



PLANNING COMMISSION

Tuesday, September 09, 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: General Plan Amendment Regarding a Water Use Element](#)**
The Planning Commission will hold a public hearing to receive input regarding a General Plan amendment that addresses the addition of a water use element.
2. **[Ellsworth Acre Plat Amendment](#)**
The Planning Commission will review the proposed Ellsworth Acre plat amendment on parcel 48:196:001 in the Oak Ridge Estates subdivision and parcel 48:344:0036 in the Oak View Hills subdivision.

OTHER BUSINESS

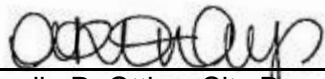
3. **[Meeting Minutes Approval](#)**
08-26-2025

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



MEMORANDUM

September 4, 2025

To: Santaquin City Planning Commission
From: Jon Lundell, P.E., City Engineer
RE: Santaquin General Plan Water Use update

During the 2022 Utah legislative session, the Municipal Land Use, Development, and Management Act was amended by Senate Bill 110 requiring that most Utah cities incorporate a Water Use and Conservation Element into their General Plans by December 31, 2025. Over the past several months city staff has been coordinating with Hansen, Allen, and Luce to generate a draft Water Use element and conservation element to remain compliant with SB 110.

The draft water use element discusses the following items:

1. Historical water usage: Description of historical water usage reported to the Division of Water Rights Water Use section for both culinary water (CW) and pressurized irrigation (PI).
2. Comparison to the current state conservation goals for the Provo River Region. This region includes Utah, Wasatch, and Juab counties.
3. Discussion of existing and future water demands.
4. Four potential methods to reduce water demand and per capita usage for existing and future water demands.
5. Propose modifications to city operations to reduce and eliminate wasteful practices.
6. Proposed recommendations on water conservation policy

I have attached the draft document for your review and consideration.

Please feel free to contact me with any comments or questions.

Staff Recommendation:

Staff recommends that the Planning commission forward a positive recommendation to the City Council for the Santaquin General Plan Water Use and Conservation Element.

Santaquin Water Use and Preservation Element

DRAFT

Introduction

In 2022, the Utah Legislature passed Senate Bill 110 (SB 110), a law requiring most cities in the state to incorporate water use and conservation planning directly into their overall land use planning efforts. This requirement applies to cities with a population of 5,000 people or more that are experiencing growth and development.

This report outlines the key information and analysis needed to meet these requirements and to support the Water Element of Santaquin's General Plan. This element connects how land is used in the city with how water is used, preserved, and planned for in the future.

Historical Water Use Trends

To better understand how Santaquin uses water today—and how that might change in the future—we looked at how water use has changed over time. This includes how much water is used per person daily (gallons per capita per day, or gpcd) and how that use is split among different types of land (such as residential, commercial, and agricultural areas).

Understanding usage trends is especially important as land use can change over time—for example, when vacant or agricultural land is converted for residential or commercial development. The historical data used for this analysis comes from the Utah Division of Water Rights and focuses on two systems in the city: the drinking water system and the pressurized irrigation (PI) system.

Trends in per capita water usage are shown in Figure 1. Available data regarding usage in the PI system is incomplete.

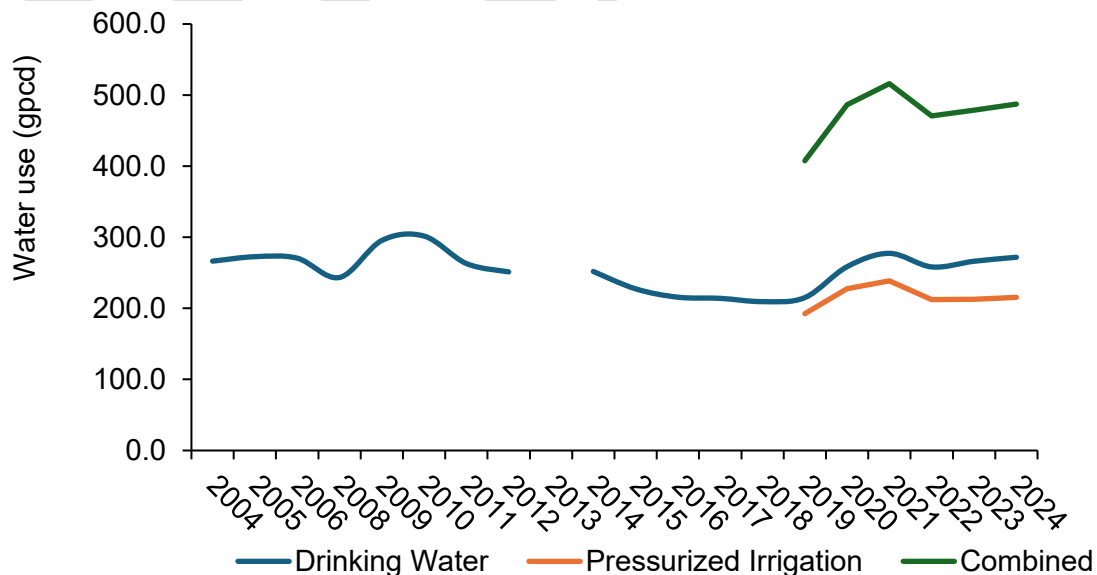


Figure 1. Per capita water usage

Figures 2 and 3 show the trends in residential and commercial usage per connection from Santaquin's drinking water and pressurized irrigation systems.

