



## PLANNING COMMISSION

Tuesday, May 24, 2022, at 7:00 PM  
Court Room/Council Chambers (2nd Floor) and Online

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### MEETING PARTICIPATION

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

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

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

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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 - Creating a "Commercial, Cosmetology" Definition & Determining Land Use Designation in the Main Street Residential \(MSR\) Area](#)**

[The Planning Commission will consider making a recommendation to modify Santaquin City Code Title 10, Chapter 08 & Title 10, Chapter 20, Section 190, to define "Commercial, Cosmetology" and permitting it in the Main Street Residential \(MSR\) Area of the Main Street Business Districts Zone.](#)

2. **[PUBLIC HEARING - Menu Board Code Amendment](#)**

[The Planning Commission will consider modifying Santaquin City Code Title 10, Chapter 44, Section 070, to modify the sign code related to drive-in restaurant menu boards and directional/informative signage.](#)

3. **[Santaquin City Zoning Code Land Use Table Review](#)**

[The Planning Commission will discuss the land use table \(10.20.190\) and associated definitions \(10.08\) in the Main Street Business Districts Zone which includes the Central Business District \(CBD\), Main Street Commercial Area \(MSC\), and the Main Street Residential Area \(MSR\).](#)

### OTHER BUSINESS

4. [Approval of Meeting Minutes](#)

[05/10/2022](#)

**ADJOURNMENT**

**CERTIFICATE OF MAILING/POSTING**

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

BY:



Amalie R Ottley, City Recorder

## **ORDINANCE NO. DRAFT**

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO DEFINE COMMERCIAL, COSMETOLOGY AND PERMITTING THE LAND USE IN THE MAIN STREET RESIDENTIAL AREA OF THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.**

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

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

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

**WHEREAS**, the City Council desires to amend Santaquin City Code Title 10 Chapter 08 Section 020 to define Commercial, Cosmetology and Title 10 Chapter 20 Section 190 to permit Commercial, Cosmetology in the Main Street Residential Area of the Main Street Business Districts Zone.; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on May 24, 2022, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City in accordance with Section 10-9a-205 of the Utah State Code; 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 08 Section 020 is amended as follows:** (underlined text is added, stricken text is deleted)

COMMERCIAL, ANCILLARY: In a mixed use development, a retail use which is secondary in use and scale to a large scale office or residential development. Such uses are normally associated with, and supply services to the principal use. Ancillary retail uses might include, but are not limited to, office supplies, financial services, copy centers, dry cleaners, athletic clubs, and restaurants.

COMMERCIAL, CONVENIENCE: Establishments which are designed and intended to serve the daily or frequent trade or service needs of surrounding population. Such establishments typically include grocery stores, variety stores, drugstores, dry cleaning, beauty shops, barbershops, or a combination thereof and having floor areas typically less than fifty thousand (50,000) square feet. Convenience stores do not typically include repair garages, automobile sales, service or storage.

COMMERCIAL, COSMETOLOGY: Establishments which are designed and intended to serve the daily or frequent cosmetology service needs of the surrounding population. Such establishments typically include hairstyling, skin care, tanning, makeup application, eyelash treatments, waxing, nail care, permanent makeup applications, and other beauty treatments. This does not include tattooing.

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

COMMERCIAL, INDUSTRIAL EQUIPMENT SALES: A facility for the display and sale of equipment and machinery used for commercial and industrial purposes. This does not typically include repair or service of equipment.

COMMERCIAL, RECREATION: An establishment providing completely enclosed recreation activities. Accessory uses may include the preparation and serving of food and/or the sale of equipment related to the enclosed uses. Included in this definition shall be bowling, roller or ice skating, billiards, indoor and outdoor swimming pools, tennis clubs, strength training and related amusements. This does not include theaters.

COMMERCIAL, RETAIL SALES AND SERVICES: Establishments which primarily engage in the sale of general retail goods and/or accessory services (e.g., businesses within this definition include those which conduct sales and storage entirely within an enclosed structure, with the exception of occasional outdoor "sidewalk" promotions); and businesses specializing in the sale of either general merchandise or convenience goods. Services may include laundromats with coin operated self-service machines, self-service or full service car washes, and repair services for small household appliances or equipment. Work conducted on the premises may include handicraft production of tangible goods such as pottery, jewelry, picture frames, or leather goods.

