



PLANNING COMMISSION

Tuesday, February 25, 2025, at 7:00 PM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

WELCOME

INVOCATION/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. **[PUBLIC HEARING: Request for Reduction in Commercial Recreation Parking Requirements](#)**

[The Santaquin City Planning Commission will conduct a Public Hearing to consider a proposal from Zakary Barker and Kaden Hartshorn to reduce Commercial Recreation parking requirements.](#)

2. **[PUBLIC HEARING: Detached Accessory Dwelling Units in the R-15 Zone](#)**

[The Santaquin City Planning Commission will conduct a Public Hearing to consider allowing detached accessory dwelling units in the R-15 Residential Zone.](#)

3. **[PUBLIC HEARING: Proposed Conditional Use Permit for Major Home Occupation \(Stand Out Studios\)](#)**

[The Santaquin City Planning Commission will be holding a public hearing to consider a request for a conditional use permit for a major home occupation \(Stand Out Studios\).](#)

4. **[Morgan Subdivision](#)**

[A preliminary review of a 3-lot subdivision located at approximately 200 N. and 100 E.](#)

OTHER BUSINESS

5. [Meeting Minutes Approval](#)

[January 28, 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, 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: February 25, 2025

RE: **Kaden Hartshorn & Zakary Barker's Request to Amend Commercial Recreation Parking**

Kaden Hartshorn and Zakary Barker plan to open a 9,000-square-foot gym in the Santaquin Peaks Industrial Park. The site includes 32 parking spaces, which will be shared with another unit. However, during the conceptual review, it was determined that the gym would require 93 parking stalls. To address this issue, they are requesting an amendment to Santaquin City Code 10.48.040 (Number of Parking Spaces Required). They propose changing the Commercial Recreation parking requirement from one parking space for every two patrons to one parking space for every five patrons, which would result in a 60% reduction in the required number of parking spaces. If the proposal passes, the parking requirement for the proposed gym will go from 93 stalls to 38 stalls.

Commercial Recreation is defined as “*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.*”

The applicants are seeking a parking reduction for all commercial recreation facilities to a 1:5 ratio. This reduction will impact smaller gyms and clubs, large chain gyms like Vasa Fitness, bowling alleys, swimming pools, skating rinks, and other similar amusement centers.

Research has been conducted on nearby cities and their parking requirements for similar uses.

Payson 13.10.040 Parking Spaces Required – General: 1 stall/200 sq ft for Amusement Centers, Recreation Centers, Reception Centers, Health Clubs and Spas, and similar uses.

Spanish Fork 15.4.16.120 Parking: 1:100 square feet or 1:5 seats, whichever is greater for Auditorium, Stadium, Event Center, Private Clubs, Health Clubs, Theaters. 1:400 square feet for Instructional Studio.

Springville 11-6-113 Off-Street Parking: Health or amusement uses require 1 stall for every 150 square feet. Aquatic or recreation centers require 1 stall for every 250 square feet.

Salem 14-13-030 Standards: Dance, music and similar studios require 1 space every 200 square feet of building size.

Lindon 17.18.070 Minimum Number Required Cultural, amusement and recreation require one stall per 3½ person capacity in the building or facility, based on maximum use of all facilities at the same time.

City staff conducted a case study of five smaller gyms located throughout Southern Utah County. Pictures were taken at various times throughout the day. The results indicate that in Springville, Spanish Fork, and Salem, the gym parking lots were less crowded due to the variety of gym options available in the area. In contrast, the parking lot at 180 Fitness in Payson was consistently packed throughout the day, as it is the only gym in Payson. Kaden and Zakary's gym will be the first to open in Santaquin, making 180 Fitness in Payson the most comparable. All parking lot photos can be found within the case study attached as Attachment 3.

The attached code amendment application has the applicant's proposal. The Planning Commission's responsibility is to hold a public hearing and forward a recommendation to the City Council.

Recommended Motion: "Motion to (positively/negatively) recommend the proposed code amendment, which reduces commercial recreation parking requirement to 1 parking stall per 5 patrons."

Attachments

1. Application and Applicant Letter
2. Draft Ordinance
3. Case Study
 - a. Anytime Fitness – Springville, UT
 - b. Bending Iron Gym – Spanish Fork, UT
 - c. 180 Fitness – Salem, UT
 - d. Fitclub – Salem, UT
 - e. Total Fitness – Payson, UT

Code Amendment

110 S. Center Street, Santaquin, Utah 84655
80-754-1011 www.santaquin.org



Note: This application, in addition to any and all required materials for submission of your request, must be turned into the Community Development Department in order to be placed on an agenda. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered. It is recommended that any questions or concerns be addressed to the respective City Office before this application is submitted. Meetings are held at 110 S. Center Street, Santaquin.

Application fee \$400.00

Applicant Information

Applicant Name: <i>Zakary Barker</i>	
Applicant Address: <i>968 W. Fox Run Ave. Santaquin, UT 84655</i>	
Email: <i>barkerzakary@gmail.com</i>	Phone: <i>801-971-2505</i>
Applicant Signature: <i>[Signature]</i>	Date: <i>02/11/2023</i>

Ordinance Text Change Application Information

Proposed Code Section to be Amended: _____

Proposed language for the code change: _____

Explanation for the proposed code change: _____

Use Additional Sheets if necessary

To whom it may concern,

We would like to submit this proposal to amend the Parking Code for specified parking required for Commercial Recreational Facilities. As stated in **10.48.040 NUMBER OF PARKING SPACES REQUIRED** in the city municipal code. It currently states under Commercial Recreational, "1 parking space per 2 patrons, based on the design capacity of the facility." in regards to Fitness facilities. We propose to create a parking sub-section based on the sqft size of these commercial buildings in regards to parking spaces. Another option we propose is to amend the commercial recreational section to allow 5 patrons to 1 parking space, this will still ensure that everyone can benefit and utilize the full extent of these facilities, without consuming extra property devoted only to parking and taking away from the natural beauty of this community.

The original ordinance may be feasible for a major fitness facility over 20,000 sqft, where more than 100+ individuals are utilizing a facility at one time. In the facility that we are proposing this is not the case, and I believe would benefit future developments as well. Our building floor is 9,200 sq ft and will need to have 15,066 sq ft of parking. Over double the 6,300 sq ft size footprint to accommodate the number of parking spots required under current code standards. That is why we would like to look at limiting per square footage limitation. However, it may be economical to consider changing the entire sub-section to a 5 to 1 ratio, considering the time and rotation of those individuals coming in and out of the facility at any given moment. The average amount of time spent at the gym ranges from 45-60 minutes. The maximum amount of time used is around 90 minutes and that time is only utilized by less than <10% of individuals utilizing the fitness facility.

Information collected from other private gyms comparable to our size shows that there is a need for less parking concerning sqft on average from data collected from 7 other private gyms comparable to ours. Ranging from Draper to Provo they all are around 292.6 sq ft per 1 stall. Also in that same regard, the average number of members at one time is 14.75; these data points take into consideration both private fitness, group classes such as cross-fit, and private facilities that take specialized athletes. Understanding that there are different requirements per city code and the data is collected from other significantly bigger cities, we would like to amend the code here in Santaquin to fulfill the needs of our community and help others in this commercial space.

If we could come to a solution to either create a parking sub-section based on the sqft size of the commercial recreational building in regards to parking space or change it for everything under that subsection to be a 5 to 1 ratio for parking limited to that commercial recreational space. That is what we hope to accomplish here today. We appreciate your time and consideration on this matter. We would love to answer any questions that may arise. Feel free to reach out to us and we can provide additional data or any information you may need.

Sincerely,
Kaden Hartshorn
Zakary Barker

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY PARKING REQUIRMENTS FOR COMMERCIAL RECREATION USES, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

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

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

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

WHEREAS, the City Council desires to amend Santaquin City Code Title 10, Chapter 16, Section 080 and Title 10, Chapter 48, Section 040 to modify parking requirements for Commercial Recreation uses; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on February 25, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

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

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

Section I. Amendments

Title 10 Chapter 48 Section 040 is amended as follows: (underlined text is added, stricken text is deleted)

10.48.040 GENERAL PARKING STANDARDS

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

Commercial recreation	1 parking space per 2 <u>5</u> patrons, based on the design capacity of the facility
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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, March 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 March 2025.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Brian Del Rosario	Voted	___
Councilmember Travis Keel	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	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 4th day of March 2025, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY PARKING REQUIRMENTS FOR COMMERCIAL RECREATION USES, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 4th day of March 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, 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

Residing at Utah County

Gym Parking Case Study

Santaquin Requirements

- Required parking for the site location: ½ Gym ½ Warehouse & Office Space
- Currently have 39 spots
- Proposed gym is 9,000 sq ft = 93 spots
- Warehouse needs 8 spots
- Occupant load of proposed gym is 186 occupants

# of Stall per Occupant	# of Parking Stalls	Additional Required
2	101	62
3	70	31
4	55	16
5	46	8

Anytime Fitness Springville

- Approx 20 spots
- 8,000 sq ft
- Share parking with Papa Murphy's, Tree House Learning Art Center, Orion, Bear River Mutual, Sanaa Studios, Chromotherapy, Direct Insurance.

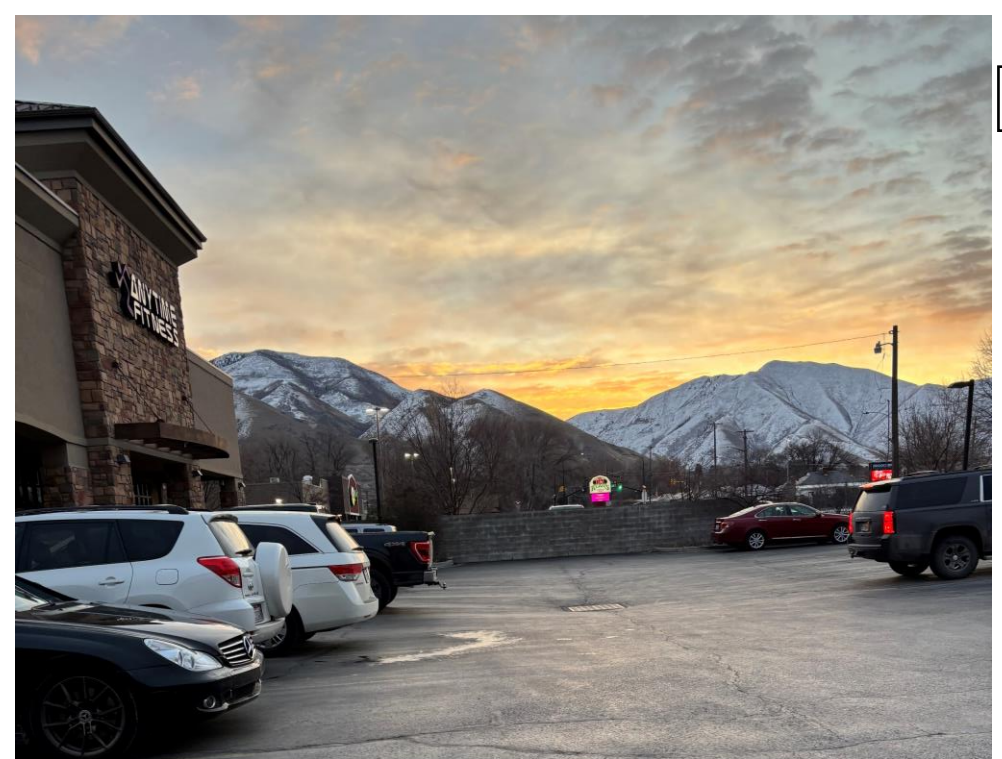
Midday Wed 2/12



Item 1.



Morning Thurs 2/13



Item 1.



Morning Tues 2/18



Bending Iron Gym – Spanish Fork

- Approx. 60 spots
- Shares parking with Disaster Plus, Zab Translation Solutions, Two Bros Auto Glass, Warner & Associates Construction
- Industrial zone

Midday Wed 2/12



Morning Thurs 2/13

Item 1.



Morning Tues 2/18



Item 1.



180 Fitness - Salem

- Approx. 90 spots
- Shares parking with Division of Child and Family Services, Swan Smiles & Orthodontics, Creekside RV Repair, Salon De La Paz, Omega Martial Arts, CCBank, and many others.

Midday
Wed
2/12



Evening Wed 2/12



Morning Thurs 2/13



Fitclub - Salem

- Approx. 18 spots
- Approx. 3,600 square feet
- Individual parking lot

Midday Wed 2/12

Item 1.



Evening Wed 2/12



Morning Thurs 2/13

Item 1.



Total Fitness - Payson

- Approx 12,000 sq ft required to have 60 spots
- Approx. 35 spots
- Payson City overflow parking for Main Street in the back

Midday
Wed
2/12



Morning Thurs 2/13



Morning Tues 2/18



Midday Tues 2/18



MEMO



To: Planning Commission

From: Aspen Stevenson, Planner

Date: February 25, 2025

RE: **Code Amendment To Permit Detached ADUs in the R-15 Residential Zone**

After selecting five Moderate Income Housing Strategies for 2025, it is proposed that the Planning Commission and City Council amend Santaquin City Code Title 10 Chapter 16 Section 080 and Title 10 Chapter 20 Section 100 to permit detached accessory dwelling units in the R-15 Residential Zone. The proposed code amendment will satisfy Strategy 1 (E) of the Moderate Income Housing which is referenced below.

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

Implementation Plan – 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 – 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.

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

Recommended Motion: "Motion to recommend (approval/denial) of the proposed code amendment, which permits detached accessory dwelling units within the R-15 zone."

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO PERMIT DETACHED ACCESSORY DWELLING UNITS IN THE R-15 RESIDENTIAL 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 16, Section 080 and Title 10, Chapter 20, Section 100 to permit detached accessory dwelling units in the R-15 Residential Zone; and

WHEREAS, the City Council hereby implements one of their strategies in the Moderate-Income Housing Plan, as required by Utah Code Annotated 10-9a-408, in order address the need for moderate income housing within Santaquin City; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on February 25, 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 16 Section 080 is amended as follows: (underlined text is added, stricken text is deleted)

10.16.080 ACCESSORY DWELLING UNITS

- C. Detached (i.e., Cottages, Casitas): Detached accessory dwelling units shall be allowed in the Main Street Residential (MSR) area of the Main Street Business

District zone, the Residential R-8 zone, ~~and~~ the Residential R-10 zone, and the Residential R-15 zone, subject to the following criteria:

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

10.20.100 R-15 RESIDENTIAL ZONE

A. Objectives And Characteristics: The objectives of establishing the R-15 Residential Zone are to encourage the creation and maintenance of residential areas within the City which are characterized by medium sized lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-15 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-15 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

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

Use	R-15
<u>Accessory Use</u>	<u>P</u>
Adult daycare	C
Assisted living facility - large	C
Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C

Cemeteries	P
Child daycare centers	C
Dwelling, accessory unit attached	P
Dwelling, accessory unit detached	P
Dwellings, single-family detached	P
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-15 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P

Sheltered workshop	C
Single family dwellings and related accessory uses	P
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

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, March 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 March 2025.

