



## PLANNING COMMISSION

Tuesday, April 12, 2022, at 7:00 PM  
Court Room/Council Chambers (2nd Floor) and Online

### MEETING PARTICIPATION

- **In Person** – Meetings are held on the 2<sup>nd</sup> floor in the Court Room/Council Chambers at City Hall
- **YouTube Live** – Santaquin City Channel <https://bit.ly/2P7ICfQ>

Comments may be submitted to [PublicComment@Santaquin.org](mailto:PublicComment@Santaquin.org) for consideration.

To review the Santaquin City Council Meeting Protocols, please go to the following link:  
<https://www.santaquin.org/citycouncil/page/santaquin-city-council-protocols>.

### ADA NOTICE

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

## AGENDA

### WELCOME

### INVOCATION/INSPIRATION THOUGHT

### PLEDGE OF ALLEGIANCE

### ORDER OF AGENDA ITEMS

### PUBLIC FORUM

### DISCUSSION & POSSIBLE ACTION

1. [Amendment to I-1 Industrial Zone to Allow Heavy Commercial](#)

[The Planning Commission will conduct a Public Hearing to consider modifying Santaquin City Code Title 10 Chapter 20 Section 130 to modify the land use table in the Industrial Zone to allow for Heavy Commercial uses as defined in Santaquin City Code.](#)

2. [Request for Sign on Rear Elevation of Commercial Building \(Edward Jones Financial Services\)](#)

[Edward Jones is requesting to install a sign on the rear elevation of their building located at 471 East Main Street.](#)

### OTHER BUSINESS

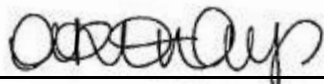
3. [Approval of Minutes 03-08-2022](#)

### ADJOURNMENT

## CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on [www.santaquin.org](http://www.santaquin.org), as well as posted on the State of Utah's Public Notice Website.

BY:

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

Amalie R Ottley, City Recorder

# MEMO



To: Planning Commission  
 From: Jason Bond, Community Development Director  
 Date: April 7, 2022  
 Re: **Amendment to I-1 Industrial Zone to Allow Heavy Commercial Land Use**

---

It is proposed that the Planning Commission and City Council consider amending the I-1 Industrial Zone (Section 10.20.130) to allow a Heavy Commercial land use, as currently defined in Santaquin City Code, as a permitted use. Heavy Commercial is defined as:

COMMERCIAL, HEAVY: An establishment or business which generally uses open sales yards, outside equipment storage, or outside activities that generate noise or other impacts considered incompatible with less intense uses. Typical businesses in this definition are lumberyards, construction specialty services, heavy equipment suppliers, or building contractors.

Staff recently received a inquiry from someone who is interested in purchasing property that is currently zoned I-1 Industrial. They are possibly interested in located a business on the property that sells landscaping supplies. The description of their business and the supplies sold are as follows:

Our goals would be to create a landscape supply business where we could sell the following items to both large landscape companies as well as the general public:

- \* Boulders
- \* Topsoil
- \* Mulch
- \* Gravel

We would also greatly improve/beautify the land by designing rock wall displays, possible fountains, trees and shrubbery. Other eventual improvements would likely include a dedicated driveway, parking lot, "guard shack" pay station of sorts, etc... We would also take advantage of the freeway frontage for advertising.

Staff not only feels that the described business, and the Heavy Commercial land use as defined, would be an appropriate use in the Industrial Zone, but we feel like a business like this would be a great business for the residents of Santaquin City to have access to.

**Staff Recommendation:** It is recommended that the Heavy Commercial land use be permitted in the I-1 Industrial Zone.

**Recommended motion:** "Motion to recommend approval of a code amendment which would add Heavy Commercial as a permitted land use in the I-1 Industrial Zone."