## **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, June 8, 2022. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 7<sup>th</sup> day of June 2022.

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

Councilmember Art Adcock	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

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

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH            )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 7<sup>th</sup> day of June 2022, entitled

**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW TWO DRIVE-IN RESTAURANT MENU BOARDS PER DRIVE-IN AISLE, 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 7<sup>th</sup> day of June 2022.

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

(SEAL)

#### AFFIDAVIT OF POSTING

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

I, Amalie R. Ottley, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 7<sup>th</sup> day of June 2022.

The three places are as follows:

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

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

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Amalie R. Ottley  
Santaquin City Recorder

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

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Notary Public

## **ORDINANCE NO. DRAFT**

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW TWO DRIVE-IN RESTAURANT MENU BOARDS PER DRIVE-IN AISLE AND ALLOW LARGER DIRECTIONAL AND INSTRUCTIONAL SIGNS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.**

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

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

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

**WHEREAS**, the City Council desires to amend Santaquin City Code Title 10 Chapter 44 Section 070 to allow two drive-in restaurant menu boards per drive-in aisle and larger directional and instructional signs.; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on May 24, 2022, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City in accordance with Section 10-9a-205 of the Utah State Code; 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 44 Section 070 is amended as follows:** (underlined text is added, stricken text is deleted)

#### **10.44.070 SIGNS ALLOWED WITHOUT A PERMIT**

- A. All Zones: The following signs are allowed in any zoning district, except on public property, without the requirement of a sign permit.
  - 1. Directional Or Instructional Signs: Signs which provide direction or instruction and are located entirely on premises and which do not in any way advertise a business shall not exceed five (5)



~~four (4)~~ square feet in area or seven (7') ~~four~~ feet ~~(4')~~ in height. These signs may identify restrooms, public telephones, walkways, or shall provide direction such as parking lot entrance and exit signs and those of a similar nature.

- C. Commercial And Industrial Zones: It is recognized that signs announcing the location, availability, or development of property are necessary. Because these are allowed without a permit, restraint is advised.

### 3. Other Allowed Signs:

- a. Window Signs: Window signs which are painted on or temporarily affixed to the window surface shall cover no more than twenty five percent (25%) of any single window, or twenty five percent (25%) of the entire surface area of a group of windows and shall not be so affixed as to block clear view of exits or entrances, or to create a safety hazard. This applies also to inside illuminated signs (e.g., neon, etc.) which are within eighteen inches (18") of the window surface.
- b. Menu Boards: Menu boards for drive-in restaurants are to be reviewed and approved by the community development department at site plan review. The following shall apply although the planning commission may approve additional menu boards ~~them at different locations at the time of site plan review only~~, depending upon circumstances:
  1. Only two (2) menu boards are allowed per site drive-in aisle ~~and must be located behind the front landscaped setback area.~~
  2. Maximum area shall not exceed thirty-five (35) square feet per sign and six feet (6') in height.
- c. Gasoline Price Signs: One double faced sign for each type of fuel sold is allowed per gas island with a maximum of ten (10) sets per station. The area of said sign may not exceed four (4) square feet each. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

## **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, June 8, 2022. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 7<sup>th</sup> day of June 2022.

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

Councilmember Art Adcock	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

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

STATE OF UTAH                    )  
   ) ss.  
 COUNTY OF UTAH                )

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**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW TWO DRIVE-IN RESTAURANT MENU BOARDS PER DRIVE-IN AISLE AND ALLOW LARGER DIRECTIONAL AND INSTRUCTIONAL SIGNS, 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 7<sup>th</sup> day of June 2022.

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

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH                    )  
   ) ss.  
 COUNTY OF UTAH                )

I, Amalie R. Ottley, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 7<sup>th</sup> day of June 2022.

