



## PLANNING COMMISSION

Tuesday, January 28, 2025, at 7:00 PM  
Council Chambers at City Hall Building and Online  
110 S. Center Street, Santaquin, UT 84655

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### 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.

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### 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: Setback Tables & Figures](#)**

[The Planning Commission will hold a Public Hearing to consider updating how setbacks are presented in the Santaquin City Code.](#)

2. **[Public Hearing: General Plan Amendment](#)**

[The Planning Commission will hold a public hearing to consider updates to the General Plan relating to moderate incoming housing.](#)

3. **Discussion on ADU Home Occupation Code Amendment**

The Planning Commission will have a discussion on a possible code amendment related to home occupations in detached accessory dwelling units.

### OTHER BUSINESS

4. **[Meeting Minutes Approval](#)**

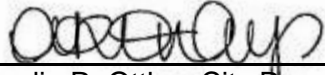
[January 14, 2025](#)

### 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: January 28, 2025

Re: **Adopting setback tables, updating setback figures and simplifying landscape setback requirements in Santaquin City Code.**

It is proposed that the Planning Commission and City Council consider amending the landscape setback table in Title 10 Chapter 52 Section 30. As well as adopting setback tables and updating setback figures in Title 10 Chapter 20 of Santaquin City code. The proposed code amendment will reorganize how setback requirements are communicated. Some of the major changes are listed below.

- Setback figures will be updated in all residential zones to show the correct distances from property lines.
- Each zone will have a setback table along with notes describing any exceptions to the requirements such as side and rear setbacks for accessory structures may be reduced to 3' if constructed with one hour or more fire-resistant walls.
- Parking setbacks will be added to all setback tables in each zone including the Main Street Business District setback table in Title 10 Chapter 20 Section 190.
- To create consistency a note will be added in each nonresidential zone under the setback table that if a nonresidential zone abuts a residential zone an additional five feet of landscaping will be required.
- The landscaping table in Title 10 Chapter 52 Section 30 will be replaced with a table displaying the minimum landscape percentage requirements for each zone along with a note to direct builders to individual zones for landscape and building setbacks.
- A 30% minimum landscaped area requirement will be added for the Multifamily zone which previously had variation or no mention of a percentage requirement.

Additional changes have been made, but the ones above are the major ones. The attached draft ordinance shows all changes in detail.

**Motion:** “Motion to recommend approval of the proposed code amendment which adopts setback tables, updates setback figures, and simplifies landscaping requirements”.

## **ATTACHMENT:**

1. Draft Ordinance

## ORDINANCE NO. **DRAFT**

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ADOPT SETBACK TABLES AND UPDATE SETBACK FIGURES AS WELL AS SIMPLIFYING SETBACKS AND LANDSCAPING REQUIREMENTS 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 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, and welfare; and

**WHEREAS**, the City Council desires to amend Santaquin City Code Title 10 Chapter 20 Sections 70, 80, 90, 100, 110, 130, 150, 180, 190, 220, 240 to adopt setbacks tables and update setback figures and Title 10 Chapter 52 Section 30 to simplify landscaping setback requirements.

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on January 28, 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 70 is amended as follows:** (underlined text is added)

#### **10.20.070 R-8 RESIDENTIAL ZONE**

E. Location Requirements:

1. ~~Dwellings And Other Main Buildings: Dwellings and other main buildings on interior and corner lots shall comply with the following setback requirements. Unless specifically stated, the following setbacks are intended to create a building envelope and are not necessarily connected to building orientation:~~
  - a. ~~Front Setback:~~
    - (1) ~~To living area or garage side: Twenty feet (20') from the front lot line(s).~~
    - (2) ~~To garage doors: Twenty five feet (25') from the front lot line(s).~~
    - (3) ~~To covered porches: Fifteen feet (15') from the front lot line(s).~~
  - b. ~~Side Setback: Eight feet (8') from side property line.~~
  - c. ~~Rear Setback: Twenty five feet (25') from rear property line.~~

~~d. **Setback Modification:** A property which fronts onto an urban or multiuse, nonequestrian trail corridor, as shown in the adopted Parks, Recreation and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from back of curb, and a minimum ten foot (10') setback must be maintained. The modification must still provide for twenty four feet (24') of parking between the structure and the lot line. (Ord. 5-05-2015, 5-6-2015, eff. 5-7-2015)~~

~~2. **Accessory Structures (Including Detached Garages):**~~

~~3. **Clear View:** All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 03-02-2006, 3-1-2006, eff. 3-2-2006; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)~~

1. Setbacks

<u>R-8 Setback Requirements</u>				
	<u>Front</u>	<u>Street Side</u>	<u>Side</u>	<u>Rear</u>
<u>Main Building</u>	<u>To living area 20'<sup>1</sup>, garage doors 25'<sup>1</sup>, covered porches 15'<sup>1</sup></u>	<u>20'</u>	<u>8'</u>	<u>25'</u>
<u>Nonresidential Use Parking</u>	<u>20'</u>	<u>20'</u>	<u>5'</u>	<u>5'</u>
<u>Accessory Structure</u>	<u>Not permitted</u>	<u>20'<sup>2</sup></u>	<u>8'<sup>3</sup></u>	<u>10'<sup>3</sup></u>
<u>Accessory Structures shall be located at least twelve feet (12') from the dwelling or main structure and shall not be in any utility easements without written consent from those affected entities.</u>				

Notes

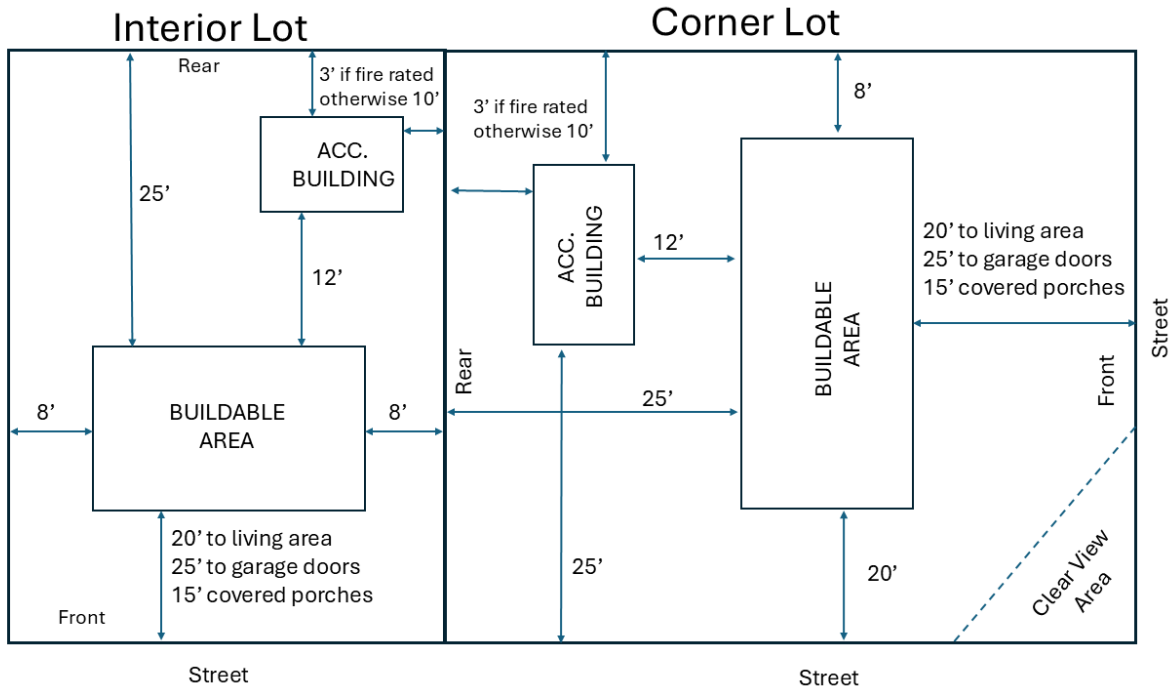
1. A property that fronts onto an urban or multiuse, non-equestrian trail corridor, as shown in the adopted Parks, Recreation, and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from the back of curb, and a minimum ten-foot (10') setback must be maintained. The modification must still provide twenty-four feet (24') of parking between the structure and the lot line.
2. A three-foot (3') setback along the secondary frontage shall be permitted for an accessory building less than two hundred (200) square feet.
3. A three foot (3') side or rear setback shall be permitted for accessory buildings if the accessory structure walls closest to the side or rear property line are constructed with one or more fire-resistant walls

2. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 03-02-2006, 3-1-2006, eff. 3-2-2006; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)

F. Dwelling Size: Minimum dwelling size shall be one thousand (1,000) square feet floor area on the main floor. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)

G. Parking And Access Standards: Each dwelling is required to have a minimum of two (2) parking spaces per dwelling unit located on the property unless otherwise specified. (Ord. 10-01-2014, 10-1-2014, eff. 10-2-2014)

H. Property Development Standards:



**Title 10 Chapter 20 Section 80 is amended as follows:** (underlined text is added)

**10.20.080 R-10 RESIDENTIAL ZONE**

**E. Location Requirements:**

**~~1. Dwellings And Other Main Buildings:~~**

- ~~a. Front Setback: Thirty feet (30') from the front lot line.~~
- ~~b. Front Setback On Corner Lot: Thirty feet (30') from property line along primary frontage, twenty five feet (25') from property line along secondary frontage.~~
- ~~c. Side Setback: Ten feet (10') from side property line.~~
- ~~d. Rear Setback: Twenty five feet (25') from rear property line.~~
- ~~e. Setback Modification: A property which fronts onto an urban or multiuse, nonequestrian trail corridor, as shown in the adopted Parks, Recreation and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from back of curb, and a minimum ten foot (10') setback must be maintained. The modification must still provide for twenty four feet (24') of parking between the structure and the lot line. (Ord. 5-05-2015, 5-6-2015, eff. 5-7-2015)~~

**~~2. Accessory Structures (Including Detached Garages):~~**

- ~~a. General Setbacks: All accessory structures must be located at least twelve feet (12') from any associated dwelling or main structure and may not be located in any utility easements without written consent from those affected entities.~~
- ~~b. Front Setback: Accessory structures are not permitted in the front yard of a dwelling.~~

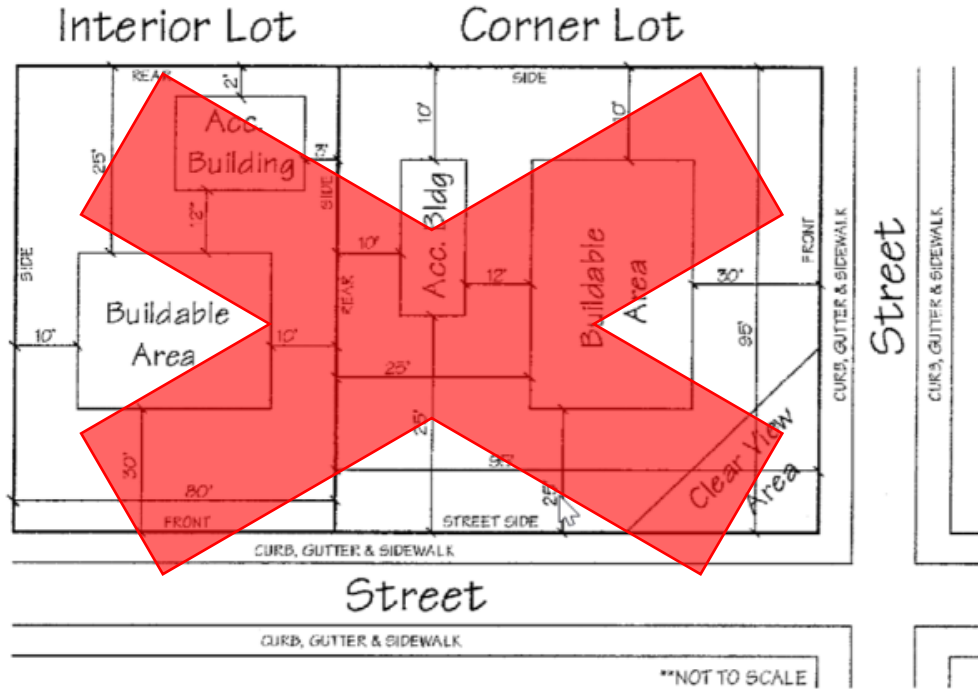
- e.—~~Front Setback On Corner Lot: Accessory structures are not permitted in the front yard of a dwelling along a primary frontage nor within twenty five feet (25') from secondary frontages except that accessory structures that are less than two hundred (200) square feet may be within the setback from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

1. Setbacks

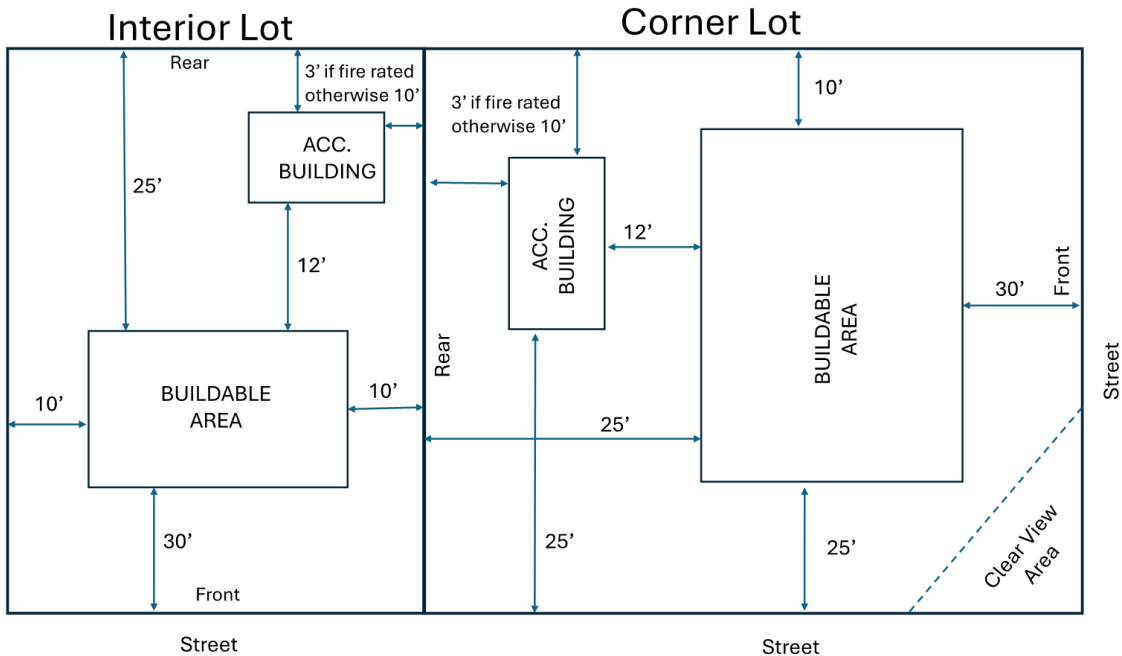
<u>R-10 Setback Requirements</u>				
	<u>Front</u>	<u>Street Side</u>	<u>Side</u>	<u>Rear</u>
<u>Building</u>	<u>30'</u>	<u>25'</u>	<u>10'</u>	<u>25'</u>
<u>Nonresidential Use Parking</u>	<u>20'</u>	<u>20'</u>	<u>5'</u>	<u>5'</u>
<u>Accessory Structure</u>	<u>Not permitted</u>	<u>25'<sup>2</sup></u>	<u>10'<sup>3</sup></u>	<u>10'<sup>3</sup></u>
<u>Accessory Structures shall be located at least twelve feet (12') from the dwelling or main structure and shall not be in any utility easements without written consent from those affected entities.</u>				

Notes

- 1. A property that fronts onto an urban or multiuse, non-equestrian trail corridor, as shown in the adopted Parks, Recreation, and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from the back of curb, and a minimum ten-foot (10') setback must be maintained. The modification must still provide twenty-four feet (24') of parking between the structure and the lot line.
- 2. A three-foot (3') setback along the secondary frontage shall be permitted for an accessory building less than two hundred (200) square feet.
- 3. A three foot (3') side or rear setback shall be permitted for accessory buildings if the accessory structure walls closest to the side or rear property line are constructed with one or more fire-resistant walls.
- 2. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 03-02-2006, 3-1-2006, eff. 3-2-2006; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)
- F. Dwelling Size: Minimum dwelling size shall be nine hundred (900) square feet floor area on the main floor. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)
- G. Property Development Standards:  
~~Zoning Requirements: R-10 Property Development Standards  
 Residential Lots: Interior And Corner Lots~~



- All setbacks and lot dimensions are minimums unless otherwise noted.
- Property lines shown are in accordance with the Santaquin City construction standards and details and are usually not located at the back of the sidewalk.
- Minimum lot area: 9,600 square feet.
- Accessory building setbacks may be reduced, as shown on the typical lot above, as outlined in this code.
- Minimum dwelling size: 900 square feet.
- Clear view area: The size, location and regulation of the clear view area of corner lots are determined according to SCC 10.16.090 and do not necessarily reflect the representation in the diagram above.
- \*Accessory building setback measured to the closest point of the primary structure.





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

**Title 10 Chapter 20 Section 90 is amended as follows:** (underlined text is added)

**10.20.090 R-12 RESIDENTIAL ZONE**

**E. Location Requirements:**

~~1.—Dwellings And Other Main Buildings:~~

- ~~a.—Front Setback: Thirty feet (30') from the front lot line.~~
- ~~b.—Front Setback On Corner Lot: Thirty feet (30') from property line along primary frontage, twenty five feet (25') from property line along secondary frontage.~~
- ~~c.—Side Setback: Ten feet (10') from side property line.~~
- ~~d.—Rear Setback: Twenty five feet (25') from rear property line.~~
- ~~e.—Setback Modification: A property which fronts onto an urban or multiuse, nonequestrian trail corridor, as shown in the adopted Parks, Recreation and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from back of curb, and a minimum ten foot (10') setback must be maintained. The modification must still provide for twenty four feet (24') of parking between the structure and the lot line. (Ord. 5-05-2015, 5-6-2015, eff. 5-7-2015)~~

~~2.—Accessory Structures (Including Detached Garages):~~

- ~~a.—General Setbacks: All accessory structures must be located at least twelve feet (12') from any associated dwelling or main structure and may not be located in any utility easements without written consent from those affected entities.~~
- ~~b.—Front Setback: Accessory structures are not permitted in the front yard of a dwelling.~~
- ~~c.—Front Setback On Corner Lot: Accessory structures are not permitted in the front yard of a dwelling along a primary frontage nor within twenty five feet (25') from secondary frontages except that accessory structures that are less than two hundred (200) square feet may be within the setback from a secondary frontage if the accessory structure is located at least three feet (3') from the property line that is along a secondary frontage.~~
- ~~d.—Side Setback: Accessory structures must be ten feet (10') from a side property line, except that a three foot (3') side setback shall be permitted if the accessory structure walls closest to the side property line are constructed with one hour or more fire resistant walls.~~
- ~~e.—Rear Setback: Accessory structures must be ten feet (10') from the rear property line, except that a three foot (3') rear setback shall be permitted if the accessory structure walls closest to the rear property line are constructed with one hour or more fire resistant walls. (Ord. 02-03-2018, 4-4-2018, eff. 4-5-2018)~~

~~3.—Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 03-02-2006, 3-1-2006, eff. 3-2-2006; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)~~

1. Setbacks

<u>R-12 Setback Requirements</u>				
	<u>Front</u>	<u>Street Side</u>	<u>Side</u>	<u>Rear</u>
<u>Building</u>	<u>30'</u>	<u>25'</u>	<u>10'</u>	<u>25'</u>
<u>Nonresidential Use Parking</u>	<u>20'</u>	<u>20'</u>	<u>5'</u>	<u>5'</u>
<u>Accessory Structure</u>	<u>Not permitted</u>	<u>25'<sup>2</sup></u>	<u>10'<sup>3</sup></u>	<u>10'<sup>3</sup></u>

Accessory Structures shall be located at least twelve feet (12') from the dwelling or main structure and shall not be in any utility easements without written consent from those affected entities.

