



PLANNING COMMISSION

Tuesday, July 22, 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/INSPIRATIONAL THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. [Public Hearing: Frazier Rezone Request](#)

[The Planning Commission will hold a Public Hearing to review a proposal to rezone approximately 4.414 acres located at 169 W 690 N. from the Residential \(R-10\) zone to the Residential Agriculture \(R-Ag\) zone.](#)

OTHER BUSINESS

2. [Meeting Minutes Approval](#)

[June 24, 2025](#)

[July 8, 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:

A handwritten signature in black ink, appearing to read "Amalie R. Ottley", written over a horizontal line.

Amalie R. Ottley, City Recorder

MEMORANDUM



To: Planning Commission
From: Aspen Stevenson, Planner
Date: July 22, 2025
RE: **4 Acre Residential Agriculture Rezone Request**

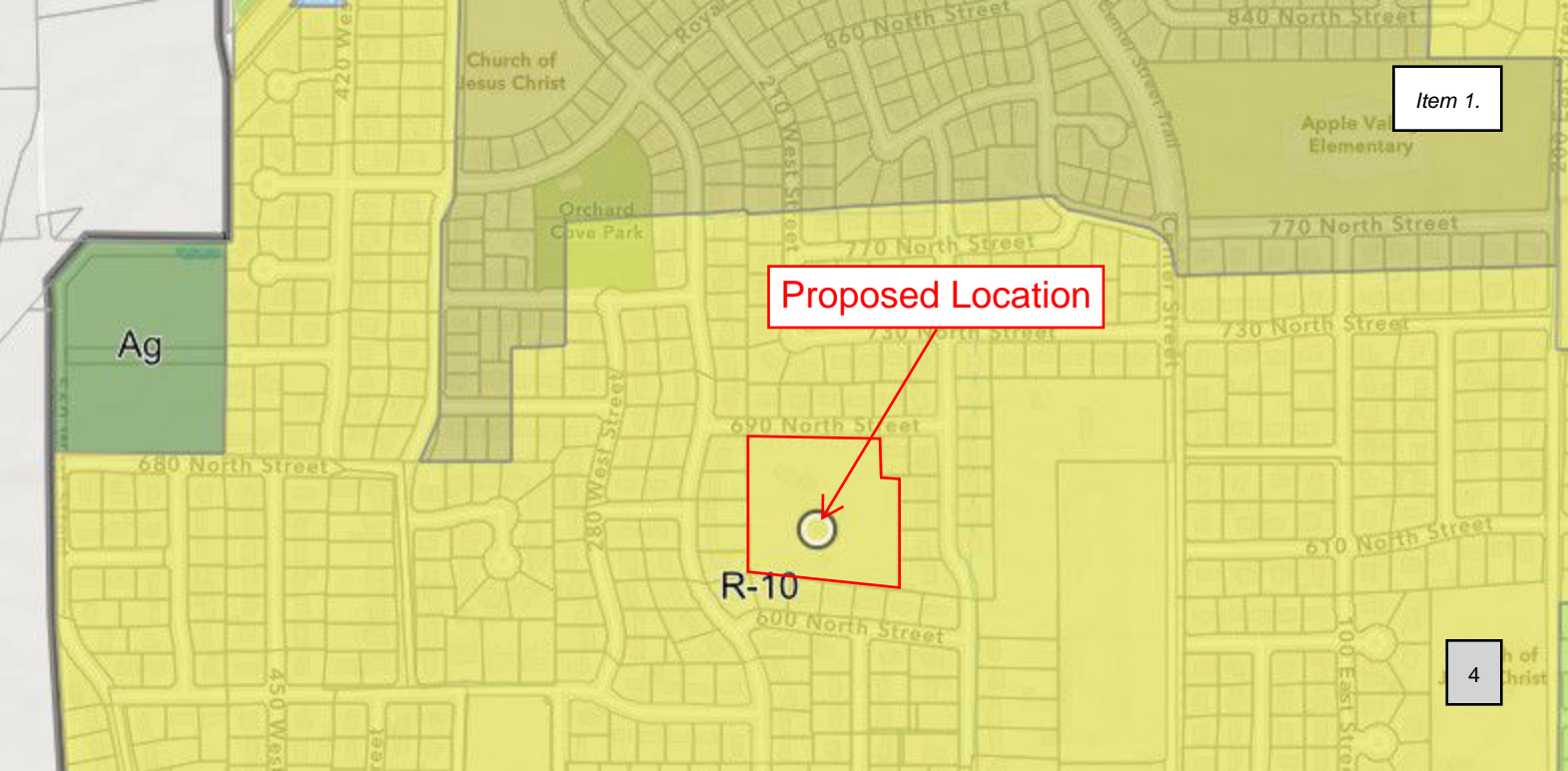
It is proposed that the Planning Commission and City Council consider amending the Santaquin City Zoning Map to change the zoning of approximately 4.414 acres of parcel number 48:259:0007 from the Residential (R-10) zone to the Residential Agriculture (R-Ag) zone located at 169 W 690 N.