The three places are as follows:

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

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

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

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

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

## ORDINANCE NO. **DRAFT**

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE AND CLARIFY LAND USE DEFINITIONS AND THE LAND USE TABLE IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE**

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

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

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

**WHEREAS**, the City Council desires to amend Santaquin City Code Title 10 Chapter 08 Section 020 and Title 10 Chapter 20 Section 190 to update and clarify land use definitions and the land use table in the Main Street Business Districts Zone; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on **?, 2022**, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

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

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

### **Section I. Amendments**

**Title 10 Chapter 08 Section 020 is amended as follows:** (underlined text is added, stricken text is deleted)

~~ALCOHOLIC BEVERAGE, CLASS A LICENSESSTORE: A license to sell beer on the premises, in original sealed containers no larger than two liters (2 l), for consumption off the premises, in accordance with the ordinances of the city, provided beer is not sold by minors, except under the supervision of a person twenty one (21) years of age or older who is on the premises. No beer shall be sold through a drive up window.~~

ALCOHOLIC BEVERAGE, ~~CLASS B LICENSE~~BAR: A ~~license to sell beer~~ place where beer is sold in the original containers, and on draft, in containers no larger than two liters (2 l), for on

premises consumption; beer in sealed containers no larger than two liters (2 l) may be sold for consumption off premises in accordance with the alcoholic beverage control act, and the ordinances of the city.

~~ALCOHOLIC BEVERAGE, CLASS C LICENSE RESTAURANTS/CLUBS: A license which entitles restaurant and private club licensees to sell liquor and beer for consumption on the premises, and to sell beer in sealed containers no larger than two liters (2 l), for off premises consumption, as specifically defined in, and in accordance with, the alcoholic beverage control act.~~

~~ALCOHOLIC BEVERAGE, CLASS D LICENSE HOTEL/CONVENTIONS: A license which allows the storage, sale, service, and consumption of liquor, wine, heavy beer, and beer for contracted banquet activities on the premises of a hotel, resort facility, sports center, or convention center. It also allows for room service in hotels and resorts.~~

ALCOHOLIC BEVERAGE, ~~CLASS E PACKAGE AGENCY~~ LIQUOR STORE: Liquor stores that offer a modest selection of liquor and alcohol products. They may be located in hotels, resorts and as a stand alone building. Products are sold for consumption ~~off of~~ the agency premises. This includes state liquor stores.

COMMERCIAL, CONVENIENCE: Establishments which are designed and intended to serve the daily or frequent trade or service needs of surrounding population. Such establishments typically include grocery stores, variety stores, drugstores, dry cleaning, beauty shops, barbershops, or a combination thereof and having floor areas typically less than fifty thousand (50,000) square feet. Convenience stores do not typically include repair garages, automobile sales, service or storage.

COMMERCIAL, RETAIL SALES AND SERVICES: Establishments which primarily engage in the sale of general retail goods and/or accessory services (e.g., businesses within this definition include those which conduct sales and storage entirely within an enclosed structure, with the exception of occasional outdoor "sidewalk" promotions); and businesses specializing in the sale of either general merchandise or convenience goods. Services may include laundromats with coin operated self-service machines, furniture and appliance stores, ~~self-service or full-service car washes~~, and repair services for small household appliances or equipment. Work conducted on the premises may include handicraft production of tangible goods such as pottery, jewelry, picture frames, or leather goods.

DRIVE-IN RETAIL: Any form of merchandising, serving, or dispersing of goods in which service is provided to customers while they remain in their automobiles, but not to include drive-through restaurants.

GARAGE: A building, or part thereof, designed for the parking or temporary storage of automobiles of the occupants and visitors of the premises.

HOTEL ~~MOTEL~~: A building or group of buildings containing individual sleeping units, offered, designed and used primarily for the accommodation of short term guests not to exceed thirty (30) consecutive calendar days or business professionals on temporary assignment, and with

automobile parking or storage available. This definition includes auto courts, motor lodges, and tourist courts. To be classified under this definition, the use must have and maintain a functional lobby for check in/out with an entryway for vehicle loading and unloading during check in/out, a luggage storage area, an on site manager twenty four (24) hours a day, housekeeping of rooms at intervals normally no more than forty eight (48) hours, continuous open access for public safety personnel and the use should have at least three (3) or more of the following amenities conveniently located:

Concierge.

Guest laundry.

Guest pool.

Meeting rooms (minimum capacity of 25 people).

Outdoor or indoor sports court.

Recreation room or exercise room.