Notes

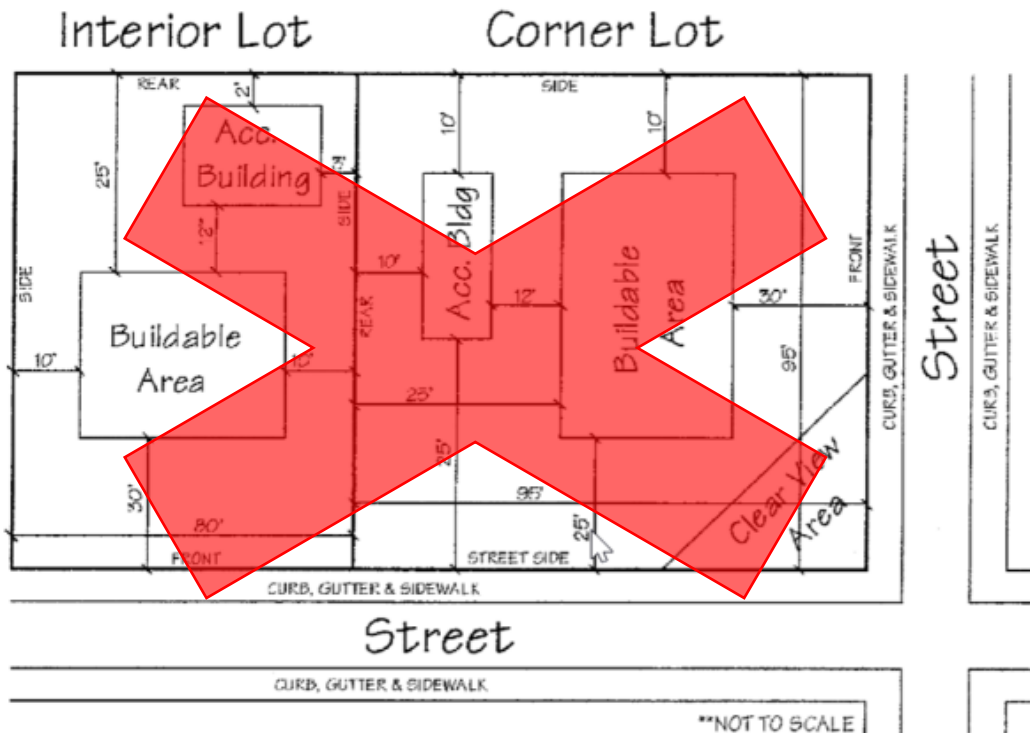
1. A property that fronts onto an urban or multiuse, non-equestrian trail corridor, as shown in the adopted Parks, Recreation, and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from the back of curb, and a minimum ten-foot (10') setback must be maintained. The modification must still provide twenty-four feet (24') of parking between the structure and the lot line.
  2. A three-foot (3') setback along the secondary frontage shall be permitted for an accessory building less than two hundred (200) square feet.
  3. A three foot (3') side or rear setback shall be permitted for accessory buildings if the accessory structure walls closest to the side or rear property line are constructed with one or more fire-resistant walls.
2. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 03-02-2006, 3-1-2006, eff. 3-2-2006; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)

F. Dwelling Size: Minimum dwelling size shall be one thousand (1,000) square feet floor area on the main floor. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)

G. Property Development Standards:

~~Zoning Requirements: R-12 Property Development Standards~~

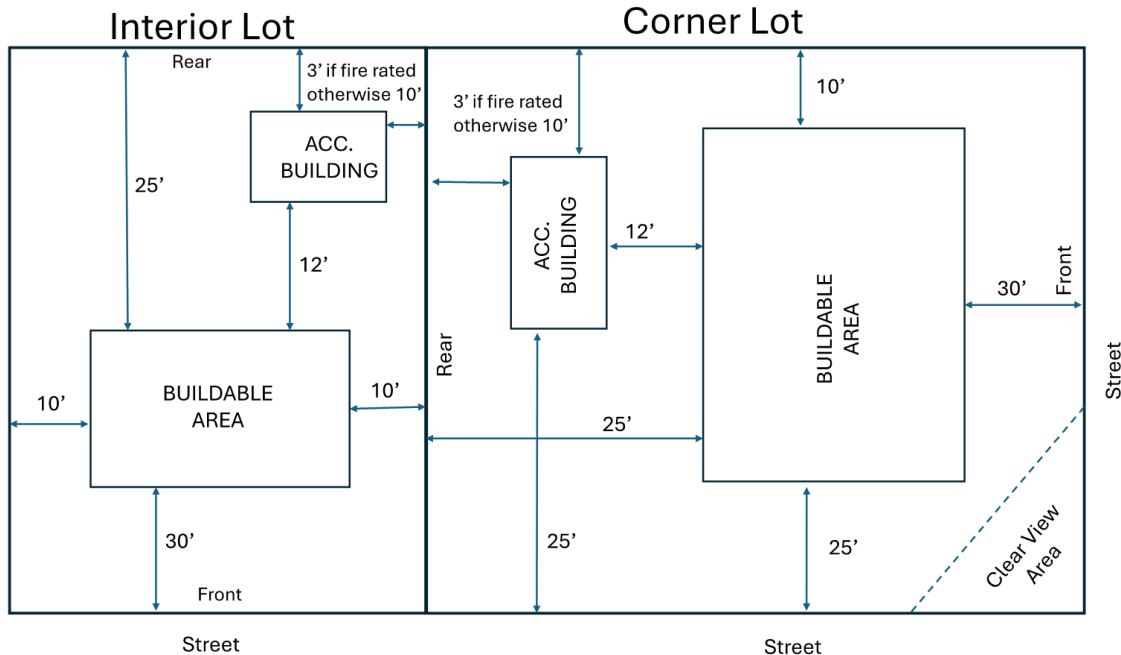
~~Residential Lots: Interior And Corner Lots~~



~~-All setbacks and lot dimensions are minimums unless otherwise noted.~~

~~-Property lines shown are in accordance with the Santaquin City construction standards and details and are usually not located at the back of the sidewalk.~~

~~-Minimum lot area: 12,000 square feet (13,225 square feet for corner lots).~~



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

~~-Minimum dwelling size: 1,000 square feet.~~

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

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

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

**Title 10 Chapter 20 Section 100 is amended as follows: (underlined text is added)**

**10.20.100 R-15 RESIDENTIAL ZONE**

**E. Location Requirements:**

**1. Dwellings And Other Main Buildings:**

- a. ~~Front Setback: Thirty feet (30') from the front lot line.~~
- b. ~~Front Setback On Corner Lot: Thirty feet (30') from property line along primary frontage, twenty five feet (25') from property line along secondary frontage.~~
- c. ~~Side Setback: Ten feet (10') from side property line.~~
- d. ~~Rear Setback: Twenty five feet (25') from rear property line.~~
- e. ~~Setback Modification: A property which fronts onto an urban or multiuse, nonequestrian trail corridor, as shown in the adopted Parks, Recreation and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from back of curb, and a minimum ten foot (10') setback must be maintained. The modification must still provide for twenty four feet (24') of parking between the structure and the lot line. (Ord. 5-05-2015, 5-6-2015, eff. 5-7-2015)~~

**2. Accessory Structures (Including Detached Garages):**

- a. ~~General Setbacks: All accessory structures must be located at least twelve feet (12') from any associated dwelling or main structure and may not be located in any utility easements without written consent from those affected entities.~~
- b. ~~Front Setback: Accessory structures are not permitted in the front yard of a dwelling.~~
- c. ~~Front Setback On Corner Lot: Accessory structures are not permitted in the front yard of a dwelling along a primary frontage nor within twenty five feet (25') from secondary frontages except that accessory structures that are less than two hundred (200) square feet may be within the setback from a secondary frontage if the accessory structure is located at least three feet (3') from the property line that is along a secondary frontage.~~
- d. ~~Side Setback: Accessory structures must be ten feet (10') from a side property line, except that a three foot (3') side setback shall be permitted if the accessory structure walls closest to the side property line are constructed with one hour or more fire resistant walls.~~
- e. ~~Rear Setback: Accessory structures must be ten feet (10') from the rear property line, except that a three foot (3') rear setback shall be permitted if the accessory structure walls closest to the rear property line are constructed with one hour or more fire resistant walls. (Ord. 02-03-2018, 4-4-2018, eff. 4-5-2018)~~
- 3. ~~Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 03-02-2006, 3-1-2006, eff. 3-2-2006; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)~~

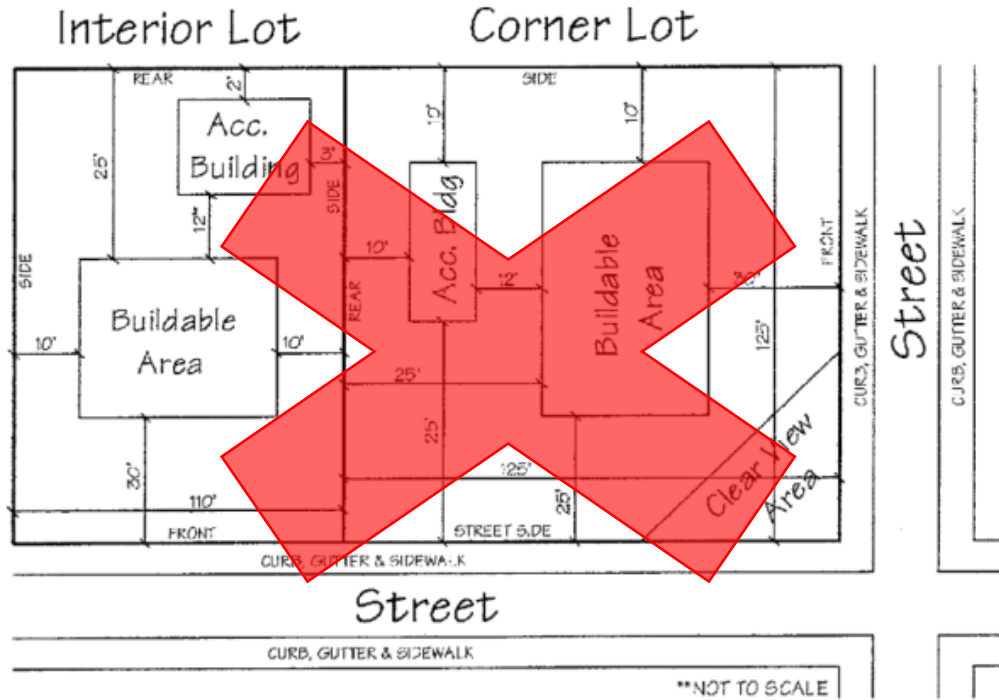
1. Setback

<u>R-15 Setback Requirements</u>				
	<u>Front</u>	<u>Street Side</u>	<u>Side</u>	<u>Rear</u>
<u>Building</u>	<u>30'<sup>1</sup></u>	<u>25'</u>	<u>10'</u>	<u>25'</u>
<u>Nonresidential Use Parking</u>	<u>20'</u>	<u>20'</u>	<u>5'</u>	<u>5'</u>
<u>Accessory Structure</u>	<u>Not permitted</u>	<u>25'<sup>2</sup></u>	<u>10'<sup>3</sup></u>	<u>10'<sup>3</sup></u>
<u>Accessory Structures shall be located at least twelve feet (12') from the dwelling or main structure and shall not be in any utility easements without written consent from those affected entities.</u>				

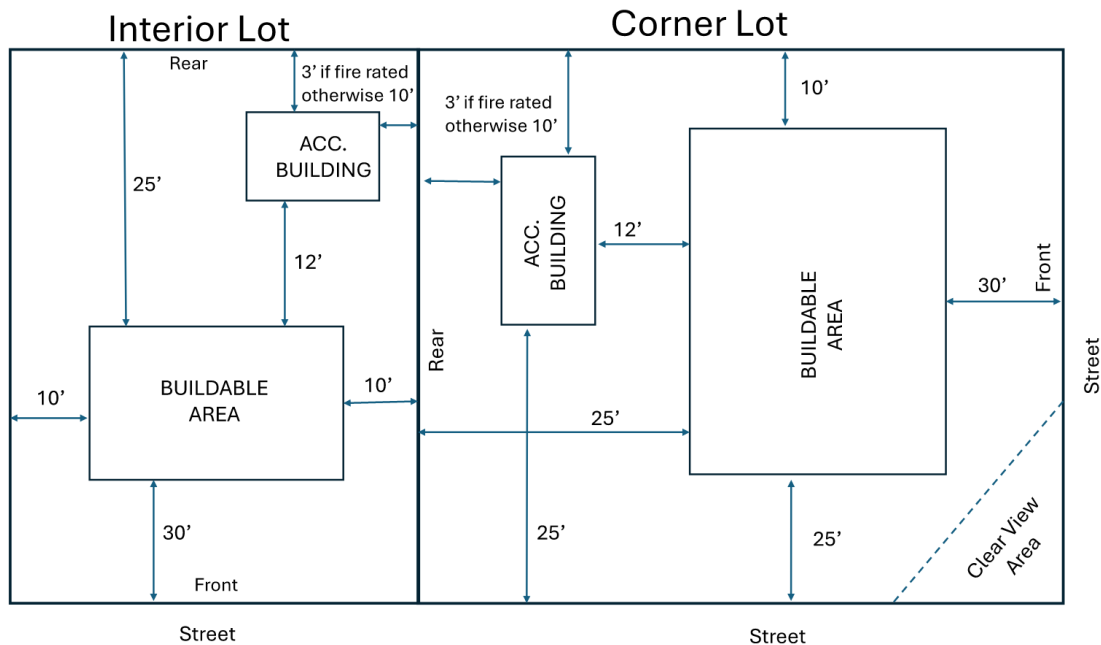
Notes

- 1. A property that fronts onto an urban or multiuse, non-equestrian trail corridor, as shown in the adopted Parks, Recreation, and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from the back of curb, and a minimum ten-foot (10') setback must be maintained. The modification must still provide twenty-four feet (24') of parking between the structure and the lot line
- 2. A three-foot (3') setback along the secondary frontage shall be permitted for an accessory building less than two hundred (200) square feet.
- 3. A three foot (3') side or rear setback shall be permitted for accessory buildings if the accessory structure walls closest to the side or rear property line are constructed with one hour or more fire-resistant walls.
- 2. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 03-02-2006, 3-1-2006, eff. 3-2-2006; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)
- F. Dwelling Size: Minimum dwelling size shall be one thousand (1,000) square feet floor area on the main floor. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)
- G. Property Development Standards:

Zoning Requirements: R-15 Property Development Standards  
 Residential Lots: Interior And Corner Lots



- All setbacks and lot dimensions are minimums unless otherwise noted.
- Property lines shown are in accordance with the Santaquin City construction standards and details and are usually not located at the back of the sidewalk.
- Minimum lot area: 15,000 square feet (15,625 square feet for corner lots).
- Accessory building setbacks may be reduced, as shown on the typical lot above, as outlined in this code.
- Minimum dwelling size: 1,000 square feet.
- Clear view area: The size, location and regulation of the clear view area of corner lots are determined according to SCC 10.16.090 and do not necessarily reflect the representation in the diagram above.
- \*Accessory building setback measured to the closest point of the primary structure.