This rezoning proposal is at the request of applicants Troy and Kelly Frazier who desire to keep cows on their property.

Recommended motion: “Motion to forward a positive/negative recommendation to the City Council for the rezoning of approximately four acres of parcel number 48:259:0007 from the Residential (R-10) zone to the Residential Agriculture (R-Ag) zone.

Attachments:

1. Property Location and Current Zoning
2. Proposed Zoning Map



Item 1.

Proposed Location

R-10





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

Commissioner BreAnna Nixon was excused from the meeting.

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

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Weight offered an invocation.

PLEDGE OF ALLEGIANCE

Commissioner Romero led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:01 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 7:09 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Tanner Flats Right-of-Way Vacation

Planner Stevenson presented the proposed Tanner Flats right-of-way vacation. On May 6, 2025 the City Council approved an amendment to the Tanner Flats Development agreement which adjusted the road and lot layout of phases 2 thru 6 of the subdivision. The adjusted road layout included the removal of two dead roads that are required to be vacated so the property can be incorporated into the adjusted lots within the development. These roads are plated as Tiger Way and Crimson Lanes. The vacation of these existing Right-of-ways (ROW) would not impact any existing residents of the development or traffic in the area. The vacation of these existing ROW would facilitate the proposed amendments to the development. All existing public and private infrastructure within these ROW's will be removed by the developer per Santaquin City Standards and specifications.

Commissioner Romero made to motion to provide a positive recommendation to the City Council for the Right-of-Way vacation of Tiger Way and Crimson Lane within the Tanner Flats phase 2 subdivision.

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. Tanner Flats Phase 2 Plat Amendment

Planner Stevenson presented the proposed Tanner Flats Phase 2 Amendment. The proposed subdivision is in the R-10 zone and consists of 17 lots on 5.92 acres. The original plat had 15 lots on 5.92 acres. After initial construction, grading required an amendment to the plat. The amended plat will remove two side roads which allows for two additional lots.

Commissioner Tolman made a motion to approve the Tanner Flats Phase 2 Plat Amendment.
Commissioner Weight seconded the motion.

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| 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. Agritourism in Santaquin City

Assistant City Manager Bond presented a proposed ordinance addressing agritourism in Santaquin City. The Planning Commission discussed at length the proposal at their previous meeting on June 10, 2024. At their recommendation, Assistant Manager Bond made adjustments to the proposed ordinance that would limit the number of units at any given property and the number of days guests could stay. Assistant Manager Bond indicated that legal counsel for the city had concerns about gray areas in the agritourism definitions and what uses could fall into agricultural elements. Legal counsel also had concerns about permanent stays and guests who would be allowed to stay longer than the time allotted.

Jace Rowley from Rowley's Red Barn and South Ridge Farms addressed the Planning Commission. He stated that he appreciates that the definition of agritourism is vague as his definition of agritourism is any event that would bring people to the farms here in the community. He sees agritourism as an opportunity to boost income to the farm during special events that they hold each year. Commissioner Weight inquired if any part of the proposed ordinance restricts their operations. Jace stated he agrees with the proposed ordinance as it is currently written. Assistant Manager Bond asked Jace if there were concerns about people coming onto the farm and certifications as part of the "Global Gap" program. Jace indicated that part of the Rowley's farms are used for agritourism and visitors and separate parts of the farm are used for certification under the "Global Gap" requirements.