Restaurant/food service area.

Facilities not meeting the minimum requirements may fall under the definition for multiple-unit or multiple-family dwellings (i.e., apartments).

~~MOTEL/HOTEL: See definition of Hotel/Motel.~~

PUBLIC OR QUASI-PUBLIC BUILDING: a building which is owned or leased by a government agency for public administration and services and shall also include a building for the purpose of assembly, instruction, culture or enlightenment, or for community activities.

~~PUBLIC PARK OR PLAYGROUND: A tract of land which is owned by the public and~~ which has been partially or totally developed or designated for recreational purposes.

RESTAURANTS, DRIVE-THROUGH: A use providing preparation and retail sale of food and beverages, as defined under "Restaurant" with the added provision of one or more drive-through lanes for the ordering and dispensing of food and beverages to patrons remaining in their vehicles.

WEDDING CHAPEL: An establishment that primarily provides the facilities and services for weddings on a commercial basis. This definition does not include churches and similar congregations where weddings are an ancillary use.

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

Permitted Uses: General land uses within the Main Street Commercial District shall complement the Main Street overlay map found in the economic element of the City's General Plan.

Abbreviations and alphabetic use designations in the matrix and throughout this chapter have the

following meanings:

CBD	The area represented as the Central Business District.
MSC	The area represented as the Main Street Commercial area.
MSR	The area represented as the Main Street Residential area.
P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.
N	The listed use is a prohibited use within the represented area.

(Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)

Use	CBD	MSC	MSR
Accessory building	A	A	A
Adult daycare	N	P	P
<del>Alcoholic beverage, class A license (store; beer only)</del>	<del>P</del>	<del>P</del>	<del>N</del>
Alcoholic beverage, <del>class B license (bars)</del>	C	C	N
<del>Alcoholic beverage, class C license (restaurants/clubs)</del>	<del>P</del>	<del>C</del>	<del>N</del>
<del>Alcoholic beverage, class D license (hotel/conventions)</del>	<del>P</del>	<del>P</del>	<del>N</del>
Alcoholic beverage, <del>class E license (liquor store, etc.)</del>	N	C	N
Arcade	A	A	N
Art gallery	P	P	P
<u>Automotive service and repair, major</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Automotive service and repair, minor</u>	<u>N</u>	<u>N</u>	<u>N</u>
Automotive service station	C	P	N
Bakery, commercial	C	P	C
Bed and breakfast homes	<del>N</del>	C	P
Brewpub	P	C	N
Commercial, ancillary	P	P	<del>N</del> <u>P</u>
Commercial, convenience store	C	P	N
<u>Commercial, cosmetology</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Commercial, heavy</u>	<u>N</u>	<u>N</u>	<u>N</u>



<del>Commercial</del> <u>P</u> arking lot or garage	A	A	A
Commercial, recreation	P	P	C
<del>Commercial, repair services</del>	<del>P</del>	<del>P</del>	<del>N</del>
Commercial, retail sales and services	P	P	N
Conference and convention facility	C	N	N
<del>Convalescent home, rest home, or nursing home</del>	<del>N</del>	<del>P</del>	<del>P</del>
Dance hall, discotheque	C	C	N
Daycare center	A	P	C
Drive-in retail	N	P	N
Dwelling, Accessory Unit Attached	N	N	A
Dwelling, Accessory Unit Detached	N	N	A
<u>Dwelling, Bachelor</u>	<u>N</u>	<u>N</u>	<u>P</u>
<u>Dwelling, Bunkhouse</u>	<u>N</u>	<u>N</u>	<u>A</u>
Dwelling, caretaker	N	N	A
Dwelling, multiple-family	C	C	C
Dwelling, single-family detached	N	N	P
<del>Dwelling units above first story office, retail or commercial</del>	<del>P</del>	<del>C</del>	<del>C</del>
<u>Feedlot</u>	<u>N</u>	<u>N</u>	<u>N</u>
<del>Furniture and appliance stores</del>	<del>P</del>	<del>P</del>	<del>N</del>
<del>Governmental offices</del>	<del>P</del>	<del>P</del>	<del>P</del>
<u>Healthcare facility, assisted living facilities</u>	<u>N</u>	<u>P</u>	<u>P</u>
Hotel	P	P	C
<u>Impound Yard</u>	<u>N</u>	<u>N</u>	<u>N</u>
Institutions	P	P	P
<u>Junkyard</u>	<u>N</u>	<u>N</u>	<u>N</u>
<del>Library</del>	<del>P</del>	<del>P</del>	<del>P</del>
<u>Liquor Store</u>	<u>N</u>	<u>C</u>	<u>N</u>
Mixed use development	C	C	C
<u>Mobile Home Park</u>	<u>N</u>	<u>N</u>	<u>N</u>
Mortuary, funeral home	N	P	C
<del>Motel</del>	<del>N</del>	<del>N</del>	<del>N</del>
<u>Park</u>	<u>P</u>	<u>P</u>	<u>P</u>
Permanent makeup establishment	P	P	<del>NP</del>