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

**Title 10 Chapter 20 Section 110 is amended as follows:** (underlined text is added)

**10.20.110 R-20 RESIDENTIAL ZONE**

**E. Location Requirements:**

- ~~1.—Dwellings And Other Main Buildings:
 
  - ~~a.—Front Setback: Thirty feet (30') from the front lot line.~~
  - ~~b.—Front Setback On Corner Lot: Thirty feet (30') from property line along primary frontage, twenty five feet (25') from property line along secondary frontage.~~
  - ~~c.—Side Setback: Ten feet (10') from side property line.~~
  - ~~d.—Rear Setback: Twenty five feet (25') from rear property line.~~
  - ~~e.—Setback Modification: A property which fronts onto an urban or multiuse, nonequestrian trail corridor, as shown in the adopted Parks, Recreation and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from back of curb, and a minimum ten foot (10') setback must be maintained. The modification must still provide for twenty four feet (24') of parking between the structure and the lot line. (Ord. 5-05-2015, 5-6-2015, eff. 5-7-2015)~~~~
- ~~2.—Accessory Structures (Including Detached Garages):
 
  - ~~a.—General Setbacks: All accessory structures must be located at least twelve feet (12') from any associated dwelling or main structure and may not be located in any utility easements without written consent from those affected entities.~~
  - ~~b.—Front Setback: Accessory structures are not permitted in the front yard of a dwelling.~~
  - ~~c.—Front Setback On Corner Lot: Accessory structures are not permitted in the front yard of a dwelling along a primary frontage nor within twenty five feet (25') from secondary frontages except that accessory structures that are less than two hundred (200) square feet may be within the setback from a secondary frontage if the accessory structure is located at least three feet (3') from the property line that is along a secondary frontage.~~
  - ~~d.—Side Setback: Accessory structures must be ten feet (10') from a side property line, except that a three foot (3') side setback shall be permitted if the accessory structure walls closest to the side property line are constructed with one hour or more fire resistant walls.~~
  - ~~e.—Rear Setback: Accessory structures must be ten feet (10') from the rear property line, except that a three foot (3') rear setback shall be permitted if the accessory structure walls closest to the rear property line are constructed with one hour or more fire resistant walls. (Ord. 02-03-2018, 4-4-2018, eff. 4-5-2018)~~~~
- ~~3.—Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 03-02-2006, 3-1-2006, eff. 3-2-2006; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)~~

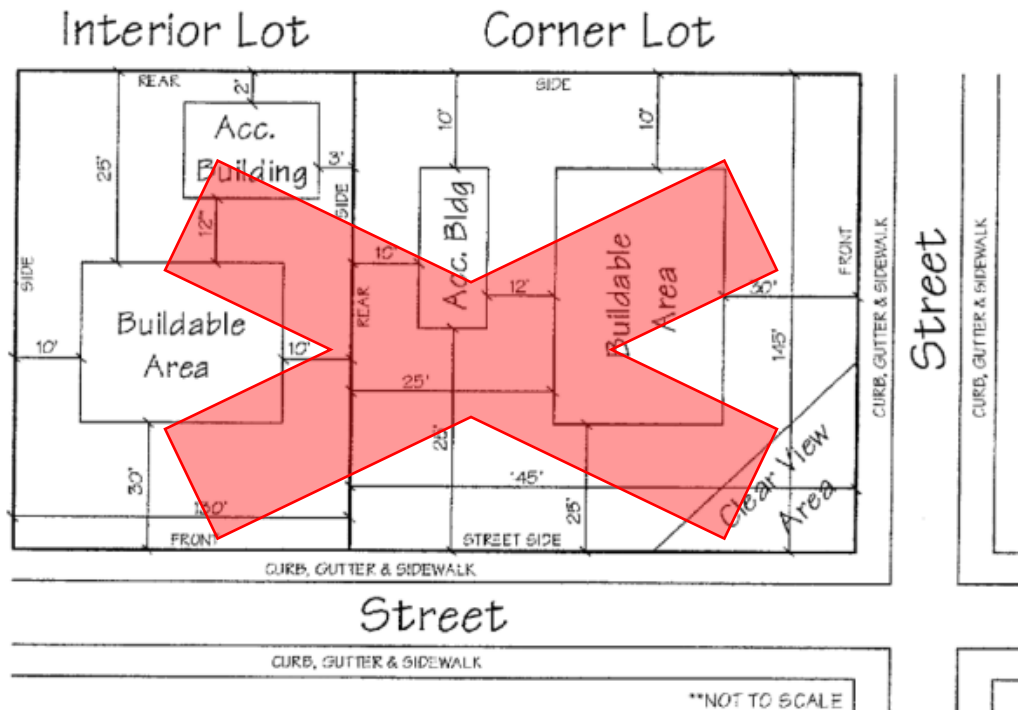
1. Setbacks

<u>R-20 Setback Requirements</u>				
	<u>Front</u>	<u>Street Side</u>	<u>Side</u>	<u>Rear</u>
<u>Building</u>	<u>30'</u>	<u>25'</u>	<u>10'</u>	<u>25'</u>

<u>Nonresidential Use Parking</u>	<u>20'</u>	<u>20'</u>	<u>5'</u>	<u>5'</u>
<u>Accessory Structure</u>	<u>Not permitted</u>	<u>25'<sup>2</sup></u>	<u>10'<sup>3</sup></u>	<u>10'<sup>3</sup></u>
<u>Accessory Structures shall be located at least twelve feet (12') from the dwelling or main structure and shall not be in any utility easements without written consent from those affected entities.</u>				

Notes

1. A property that fronts onto an urban or multiuse, non-equestrian trail corridor, as shown in the adopted Parks, Recreation, and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from the back of curb, and a minimum ten-foot (10') setback must be maintained. The modification must still provide twenty-four feet (24') of parking between the structure and the lot line.
  2. A three-foot (3') setback along the secondary frontage shall be permitted for an accessory building less than two hundred (200) square feet.
  3. A three foot (3') side or rear setback shall be permitted for accessory buildings if the accessory structure walls closest to the side or rear property line are constructed with one hour or more fire-resistant walls.
2. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 03-02-2006, 3-1-2006, eff. 3-2-2006; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)
- F. Dwelling Size: Minimum dwelling size shall be one thousand two hundred (1,200) square feet floor area on the main floor. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)
- G. Property Development Standards:  
Zoning Requirements: R-20 Property Development Standards  
Residential Lots: Interior And Corner Lot



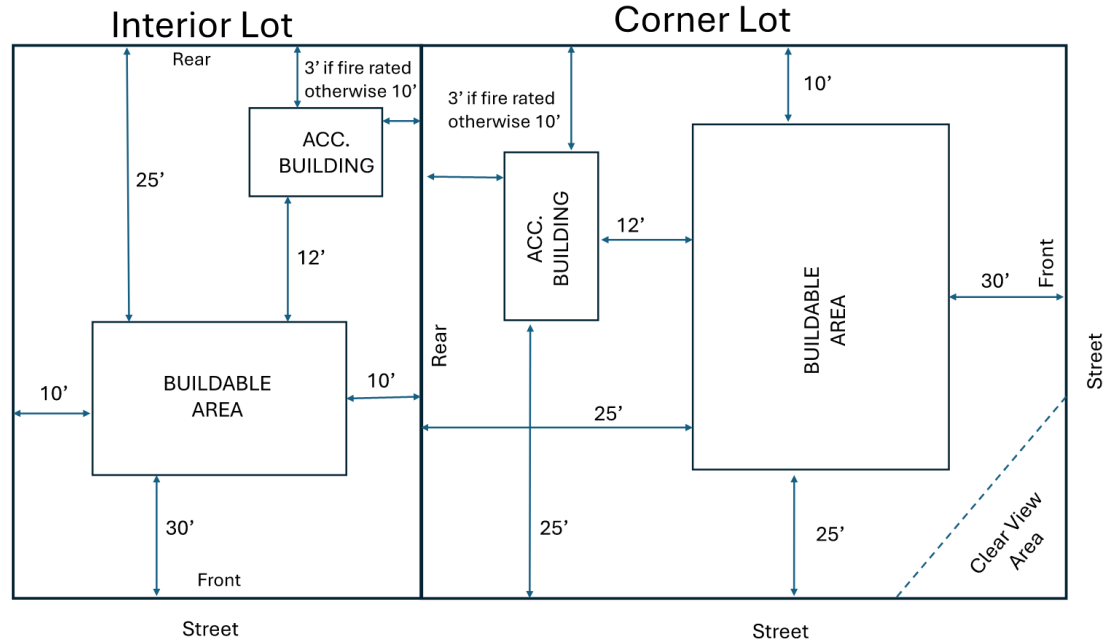
- All setbacks and lot dimensions are minimums unless otherwise noted.
- Property lines shown are in accordance with the Santaquin City construction standards and details and are usually not located at the back of the sidewalk.
- Minimum lot area: 20,000 square feet (21,025 square feet for corner lots).

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

~~Minimum dwelling size: 1,200 square feet.~~

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

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



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

**Title 10 Chapter 20 Section 130 is amended as follows:** (underlined text is added)

### **10.20.130 I-1 INDUSTRIAL ZONE**

#### **F. Location Requirements:**

~~1. Front Setback: All buildings and structures shall be set back at least thirty five feet (35') from the front lot line. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)~~

~~2. Side Setbacks:~~

~~a. Interior Lots: All main buildings shall be set back from the side property line a distance of at least ten feet (10'), and the sum of the total distance of the two (2) side setbacks shall be at least twenty feet (20'). Accessory buildings on interior lots shall be set back from the side property line a distance of at least ten feet (10'), except that a three foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') to the rear of any main building and having fire resistant walls of two (2) hours or more.~~

~~b. Corner Lots: All main and accessory buildings shall be set back from any street not less than twenty five feet (25'). Accessory buildings shall be set back not less than ten feet (10') from the interior side lot line, except that a three foot (3') interior side setback shall also be permitted for accessory buildings located a distance of twelve feet (12') from the rear of the primary structure and having fire resistant walls of two (2) hours or more.~~

~~3. Rear Setback:~~



- ~~a.— Interior Lots: All dwellings and other main buildings shall be set back from the rear property line a distance of at least ten feet (10'). Accessory buildings on interior lots shall be set back not less than ten feet (10') from the rear property line, except that a two foot (2') rear setback shall be permitted for accessory buildings having fire resistant walls of two (2) hours or more and located at least twelve feet (12') to the rear of any dwelling.~~
- ~~b.— Corner Lots: All dwellings and other main buildings shall be set back from the rear property line a distance of at least ten feet (10'). Accessory buildings on corner lots shall be set back not less than ten feet (10') from the rear property line, except that a two foot (2') rear setback shall be permitted for accessory buildings located at least twelve feet (12') to the rear of any dwelling and having fire resistant walls of two (2) hours or more. (Ord. 7-04-2002, 7-17-2002, eff. 7-23-2002)~~
- 4.— Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 11-03-2014, 11-5-2014, eff. 11-6-2014)

1. Setbacks

<u>I-1 Setback Requirements</u>				
	<u>Front</u>	<u>Street Side</u>	<u>Side<sup>3</sup></u>	<u>Rear<sup>3</sup></u>
<u>Building</u>	<u>35'</u>	<u>25'</u>	<u>10'</u>	<u>10'</u>
<u>Accessory Structure</u>	<u>35'</u>	<u>25'</u>	<u>10'<sup>1</sup></u>	<u>10'<sup>2</sup></u>
<u>Parking</u>	<u>20'</u>	<u>20'</u>	<u>10'<sup>4</sup></u>	<u>10'<sup>4</sup></u>
<u>Accessory Structures shall be located at least twelve feet (12') from the dwelling or main structure and shall not be in any utility easements without written consent from those affected entities.</u>				

Notes:

- 1. A three-foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') from the side or rear of any building and having fire resistant walls of two (2) hours or more.
- 2. A three-foot (2') side setback shall be permitted for accessory buildings located at least twelve feet (12') from the side or rear of any building and having fire resistant walls of two (2) hours or more.
- 3. If the property is adjacent to a residential zone, an additional five foot (5') setback is required for all structures and parking areas.
- 4. Landscaping yards are not required within storage or material yards unless adjacent to a residential zone.
- 2. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 11-03-2014, 11-5-2014, eff. 11-6-2014)

**Title 10 Chapter 20 Section 150 is amended as follows:** (underlined text is added)

**10.20.150 RC RESIDENTIAL COMMERCIAL ZONE**

G. Location Requirements; Commercial:

- 1. ~~Front Setback: All buildings and structures shall be set back at least ten feet (10') from the front lot line. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015)~~
- 2. ~~Side Setbacks:~~
  - a.— ~~Interior Lots: Commercial buildings may be designed and constructed to be conjoined or share a common wall along a side property line, with a neighboring commercial building if:~~

- ~~(1) The adjoining building is planned as a part of the same commercial development or plan, whether or not in subsequent phases;~~
- ~~(2) A plan showing the overall commercial development, including all phases, is submitted to the community development department as a part of the applicant's commercial development application;~~
- ~~(3) An architectural design theme is maintained across all conjoined buildings;~~
- ~~(4) All specifications and regulations of the international building code (IBC) and the international fire code (IFC), or subsequently adopted codes, are accounted for and satisfied;~~
- ~~(5) Adequate parking facilities, as outlined in this title, are satisfied in full; and~~
- ~~(6) All other applicable provisions of this code are satisfied.~~

~~Existing commercial buildings located within a commercial zone which have been built with a setback may be remodeled or expanded to incorporate a conjoined situation only if the provisions herein are met in full, however, no building seeking a conjoined approval may overlap a property line to form a conjoined building with an established building containing a setback. Where no conjoined buildings are desired, a ten foot (10') side setback shall be required. The minimum side setback for accessory buildings shall be ten feet (10'), except that a three foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') from the rear of any building and having fire resistant walls of two (2) hours or more.~~

- ~~b. Corner Lots: All main and accessory buildings shall be set back from the street side property line a distance of not less than fifteen feet (15'). In addition, no building or structure may be permitted to be located within the clear view area. Interior side property line setbacks shall be determined as specified in paragraph G,2,1. Accessory buildings shall be set back not less than ten feet (10') from the interior side lot line, except that a three foot (3') interior side setback shall also be permitted for accessory buildings located a distance of twelve feet (12') from the rear of the primary structure and having fire resistant walls of two (2) hours or more.~~
- ~~c. Commercial Strips: Two (2) or more commercial buildings may be continually conjoined, as determined herein, provided that no such strip is continued for more than three hundred feet (300') of continual linear building frontage without an easement and/or accessway of at least fifteen feet (15') in width being established to provide emergency access to the rear of the property(ies). Any gap in building frontage of less than ten feet (10') shall be considered continued building frontage. All such commercial strips shall meet the provisions of conjoined buildings as provided in paragraph G,2,1. (Ord. 10-03-2002, 10-16-2002, eff. 10-17-2002; amd. Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015)~~

### 3. Rear Setbacks:

- ~~a. Interior Lots: All dwellings and other main buildings shall be set back from the rear property line a distance of at least ten feet (10'). Accessory buildings on interior lots shall be set back not less than ten feet (10') from the rear property line, except that a two foot (2') rear setback shall be permitted for accessory~~

~~buildings having fire resistant walls of two (2) hours or more and located at least twelve feet (12') to the rear of any dwelling.~~

~~b. Corner Lots: All dwellings and other main buildings shall be set back from the rear property line a distance of at least ten feet (10'). Accessory buildings on corner lots shall be set back not less than ten feet (10') from the rear property line, except that a two foot (2') rear setback shall be permitted for accessory buildings located at least twelve feet (12') to the rear of any dwelling and having fire resistant walls of two (2) hours or more. (Ord. 7-04-2002, 7-17-2002, eff. 7-23-2002; amd. Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015)~~

- ~~4. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 11-03-2014, 11-5-2014, eff. 11-6-2014; amd. Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015)~~
- ~~5. Fuel Pumps: Fuel pumps shall be located no closer than thirty feet (30') from any street.~~
- ~~6. Residential Setback: The minimum setback from any residential zone or use shall be fifteen feet (15').~~
- ~~7. Building Heights:
 
  - ~~a. The minimum allowable height shall be eight feet (8'), measured from the interior ceiling to the exterior grade.~~
  - ~~b. The maximum allowable height shall be forty eight feet (48'), measured from the interior ceiling to the exterior grade. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015)~~~~

1. Setback Table

<u>RC (Commercial) Setback Requirements</u>				
	<u>Front</u>	<u>Street Side</u>	<u>Side<sup>3</sup></u>	<u>Rear<sup>3</sup></u>
<u>Building</u>	<u>10'</u>	<u>15'</u>	<u>10' or may share common wall if requirements in 10.20.150.G.2 are met.</u>	<u>10'</u>
<u>Accessory Structure</u>	<u>10'</u>	<u>15'</u>	<u>10'<sup>1</sup></u>	<u>10'<sup>2</sup></u>
<u>Parking</u>	<u>15'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
<u>Accessory Structures shall be located at least twelve feet (12') from the dwelling or main structure and shall not be in any utility easements without written consent from those affected entities.</u>				

Notes

- 1. A three-foot (3') setback along the secondary frontage shall be permitted for an accessory building less than two hundred (200) square feet.
- 2. A three foot (3') side or rear setback shall be permitted for accessory buildings if the accessory structure walls closest to the side or rear property line are constructed with one hour or more fire-resistant walls.
- 3. The minimum setback for all structures and parking areas from any residential zone or use shall be an additional five feet (5').

2. Side Setbacks Exceptions

- a. Interior Lots: Commercial buildings may be designed and constructed to be conjoined or share a common wall along a side property line, with a neighboring commercial building if:
 
  - (1) The adjoining building is planned as a part of the same commercial development or plan, whether or not in subsequent phases;

- (2) A plan showing the overall commercial development, including all phases, is submitted to the community development department as a part of the applicant's commercial development application;
  - (3) An architectural design theme is maintained across all conjoined buildings;
  - (4) All specifications and regulations of the international building code (IBC) and the international fire code (IFC), or subsequently adopted codes, are accounted for and satisfied;
  - (5) Adequate parking facilities, as outlined in this title, are satisfied in full; and
  - (6) All other applicable provisions of this code are satisfied. Existing commercial buildings located within a commercial zone which have been built with a setback may be remodeled or expanded to incorporate a conjoined situation only if the provisions herein are met in full, however, no building seeking a conjoined approval may overlap a property line to form a conjoined building with an established building containing a setback.
  - (7) Two (2) or more commercial buildings may be continually conjoined, as determined herein, provided that no such strip is continued for more than three hundred feet (300') of continual linear building frontage without an easement and/or accessway of at least fifteen feet (15') in width being established to provide emergency access to the rear of the property(ies). Any gap in building frontage of less than ten feet (10') shall be considered continued building frontage. All such commercial strips shall meet the provisions of conjoined buildings as provided in paragraph G.2.a. (Ord. 10-03-2002, 10-16-2002, eff. 10-17-2002; amd. Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015)
3. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 11-03-2014, 11-5-2014, eff. 11-6-2014; amd. Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015)
  4. Fuel Pumps: Fuel pumps shall be located no closer than thirty feet (30') from any street.
  5. Building Heights:
    - a. The minimum allowable height shall be eight feet (8'), measured from the interior ceiling to the exterior grade.
    - b. The maximum allowable height shall be forty-eight feet (48'), measured from the interior ceiling to the exterior grade. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015)

#### H. Location Requirements; Residential:

1. ~~Dwellings And Other Main Buildings:~~
  - a. ~~Front Setback: Thirty feet (30') from the front lot line.~~
  - b. ~~Front Setback On Corner Lot: Thirty feet (30') from property line along primary frontage, twenty five feet (25') from property line along secondary frontage.~~
  - c. ~~Side Setback: Ten feet (10') from side property line.~~
  - d. ~~Rear Setback: Twenty five feet (25') from rear property line.~~
  - e. ~~Setback Modification: A property which fronts onto an urban or multiuse, nonequestrian trail corridor, as shown in the adopted parks, recreation and open space master plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from back of curb, and a minimum ten foot (10') setback must be maintained. The~~

~~modification must still provide for twenty four feet (24') of parking between the structure and the lot line. (Ord. 5-05-2015, 5-6-2015, eff. 5-7-2015~~

2. ~~Accessory Structures (Including Detached Garages):~~
  - a. ~~General Setbacks: All accessory structures must be located at least twelve feet (12') from any associated dwelling or main structure and may not be located in any utility easements without written consent from those affected entities.~~
  - b. ~~Front Setback: Accessory structures are not permitted in the front yard of a dwelling.~~
  - c. ~~Front Setback On Corner Lot: Accessory structures are not permitted in the front yard of a dwelling along a primary frontage nor within twenty five feet (25') from secondary frontages except that accessory structures that are less than two hundred (200) square feet may be within the setback from a secondary frontage if the accessory structure is located at least three feet (3') from the property line that is along a secondary frontage.~~
  - d. ~~Side Setback: Accessory structures must be ten feet (10') from a side property line, except that a three foot (3') side setback shall be permitted if the accessory structure walls closest to the side property line are constructed with one hour or more fire resistant walls.~~
  - e. ~~Rear Setback: Accessory structures must be ten feet (10') from the rear property line, except that a three foot (3') rear setback shall be permitted if the accessory structure walls closest to the rear property line are constructed with one hour or more fire resistant walls. (Ord. 02-03-2018, 4-4-2018, eff. 4-5-2018)~~

1. Setbacks

<u>RC (Residential) Setback Requirements</u>				
	<u>Front</u>	<u>Street Side</u>	<u>Side</u>	<u>Rear</u>
<u>Building</u>	<u>30'<sup>1</sup></u>	<u>25'</u>	<u>10'</u>	<u>25'</u>
<u>Parking Lot (Mulit-Family)</u>	<u>15'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
<u>Accessory Structure</u>	<u>Not permitted</u>	<u>25'<sup>2</sup></u>	<u>10'<sup>3</sup></u>	<u>10'<sup>3</sup></u>
<u>Accessory Structures shall be located at least twelve feet (12') from the dwelling or main structure and shall not be in any utility easements without written consent from those affected entities.</u>				

Notes:

1. A property that fronts onto an urban or multiuse, non-equestrian trail corridor, as shown in the adopted Parks, Recreation, and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from the back of curb, and a minimum ten-foot (10') setback must be maintained. The modification must still provide twenty-four feet (24') of parking between the structure and the lot line.
2. A three-foot (3') setback along the secondary frontage shall be permitted for an accessory building less than two hundred (200) square feet.
3. A three foot (3') side or rear setback shall be permitted for accessory buildings if the accessory structure walls closest to the side or rear property line are constructed with one hour or more fire-resistant walls.