**ATTACHMENT:**

1. Draft Ordinance

## ORDINANCE NO. **DRAFT**

### AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY THE LAND USE TABLE IN THE I-1 INDUSTRIAL ZONE TO PERMIT HEAVY COMMERCIAL USES, 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 130 to modify the land use table in the Industrial Zone to permit for Heavy Commercial uses; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on April 12, 2022, 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 130 is amended as follows:** (underlined text is added, stricken text is deleted)

Permitted Uses: Land uses in the I-1 Industrial Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	I-1
Accessory buildings and parking lots	P
Agriculture, fruit packing, and processing plants	P
Caretaker dwellings	P
Commercial, recreation	P
Crisis respite	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the I-1 Zone and in accordance with SCC 10.16.280	P
<a href="#">Commercial, Heavy</a>	<a href="#">P</a>
Manufacturing, compounding, processing, packing, fabrication, and warehousing of goods and materials, except the processing of animal byproducts, livestock feed yards, oil refineries, wallboard manufacturing, and similar establishments which emit offensive fumes, smoke, noise, odor, etc.	P
Public and quasi-public buildings	P
Public safety buildings	P
Recreational vehicle (RV) parks	N
Research and development and related offices space	P
Retail commercial uses when related to the product being manufactured	P
Sheltered workshop	P
Storage unit facilities	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary businesses, subject to the provisions of SCC 10.16.300	P
Treatment facility	C

## **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 20<sup>th</sup>, 2022. 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 19<sup>th</sup> day of April 2022.

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

Councilmember Art Adcock	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember David Hathaway	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 19<sup>th</sup> day of April 2022, entitled

**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY THE LAND USE TABLE IN THE I-1 INDUSTRIAL ZONE TO PERMIT HEAVY COMMERCIAL USES, 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 19<sup>th</sup> day of April, 2022.

\_\_\_\_\_  
 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 I posted in three (3) public places the ordinance, which is attached hereto on the 19<sup>th</sup> day of April, 2022.

The three places are as follows:

1.     Zions Bank
2.     Post Office
3.     City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

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

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Amalie R. Ottley.

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



# MEMO



To: Planning Commission  
From: Ryan Harris, Staff Planner  
Date: April 7, 2022  
RE: **Edward Jones Sign Request**

---

Edward Jones will be located at 471 E Main Street (Ridley's Pad Site C) and will occupy the middle portion of the building. The applicant submitted a sign permit on March 1, 2022 and is proposing two signs. One sign will be located on the front (south elevation) of the building and the other sign will be on the rear (north elevation) of the building. If there is a sign on the rear of the building, Planning Commission approval is needed.

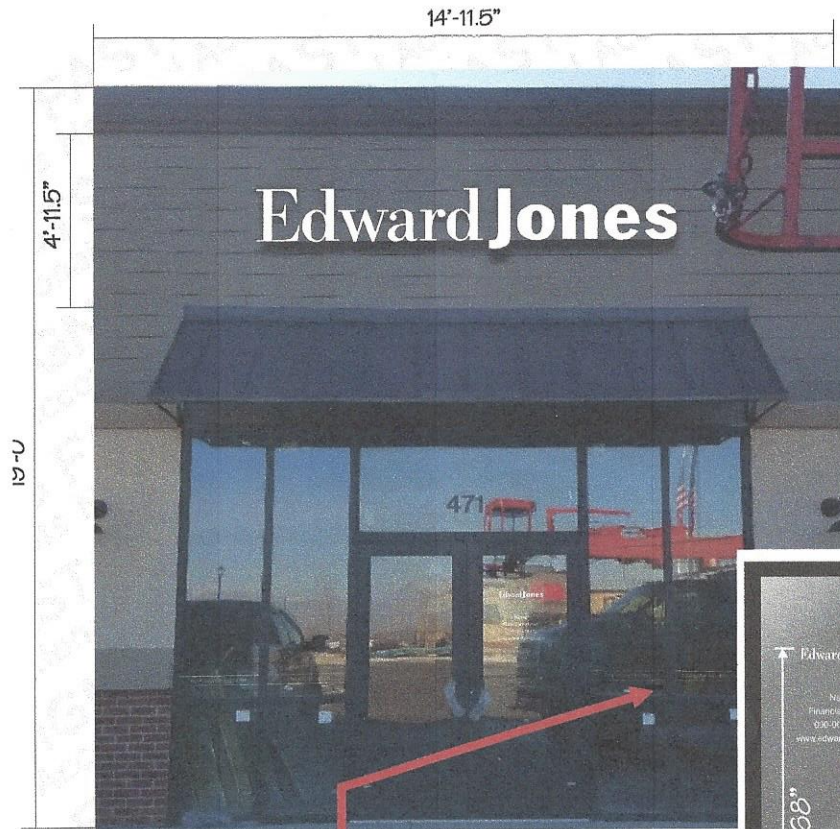
Santaquin City Code [11.44.080.E.5](#) says, "Wall Specified: Buildings or businesses with exposure on the side(s) and front may choose which wall to mount their sign upon. Signs are allowed on the rear of the building with planning commission approval.