Private club	P	C	N
Professional office or financial services	P	P	P
Public or quasi-public buildings	<del>€</del> P	<del>€</del> P	<del>€</del> P
<del>Public park, private park or playground</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>Public safety building</del>	<del>€</del>	<del>€</del>	<del>P</del>
Recreational vehicle <u>court</u> (RV) <del>parks</del>	N	N	N
Religious center	P	P	P
<del>Resident healthcare facility</del>	<del>P</del>	<del>P</del>	<del>P</del>
Residential facility for persons with a disability <u>See 10.60</u>	N	N	P
Residential facility for the elderly <u>See 10.56</u>	N	N	P
<u>Residential support facility</u>	<u>N</u>	<u>N</u>	<u>C</u>
Restaurant	P	P	C
Restaurant, <del>with</del> drive-through <del>facilities</del>	N	P	N
School, commercial ( <del>art, music, hair, massage</del> )	P	P	C
School, public or quasi-public	C	C	C
<del>Seasonal businesses</del>	<del>€</del>	<del>P</del>	<del>N</del>
Sexually oriented business <u>See 3.24</u>	N	N	N
<u>Slaughterhouse</u>	<u>N</u>	<u>N</u>	<u>N</u>
Social or reception center	P	C	C
<u>Storage Units Facilities</u>	<u>N</u>	<u>N</u>	<u>N</u>
Street vendors	P	P	N
Tattoo parlor	C	P	N
<u>Temporary Uses See 10.16.300</u>	<u>C</u>	<u>P</u>	<u>N</u>
Telecommunications sites. See SCC 10.16.340 paragraph D			
Tobacco specialty shop in accordance with Utah State Code	P	C	N
Transitional treatment home - large	N	N	C
Transitional treatment home - small	N	N	C
<u>Truck stop</u>	<u>N</u>	<u>N</u>	<u>N</u>
<del>Transitional victim home</del>	<del>N</del>	<del>N</del>	<del>€</del>
Veterinary hospital, large animal	N	N	N
Veterinary hospital, small animal	N	P	C
Wedding chapels	P	P	C

## **Section II. Severability**

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

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

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

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

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

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

This ordinance shall become effective at 5:00 p.m. on **Wednesday, ?, 2022**. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this **?<sup>th</sup> day of ? 2022**.

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

Councilmember Art Adcock	Voted ____
Councilmember Elizabeth Montoya	Voted ____
Councilmember Lynn Mecham	Voted ____
Councilmember Jeff Siddoway	Voted ____
Councilmember David Hathaway	Voted ____

ATTEST:

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

STATE OF UTAH                    )  
   ) ss.  
 COUNTY OF UTAH                )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the ?<sup>th</sup> day of ? 2022, entitled

**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE AND CLARIFY LAND USE DEFINITIONS AND THE LAND USE TABLE IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this ?<sup>th</sup> day of ?, 2022.

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Amalie R. Ottley  
 Santaquin City Recorder

(SEAL)

## AFFIDAVIT OF POSTING

STATE OF UTAH                    )  
   ) ss.  
 COUNTY OF UTAH                )

I, Amalie R. Ottley, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the ?<sup>th</sup> day of ?, 2022.

The three places are as follows:

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

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

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

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Dennis L. Marker.

