



PLANNING COMMISSION

Tuesday, April 14, 2026, at 7:00 PM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. [PUBLIC HEARING: Grey Cliffs Development Agreement Amendment](#)
2. [Meeting Minutes Approval](#)
[March 10, 2026](#)
3. [Meeting Minutes Approval](#)
[March 24, 2026](#)
4. [Meeting Minutes Approval](#)
[January 27, 2026](#)

STAFF REPORTS

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

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

BY: 
Stephanie Christensen, City Recorder



MEMORANDUM

April 10, 2026

To: Santaquin City Planning Commission
 From: Norm Beagley, MPA, P.E., City Manager
 RE: **Grey Cliffs Development Agreement Amendment Proposal**

The owners of the Grey Cliffs Development, South Valley Holdings, LLC, are proposing changes to their development plan through a proposed development agreement amendment.

There are multiple aspects of the proposed development agreement amendment that the City Council will consider. These include, a potential rezone from R-10 Residential to C-1 Commercial (approx. 1.09 acres), reducing the number of residential lots by 5, increased natural open space dedicated to Santaquin City from 155 acres to 160 acres, including a new parking area/trailhead, safety enhancements to access roads and trails, realignment of one public road, using a portion of City property, minor changes to the grading plan, additional acreage (1.81 Acres) of fully improved park space immediately adjacent to the existing City park, stormwater enhancements, and better roadway connectivity.

The reason for the Planning Commission's review of this proposal is because there are provisions in the proposed development agreement amendment that are land use related and require the normal legislative review process which includes a public hearing and a recommendation from the Planning Commission to the City Council.

The specific items that the Planning Commission will consider in a recommendation to the City Council are:

- Rezone of approximately 1.09 Acres from R-10 PUD to Interchange Commercial (C-1)
- Other land use related suggestions regarding the proposed development agreement amendment

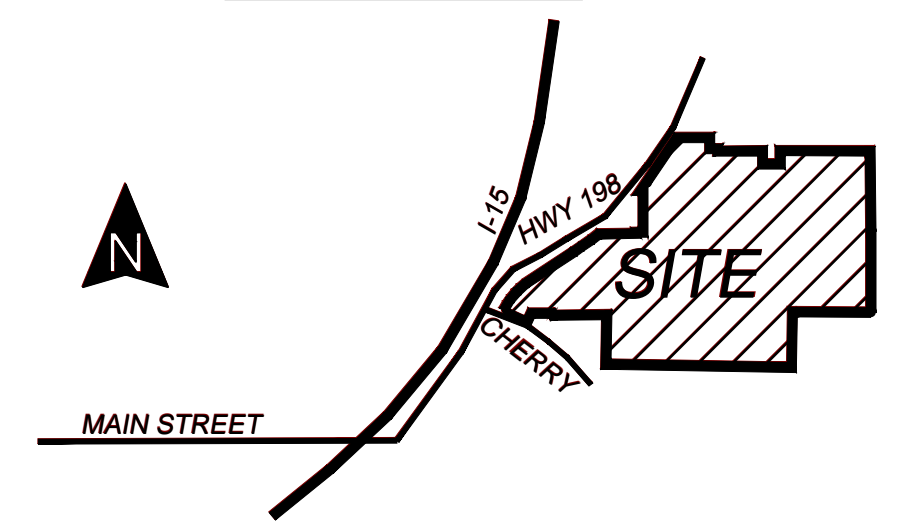
Other items presented in their plan are informational for the Planning Commission to bring you up to speed on the proposed development agreement amendment that the Council will consider.

Additionally, the existing mass grading permit allows the developer to continue with his grading under that valid permit. Because the current application is two years old and needing to be renewed, materials for a mass grading permit renewal will be forthcoming at a future meeting where the Planning Commission will provide a recommendation to the City Council.

Recommended Motion:

It is proposed that the Planning Commission review the proposed changes and forward a positive recommendation to the City Council.