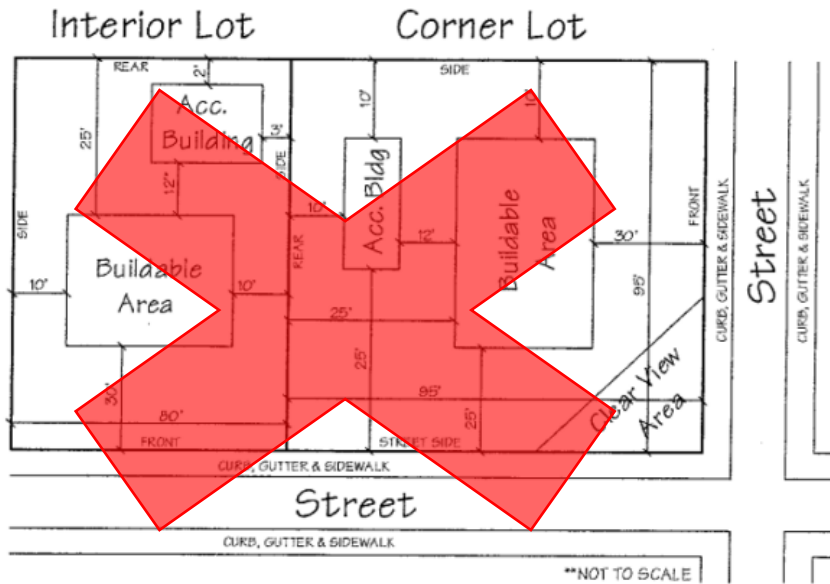
2. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 03-02-2006, 3-1-2006, eff. 3-2-2006; amd. Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015)

I. Size Of Building And Lot: Minimum lot area is 8,000 square feet (9,025 square feet for corner lots). All residential structures within this zone shall be a minimum of nine hundred (900) square feet floor area on the main floor. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015)

J. Special Provisions:

1. All materials and merchandise, except vehicles in running order, shall be stored in an enclosed building or within an enclosure surrounded by a sight obscuring fence or wall of not less than six feet (6') and no materials or merchandise shall be stored to a height of more than the enclosing fence or wall.
2. Storage of junk, partially or completely dismantled automobiles, or salvage materials shall be prohibited.
3. No solid waste container shall be located in the front yard setback area, nor thirty feet (30') from any public street. All dumpsters shall be screened from the public view by a six foot (6') sight obscuring wall or fence. The floor of the trash enclosure shall be a concrete pad which shall extend five feet (5') beyond the opening of the trash enclosure. Trash enclosures shall be located so as to minimize disturbance to residential development. Trash enclosures shall be at least fifty feet (50') away from any residential use. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015)
4. Development landscaping shall be in accordance with SCC 10.52, "Landscaping Standards". (Ord. 12-02-2006, 12-6-2006, eff. 12-7-2006; amd. Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015)

~~K. Property Development Standards:~~



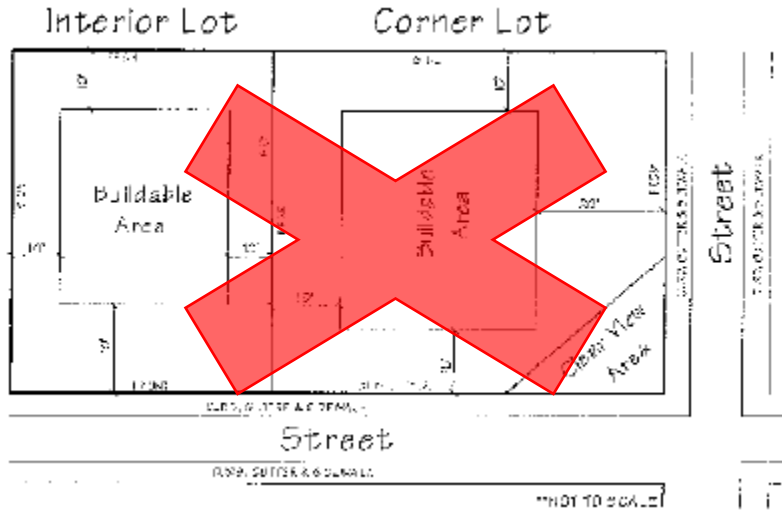
- ~~-All setbacks and lot dimensions are minimums unless otherwise noted.~~
- ~~-Property lines shown are in accordance with the Santaquin City construction standards and details and are usually not located at the back of the sidewalk.~~
- ~~-Minimum lot area: 8,000 square feet (9,025 square feet for corner lots).~~
- ~~-Accessory building setbacks may be reduced, as shown on the typical lot above, as outlined in this code.~~
- ~~-Minimum dwelling size: 900 square feet.~~
- ~~-Clear view area: The size, location and regulation of the clear view area of corner lots~~

are determined according to SCC 10.16.090 and do not necessarily reflect the representation in the diagram above.

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

Zoning Requirements: RC Property Development Standards

Commercial Site: Interior And Corner Lots



- All setbacks and lot dimensions are minimums unless otherwise noted.
- Property lines shown are in accordance with the Santaquin City construction standards and details and are usually not located at the back of the sidewalk.
- Clear view area: The size, location and regulation of the clear view area of corner lots are determined according to SCC 10.16.090 and do not necessarily reflect the representation in the diagram above.

Title 10 Chapter 20 Section 180 is adopted as follows: (underlined text is added)

**10.20.180 PUBLIC FACILITIES ZONE**

**E. Location Requirements**

1. ~~Front Setback:~~ All buildings and structures shall be set back at least twenty feet (20') from the front lot line.
2. ~~Side Setbacks:~~
  - a. ~~Interior lots:~~ All buildings shall be set back from the side property line a distance of at least ten feet (10').
  - b. ~~Corner lots:~~ All buildings shall be set back from any street not less than twenty-five feet (25').
3. ~~Rear Setback:~~
  - a. ~~Interior lots:~~ All buildings shall be set back from the rear property line a distance of at least ten feet (10').
  - b. ~~Corner lots:~~ All dwellings and other main buildings shall be set back from the rear property line a distance of at least ten feet (10'). (Ord. 12-01-2002, 12-4-2002, eff. 12-5-2002)
4. ~~Clear View:~~ All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 11-03-2014, 11-5-2014, eff. 11-6-2014)

1. Setbacks

PF Setback Requirements

	<u>Front</u>	<u>Street Side</u>	<u>Side</u>	<u>Rear</u>
<u>Buildings</u>	<u>20'</u>	<u>25'</u>	<u>10'</u>	<u>10'</u>

2. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 11-03-2014, 11-5-2014, eff. 11-6-2014)

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

**10.20.190 MAIN STREET BUSINESS DISTRICTS ZONE**

E. Site Layout Standards: The location and orientation of buildings, pedestrian walkways and parking areas helps define the street edge, promote a pedestrian oriented street environment for walking and shopping, and limits impacts of taller buildings on the adjacent residences north or south of the district. (Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

1. Building Locations and Setbacks
  - a. Buildings on corner parcels should be adjacent to both street fronts to help frame intersections. Architectural consideration should be given to corner visibility areas.
  - b. Buildings fronting Main Street should utilize party walls or zero setbacks alongside property lines. Parking areas and drive access should not disrupt the continuity of storefronts; however, plazas, green spaces or pedestrian connections may be appropriate.
  - c. Setbacks:

<u>MBD</u>			
	<u>CBD</u>	<u>MSC</u>	<u>MSR</u>
<u>Front and Street Side:</u>			
<u>Minimum Building<sup>1</sup></u>	10'	10'	10'
<u>Maximum Building<sup>1</sup></u>	Main Street - 10'	10'	15'
	Center Street - 10'	N/A	N/A
	Other Streets - 10'	10'	15'
<u>Parking</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
<u>Side:</u>			
<u>Minimum Building<sup>2</sup></u>	0' or 8' if not built to the property line if mixed use or nonresidential structure with building code rated firewall		10' to nonresidential or mixed-use structures
	8' if nonrated firewall with windows		
	5' accessory buildings and structures		
	10' loading dock, with approved screening		
<u>Maximum Building<sup>2</sup></u>	0' or 8' if not built to the property line	N/A	N/A
<u>Parking<sup>2</sup></u>	<u>5'</u>	<u>5'</u>	<u>5'</u>



<u>Rear:</u>			
Minimum <u>Building</u> <sup>2</sup>	0' if building code rated firewall		20'
	20' if nonrated firewall with windows		
	5' accessory buildings and structures		
	10' loading dock, with approved screening		
<u>Parking</u> <sup>2</sup>	<u>5'</u>	<u>5'</u>	<u>5'</u>

Note:

1. In the CBD area 90 percent of the primary building must fall on the build-to line (front setback). Architectural elements such as pilasters, columns, cornices, box or bay windows, or other typical ornamentations may protrude into the required setback a maximum of 2 feet. However, primary building wall planes are not allowed to extend or be cantilevered into the required setbacks.
2. If property is adjacent to a residential zone, an additional five-foot (5') setback is required for all structures.

L. Detached Single-Family Development Standards:

~~2.—Structure Setbacks:~~

- ~~a.—Front setbacks to living area from all street fronting property lines: Fifteen feet (15'). Covered porches may be within ten feet (10') of the front property line. Required clear view areas may not be obstructed.~~
- ~~b.—Front setback to garage doors: Twenty five feet (25').~~
- ~~c.—Side setback: Five feet (5').~~
- ~~d.—Rear setback: Twenty five feet (25').~~
- ~~e.—Accessory structures shall not be located in front of the main structure and must comply with setback requirements for accessory structures in other single family zones of the city.~~

2. Setbacks

<u>Single Family Setback Requirements</u>				
	<u>Front</u>	<u>Street Side</u>	<u>Side</u>	<u>Rear</u>
<u>Building</u>	<u>25' to garage doors</u> <u>15' to living area</u> <u>10' to covered porch</u>	<u>25' to garage doors</u> <u>15' living area</u>	<u>5'</u>	<u>25'</u>
<u>Nonresidential Use Parking</u>	<u>20'</u>	<u>20'</u>	<u>5'</u>	<u>5'</u>
<u>Accessory Structure</u>	<u>Not permitted</u>	<u>25'<sup>1</sup></u>	<u>10'<sup>2</sup></u>	<u>10'<sup>2</sup></u>
<u>Accessory Structures shall be located at least twelve feet (12') from the dwelling or main structure and shall not be in any utility easements without written consent from those affected entities.</u>				

Notes

1. A three-foot (3') setback along the secondary frontage shall be permitted for an accessory building less than two hundred (200) square feet.
2. A three foot (3') side or rear setback shall be permitted for accessory buildings if the accessory structure walls closest to the side or rear property line are constructed with one hour or more fire-resistant walls.

**Title 10 Chapter 20 Section 220 is amended as follows:** (underlined text is added)

**10.20.220 R-43 RESIDENTIAL ZONE**

E. Structure Requirements:

~~1.—Setbacks~~

<b>Yard</b>	<b>R-43</b>
<b>Front yard</b>	50 feet from public road or centerline of private road
	40 feet from shared driveway
<b>Secondary front yard</b>	30 feet
<b>Side yard</b>	20 feet
<b>Rear yard</b>	30 feet

(Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011)

~~2. Accessory Structures (Including Detached Garages):~~

- ~~a. General Setbacks: All accessory structures must be located at least twelve feet (12') from any associated dwelling or main structure and may not be located in any utility easements without written consent from those affected entities.~~
- ~~b. Front Setback: Accessory structures are not permitted in the front yard of a dwelling.~~
- ~~c. Front Setback On Corner Lot: Accessory structures are not permitted in the front yard of a dwelling along a primary frontage nor within thirty feet (30') from secondary frontages except that accessory structures that are less than two hundred (200) square feet may be within the setback from a secondary frontage if the accessory structure is located at least three feet (3') from the property line that is along a secondary frontage.~~
- ~~d. Side Setback: Accessory structures must be ten feet (10') from a side property line, except that a three foot (3') side setback shall be permitted if the accessory structure walls closest to the side property line are constructed with one hour or more fire resistant walls.~~
- ~~e. Rear Setback: Accessory structures must be ten feet (10') from the rear property line, except that a three foot (3') rear setback shall be permitted if the accessory structure walls closest to the rear property line are constructed with one hour or more fire resistant walls. (Ord. 02-03-2018, 4-4-2018, eff. 4-5-2018)~~

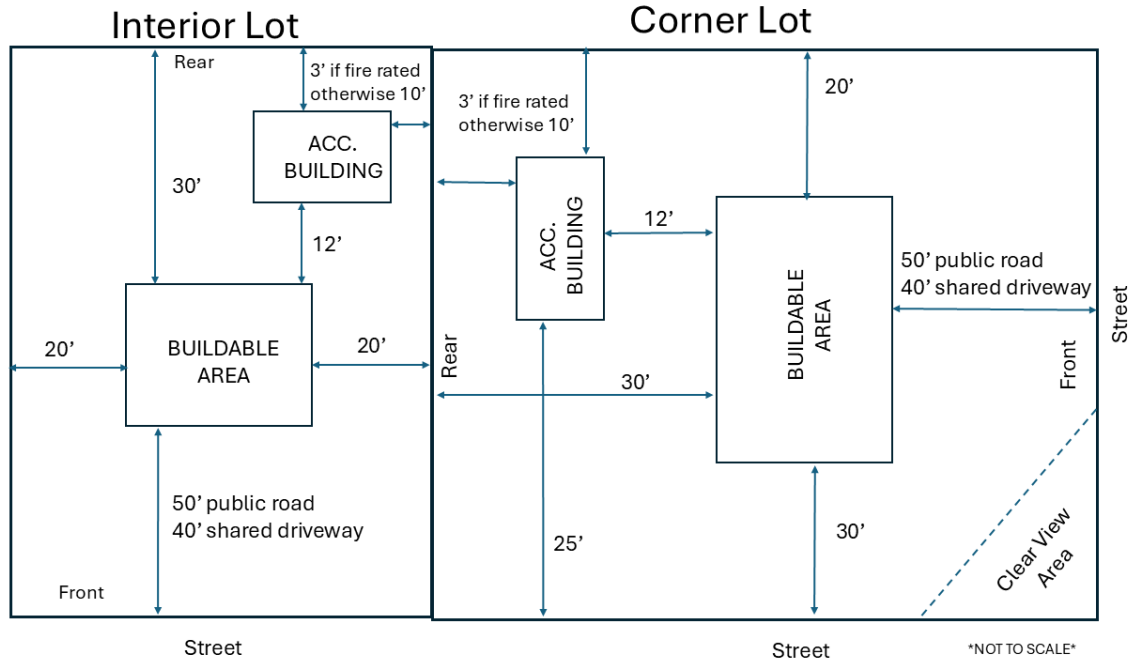
~~3. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011)~~

1. Setbacks

<u>R-43 Setback Requirements</u>				
	<u>Front</u>	<u>Street Side</u>	<u>Side</u>	<u>Rear</u>
<u>Building</u>	<u>50' public road or centerline of private road, 40' shared driveway</u>	<u>30'</u>	<u>20'</u>	<u>30'</u>
<u>Nonresidential Use Parking</u>	<u>20'</u>	<u>20'</u>	<u>5'</u>	<u>5'</u>
<u>Accessory Structure</u>	<u>Not Permitted</u>	<u>30'<sup>1</sup></u>	<u>10'<sup>2</sup></u>	<u>10'<sup>2</sup></u>
<u>Accessory Structures shall be located at least twelve feet (12') from the dwelling or main structure and shall not be in any utility easements without written consent from those affected entities.</u>				

Notes

1. A three-foot (3') setback along the secondary frontage shall be permitted for an accessory building less than two hundred (200) square feet.
  2. A three foot (3') side or rear setback shall be permitted for accessory buildings if the accessory structure walls closest to the side or rear property line are constructed with one hour or more fire-resistant walls.
  2. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090. (Ord. 03-02-2006, 3-1-2006, eff. 3-2-2006; amd. Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011)
- F. Dwelling Size: Minimum dwelling size shall be one thousand two hundred (1,200) square feet floor area on the main floor. (Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011)
- G. Property Development Standards:
1. Water Systems: Sufficient culinary and irrigation water rights and/or systems must be provided to each new lot created within this zone. Private water systems are not allowed if the buildings serviced in the development are within one thousand feet (1,000') of an existing public water system. (Ord. 09-04-2011, 9-21-2011, eff. 9-22-2011)
  2. Sewer Systems: Individual or communal septic tanks may be utilized for new homes based on compliance with all applicable City, State and Federal provisions, including, but not limited to, water source protection areas. Homes within three hundred feet (300') of a public sewer system must connect to the public system. Provision must be made with any new development for the eventual connection of dwellings to a public system. This may include installing dry sewer lines and stubs lines.
  3. Sensitive Lands: Environmentally sensitive lands (e.g., natural stream channels, floodplains, steep slopes, etc.) may not be included with lots as buildable areas. Such lands may be included with lots but shall not count toward the minimum lot area. The City Council may accept these lands as permanent open space for general City recreation, scenic, or cultural purposes.
  4. Access:
    - a. Roads: All properties must be accessed from improved public or private roads that comply with all public safety accessibility standards. Private roads may only be approved where documentation of a permanent maintenance and funding plan is provided. Though private roads are not encouraged, they are allowed with City Council approval, whether or not a public road could be constructed with property development constraints.
    - b. Driveways: Properties may utilize shared driveways for access up to two (2) lots. Shared driveways may only be approved where documentation of a permanent maintenance and funding plan is provided as well as appropriate deeds establishing unilateral control and responsibility for the driveway between the benefited properties.
  5. Development Agreements: Any property owner(s) wanting to develop within this zone must enter into a development agreement with the City prior to preliminary development approvals being granted. Such agreements should address the above development standards and any other criteria deemed appropriate by the property owner or City. (Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011)



