



## PLANNING COMMISSION

Tuesday, July 13, 2021, at 7:00 PM  
Court Room/Council Chambers (2nd Floor) and Online

---

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – Meetings are held on the 2<sup>nd</sup> floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.

---

### PUBLIC COMMENT & PUBLIC HEARING PARTICIPATION

As with all City Council and Planning Commission Meetings, we continue to invite the public to provide “Public Comment” (30-minute duration, maximum of 5-minutes per comment). We also continue to hold Public Hearings, as needed, and required on specific issues.

With the post-pandemic restoration of public gatherings, Santaquin City is pleased to restore pre-pandemic meeting protocols by inviting the public to participate in-person. For those interested in providing public comment, we invite you to sign up on the Public Forum Speaker Sheet.

For those who are unable to attend in person, we invite you to submit your comments by email to [PublicComment@Santaquin.org](mailto:PublicComment@Santaquin.org) wherein they will be distributed to the Mayor and City Council Members for review and consideration. However, they will not be read during the meeting.

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. **PUBLIC HEARING- Code Amendment Removing Language Related to Multifamily Dwellings in the R-8 and R-10 Zones**

The Planning Commission will conduct a Public Hearing to consider modifying Santaquin City Code Title 10 Chapter 20 Sections 070 and 080, removing language related to multi-family dwellings in the R-8 and R-10 zones.

2. **PUBLIC HEARING- Ridley's Phase 2 Commercial Subdivision Concept Review**

The Planning Commission will conduct a concept review of a 3-lot commercial subdivision located at approximately Main Street and 500 E.


## OTHER BUSINESS

3. Approval of Meeting Minutes from  
June 8, 2021

## 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](http://www.santaquin.org), as well as posted on the State of Utah's Public Notice Website.

BY:   
K. Aaron Shirley, City Recorder

# PUBLIC NOTICE

## Code Amendment

The Santaquin City Planning Commission will conduct a public hearing to consider modifying Santaquin City Code Title 10 Chapter 20 Sections 070 and 080 removing language related to multi-family dwellings in the R-8 and R-10 zones. **The hearing will be held on July 13, 2021 at approximately 7 p.m.** The meeting will be held in person at the Court Room/Council Chambers (2<sup>nd</sup> Floor) 275 W. Main Street. Public Meetings will be shown live on the Santaquin City YouTube Channel, which can be found at

[https://www.youtube.com/channel/UCTzZT\\_yW2H2Hd-58M2\\_ddSw](https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw)

We invite the public to participate in person.

If you have questions or concerns about the proposed ordinance amendment,

Please contact the Community Development Department at (801) 754-1011 for more info.



**SANTAQUIN CITY  
ORDINANCE DRAFT**

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE CLEANING UP  
LANGUAGE ABOUT MULTI-FAMILY IN THE R-8 AND R-10 ZONES, PROVIDING  
FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY,  
AND AN AFFECTIVE DATE FOR THE ORDINANCE**

**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 Sections 070 and 080 to clean up language about multi-family in the R-8 and R-10 zones; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on July 13, 2021, 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 Council of the Santaquin City, in the State of Utah, as follows:

**SECTION 1:**        **AMENDMENT** “10.20.070 R-8 RESIDENTIAL ZONE” of the Santaquin City Municipal Code is hereby *amended* as follows:

**A M E N D M E N T**

**10.20.70 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
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)

C. Area Requirements:

1. Standard Lot Size: A land area of not less than eight thousand (8,000) square feet shall be provided and maintained for each lot, tract, or parcel of land within the R-8 Zone. This shall include cornerlots.
2. Infill Properties: Lot areas for applicable infill development may be reduced according to the infill development standards of this title.
3. ~~Multi-Family Lots: Lot areas for multi-family development shall be in accordance with the multi-family development standards as found in SCC 10.16.060, "Multiple Unit Dwellings". However, the minimum parcel area for a two-unit structure shall be nine thousand (9,000) square feet (i.e., 4,500 square feet per dwelling unit). (Ord. 10-01-2014, 10-1-2014, eff. 10-2-2014)~~

D. Width Requirements:

1. Standard Lot Widths:
  - a. Interior Lots: The minimum width of lots in this zone shall be eighty (80) linear feet.
  - b. Corner Lots: All corner lots shall have a minimum of eighty feet (80') width for at least one frontage adjacent to a public street.
2. Infill Properties: Lot widths for applicable infill development may be reduced according to the infill development standards of this title.
3. ~~Multi-Family Parcels: Parcels on which a multi-family development will be constructed, must comply with the standard frontage requirements of the R-8 Zone. However, approved two-unit structures having divided ownership may be allowed to have minimum frontages, for the individual owners, of forty feet (40') (e.g., a two-unit dwelling with individual ownership of the entire site would have an 80 foot by 100 foot frontage on a corner lot. If the two-unit dwelling had separate ownership of the units and associated land, each owner would have a lot with at least 40 feet of frontage on interior lots and at least a 100 foot by 40 foot parcel on corner lots). (Ord. 10-01-2014, 10-1-2014, eff. 10-2-2014)~~