The proposed signs meet all requirements found in SCC [10.44.080.E.2](#). The proposed signs are not considered cabinet signs. The letters are all individually lite and attached to the background. The background will not be lite. The signs also meet all area requirements for the primary and secondary walls.

**Recommended Motion:** "Motion to approve the proposed Edward Jones Sign.

**Attachments:**

1. Proposed Sign Plans



REAR ELEVATION

DISCLAIMER  
DECAL

**\*\*SEE ART2 FOR \*\***  
WINDOW VINYL DETAIL.

DOOR VINYL GRAPHICS  
TO BE INSTALLED  
BY OTHERS



**\*\*REQUIRES U.L. & MANUFACTURER'S LABELS\*\***

128"  
16" Edward Jones

14.22 sq. ft. ~~17.0 sq. ft.~~

LI-2-R 16" 3" ILL. CHNL. LTRS. ON A RACEWAY

- QTY. 1
- FACES 3/16" #2447 WHITE ACRYLIC
- 1" TRIM CAP TO MATCH PANTONE 2336-C DARK GREY
- 5" RETURNS, .040" ALUMINUM PTM PANTONE 2336-C DARK GREY
- WHITE LED ILLUMINATION w/ ELECTRONIC POWER SOURCE
- RACEWAY COLOR TO MATCH SW 7642
- RACEWAY EQUIPPED w/ EXTERNAL SERVICE SWITCH
- ALL ELECTRICAL COMPONENTS ARE UL LISTED
- REQUIRES U.L. & MANUFACTURERS LABELS
- INSTALL AS SHOWN

**DOOR GRAPHICS**

(PROVIDED BY FASTSIGNS)  
APPLIED TO FIRST SURFACE

15"  
Edward Jones

**LOGO**

- QTY 1
- PREMIUM WHITE VINYL GRAPHIC

Name  
Financial Advisor  
000-000-0000  
www.edwardjones.com

**V-1**

- QTY 1
- COPY PREMIUM WHITE VINYL

15.45" copy width

LANDLORD  
OR AGENT  
SIGNATURE  
HERE

Please sign & return drawings to **FASTSIGNS**  
Signature below indicates approval of **BOTH** design & placement of signs  
X  
DATE

**\*DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE\***

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.  
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.

**FASTSIGNS**  
NATIONAL ACCOUNTS

ACCOUNT:  
**EDWARD JONES**

FILE:  
**33511-ART1**

REPRESENTATIVE  
Weesley Davis

ADDRESS:  
471 E Main St  
Santaquin UT  
84655

ORIGINAL DRAWING DATE: 12/17/21

SCALE:  
NTS

REV. #1 BY: C.S. REV. DATE: 03/15/22

REVISION NOTES:  
Changed spec title and elevation label.

REV. #2 BY: REV. DATE:

REVISION NOTES:

REV. #3 BY: REV. DATE:

REVISION NOTES:

NOTES:

**REVISION-1**  
**03/15/22**

DRAWN BY: J. Lazo

REVISED BY: C. Sikora

THIS DRAWING IS THE  
PROPERTY OF FASTSIGNS  
INTERNATIONAL, INC.  
THE BORROWER AGREES, IT  
SHALL NOT BE REPRODUCED,  
COPIED OR DISPOSED OF,  
DIRECTLY OR INDIRECTLY,  
NOR USED FOR ANY  
PURPOSE WITHOUT