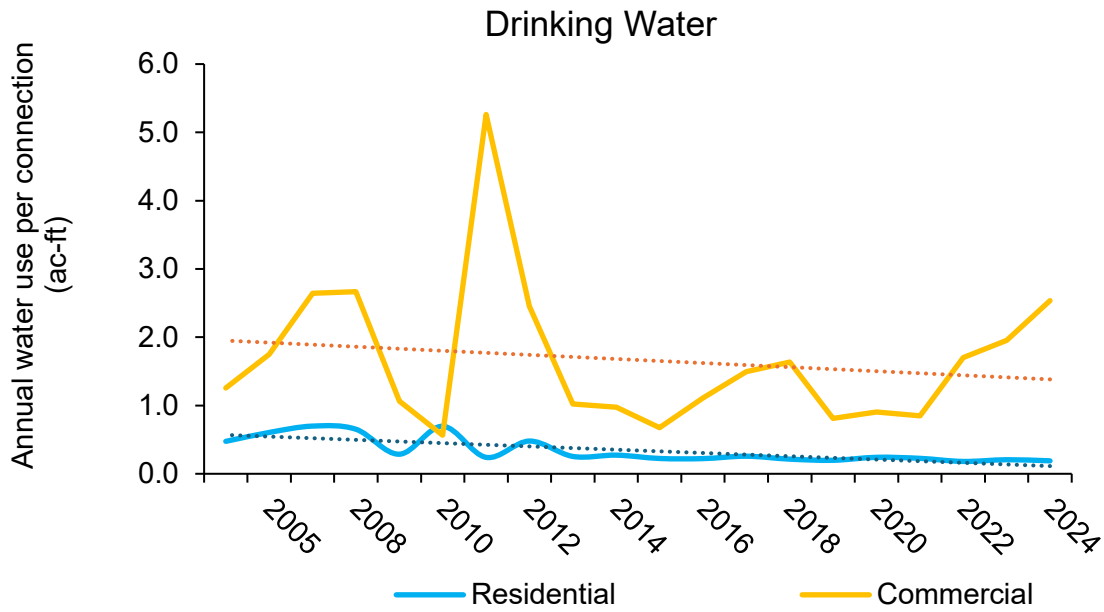


Figure 2. Annual Drinking Water Use Per Connection

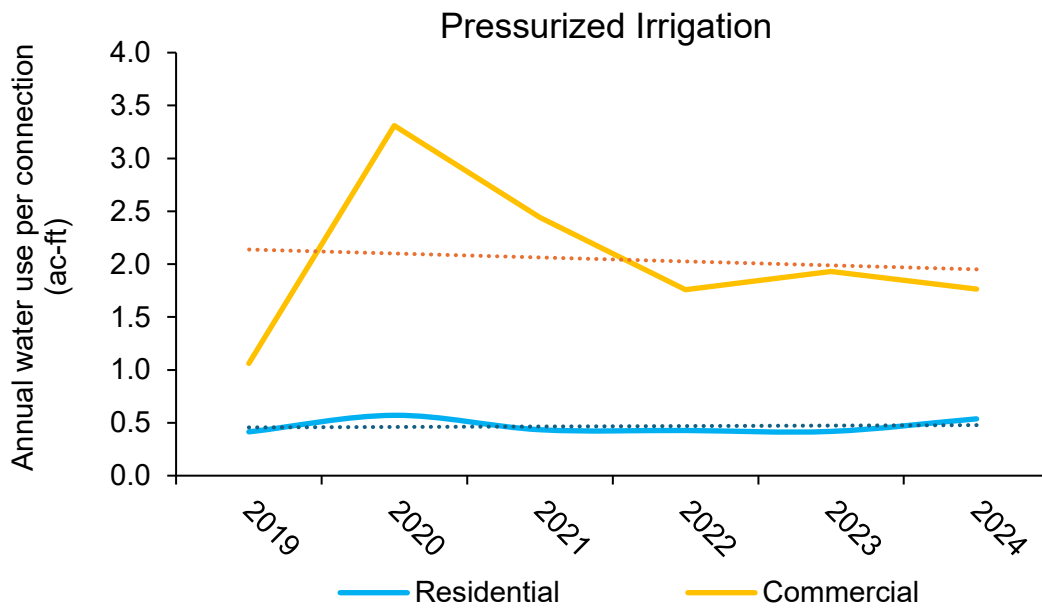


Figure 3. Annual PI Water Use per Connection

Comments on Figures 2 and 3 are as follows:

- Residential use has decreased over time.
- On average, each residential connection uses a combined total of about 0.67 acre-feet of water per year in both systems.

By comparison:

- Commercial water use has varied more widely from year to year. This is expected, as commercial properties (e.g., stores, offices, or warehouses) can have very different water needs.
- On average, each commercial connection uses about 3.50 acre-feet of water annually.

The same analysis was completed for the other land use types (see Figure 4).

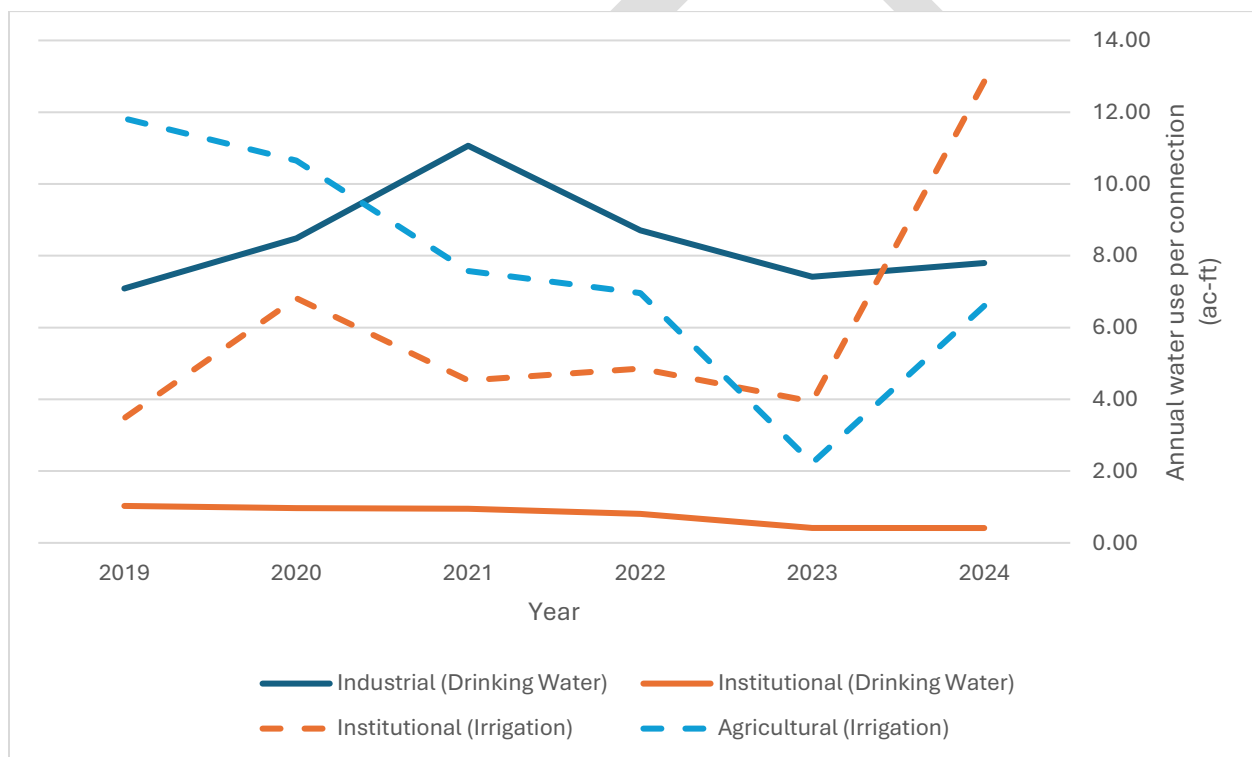


Figure 4. Annual Water Use from Industrial, Institutional, and Agricultural Connections

Figure 4 shows average water use by connection type for industrial, institutional, and agricultural customers, across both drinking water and pressurized irrigation systems. Comments are as follows:

- Institutional irrigation connections use more water on average than institutional drinking water connections. This is most likely related to large, irrigated areas associated with churches and schools. These irrigated areas may present an opportunity for outdoor water conservation.