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 4th day of March 2025, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY REGULATIONS FOR DETACHED ACCESSORY DWELLING UNITS AND PERMIT DETACHED ACCESSORY DWELLING UNITS IN THE R-10 RESIDENTIAL 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 4th day of March 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 I posted in three (3) public places the ordinance, which is attached hereto on the 4th day of March 2025.

The three places are as follows:

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

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

Amalie R. Ottley
Santaquin City Recorder

The foregoing instrument was acknowledged before me this ___ day of _____, 20__, by Amalie R. Ottley.

Notary Public

MEMO



To: Planning Commission
From: Aspen Stevenson, Planner
Date: February 25, 2025
Re: Stand Out Studios Major Home Occupation Conditional Use Permit

Melanie and Jeb Clark submitted a Major Home Occupation Conditional Use Permit Application for a performing arts studio located at 136 N 200 E. The applicant proposes to operate two classes a day, Monday-Friday, from 3:45 PM to 7:30 PM. Each class will have 12 students for a total of 24 students per day. Any child-oriented home occupation that has more than 8 children is required to get a major home occupation permit and must follow Santaquin City Code (SCC) 10.40.060 and 10.40.040. Major home occupations are subject to Conditional Use Permit approval from the Planning Commission and requires a public hearing.

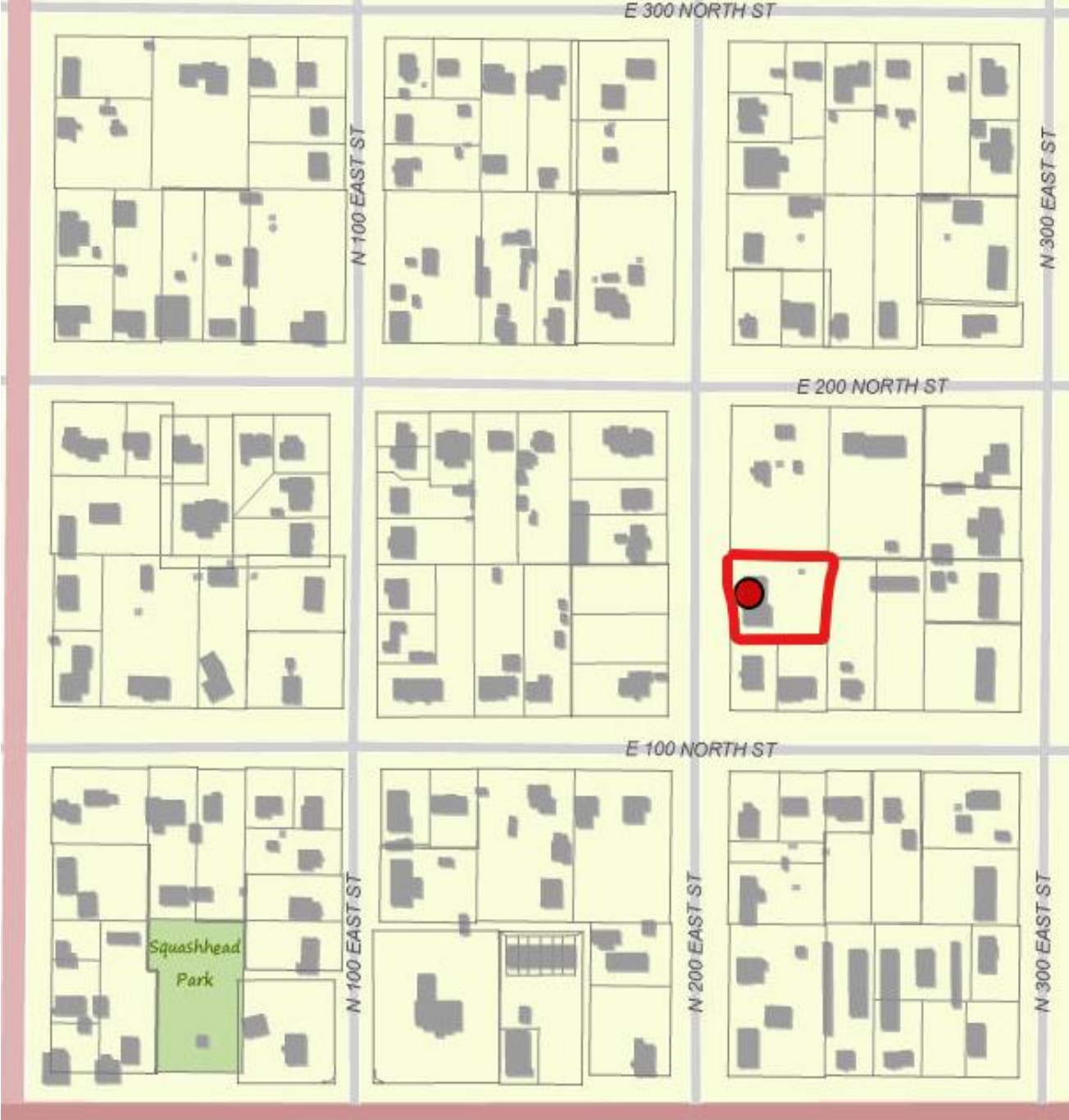
This review is for the Planning Commission to determine whether or not all requirements found in SCC 10.40.060 and 10.40.040 are being followed and a Conditional Use Permit can be granted. A Conditional Use is administrative decision and if all code requirements are being met, the permit needs to be approved. A business license will still need to be acquired, and all required departments will need to review and approve the business license before it can be issued.

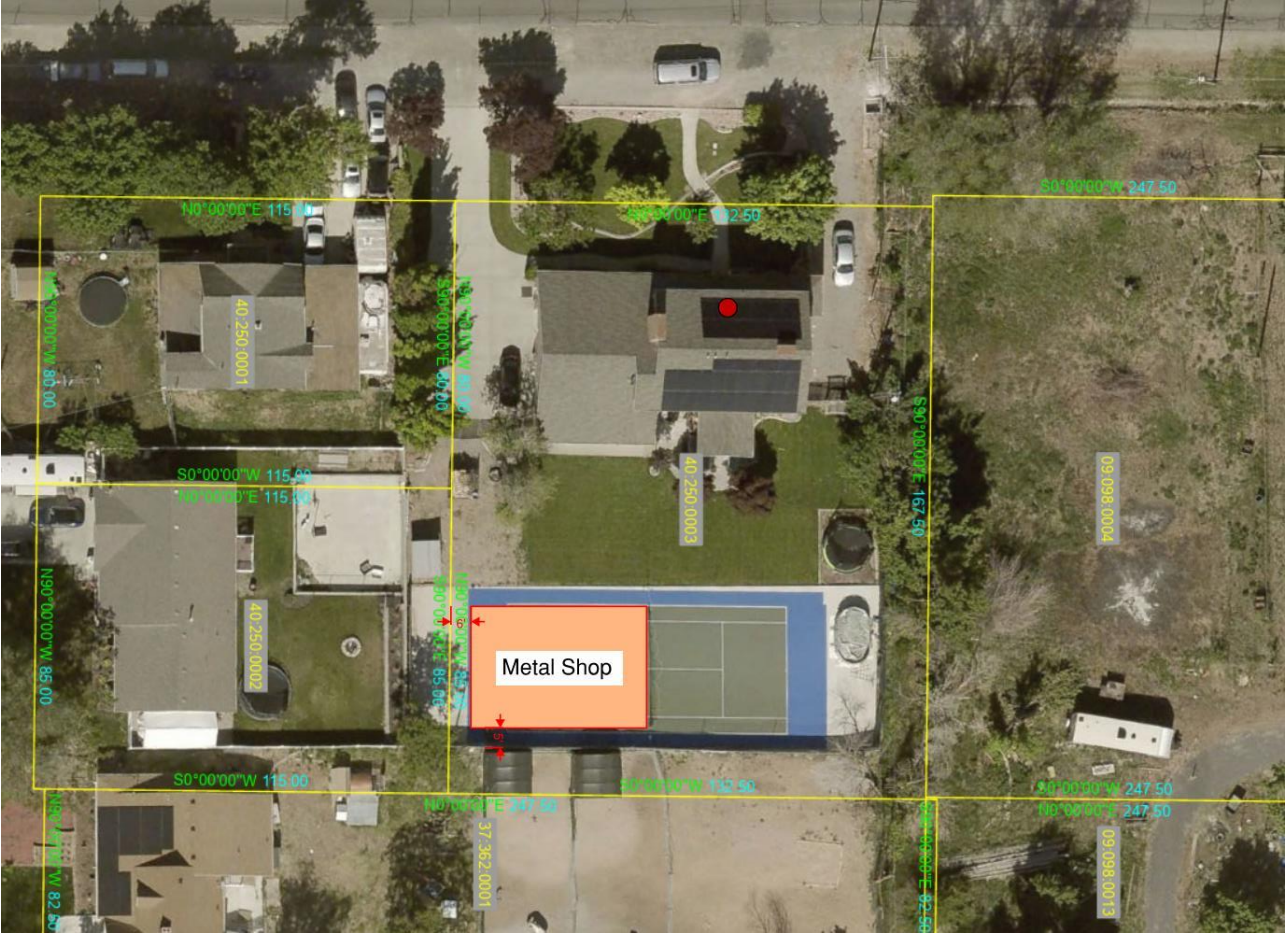
Motion: “Motion to (approve/deny) the conditional use permit for the proposed *Stand Out Studios* with the following conditions:

- All code requirements in Santaquin City Code 10.40.060 and 10.40.040 be met.
- A Business License be obtained before operation.

Attachments:

1. Vicinity Map
2. Site Plan
3. Applicant’s Letter
4. Traffic Circulation Plan
5. Santaquin City Code 10.40.060 and 10.40.040





Santaquin City

We are submitting a major home occupancy business plan. We run a performing arts studio where we teach kids ages 2-14 singing and dancing lessons. We will have classes in our accessory building in the backyard. We will use the entire building which is 3,200 sq ft. We have 3 rooms in the building that we use for show choir, vocal tech, and dance. Another is used for storage and the other is a waiting room. We have two classes a day Monday-Friday. Each class has 12 students.