Dustin Rowley from Cherry Hill Farms agreed with Jace's indication that agritourism can be defined as bringing visitors to farm in many different capacities. Jace is more interested in the implementation of hospitality at his farm. Commission Chair Wood asked for more details from Jace's proposal. Jace indicated that meals will not be served to visitors, but rather small "box homes" will be provided for short stays (to be less than 7 days or less).

Troy Frazier addressed the Planning Commission and expressed his support of agriculture and agritourism in the City.

Planning Commissioners agreed that the changes to the ordinance since the last discussion were in accordance with their recommendations.

Commissioner Moak made a motion to provide a positive recommendation to the City Council for an ordinance allowing agritourism in Santaquin City. Commissioner Weight seconded the motion.

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

The motion passed.

OTHER BUSINESS

Meeting Minutes Approval

Commissioner Tolman made a motion to approve the meeting minutes from June 10, 2025.

Commissioner Romero seconded the motion.

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| Commissioner Hoffman | Yes |
| Commissioner Moak | Yes |
| 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 7:47 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood



Planning Commission Members in Attendance: Commissioners Trevor Wood, Jessica Tolman, BreAnna Nixon, LaDawn Moak, and Drew Hoffman.

Commissioners Mike Weight and Mike Romero were excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, Staff Planner Aspen Stevenson, Recorder Amalie Ottley, Veronica Jackson, Brenan Jackson, Kaycee Feild, Darryl Depew, Kathleen Lange, Monte Depew, Ryan Depew, Maclee Anderson, Jade Anderson, Shad Feild, and other various members of the public.

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Nixon offered an inspirational thought

PLEDGE OF ALLEGIANCE

Amalie Ottley led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:02 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 7:02 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: FEILD RANCH REZONE REQUEST

Planner Stevenson introduced the request to change the zoning of approximately 29.39 acres of parcel numbers 30:092:0009, 30:092:0018, 30:092:0011 from the Residential Agriculture (R-Ag) zone to the Commercial (C1) zone located at 4279 West 12800 South. This rezoning proposal is at the request of applicants Veronica Feild Jackson, Kaycee Feild, Maclee Anderson, Jade Anderson, Shad Feild, and Brenan Jackson who hope to develop a luxury RV resort at their property.

One of the applicants, Brenan Jackson attended the meeting to present the proposal for the rezone request to the Planning Commission. He stated that along with the rezone, the family plans to have a western museum and RV Resort. He indicated that the RV Resort would allow for short term stays only, not long term.

Commission Chair Wood opened the Public Hearing at 7:05 p.m.

Monte Depew asked for clarification of short-term stays for the RV Resort. The applicants indicated that stays would be 28 days or less.

Another member of the public asked about the infrastructure for the resort. The applicant indicated that they would go through the site plan approval process with the City as required by City Code.

Ryan Depew addressed land use guidelines in the City's General Plan. He expressed his concern about noise and traffic on the proposed property. He also expressed that he is supportive of the applicant's opportunity to create the RV Resort

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

Maclee Anderson, representing the applicant, commented that their goal as the applicant is to keep the agricultural feel and the land in the area rather than develop homes. She indicated that the plans would include trees and barriers for neighboring properties.

Commissioner Tolman inquired about the use of the land now. The applicant indicated that the land is currently used for farming and livestock. Commissioner Hoffman and Assistant Manager Bond discussed the zone changing to a C1 Commercial Zone. Currently, the city does not have a specific land use that coordinates with RV Resorts. Assistant Manager Bond indicated that with the rezone, the code will need to include language that will define what an RV resort is and what should or should not be allowed. The Planning Commissioners discussed at length with the applicant the need for the City to create a zone that will fit an RV resort and the needs of an applicant so as not to allow RV resorts in every C1 Commercial Zone that already exists in the City.

Commissioner Nixon made a motion to forward a positive recommendation to the City Council to rezone 29.39 acres of parcel numbers 30:092:0009, 30:092:0018, 30:092:0011 from the Residential Agriculture zone to a newly created zone that will fit an RV Resort or the needs of the applicant. Commissioner Tolman seconded the motion.

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

The motion passed.

ADJOURNMENT

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 7:34 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood