



## PLANNING COMMISSION

Tuesday, April 08, 2025, at 7:00 PM  
Council Chambers at City Hall Building and Online  
110 S. Center Street, Santaquin, UT 84655

### MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://www.youtube.com/@santaquincity> or by searching for Santaquin City Channel on YouTube.

### ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

## AGENDA

### WELCOME

### INVOCATION/INSPIRATION THOUGHT

### PLEDGE OF ALLEGIANCE

### ORDER OF AGENDA ITEMS

### PUBLIC FORUM

### DISCUSSION & POSSIBLE ACTION

1. **[PUBLIC HEARING: Modifying Multi-Family Requirements in the Main Street Residential Area](#)**

[The Santaquin City Planning Commission will conduct a Public Hearing to consider amending Santaquin City Code 10.20.190 modifying the multi-family requirements in the Main Street Residential \(MSR\) District of the Main Street Business Districts Zone.](#)

2. **[PUBLIC HEARING: Update to Parking Requirements per Senate Bill 181](#)**

[The Santaquin City Planning Commission will conduct a Public Hearing to consider amending Santaquin City Code 10.48.040 updating parking requirements per Senate Bill 181.](#)

### OTHER BUSINESS

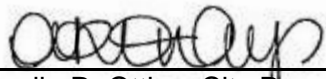
3. **[Approval of Meeting Minutes](#)**  
[March 25, 2025](#)

### ADJOURNMENT

## CERTIFICATE OF MAILING/POSTING

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

BY:



Amalie R. Ottley, City Recorder

# MEMO



To: Planning Commission

From: Aspen Stevenson, Planner

Date: April 8, 2025

RE: Code Amendment To Update Multi-Family Density and Lot Requirements in Main Street Residential (MSR) Area

It is proposed that the Planning Commission and City Council consider amending Santaquin City Code 10.20.190 to update multi-family density. The proposed ordinance will remove the minimum density requirement and adjust the maximum density requirement to 8 units per acre.

Below are the proposed changes to the Santaquin City Code.

K. Multi-Family Development Standards: The maximum density allowed for multi-family developments shall be conditioned upon the architectural design of the development and its ability to meet the following zone standards. The following housing and open space and amenities standards shall also be applied to mixed use developments unless addressed in the general standards above.

1. ~~Minimum Lot~~ Density and Unit Size:

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

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

**Motion:** "Motion to recommend (approval/denial) of the proposed code amendment, which updates the multi-family density and lot requirements in the Main Street Residential (MSR) Area."

## **ORDINANCE NO. DRAFT**

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE MULTI-FAMILY DENSITY AND LOT REQUIREMENTS IN THE MAIN STREET RESIDENTIAL (MSR) AREA IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.**

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

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

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

**WHEREAS**, the City Council desires to amend Santaquin City Code Title 10, Chapter 20, Section 190 to multi-family density and lot requirements within the Main Street Residential (MSR) Area; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on April 8, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

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

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

### **Section I. Amendments**

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

#### **10.20.190 MAIN STREET BUSINESS DISTRICTS ZONE**

K. Multi-Family Development Standards: The maximum density allowed for multi-family developments shall be conditioned upon the architectural design of the development and its ability to meet the following zone standards. The following housing and open space and amenities standards shall also be applied to mixed use developments unless addressed in the general standards above.

1. ~~Minimum Lot~~ Density and Unit Size:

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

## **Section II. Severability**

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

## **Section III. Contrary Provisions Repealed**

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

## **Section IV. Codification, Inclusion in the Code, and Scrivener's Errors**

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

## **Section V. Posting and Effective Date**

This ordinance shall become effective at 5:00 p.m. on Wednesday, April 16, 2025. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 15<sup>th</sup> day of April 2025.

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Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Brian Del Rosario	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember Travis Keel	Voted	___

ATTEST:

\_\_\_\_\_  
Amalie R. Ottley, City Recorder

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 15<sup>th</sup> day of April 2025, entitled

**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE MULTI-FAMILY DENSITY AND LOT REQUIREMENTS IN THE MAIN STREET RESIDENTIAL (MSR) AREA IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 15<sup>th</sup> day of April 2025.

---

Amalie R. Ottley  
Santaquin City Recorder

(SEAL)

## AFFIDAVIT OF POSTING

STATE OF UTAH                    )  
   ) ss.  
 COUNTY OF UTAH                )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

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

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AMALIE R. OTTLEY  
 Santaquin City Recorder

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_ 2025,  
 by AMALIE R. OTTLEY.

My Commission Expires:

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# MEMO



To: Planning Commission

From: Aspen Stevenson, Planner

Date: April 8, 2025

RE: **Code Amendment To Meet Parking Requirements In Senate Bill 181**

It is proposed that the Planning Commission and City Council consider amending Santaquin City Code 10.48.040 to meet requirements in Senate Bill 181. The proposed ordinance will reduce the required garage dimensions from 24' x 24' to 20' x 20', allow tandem parking for two or more unit dwellings, and rename a few uses to match definitions found in Title 10 Chapter 8.

Below are the proposed changes to the Santaquin City Code.

A. Rules For Computing Required Off Street Parking Spaces: For the purpose of computing required off street parking spaces which are required by this title, the following rules shall apply:

1. "Floor area" shall mean gross floor area, unless otherwise specified for a particular use.
2. In stadiums, sports arenas, churches, and other places of assembly in which benches or pews are used in place of seats, each eighteen inches (18") of length of such benches or pews shall be counted as one seat. Any remaining length of any one bench or pew shall be considered to be a whole seat. (Ord. 12-01-2006, 12-6-2006)

B. Minimum Requirements: The number of off street spaces required below for each land use is established as minimum requirements:

Use	Parking Required
Residential:	
<del>Assisted living center, nursing home, convalescent home, or other similar use</del>	<del>1 visitor parking space per 3 patients' beds, plus 1 parking space for each employee at work during the largest shift</del>
Attached single-family units <sup>1</sup>	2 parking spaces per unit. Garages will be counted as 1 parking space unless the garage dimension is a minimum of <del>24' x 24'</del> 20' X 20' with at least <del>20'</del> 16' for the opening, whether 1 door or 2 door, <del>for vehicle entrance in which it would count as 2 parking spaces</del>
Bed and breakfast <del>facility</del> home	1 parking space for each bedroom and 1 space for each employee at work during the largest shift

	<del>Duplex-</del> <u>Dwelling, Two-family</u> <sup>3</sup>	2 parking spaces per unit
	Mixed use development with residential dwellings <sup>1,3</sup>	<del>2 parking spaces per unit.</del> Residential parking shall follow <u>Attached single-family or Multiple-unit dwelling requirements</u> . Additional parking is required per nonresidential uses as provided below. <del>Garages will be counted as 1 parking space unless the garage dimension is a minimum of 24' x 24' with at least 20' for the opening, whether 1 door or 2 door, for vehicle entrance in which it would count as 2 parking spaces.</del>
	Multiple-unit dwelling (apartments/ <u>condos</u> ) <sup>1,3</sup>	2 parking spaces per unit. Garages will be counted as 1 parking space unless the garage dimension is a minimum of 24' x 24' with at least 20' for the opening, whether 1 door or 2 door, for vehicle entrance in which it would count as 2 parking spaces
	Single-family as part of a PUD <sup>3,4</sup>	2 car garage per unit
Retail commercial:		
	Ancillary commercial	2 spaces per 1,000 sq. ft.
	Automotive Service and Repair	3 spaces per 1,000 sq. ft. (not including service bays), plus 2 stalls per service bay for the temporary storage of customer vehicles.
	Automotive Service Station	5 spaces per 1,000 sq. ft.
	Convenience commercial	5 spaces per 1,000 sq. ft.
	Heavy commercial	5 spaces per 1,000 sq. ft.
	Retail sales and services	5 spaces per 1,000 sq. ft.
Commercial services, offices:		
	Commercial recreation	1 parking space per 4 patrons, based on the design capacity of the facility
	Hotels and motels	1 parking space per room or suite, plus 1 parking space for each employee at work during the largest shift
	Medical clinics or offices, includes dentists and other healing art facilities	6 parking spaces per staff doctor, plus 1 parking space for each employee on the property during the largest shift
	Mortuaries and funeral <del>parlors</del> <u>homes</u>	30 parking spaces or 1 space for each 25 sq. ft. of combined floor space in all assembly rooms, whichever is greater, plus 1 space for each employee

		typically at work during normal facility function
	Professional office or financial services ( <u>Not medical clinics or dentist or other healing art facilities</u> )	1 parking space per 200 sq. ft. of floor area in the building minus storage and bathroom areas
Industrial:		
	Business/research park	1 space per 1,000 sq. ft. of floor area or 1 space per 2 employees at work during the largest shift with Planning Commission approval
	<del>Industrial, heavy-</del>	<del>1 space per 1,000 sq. ft. of floor area-</del>
	Industrial, light	1 space per 1,000 sq. ft. of floor area
	Storage unit facility	1 space per site employee/manager on duty and 3 spaces per 50 units with a maximum of 8 spaces required. See also storage unit facility standards below <sup>2</sup>
Restaurants:		
	Drive- <del>in</del> -through restaurants	1 space per 4 seats including outdoor seating or 1 space per 125 sq. ft. of gross floor area, whichever is greater
	Restaurants	1 space per 4 seats, including outdoor seating
Public:		
	Churches	1 parking space per 4 seating spaces in the main assembly room based on the design capacity of the structure
	<del>Hospitals</del> <u>Healthcare Facility</u>	1 visitor parking space per 3 patients' beds, plus 1 parking space for each employee at work during the largest shift
	Places of assembly (e.g., theaters, auditoriums, sports arenas, etc.)	1 parking space per 4 seating spaces
	Private clubs or lodges	1 parking space per 2 persons based on the design capacity of the facility
	Schools - commercial, vocational	1 space per teacher and staff member plus 1 space for every 5 students based on design capacity
	Schools - public, private or quasi-public	Parking spaces required for public schools shall be determined by the Nebo or Juab School Districts, or the State of Utah as applicable. Private schools shall utilize similar standards as applied to public schools
Special review:		
	Automotive equipment sales or rental	The required off street parking for any use not listed above shall be determined by the Planning Commission. The Planning Commission shall make

	Impound yards	the determination based on similar uses listed above, nature and impact of the use on public streets and adjoining properties, and typical customer and employee needs
	Uses not mentioned	

Notes:

<sup>1</sup> Additional guest parking shall be provided as follows: The first 5 residential units ( $1 \leq \text{units} \leq 5$ ) in a development require 1 parking space per residential unit. The next 5 residential units ( $5 < \text{units} \leq 10$ ) in a development require 0.75 parking space per residential unit. The next 5 residential units ( $10 < \text{units} \leq 15$ ) in a development require 0.50 parking space per residential unit. Residential units above 15 ( $\text{units} > 15$ ) in a development require 0.25 parking space per residential unit. (Fractional spaces shall require a whole space.)

<sup>2</sup> Businesses with warehouse and storage areas may utilize a 0.5 space per 1,000 square feet of storage area when determining required number of stalls.

<sup>3</sup> [Tandem parking is allowed behind legal parking spaces if the tandem parking space meets the size requirements found in 10.48.030.](#)

<sup>4</sup> [A garage is not required for a single-family detached dwelling in a PUD if the home is owner-occupied affordable housing.](#)

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

**Recommended Motion:** "Motion to recommend (approval/denial) of the proposed code amendment, which updates parking requirements to meet Senate Bill 181."

## **ORDINANCE NO. DRAFT**

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE PARKING REQUIREMENTS TO MEET REQUIREMENTS IN SENATE BILL 181, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.**

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

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

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

**WHEREAS**, the City Council desires to amend Santaquin City Code Title 10, Chapter 48, Section 40 to meet requirements in Senate Bill 181 and rename uses to match the definitions provided in Title 10 Chapter 8; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on April 8, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

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

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

### **Section I. Amendments**

**Title 10 Chapter 48 Section 40 is amended as follows:** (underlined text is added, stricken text is deleted)

#### **10.48.040 NUMBER OF PARKING SPACES REQUIRED**

- A. Rules For Computing Required Off Street Parking Spaces: For the purpose of computing required off street parking spaces which are required by this title, the following rules shall apply:
  - 1. "Floor area" shall mean gross floor area, unless otherwise specified for a particular use.

2. In stadiums, sports arenas, churches, and other places of assembly in which benches or pews are used in place of seats, each eighteen inches (18") of length of such benches or pews shall be counted as one seat. Any remaining length of any one bench or pew shall be considered to be a whole seat. (Ord. 12-01-2006, 12-6-2006)

B. Minimum Requirements: The number of off street spaces required below for each land use is established as minimum requirements:

Use		Parking Required
Residential:		
	<del>Assisted living center, nursing home, convalescent home, or other similar use</del>	<del>1 visitor parking space per 3 patients' beds, plus 1 parking space for each employee at work during the largest shift</del>
	Attached single-family units <sup>1,3</sup>	2 parking spaces per unit. Garages will be counted as 1 parking space unless the garage dimension is a minimum of <u>24' x 24' 20' X 20'</u> with at least <u>20' 16'</u> for the opening, whether 1 door or 2 door, <del>for vehicle entrance in which it would count as 2 parking spaces</del>
	Bed and breakfast <del>facility</del> <u>home</u>	1 parking space for each bedroom and 1 space for each employee at work during the largest shift
	<del>Duplex-</del> <u>Dwelling, Two-family</u> <sup>3</sup>	2 parking spaces per unit
	Mixed use development with residential dwellings <sup>1,3</sup>	<del>2 parking spaces per unit. Residential parking shall follow Attached single-family or Multiple-unit dwelling requirements. Additional parking is required per nonresidential uses as provided below. Garages will be counted as 1 parking space unless the garage dimension is a minimum of 24' x 24' with at least 20' for the opening, whether 1 door or 2 door, for vehicle entrance in which it would count as 2 parking spaces.</del>
	Multiple-unit dwelling (apartments/ <u>condos</u> ) <sup>1,3</sup>	2 parking spaces per unit. Garages will be counted as 1 parking space unless the garage dimension is a minimum of 24' x 24' with at least 20" for the opening, whether 1 door or 2 door, for vehicle entrance in which it would count as 2 parking spaces
	Single-family as part of a PUD <sup>3,4</sup>	2 car garage per unit
Retail commercial:		

	Ancillary commercial	2 spaces per 1,000 sq. ft.
	Automotive Service and Repair	3 spaces per 1,000 sq. ft. (not including service bays), plus 2 stalls per service bay for the temporary storage of customer vehicles.
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Commercial services, offices:		
	Commercial recreation	1 parking space per 4 patrons, based on the design capacity of the facility
	Hotels and motels	1 parking space per room or suite, plus 1 parking space for each employee at work during the largest shift
	Medical clinics or offices, includes dentists and other healing art facilities	6 parking spaces per staff doctor, plus 1 parking space for each employee on the property during the largest shift
	Mortuaries and funeral <del>parlors</del> <u>homes</u>	30 parking spaces or 1 space for each 25 sq. ft. of combined floor space in all assembly rooms, whichever is greater, plus 1 space for each employee typically at work during normal facility function
	Professional office or financial services ( <u>Not medic clinics or dentist or other healing art facilities</u> )	1 parking space per 200 sq. ft. of floor area in the building minus storage and bathroom areas
Industrial:		
	Business/research park	1 space per 1,000 sq. ft. of floor area or 1 space per 2 employees at work during the largest shift with Planning Commission approval
	<del>Industrial, heavy-</del>	<del>1 space per 1,000 sq. ft. of floor area-</del>
	Industrial, light	1 space per 1,000 sq. ft. of floor area

	Storage unit facility	1 space per site employee/manager on duty and 3 spaces per 50 units with a maximum of 8 spaces required. See also storage unit facility standards below <sup>2</sup>
Restaurants:		
	Drive-through restaurants	1 space per 4 seats including outdoor seating or 1 space per 125 sq. ft. of gross floor area, whichever is greater
	Restaurants	1 space per 4 seats, including outdoor seating
Public:		
	Churches	1 parking space per 4 seating spaces in the main assembly room based on the design capacity of the structure
	Hospitals-Healthcare Facility	1 visitor parking space per 3 patients' beds, plus 1 parking space for each employee at work during the largest shift
	Places of assembly (e.g., theaters, auditoriums, sports arenas, etc.)	1 parking space per 4 seating spaces
	Private clubs or lodges	1 parking space per 2 persons based on the design capacity of the facility
	Schools - commercial, vocational	1 space per teacher and staff member plus 1 space for every 5 students based on design capacity
	Schools - public, private or quasi-public	Parking spaces required for public schools shall be determined by the Nebo or Juab School Districts, or the State of Utah as applicable. Private schools shall utilize similar standards as applied to public schools
Special review:		
	Automotive equipment sales or rental  Impound yards  Uses not mentioned	The required off street parking for any use not listed above shall be determined by the Planning Commission. The Planning Commission shall make the determination based on similar uses listed above, nature and impact of the use on public streets and adjoining properties, and typical customer and employee needs

## Notes:

<sup>1</sup> Additional guest parking shall be provided as follows: The first 5 residential units ( $1 \leq \text{units} \leq 5$ ) in a development require 1 parking space per residential unit. The next 5 residential units ( $5 < \text{units} \leq 10$ ) in a development require 0.75 parking space per residential unit. The next 5 residential units ( $10 < \text{units} \leq 15$ ) in a development require



0.50 parking space per residential unit. Residential units above 15 (units > 15) in a development require 0.25 parking space per residential unit. (Fractional spaces shall require a whole space.)

<sup>2</sup> Businesses with warehouse and storage areas may utilize a 0.5 space per 1,000 square feet of storage area when determining required number of stalls.

<sup>3</sup> [Tandem parking is allowed behind legal parking spaces if the tandem parking space meets the size requirements found in 10.48.030.](#)

<sup>4</sup> [A garage is not required for a single-family detached dwelling in a PUD if the home is owner-occupied affordable housing.](#)

## **Section II. Severability**

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

## **Section III. Contrary Provisions Repealed**

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

## **Section IV. Codification, Inclusion in the Code, and Scrivener's Errors**

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

## **Section V. Posting and Effective Date**

This ordinance shall become effective at 5:00 p.m. on Wednesday, April 16, 2025. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 15<sup>th</sup> day of April 2025.

\_\_\_\_\_  
Daniel M. Olson, Mayor

Councilmember Art Adcock  
Councilmember Brian Del Rosario

Voted \_\_\_\_  
Voted \_\_\_\_

Councilmember Lynn Mecham  
 Councilmember Jeff Siddoway  
 Councilmember Travis Keel

Voted \_\_\_\_  
 Voted \_\_\_\_  
 Voted \_\_\_\_

ATTEST:

\_\_\_\_\_  
 Amalie R. Ottley, City Recorder

STATE OF UTAH                    )  
   ) ss.  
 COUNTY OF UTAH                )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 15<sup>th</sup> day of April 2025, entitled

**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE PARKING REQUIREMENTS TO MEET REQUIREMENTS IN SENATE BILL 181, 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 15<sup>th</sup> day of April 2025.

\_\_\_\_\_  
Amalie R. Ottley  
Santaquin City Recorder

(SEAL)

#### AFFIDAVIT OF POSTING

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at [www.santaquin.org](http://www.santaquin.org), at the City Hall Building at 110 S. Center Street and on the State of Utah's Public Notice

Website, <https://www.utah.gov/pmnl/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

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AMALIE R. OTTLEY  
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_ 2025,  
by AMALIE R. OTTLEY.

My Commission Expires:

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

Commissioners Jessica Tolman and Drew Hoffman were excused from the meeting.

**Others in Attendance:** Senior Planner Ryan Harris, City Recorder Amalie Ottley, Lonnie Martinez, and Chase Greenhalgh.

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

**INVOCATION/INSPIRATIONAL THOUGHT**

Commissioner Romero offered an inspirational thought.

**PLEDGE OF ALLEGIANCE**

Commissioner Weight led the Pledge of Allegiance.

**PUBLIC FORUM**

Commission Chair Wood opened the Public Forum at 7:02 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:**

To accommodate the applicants present at the meeting, Commission Chair Wood rearranged the order of the agenda items.

**1. Parking Reduction Request for Santaquin Peaks Lot #14 Site Plan (Greenhalgh) (Item #3)**

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

The applicant, Kirk Greenhalgh, was unable to attend the meeting. His son, Case Greenhalgh, attended the meeting to represent the applicant.

Case Greenhalgh explained that the site will be used for an excavation company, wherein trucks will park in the back and the parking lot will be used primarily for few customers. Commissioner Weight confirmed the actual numbers of parking spots that will be at the site. Senior Planner Harris indicated that if use for the site changes in the future, parking requirements would have to meet city code. If the use stays the same, the reduced parking will apply to any future business. Commissioners agreed that the application was straight forward and applicable to this site alone and not to any zone.

Commissioner Nixon made a motion to approve the parking reduction request for Santaquin Peaks lot #14. Commissioner Weight seconded the motion.

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

The motion passed.

## 2. Discussion on Multi-Family Units in the Main Street Residential (MSR) Zone (Item #4)

Senior Planner Harris introduced a request from property owner, Lonnie Martinez, to allow for multi-family units in the Main Street Residential (MSR) Zone. Mr. Martinez owns a single-family home in the Main Street Residential Zone and would like to convert the home to a duplex which currently is not allowed by code. Senior Planner Harris indicated that staff would encourage multi-family housing in the MSR zone as it's close to Main Street, utilities, and transit. Mr. Martinez addressed the Planning Commission explaining his frustration with the code as it does not allow for multi-family units on his lot even though multi-family developments were allowed at one time and have been built in multiple locations in the MSR Zone.

After a lengthy discussion, planning commissioners agreed to recommend the code be simplified by removing language pertaining to minimums and maximums in the MSR Zone and simply state that 2 units are allowed per 0.25 acre which would equal up to 8 units per acre and so forth. Senior Planner Harris indicated that he would take the recommendation and include it in a proposed ordinance to be considered in a public hearing at the next Planning Commission meeting.

## 3. PUBLIC HEARING: Minimum Unit Size Reduction in the Main Street Commercial Area in the MSBD (Item #2)

Senior Planner Harris introduced the proposed code amendment which updates Santaquin City Code Title 10 Chapter 20 Section 190 to reduce the minimum building size in the Main Street Commercial Area (MSC) in the Main Street Business Districts Zone. The proposed code amendment will satisfy Strategy 3 of the Moderate Incoming Housing plan.

Commission Chair Wood opened the public hearing at 8:06 p.m.

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

Commission Chair Wood closed the public hearing at 8:06 p.m.

Commissioner Romero made a motion to recommend approval of the proposed code amendment, which reduces the minimum building size for the Area in the Main Street Business Districts Zone. Commissioner Moak seconded the motion.

Commissioner Hoffman	Absent
Commissioner Moak	Yes

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

The motion passed.

#### **4. PUBLIC HEARING: Reduction in Asphalt Requirements for Dedicated Roads (Item #1)**

Senior Planner Ryan Harris introduced a proposed code amendment updating Santaquin City Code 11.36.110 to reduce the minimum pavement width from 38 feet to 32 feet for all subdivision streets. As well as replacing City Council with the Planning Commission as the land use authority for approving any half plus 10' requests to maintain consistency throughout City Code.

Commission Chair Wood opened the public hearing at 8:10 p.m.

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

Commission Chair Wood closed the public hearing at 8:10 p.m.

Commission Chair Wood asked for clarification on the last sentence of the proposed code amendment. Planner Harris indicated that he would review the amendment with the City Engineer prior the upcoming City Council meeting.

Commissioner Moak made a motion to recommend approval of the proposed code amendment, which updates the requires pavement width to 32 feet, with the condition that language is reviewed in the last sentence of the proposed amendment. Commissioner Romero seconded the motion.

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

The motion passed.

#### **OTHER BUSINESS**

##### **Meeting Minutes Approval**

Commissioner Romero made a motion to approve the February 25, 2025 Meeting Minutes. Commissioner Weight seconded the motion.

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

Commissioner Weight	Yes
Commissioner Wood	Yes

The motion passed.

Senior Planner Harris went over items for upcoming Planning Commission meetings.

**ADJOURNMENT**

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 8:16 p.m.

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City Recorder – Amalie R. Ottley

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Planning Commission Chair – Trevor Wood