VICINITY MAP



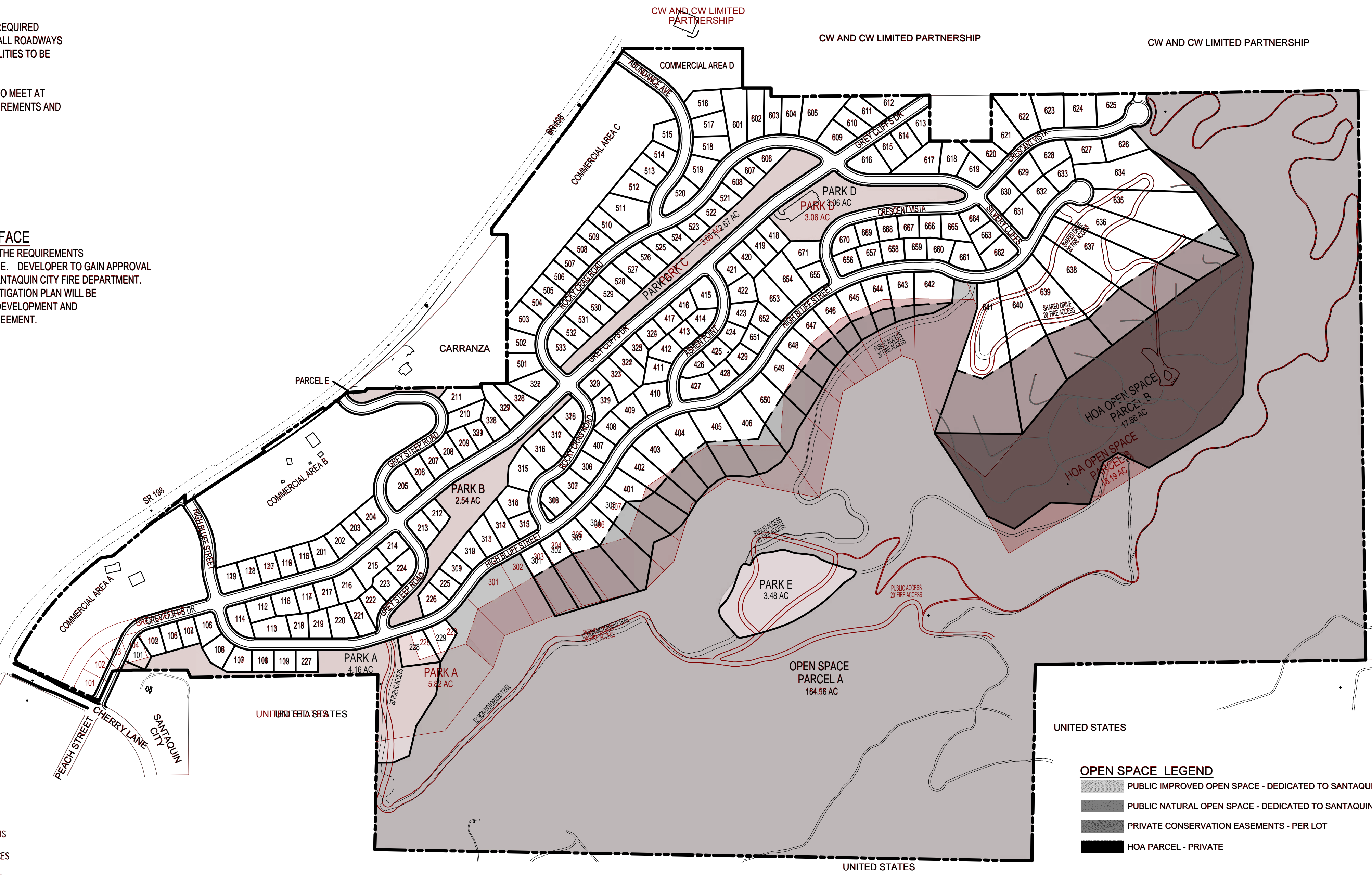
Approved Layout
Proposed Layout

DENSITY TABULATIONS table with columns for Zoning, Residential Lots (Phases A-F), Commercial Lots, and Density.

AREA CALCULATIONS table with columns for Project Acreage, Residential Lots, Commercial Lots, Street Deductions, Private Conservation Easements, HOA Parcel, Public Natural Open Space, Total Sensitive Lands, Public Improved Open Space, Hillside Overlay, and Improved Open Space Provided.

UDOT SR 198
WRITTEN APPROVAL FROM UDOT IS REQUIRED BEFORE FINAL PLAT APPROVAL FOR ALL ROADWAYS CONNECTING TO SR-198 AND ALL UTILITIES TO BE CONSTRUCTED WITHIN SR-198.
THE PROJECT HAS BEEN DESIGNED TO MEET AT UDOT INTERSECTION SPACING REQUIREMENTS AND UTILITY LOCATIONS.