Schedule

Mon- Ages 3-4 Dance 4:00-5:30 pm

Ages 5-6 Dance 6:00-7:30 pm

Tues- Ambassadors 3:45-5:30 pm

Red Ambassadors 6:00-7:30 pm

Wed- Ballet ages 6-9 4:00-5:30 pm

Ballet ages 9-13 6:00-7:30 pm

Thurs- Singing Gold Team 3:45-5:30 pm

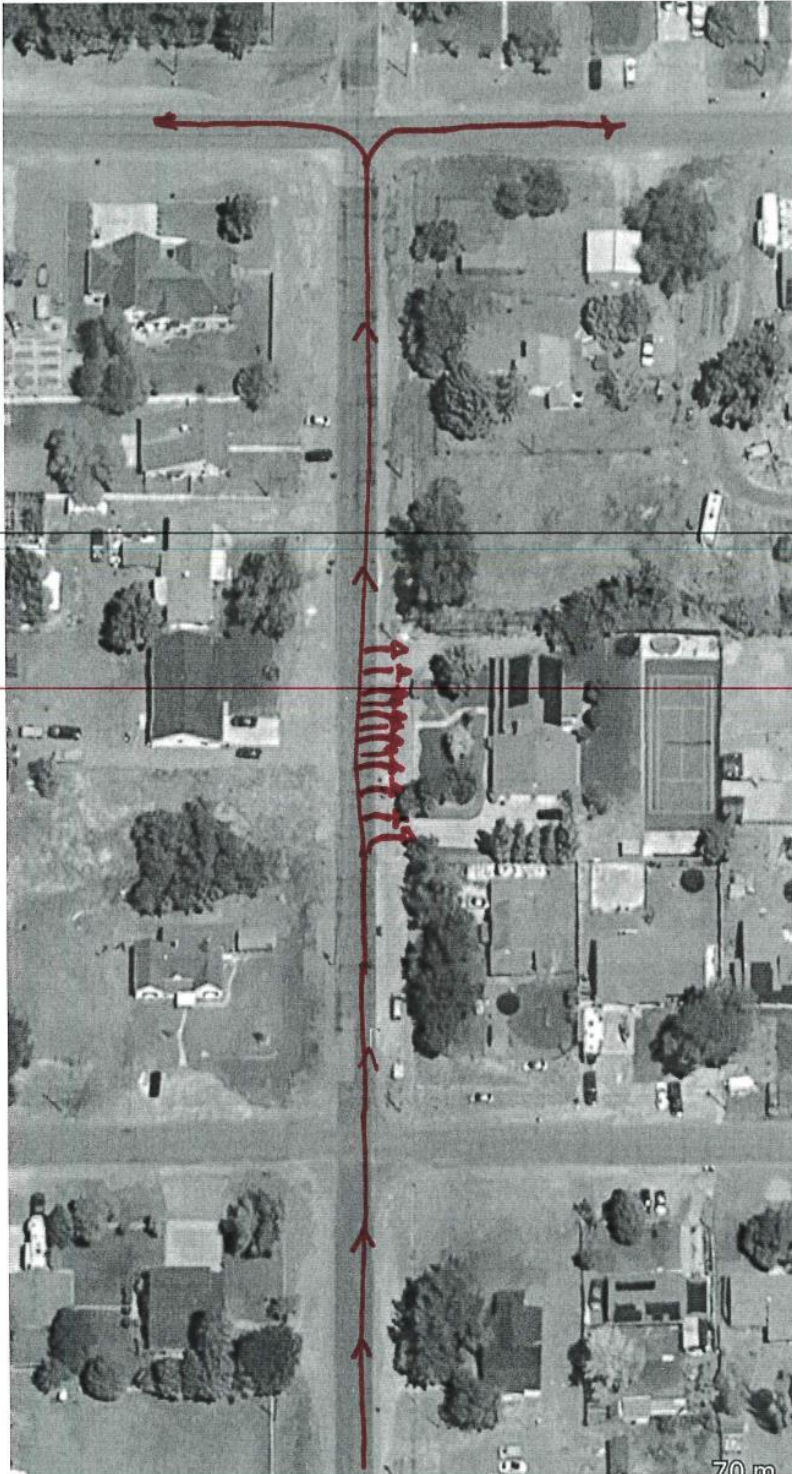
Singing Boys Team 6:00-7:30 pm

Fri- Comp Dance Ruby 3:45-5:30 pm

Comp Dance Diamond 6:00-7:30 pm

1/27/25, 2:55 PM

IMG_1193.jpg

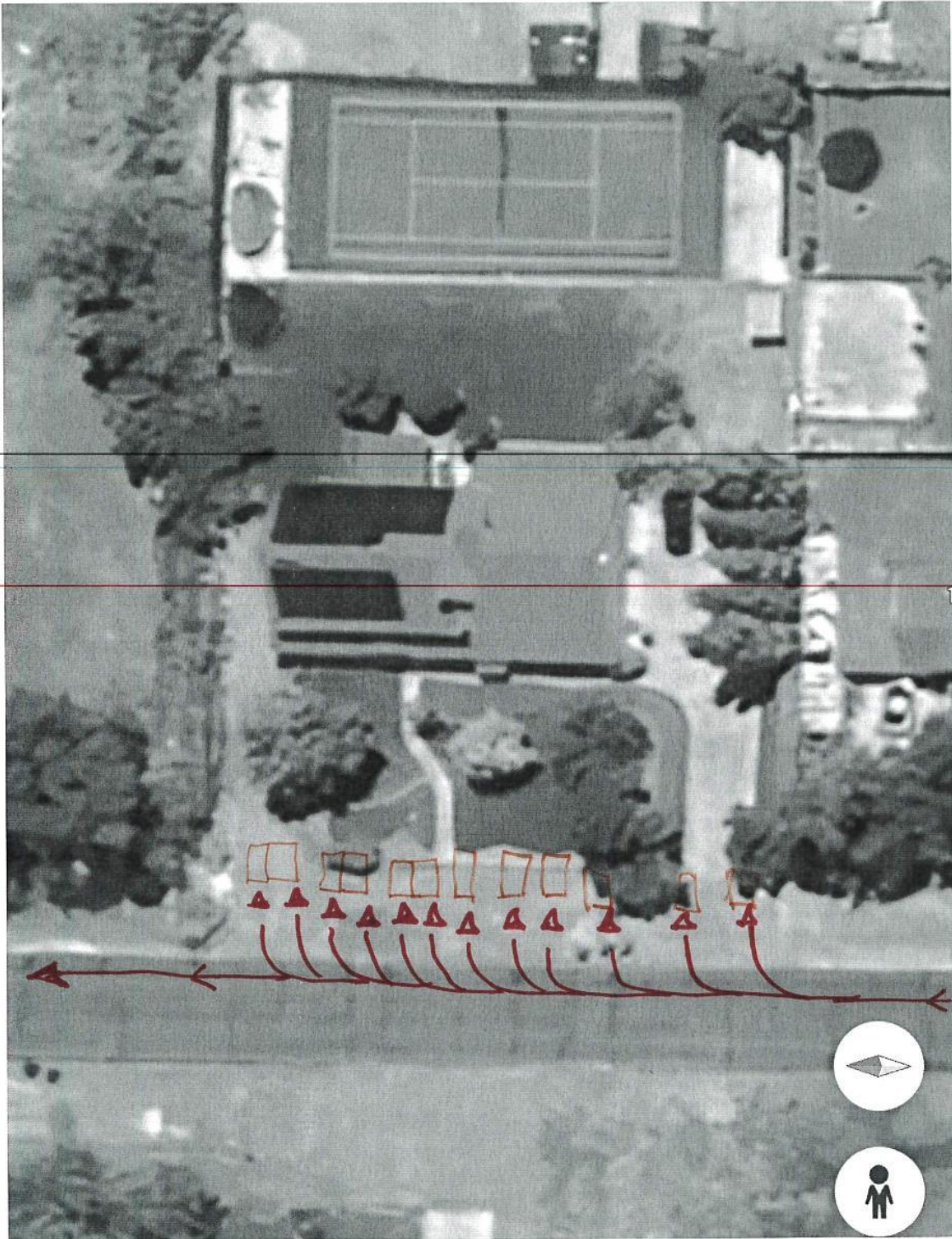


<https://mail.google.com/mail/u/0/#inbox/FMfgzQZSsHbnrlCMJscZczbRGfbcxnJ?projector=1&messagePartId=0.1>

1/1

1/27/25, 2:55 PM

IMG_1192.jpg



<https://mail.google.com/mail/u/0/#inbox/FMfcgzQZSsHbnrlCMJscZczbRGfbcxNJ?projector=1&messagePartId=0.3>

1/1

10.40.060 MAJOR HOME OCCUPATIONS

Major home occupations must comply with all of the standards outlined in SCC 10.40.040 and where possible the qualifications of SCC 10.40.050. Major home occupations must be reviewed by the planning commission and granted a conditional use permit before pursuing a business license through the city. Each major home occupation is subject to the pertinent conditions listed below:

1. General conditions for all major home occupations:
 1. Major home occupations may only be conducted from property having a detached single-family dwelling,
 2. The conditional use permit and the home occupation business license shall be maintained in good standing for the entire period that business is being conducted,
 3. Conditional use permits can be revoked based upon unresolved legitimate complaints as determined by the city zoning administrator.
2. Child group activity home occupations shall comply with the following conditions:
 1. Maximum Children Permitted: The following maximum numbers include the licensee's and any employees' children if they are under twelve (12) years of age and are under the care of the licensee at the time the home occupation is conducted:
 1. Child group activities may not exceed twelve (12) students/children per session and a maximum of twenty-four (24) students/children per day. A maximum of two (2) sessions per day may be permitted. There shall be a minimum 30-minute break between the two sessions.
 2. Yard Requirements:
 1. All nonbusiness related structures or on premises hazards are to be made inaccessible to the children attending the daycare facility.
 2. All outdoor play areas must be enclosed by a fence at least six feet (6') in height.
 3. Traffic:
 1. All vehicular stops for the dropping off or picking up of children shall be done with the passenger side of the vehicle toward the residence.
 2. A traffic circulation and safety plan must be submitted to, reviewed and approved by the city.
 3. At least one adjacent residential street must be of sufficient width to accommodate the increased average daily vehicular traffic (ADT) counts caused by the business.
 4. The number of business-related vehicle stops at the home per day shall not exceed forty-eight (48) (e.g., dropping off and picking up a child would count as 2 vehicle stops).
 4. Location Requirements: No child group activity home occupation, which requires a conditional use permit, may be operated within three hundred feet (300'), as measured from property line to property line, of another child group activity home occupation operating under a conditional use permit.
 5. Licensure: Copies of all licenses required by the state shall be provided to the city for verification of compliance with all state standards.
3. Businesses not conducted within a home, which must obtain a conditional use permit, and which may include welding, carpentry, sheet metal work, furniture manufacturing, upholstery and other similar manufacturing activities, must comply with the following:
 1. Machinery Operation: No machinery may be operated between the hours of seven o'clock (7:00) P.M. and eight o'clock (8:00) A.M.
 2. Noise Levels:

1. No power equipment which emits a sound pressure level in excess of seventy-four (74) dB, as measured at a distance of fifty feet (50') (15 m) from such machinery, shall be used.
2. No equipment shall cause a noise disturbance for a consecutive period longer than fifteen (15) minutes or for more than thirty (30) minutes per hour.
3. Business machinery noise levels are not to exceed fifty-five (55) dB when measured at the closest property boundary.
3. Storage Qualifications: All storage qualifications listed in SCC 10.40.050 must be met.
4. Designated Areas: The applicant shall designate the areas of the home, attached/detached garage or accessory structure that will be used for the home occupation and, if approved, the home occupation may be conducted only in the designated areas. (Ord. 08-01-2006, 8-17-2006, eff. 8-17-2006)
4. Businesses having more than four (4) business related vehicles parked or stored at the home at one time or which utilize a commercial vehicle that exceeds the maximum height, weight or length requirements established in SCC 10.40.050, must comply with the following conditions:
 1. All business related commercial vehicles are to be parked on the property and behind the front of the home when parked on the property.
 2. The vehicles and attachments are to be located behind a six foot (6') tall opaque fence, or other obstruction, so as to minimize their view from the front property line.
 3. Proof of proper CDL licensing must be provided with each license renewal.
 4. No maintenance of vehicles exceeding sixteen thousand (16,000) GVW may occur at the home unless conducted within a fully enclosed permanent structure compliant with building codes. (Ord. 02-03-2017, 2-1-2017, eff. 2-2-2017)
5. Businesses entailing food or beverage preparation, storage or catering must comply with the following conditions:
 1. Obtain all authorizations required by a state or county department or agency prior to approval of a business license and maintain all such authorizations for the duration of the business.
 2. Compliance with all business related vehicle qualifications listed in SCC 10.40.050 must be met.
6. Businesses which have operating hours past eight o'clock (8:00) P.M. and before six o'clock (6:00) A.M. must comply with the following:
 1. Applicants must show that any operation conducted after eight o'clock (8:00) P.M. and before six o'clock (6:00) A.M. will be compatible with like uses and operations found in the residential neighborhoods between such hours.
 2. All business activities are to be conducted within closed doors between eight o'clock (8:00) P.M. and six o'clock (6:00) A.M. unless shown to be compatible with like uses and operations found in the residential neighborhood between such hours.
 3. Any business lighting shall be shielded and directed downward away from adjoining properties or contained within the building from which it emanates. (Ord. 08-01-2006, 8-17-2006, eff. 8-17-2006)

10.40.040 STANDARDS FOR ALL HOME OCCUPATIONS

All home occupations must comply with the following "standards" at all times. Bed and breakfast homes are regulated by SCC 10.40.080.

1. Permitted Or Conditional Use: Home occupations must be a permitted or conditional use in the zone in which the home occupation is to be located and not be in conflict with the objectives and characteristics of the same zone.
2. Accessory Use On The Property: The home occupation shall be clearly incidental and secondary to the primary residential use of the property and dwelling.
3. Bona Fide Resident: The home occupation business shall be owned by and carried on only by a resident of the home for which a certificate of occupancy has been issued.
4. Satellite Offices Not Allowed: Established or workstation business activities for an off premises employer shall not be conducted at the home of an employee by other employees of the same business who are not residents of the home.
5. Parking: All business related vehicles, which park at the location of the home occupation, must be legally parked, either in conventional parking spaces on the lot or adjacent to the frontage of the lot. No parking from the home occupation shall be permitted in front of adjacent lots unless approved by the city as part of a traffic circulation and safety plan. Required parking for resident vehicles shall be available at the close of business each day.
6. Signs: Signs are limited to one nonanimated sign not larger in area than two (2) square feet. The sign shall not be directly or internally illuminated.
7. External Appearance: Any exterior alterations to the residence to accommodate the home occupation shall maintain the character and appearance of the residential dwelling in which it is located. Furthermore, the business operation shall not negatively affect the physical appearance, traffic, and other activities of the surrounding neighborhood and not depreciate surrounding property values.
8. Storage Areas: Home occupations are not permitted to store materials or products outside of the dwelling unit, except in a city approved and permitted accessory building.
9. Conformity With Safety Codes: No hazardous materials or equipment may be used in the home occupation, including, but not limited to, anything flammable or unsafe that is not customary to the home in which the occupation is located. There shall be complete conformity with fire, building, plumbing, electrical and all other city, county, state and federal codes.
10. Neighborhood Disruptions Not Permitted: The home occupation shall not disrupt the peace, quiet and domestic tranquility of the neighborhood nor emit noise, odor, dust, fumes, vibration, smoke, electrical interference (including interferences with radio and television reception), or any other interference with the residential use of adjacent properties.
11. Renter/Owner Responsibility: If the applicant for a home occupation license rents or leases the property wherein the home occupation is intended to be conducted, the applicant must provide a letter of acknowledgment and consent from the property owner at the time the application is submitted to the community development department. (Ord. 08-01-2006, 8-17-2006, eff. 8-17-2006)



MEMORANDUM

To: Planning Commission
 From: Aspen Stevenson, Staff Planner
 Date: February 25, 2025
 RE: **Morgan Subdivision Preliminary Review**

Zone: R-8
 Size: 0.96 Acres

The Morgan Subdivision is located at 200 North 95 East. The proposed subdivision is in the R-8 zone and consists of 3 lots on 0.96 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. Lot 1 is 11,925 square feet (0.27 acres). Lot 2 is 15,033 square feet (0.35 acres). Lot 3 is 14,733 square feet (0.34 acres).

The applicant proposed a deferral agreement to the City Council on November 5, 2024. The City Council made the following motion “approve Resolution 11-01-2024, a resolution approving an infrastructure deferral agreement with William W Morgan & Beverly S Morgan for Morgan Subdivision located at 95 E 200 N Santaquin, UT 84655”. The deferral agreement allows them to defer the street improvements (i.e., sidewalk, curb, gutter, asphalt, etc.) to a later date.

On February 11, 2025, the Development Review Committee (DRC) reviewed the preliminary plans for the Morgan Subdivision and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed.

This review is for the Planning Commission to determine whether the proposed subdivision complies with the Santaquin City Code. The Planning Commission is the land use authority for preliminary subdivision applications.

Findings

1. The subdivision plans meet the requirements of the R-8 Zone (SCC 10.20.080).
2. The subdivision plans meet all Engineering and Public Works requirements found in the Santaquin City Standard Specifications and Drawings.
3. The City Council has approved a deferral agreement to deferral street improvements to a later date.
4. All applicable requirements in Santaquin City Title 11 (Subdivision Regulations) have been met.
5. The subdivision has followed the subdivision review process in SCC 11.20.020 and preliminary plans have received a favorable recommendation from the DRC.
6. The subdivision plans (attachment 2) have met all conditions in the DRC motion with an exception that a boundary line agreement be completed or the existing shed in the Northwest corner of Lot 1 be removed before the plat is recorded.

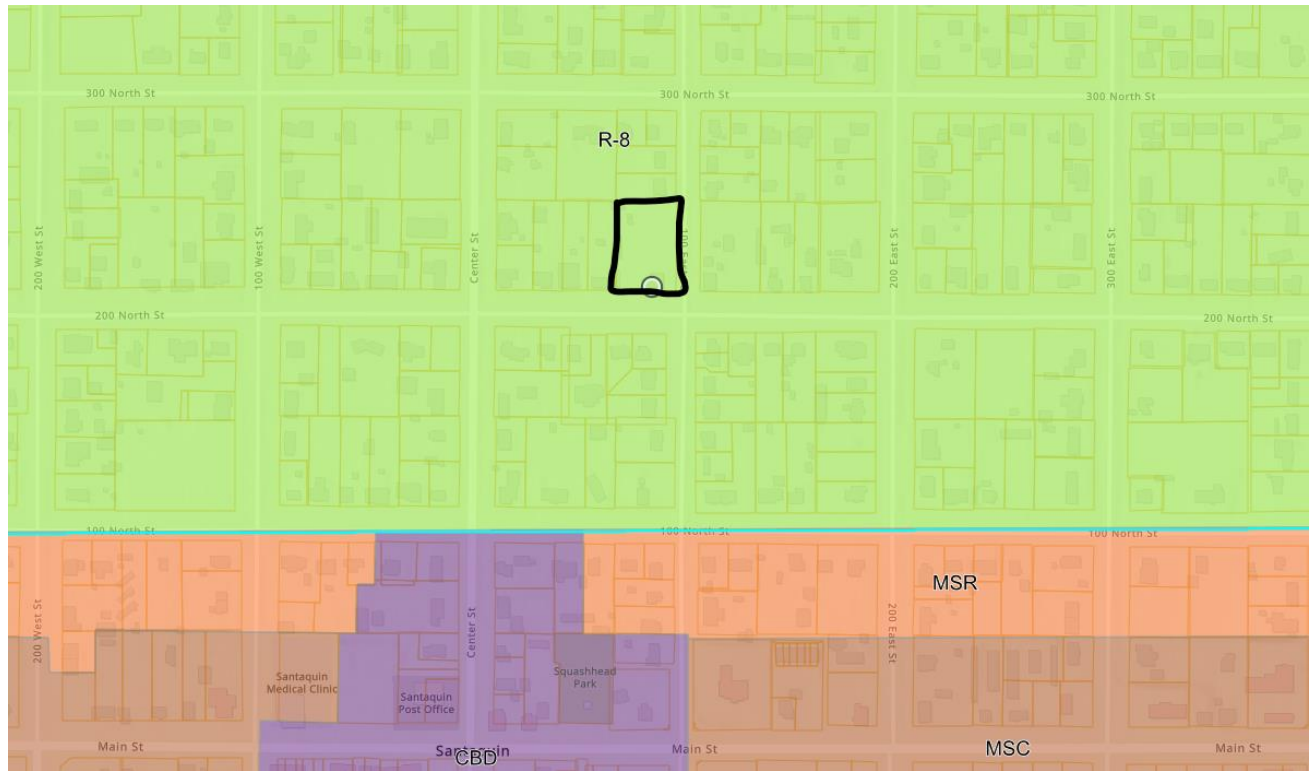
Recommended Motion: “Motion to conditionally approve the preliminary plans for the Morgan Subdivision with the following conditions:

1. Complete a boundary line agreement or remove the existing shed in the Northwest corner of Lot 1 before the plat is recorded.