**Title 10 Chapter 20 Section 240 is amended as follows:** (underlined text is added)

**10.20.240 CLM Commercial Light Manufacturing**

**D. Location Requirements; Commercial:**

1. ~~Front Setback: All buildings and structures shall be set back at least ten feet (10') from the front lot line.~~
2. ~~Side Setbacks:~~
  - a. ~~Interior Lots: Commercial buildings may be designed and constructed to be conjoined or share a common wall along a side property line, with a neighboring commercial building if:~~
    - (1) ~~The adjoining building is planned as a part of the same commercial development or plan, whether or not in subsequent phases;~~
    - (2) ~~A plan showing the overall commercial development, including all phases, is submitted to the community development department as a part of the applicant's commercial development application;~~
    - (3) ~~All specifications and regulations of the International Building Code (IBC) and the International Fire code (IFC), or subsequently adopted codes, are accounted for and satisfied;~~
    - (4) ~~Adequate parking facilities, as outlined in this title, are satisfied in full; and~~
    - (5) ~~All other applicable provisions of this code are satisfied. Existing commercial buildings located within a commercial zone which have been built with a setback may be remodeled or expanded to incorporate a conjoined situation only if the provisions herein are met in full. No building seeking a conjoined approval may overlap a property line to form a conjoined building with an established building containing a setback. Where no conjoined buildings are desired, a ten-foot (10') side setback shall be required. The minimum side setback for accessory buildings shall be ten feet (10'), except that a three-foot (3') side setback shall be permitted for accessory buildings located at least twelve feet~~

- (12') from the rear of any building and having fire resistant walls of two (2) hours or more.
- b. **Corner Lots:** All main and accessory buildings shall be set back from the street side property line a distance of not less than fifteen feet (15'). In addition, no building or structure may be permitted to be located within the clear view area. Interior side property line setbacks shall be determined as specified in paragraph G,2,1. Accessory buildings shall be set back not less than ten feet (10') from the interior side lot line, except that a three foot (3') interior side setback shall also be permitted for accessory buildings located a distance of twelve feet (12') from the rear of the primary structure and having fire resistant walls of two (2) hours or more.
- 3. **Commercial Strips:** Two (2) or more commercial buildings may be continually conjoined, as determined herein, provided that no such strip is continued for more than three hundred feet (300') of continual linear building frontage without an easement and/or accessway of at least fifteen feet (15') in width being established to provide emergency access to the rear of the property(ies). Any gap in building frontage of less than ten feet (10') shall be considered continued building frontage. All such commercial strips shall meet the provisions of conjoined buildings as provided in paragraph G,2,1.
- 4. **Rear Setback:**
  - a. **Interior Lots:** All dwellings and other main buildings shall be set back from the rear property line a distance of at least ten feet (10'). Accessory buildings on interior lots shall be set back not less than ten feet (10') from the rear property line, except that a two foot (2') rear setback shall be permitted for accessory buildings having fire resistant walls of two (2) hours or more and located at least twelve feet (12') to the rear of any dwelling.
  - b. **Corner Lots:** All dwellings and other main buildings shall be set back from the rear property line a distance of at least ten feet (10'). Accessory buildings on corner lots shall be set back not less than ten feet (10') from the rear property line, except that a two foot (2') rear setback shall be permitted for accessory buildings located at least twelve feet (12') to the rear of any dwelling and having fire resistant walls of two (2) hours or more.
- 5. **Clear View:** All structures must be placed in conformance with the clear view standards found in SCC 10.16.090.
- 6. **Fuel Pumps:** Fuel pumps shall be located no closer than thirty feet (30') from any street.
- 7. **Residential Setback:** The minimum setback from any residential zone or use shall be fifteen feet (15').

1. Setback Table

<u>CLM (Commercial) Setback Requirements</u>				
	<u>Front</u>	<u>Street Side</u>	<u>Side<sup>3</sup></u>	<u>Rear<sup>3</sup></u>
<u>Building</u>	<u>10'</u>	<u>15'</u>	<u>10' or may share common wall if requirements in SCC 10.20.240.D.2 are met.</u>	<u>10'</u>
<u>Accessory Structure</u>	<u>10'</u>	<u>15'</u>	<u>10'<sup>1</sup></u>	<u>10'<sup>2</sup></u>
<u>Parking</u>	<u>15'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
<u>Accessory Structures shall be located at least twelve feet (12') from the dwelling or main structure and shall not be in any utility easements without written consent from those affected entities.</u>				

Notes

1. A three-foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') from the side or rear of any building and having fire resistant walls of two (2) hours or more.
  2. A three-foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') from the side or rear of any building and having fire resistant walls of two (2) hours or more.
  3. The minimum setback for all structures and parking areas from any residential zone or use shall be an additional five feet (5').
2. Side Setback Exceptions:
- a. Interior Lots: Commercial buildings may be designed and constructed to be conjoined or share a common wall along a side property line, with a neighboring commercial building if:
    - (1) The adjoining building is planned as a part of the same commercial development or plan, whether or not in subsequent phases;
    - (2) A plan showing the overall commercial development, including all phases, is submitted to the community development department as a part of the applicant's commercial development application;
    - (3) All specifications and regulations of the International Building Code (IBC) and the International Fire code (IFC), or subsequently adopted codes, are accounted for and satisfied;
    - (4) Adequate parking facilities, as outlined in this title, are satisfied in full; and
    - (5) All other applicable provisions of this code are satisfied. Existing commercial buildings located within a commercial zone which have been built with a setback may be remodeled or expanded to incorporate a conjoined situation only if the provisions herein are met in full. No building seeking a conjoined approval may overlap a property line to form a conjoined building with an established building containing a setback.
    - (6) Commercial Strips: Two (2) or more commercial buildings may be continually conjoined, as determined herein, provided that no such strip is continued for more than three hundred feet (300') of continual linear building frontage without an easement and/or accessway of at least fifteen feet (15') in width being established to provide emergency access to the rear of the property(ies). Any gap in building frontage of less than ten feet (10') shall be considered continued building frontage. All such commercial strips shall meet the provisions of conjoined buildings as provided in paragraph G.2.a.
3. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090.
4. Fuel Pumps: Fuel pumps shall be located no closer than thirty feet (30') from any street.
5. Building Heights:
- a. The minimum allowable height shall be eight feet (8'), measured from the interior ceiling to the exterior grade.
  - b. The maximum allowable height shall be forty-eight feet (48'), measured from the interior ceiling to the exterior grade.

E. Location Requirements; Light Manufacturing:

1. ~~All Buildings and Structures:~~
  - a. ~~Front Setback: Thirty five feet (35') from the front lot line.~~
  - b. ~~Front Setback On Corner Lot: Thirty five feet (35') from property line along primary frontage, thirty feet (30') from property line along secondary frontage.~~
  - c. ~~Side Setbacks:~~

- ~~(1) Interior Lots: All main buildings shall be set back from the side property line a distance of at least ten feet (10'), and the sum of the total distance of the two (2) side setbacks shall be at least twenty feet (20'). Accessory buildings on interior lots shall be set back from the side property line a distance of at least ten feet (10'), except that a three foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') to the rear of any main building and having fire resistant walls of two (2) hours or more.~~
- ~~(2) Corner Lots: All main and accessory buildings shall be set back from any street not less than twenty five feet (25'). Accessory buildings shall be set back not less than ten feet (10') from the interior side lot line, except that a three foot (3') interior side setback shall also be permitted for accessory buildings located a distance of twelve feet (12') from the rear of the primary structure and having fire resistant walls of two (2) hours or more.~~

d. **Rear Setback:**

- ~~(1) Interior Lots: All dwellings and other main buildings shall be set back from the rear property line a distance of at least ten feet (10'). Accessory buildings on interior lots shall be set back not less than ten feet (10') from the rear property line, except that a two foot (2') rear setback shall be permitted for accessory buildings having fire resistant walls of two (2) hours or more and located at least twelve feet (12') to the rear of any dwelling.~~
- ~~(2) Corner Lots: All dwellings and other main buildings shall be set back from the rear property line a distance of at least ten feet (10'). Accessory buildings on corner lots shall be set back not less than ten feet (10') from the rear property line, except that a two foot (2') rear setback shall be permitted for accessory buildings located at least twelve feet (12') to the rear of any dwelling and having fire resistant walls of two (2) hours or more.~~

1. Setbacks

<u>CLM (Light Industrial) Setback Requirements</u>				
	<u>Front</u>	<u>Street Side</u>	<u>Side<sup>3</sup></u>	<u>Rear<sup>3</sup></u>
<u>Building</u>	<u>35'</u>	<u>25'</u>	<u>10'</u>	<u>10'</u>
<u>Accessory Structure</u>	<u>35'</u>	<u>25'</u>	<u>10'<sup>1</sup></u>	<u>10'<sup>2</sup></u>
<u>Parking</u>	<u>20'</u>	<u>20'</u>	<u>10'<sup>4</sup></u>	<u>10'<sup>4</sup></u>
<u>Accessory Structures shall be located at least twelve feet (12') from the dwelling or main structure and shall not be in any utility easements without written consent from those affected entities.</u>				

Notes

1. A three-foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') from the side or rear of any building and having fire resistant walls of two (2) hours or more.
2. A three-foot (2') side setback shall be permitted for accessory buildings located at least twelve feet (12') from the side or rear of any building and having fire resistant walls of two (2) hours or more.
3. If property is adjacent to a residential zone, an additional five-foot (5') setback is required for all structures and parking areas.
4. Landscaping yards are not required within storage or material yards unless adjacent to a residential zone.

2. Clear View: All structures must be placed in conformance with the clear view standards found in SCC 10.16.090.
3. Size of building: The ground floor area of all building has not been specified
4. Building Heights:
  - a. The minimum allowable height shall be eight feet (8’), measured from the interior ceiling to the exterior grade.
  - b. The maximum allowable height shall be forty -eight feet (48’), measured from the interior ceiling to the exterior grade.

**Title 10 Chapter 52 Section 30 is amended as follows:** (underlined text is added)

**10.52.030 DEVELOPMENT PROJECT LANDSCAPING REQUIREMENTS**

B. General Landscaping Standards: The following requirements and recommendations apply to all landscaping projects that are subject to city review.

8. Landscaping percentages

<u>Minimum Landscaping Requirements</u>	
<u>MBD (Commercial/Mixed Use)</u>	<u>20%</u>
<u>MBD (Multifamily)</u>	<u>30%</u>
<u>C-1</u>	<u>10%</u>
<u>RC (Commercial)</u>	<u>10%</u>
<u>RC (Multifamily)</u>	<u>30%</u>
<u>PC</u>	<u>10%</u>
<u>I-1 &amp; CLM</u>	<u>8%</u>
<u>PO</u>	<u>10%</u>
<u>NONRESIDENTIAL IN RESIDENTIAL</u>	<u>15%</u>

C. Landscape Yards And Screening:

1. Required Landscape Yards: ~~The following landscaping yards and buffers are required as listed in table 1 of this section:~~ See individual zones for parking and building setbacks.  
Area that is not being used for building or parking must be landscaped.

**TABLE 1  
REQUIRED LANDSCAPE YARDS AND AREAS**

<b>Zone/Use</b>	<b>Front To Building/To Parking</b>	<b>Street Side To Building/To Parking</b>	<b>Side</b>	<b>Rear</b>	<b>Side Or Rear Abutting A Residential Zone<sup>†</sup></b>	<b>Minimum Percentage Of Landscape Area</b>
<b>MBD along Main Street (200 W to 100 E)</b>	<b>10'/10'<sup>-2</sup></b>	<b>10'/10'<sup>-2</sup></b>	<b>5'<sup>3</sup></b>	<b>5'</b>	<b>5'</b>	<b>See MBD development standards</b>
<b>C-1</b>	<b>Landscaping yards within these zones shall be established in relationship to required setbacks for buildings and parking areas</b>					<b>10%</b>
<b>RC</b>	<b>30'/15'</b>	<b>20'/10'</b>	<b>10'</b>	<b>10'</b>	<b>20'</b>	<b>10%</b>
<b>PC</b>	<b>30'/15'<sup>-2</sup></b>	<b>20'/10'<sup>-2</sup></b>	<b>10'</b>	<b>10'</b>	<b>20'</b>	<b>10%</b>



I-1	35'/20'	25'/20'	10' <sup>4</sup>	10' <sup>4</sup>	15'	8%
PO	30'/15'	20'/10'	10'	20'	20'	10%
Multiple-unit residential dwellings <sup>5</sup>	30'/20'	30'/20'	20'	30'	30'	See multi-family development standards
Core area (multi-family/nonresidential) other than MBD	20'/20'	15'/20'	10'	20'	20'	10%
Nonresidential uses that may be appropriate in a residential zone	30'/20'	30'/20'	5'	5'	10'	15%

**Notes:**

- 1.—A site is considered to abut a residential zone even if the residential zone begins at the centerline of an adjacent public street to the rear or side of the proposed development.
- 2.—Where sites are constructed with outdoor eating and display areas along the public right of way, a maximum of 60 percent of this area may include pavers or other city approved hardscape.
- 3.—This side yard requirement for the building can be waived when the associated building is constructed with 0 setback from a side property line and an adjoining building is or will be constructed with a similar 0 setback as part of a master planned development or plans for the adjoining site are under review by the city.
- 4.—Landscaping yards are not required within storage or material yards unless adjacent to a residential zone.
- 5.—Landscape yards are to be established from the outer walls of any attached unit structures.

**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, February 5, 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 4th day of February 2025.

\_\_\_\_\_  
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 4<sup>th</sup> day of February 2025, entitled

**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ADOPT SETBACK TABLES AND UPDATE SETBACK FIGURES AS WELL AS SIMPLIFYING SETBACKS AND LANDSCAPING REQUIREMENTS 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 4<sup>th</sup> day of February 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.

\_\_\_\_\_  
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:

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

# MEMO



To: Planning Commission

From: Ryan Harris, Senior Planner

Date: January 24, 2024

Re: **Amendment to the General Plan (Moderate Income Housing Plan)**

The Utah State Legislature mandates that cities update their Moderate-Income Housing Plan (MIHP) to include strategies from a predefined list of options, along with a plan for implementing each strategy (see Utah Code Annotated 10-9a-408). The MIHP must detail the proposed strategies, along with a timeline and implementation plan for each.

This year, city staff has developed six strategies, from which five need to be selected. Two strategies offer several options to choose from. Specifically, Strategy One has four options, and Strategy Six has two options. The draft amendment outlines the proposed strategies and the implementation plan for each.

The Planning Commission's role is to hold a public hearing, review the proposed General Plan Amendment, and forward their recommendation to the City Council.

**Recommended motion:** “Motion to recommend approval of the proposed update of the Moderate-Income Housing Plan of the General Plan and recommend approval of the following strategies \_\_\_\_\_.”

**Attachment:**

1. Draft update to the Moderate-Income Housing Plan of the Santaquin City General Plan



## 1: MODERATE INCOME HOUSING ELEMENT

The Utah Municipal Code, 10-9a-403(2)(a)(iii) requires that all cities adopt a Plan for “Moderate Income Housing” as part of their General Plan. Section 10-9a-403(2)(b) of the Utah Municipal Code, outlines three issues that must be addressed in the Moderate Income Housing Plan. The three issues that must be addressed are: 1) municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing; 2) an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years; and 3) shall include a recommendation to implement three or more strategies found in 10-9a-403(2)(b)(iii) of the Utah Municipal Code.

### I. Current Moderate-Income Population

Moderate income housing is defined by the Utah State Code 10-9a-103(38) as: “...housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.”

The U. S. Census Bureau lists the median household income in Utah County in 2022<sup>24</sup> as ~~\$96,000~~ \$109,500. Information from the U.S Department of Housing and Urban Development (HUD) indicates that based on the size of the household, an income level of ~~\$54,450 – \$98,900~~ \$61,050 - \$115,150 could still be considered a low-income household. For example, a household with 4 people making less than ~~\$80,900~~ \$87,200 is considered having a low income.

**Table 1: Low Income Levels Based on Household Size.**

Income Levels	Household Size							
	1	2	3	4	5	6	7	8
Low (80%) Income Limits	<del>\$52,450</del>	<del>\$59,950</del>	<del>\$67,450</del>	<del>\$74,900</del>	<del>\$80,900</del>	<del>\$86,900</del>	<del>\$92,900</del>	<del>\$98,900</del>
	<u>\$61,050</u>	<u>\$69,750</u>	<u>\$78,500</u>	<u>\$87,200</u>	<u>\$94,200</u>	<u>\$101,200</u>	<u>\$108,150</u>	<u>\$115,150</u>
Very Low (50%) Income Limits	<del>\$32,800</del>	<del>\$37,450</del>	<del>\$42,150</del>	<del>\$46,800</del>	<del>\$50,550</del>	<del>\$54,300</del>	<del>\$58,050</del>	<del>\$61,800</del>
	<u>\$38,150</u>	<u>\$43,600</u>	<u>\$49,050</u>	<u>\$54,500</u>	<u>\$58,900</u>	<u>\$63,250</u>	<u>\$67,550</u>	<u>\$71,980</u>
Extremely Low (30%) Income Limits	<del>\$19,700</del>	<del>\$22,500</del>	<del>\$25,300</del>	<del>\$28,100</del>	<del>\$32,470</del>	<del>\$37,190</del>	<del>\$41,900</del>	<del>\$46,630</del>
	<u>\$22,900</u>	<u>\$26,200</u>	<u>\$29,450</u>	<u>\$32,700</u>	<u>\$36,580</u>	<u>\$41,960</u>	<u>\$47,340</u>	<u>\$52,720</u>

Source: Information obtained from US Housing and Urban Development Income Limits Documentation System 2024(www.huduser.org)

Santaquin’s population per the United States Census in 20~~10~~20 was ~~9,128~~ 13,725 and the population estimate for 20~~20~~30 was is ~~13,725~~ 21,218. That is an increase of ~~4,597~~ 7,493 residents in ten years. Each year, HUD receives custom tabulations of the American Community Survey 5-Year Estimate (ACS) from the Census Bureau. This data is known as the Comprehensive Housing Affordability Strategy (CHAS). This data demonstrates the



## 1: MODERATE INCOME HOUSING ELEMENT

extent of housing problems and needs, particularly for low income households. Table 2 categorizes household income levels by Area Median Income (AMI) using the statistics for CHAS. This table illustrates the number of Santaquin households whose total income falls within each income bracket.