WILDLAND / URBAN INTERFACE
THIS DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS OF THE WILDLAND / URBAN INTERFACE. DEVELOPER TO GAIN APPROVAL OF A FIRE MITIGATION PLAN FROM SANTAQUIN CITY FIRE DEPARTMENT. THE REQUIREMENTS OF THIS FIRE MITIGATION PLAN WILL BE NOTED ON ALL FINAL PLATS OF THE DEVELOPMENT AND DETAILED IN THE DEVELOPMENT AGREEMENT.



OPEN SPACE LEGEND table with color-coded boxes for Public Improved Open Space, Public Natural Open Space, Private Conservation Easements, and HOA Parcel - Private.

SHEET INDEX

SHEET INDEX table with columns for Description and Sheet Number, listing various plan sheets like Preliminary Plan, Overall Utility Plans, Grading Plan, etc.

THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.

DEVELOPMENT section containing the GreyCliffs Estates logo, address (700 N SR198, SANTAQUIN, UTAH COUNTY, UT), and other project details.

DEVELOPER section containing the GreyCliffs LLC logo, address (935 W. CENTER, LINDON, UT 84042), and phone number (801.785.8458).

North arrow and scale bar (1" = 300').

BERG CIVIL ENGINEERING logo and contact information (110381 N 3rd Placent Blvd Suite 400, Highland, UT 84003).

REVISIONS table with columns for No., Date, Description, and Seal.

ACTION and DATE table with entries for Preliminary Plan dated 01/22/2025.

PROJECT section containing the GreyCliffs Estates logo and project name.

DESCRIPTION section containing the title 'AMENDED PRELIMINARY PLAN' in large, stylized text.

SHEET NAME and SHEET NUMBER table with entries for COVER and C0.



Planning Commission Members in Attendance: Commissioners Trevor Wood, Drew Hoffman, Jesse Christopher, Mike Weight, LaDawn Moak and Jayson Johnson

Excused: Commissioner BreAnna Nixon

Others in Attendance: Assistant City Manager Jason Bond, Alternate Commissioner Tyrell Russell, Deputy City Recorder Gwen Butters and resident, Bart Gibb.

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Weight offered an invocation.

PLEDGE OF ALLEGIANCE

Commissioner Moak led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS

PUBLIC FORUM

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

DISCUSSION & POSSIBLE ACTION ITEMS

1. PUBLIC HEARING: Detached Accessory Dwelling Units in the R-20 Zone

To amend Santaquin City Code (SCC) 10.16.080 and 10.20.110 to permit detached accessory dwelling units (ADU) in the R-20 Residential Zone.

Assistant City Manager Bond explained that this item has been in the general plan. In particular, the moderate-income housing plan and strategy to allow zones that permit detached ADUs. It was stated that the general plan has yet to be amended, however this will not affect the actions of the commission at this time. This public hearing shall move forward and recommendations may be given. Amendments have been made to previous zones including R-8, R-10 and R-15. The R-20 zone on the agenda is the next to be amended addressing, for example, terminology. The importance of remaining consistent with the strategies of the past was stressed. It was noted that the Utah State Legislature is proposing a bill to pass a requirement for cities to allow detached ADUs in zones where single family residences are permitted. Being consistent with our strategy will ensure that Santaquin city remains in compliance with the moderate-income housing plan of the state. The objective of this agenda item is to allow detached ADUs in the R-20 zone.

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

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

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

Commissioner Wood stated that the commission is familiar with this subject matter and requests inquiries regarding this agenda item be presented at this time.

Assistant City Manager Bond stated that zones R-8, R-10, R-15 and R-20 is where ADUs are currently allowed and addressed in Santaquin City Code (SCC). The section defining the R-20 zone requires amending to provide consistent terminology throughout. The proposal at hand addresses the amendments needed. The zone map was referenced for context.

Commissioner Moak noted where the R-20 zone was on the map and commented that it is a small zone in reference to the other zones. Assistant City Manager Bond confirmed this statement. Commissioner Moak questioned which zone was amended first. Assistant City Manager Bond stated that the R-8 zone is where the amendments began due to this zone being historically larger due to the larger parcels in the center of town. This presented the possible use of ADUs within this zone. It was further stated that the more the city expands, the more conducive it would be to have ADUs due to lot size. Commissioner Moak expressed agreement with this logic.