Attachments:

1. Zoning and Location Map
2. Preliminary Plan

Attachment 1: Location and Zoning Map

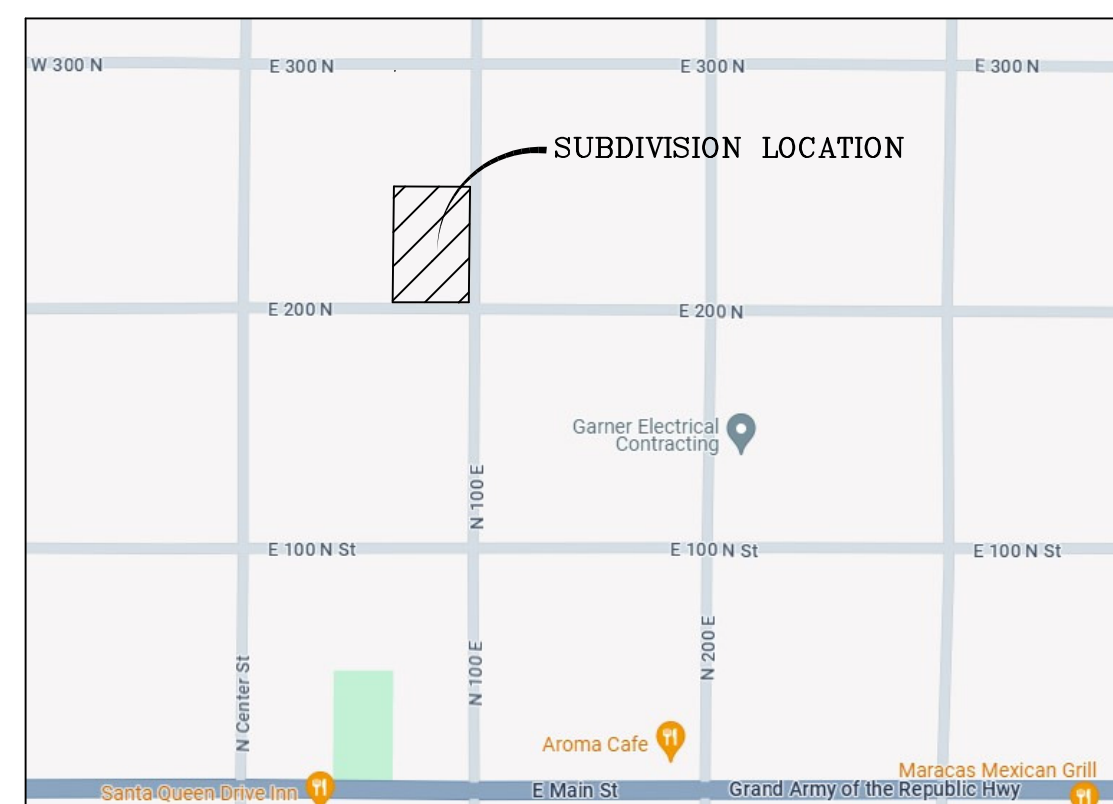


NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-882-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

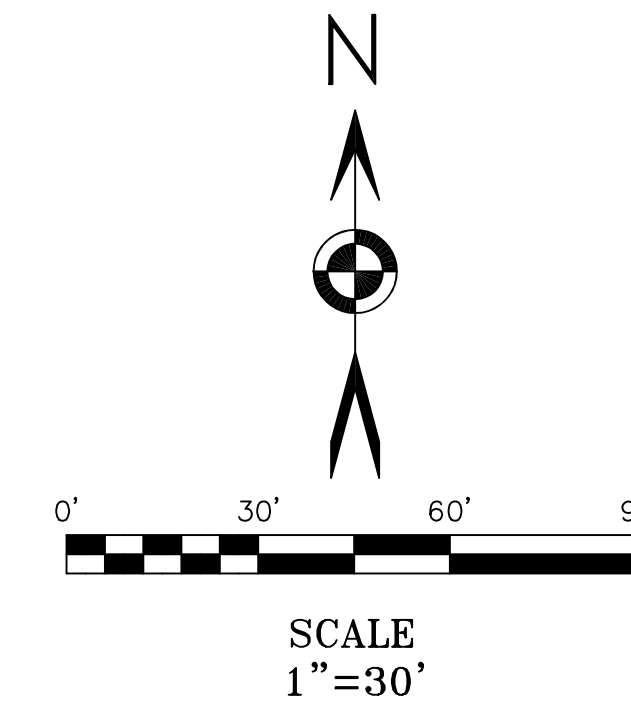
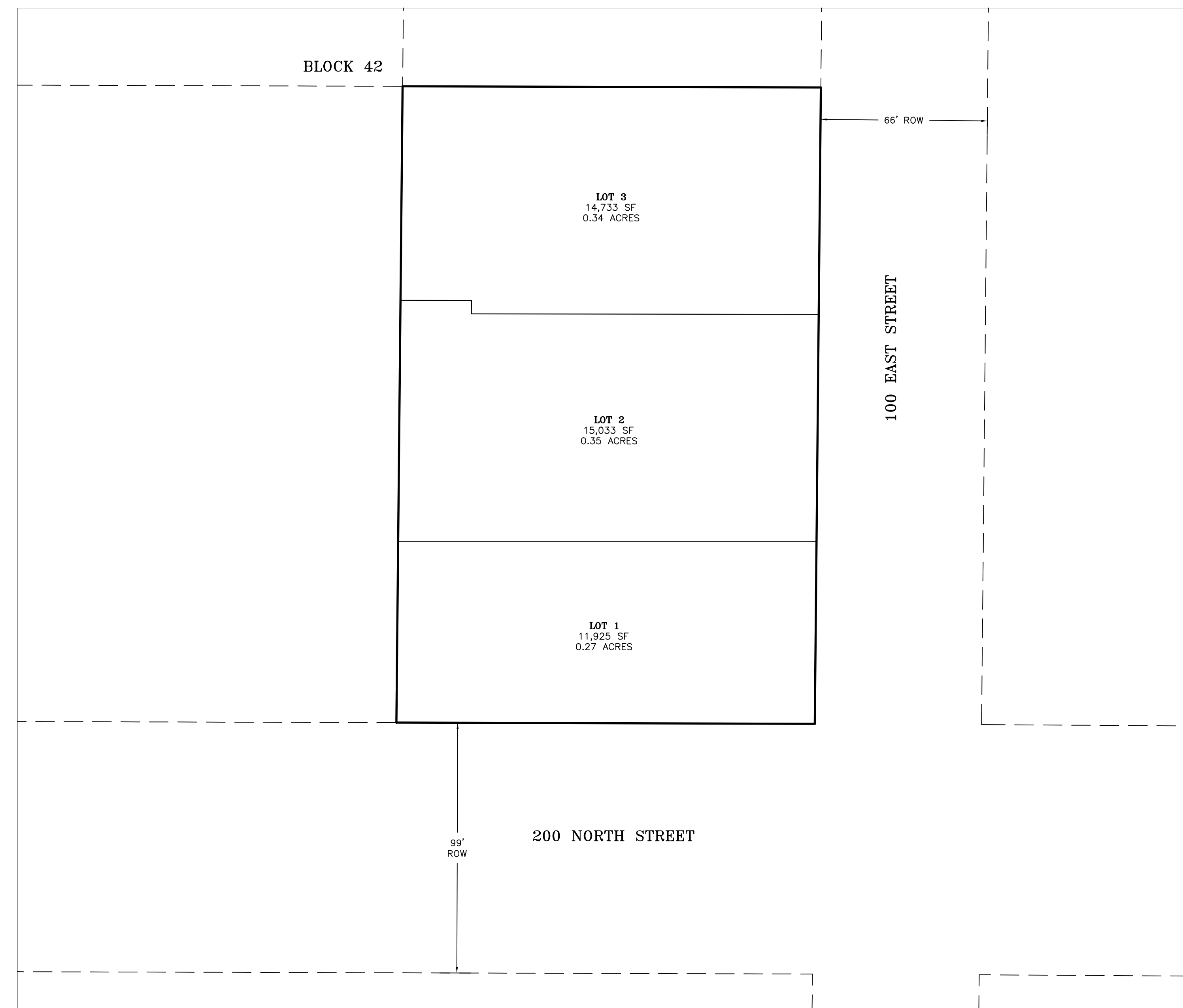
PLAT "A" MORGAN SUBDIVISION

SANTAQUIN CITY, UTAH COUNTY, UTAH

SHEET #	SHEET NAME
1	COVER SHEET
2	FINAL PLAT "A"
3	UTILITY PLAN

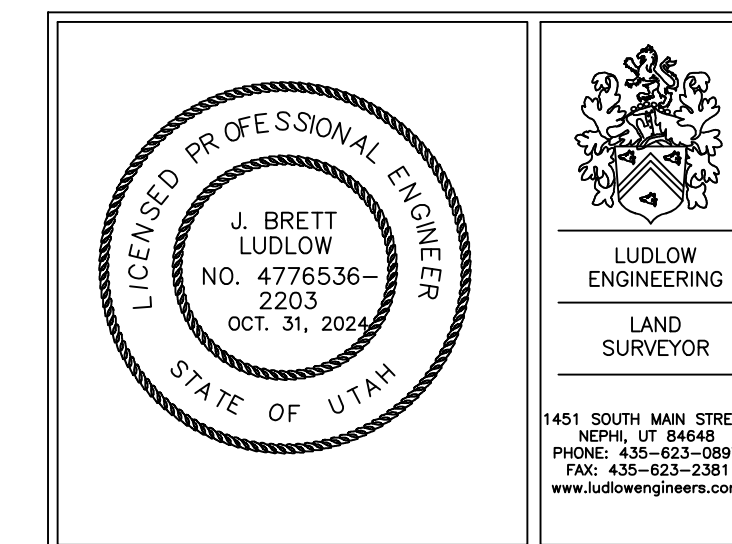


VICINITY MAP
-NTS-



DATA TABLE:
ZONING=R-8
TOTAL # OF LOTS=3
TOTAL ACREAGE=0.96
LOTS/ACRE=3.125

GENERAL NOTE:
1. 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. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM THE FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.



OWNER/DEVELOPER:
WILLIAM MORGAN
801-857-0227
wmwmorgan@gmail.com

ENGINEER/SURVEYOR:
LUDLOW ENGINEERING
435-623-0897
1451 S MAIN
NEPHI, UT 84648

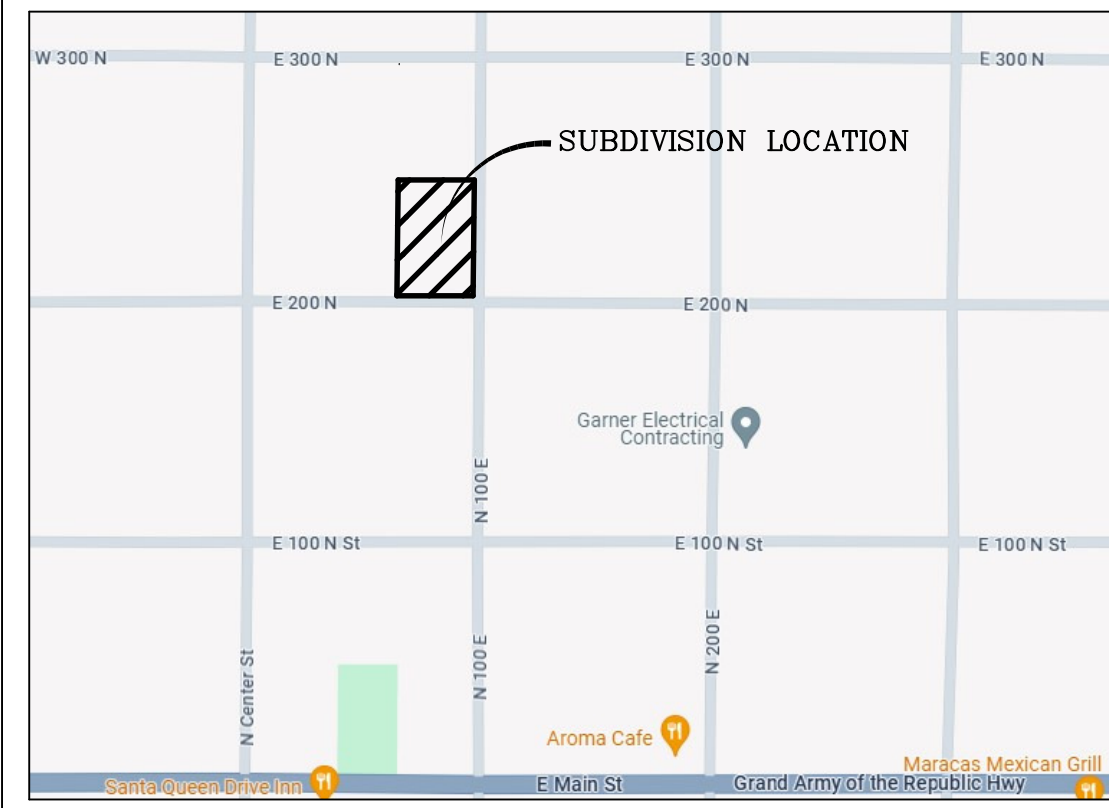
REVISIONS	
1. OCTOBER 31, 2024	4. _____
2. _____	5. _____
3. _____	6. _____

PROJECT NO.: LE 4430 SURVEYOR/DIRECTOR: D. PENROD
DATE: JANUARY 2025 FIELD SURVEYOR: T.H.
SCALE: 1" = 30' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: D. PENROD

LUDLOW ENGINEERING & ASSOCIATES
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

PLAT "A" MORGAN SUBDIVISION
LOT 1, BLOCK 42, PLAT "B", SANTAQUIN TOWNSHIP SURVEY OF BUILDING LOTS
SANTAQUIN CITY, UTAH COUNTY, UTAH
JANUARY 2025



VICINITY MAP
-NTS-

PLAT "A" MORGAN SUBDIVISION

BLOCK 42

GENERAL NOTE:
THIS PROPERTY IS LOCATED IN AN AGRICULTURAL COMMUNITY IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES ARE COMMON AND PART OF THE IDENTITY OF SANTAQUIN CITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED NEAR THIS PROPERTY. PROPERTY OWNERS NEED TO UNDERSTAND AND ACKNOWLEDGE THAT THEY MAY EXPERIENCE ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. ADDITIONALLY, PROPERTY OWNERS MUST REFRAIN FROM TRESPASSING ON PRIVATE PROPERTY WHICH CAN NEGATIVELY IMPACT THE INTEGRITY OF AGRICULTURAL LANDS AND BUSINESSES.