**Table 2: Households by Income Level 201821**

AMI Income Level	Households	% of Households
100% AMI	<del>1,510</del> 1,720	<del>53</del> 48%
80% AMI	<del>895</del> 1,545	<del>32</del> 43%
50% AMI	<del>325</del> 220	<del>11</del> 6%
30% AMI	<del>100</del> 125	<del>4</del> 3%

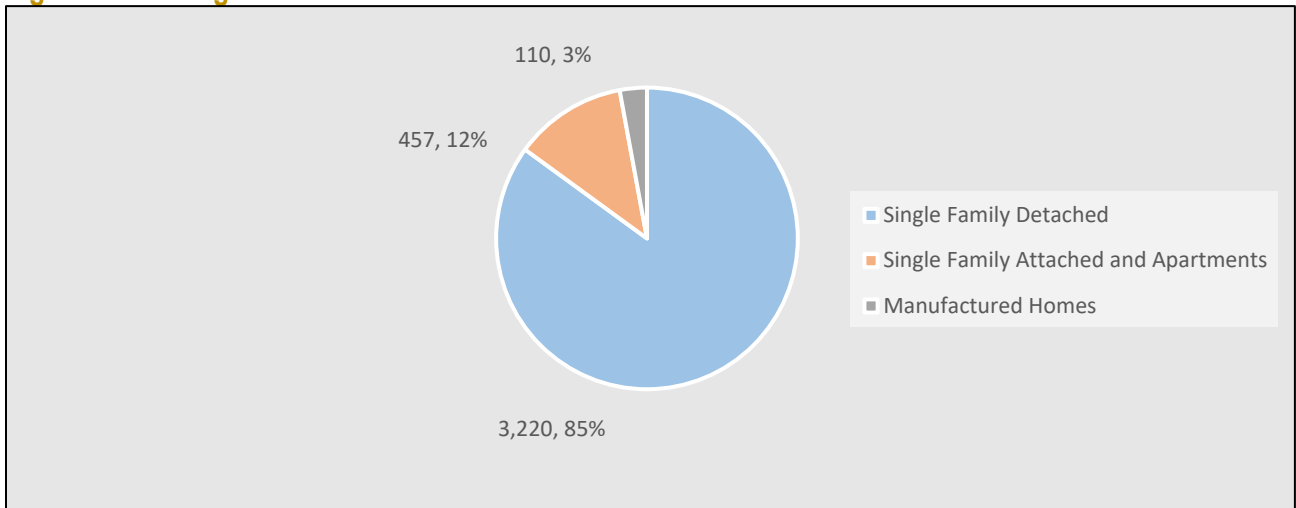
Source: Information obtained from US Housing and Urban Development Comprehensive Housing Affordability Strategy 201821 ([www.huduser.org](http://www.huduser.org))

A low income is considered to be 80% of the AMI. In 201821, there are ~~1,320~~ 1890 households in Santaquin with a household income categorized as low income to extremely low income. The households that earn just 30% of the AMI find it very difficult to live within the affordable housing guidelines since they cannot afford average market rental rates. It is vital to the well-being of the community that households of all income levels have affordable housing options.

## II. Current Housing Stock

In 2020 2022, Santaquin had ~~2,759~~ 3,220 detached single-family residences, ~~393~~ 457 attached single family or apartment units, and ~~120~~ 110 manufactured homes. These numbers combine for a total of ~~3,272~~ 3,787 dwelling units. The majority of dwelling units in Santaquin were owner-occupied. There were ~~2,768~~ 3,306 owner occupied units, ~~478~~ 481 renter occupied units and 26 vacant units.

**Figure 1: Housing Stock**

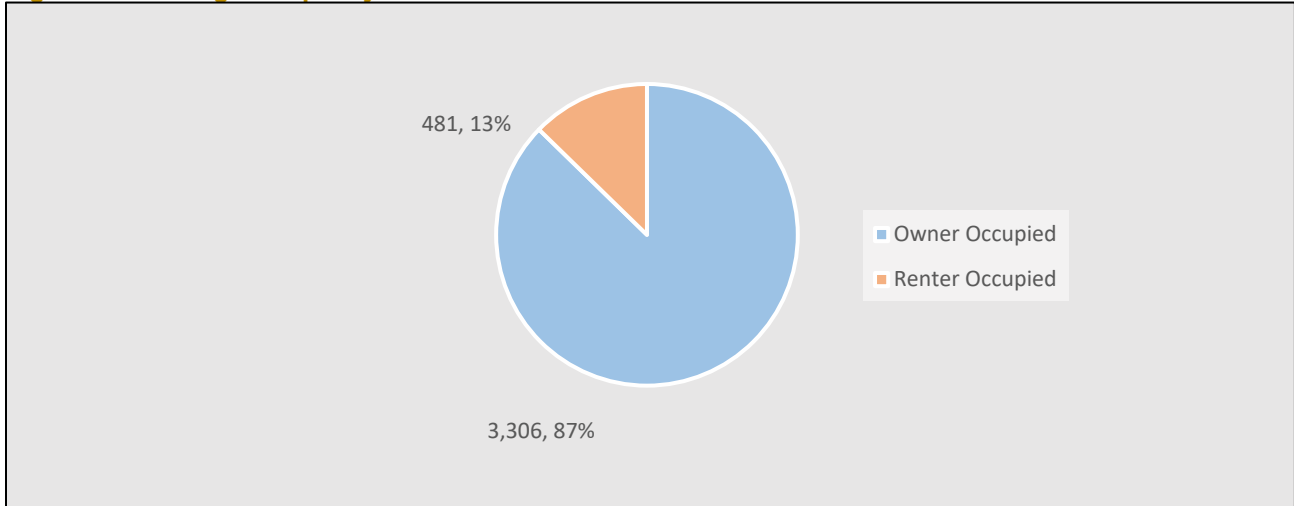


Source: US Census Bureau’s American Community Survey, 2020 2022 ([www.factfinder.census.gov](http://www.factfinder.census.gov))



## 1: MODERATE INCOME HOUSING ELEMENT

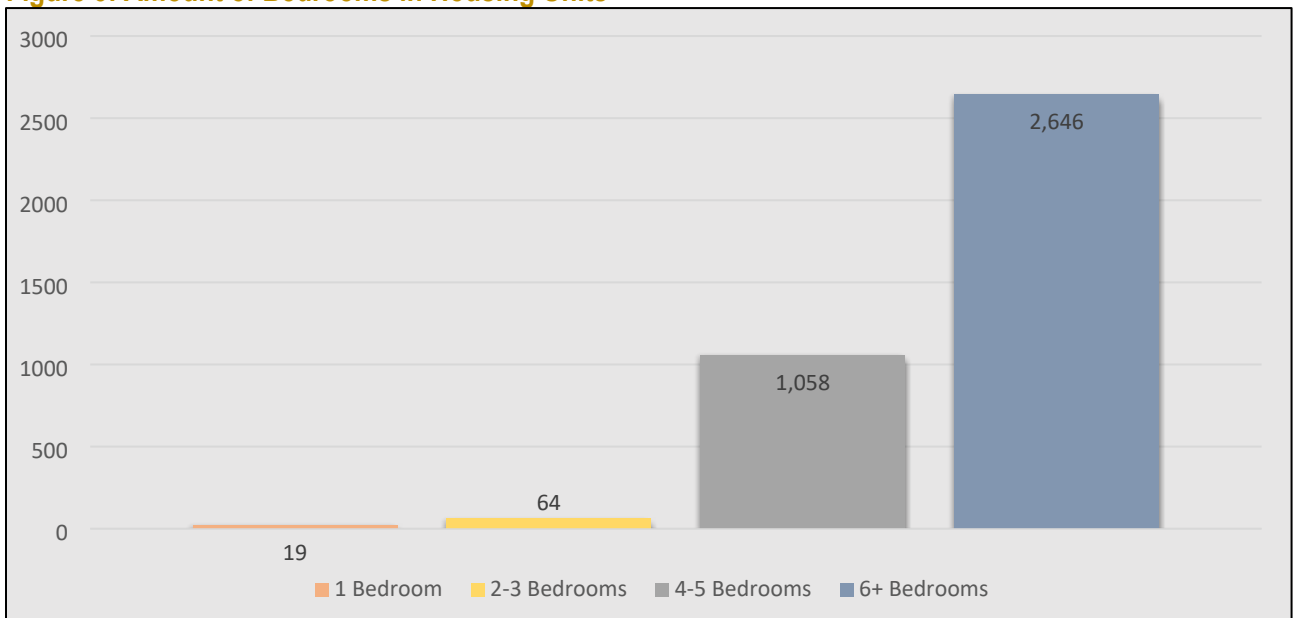
Figure 2: Housing Occupancy



Source: US Census Bureau's American Community Survey, ~~2020~~ 2022 ([www.factfinder.census.gov](http://www.factfinder.census.gov))

There are ~~43~~19 dwelling units that have ~~no~~ one bedrooms and ~~44~~ 64 dwellings with ~~one~~two-three bedrooms. The majority of housing units have ~~3~~4+ bedrooms. Approximately ~~53~~59% of the housing stock in Santaquin was built in 2000 or later and ~~41~~8% built before 1959.

Figure 3: Amount of Bedrooms in Housing Units



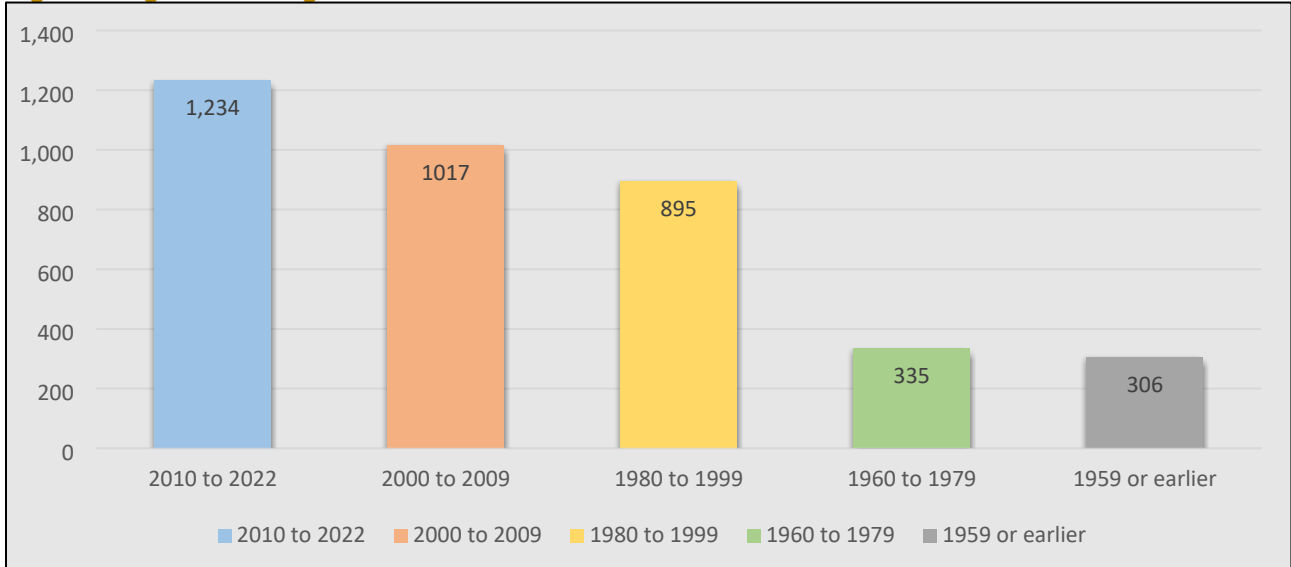
Source: US Census Bureau's American Community Survey, ~~2020~~ 2022 ([www.factfinder.census.gov](http://www.factfinder.census.gov))





## 1: MODERATE INCOME HOUSING ELEMENT

Figure 4: Age of Housing Stock



Source: US Census Bureau’s American Community Survey, 2017-2022 ([www.factfinder.census.gov](http://www.factfinder.census.gov))

### III. Housing and Rent Affordability

Affordability of housing units is determined by AMI and the amount a household at each income level can afford. Housing is considered affordable by State and Federal definition when a household spends no more than 30% of their annual income on housing expenses, including mortgage or rent and utilities. Households that spend more than 30% of their monthly income on housing expenses are considered cost-burdened.

In 2019-2024, the AMI for Utah County was \$96,000-\$109,500 or \$8,000-\$9,125 a month. Based on these numbers, mortgage or rent and utilities should be no higher than \$2,400-\$2,737 per month for the unit to be considered affordable.

The Moderate-Income Housing Plan is created to ensure that housing is affordable for all income levels. The same affordability standards apply to all income levels. For example, a household that makes 80% of the AMI, which is \$76,800-\$87,600 or \$6,400-\$7,300 a month, can spend \$1,920-\$2,190 on mortgage or rent and utilities.

The table below summarizes the maximum monthly affordable housing costs for various income levels in Santaquin. The estimated maximum mortgage loan amount in the table below is based on a 30-year fixed rate loan at 5.5% interest and a 10% down payment and a monthly utility bill of \$350.



## 1: MODERATE INCOME HOUSING ELEMENT

**Table 3: Affordability Summary 2019**

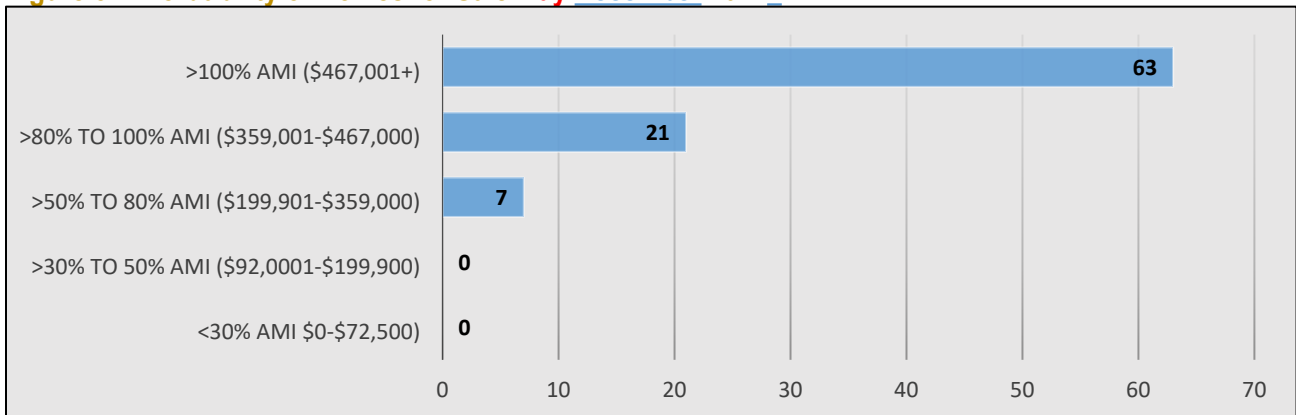
Household Income	Yearly Income	Monthly Income	Monthly Housing Expenses	Max. Mortgage Loan Amount
100% AMI	\$96,000	\$8,000	\$2,400	\$400,000
	\$109,500	\$9,125	\$2,737	\$467,000
80% AMI	\$76,800	\$6,400	\$1,920	\$308,000
	\$87,600	\$7,300	\$2,190	\$359,000
50 % AMI	\$48,000	\$4,000	\$1,200	\$168,000
	\$54,750	\$4,562	\$1,368	\$199,900
30% AMI	\$28,800	\$2,400	\$720	\$72,500
	\$32,850	\$2,737	\$821	\$92,000

Source: Information obtained from US Housing and Urban Development Income Limits Documentation System 2020 2024 ([www.huduser.org](http://www.huduser.org))

Research conducted on [utahrealestate.com](http://utahrealestate.com) and [homes.ksl.com](http://homes.ksl.com) [Zillow.com](http://Zillow.com) indicate that there were **26 91** homes for sale in Santaquin as of **May-December 2024**. Of the **26 91** homes available, 7 units are affordable to moderate income households and there are 0 homes available to low-income households.

There were **5 26** properties listed for rent on [zillow.com](http://zillow.com) [KSL.com](http://KSL.com) and [rentler.com](http://rentler.com). Of the **5 26** properties available for rent, **4 20** was available to moderate income households and 4 were available to low-income households.

**Figure 5: Affordability of Homes for Sale May-December 2024**

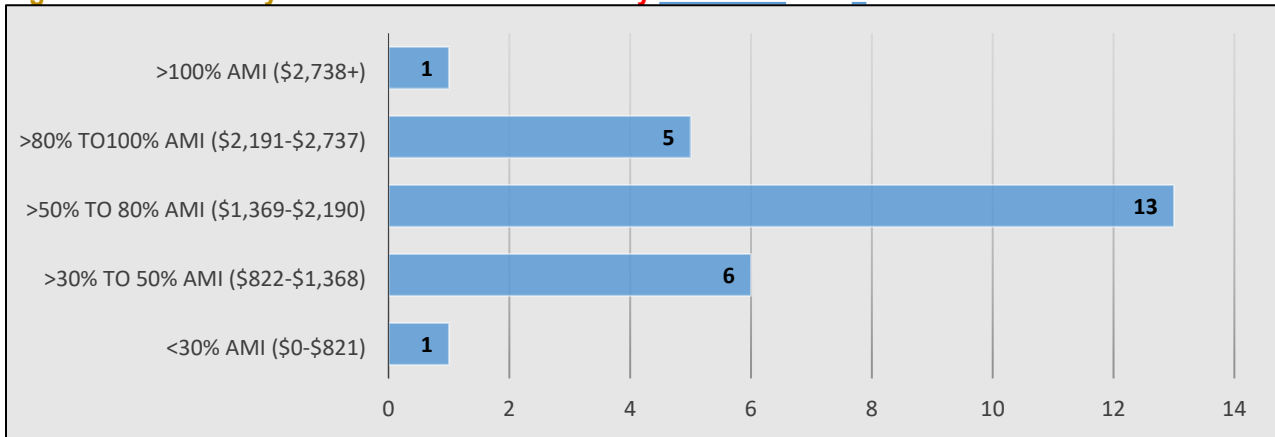


Source: [utahrealestate.com](http://utahrealestate.com), [homes.ksl.com](http://homes.ksl.com), **May-December 2024**



# 1: MODERATE INCOME HOUSING ELEMENT

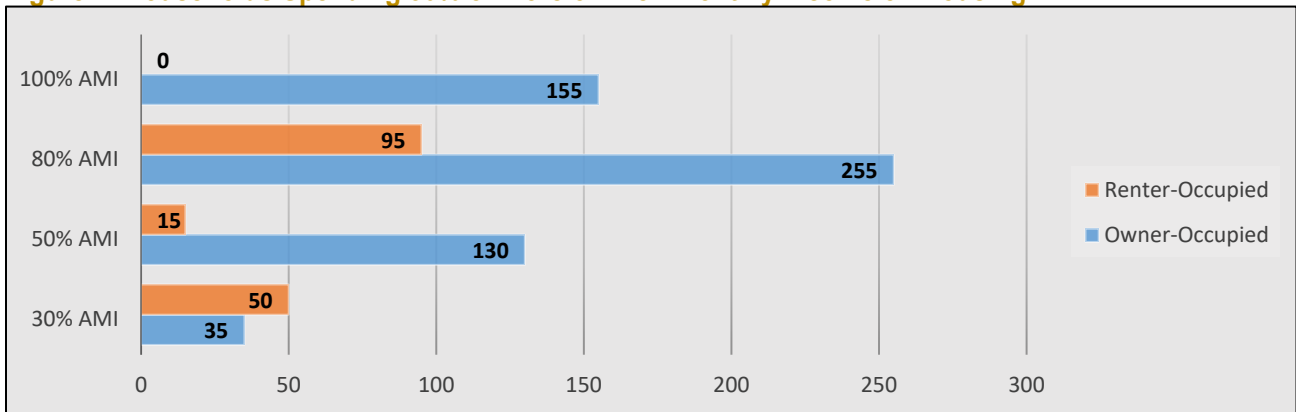
Figure 6: Affordability of Available Rental Units ~~May~~ December 2022<sup>4</sup>



Source: Zillow.com, Rentler.com, ~~May~~ December 2022<sup>4</sup>

The two figures below show the owner-occupied and renter-occupied households that are spending 30% or 50% of their monthly income on housing.