Commissioner Weight inquired what the difference would be between a detached ADU and a mobile home being placed on a parcel. Assistant City Manager Bond explained that ADUs have specific requirements and stated a permanent foundation would be an example of such requirements. Commissioner Weight presented the scenario of a mobile home being placed on a permanent foundation and inquired if this would be allowed. Assistant City Manager Bond explained that such a dwelling must meet all the other requirements for ADUs and stated that a mobile home or a tiny home on wheels, would not fit the description of a detached ADU.

Commissioner Weight inquired as to why mobile homes are not part of our moderate-income housing strategy stating that most zones within Santaquin City do not allow mobile homes. It was suggested that if SCC were to amend the requirements, this may prove to be a more affordable option for residents. Assistant City Manager Bond stated that this is certainly a point that could be made and may have more to do with the fact that mobile home parks are not allowed for various reasons. If the city were to consider implementing this strategy to comply with the moderate-income housing requirement, it may be an option the state would accept. It was stated that we currently have strategies in place that build upon each other. An example given was the allowance of ADUs to a new zone. Each time the master plan is amended, impact fees are addressed for detached ADUs. Addressing this subject with the Planning Commission ensures that strategies are accurate and up to date with the goals for this year or in the coming years. Every year, as strategies are reviewed, new recommendations may be presented to the Council for review and consideration.

Commissioner Weight stated that, historically, affordable homes may have been a mobile home or something in comparison to the Brookside Subdivision in Springville which was built post-WWII. This development has very small lots and small homes. Current zoning does not allow for such examples and instead it is proposed that residents put a similar structure in their backyards. This being the case, it was questioned why not choosing a zone where an entire subdivision or development can be built that way is not an option. His expressed opinion was that developers are not choosing this option and instead, high-density housing developments are offered because the developers benefit financially. He expressed his feeling that this does not help residents as the cost of high-density housing appears to be the same as a single-family home with a lot offered ten years ago. He further stated that the affordable housing push that is advertised and driven by outside communities may not be the correct way to proceed for Santaquin residents. He stated that it may be better to come up with another option.

Assistant City Manager Bond stated that public sentiment influences the decisions of our community and noted that the option to allow a mobile home as an detached ADU may not be appealing to residents. Commissioner Weight states that high density housing may also be unappealing to the residents, noting that this is simply what is available. Assistant City Manager Bond agrees and states that achieving a balance of both affordable housing with an appealing product that the residents approve of can be difficult.

Commissioner Moak questioned whether the general plan must be amended before a motion can be made. Assistant City Manager Bond stated that because the public hearing has been held at this meeting, a recommendation can be made. That recommendation will be held until the general plan is brought forward. It will not be taken to the Council until that time.

Commissioner Moak made a motion to recommend approval of the proposed code amendment that permits detached accessory dwelling units (ADU) within the R-20 Residential Zone. Commissioner Christopher seconded the motion.

Commissioner Trevor Wood	Yes
Commissioner Drew Hoffman	Yes
Commissioner Jesse Christopher	Yes
Commissioner Michael Weight	Yes
Commissioner LaDawn Moak	Yes
Commissioner Jayson Johnson	Yes

The motion passed.

2. Meeting Minutes Approval

January 27, 2026

This item was not discussed and omitted from action as Meeting Minutes were not available for consideration at this time.

STAFF REPORTS

Assistant City Manager Bond introduced new Planning Commissioner alternate, Tyrell Russell and the presence of newly appointed Commissioner, Jayson Johnson, who previously served as an alternate.

No other staff wished to report to the Planning Commission.

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 7:18 p.m.

Planning Commission Chair – Trevor Wood

Deputy City Recorder – Gwen Butters

DRAFT



Planning Commission Members in Attendance: Commissioners Jesse Christopher, Mike Weight, Drew Hoffman, Trevor Wood, LaDawn Moak and Tyrell Russell

Excused: Commissioners BreAnna Nixon and Jayson Johnson

Others in Attendance: City Council Member Jeff Siddoway, Assistant City Manager Jason Bond, Deputy City Recorder Gwen Butters, Applicants Josh Call and Neil Craig and other members of the public.