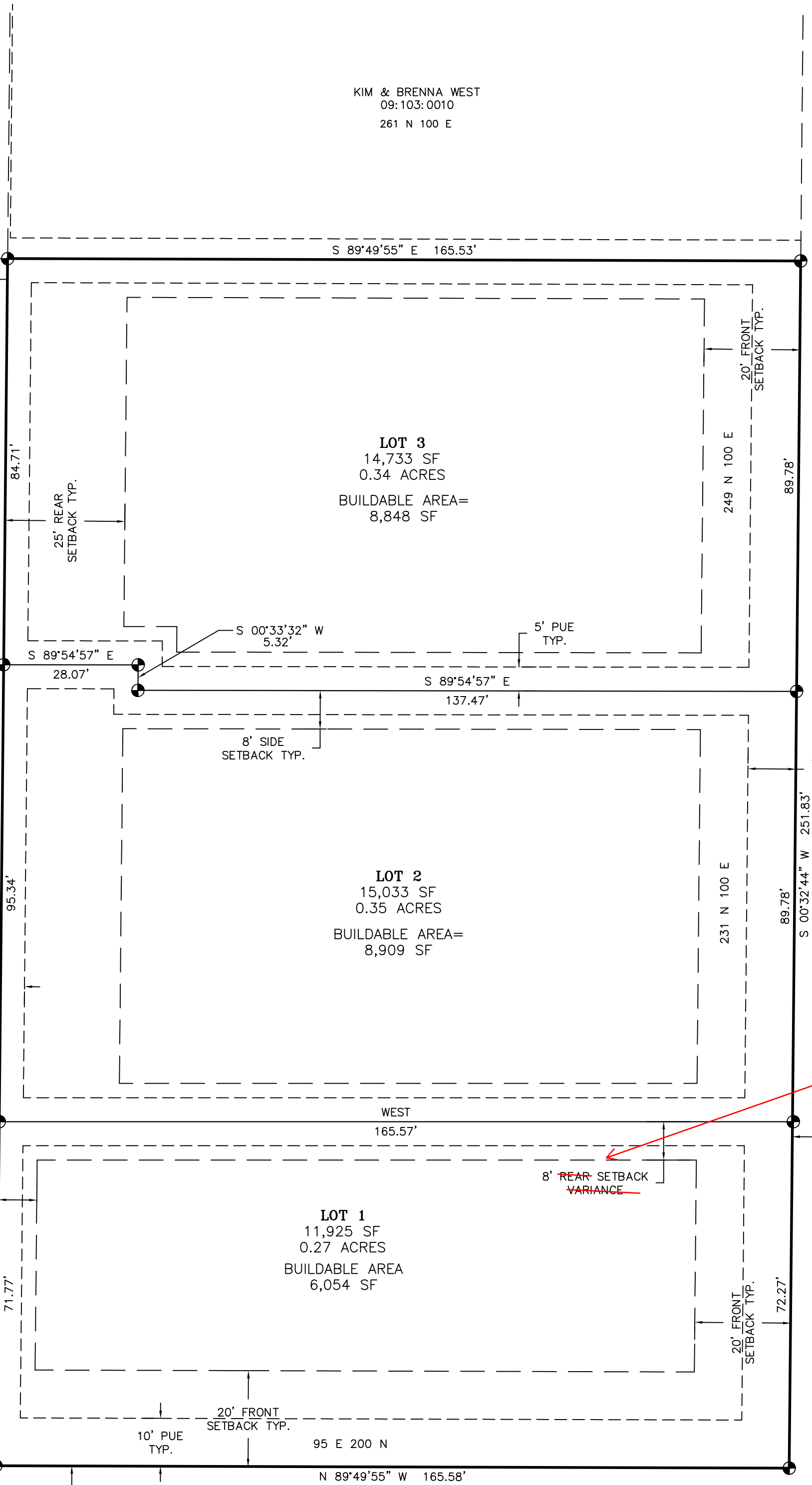
SETBACK REQUIREMENTS:
FRONT=
15.00' TO COVERED PORCHES
20.00' TO LIVING AREA OR GARAGE SIDE
25.00' TO GARAGE DOOR
SIDE=8.00'
REAR=25.00'



JEFFREY D & TERESA HARWARD
09:103:0004
50 E 300 N

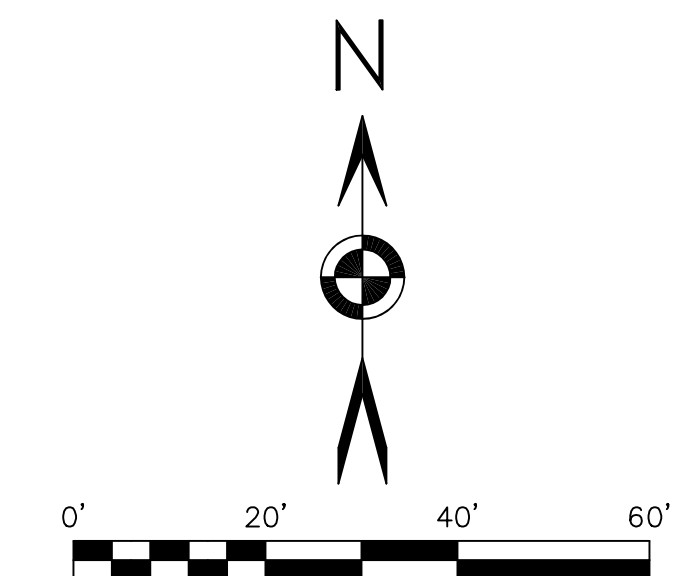
KIM & BRENNIA WEST
261 N 100 E

WILLIAM & LIZA BOARDMAN
09:103:0011
63 E 200 N



Rear setback 25'

List as side setback.



SCALE
1"=20'

LEGEND

- = SET 5/8" REBAR WITH CAP
- = SECTION CORNER
- = LAND OWNER DEED DESCRIPTION LINE
- = SECTION BOUNDARY
- = SECTION LINE
- = SETBACK
- = EASEMENT
- = ADDRESS

BLOCK 41, PLAT "B"

100 EAST STREET

DOMINION ENERGY
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS ____ DAY OF _____ 20__
DOMINION ENERGY
BY: _____
TITLE: _____

CERTIFICATION

I Daryl N. Penrod, do hereby certify that I am a registered land surveyor, and that I hold a license in accordance with Title 58, chapter 22, professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DARYL N. PENROD _____ DATE _____

BOUNDARY DESCRIPTION

ALL OF LOT 1, BLOCK 42, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS. ALSO DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES S00°32'33"E 1300.69 FEET ALONG THE SECTION LINE AND S89°49'55"E 675.81 FEET FROM THE NORTHWEST CORNER SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 42, PLAT "B", SANTAQUIN CITY SURVEY OF BUILDING LOTS; AND RUNNING THENCE N00°33'32"E 251.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S89°49'55"E 165.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°32'44"W 251.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N89°49'55"W 165.58 FEET TO THE POINT OF BEGINNING. CONTAINING 0.96 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENT AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

WILLIAM W. MORGAN _____ BEVERLY S. MORGAN _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE ____ DAY OF _____, A.D. 20__, PERSONALLY APPEARED BEFORE ME, WILLIAM W. MORGAN AND BEVERLY S. MORGAN, THE SIGNERS OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20__, BY _____

CHAIRMAN _____ DIRECTOR / SECRETARY _____

UTILITY APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT TO ACCESS SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTIONS WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

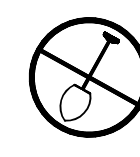
ROCKY MOUNTAIN POWER _____ DATE _____
CENTRACOM _____ DATE _____
CENTURY LINK _____ DATE _____

PLAT A MORGAN SUBDIVISION

SECTION 1, TOWNSHIP 10 SOUTH, RANGE 1 EAST, S.L.B. & M.
SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH
SCALE 1"= 20 FEET

SURVEYOR	CITY/COUNTY ENGINEER	CLERK-RECORDER	NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE



NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-682-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

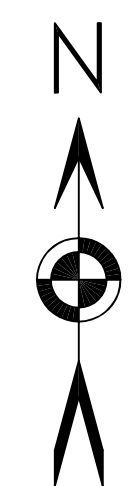
Discussed shed. Is the shed going to be removed or are BLA's going to be done.

KIM & BRENNAN WEST
09:103:0010

WILLIAM & LUZA BOARDMAN
09:103:0011

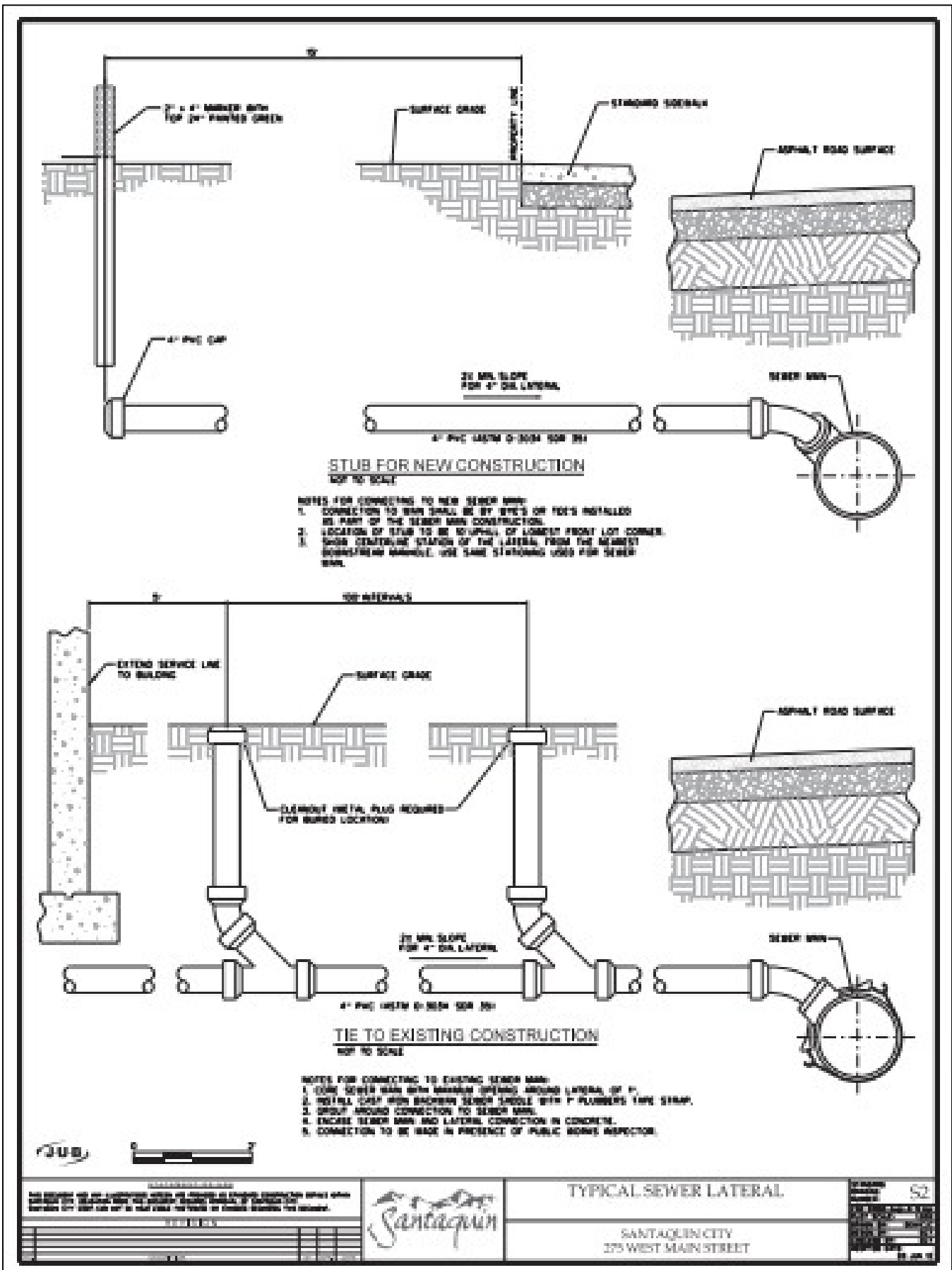
BLOCK 18, PLAT "A"

BLOCK 32, PLAT "B"