Figure 7: Households Spending 30% or More of Their Monthly Income on Housing

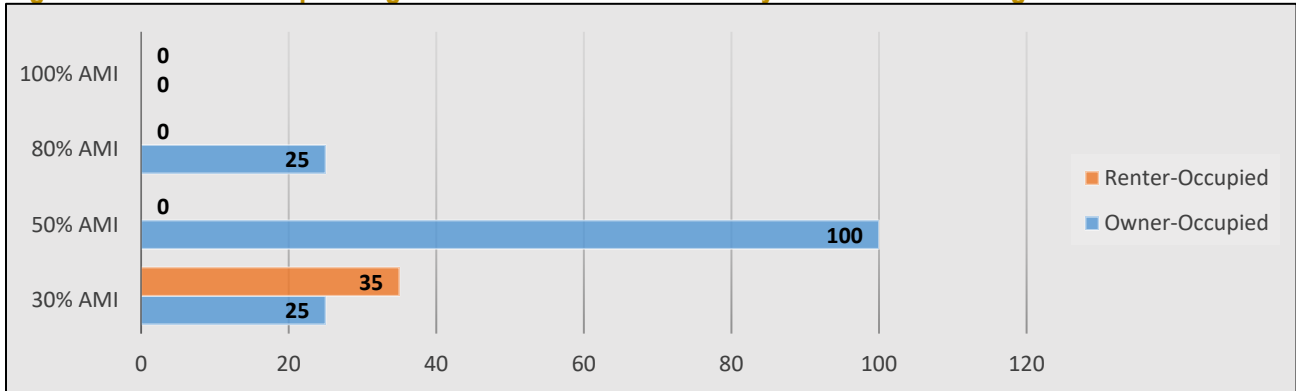


Source: Comprehensive Housing Affordability Strategy 20~~18~~21 (huduser.gov)



# 1: MODERATE INCOME HOUSING ELEMENT

**Figure 8: Households Spending 50% or More of Their Monthly Income on Housing**



Source: Comprehensive Housing Affordability Strategy 2018-21 (huduser.gov)

## IV. Evaluation of How Existing Land Uses and Zones Affect Opportunities for Moderate Income Housing

Santaquin’s affordable housing is primarily clustered near the center of town. This is primarily due to the zoning regulations that are in place and the age of the housing stock in this area. Some affordable housing is also found in newer, larger homes, where accessory apartments are located. Santaquin’s zoning regulations allow for more affordable housing to get built in areas which are more readily serviced by public transit, services, and amenities.

Zoning around Main Street allows for multi-unit housing and even encourages more housing opportunities near the Central Business District. These areas are serviced by public transit and are within walking distance to businesses.

Most of the older homes in the core area include 2-3 bedroom structures on large lots. Santaquin allows for redevelopment and infill reduction standards within the core area of town to increase the amount of new affordable housing stock in the area. The infill reduction may allow for the square footage of the lot and the lot frontage to be reduced by 20% from what the underlying zone requires. This always for smaller more affordable lots and homes.

Other affordable units in the city are accessory dwelling units. They are sought by single person households and young families with limited incomes and older individuals, who also benefit from these units, since the rental income helps subsidize their retirement incomes.



## 1: MODERATE INCOME HOUSING ELEMENT

Attached accessory dwelling units are allowed in every residential zone in Santaquin. Detached accessory dwelling units are allowed in the R-8 Residential zone.

Santaquin also encourages higher densities within typical single-family zones by doing a Planned Unit Development (PUD). A PUD allows for additional multi-family and “starter home” dwellings. With the approved PUD’s in the City, there will continue to be multi-family and starter home dwellings for the foreseeable future.

### V. Santaquin’s Program to Encourage Moderate Income Housing for the Next Five Years

Providing a mix of residential densities, both in housing and parcel size throughout the community can stabilize home values, draw a variety of households to the City, and increase economic potential. Knowing this, Santaquin has zoning regulations near downtown that allows for more infill and high density developments where infrastructure is readily available. This directed growth will likely consist of smaller lots or higher density developments, which helps provide housing opportunities not readily available to those with extremely low income. It will also increase economic development potential and local business support in the downtown area. Areas which have not been developed yet or are currently in agriculture operations are slated for low density development (e.g. ranchettes, farmsteads) for those seeking larger properties and animal rights. Other lands within current developments are also being reserved for housing of attached single family homes or large lot estate homes. All of these efforts will strengthen the housing market around Santaquin while maintaining the affordability of homes.

Providing high density residential areas in strategic locations will be a priority. The objectives of establishing high density residential areas is to provide a residential environment within the city which is characterized by dwellings that may include attached and detached single-family homes, patio homes, townhomes or row-houses, duplex and apartments. These areas are situated to take advantage of existing public infrastructure, e.g. recreation facilities, utilities, services, schools and shopping centers. Proximity to these uses allows more community interaction with reduced dependence on automobiles with neighborhoods that are designed for walkability. Providing more density in these areas allows for development of properties with unique limitations due to size, configuration, location or price. These areas serve to recapture tax base opportunities lost by larger lot single family developments and increase the viability of commercial areas. The design of high density areas should integrate high quality materials and building character with integration to existing neighborhoods rather than create isolated and walled off housing projects. Allowing for more varied housing opportunities in the area can meet the needs of many levels of economic and demographic characteristics within the city, including young single professionals, recently married couples and elderly or retire couples or individuals that prefer less house size and less maintenance responsibilities

The following strategies and their corresponding implementation plans should be considered as the City reviews future residential development proposals



## 1: MODERATE INCOME HOUSING ELEMENT

### STRATEGIES AND IMPLEMENTATION PLANS:

Strategy 1 (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

#### Option 1

~~Implementation Plan – Efforts will be made to provide an educational resource to the public so that the individual and community benefits of accessory dwelling units can be better understood. This will be accomplished by hosting an open house where residents can learn from City staff and local experts about the things that need to be done to construct an accessory dwelling unit on their property. Santaquin City will consider modifying zoning regulations to expand the area where detached accessory dwelling units are permitted. Considerations to permit detached accessory dwelling units in the R-15 Zone will be reviewed by the Planning Commission and City Council.~~

~~Benchmarks and Timeline – Coordination with local experts and other resources will start in the first few months of 2024 with an anticipated open house to occur in the late spring. Notices about the open house will be posted around the city and through various other means. Notification letters will also be sent to real property owners that are within a zone that allow accessory dwelling units. A legislative process will be initiated to consider permitting detached accessory dwelling units in the R-15 Zone before June 1, 2025. Possible action will be implemented before August 1, 2025.~~

Strategy 1 (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

#### Option 2

Implementation Plan – Santaquin City will consider modifying the setback requirements for a Detached Accessory Dwelling Unit (DADU) and changing the definition of a rear yard to make it easier to install a DADU.

Benchmarks and Timeline – Santaquin City starting a discussing to reduce the setback requirements for a Detached Accessory Dwelling Unit (DADU) and changing the definition of a rear yard to make it easier in install a DADU in the fall of 2024. These discussions will continue in the first few months of 2025. A legislative process will be initiated by June 1, 2025. Possible action will be implemented before August 1, 2025.



## 1: MODERATE INCOME HOUSING ELEMENT

Strategy 1 (E) [Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.](#)

Option 3

[Implementation Plan – Efforts will be made to provide an educational resource to the public so that the individual and community benefits of accessory dwelling units can be better understood. This will be accomplished by hosting an open house where residents can learn from City staff and local experts about the things that need to be done to construct an accessory dwelling unit on their property.](#)

[Benchmarks and Timeline – Coordination with local experts and other resources will start in the first few months of 2025 with an anticipated open house to occur before August 1, 2025. Notices about the open house will be posted around the city and through various other means. Notification letters will also be sent to real property owners that are within a zone that allow accessory dwelling units.](#)

Strategy 1 (E) [Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.](#)

Option 4

[Implementation Plan – Santaquin City will discuss implementing a code amendment that allows a special use permit for accessory dwelling units. The permit will allow accessory dwelling units in restricted zones.](#)

[Benchmarks and Timeline - A legislative process will be initiated by June 1, 2025. Possible action will be implemented before December 1, 2025.](#)

Strategy 2 (L) Reduce, waive, or eliminate impact fees related to moderate income housing.

Implementation Plan – Santaquin City will work with third-party financial, engineering, and planning firms as each Santaquin City master plan is updated over the next five years to study utility efficiencies from accessory dwelling units which could proportionately reduce impact fees for accessory dwelling units. The City will start asking for this data in their request for proposals (RFP) and consider modifications to impact fees upon completion of each master plan update, accordingly.

Benchmarks and Timeline – ~~In 2023, the Parks, Recreation, Trails, and Open Space (PRTOS)~~ [Santaquin City will start the process of updating](#)



## 1: MODERATE INCOME HOUSING ELEMENT

~~the Storm Drain Master Plan before August 1<sup>st</sup>, 2025. was completed and the~~ The City will work with a financial consultant to determine an appropriate amount to reduce the associated impact fees. The City Council will consider an amendment to the Fee Schedule to reduce the applicable impact fees ~~in first few months of 2024~~ before August 1, 2026.

### Strategy 3 (Z)

~~Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.~~ Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

~~Implementation Plan – Santaquin City will work with landowners, developers, or builders to develop and/or redevelop property that is near commercial or mixed use areas. Santaquin City officials will identify specific areas for consideration and will proactively contact property owners to explore opportunities.~~ Santaquin City will consider modifying zoning regulations to reduce the minimum square footage requirements for various residential unit sizes in the Main Street Commercial (MSC) Area in the Main Street Business Districts (MSBD) zone.

~~Benchmarks and Timeline – Santaquin City Officials identify strategic areas and contact property owners in those identified areas to discuss the potential of rezoning property to facilitate moderate income residential developments. Discussions and planning will take place before August 1, 2024. A legislative process will be initiated by June 1, 2025. Possible action will be implemented before August 1, 2025.~~

### Strategy 4 (B)

Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.

Implementation Plan – Santaquin City will start work on expanding the City's Water Reclamation Facility (WRF). This work will allow for the City to maintain relatively lower sewer fees that are charged to all residents, including those who live in or desire to live in moderate income housing. ~~To demonstrate the benefit of the expansion of the~~





## 1: MODERATE INCOME HOUSING ELEMENT

~~WRF, the City will gather sewer rate data from nearby communities to compare to Santaquin City's sewer rates.~~

Benchmarks and Timeline – In ~~the first few months of~~ 2024, ~~T~~the Santaquin City Council ~~will~~ initiated a contract to start the design of the next phase of the expansion of the WRF. Santaquin City will vote on approving the construction cost to upgrade the WRF before August 1, 2025 and construction will start before August 1, 2026.

Strategy 5 (J)

Implement zoning incentives for moderate income units in new developments.

Implementation Plan – Santaquin City will consider modifying zoning regulations ~~to reduce the minimum square footage requirements for various residential unit sizes in the Main Street Business Districts (MSBD) zone.~~ to allow an increase in density within a PUD by six percent (6%) if ten percent (10%) of the units are built to the minimum unit size.

Benchmarks and Timeline – A legislative process will be initiated by July 1, ~~2024~~ 2025. Possible action will be implemented by August ,1 ~~2024~~ 2025.

Strategy 6 (F)

Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Option 1

Implementation Plan – Santaquin City will work with landowners, developers, or builders to rezone property that is near commercial or mixed use areas.

Benchmarks and Timeline – Santaquin City will work with landowners, developers, or builders to rezone property that is near commercial or mixed-use areas. Discussions and planning will take place before August 1, 2025.

Strategy 6 (F)

Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

Option 2

Implementation Plan – Santaquin City will work with a landowner to rezone property in the R8 zone to the MSR zone.



## 1: MODERATE INCOME HOUSING ELEMENT

Benchmarks and Timeline – Santaquin City will work with landowners, developers, or builders to rezone property that is near commercial or mixed-use areas. Discussions and planning will take place before August 1, 2025.



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

Commissioners Michael Romero, Jessica Tolman, and LaDawn Moak were excused from the meeting.

**Others in Attendance:** Senior Planner Ryan Harris, Planner Aspen Stevenson, City Council Member Jeff Siddoway, City Manager Norm Beagley, Recorder Amalie Ottley, Engineer Jon Lundell, EIT Megan Wilson, and various members of the public.

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

(There were technical issues with the YouTube audio recording at the beginning of this meeting. Audio was restored at approximately 13 minutes.)

**INVOCATION/INSPIRATIONAL THOUGHT**

Commissioner Weight offered an inspirational thought.

**PLEDGE OF ALLEGIANCE**

Commissioner Nixon led the Pledge of Allegiance.

**PUBLIC FORUM**

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

**DISCUSSION & POSSIBLE ACTION ITEMS:**

**1. Public Hearing: Standard Specifications & Drawings Update**

EIT Megan Wilson introduced each proposed update to the Santaquin City Standard Specifications & Drawings. The update addresses multiple divisions in the code and will address concerns expressed by Santaquin City Public Works with regards to the recent changes to the Utah State Code.

Commission Chair Wood opened the Public Hearing at 7:18 p.m.

No members of the public wished to address the Planning Commission in the Public Hearing regarding the topic of Standard Specifications & Drawings.

Commission Chair Wood closed the Public Hearing at 7:18 p.m.

Commissioner Weight suggested minor changes to some wording and grammar in the proposed changes. EIT Wilson made note of the changes. City Engineer Jon Lundell helped clarify aspects of the State Code changes that directly affect the city's proposed update to the Standard Specifications & Drawings.

Commissioner Hoffman made a motion to forward a positive recommendation to the City Council for approval of the proposed Standard Specifications and Drawings update. Commissioner Weight seconded the motion.

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

The motion passed.

**2. Public Hearing: Peter Rabbit Springs Property Rezone**

Senior Planner Harris introduced the proposed re-zoning of approximately 2 acres of parcel number 32:040:0066 from the Public Facilities (PF) zone back to the R-12 zone.

This rezoning proposal is related to the approval of the Scenic Ridge Estates Development Agreement, which was reviewed by the Planning Commission on November 12, 2024 and approved by the City Council on November 19, 2024. In the development agreement, the developer provided the City with approximately 5 acres within the Scenic Ridge Development for a debris basin, while the City granted the developer the two acres that are being proposed to be rezoned.

Prior to the approval of the development agreement, city staff also worked to rezone city land to the Public Facilities (PF) zone. Peter Rabbit Springs, which includes the 2 acres involved in this rezone request, was rezoned from the Residential R-12PUD to the PF zone. The proposed rezone aims to revert the property from the PF zone back to its original zoning of R-12.

Commission Chair Wood opened the Public Hearing at 7:28 p.m.

Richard Lajeunesse attended the public hearing to inquire about how any development that may be built by the developer would impact water in existing homes. He also inquired about how many homes may be built before water pressure becomes an issue on the east bench.

Russ Sumens expressed his concerns about water runoff in the Peter Rabbit Springs area in the springtime. He asked that city staff make sure that the runoff is taken into consideration with any future development in that area.

Steve Cherrington expressed his gratitude to the City for their efforts to be fiscally responsible. He added concerns that he had been told many years ago that no development would happen around his property near Peter Rabbit Springs until additional water structures were built. He stated his belief that the process of the development agreement for the Peter Rabbit Springs property was “behind closed doors.”

Commission Chair Wood closed the Public Hearing at 7:49 p.m.

City Manager Norm Beagley addressed the questions and concerns expressed in the Public Hearing. He indicated that there is not currently an approved subdivision application for the Peter Rabbit Springs property. However, there is a current development agreement that would allow for future development of the land. He went on to say that the development agreement was approved in open meetings and a public hearing was held, for which proper notice was published. Manager Beagley discussed the property owner's right to "move dirt" and alter their property as long as it does not fall under the scope of mass grading. Manager Beagley addressed the concerns regarding water pressure, stating that engineering has been completed by the city and by the private developer verifying that there would be no detrimental effect to existing neighboring homes or potential builds. He also addressed the city's involvement in the water runoff and the debris basins on the East Bench. Some members of the audience asked questions of Manager Beagley off of the official record. Manager Beagley stated that he would be willing to speak with them one-on-one at any time regarding the property and possible development. Mindy Sumens addressed the commission and Manager Beagley stating that she was told the spring was protected for wildlife and had concerns about how the land being altered may affect the wildlife in that area. Manager Beagley referred Ms. Sumens to the State of Utah's wildlife and public lands resources for questions related to wildlife.

Commission Chair Trevor Wood inquired how water might be diverted if the land was developed. Manager Beagley indicated that any building would have to be approved through the building and subdivision process and would be closely reviewed by engineering and other departments in the city to make sure the water runoff would be appropriately accounted for. Commission Chair Wood discussed with Manager Beagley the approved development agreement's consideration for open space.

Commissioner Nixon stated that she appreciated the input from the public regarding the proposed rezone. She hoped that any spring would be protected during the building process. She encouraged members of the public to attend meetings often to stay informed.