Commission Chair Wood called the meeting to order at 7:02 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Moak offered an inspirational quote by Brian Solis, *“Community is much more than belonging to something. It’s about doing something together that makes belonging matter.”*

PLEDGE OF ALLEGIANCE

Commissioner Weight led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:04 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 7:04 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS

1. Scenic Ridge Estate Phase D

A preliminary plan review of a 3-lot subdivision located at 430 S 1200 E

City Planner Aspen Elmer introduced the item stating that this is the fourth phase and preliminary review of three (3) single family lots, each under an acre, located in the R-12 zone. The plan was approved by the Development Review Committee on February 24, 2026, providing that all red lines were addressed. City Planner Elmer confirms that all red lines have been addressed at this time and the action of the Planning Commission at this time is to approve or deny this review.

Applicant, Josh Call with Rimrock Engineering and Development stated that there are no new changes and explained the plans originally showed one lot with the intent of dividing it into three (3) lots. He is the preparer of the plan and will address questions, as needed.

Commission Chair Wood requested to have the memo from the meeting packet presented for reference. City Planner Elmer presented the memo. Commission Chair Wood inquired whether the corner lot frontage meets the 115-foot requirement stating that it appears that the street view shows 97 feet and inquires if the curve may figure into the determination. Commissioner Weight questioned whether the requirement was satisfied when considering the two sides of the property.

Assistant City Manager Bond clarifies that the frontage requirement is satisfied due to it being a corner lot. City Planner Elmer stated that the determination is made due to spacing, taking into consideration

both sides of the property. Applicant Call stated that the plat map notes the setbacks explaining that they are 98 feet until you get to the curve and from the curve the distance was straight-lined to the next property line to the East, thus meeting the 115-foot requirement.

Assistant City Manager Bond read from the SSC and stated that within the R-12 zone the minimum width of lots shall be 100 linear feet and all corner lots shall have a minimum width of 115 feet along all property lines adjacent to a street and stated that it is cumulative of those two sides.

Commissioner Weight inquired what the distance is for the bottom left frontage stating that it is marked 66.22 feet. Commissioner Chair Wood stated that there is a curve as well and refers to C2 showing an additional 68 feet. Assistant City Manager Bond stated that on a corner lot the developer is left to decide which house will face so long as they meet the front and side setbacks on the street. It appears that they have already decided which way they want the lot to face and it is indicated in the building envelope.

No other questions were raised by the Commission.

Commissioner Moak made a motion to approve the Scenic Ridge Estate Phase D preliminary plan review. Commissioner Christopher seconded the motion.

Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Yes
Commissioner Jayson Johnson	Absent
Commissioner Tyrell Russell	Yes

The motion passed.

2. Meeting Minutes Approval

January 27, 2026

Commissioner Weight made a motion to table the January 27, 2026 Planning Commission Meeting Minutes. Commissioner Hoffman seconded the motion.

Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Yes
Commissioner Jayson Johnson	Absent
Commissioner Tyrell Russell	Yes

The motion passed.

3. Meeting Minutes Approval
March 10, 2026

Commissioner Christopher made a motion to table the March 10, 2026 Planning Commission Meeting Minutes. Commissioner Hoffman seconded the motion.

Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Absent
Commissioner LaDawn Moak	Yes
Commissioner Jayson Johnson	Absent
Commissioner Tyrell Russell	Yes

The motion passed.

STAFF REPORTS

Assistant City Manager Bond reported a Community Development Director has been hired, Morgan Brimm and stated that he was the Community Development Director for Vineyard, Utah and comes with several years of experience. He has also operated in a planning director role in both Idaho and Virginia.

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 7:13 p.m.

Deputy City Recorder – Gwen Butters

Planning Commission Chair – Trevor Wood



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

Commissioner Jesse Christopher was excused from the meeting.

Others in Attendance: City Council Member Jeff Siddoway, Assistant City Manager Jason Bond, City Planner Aspen Elmer, Deputy City Recorder Gwen Butters and other members of the public.

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

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Nixon offered an inspirational quote by Coretta Scott King; “The greatness of a community is most accurately measured by the compassionate actions of its members.”

PLEDGE OF ALLEGIANCE

Commissioner Weight led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS

PUBLIC FORUM

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

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

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

DISCUSSION & POSSIBLE ACTION ITEMS

1. PUBLIC HEARING: Removing the Central Business District (CBD)

A proposal to amend Santaquin City Code (SCC) 10.20.190 and 10.48.040 to repeal language from Santaquin City Code related to the Central Business District (CBD) of the Main Street Business District (MSBD) zone and to remove the Central Business District from the Santaquin City Official Zoning Map. The removed zoning on the Official Zoning Map would be replaced with approximately 3.7 acres as Main Street Residential (MSR) and approximately 20.4 acres as Main Street Commercial (MSC).