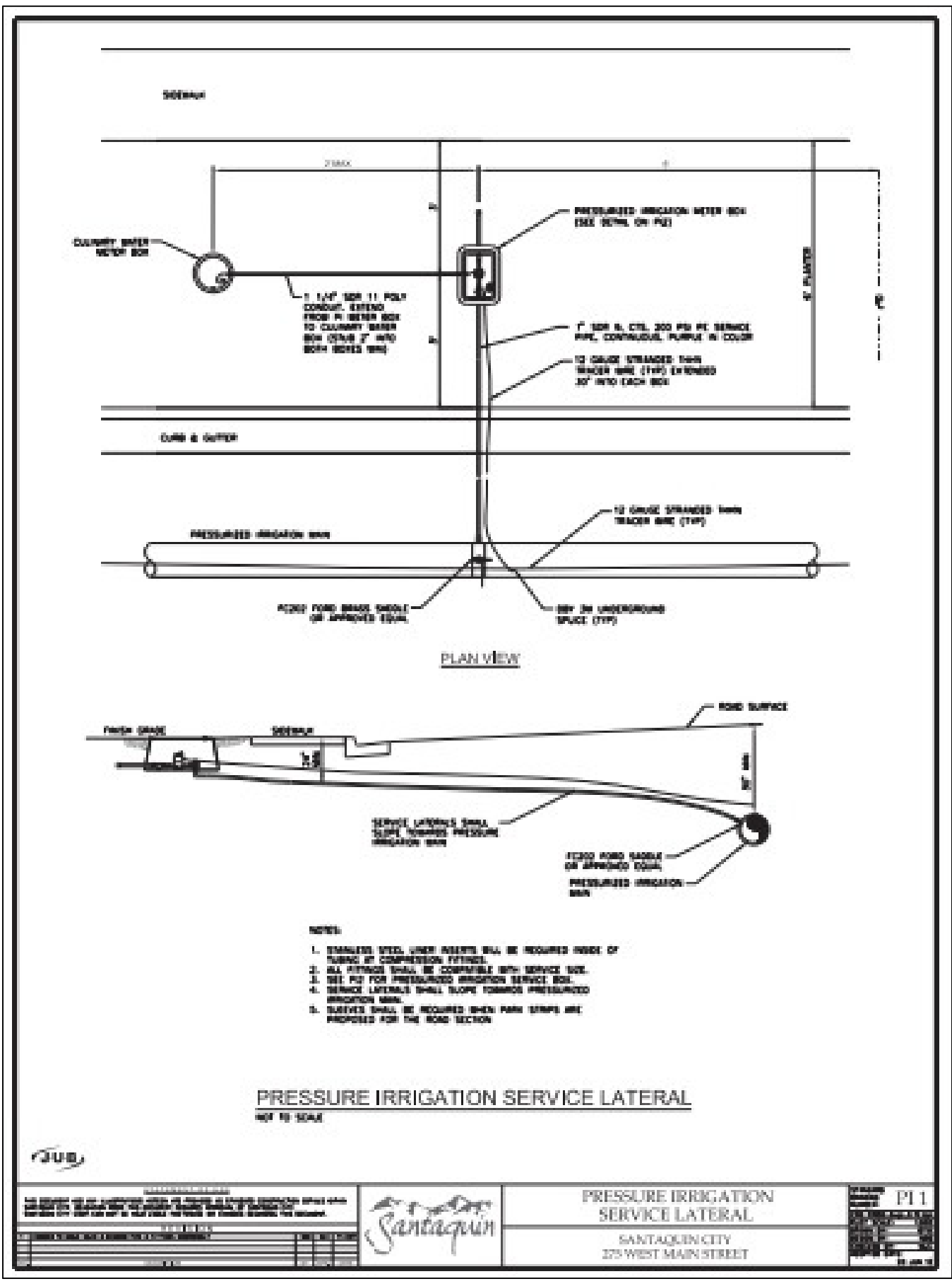


0' 20' 40' 60'

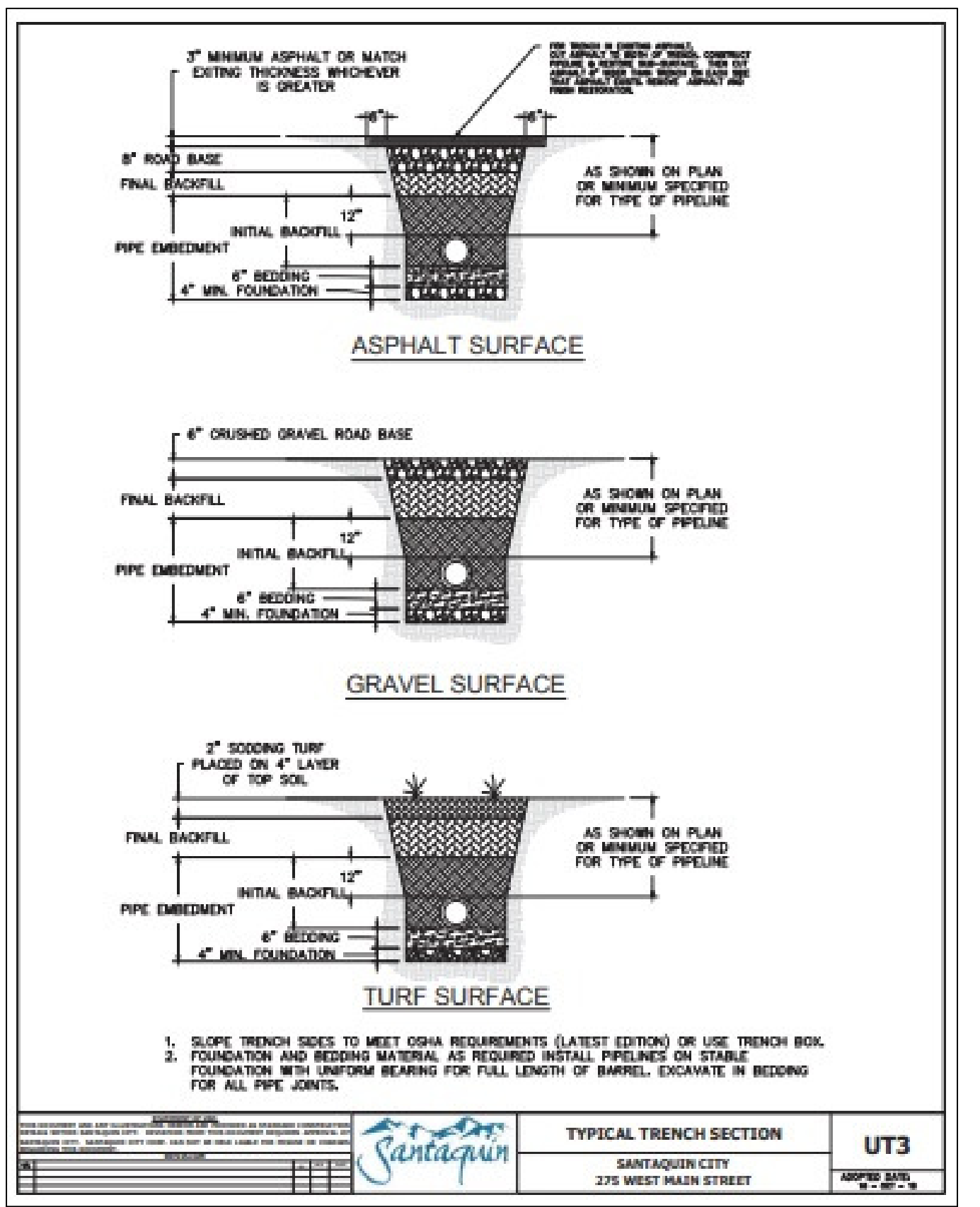
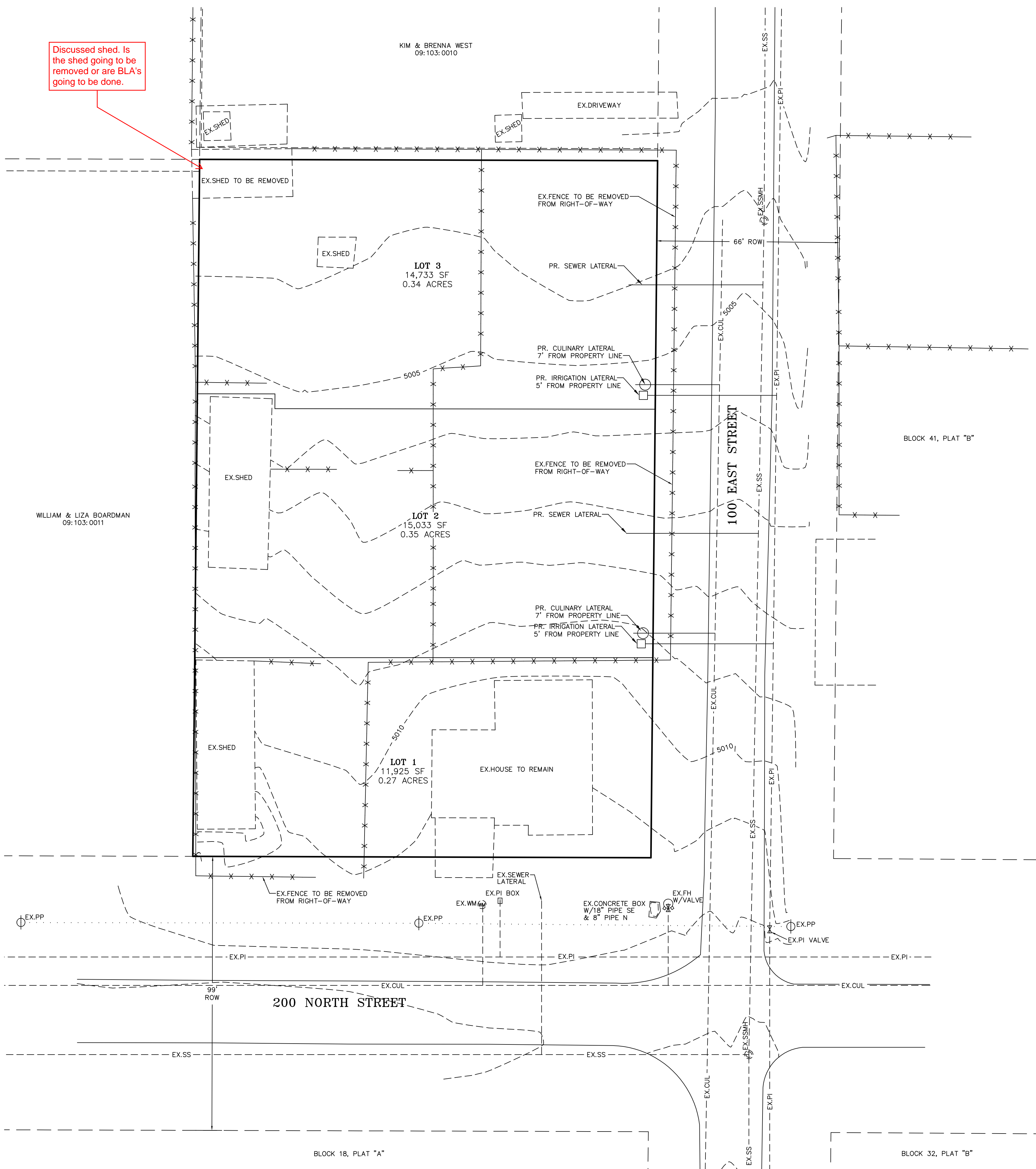
SCALE
1"=20'



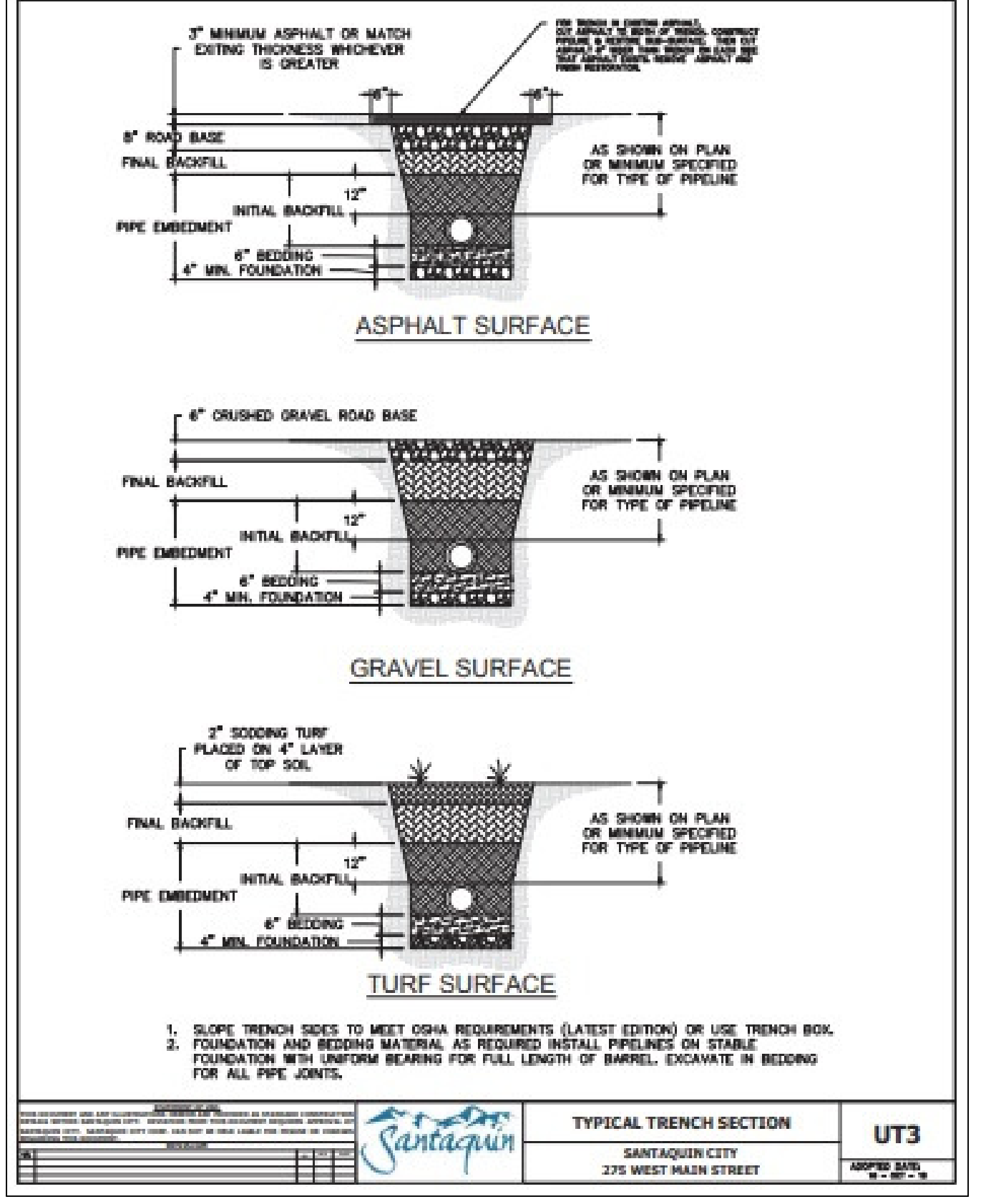
TYPICAL SEWER LATERAL



PRESSURE IRRIGATION SERVICE LATERAL



TYPICAL TRENCH SECTION



TYPICAL TRENCH SECTION

Table with 2 columns: REVISIONS, and 2 rows of revision details including dates and descriptions.

Table with 2 columns: PROJECT NO., DATE, SCALE, REVISION; and 2 columns: LE 4430, SURVEYOR/DIRECTOR, FIELD SURVEYOR, DRAWN, CHECKED.

LUDLOW ENGINEERING & ASSOCIATES logo and address: 1451 South Main, Nephi, Utah 84648. Lists services: Subdivisions, Boundary Surveys, City Lot Surveys, ALTA Surveys, Claim Surveys, Control Networks, Construction Surveys, Topography, Civil, Sewer & Water Design, Residential & Commercial Structure, Subdivision Design, Site Plans, Road Design.

UTILITY PLAN

PLAT "A" MORGAN SUBDIVISION
LOT 1, BLOCK 42, PLAT "B", SANTAQUIN TOWNSHIP SURVEY OF BUILDING LOTS
SANTAQUIN CITY, UTAH COUNTY, UTAH
JANUARY 2025

Table with 2 columns: SHEET, SHEETS. Row 1: C, 3. Row 2: C, 3.



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

Commissioner Michael Romero was excused from the meeting.

Others in Attendance: Senior Planner Ryan Harris, Planner Aspen Stevenson, City Council Member Jeff Siddoway, and Recorder Amalie Ottley. No other members of the public attended the meeting.