E. Location Requirements:

1. Dwellings And Other Main Buildings: Dwellings and other main buildings on interior and corner lots shall comply with the following setback requirements. Unless specifically stated, the following setbacks are intended to create a building envelope and are not necessarily connected to building orientation:
  - a. Front Setback:
    - (1) To living area or garage side: Twenty feet (20') from the front lot line(s).
    - (2) To garage doors: Twenty five feet (25') from the front lot line(s).

- (3) To covered porches: Fifteen feet (15') from the front lot line(s).
  - b. Side Setback: Eight feet (8') from side property line.
  - c. Rear Setback: Twenty five feet (25') from rear property line.
  - d. Setback Modification: A property which fronts onto an urban or multiuse, nonequestrian trail corridor, as shown in the adopted Parks, Recreation and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from back of curb, and a minimum ten foot (10') setback must be maintained. The modification must still provide for twenty four feet (24') of parking between the structure and the lot line. (Ord. 5-05-2015, 5-6-2015, eff. 5-7-2015)
- 2. Accessory Structures (Including Detached Garages):
  - a. General Setbacks: All accessory structures must be located at least twelve feet (12') from any associated dwelling or main structure and may not be located in any utility easements without written consent from those affected entities.
  - b. Front Setback: Accessory structures are not permitted in the front yard of a dwelling.
  - c. Front Setback On Corner Lot: Accessory structures are not permitted in the front yard of a dwelling along a primary frontage nor within twenty feet (20') from secondary frontages except that accessory structures that are less than two hundred (200) square feet may be within the setback from a secondary frontage if the accessory structure is located at least three feet (3') from the property line that is along a secondary frontage.
  - d. Side Setback: Accessory structures must be eight feet (8') from a side property line, except that a three foot (3') side setback shall be permitted if the accessory structure walls closest to the side property line are constructed with one hour or more fire resistant walls.
  - e. Rear Setback: Accessory structures must be ten feet (10') from the rear property line, except that a three foot (3') rear setback shall be permitted if the accessory structure walls closest to the rear property line are constructed with one hour or more fire resistant walls. (Ord. 02-03-2018, 4-4-2018, eff. 4-5-2018)
- 3. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 10-01-2014, 10-1-2014, eff. 10-2-2014)
- F. Dwelling Size: Minimum dwelling size shall be nine hundred (900) square feet floor area on the main floor (excluding garages and basement areas) for single-story structures. Similarly, multi-story dwellings shall have a minimum of one thousand two hundred (1,200) square feet. (Ord. 10-01-2014, 10-1-2014, eff. 10-2-2014)
- G. Parking And Access Standards: Each dwelling is required to have a minimum of two (2) parking spaces per dwelling unit located on the property unless otherwise specified. (Ord. 10-01-2014, 10-1-2014, eff. 10-2-2014)

**SECTION 2:**        **AMENDMENT** “10.20.080 R-10 RESIDENTIAL ZONE” of the Santaquin City Municipal Code is hereby *amended* as follows:

## A M E N D M E N T

## 10.20.80 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 developmentstandards and ordinances.	
N	The listed use is a prohibited use within the represented area.	
	Use	R-10
	Adult daycare	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-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