Commission Chair Wood also encouraged members of the public to attend meetings when applications are submitted for the property, adding that applications will follow the city's process for review and approval.

Commissioner Weight made a motion to forward a positive recommendation to the City Council for the rezoning of approximately two acres of parcel number 32:040:0066 from the Public Facilities (PF) zone to Residential (R-12) Zone. Commissioner Hoffman seconded the motion.

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

The motion passed.

### 3. The Peak Subdivision Preliminary Plan

Senior Planner Harris introduced the Peak Subdivision located at 390 North 200 East. The proposed subdivision is in the R-8 zone and consists of 2 lots on 0.30 acres. Lots within the R-8 zone are required

to have a minimum size of 8,000 square feet and a minimum lot width of 80 feet. Both proposed lots are 0.15 acres (6,487 square feet).

The applicant was granted an infill reduction request on September 10, 2024, by the Planning Commission. The City Council also approved a proposed deferral agreement for the applicant on October 1, 2024. On December 10, 2024, the Development Review Committee (DRC) reviewed the preliminary plans for the Peak Subdivision and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed.

The applicant indicated that they do have written approval from Summit Creek Irrigation Co. regarding any changes to the ditch and culvert on the property.

Commissioner Nixon made a motion to conditionally approve the preliminary plans for the Peak Subdivision with the following conditions:

- Provide written approval from Summit Creek Irrigation Co.
- The remnant parcel needs to be transferred to the property owners to the south of the subdivision (Parcel No. 09:112:0018) before plat recordation.

Commissioner Weight seconded the motion.

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

The motion passed.

#### 4. Discussion on Setback Tables & Figures

Planner Aspen Stevenson presented a proposed reorganization of tables in the city code regarding setback requirements. (See attached slides.) The setback requirements themselves will not change but will be communicated more effectively through the proposed update. Planner Stevenson presented multiple examples of tables that can be added to the code to make setbacks easier to understand for both applicants and city staff as well as standardizing existing code requirements. The Planning Commission approved of Planner Stevenson's presentation and thanked her for her hard work. Senior Planner Harris indicated that a Public Hearing would be noticed for the next Planning Commission meeting to address the proposed code update.

#### 5. Discussion on Moderate Income Housing

Senior Planner Harris presented recommended strategies to the Planning Commission regarding moderate income housing. (See attached slides.) The Planning Commission and the City Council have both worked through the previous years to meet the State of Utah's requirements for moderate incoming housing in Santaquin. As another year approaches to report to the state, Ryan highly recommended strategies that would reduce, waive, or eliminate impact fees, demonstrate investment in the rehabilitation or expansion of infrastructure and demonstrate implementation of any other

program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income. Senior Planner Harris indicated that a Public Hearing would be noticed for the next Planning Commission meeting to address the moderate income housing strategies for the coming year. Senior Planner Harris also presented other options such as implementing zoning incentives for moderate income housing units, rezoning for higher density or moderate income residential developments in commercial or mixed-use zones near major transit investment corridors, and create or allow for reduced regulations related to internal or detached accessory dwelling units. Commission members discussed the timelines for implementation of the strategies with Senior Planner Harris and agreed to review the options in order to consider them at the next Planning Commission meeting.

**OTHER BUSINESS**

**Meeting Minutes Approval**

Commissioner Nixon made a motion to approve the November 12, 2024 Meeting Minutes. Commissioner Weight seconded the motion.

Commissioner Hoffman	Yes
Commissioner Moak	Absent
Commissioner Nixon	Yes
Commissioner Romero	Absent
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 9:00 p.m.

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City Recorder – Amalie R. Ottley

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Planning Commission Chair – Trevor Wood

Setback  
Restructure  
Discussion



**Reorganized setback requirements by adding tables in each zone. Setbacks are NOT changing they are just communicated more effectively.**

# Residential Example (R10)

R-10 Setback Requirements				
	Front	Street Side	Side	Rear
Building	30' <sup>1</sup>	25'	10'	25'
Nonresidential Use Parking	20'	20'	5'	5'
Accessory Structure	Not permitted	25' <sup>2</sup>	10' <sup>3</sup>	10' <sup>3</sup>

Accessory Structures shall be located at least twelve feet (12') from the dwelling or main structure and shall not be in any utility easements without written consent from those affected entities.

### Notes

1. A property that fronts onto an urban or multiuse, non-equestrian trail corridor, as shown in the adopted Parks, Recreation, and Open Space Master Plan, may reduce the front setback along such corridor. The setback reduction may not exceed the width of such corridor, as measured from the back of curb, and a minimum ten-foot (10') setback must be maintained. The modification must still provide twenty-four feet (24') of parking between the structure and the lot line.
2. A three-foot (3') setback along the secondary frontage shall be permitted for an accessory building less than two hundred (200) square feet.
3. A three foot (3') side or rear setback shall be permitted for accessory buildings if the accessory structure walls closest to the side or rear property line are constructed with one or more fire-resistant walls.

# Commercial Example (CLM)

CLM (Commercial) Setback Requirements				
	Front	Street Side	Side <sup>3</sup>	Rear <sup>3</sup>
Building	10'	15'	10' or may share common wall if requirements in SCC 10.20.240.D.2 are met.	10'
Accessory Structure	10'	15'	10' <sup>1</sup>	10' <sup>2</sup>
Parking	15'	10'	10'	10'

Notes

1. A three-foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') from the side or rear of any building and having fire resistant walls of two (2) hours or more.
2. A three-foot (3') side setback shall be permitted for accessory buildings located at least twelve feet (12') from the side or rear of any building and having fire resistant walls of two (2) hours or more.
3. The minimum setback for all structures and parking areas from any residential zone or use shall be an additional five feet (5').

2. Side Setback Exceptions:

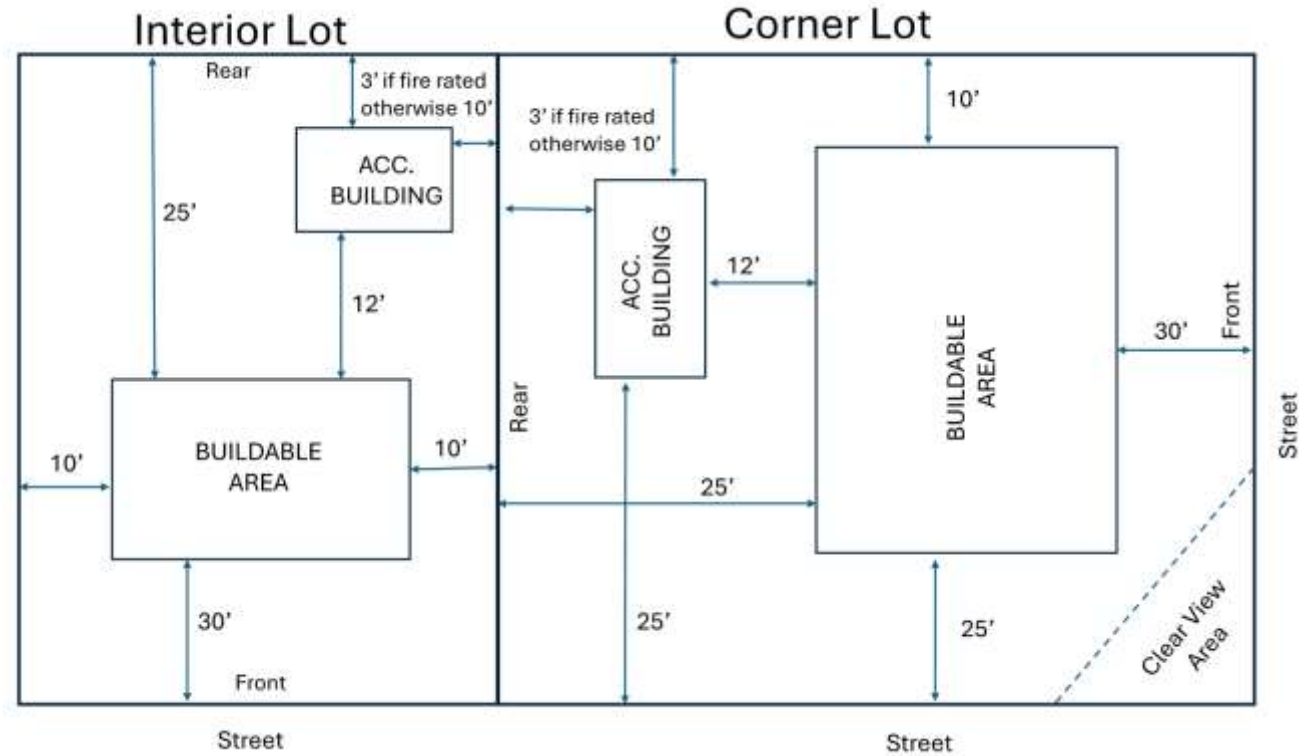
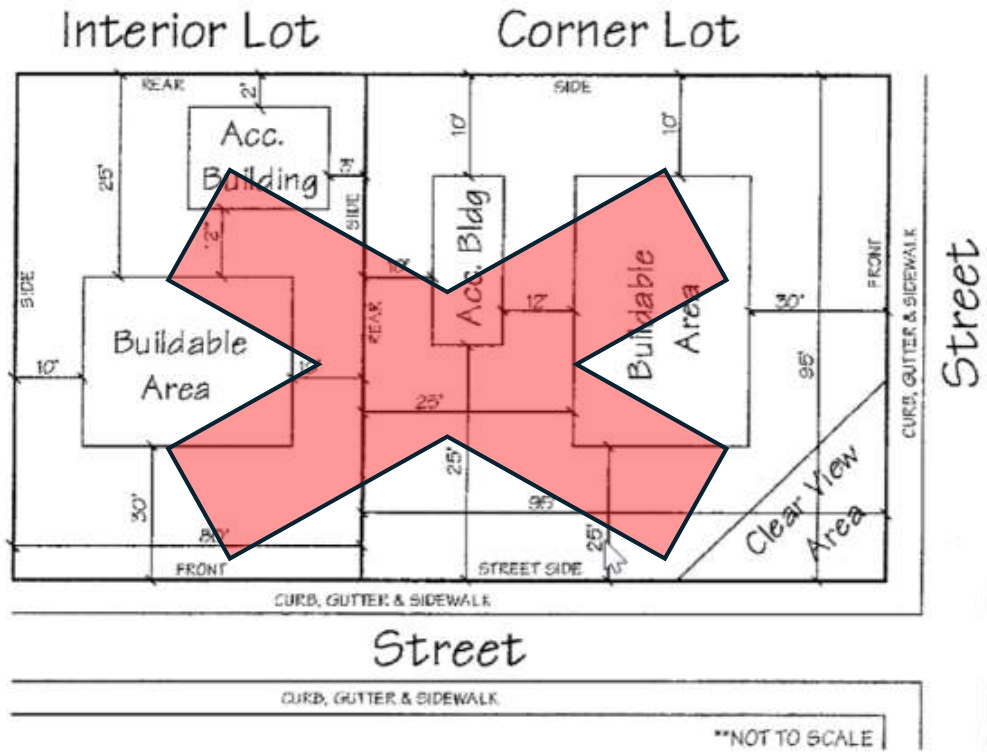
or if:

a. Interior Lots: Commercial buildings may be designed and constructed to be conjoined share a common wall along a side property line, with a neighboring commercial building

- (1) The adjoining building is planned as a part of the same commercial development or plan, whether or not in subsequent phases;
- (2) A plan showing the overall commercial development, including all phases, is submitted to the community development department as a part of the applicant's commercial development application;
- (3) All specifications and regulations of the International Building Code (IBC) and the International Fire code (IFC), or subsequently adopted codes, are accounted for and satisfied;
- (4) Adequate parking facilities, as outlined in this title, are satisfied in full; and
- (5) All other applicable provisions of this code are satisfied. Existing commercial buildings located within a commercial zone which have been built with a setback may be remodeled or expanded to incorporate a conjoined situation only if the provisions herein are met in full. No building seeking a conjoined approval may overlap a property line to form a conjoined building with an established building containing a setback.

3. Commercial Strips: Two (2) or more commercial buildings may be continually conjoined, as determined herein, provided that no such strip is continued for more than three hundred feet (300') of continual linear building frontage without an easement and/or accessway of at least fifteen feet (15') in width being established to provide emergency access to the rear of the property(ies). Any gap in building frontage of less than ten feet (10') shall be considered continued building frontage. All such commercial strips shall meet the provisions of conjoined buildings as provided in paragraph G,2,1.

# Updated Residential Setback Figures



# Added Parking Setbacks to MBD Setback Table

MBD			
	CBD	MSC	MSR
<b>Front and Street Side:</b>			
Minimum <b>Building<sup>1</sup></b>	10'	10'	10'
Maximum <b>Building<sup>1</sup></b>	Main Street - 10'	10'	15'
	Center Street - 10'	N/A	N/A
	Other Streets - 10'	10'	15'
<b>Parking</b>	<b>10'</b>	<b>10'</b>	<b>10'</b>
<b>Side:</b>			
Minimum <b>Building<sup>2</sup></b>	0' or 8' if not built to the property line if mixed use or nonresidential structure with building code rated firewall		10' to nonresidential or mixed-use structures
	8' if nonrated firewall with windows		
	5' accessory buildings and structures		
	10' loading dock, with approved screening		
Maximum <b>Building<sup>2</sup></b>	0' or 8' if not built to the property line	N/A	N/A
<b>Parking<sup>2</sup></b>	<b>5'</b>	<b>5'</b>	<b>5'</b>
<b>Rear:</b>			
Minimum <b>Building<sup>2</sup></b>	0' if building code rated firewall		20'
	20' if nonrated firewall with windows		
	5' accessory buildings and structures		
	10' loading dock, with approved screening		
<b>Parking<sup>2</sup></b>	<b>5'</b>	<b>5'</b>	<b>5'</b>

To create consistency if a nonresidential zone abuts a residential zone an additional 5' of landscaping will be required.

Zone/Use	Front To Building/To Parking	Street Side To Building/To Parking	Side	Rear	Side Or Rear Abutting A Residential Zone <sup>1</sup>	Minimum Percentage Of Landscape Area
MBD along Main Street (200 W to 100 E)	10'/10' <sup>2</sup>	10'/10' <sup>2</sup>	5' <sup>3</sup>	5'	5'	See MBD development standards
C-1	Landscape yards within these zones shall be established in relationship to required setbacks for buildings and parking areas					10%
RC	30'/15'	20'/10'	10'	10'	20'	10%
PC	30'/15' <sup>2</sup>	20'/10' <sup>2</sup>	10'	10'	20'	10%
I-1	35'/20'	25'/20'	10' <sup>4</sup>	10' <sup>4</sup>	15'	8%
PO	30'/15'	20'/10'	10'	20'	20'	10%
Multiple-unit residential dwellings <sup>5</sup>	30'/20'	30'/20'	20'	30'	30'	See multi-family development standards
Core area (multi-family/nonresidential) other than MBD	20'/20'	15'/20'	10'	20'	20'	10%
Nonresidential uses that may be appropriate in a residential zone	30'/20'	30'/20'	5'	5'	10'	15%

Current landscaping table will be replaced with a note to direct builders individual zones for landscape and building setbacks. Any area that is not being used for building or parking must be landscaped.

# Replaced landscape table with minimum landscape percentage requirements.

<u>Minimum Landscaping Requirements</u>	
<u>MBD (Commercial/Mixed Use)</u>	<u>20%</u>
<u>MBD (Multifamily)</u>	<u>30%</u>
<u>C-1</u>	<u>10%</u>
<u>RC (Commercial)</u>	<u>10%</u>
<u>RC (Multifamily)</u>	<u>30%</u>
<u>PC</u>	<u>10%</u>
<u>I-1 &amp; CLM</u>	<u>8%</u>
<u>PO</u>	<u>10%</u>
<u>NONRESIDENTIAL IN RESIDENTIAL</u>	<u>15%</u>

Created a minimum landscape percentage requirement of 30% for Multifamily. 30% will be the requirement for Multifamily in all zones where before there was some variation or no mention of a percentage requirement.



# In summary...

- Created setback tables for each zone
- Updated residential setback figures
- Standardized a few code requirements such as all nonresidential that abut a residential zone must require an additional 5' of landscaping and multifamily requires 30% to be landscaped.
- Replaced landscaping setback table with minimum percentage to be landscaped table and a note directing to each specific zone for all setback requirements.

## HIGHLY RECOMMENDED

### **\*\*Strategy 2 (L) Reduce, waive, or eliminate impact fees related to moderate income housing.**

Santaquin City will work with third-party financial, engineering, and planning firms as each Santaquin City master plan is updated over the next five years to study utility efficiencies from accessory dwelling units which could proportionately reduce impact fees for accessory dwelling units. The City will start asking for this data in their request for proposals (RFP) and consider modifications to impact fees upon completion of each master plan update, accordingly.

### **\*\*Strategy 4 (B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.**

Santaquin City will start work on expanding the City's Water Reclamation Facility (WRF). This work will allow for the City to maintain relatively lower sewer fees that are charged to all residents, including those who live in or desire to live in moderate income housing. Santaquin City will vote on approving the construction cost to upgrade the WRF before August 1, 2025 and construction will start before December 31, 2025.

### **Strategy 3 (Z) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.**

Santaquin City will consider modifying zoning regulations to reduce the minimum square footage requirements for various residential unit sizes in the Main Street Commercial (MSC) Area in the Main Street Business Districts (MSBD) zone.

## OPTIONS

### **Strategy 5 (J) Implement zoning incentives for moderate income units in new developments.**

Santaquin City will consider modifying zoning regulations to allow an increase in density within a PUD by six percent (6%) if ten percent (10%) of the units are built to the minimum unit size.

### **Strategy 6 (F) Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.**

Option 1: Santaquin City will work with landowners, developers, or builders to rezone property that is near commercial or mixed-use areas.

Option 2: Santaquin City will work with a landowner to rezone property in the R8 zone to the MSR zone.

**Strategy 1 (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.**

Option 1: Santaquin City will consider modifying zoning regulations to expand the area where detached accessory dwelling units are permitted. Considerations to permit detached accessory dwelling units in the R-15 Zone will be reviewed by the Planning Commission and City Council.

Option 2: Santaquin City will consider modifying the setback requirements for a Detached Accessory Dwelling Unit (DADU) and changing the definition of a rear yard to make it easier to install a DADU.

Option 3: Efforts will be made to provide an educational resource to the public so that the individual and community benefits of accessory dwelling units can be better understood. This will be accomplished by hosting an open house where residents can learn-from City staff and local experts about the things that need to be done to construct an accessory dwelling unit on their property.

Option 4: Santaquin City will discuss implementing a code amendment that allows a special use permit for accessory dwelling units. The permit will allow accessory dwelling units in restricted zones.