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 Nixon led the Pledge of Allegiance.

PUBLIC FORUM

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

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

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

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Public Hearing: Setback Tables & Figures

Planner Aspen Stevenson presented a proposed code amendment updating 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 updated in all residential zones to show the correct distances from property lines.
- Each zone has 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 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, notes to 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 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 added for the Multifamily zone which previously had variation or no mention of a percentage requirement.

Some minor corrections to the proposed code were proposed by Commission Chair Wood. (See attached.)

Commission Chair Wood opened the Public Hearing at 7:10 p.m.

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

Commission Chair Wood closed the Public Hearing at 7:10 p.m.

Members of the Planning Commission agreed that the update to the tables and figures make the code easier to read for both the commission and applicants.

Commissioner Tolman made a motion to recommend approval of the proposed code amendment which adopts setback tables, updates setback figures, and simplifies landscaping requirements. Commissioner Nixon seconded the motion.

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

The motion passed.

2. Public Hearing: General Plan Amendment to Moderate Incoming Housing

Senior Planner Harris introduced the Utah State Legislature mandate that requires cities to 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. (See attached.)

Commission Chair Wood opened the Public Hearing at 7:46 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 7:46 p.m.

Commissioners weighed heavily the difference between strategy #5 and # 6, opting to recommend #5 for this coming year and research how option #6 may positively or negatively impact the City. After discussion, Commissioners agreed to recommend approval of the following strategies:

1) Strategy 1: 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.

- 2) Strategy 2: 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.
- 3) Strategy 3: 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.
- 4) Strategy 4: 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.
- 5) Strategy 5: 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.

Commissioner Weight made a motion to recommend approval of the proposed update of the Moderate-Income Housing Plan of the General Plan and recommend approval of Strategies 1 through 5, as well as option #1 included in Strategy 1. Commissioner Moak seconded the motion.

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

The motion passed

3. Discussion on ADU Home Occupation Code Amendment

Planner Aspen Stevenson presented possible uses for Detached Accessory Dwelling Units (ADUs) in the City including proposed requirements that would be set forth by the City Code. (See attached.) Commission members discussed restrictions based on major versus minor home businesses that would possibly operate out of detached ADUs. The Planning Commission agreed that detached ADUs should be

restricted to just minor home occupations given the diversity of lot sizes in the city to take into consideration. Planning Commissioners also argued that only one home occupation be allowed per residence and/or accessory building. Planning Commissioners instructed staff to include in a follow up meeting a discussion allowing minor home occupations in detached ADUs including that a list of minor home occupations currently allowed by city code.

OTHER BUSINESS

Meeting Minutes Approval

Commissioner Nixon made a motion to approve the January 14, 2025 Meeting Minutes. Commissioner Weight seconded the motion.

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

The motion passed

ADJOURNMENT

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 8:40 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood

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.

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' ¹	25'	10'	25'
Nonresidential Use Parking	20'	20'	5'	5'
Accessory Structure	Not permitted	25' ²	10' ³	10' ³
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 ³	Rear ³
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' ¹	10' ²
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').

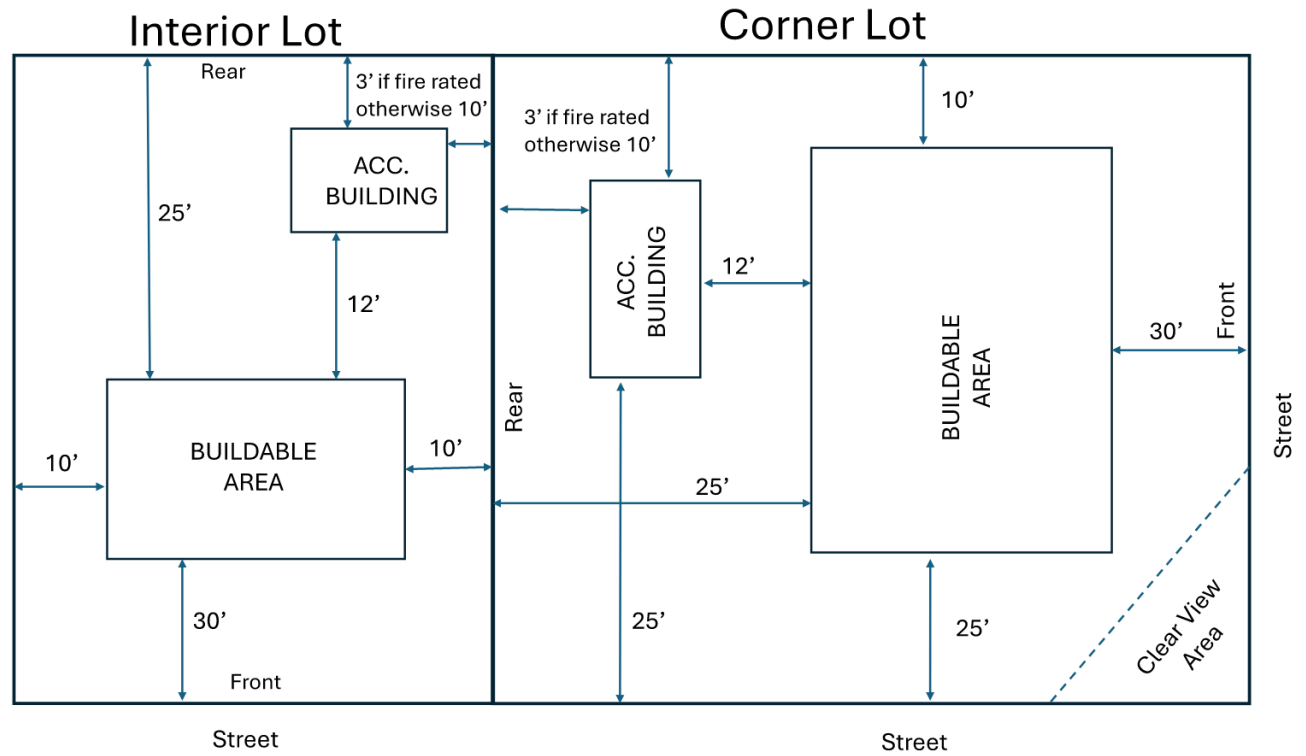
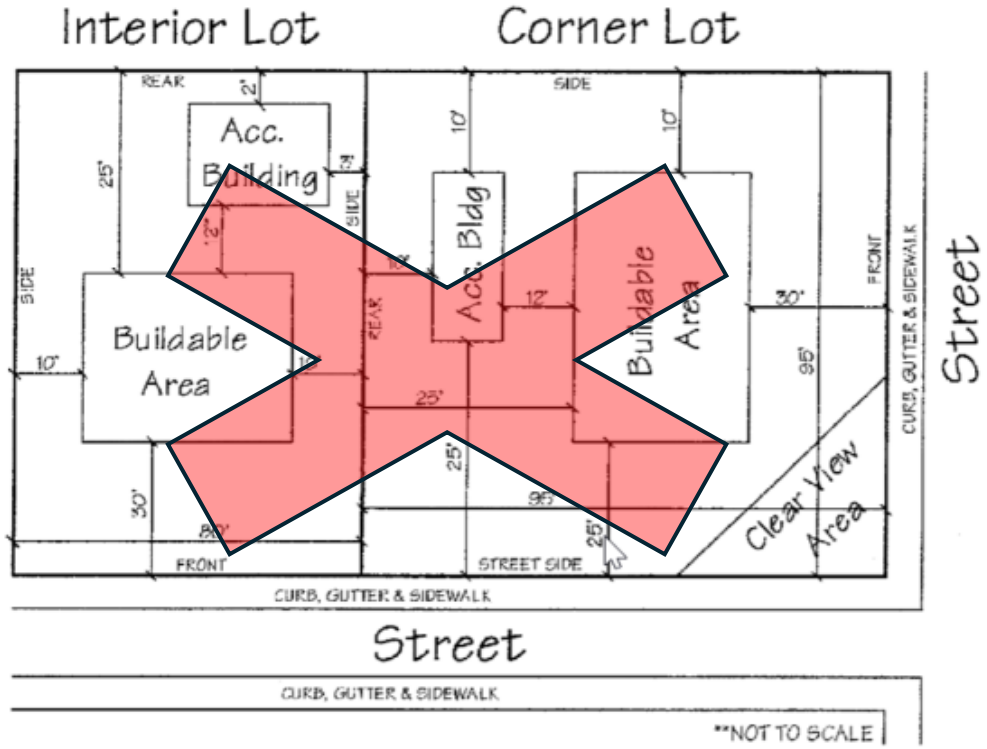
2. Side Setback Exceptions:

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.

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

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 ¹	Minimum Percentage Of Landscape Area
MBD along Main Street (200 W to 100 E)	10'/10' ²	10'/10' ²	5' ³	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' ²	20'/10' ²	10'	10'	20'	10%
I-1	35'/20'	25'/20'	10' ⁴	10' ⁴	15'	8%
PO	30'/15'	20'/10'	10'	20'	20'	10%
Multiple-unit residential dwellings ⁵	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.

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

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.

Major Home Occupations

SCC 10.40

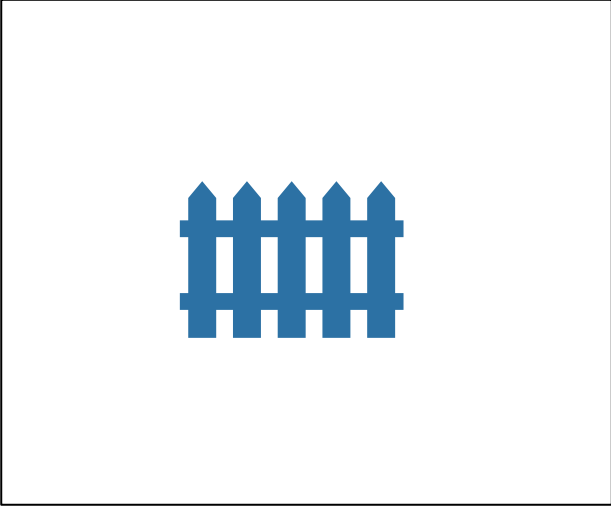
Children's Group Activity (preschool, daycare, dance studio)



Can't exceed 12 students per session and max of 24 students per day. Max of 2 sessions per day.



Business-related vehicle stops at home shall not exceed 48.



Play areas must be enclosed by a 6' fence

Industrial Business: welding, carpentry, furniture manufacturing, etc



NO OPERATIONS
BETWEEN 7 PM – 8
AM



NO POWER
EQUIPMENT OVER 74
DB MEASURED
FROM 50' SHALL BE
USED



BUSINESS
MACHINERY NOISE
LEVELS ARE NOT TO
EXCEED FIFTY-FIVE
(55) DB WHEN
MEASURED AT THE
CLOSEST PROPERTY
BOUNDARY.

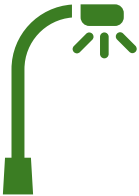


DESIGNATED AREAS
OF OPERATION,
MUST OBTAIN
CONDITIONAL USE
PERMIT

General Requirements



Commercial vehicles can't be parked in the front must be located behind 6' tall fence.



Business lighting shielded and directed downward away from adjoining properties



Any activity between 8pm-6am must be conducted within closed doors unless compatible with like uses in area.



Food or Beverage Preparation must comply with state and county standards

Not Allowed Examples

- Mortuaries, crematoriums
- Medical/dental offices
- Junkyards
- Storage, service, repair, sales or rental of tow trucks, RVs, ATVs, and motorized vehicles
- Fitness or health spa
- Home occupation which entails use of chemicals exceeding typical household quantities

Most cities limit ADU home occupations to professional office space or do not allow home occupations at all.





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~~4~~ 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	\$52,450	\$59,950	\$67,450	\$74,900	\$80,900	\$86,900	\$92,900	\$98,900
	<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	\$32,800	\$37,450	\$42,150	\$46,800	\$50,550	\$54,300	\$58,050	\$61,800
	<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	\$19,700	\$22,500	\$25,300	\$28,100	\$32,470	\$37,190	\$41,900	\$46,630
	<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	1,510 1,720	53 48%
80% AMI	895 1,545	32 43%
50% AMI	325 220	11 6%
30% AMI	100 125	4 3%

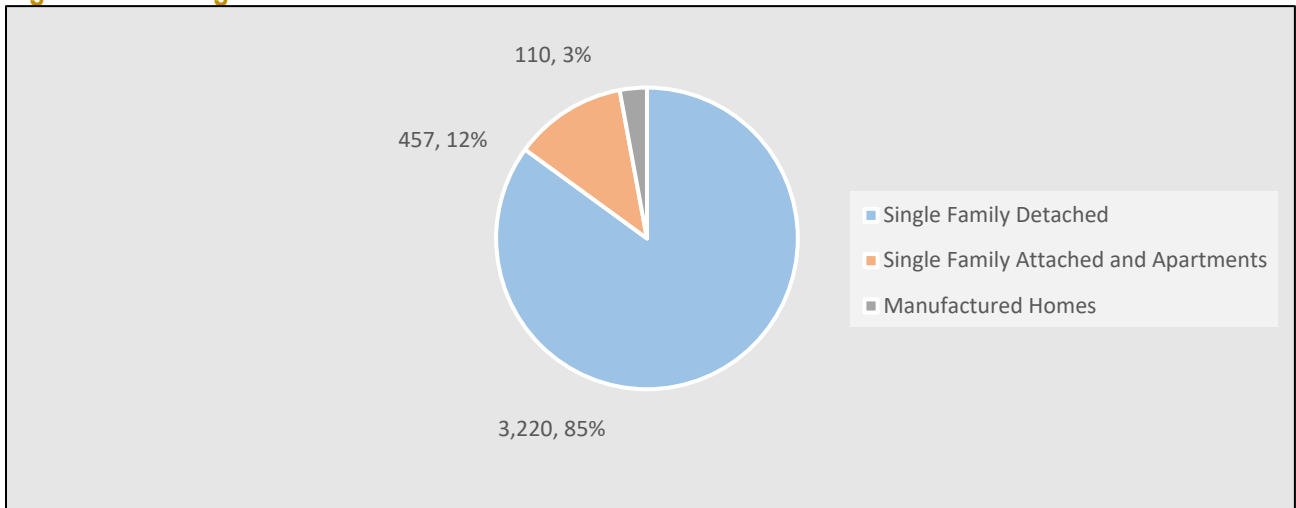
Source: Information obtained from US Housing and Urban Development Comprehensive Housing Affordability Strategy 201821 (www.huduser.org)