- Institutional drinking water use has remained relatively consistent and has decreased over time.

By comparison:

- Industrial drinking water use is similar in magnitude to institutional irrigation and reflects the higher volume needs of a few large users.
- Agricultural irrigation use also falls within a similar range but has been trending slightly downward in recent years.

These trends indicate that Santaquin has large users in the institutional irrigation, industrial, and agricultural user categories. Conservation potential may exist for any of these connection types, but is specific to the particular user.

Comparison to State Conservation Goals

The State Water Use Goal for the Provo River region (consisting of Juab, Utah, and Wasatch Counties) is 179 gpcd. Santaquin includes large industrial and agricultural users that significantly increase gpcd usage, and as such, comparing system-wide numbers directly to the State goal would not be a consistent comparison.

An average residence in Santaquin uses 0.67 ac-ft of water per year. With an average household size of 3.7 people, per-capita use is 162 gpcd. Per-capita consumption has decreased over time.

Existing and Future Water Demands

To help Santaquin City prepare for long-term growth, a water budget was developed to compare current and future water supply and demand. This analysis is based on the most recent planning documents: the Santaquin Drinking Water Master Plan (2021) and the Santaquin Pressurized Irrigation Master Plan (2021).

For the drinking water system, historical billing and water production data were used to estimate current Equivalent Residential Connections (ERCs), a standard unit that reflects the water use of a typical household. Using population growth projections and the City's land use plan, the number of ERCs was projected through the year 2060. Since some customers use drinking water for outdoor irrigation, this was also factored into demand estimates. Tools such as aerial imagery, utility system maps, and feedback from City staff were used to estimate the irrigated land served by the drinking water system.

For the pressurized irrigation (PI) system, current irrigated acreage was calculated using aerial imagery. Then, the City's land use plans and typical irrigation rates by land use type were used to estimate future irrigation needs through 2060.

The resulting figures are summarized in Figure 5, which shows indoor and outdoor water demands along with total system demand compared against the available water supply capacity.

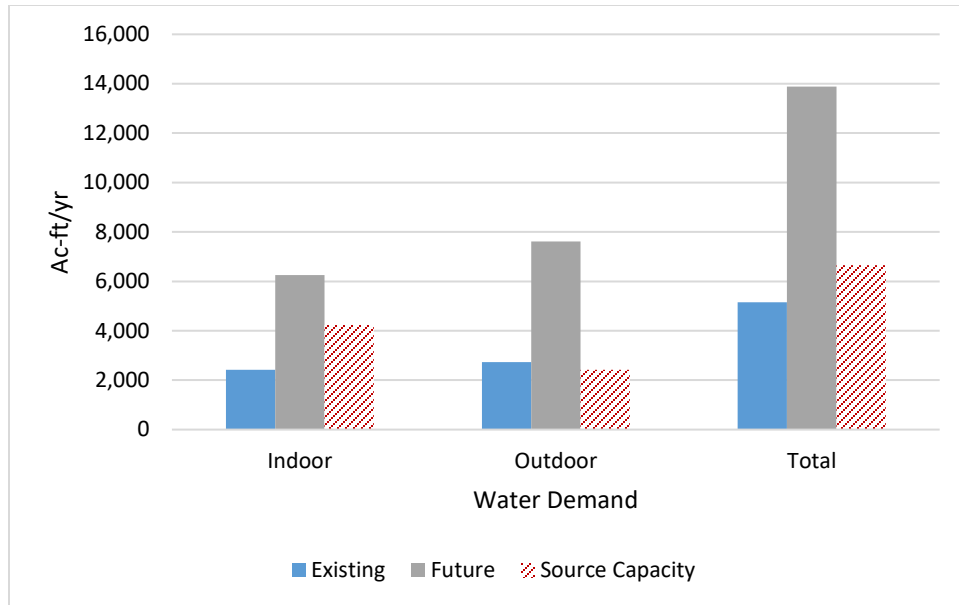


Figure 5. Santaquin Water Budget

Water Budget Summary

Figure 5 indicates that reliable outdoor source capacity for irrigation is slightly less than existing demand. This is true only in very dry years but can be mitigated with excess capacity in the drinking water system.

Santaquin City's water budget analysis shows that while the current water supply and infrastructure are adequate for today's needs, future water demand is expected to exceed supply. This projected gap emphasizes the importance of taking proactive steps now to manage water use and ensure the long-term sustainability of Santaquin's water systems. The following section highlights how the City is addressing these future challenges through water conservation efforts.

Water Supply Diversification

Santaquin maintains a diverse supply of water sources that includes springs, groundwater wells, surface water, and Type I effluent reuse. Santaquin is planning to further diversify their water supply by connecting to the Central Utah Water Conservancy District (CUWCD) Utah Lake System (ULS) pipeline. The ULS pipeline will provide an additional source of irrigation water, freeing up groundwater for use in the drinking water system.

Methods of Reducing Water Demand and Per Capita Use for Existing Development

Santaquin has adopted several practices that reduce water use among existing customers:

- **Public Education & Outreach**

The City's Water Education Program uses utility bills, the City Center, Public Works, and online platforms to regularly share conservation tips. Educational efforts are tailored to both average and high-volume water users.

- **Tiered Water Pricing**

Water rates are structured to encourage conservation. Higher usage results in higher pricing tiers for both culinary and pressurized irrigation, providing a financial incentive to reduce consumption.

- **Metering and Leak Detection**

Santaquin has invested in replacing aging meters with radio-equipped smart meters that help residents monitor their water use in real time. Meters have also been added to public facilities to increase accountability, and a formal leak detection program ensures aging infrastructure is monitored and maintained.

- **Effluent Reuse**

Treated wastewater (type-I effluent) is stored in holding ponds and used in the City's pressurized irrigation system. While this doesn't reduce demand directly, it allows the City to meet irrigation needs without developing new water sources.

Methods of Reducing Water Demand and Per Capita Use for Future Development

To ensure future development is water-efficient, Santaquin has adopted and recommended the following policies and standards:

- **Landscape Efficiency Standards for New Development**

Ordinance No. 02-03-2024 requires water-wise landscaping in new development, including:

- Turf limitations
- Prohibiting turf in narrow areas
- Use of drought-tolerant or native plants
- Drip irrigation systems for shrubs and trees
- Smart irrigation controllers
- Eligibility for landscape rebate/incentive programs

- **Allocation-Based Tiered Pricing Models (Recommended)**

Santaquin is exploring pricing structures that base water rates on lot size and expected usage, following models adopted in cities like Saratoga Springs.