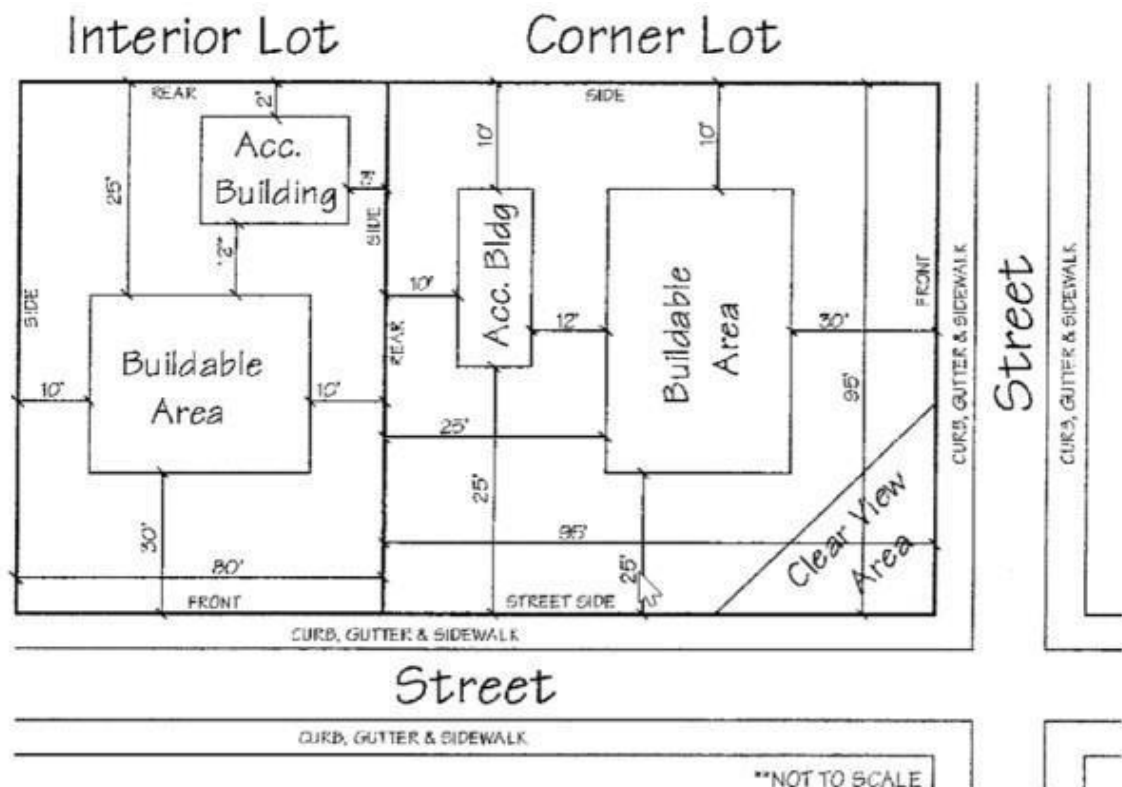
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory 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)

- C. Area Requirements: A land area of not less than nine thousand six hundred (9,600) square feet shall be provided and maintained for each existing lot, tract, or parcel of land within the R-10 Zone. All lots, tracts or parcels created after adoption of this paragraph C shall have a minimum of ten thousand (10,000) square feet provided and maintained for each lot. (Ord. 03-01-2006, 3-1-2006, eff. 3-2-2006; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)
- D. Width Requirements: The minimum width of lots in this zone shall be eighty (80) linear feet. All corner lots shall have a minimum of ninety five feet (95') width for all property lines adjacent to a public street. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)
- E. Location Requirements:
1. Dwellings And Other Main Buildings:
    - a. Front Setback: Thirty feet (30') from the front lot line.
    - b. Front Setback On Corner Lot: Thirty feet (30') from property line along primary frontage, twenty five feet (25') from property line along secondary frontage.
    - c. Side Setback: Ten feet (10') from side propertyline.
    - d. Rear Setback: Twenty five feet (25') from rear property line.
    - e. Setback Modification: A property which fronts onto an urban or multiuse, nonequestrian trail corridor, as shown in the adopted Parks, Recreation and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from back of curb, and a minimum ten foot (10') setback must be maintained. The modification must still provide for twenty four feet (24') of parking between the structure and the lot line. (Ord. 5-05-2015, 5-6-2015, eff. 5-7-2015)
  2. Accessory Structures (Including Detached Garages):
    - a. General Setbacks: All accessory structures must be located at least twelve feet (12') from any associated dwelling or main structure and may not be located in any utility easements without written consent from those affected entities.
    - b. Front Setback: Accessory structures are not permitted in the front yard of a dwelling.

- c. Front Setback On Corner Lot: Accessory structures are not permitted in the front yard of a dwelling along a primary frontage nor within twenty five feet (25') from secondary frontages except that accessory structures that are less than two hundred (200) square feet may be within the setback from a secondary frontage if the accessory structure is located at least three feet (3') from the property line that is along a secondary frontage.
  - d. Side Setback: Accessory structures must be ten feet (10') from a side property line, except that a three foot (3') side setback shall be permitted if the accessory structure walls closest to the side property line are constructed with one hour or more fire resistant walls.
  - e. Rear Setback: Accessory structures must be ten feet (10') from the rear property line, except that a three foot (3') rear setback shall be permitted if the accessory structure walls closest to the rear property line are constructed with one hour or more fire resistant walls. (Ord. 02-03-2018, 4-4-2018, eff. 4-5-2018)
3. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 03-02-2006, 3-1-2006, eff. 3-2-2006; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)
- F. Dwelling Size: Minimum dwelling size shall be nine hundred (900) square feet floor area on the main floor. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)
- G. Property Development Standards:

Zoning Requirements: R-10 Property Development Standards  
Residential Lots: Interior And Corner Lots



- All setbacks and lot dimensions are minimums unless otherwise noted.
- Property lines shown are in accordance with the Santaquin City construction standards and

details and are usually not located at the back of the sidewalk.

-Minimum lot area: 9,600 square feet.

-Accessory building setbacks may be reduced, as shown on the typical lot above, as outlined in this code.

-Minimum dwelling size: 900 square feet.

-Clear view area: The size, location and regulation of the clear view area of corner lots are determined according to SCC 10.16.090 and do not necessarily reflect the representation in the diagram above.

\*Accessory building setback measured to the closest point of the primary structure.

(Ord. 4-02-2005, 4-20-2005, eff. 4-21-2005; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)

**SECTION 3: REPEALER CLAUSE** Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

**SECTION 4: SEVERABILITY CLAUSE** 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 5: 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 6: POSTING AND EFFECTIVE DATE** This ordinance shall become effective at 5:00 p.m. on Wednesday, July 21th, 2021. 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.

**SECTION 7: PASSED AND ADOPTED** this 20th day of July 2021



PASSED AND ADOPTED BY THE SANTAQUIN CITY COUNCIL

\_\_\_\_\_.

	AYE	NAY	ABSENT	ABSTAIN
Council Member Miller	_____	_____	_____	_____
Council Member Montoya	_____	_____	_____	_____
Council Member Mecham	_____	_____	_____	_____
Council Member Hathaway	_____	_____	_____	_____
Council Member Bowman	_____	_____	_____	_____

Presiding Officer	Attest
-------------------	--------

\_\_\_\_\_  
Kirk F. Hunsaker, Mayor, Santaquin  
City

\_\_\_\_\_  
K. Aaron Shirley, City Recorder  
Santaquin City

STATE OF UTAH                    )  
   ) ss.  
 COUNTY OF UTAH                )

I, K. AARON SHIRLEY, 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 20<sup>th</sup> day of July, 2021, entitled

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE CLEANING UP  
 LANGUAGE ABOUT MULTI-FAMILY IN THE R-8 AND R-10 ZONES, 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 20<sup>th</sup> day of July, 2021.

\_\_\_\_\_  
 K. AARON SHIRLEY  
 Santaquin City Recorder

(SEAL)

## AFFIDAVIT OF POSTING

STATE OF UTAH                    )  
   ) ss.  
 COUNTY OF UTAH                )

I, K. AARON SHIRLEY, 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 20<sup>th</sup> day of July, 2021.

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.

\_\_\_\_\_  
 K. AARON SHIRLEY  
 Santaquin City Recorder

The foregoing instrument was acknowledged before me this\_\_\_\_day of\_\_\_\_\_,  
 20\_\_, by K. AARON SHIRLEY.

\_\_\_\_\_  
 Notary Public

# MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: July 9, 2021

RE: **Ridley's Commercial Subdivision Concept Review**

Zone: C-1  
Size: 3.65 acres  
Lots: 3

The Ridley's Subdivision is located at approximately 500 East and Main Street. The proposed commercial subdivision is located in the C-1 zone and consists of 3 lots on 3.65 acres. There are no minimum or maximum frontage or lot size requirements in the C-1 land use regulations.

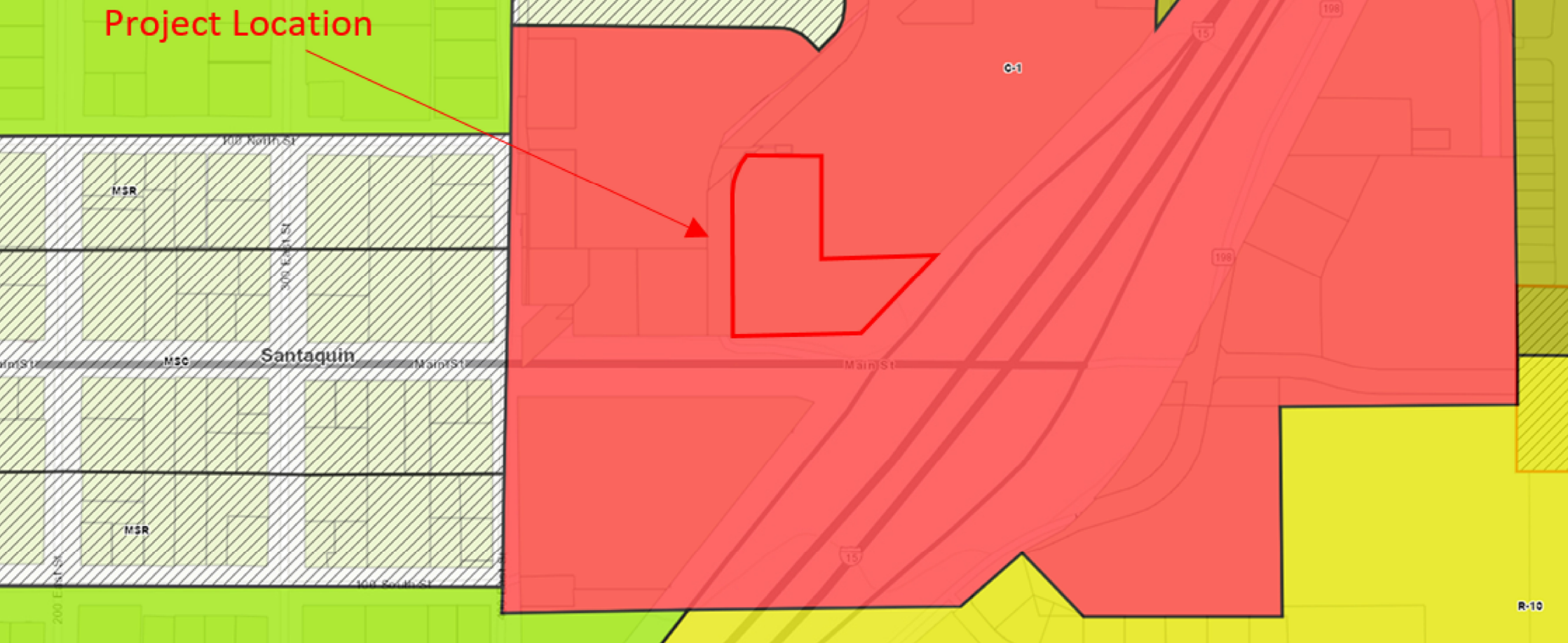
This is a commercial subdivision concept review and this review is for the Planning Commission to give feedback to the developer. The review of the concept plan shall not constitute an approval of any kind.

Subdivisions with three lots or less have an expedited review process. After the concept review, the developer will need to submit preliminary/final subdivision plans. The preliminary/final plans will be reviewed by the Development Review Committee (DRC) and a recommendation will be forwarded to the Planning Commission. The Planning Commission will be the land use authority and will approve the subdivision.

**Attachments:**

1. Zoning and Location Map
2. Concept Plan

# Project Location







## Conceptual Plan

***Ridley's Subdivision Phase 2***

500 East and Main Street  
Santaquin, Utah

30 Jun, 2021

**SHEET NO.**

**C1.0**





# PUBLIC NOTICE

July 2, 2021

---

RE: A concept plan for a proposed 3-lot commercial subdivision (Ridley's Subdivision Phase 2) located at approximately Main Street and 500 East.

---

## HEARING TIME AND LOCATION:

Notice is hereby given that the Santaquin City Planning Commission will be holding a public hearing at approximately 7:00 P.M. on Tuesday July 13, 2021, the meeting will be held in person and online.

## THE PROPOSAL:

CJM Limited Liability Limited Partnership is proposing a 3-lot commercial subdivision located at approximately Main Street and 500 East. The subdivision is located within the Interchange Commercial (C-1) Zone.

## HEARING PURPOSE:

The hearing is an open meeting in which residents will have the opportunity to voice concerns or ask questions about the proposal. Input received during the public hearing will help the Planning Commission understand potential impacts. If the impacts can be appropriately mitigated, the Planning Commission may recommend conditions to do so. The proposed plan must be approved if the plan complies with Santaquin City Code. This is the only public hearing that will be held on this request.

## COMMENTS OR QUESTIONS:

If you have questions or concerns about this proposal, please contact the Santaquin City Community Development Department at 801-754-1011.

**The meeting will be held in person at the Court Room/Council Chambers (2<sup>nd</sup> Floor) 275 W. Main Street.**

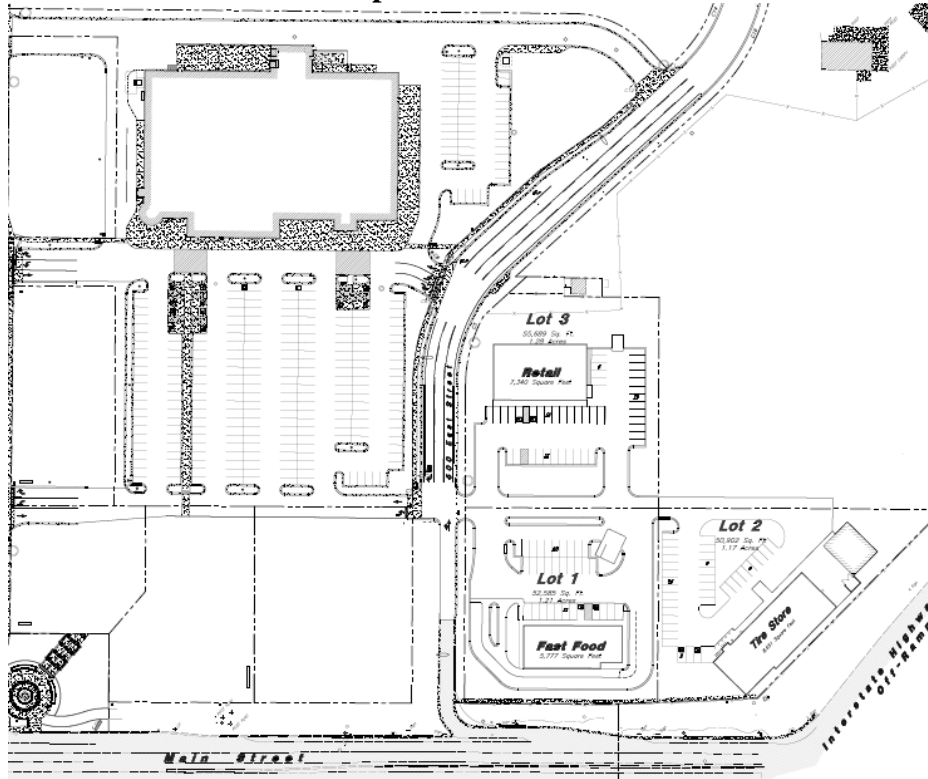
**YouTube Live- Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at [https://www.youtube.com/channel/UCTzZT\\_vW2H2Hd-58M2\\_ddSw](https://www.youtube.com/channel/UCTzZT_vW2H2Hd-58M2_ddSw)**

With the post-pandemic restoration of public gatherings, Santaquin City is pleased to restore pre-pandemic meeting protocols **by inviting the public to participate in-person.** For those interested in providing public comment, we invite you to sign up on the Public Hearing Speaker Sheet.

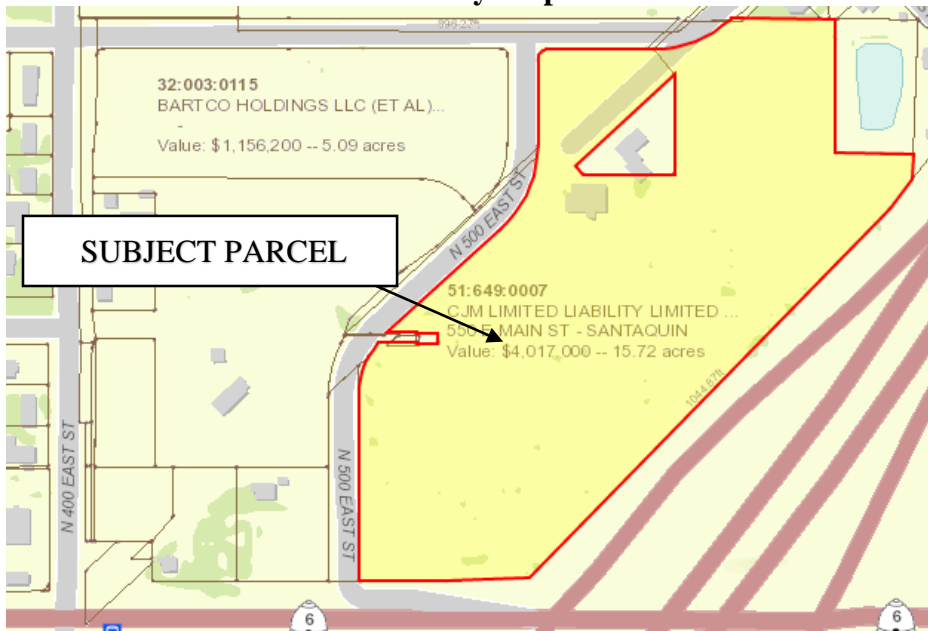
Sincerely,  
Santaquin City Community Development Department  
(801) 754-1011

*This notice is being sent to property owners within 500 feet of the proposed development in accordance with Santaquin City Code, §10-19-11. If notice given under this Title is not challenged in written form to the City's Appeal Authority within 30 days after the meeting, or action for which notice is given, the notice is considered adequate and proper. Furthermore, if no challenge or protest is filed within 30 days after the meeting, or action for which notice was given, any defect in the notice shall not affect or invalidate any hearing or action by the Planning Commission or City Council.*

### Proposed Subdivision



### Vicinity Map







## Planning Commission Meeting Minutes

Tuesday, June 8, 2021

**Planning Commission Members in Attendance:** Trevor Wood, Art Adcock, Drew Hoffman, BreAnna Nixon, and Sarah Jorgensen (Attending via Zoom).

**Others in Attendance:** Community Development Director Jason Bond, City Manager Ben Reeves, Recreation Director John Bradley, Kai Tohinaka, Jodi Reed and Dan Olson.

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

**Inspirational Thought/Invocation:** Dan Olson offered an invocation.

**Pledge of Allegiance:** Commissioner Adcock led the Pledge of Allegiance.

**Public Forum:** Commission Chair Wood opened the Public Forum at 7:02 p.m. There were no comments, so he closed the Public Forum at 7:03 p.m.

### Active Transportation Plan Discussion

*The Planning Commission will hold a discussion regarding potential updates for the Active Transportation Plan.*

Mr. Bond explained that last year Santaquin City applied for a grant through Mountain land Association of Government (MAG)'s Transportation Improvement Project (TIP) and were awarded it. Santaquin City subsequently awarded Parametrix the contract to update the cities active transportation plan. Mr. Bond introduced Mr. Tohinaka a Transportation Planner from Parametrix who has overseen the assessment of the current active transportation plan and who will help propose and create an updated plan for Santaquin City.

Mr. Tohinaka outlined Parametrix' process for updating the Active Transportation Plan which includes, an analysis of existing conditions and plans, recommendations for the new plan a draft report, and finally a final report and adoption. He stated that realistically, they will be wrapping up the plan in November of this year. Mr. Tohinaka explained that they plan to meet with the Planning Commission a total of 3 times.

**PLANNING COMMISSION MEETING  
TUESDAY June 8, 2021  
PAGE 2 OF 5**

Mr. Tohinaka presented the findings from their tour of the City in April (See his presentation in Attachment 'A'). He explained that they Identified the key destinations, as well as existing infrastructure within the City in terms of active transportation. He pointed out that currently, there aren't any on street bicycle facilities. Mr. Tohinaka explained that they inventoried sidewalks as well as the right of way and unpaved shoulders in the core area of town. He added that they also identified the crosswalks within the city.

Mr. Tohinaka highlighted key hotspots for cycling activity as well as pedestrian trips. He explained that they also analyzed the crash records from UDOT. He stated that the crashes were sporadic as far as location and time frame. They then consulted, the Safe Routes to School routing maps. Main Street was identified as a hot spot for crashes, specifically during school hours. Mr. Tohinaka explained that since Main Street is the boundary between two elementary schools, kids shouldn't have to cross Main Street to get to school.

Lastly Mr. Tohinaka explained that they look at the existing plans: These include the 2016 Parks and Recreation Trails Open Space Master Plan. The South Utah County Active Transportation Plan. The MAG Transplan 2050 and finally, the U.S. Bicycle Route 77.

Mr. Tohinaka indicated that moving forward, they will work on solidifying the plans, conducting a needs and gaps analysis, and then moving into recommendations. At which point they will reconvene with the Planning Commission.

Commissioner Nixon asked if there is a deadline for the grant? Mr. Bond clarified that the grant is funding provided by Mountain Land Associates (MAG) for this study. He explained that studies are different in that they don't have deadlines. Mr. John Bradley the Community Services Director, noted the value of this study, specifically regarding the outdoor recreation money that is available to the State of Utah. He stated that they are specifically looking at organizations that have plans.

Mr. Olson asked if the plan goes beyond hard paved surfaces to tie into forest and state land services? Mr. Tohinaka explained that they are looking at the opportunity to making those connections. He added that they want to take a closer look regarding the alignment of the Bonneville shoreline trail. He also recognized the confines to working within the city boundaries, while acknowledging the opportunities that are available. Mr. Bond expounded that there is Federal Legislation to provide money for the Bonneville shoreline trail. He added that this active transportation plan will help as developments move forward. Specifically having a plan in place regarding trail location, etc.

Commissioner Wood asked if there has been cross referencing to the USU 'Envision Santaquin' project. Mr. Bond answered that Mr. Tohinaka joined later, but he has updated him regarding that project.

**PLANNING COMMISSION MEETING  
TUESDAY June 8, 2021  
PAGE 3 OF 5**

Ms. Barbara Davis stated that she lives in Summit Ridge and is a regular bike commuter, she asked if there will be more opportunities to have trail connectivity between subdivisions. She also asked that joining various areas of Santaquin be considered in this plan. Mr. Bond explained that they would like to create as much trail connectivity as possible. He noted the difficulty of doing this within established subdivisions. Mr. Bond also added that trails must be built a little at a time because of cost, but this plan will make it easier to implement them in the future.

Commissioner Wood noted the lack of connectivity when biking through the City. Commissioner Adcock asked if the proposed extension of the Frontage Road to Exit 242 will help connectivity? Mr. Bond explained that it will as there will be an 8-10-foot-wide meandering path. He noted areas where this won't be able to be perpetuated to the North; but explained that they will do their best to perpetuate the trail. Mr. Bond explained that sometimes it is better to wait for the development to come in rather than trying to install it all at once.