City Planner Elmer introduced the proposal to remove the CBD from the Santaquin City Official Zoning Map stating this is a continuation of the discussion at the previous Planning Commission meeting on January 13, 2026.

Commission Chair Wood opened the Public Hearing at 7:03 p.m.

Property owner, Kenyon Anderson, addressed the Commission stating his support for removing the Central Business District from the zoning map and appreciates the discussion on the matter. His desire is for a more modern aesthetic within the area and less regulations for businesses.

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

Commission Chair Wood stated that the discussion in the previous Planning Commission Meeting acknowledged the challenges of the CBD location. He expressed that his desire is not to see the CBD removed completely. His preference would be to discuss next steps rather than its removal.

Assistant City Manager Bond explained that the CBD is proposed to be replaced with MSC District zoning, except for the northern part of the current CBD area due to the existing homes in that area. That area of the CBD is proposed to be replaced with MSR District zoning. The CBD would be removed on the zoning map and the regulations and land uses allowed compared with the MSC District zone are relatively minor. The idea of a CBD zone does not go away and further explains that this is a unique language amendment and zoning map change combined into one proposal.

Commission Chair Wood agreed and would like more discussion regarding the possibility of moving the CBD South, possibly to the area surrounding the civic center.

Assistant City Manager Bond agreed and stated that for this hearing, removing the CBD from the zoning map is the first step towards having future discussions, reevaluation, and new goals for 100 South.

Commissioner Weight stated that he agrees that the CBD language should not be removed completely.

Assistant City Manager Bond referenced the Professional Office Zone as an example. This zone is not applied to an area on the zoning map at this time and could be implemented with future zoning. The CBD zone would be the same and future discussions will determine where it may be implemented, if desired.

Commission Chair Wood agreed and approved of the option to retain the language of the CBD for use at a later time rather than removing it. He encouraged future discussion of relocating the CBD.

Commissioner Nixon noted that it is understood that the discussion now is the CBD but inquires if the commission would also look at the setbacks and height requirements of the MSC or MSR zone at a future date.

Assistant City Manager Bond states that discussing or addressing the specifications of the MSC and MSR zone are not part of the current proposal, however these may be discussed at any time in the future. For this proposal, the relevance of a CBD district within that zone is being questioned. The intention of discussing the specific details with some of the requirements of the CBD or either the MSC or MSR district are not being addressed currently.

City Planner Elmer stated that many of the setback requirements of the CBD are similar to the MSC and MSR zones. The main difference is that the CBD emphasizes the urban street scape whereas the MSC and MSR reference a suburban/residential street scape.

Commission Chair Wood reiterated that the task of the commission at this meeting is to provide a recommendation to the city council regarding this proposal. Assistant City Manager Bond stated that, as a formality, if a motion is made, it should be noted that the code language be addressed as well as the zoning map to ensure that it is considered at the time of adoption. It is not in the draft ordinance now but was included in the public hearing notice.

Commissioner Hoffman stated his approval to leave the CBD as an unused zone for the time being and expressed agreement with rezoning, leaving the CBD language and future discussion.

Commissioner Weight made a motion to remove the Central Business District from the Santaquin City Official Zoning Map and retaining the CBD language in the code but unused at this time. Commissioner Hoffman seconded the motion.

Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Yes
Commissioner LaDawn Moak	Yes

The motion passed.

2. PUBLIC HEARING: Temporary Business License Durations

A proposal to amend Santaquin City Code (SCC) 3.28.010 to address a discrepancy with duration requirements for temporary business licenses that are also regulated in SCC 10.16.300.

City Planner Elmer introduced the proposal stating the discrepancy in codes and the need for amendment. Unless any specific uses are mentioned, temporary business licenses are allowed for 120 days. Within the meeting packet, the table was referenced showing that most temporary licenses are similar, but most are 150 days in duration.

Commission Chair Wood opened the Public Hearing at 7:20 p.m.

No members of the public wished to address the Planning Commission in the public hearing regarding the proposal to amend SCC 3.28.010

Commission Chair Wood closed the Public Hearing at 7:21 p.m.

Commissioner Weight and Nixon both mention the proposal is straightforward and have no questions.

Commissioner Nixon made a motion to forward a positive recommendation to amend Santaquin City Code to amend the discrepancy of duration requirements for temporary business licenses.

Commissioner Moak seconded the motion.

Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Yes
Commissioner LaDawn Moak	Yes

The motion passed.