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

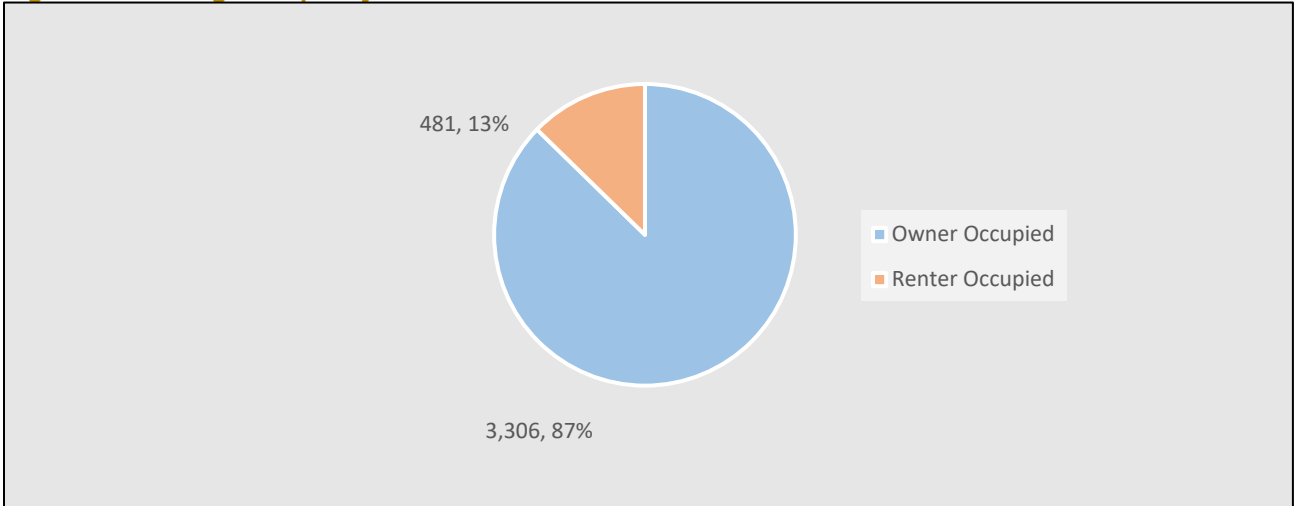


Source: US Census Bureau’s American Community Survey, 2020 2022 (www.factfinder.census.gov)



1: MODERATE INCOME HOUSING ELEMENT

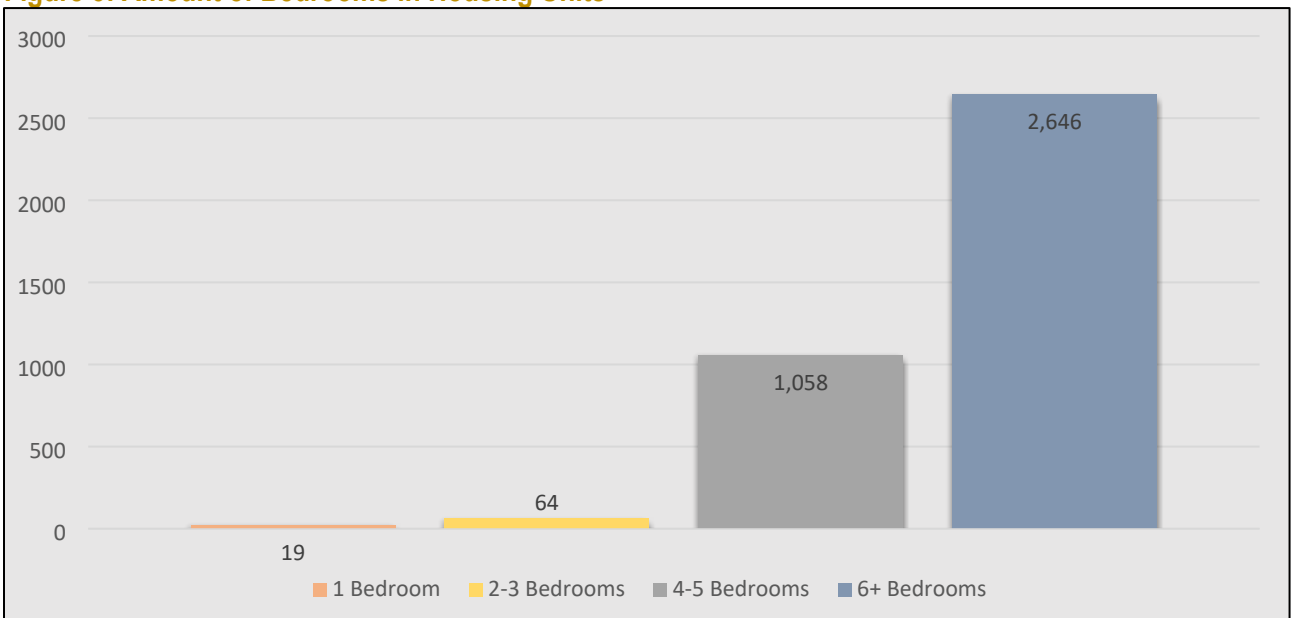
Figure 2: Housing Occupancy



Source: US Census Bureau’s American Community Survey, ~~2020~~ 2022 (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

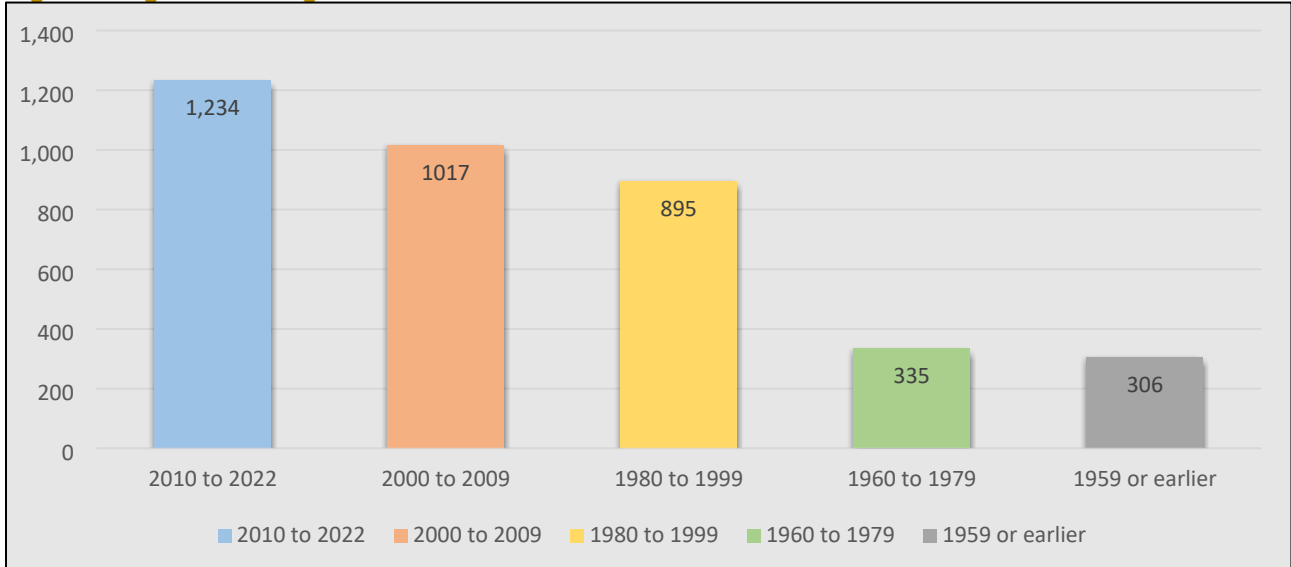


Source: US Census Bureau’s American Community Survey, ~~2020~~ 2022 (www.factfinder.census.gov)



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)

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

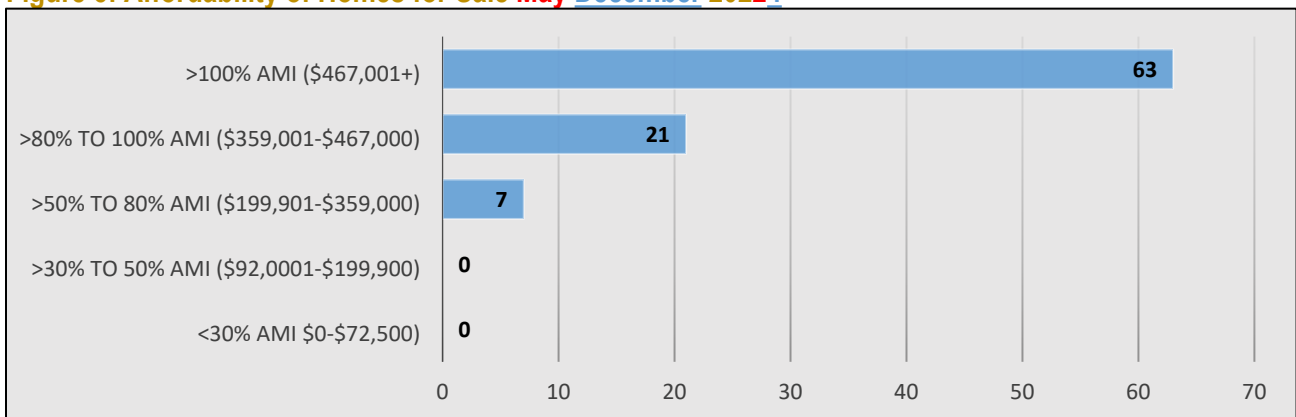
Household Income	Yearly Income	Monthly Income	Monthly Housing Expenses	Max. Mortgage Loan Amount
100% AMI	\$96,000	\$8,000	\$2,400	\$400,000
	\$109,500	\$9,125	\$2,737	\$467,000
80% AMI	\$76,800	\$6,400	\$1,920	\$308,000
	\$87,600	\$7,300	\$2,190	\$359,000
50 % AMI	\$48,000	\$4,000	\$1,200	\$168,000
	\$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)

Research conducted on utahrealestate.com and homes.ksl.com 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 KSL.com and 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

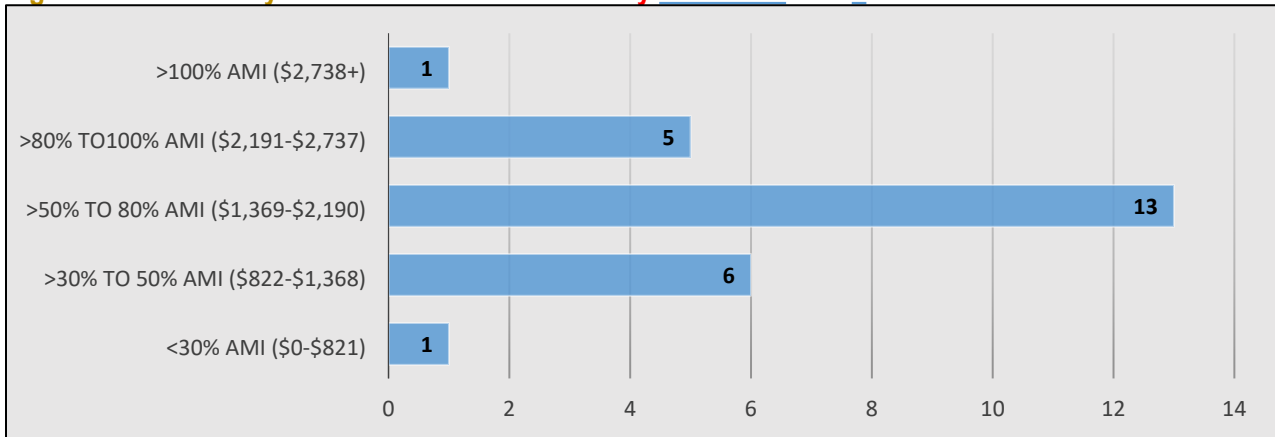


Source: utahrealestate.com, homes.ksl.com, **May-December 2024**



1: MODERATE INCOME HOUSING ELEMENT

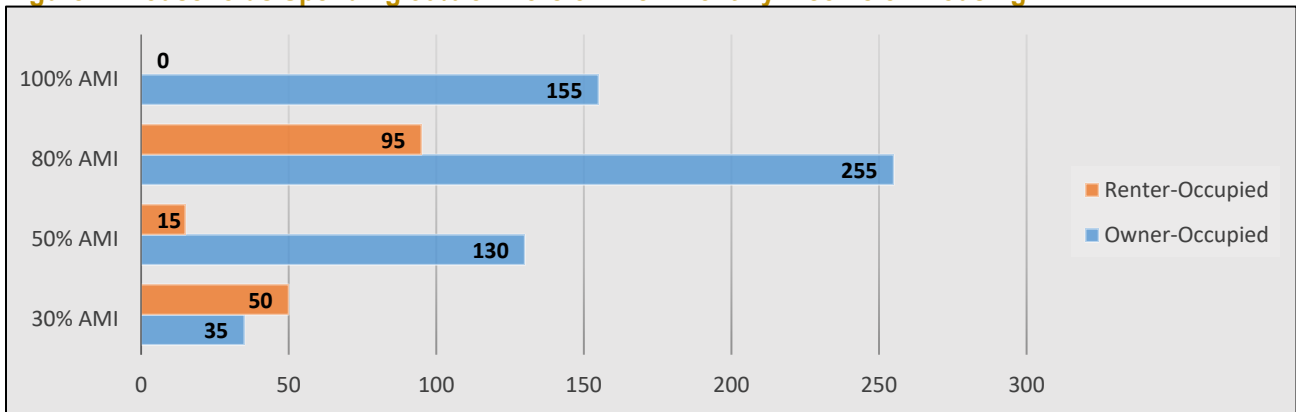
Figure 6: Affordability of Available Rental Units ~~May~~ December 2022⁴



Source: Zillow.com, Rentler.com, ~~May~~ December 2022⁴

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

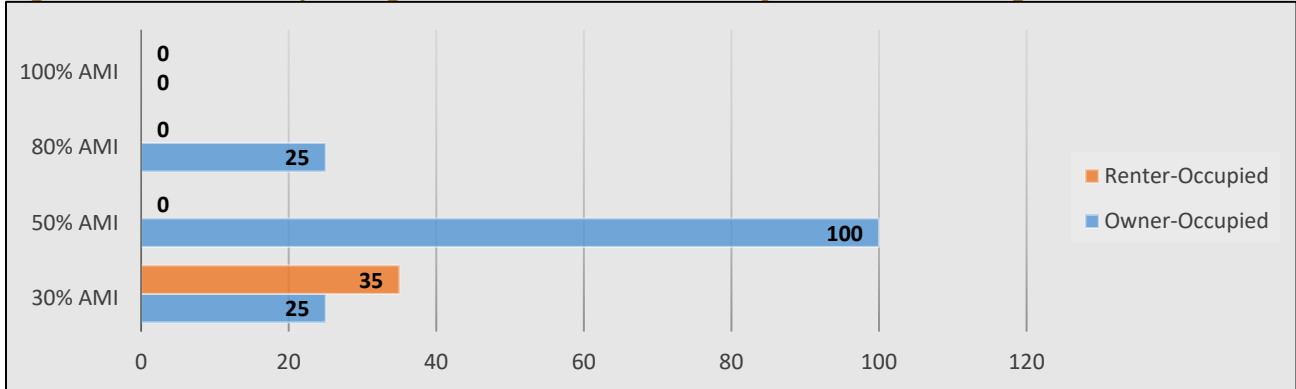


Source: Comprehensive Housing Affordability Strategy 20~~18~~21 (huduser.gov)



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 1st, 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.