Commissioner Adcock asked if there are restrictions from UDOT regarding installing a bike trail along Main Street. Mr. Tohinaka answered that Main Street is designated as a US bike route. This means that it will be put on UDOT's long range plans as active transportation improvement. He stated that with the current direction of UDOT, he believes they will be supportive of active transportation facilities on Main Street.

Mr. Olson noted safety concern from Summit Ridge to Highway 6 and into the city and asked if this project can be prioritized. Mr. Tohinaka indicated that they can communicate this with UDOT and ask them to elevate this project. He explained that since Highway 6 is a UDOT facility, it is important for the city to show its willingness and plans for the area.

Ms. Jodi Reed asked how a trail would fit on Main Street. Mr. Bond recognized the challenge of the width of Main Street. He explained that they will be looking for recommendations from Parametrix regarding how to best do this. Ms. Reed asked if it is typical to use paint to try and designate bicycle lanes, etc. Mr. Tohinaka stated that in some cases temporary improvements can be used in the planning effort. He clarified that a community wide study wouldn't typically look at specific examples, as they focus instead on identifying the main corridors. Mr. Bond stated that UDOT usually goes by numbers, and if there are numbers to justify providing bike lanes, etc. He noted that currently he doesn't see many bikers along Main Street.

Ms. Barbara Davis stated that she believes 'if you build it, they will come'. She expressed that if bike trails are built, she thinks it will get used, especially if growth continues in a similar manner. Commissioner Nixon agreed she stated that she thinks it will be important to expedite the connection to the 77 trail. She recognized the crowding of Main Street and asked if the trail could be routed onto a side road in certain areas where needed and then routed back into areas where there is enough right of way. Mr. Tohinaka gave the suggestion of routing a bike trail to 100 S. along the new City Hall,

**PLANNING COMMISSION MEETING  
TUESDAY June 8, 2021  
PAGE 4 OF 5**

Library, and right of way. Commissioner Nixon asked if UDOT would participate if it is on a side road instead of the Highway? Mr. Tohinaka explained that UDOT has created other options for funding other projects that are not along the Highway.

Commissioner Jorgensen pointed out that where Summit Ridge Parkway connects to Highway 6 there is the water treatment facility along the east side. She suggested that this trail be incorporated into the future park plan for this area.

Mr. Reeves asked if trails can cross railroad tracks? Mr. Tohinaka explained that Union Pacific is the main rail operator, who operate under that the understanding that existing at grade crossings be maintained, but any additional crossings would need to be grade separated by either a bridge or a tunnel. Mr. Reeves recognized a previous plan for connectivity from Summit Ridge Parkway to 500 S.

Commissioner Wood asked how the City plans to fund trail construction? Mr. Bond explained that the Trails Transportation Open Space Master Plan comes into play, because it puts and prioritizes projects that qualify to use impact fees for funding. He clarified that it is meant to work so that people who come into the city contribute towards the amenities needed to service a higher population. Mr. Reeves clarified that the city can maintain the same level of service per home and allocate fees through impact fees, but they cannot enhance the level of service. He outlined Staff's plan of funds coming through general plan resources, by growing the tax base. He clarified that once tax base takes hold it gives the city the ability to enhance its trails, parks and amenities.

Commissioner Wood asked how a city writes code in a way that requires trails to be implemented as development occurs. Mr. Bond explained that in some instances trails can be required rather than sidewalks. He noted that the PUD ordinance allows a give and take between the developer in the city. Mr. Reeves noted that all of the general plan updates, transportation plan, etc. are coming together. He referenced Heber City who provided their plans to a company who helped them update their code all at once in a way that matches all their plans. Commissioner Wood asked how these plans would be implemented into the code? Mr. Reeves answered that it would be included within the City Standards.

Commissioner Jorgensen asked if it is possible to require trails in a development that is not a PUD. Mr. Reeves explained that the city has worked with the developer along Highland Drive by obtaining property and right of way for future expansion. He explained that if the city wanted the developer to install this on day one, they would need to provide compensation for upsizing. Commissioner Jorgensen noted that trading trails for denser housing isn't the best option in her opinion. Mr. Bond explained that this would require finding different ways to fund recreational amenities which isn't always easy to do.

Approval of Meeting Minutes from

PLANNING COMMISSION MEETING  
TUESDAY June 8, 2021  
PAGE 5 OF 5

May 11, 2020

**Motion:** Commissioner Adcock motioned to approve the minutes from May 11, 2020.  
Commissioner Nixon seconded.

Commissioner Hoffman

Commissioner Nixon

Commissioner Adcock

Commissioner Wood

Commissioner Jorgensen

The motion passed unanimously 5 to 0.

Mr. Bond explained that the general plan is moving forward, and the next step for the consultant is to work on scenarios. Another public meeting regarding the general plan will happen in August.

**Adjournment:**

Commissioner Nixon motioned to adjourn at 8:19 p.m.