3. PUBLIC HEARING: Amending Retaining Wall Height Measurement Requirements

A proposal to amend Santaquin City Code (SCC) 10.16.260, 10.20.120, and 10.20.230 to require all retaining walls of four feet in height or greater to be measured from the bottom of the footing to the top of the wall to match Utah State Code.

City Planner Elmer introduced the proposal to amend city codes regarding the height requirements for fences, walls and hedges within the commercial zone and the hillside development overlay zone. This is the same section where retaining walls are mentioned. This proposal is to match Utah state code requiring retaining walls to be measured from bottom of the footing to the top of the wall. At present, our city code states that it measures from top of wall to finished grade. Making this amendment will affect building permits because anything greater than four (4) feet or higher requires structural engineering and a building permit.

Commission Chair Wood opened the Public Hearing at 7:23 p.m.

No members of the public wished to address the Planning Commission in the public hearing regarding the proposal to amend SCC 10.16.260, 10.20.120, and 10.20.230

Commission Chair Wood closed the Public Hearing at 7:23 p.m.

Commissioner Weight stated his concern and inquired that if the code is amended to require retaining walls to be measured from bottom of the footing to the top of the wall, what is to prevent a resident from creating a cement wall that is 3' 11" on top of the soil. He states that this could be dangerous and has concerns that this may result in future issues.

Commissioner Chair Wood sought clarification on the inquiry. It was confirmed that, in this example, a footing would not be poured. Commissioner Hoffman stated that if the total structure is under four (4) feet in height, it is legal. It would be the responsibility of the property owner and most likely they would incur damage to their own property.

Commissioner Weight stated that he agrees the code should match Utah state code. Commissioner Hoffman also stated that he agrees the code should match Utah state code.

Commissioner Chair Wood assumes the four (4) feet limit is to ensure safety, and anything above that may cause issues. Commissioner Hoffman confirms this assumption.

Commissioner Nixon stated that she prefers the wording of the current code, however, due to the need to meet state code, she understands that the change will protect residents and their property. Commissioner Hoffman stated that the code is necessary for the proper building of retaining walls. In instances of chance were a retaining wall fails; this protects the property owner and adjacent and properties.

Commissioner Nixon made a motion to recommend approval to amend city code to require all retaining walls of four (4) feet in height or greater to be measured from the bottom of the footing to the top of the wall to match Utah State Code. Commissioner Weight seconded the motion.

Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Yes
Commissioner LaDawn Moak	Yes

The motion passed.

4. PUBLIC HEARING: Amending Parking Requirement for Attached Accessory Dwelling Units (ADUs)

A proposal to amend Santaquin City Code 10.16.080 to reduce parking space requirements for attached accessory dwelling units (ADUs) from two spaces to one per Utah State Code.

City Planner Elmer introduced the proposal stating that this is city code does not match the current Utah state code. The state requires one parking space for internal ADUs so the change proposed is from two (2) spaces to one (1).

Commission Chair Wood opened the Public Hearing at 7:27 p.m.

No members of the public wished to address the Planning Commission in the public hearing regarding the proposal to amend SCC 10.16.080 to reduce parking space requirements of ADUs.

Commission Chair Wood closed the Public Hearing at 7:27 p.m.

Commissioner Hoffman stated his understanding that this is an unpopular change, as with other parking requirements that have had to be changed. Commission Chair Wood agreed and stated understanding for the necessity to comply with state code.

Commissioner Moak made a motion to recommend approval to amend the city code to reduce parking space requirements for accessory dwelling units (ADUs) from two (2) spaces to one (1) per Utah State Code. Commissioner Nixon seconded the motion.

Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Yes
Commissioner LaDawn Moak	Yes

The motion passed.

Commission Chair Wood closed the Public Hearing at 7:27 p.m.

5. Meeting Minutes Approval

January 13, 2026

Commissioner Wood indicated that there is an error of a commissioner's name mentioned within the minutes. The error was identified and verification will be needed in order to make the correction.

Commissioner Weight made a motion to approve the January 13, 2026 Planning Commission Meeting Minutes provided that the noted correction be made. Commissioner Nixon seconded the motion.

Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Yes
Commissioner LaDawn Moak	Yes

The motion passed.

STAFF REPORTS

Staff did not have anything to report to the Planning Commission.

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 7:33 p.m.

Deputy City Recorder – Gwen Butters

Planning Commission Chair – Trevor Wood