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Notary Public



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

**Others in Attendance:** Community Development Director Jason Bond, City Council Member Jeff Siddoway, Race Ostler on behalf of Ostler Subdivision, and various members of the public.

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

**INVOCATION/INSPIRATIONAL THOUGHT** - Director Bond offered and invocation.

**PLEDGE OF ALLEGIANCE** - Drew Hoffman led the pledge of allegiance.

### **PUBLIC FORUM**

Public Forum opened at 7:03 p.m.

Jennie Wilcox spoke to the Planning Commission on behalf of a client that desires to purchase a residential house on 55 South 300 East and turn it into a nail salon business. Due to current land use definitions the salon is not allowed by city code in the location where the client wishes to purchase the home. Ms. Wilcox asked that the Planning Commission consider her client's business as they discuss potential changes to the Land Use Table and definitions.

Public Forum closed at 7:05 p.m.

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

#### **Ostler Subdivision Preliminary Plan Review**

The Planning Commission reviewed the Ostler 5-Lot Subdivision located at 421 South 100 West. Director Bond introduced the request by the applicant to have a reduction in the frontage on Lot 2 and instead use the infill reduction standards found in Santaquin City Code 10.32. The Planning Commission discussed the utilities on the lots in question. The applicant, Race Ostler, addressed utilities and sizes of the lots in the subdivision. Commission Chair Wood asked the applicant to remind any builders on the lots to follow city requirements on both infill reduction architecture and storm drainage.

Commissioner Hoffman motioned to approve the infill reduction request for Lot 2 of the Ostler Subdivision, reducing the lot frontage from 80 feet to 68.75 feet with the condition that the applicant meet all infill reduction requirements. Motion seconded by Commissioner Howard.

Commissioner Wood	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Yes
Commissioner Weight	Yes
Commissioner McNeff	Yes

The vote passed unanimously in favor.

Commissioner Weight motioned to recommend approval of the Ostler Subdivision with the condition that all planning and engineering redlines be addressed in reference to the above-mentioned infill reduction requirements. Commissioner McNeff seconded the motion.

Commissioner Wood	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Yes
Commissioner Weight	Yes
Commissioner McNeff	Yes

The vote passed unanimously in favor.

#### **Santaquin City Zoning Code Land Use Table Review**

Director Bond and The Planning Commission discussed at length the draft ordinance and proposals for changes to the Land Use Table. The Planning Commission discussed the Legal Non-Conforming Status of businesses and properties within the city. Director Bond pointed out that performing a comprehensive review of the land use tables and zoning designations would be valuable for future planning in the city.

The Planning Commission requested that the city create a definition and draft an ordinance for beauty and cosmetology type services that could be allowed in the MSR Zone. The Planning Commission also suggested multiple land uses that they feel should be prohibited in zones close to Main Street.

#### **Meeting Minutes Approval – April 26, 2022 and May 2, 2022**

Commissioner Hoffman motioned to approve the meeting minutes from April 26, 2022. Motion seconded by Commissioner Weight.

Commissioner Wood	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Yes
Commissioner Weight	Yes
Commissioner McNeff	Yes

The vote passed unanimously in favor.

Commissioner McNeff motioned to approve the meeting minutes from May 2, 2022. Motion seconded by Commissioner Howard.

Commissioner Wood	Yes
Commissioner Hoffman	Yes
Commissioner Howard	Yes
Commissioner Weight	Yes
Commissioner McNeff	Yes

The vote passed unanimously in favor.

#### **Other Business**

Commission Chair Wood mentioned that he will be out of town for the first meeting in June.



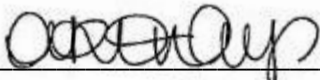
Director Bond provided written notice to the Planning Commission regarding a minor change to Santaquin Estates that was approved by the Development Review Committee on May 10<sup>th</sup>, 2022.

Director Bond also brought up the upcoming Public Hearing that will be held regarding a code amendment to allow for additional menu boards for drive-thru restaurants in the city.

Director Bond notified the Planning Commission of an upcoming joint Planning Commission and City Council meeting to discuss the General Plan.

**Adjournment:**

Commissioner Hoffman motioned to adjourn at 8:37 p.m. Meeting adjourned.



City Recorder – Amalie R. Ottley



Commission Chair – Trevor Wood