\*\*REQUIRES U.L. &amp; MANUFACTURER'S LABELS\*\*

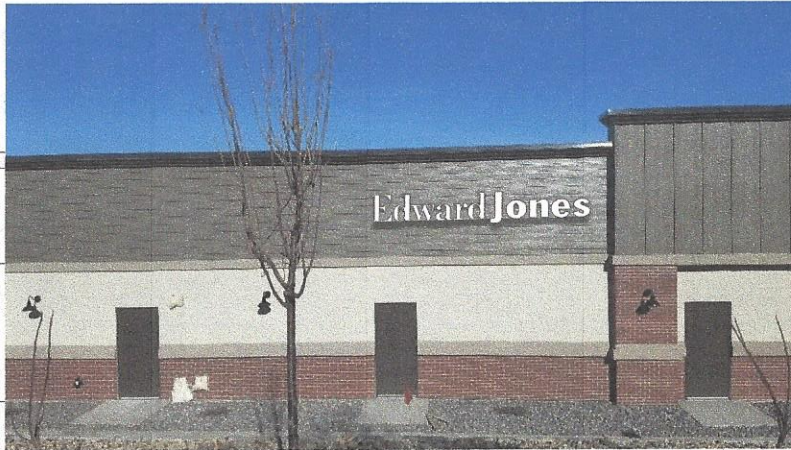
144.6"

18" Edward Jones

18.07 sq.ft.

LI-3R 18" ILL. CHNL. LTRS. ON A RACEWAY

- QTY. 1
- FACES 3/16" #2447 WHITE ACRYLIC
- 1" TRIM CAP TO MATCH PANTONE 2336-C DARK GREY
- 5" RETURNS, .040" ALUMINUM PTM PANTONE 2336-C DARK GREY
- WHITE LED ILLUMINATION w/ ELECTRONIC POWER SOURCE
- RACEWAY COLOR TO MATCH SW 7642
- RACEWAY EQUIPPED w/ EXTERNAL SERVICE SWITCH
- ALL ELECTRICAL COMPONENTS ARE UL LISTED
- REQUIRES U.L. & MANUFACTURERS LABELS
- INSTALL AS SHOWN

FRONT ELEVATION**FASTSIGNS**  
NATIONAL ACCOUNTSACCOUNT:  
**EDWARD JONES**FILE:  
**33511-ART3**REPRESENTATIVE:  
Wesley DavisADDRESS:  
471 E Main St  
Santaquin UT  
84655

ORIGINAL DRAWING DATE: 12/17/21

SCALE:  
NTS

REV. #1 BY: C.S. REV. DATE: 03/15/22

REVISION NOTES:  
Changed elevation label.

REV. #2 BY: REV. DATE:

REVISION NOTES:

REV. #3 BY: REV. DATE:

REVISION NOTES:

NOTES:

**REVISION-1**  
**03/15/22**

DRAWN BY: J.L.azo

REVISED BY: C. Sikora

THIS DRAWING IS THE  
PROPERTY OF FASTSIGNS  
INTERNATIONAL, INC.  
THE BORROWER AGREES, IT  
SHALL NOT BE REPRODUCED,  
COPIED OR DISPOSED OF,  
DIRECTLY OR INDIRECTLY,  
NOR USED FOR ANY  
PURPOSE WITHOUT

LANDLORD  
OR AGENT  
SIGNATURE  
HEREPlease sign & return drawings to **FASTSIGNS**

Signature below indicates approval of BOTH design &amp; placement of signs

X

DATE

\*DRAWING IS NOT TO SCALE BUT IS PROPORTIONATE\*

FIELD VERIFY ALL MEASUREMENTS BEFORE BEGINNING ANY WORK.  
INSTALLER TO VERIFY MOUNTING SURFACE PRIOR TO INSTALLATION.



**Planning Commission Members in Attendance:** Trevor Wood, Kylie Lance, Nicci McNeff, Andrea Howard, Michael Weight, Drew Hoffman, Michael Romero.

**Others in Attendance:** Councilmember Jeff Siddoway, Councilor Art Adcock, City Manager Ben Reeves, Community Development Director Jason Bond

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

**INVOCATION/INSPIRATION THOUGHT** – No Invocation or inspirational thought was shared

**PLEDGE OF ALLEGIANCE** - Commissioner Lance led the Pledge of Allegiance.

**PUBLIC FORUM** - Commissioner Wood opened the Public Forum at 7:03 p.m. There were no comments. He closed the Public Forum at 7:03 p.m.