- **HOA Landscaping Flexibility**

The City recommends that homeowners' associations (HOAs) allow for water-efficient landscaping designs and turf dormancy, removing barriers that often exist in traditional HOA codes.

- **Tree Placement Standards**

The City encourages planting deciduous trees on the south, east, and west sides of buildings, and evergreen trees on the north side to reduce water needs and improve energy efficiency.

Modifications to City Operations to Reduce and Eliminate Wasteful Practices

Several operational changes have been made—or are under review—to improve efficiency:

- **Time-of-Day Watering Restrictions**

Santaquin encourages customers to avoid daytime watering (from 10 a.m. to 6 p.m.) to reduce evaporation and increase efficiency.

- **Irrigation Audits**

Audits of public irrigation systems are being carried out to assess efficiency and identify upgrade opportunities, particularly in streetscapes and public parks.

- **Internal Metering and Monitoring**

Installing meters at City facilities has helped monitor municipal water use and identify opportunities for internal conservation.

Future Planning Recommendations on Conservation Policy

To further strengthen Santaquin's water management strategy, the City will consider the following policies and ordinance changes:

- **Water Conservation Policies:**

- Expansion of landscape rebate/incentive programs
- Continued investment in smart meters and leak detection
- Adoption of allocation-based rate structures
- Ongoing updates to public education campaigns

- **Landscaping Options Within Public Streets (Non-Turf Park Strips):**

- Require water-wise planting or hardscape design in park strips
- Prohibit turf in non-functional areas
- Prioritize low-maintenance materials and drip irrigation

- **Ordinance Revisions to Eliminate Inefficient Water Use:**

- Remove overly permissive irrigation allowances
- Encourage clustering in subdivision design and preservation of natural open space to reduce irrigated area per lot
- Require functional justification for size of irrigated landscape in commercial zones

- **Low Water Use Landscaping Standards for New Development Types:**

- Commercial, Industrial, and Institutional: Require drought-tolerant planting, smart irrigation, and minimal turf in non-functional areas
- Residential: Require compliance with landscaping standards, turf limitations, and irrigation efficiency technologies as part of development approval

Impact on the Great Salt Lake

Santaquin is working to reduce impacts on the GSL by reducing depletion in the system. Outdoor water demands have a high depletion rate, as most of the water evaporates or is consumed by turfgrass. Reducing outdoor water demands provides an excellent opportunity for mitigating impacts to the GSL. Existing conservation programs can reduce existing outdoor demands and recently adopted ordinances will help reduce the addition of more outdoor demands.

MEMORANDUM



To: Planning Commission
 From: Aspen Stevenson, Staff Planner
 Date: September 9, 2025
 RE: **Ellsworth Acre Plat Amendment**

Zone: R-10 & R-12

Size: 1.03 Acres

Craig Ellsworth owns parcel 48:196:001 in the Oak Ridge Estates subdivision and parcel 48:344:0036 in the Oak View Hills subdivision. The first parcel is in the Residential R-10 zone and the second parcel in the Residential R-12 zone. He would like to combine parcels into a one-acre parcel which would allow the applicant to build an accessory building.

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City Code. The Planning Commission is the land use authority for plat amendment applications.

Findings

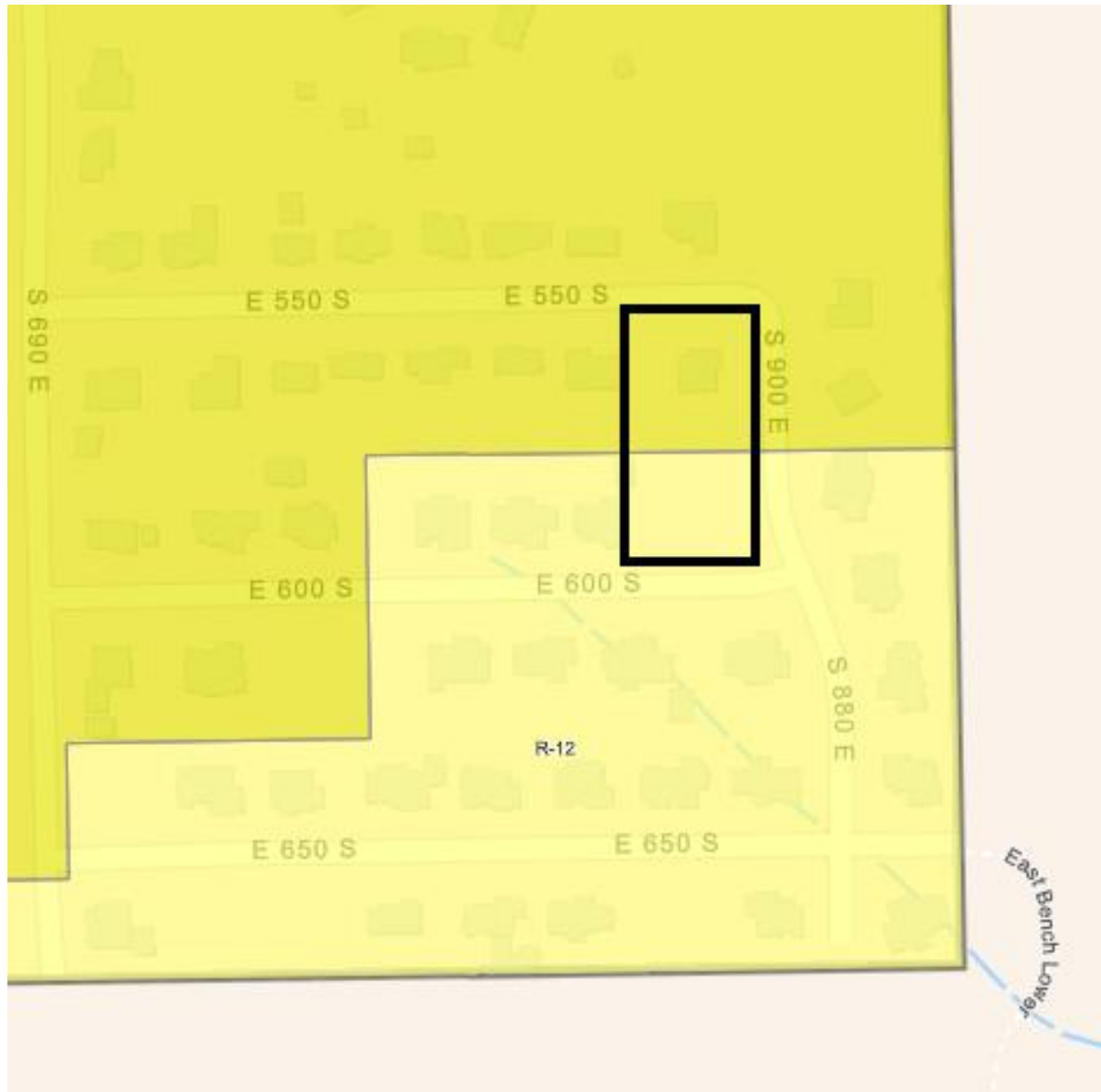
1. The subdivision plans meet the requirements of the R-10 and R-12 Zone (SCC 10.20.080 & 10.20.090).
2. The subdivision plans meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.
3. All applicable requirements in Santaquin City Title 11 (Subdivision Regulations) have been met.

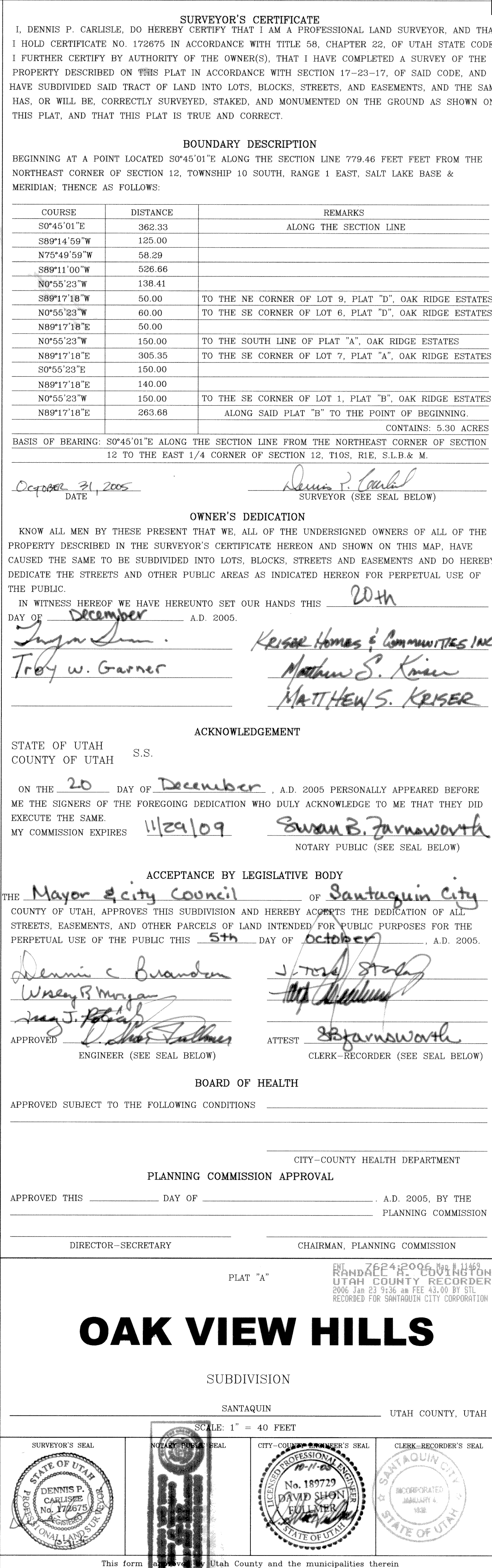
Recommended Motion: “Motion to approve the plat amendment for Ellsworth Acre.”

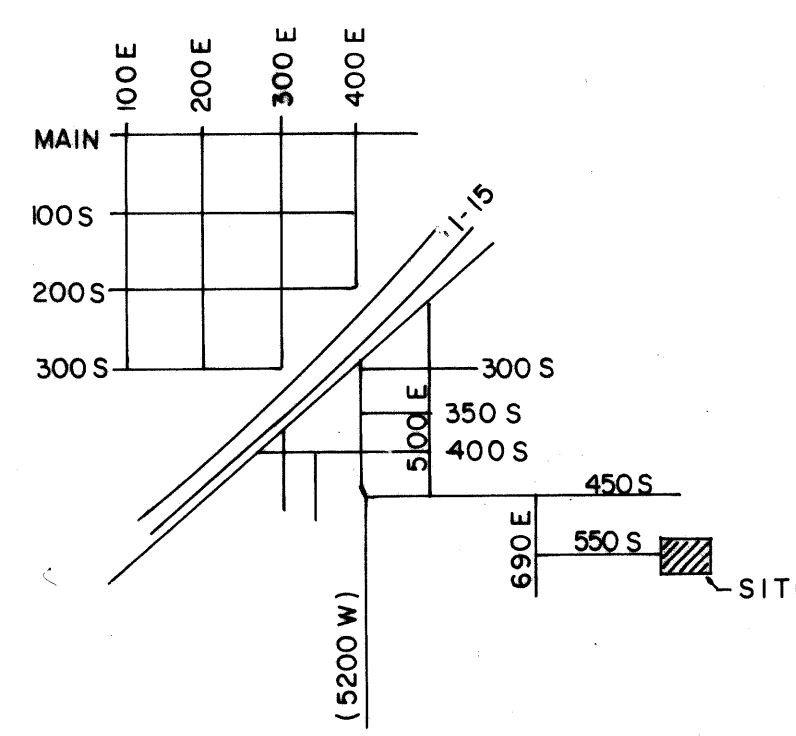
Attachments:

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

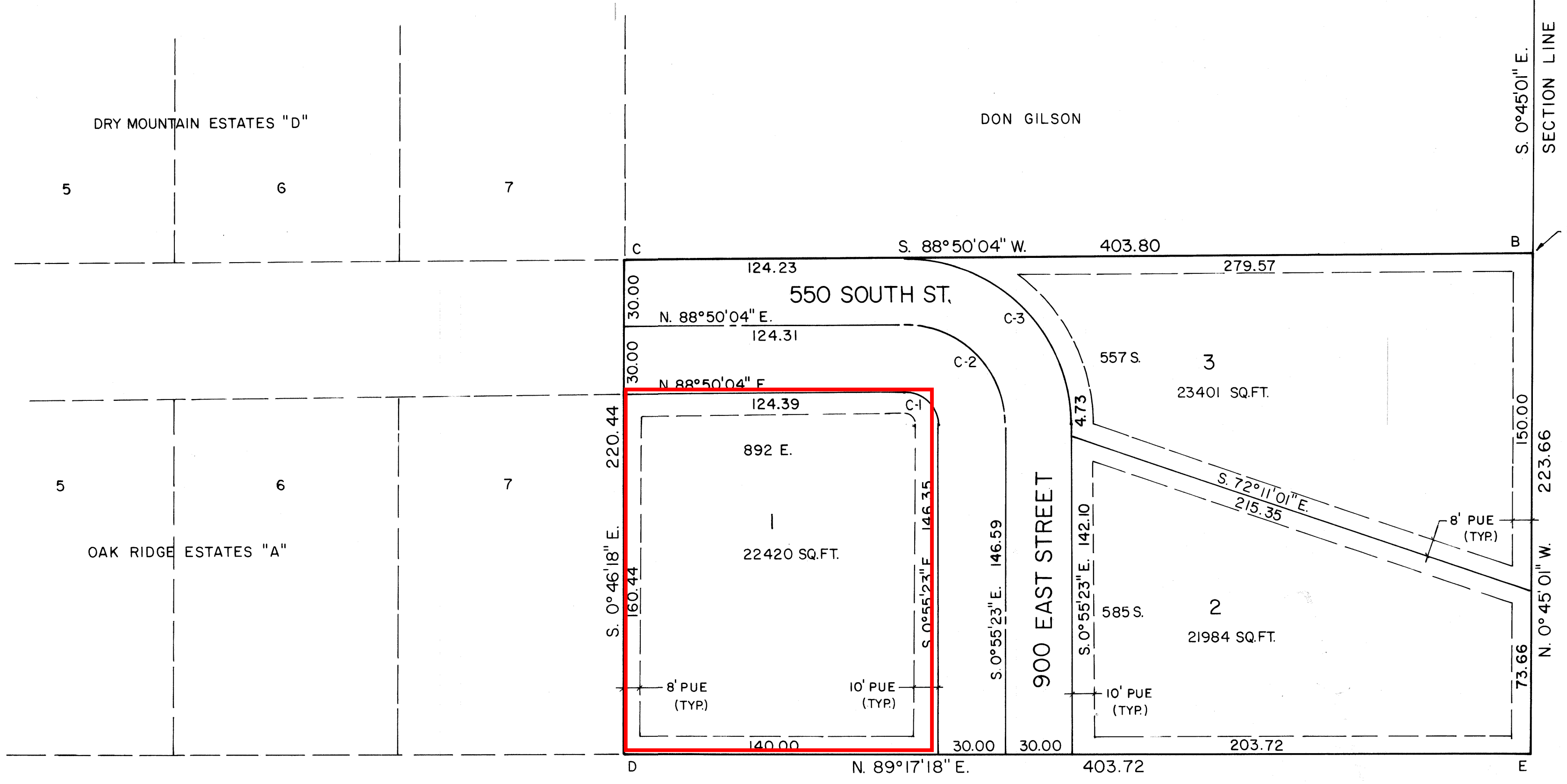
Attachment 1: Location and Zoning Map







VICINITY MAP



STATE PLANE COORDINATES		
	NORTHING	EASTING
A	595667.24	1925323.40
B	595111.63	1925330.68
C	595103.42	1924927.10
D	594883.06	1924930.06
E	594888.07	1925333.60

CURVE DATA						
CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD	BEARING
C-1	15.00	90°14'33"	23.63	15.06	21.26	S. 46°02'40" E.
C-2	45.00	90°14'33"	70.88	45.19	63.77	S. 46°02'40" E.
C-3	75.00	90°14'33"	118.13	75.32	106.29	S. 46°02'40" E.

SURVEYOR'S CERTIFICATE

I, BRADLEY G. MATTINSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 175098 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT S. 0°45'01" E. 555.86 FT. FROM THE NORTHEAST CORNER OF SECTION 12, T10S, R1E, SLB&M, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 88°50'04" W	403.80	
S 0°46'18" E	220.44	
N 89°17'18" E	403.72	
N 0°45'01" W	223.66	TO THE POINT OF BEGINNING

AREA = 2.058 ACRES

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE

DATE June 12, 1996 SURVEYOR Bradley G. Mattinson

OWNERS' DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 16th DAY OF July, A.D. 1996

Milton Jack Jarvis
MILTON JACK JARVIS
Lazawn S. Jarvis
LAZAWN S. JARVIS

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE 16th DAY OF July, A.D. 1996, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 9/8/97 A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF SANTAQUIN CITY
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 16th DAY OF JULY, A.D. 1996

Pat Brundage
Edna Wall
Allen Huth Carter

Marianne Johnson
Dennis L. Howard

APPROVED _____ ENGINEER (See Seal Below) ATTEST Blaine Walker CLERK-RECORDER (See Seal Below)

BOARD OF HEALTH ENT 60133 RAP 6689
APPROVED SUBJECT TO THE FOLLOWING CONDITIONS: RANDALL A. COVINGTON UTAH COUNTY RECORDER 1996 JUL 23 9:46 AM FEE 33.00 BY MAIL RECORDED FOR SECURITY TITLE & ABSTRACT

CITY-COUNTY HEALTH DEPARTMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS 10th DAY OF July, A.D. 1996, BY THE Santaquin City PLANNING COMMISSION

DIRECTOR-SECRETARY Shauna Johnson CHAIRMAN, PLANNING COMMISSION

ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE _____ DAY OF _____, 19____, PERSONALLY APPEARED BEFORE ME, _____ AND _____, WHO BEING BY ME DULY SWORN DID SAY, EACH FOR HIMSELF, THAT HE, THE SAID _____, IS THE PRESIDENT AND HE THE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT _____

PLAT "B"

OAK RIDGE ESTATES

SUBDIVISION

SANTAQUIN CITY UTAH COUNTY, UTAH

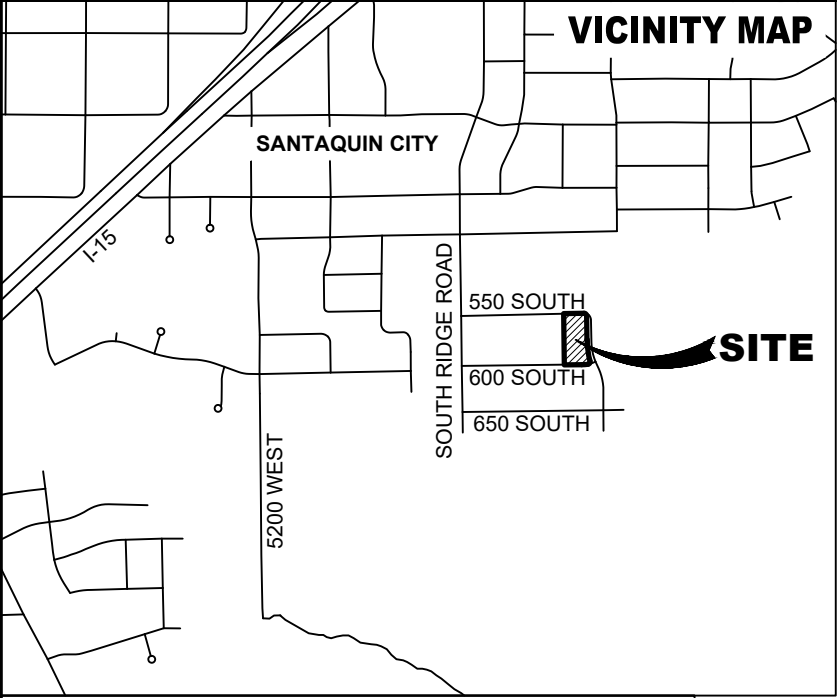
SCALE: 1" = 40 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-CLERK-RECORDER SEAL

1/16/96 No. 172947 VAL OTTO KNOXED

This form approved by Utah County and the municipalities therein.

6689-79



LEGEND

—	SECTION LINE
—	BOUNDARY LINE
---	CENTERLINE
- - - -	EXISTING EASEMENT
- - - -	EXISTING LOT LINES
- - - -	PROPOSED LOT LINES
●	EXISTING MONUMENT
○	PROPOSED MONUMENT

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- RIGHT-OF-WAY DISTANCES DESCRIBED ON OAK RIDGE ESTATES PLAT B SUBDIVISION, RECORDED AS ENTRY NO. 80133:1996 IN THE OFFICE OF THE UTAH COUNTY RECORDER ARE FOUND TO BE IN ERROR. MEASURED AND RECORD DISTANCES ARE SHOWN HEREON.
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.
- THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

POINT OF BEGINNING

OAK RIDGE ESTATES
PLAT A

OAK VIEW HILLS PLAT A

N0°46'18"W 160.44

N0°55'23"W 152.00

550 SOUTH
(60' WIDE - PUBLIC)

LOT 1
44858 SQ. FT.
1.03 ACRES
BUILDABLE AREA=
27762 SQ. FT.

600 SOUTH
(56' WIDE - PUBLIC)

N88°50'04"E 124.52 (124.39 R)

892 E

10' PUE

8' PUE

30' FRONT SETBACK

10' PUE

10' SIDE SETBACK

25' SIDE SETBACK

8' PUE

25' REAR SETBACK

10' PUE

S89°17'18"W 105.75

R=322.00
Δ=6°55'02"
L=38.87

CH=S85°49'47"W 38.85

R=15.00
Δ=90°14'33"
L=23.63
CH=S46°02'40"E 21.26

WEST 403.78

900 EAST
(WIDTH VARIES - PUBLIC)

N89°17'18"E 2.00

S0°55'23"E 13.84

R=456.00
Δ=14°52'40"
L=118.41
CH=S8°21'43"E 118.07

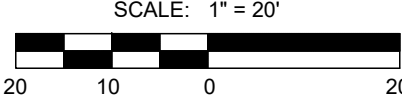
R=15.00
Δ=98°10'18"
L=25.70
CH=S33°17'07"W 22.67

NORTHEAST CORNER
SECTION 12, T10S, R1E, SLB&M
(FOUND 2015 UTAH COUNTY MONUMENT)

BASIS OF BEARING: SECTION LINE S 00°45'01" E 2660.93

S 00°45'01" E 624.04

EAST QUARTER CORNER
SECTION 12, T10S, R1E, SLB&M
(FOUND 1985 BLM ALUMINUM CAP)



SURVEYOR'S CERTIFICATE

I, JEX ASHTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 13077508 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LOT LINE FOR LOT 1, OAK RIDGE ESTATES PLAT B SUBDIVISION, RECORDED AS ENTRY NO. 60133:1996 IN THE OFFICE OF THE UTAH COUNTY RECORDER AND THE SOUTH RIGHT-OF-WAY OF 550 SOUTH STREET, SAID POINT BEING LOCATED S00°45'01"E ALONG THE SECTION LINE 624.04 FEET AND WEST 403.78 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES: N88°50'04"E 124.52 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.63 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°14'33"; CHORD: S46°02'40"E 21.26 FEET; THENCE S00°55'23"E 146.48 FEET; THENCE N89°17'18"E 2.00 FEET; THENCE S00°55'23"E 13.84 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 118.41 FEET WITH A RADIUS OF 456.00 FEET THROUGH A CENTRAL ANGLE OF 14°52'40"; CHORD: S08°21'43"E 118.07 FEET; THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT 25.70 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 98°10'18"; CHORD: S33°17'07"W 22.67 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 38.87 FEET WITH A RADIUS OF 322.00 FEET THROUGH A CENTRAL ANGLE OF 6°55'02"; CHORD: S85°49'47"W 38.85 FEET; THENCE S89°17'18"W 105.75 FEET TO THE EAST LOT LINE FOR LOT 17, OAK VIEW HILLS PLAT A SUBDIVISION, RECORDED AS ENTRY NO. 7524:2006 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE N00°55'23"W ALONG SAID LOT LINE 152.00 FEET TO THE WEST LOT LINE FOR LOT 1, OAK RIDGE ESTATES PLAT B SUBDIVISION, RECORDED AS ENTRY NO. 60133:1996 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE N00°46'18"W ALONG SAID LOT LINE 160.44 FEET TO THE POINT OF BEGINNING.
CONTAINS: 44858 SQUARE FEET OR 1.03 ACRES.

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

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

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

ACKNOWLEDGMENT

STATE OF UTAH

S.S.

COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20 __, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20 ____

APPROVED BY _____

APPROVED _____
ENGINEER
(See Seal Below)

ATTEST _____
CLERK-RECORDER
(See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20 __, BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY

CHAIR, PLANNING COMMISSION

ELLSWORTH ACRE

SUBDIVISION

INCLUDES A VACATION OF LOT 1, OAK RIDGE ESTATES, PLAT B SUBDIVISION AND LOT 32, OAK VIEW HILLS, PLAT A SUBDIVISION.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
SANTAQUIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 20'

SHEET 1 OF 1

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI #25-0



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

Commissioner Jessica Tolman was excused from the meeting.

Others in Attendance: City Manager Norm Beagley, City Council Member Jeff Siddoway, Planner Aspen Stevenson, Recorder Amalie Ottley, Oakley Johnson, Justin Jenkins, Shayla Jenkins, Sharon Harris, David Harris, Cleone Brost, City Council Member Art Adcock, Raquel Jensen, Kaycee Field, Kylie Lance, and other members of the public.

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

INVOCATION/INSPIRATIONAL THOUGHT

City Council Member Art Adcock offered an inspirational thought

PLEDGE OF ALLEGIANCE

Commissioner Weight led the Pledge of Allegiance.

PUBLIC FORUM

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

Kylie Lance attended the meeting to address the members of the Planning Commission regarding the Bella Vista Subdivision Preliminary plan. She asked that the commission take into consideration quality standards and landscaping in the Development Agreement to maintain the quality and value of the neighborhood.

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

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: Major Home Occupation at 275 W. Saddlebrook Drive

Planner Stevenson presented an application for a Major Home Occupation. The applicant, Oakley Johnson, submitted an application for two dance studios located at 275 W Saddlebrook Drive and 292 W 500 N. The applicant proposed to operate a few dance classes capped at 10 students per class and no more than 24 students per day between 12 pm-8 pm. 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.

The applicant, Oakley Johnson, attended the meeting to address any questions from the Planning Commission or public. She indicated that her dance class as a minor home occupation has been successful and she wished to expand her classes. Expanding her classes led to the need to apply for a major home occupation conditional use permit.

Commission Chair Wood opened the Public Hearing at 7:06 p.m.

No members of the public wished to address the Planning Commission in the public hearing regarding the Major Home Occupation application at 275. W. Saddlebrook Drive.

Commission Chair Wood closed the Public Hearing at 7:07 p.m.

Planning Commission Chair Wood discussed with Planner Stevenson the code requirement for which the applicant must reside at the home for which the conditional use permit is issued. Ms. Johnson indicated that she lives at 275 W. Saddlebrook Drive and her brother-in-law and business partner lives at 292 W. 500 N. As there were two separate locations for the proposed business, a separate application would need to be submitted to the City for the 292 W. 500 N. location. Commissioner Weight pointed out the City Code that states the individual that lives at the location must own and operate the business under an approved license and conditional use permit.

Commissioner Moak indicated that her daughter attends the dance classes currently operated as a minor home occupation at 275 W. Saddlebrook Drive and the majority of the attendees walk to the location. Commissioners did not have any problems with the proposed traffic plan.

Commissioner Moak made a motion to approve the application for a Major Home Occupation at 275 W. Saddlebrook Drive. Commissioner Romero seconded the motion.

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

The motion passed.

2. PUBLIC HEARING: Major Home Occupation at 292 W. 500 N.

It was determined that the applicant would need to submit a separate application for a major home occupation at 292 W. 500 N. As the application was noticed according to State Code for a public hearing, the hearing was held as listed on the agenda.

Sharon Harris expressed concern about the city code requirement for the applicant to reside and operate the dance studio at 292 W. 500 N. She believed that Ms. Oakley's brother-in-law would not be participating in the dance studio or running classes, thus not meeting code requirements.

Commission Chair Wood opened the Public Hearing at 7:15 p.m.

Sharon Harris readdressed the Planning Commission. She approved of the applicant and her current business at Saddlebrook Drive. She hoped that the applicant would be able to find a commercial space to operate in so that residential areas would not feel the impact of a business in neighborhoods. She expressed concerns about the studio at 292 W. 500 N. believing that Ms. Johnson may skirt the city code if her business partner is not the one operating the dance studio at the second location. She expressed concerns about traffic and parking in that location as other dance studios in the area have not followed the city code as they should. Ms. Harris's concerns about traffic included safety for young children and decreased home values with the increased traffic and parked cars at a business in a residential area. She stated that because the City does not enforce the city code that residents have learned to take advantage and sidestep code requirements after their application is approved.

Cleone Brost stated that she lives in the neighborhood near the application. She also expressed concern about traffic and parking in the area. She also stated that traffic repeatedly speeds on that road and she worried that a business would increase the congestion on the narrow streets.

Raquel Jensen stated she has been a resident for 27 years and expressed concerns about people parking on the new sidewalks that were just installed by the city. She also expressed concern about her view being obstructed by parked cars when trying to pull out of her driveway. She agreed with previous statements that the business is a good thing that should come to Santaquin but should not be located in her neighborhood.

Dave Harris recapped what had been said already. He expressed concern about the traffic plan that indicated a simple drop-off and pick-up for classes throughout the day. He stated that parents will sit and park their cars and congest the narrow roads in that area. He passed out pictures of 300 W. (see attached) to demonstrate how crowded that road would become with extra parking. He read a text from Keith Judd who indicated that the applicant could use their empty lot to allow up to three cars to park Monday through Thursday until 5:00 p.m. He also expressed concern about winter parking as city code does not allow parking during snowfall.

Council Member Art Adcock stated that he does not live in the area being discussed. He expressed concern about both roads being too narrow for this type of business. He stated that the location is not adequate for the business and the impact it would have on nearby residents. He indicated that he does live near another dance studio who does not follow city code and the parking and traffic is a constant issue.

Dustin Johnson, the applicant's husband, indicated that they had an idea to transport kids to and from the dance studio using a passenger van that would have a centralized location where parking could be controlled.

Oakley Johnson thanked those who came and expressed their concerns and stated that she will do what she can to make the business work in that area.

Commission Chair Wood closed the Public Hearing at 7:41 p.m.

Commissioner Nixon made a motion to deny the application for a Major Home Occupation at 292 W. 500 N. Commissioner Romero seconded the motion.

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

The motion passed.

August 26, 2025

3. PUBLIC HEARING: General Plan Amendment

Planner Stevenson presented the proposed General Plan Amendment which would allow for the change in two zones from agricultural heritage areas to commercial in the northeast quadrant of the city. As the two locations are near a future interchange, it would make sense to rezone those areas to commercial uses. Planner Stevenson indicated that a current application is being considered by the city for that area.

Commissioners and Manager Beagley discussed the rezoning of properties that are intersected by the railroad tracks.

Commission Chair Wood opened the Public Hearing at 7:48 p.m.

Councilor Adcock inquired if neighboring property owners were notified of the proposed rezoning. Manager Beagley indicated that the public hearing was noticed as a General Plan Amendment that would allow for the official rezone. Once the actual rezone is proposed, neighboring property owners will be noticed accordingly.

Commission Chair Wood closed the Public Hearing at 7:50 p.m.

Commission members discussed the property currently owned by Nebo School District and the definition of the agriculture heritage zone.

Commissioner Nixon made a motion to forward a positive recommendation to the City Council to approve the proposed General Plan Amendment and update the land use map in the northeast quadrant of Santaquin City. Commissioner Moak seconded the motion.

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

The motion passed.

4. Bella Vista Preliminary Subdivision Plan

Planner Stevenson presented the plans for the Bella Vista Preliminary 119-lot subdivision. The applicant, Kameron Spencer, attended the meeting. He corrected the agenda which stated the subdivision is 122 lots. He indicated that he has worked with the city to accommodate and improve a portion of 400 East as an arterial street. He also indicated that they agree to install vinyl fencing along the double-frontage lot in the subdivision. He also stated that he has worked with the school district regarding neighboring properties. Commissioner Nixon inquired if the development will be required to install front yards by covenants, conditions, and restrictions (CC&Rs). Mr. Spencer indicated that there are no plans to have CC&Rs that would require front yard installation as it can be a burden on homebuilders when charging extra to potential buyers. Manager Beagley indicated that the city does have a requirement for front yard landscaping in developments, however the State has passed new legislation that will not allow the city to withhold a Certificate of Occupancy or require bonds for front yard landscaping.

Commissioner Weight made a motion to approve the Bella Vista Preliminary 119-lot Subdivision Plan.
Commissioner Hoffman seconded the motion.

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

The motion passed.

MEETING MINUTES APPROVAL

Commissioner Moak made a motion to approve the meeting minutes from August 12, 2025.
Commissioner Weight seconded the motion.

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

The motion passed.

ADJOURNMENT

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 8:07 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood



