) The applicant explained that his example included dedicated parking stalls per use at other gym locations in the area. Commissioners discussed with the applicant how many parking stalls would fit in the proposed parking plan on site and in the back of the building versus how many are required by the city code and fire access requirements. Commissioners also discussed occupancy and attendance rates with the applicant. Commissioner Hoffman stated that approving a city-wide reduction in parking is difficult for one business considering the potential impact across the city. The applicant discussed possibly basing the parking requirements in the city code off of the square footage of a commercial site.

Commission Chair Wood opened the public hearing at 7:39 p.m.

Zakary Barker stated that other cities can operate gyms similar in size with significantly less parking with no negative impact and stated the gym fills a need to recreate in Santaquin City.

City Council Member Brian Del Rosario stated his interest in getting a gym in Santaquin City. He stated the City offers group fitness classes and that it's common for individuals to carpool.

Santaquin resident Brad Gunnell submitted comments via email regarding the request. (See attached.) Commission Chair Wood summarized Mr. Gunnell's email.

Commission Chair Wood closed the public hearing at 7:43 p.m.

Commission Chair Wood echoed the concerns of other commissioners on the impact of reduced parking in commercial recreational spaces city wide. Commissioners discussed the idea of creating a separate sub-category and definition specific to large and small gyms rather than commercial recreation spaces. Commissioners also discussed parking requirements being based off of square footage of a commercial space rather than occupancy. Assistant City Manager Bond discussed the process and requirements for requesting parking reductions in the city. Commissioner Tolman asked the applicant how many employees would be present at any one time. The applicant indicated that they would likely have 5 employees at the site at a time.

Commissioner Hoffman made a motion to forward a negative recommendation to the city council for the (gym parking requirements) ordinance amendment as currently presented and to consider other options. Commissioner Weight seconded the motion.

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

The motion passed.

3. PUBLIC HEARING: Proposed Conditional Use Permit for Major Home Occupation (Stand Out Studios) (Item #3)

Planner Stevenson presented Melanie and Jeb Clark's Major Home Occupation Conditional Use Permit Application for a performing arts studio located at 136 N 200 E. The applicant proposes to operate two classes a day, Monday-Friday, from 3:45 PM to 7:30 PM. Each class will have 12 students for a total of 24 students per day. Any child-oriented home occupation that has more than 8 children is required to get a major home occupation permit and must follow Santaquin City Code (SCC) 10.40.060 and 10.40.040. Major home occupations are subject to Conditional Use Permit approval from the Planning Commission and requires a public hearing.

The applicants, Jeb & Melanie Clark, attended the meeting. The applicants stated they have moved their studio from a commercial site this past year to a home that they bought in order to keep operating. They also indicated that they are working with parents the best that they can to meet the parking and traffic requirements set by the city code.

Commission Chair Wood opened the public hearing at 8:11 p.m.

Caleb Stephens, a residential neighbor to the studio attended the meeting to express concerns about the major home occupation. He reported that he has observed a significantly higher number of cars than indicated on the application. He also expressed concerns about traffic and pick ups happening on both sides of the road going against traffic and has concerns for the safety of children crossing the road.

City Council Member Art Adcock, also a residential neighbor to the studio, shared Mr. Stephens concerns about traffic flow and safety. He suggested that the applicants use their driveways to assist with the parking issues so as to not infringe on the property rights of neighbors.

Commission Chair Wood closed the public hearing at 8:16 p.m.

Commission members reviewed the requirements for a major home occupation application. Assistant City Manager went over the requirements for parking at home occupations, pointing out that on-street parking for home occupations is allowed by the city code. He also pointed out the requirements for vehicle stops for drop-offs and pick-ups for major home occupations. Those requirements include that a traffic safety plan be submitted by the applicant. Assistant Manager Bond indicated that the applicant's application does meet the code as currently stated.

The applicants expressed his frustration with parents as they've tried to communicate effective ways to drop off and pick up their children for sessions at the studio. The commissioners discussed with the applicants' possible solutions to high traffic at pick-up and drop-off times. Assistant Manager Bond pointed out that should the conditions of the major home occupation permit not be met after the fact, that code enforcement may be involved in rescinding the permit. Caleb Stephens and Art Adcock both reiterated their concerns about the current volume of traffic at the site versus the numbers represented on the application. Jacqueline Stephens also expressed her concern about the number of vehicles for the classes being offered at the studio and asked what the steps residents are to follow should they believe that the requirements are not being met if the application is approved. Commissioner Hoffman pointed

out that the applicant meets the conditions as represented in the application and suggested that no other conditions be imposed.

Commissioner Tolman made a motion to approve the conditional use permit for the proposed Stand Out Studios with the following conditions:

- All code requirements in Santaquin City Code 10.40 be met.
- A business license be obtained before operation.

Commissioner Romero seconded the motion.

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

The motion passed.

Commissioner Moak left the meeting shortly before item #3.

3. PUBLIC HEARING: Detached Accessory Dwelling Units in the R-15 Zone (Item #2)

Planner Stevenson reported after selecting five Moderate Income Housing Strategies for 2025, it is proposed that the Planning Commission and City Council amend Santaquin City Code Title 10 Chapter 16 Section 080 and Title 10 Chapter 20 Section 100 to permit detached accessory dwelling units in the R-15 Residential Zone.

The proposed code amendment will satisfy Strategy 1 (E) of the Moderate Income Housing.

- Strategy 1 Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. Implementation Plan – Santaquin City will consider modifying zoning regulations to expand the area where detached accessory dwelling units are permitted. Considerations to permit detached accessory dwelling units in the R-15 Zone will be reviewed by the Planning Commission and City Council.

Commission Chair Wood opened the public hearing at 8:40 p.m.

No members of the public wished to comment in the public hearing.

Commission Chair Wood closed the public hearing at 8:40 p.m.

Commissioners discussed with staff the current legislation being considered that may alter Moderate Income Housing requirements for cities in the future.

Commissioner Tolman made a motion to recommend approval of the proposed code amendment, which permits detached accessory dwelling units within the R-15 zone. Commissioner Romero seconded the motion.

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

The motion passed.

OTHER BUSINESS

Meeting Minutes Approval

Commissioner Weight made a motion to approve the January 28, 2025 Meeting Minutes. Commissioner Hoffman seconded the motion.

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

The motion passed

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 8:43 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood

Gym Parking Case Study

Santaquin Requirements

- Required parking for the site location: ½ Gym ½ Warehouse & Office Space
- Currently have 39 spots
- Proposed gym is 9,000 sq ft = 93 spots
- Warehouse needs 8 spots
- Occupant load of proposed gym is 186 occupants

# of Stall per Occupant	# of Parking Stalls	Additional Required
2	101	62
3	70	31
4	55	16
5	46	8

Anytime Fitness Springville

- Approx 20 spots
- 8,000 sq ft
- Share parking with Papa Murphy's, Tree House Learning Art Center, Orion, Bear River Mutual, Sanaa Studios, Chromotherapy, Direct Insurance.

Midday Wed 2/12

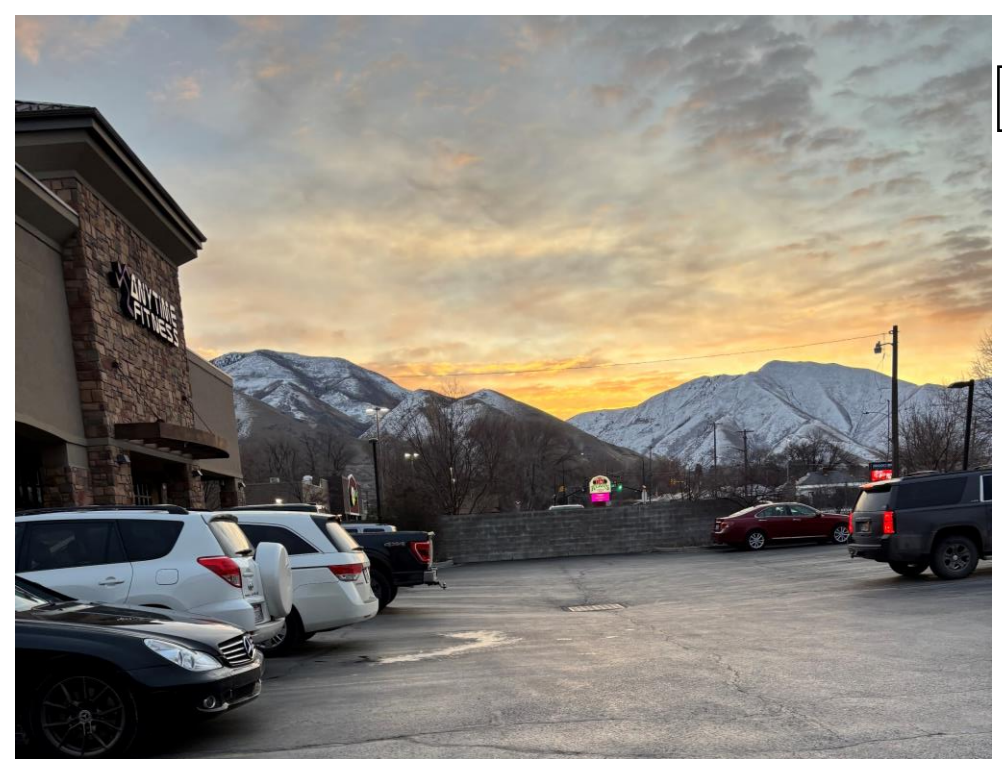


Item 5.



27

Morning Thurs 2/13



Item 5.



Morning Tues 2/18



Bending Iron Gym – Spanish Fork

- Approx. 60 spots
- Shares parking with Disaster Plus, Zab Translation Solutions, Two Bros Auto Glass, Warner & Associates Construction
- Industrial zone

Midday Wed 2/12



Morning Thurs 2/13

Item 5.



Morning Tues 2/18



Item 5.



180 Fitness - Salem

- Approx. 90 spots
- Shares parking with Division of Child and Family Services, Swan Smiles & Orthodontics, Creekside RV Repair, Salon De La Paz, Omega Martial Arts, CCBank, and many others.

Midday
Wed
2/12



Evening Wed 2/12



Morning Thurs 2/13



Fitclub - Salem

- Approx. 18 spots
- Approx. 3,600 square feet
- Individual parking lot

Midday Wed 2/12

Item 5.



Evening Wed 2/12



Item 5.



Morning Thurs 2/13

Item 5.



Total Fitness - Payson

- Approx 12,000 sq ft required to have 60 spots
- Approx. 35 spots
- Payson City overflow parking for Main Street in the back

Midday
Wed
2/12



Morning Thurs 2/13



Morning Tues 2/18



Midday Tues 2/18



Trevor-

I can't be at the meeting tonight to make comment publicly, but I did want to speak up for the parking change that is being requested for a proposed new gym that I believe is on the next Planning Commission agenda.

I think the staff Memo and quick research is flawed and unfair. To be clear, I don't think it was intentional, but I think some crucial information was missed. Staff suggested that Total Fitness in Payson is the "most comparable" to the proposed new gym.

This suggestion is important as Total Fitness is the only gym of the 4-5 that they looked at where the lot appeared to be full or possibly inadequate at times. The other gyms all had more than enough parking at all times.

What is unfair about this is that the back parking lot for Payson Total Fitness was completely ignored--staff only assessed based on the ~35 spots in front of the gym. There are ~3x as many spots that are generally available behind Total Fitness.

While Staff did note that there was a back lot, they didn't provide any photos or notes on the status of that back lot. The back lot is where our family typically parks -- there is another entrance there and it is just as accessible as the front lot/entrance.

This omission is important is because the back lot and its ~80 extra parking spots is being redone and has been ripped out for the past few weeks (see photos from Saturday attached). The congested parking in front of the gym is largely because all of the back parking is unavailable--the gym only has ~1/3 of the parking it usually does. When that lot is available, we have never had an issue finding a parking spot at any time of the day. Once it is repaved and reopened, there are no parking issues.

Even with the construction reduced-parking, every photo of the Total Fitness lot still shows available parking with ~35 spots. I believe the Santaquin proposal is for a gym that is only 75% of that size, but with more than the 35 spots that Total Fitness is using during construction. I think what is being proposed will provide more than sufficient parking, especially when you look at the other comparisons staff provided of gyms with similar parking availability who never have issues with space.

The only gym that had an issue with space was because it did not have enough spaces for its size, and the only reason it did not have the available spaces was because of construction

Thanks for all you do -- miss working with you guys,

Brad Gunnell



Column 1	# SQFT	# Number of stalls	# Members each hour	# SQFT per parking	# Parking Used Per Hour	Time Spent in Gym	Total Members
Barbell Therapy (Orem)	4,000	15	12	266.7	1.25		
Crossfit Draper	6,000	25	20	240.0	1.25		
Kaizen Strength (Midvale)	2,500	5	12	500.0	0.42		
Hermes Crossfit (SF)	3,600	22	15	163.6	1.47		
Stoic Fitness (SF)	9,500	17	45	558.8	0.38		
Onyx Gym (Lehi)	1,800	4	14	450.0	0.29		
108 Fitness (Payson)	10,000	16	15	625.0	1.07	50	1864
180 Fitness (Salem)	10,000	11	15	909.1	0.73	45	1756
Fit Club (Salem)	2,500	15	4	166.7	3.75	45	1380
Anytime Fitness (Payson)	2,500	13	10	192.3	1.30	60	1207
Nebo Crossfit (Salem) [1]	8,060	12	15	671.7	0.80	60	250
Target Fitness (Santaquin)	9,200	21	TBD	438.1	TBD	TBD	TBD
Average's	5,805	15	16	407.2	1.19	52	1291.4
<p>Note: Number of stalls is based on per business totals not per complex. Multiple business's occupy the same location in most situations this is the case. This leads to #of parking/# of businesses to determine the final number of stalls per business.</p>							