#### **DISCUSSION & POSSIBLE ACTION ITEMS**

##### **PUBLIC HEARING –Adcock’s Acre Concept Review**

Director Bond introduced the proposal as a concept plan for the splitting of a 1 acre lot into two ½ acre lots at 300 North 200 East. The applicant is City Councilor Arthur Adcock. The DRC provided some feedback already with no major concerns. The zone is R-8 which requires a minimum of 8,000 square feet so the lots exceed the land area. A deferral agreement related to curb, gutter and sidewalk improvements will be considered by the City Council at their next meeting.

Commissioner Wood opened the public hearing at 7:03 PM.

No persons desired to speak.

Commissioner Wood closed the hearing at 7:04 PM.

Councilor Adcock noted that the intent is to create a lot for a family member. He had city residents ask why he was putting townhomes or multi-family homes next to his house, which is not the case. The lot will be for a single-family home.

No concerns were raised by the Planning Commission. No further action was taken since it is a concept review only.

##### **PUBLIC HEARING –Code Amendment to Clarify Fencing Requirements on a Corner Lot**

Director Bond reviewed the drafted code amendment which is intended to address corner lot fencing standards where no curb, gutter, or sidewalk exists.

Commissioner Wood opened the public hearing at 7:10 PM.

No persons desired to speak.

Commissioner Wood closed the hearing at 7:10 PM.

Commissioners reviewed examples of fencing relative to street improvements around the city.

Commissioner McNeff suggested another figure be generated to illustrate fence relationships to city improvements. It was noted that an “n” needed to be added to “or” to make “nor” on the last line of the proposed language.

Commissioner Lance moved to forward a positive recommendation to the City Council for the Code Amendment Clarifying Fencing Requirements on Corner Lots with the text change noted. Commissioner Weight seconded the motion. The vote was as follows:

Commissioner Hoffman	Yes
Commissioner Weight	Yes
Commissioner Howard	Yes
Commissioner McNeff	Yes
Commissioner Romero	Yes
Commissioner Lance	Yes
Commissioner Wood	Yes

Motion passed unanimously in favor.

**PUBLIC HEARING –Code Amendment to Define a Truck Stop and its Permitted/Prohibited Use in the Interchange Commercial (C-1) Zone.**

Director Bond reviewed the drafted code amendment. The amendment would apply to the C-1 zone and the PC zone where the C-1 zone standards are applied by default if no other requirements are in place. The main elements of the definition are overnight accommodations and services for commercial tractor truck outfits.

Commissioner Gunnell provided written comments that were shared by Director Bond (see attached).

Commissioner Wood opened the public hearing at 7:32 PM.

No persons desired to speak.

Commissioner Wood closed the hearing at 7:32 PM.

Director Bond noted that this amendment was initiated with a moratorium. That moratorium doesn’t expire until May, so there is additional time for the Commission to consider this issue if they desire.

Commissioner McNeff raised concerns about the definition turning the Maverik into a nonconforming use. Additional discussion was had about making the definition clearer about overnight uses and services being provided to truckers.

Commissioners discussed possible zoning options for the use if it is not permitted in the C-1.

Commissioner Hoffman moved to forward a positive recommendation to the City Council for the Code Amendment defining “Truck Stop” as written with Commissioner Gunnel’s suggested changes. Commissioner Howard seconded the motion. The vote was as follows:

Commissioner Hoffman	Yes
Commissioner Weight	Yes
Commissioner Howard	Yes
Commissioner McNeff	Yes
Commissioner Romero	Yes
Commissioner Lance	Yes
Commissioner Wood	Yes

Motion passed unanimously in favor.

**Meeting Minutes Approval – February 8, 2022 and February 22, 2022**

Motion made by Commissioner Romero to approve the Planning Commission Minutes from February 8 and 22, 2022. Commissioner McNeff seconded. The motion passed unanimously in favor.

Motion made by Commissioner Howard to approve the minutes from the February 22 meeting. Seconded by Romero. Commissioner Lance abstained from the vote. Motion passed 6-0-1.

**Staff Reports:** Director Bond indicated that there are some signage related issues that will be brought at the next meeting.

**Adjournment:**

Commissioner Lance motioned to adjourn at 8:00 p.m.

---

City Recorder – Dennis Marker

---

Commission Chair – Trevor Wood