



PLANNING COMMISSION

Tuesday, July 28, 2026, at 7:00 PM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

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

ADA NOTICE

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

AGENDA

WELCOME

INVOCATION/INSPIRATIONAL THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. [PUBLIC HEARING - Prohibiting Fuel Tanks Over 150 Gallons in all Residential Zones](#)
2. [PUBLIC HEARING - Permitting Detached Accessory Dwelling Units in all Residential Zones](#)
3. [Proposed Conditional Use Permit for Wild Thistle Cafe Class C Alcohol License](#)
4. [Meeting Minutes Approval - 06-09-2026](#)

STAFF REPORTS

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

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

BY:

A handwritten signature in blue ink, appearing to read "Stephanie Christensen", is displayed within a light gray rectangular box.

Stephanie Christensen, City Recorder

MEMO



To: Planning Commission

From: Aspen Elmer, Planner

Date: July 28, 2026

RE: **Code Amendment Preventing Fuel Tanks Over 150 Gallons in all Residential Zones**

It is proposed that the Planning Commission and City Council consider amending Santaquin City Code (SCC) Title 10, Chapter 40, Section 070; Title 10, Chapter 20, Section 070; Title 10, Chapter 20, Section 070; Title 10, Chapter 20, Section 080; Title 10, Chapter 20, Section 090; Title 10, Chapter 20, Section 100; Title 10, Chapter 20, Section 110; Title 10, Chapter 20, Section 150; Title 10, Chapter 20, Section 190; and Title 10, Chapter 20, Section 220 to prevent any fuel tanks over 150 gallons in all residential zones.

Below is a sample of the proposed changes to Santaquin City Code. Fuel Tanks over 150 gallons is a prohibited use added to each residential zone.

10.40.070 PROHIBITED HOME OCCUPATIONS

The following uses, by the nature of the occupation, substantially impair the use and value of residentially zoned areas for residential purposes and are therefore prohibited:

- A. Mortuaries, crematoriums, columbaria, mausoleums.
- B. Clinics, dental offices, medical offices, chiropractic offices, or other healthcare facilities.
- C. Junkyards, auto wrecking yards, salvage yards, impound lots, or vehicle towing operations.
- D. Storage, service, repair, sales or rental of ambulances, tow trucks, recreational vehicles, watercraft, automobiles, ATVs, or other motorized vehicles.
- E. Food or drink preparation, storage or catering which is not permitted by an appropriate state or county department or agency.
- F. Fitness or health spa facility.
- G. Auto body repair, motor vehicle repair.
- H. Any home occupation which entails the use of chemicals exceeding typical household quantities, pesticides and flammable/combustible materials, and including any other process or business where current, adopted building and fire codes would require an "operational permit".
- I. Any home occupation unable to comply with the standards outlined in SCC 10.40.040. (Ord. 08-01-2006, 8-17-2006, eff. 8-17-2006)
- J. Storage or service of fuel tanks over 150 gallons.

Title 10 Chapter 20 Section 070 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.070 R-8 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objective of establishing the R-8 Residential Zone is to provide a residential environment within the City which is characterized by smaller lots and somewhat more dense residential development than is characteristic of the R-10 Zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The uses permitted in this zone shall be single-family dwellings and certain other public facilities needed to promote and maintain stable residential neighborhoods. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

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-8 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-8 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-8
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	C
Assisted living facility - large	C
Assisted living facility - small in accordance with SCC 10.24.060	P/C
Caretaker facilities associated with a permitted or conditional use	C

Cemeteries	P
Child daycare centers	C
Crisis respite	C
Dwelling, accessory unit attached	P
Dwelling, accessory unit detached	P
Dwelling, multiple-unit	N
Dwelling, single-family detached	P
Fuel tanks over 150 gallons	N
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-8 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
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
Social or reception centers	C

(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)

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.

Motion: "Motion to recommend (approval/denial) of the proposed code amendment to prevent fuel tanks over 150 gallons in all residential zones."

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO PREVENT ANY FUEL TANKS OVER 150 GALLONS IN ALL RESIDENTIAL ZONES, 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 40, Section 070; Title 10, Chapter 20, Section 070; Title 10, Chapter 20, Section 080; Title 10, Chapter 20, Section 090; Title 10, Chapter 20, Section 100; Title 10, Chapter 20, Section 110; Title 10, Chapter 20, Section 150; Title 10, Chapter 20, Section 190; and Title 10, Chapter 20, Section 220 to prevent any fuel tanks over 150 gallons in all residential zones; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on July 28, 2026, 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 40 Section 070 is amended as follows: (underlined text is added, stricken text is deleted)

10.40.070 PROHIBITED HOME OCCUPATIONS

The following uses, by the nature of the occupation, substantially impair the use and value of residentially zoned areas for residential purposes and are therefore prohibited:

- A. Mortuaries, crematoriums, columbaria, mausoleums.

- B. Clinics, dental offices, medical offices, chiropractic offices, or other healthcare facilities.
- C. Junkyards, auto wrecking yards, salvage yards, impound lots, or vehicle towing operations.
- D. Storage, service, repair, sales or rental of ambulances, tow trucks, recreational vehicles, watercraft, automobiles, ATVs, or other motorized vehicles.
- E. Food or drink preparation, storage or catering which is not permitted by an appropriate state or county department or agency.
- F. Fitness or health spa facility.
- G. Auto body repair, motor vehicle repair.
- H. Any home occupation which entails the use of chemicals exceeding typical household quantities, pesticides and flammable/combustible materials, and including any other process or business where current, adopted building and fire codes would require an "operational permit".
- I. Any home occupation unable to comply with the standards outlined in SCC 10.40.040. (Ord. 08-01-2006, 8-17-2006, eff. 8-17-2006)
- J. [Storage or service of fuel tanks over 150 gallons.](#)

Title 10 Chapter 20 Section 070 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.070 R-8 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objective of establishing the R-8 Residential Zone is to provide a residential environment within the City which is characterized by smaller lots and somewhat more dense residential development than is characteristic of the R-10 Zone. Nevertheless, this zone is characterized by spacious yards and other residential amenities adequate to maintain desirable residential conditions. The uses permitted in this zone shall be single-family dwellings and certain other public facilities needed to promote and maintain stable residential neighborhoods. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

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-8 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-8 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-8
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	C
Assisted living facility - large	C
Assisted living facility - small in accordance with SCC 10.24.060	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Crisis respite	C
Dwelling, accessory unit attached	P
Dwelling, accessory unit detached	P
Dwelling, multiple-unit	N
Dwelling, single-family detached	P
Fuel tanks over 150 gallons	N
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-8 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
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
Social or reception centers	C

(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)

Title 10 Chapter 20 Section 080 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.080 R-10 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objective in establishing the R-10 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by smaller to 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. The uses permitted in this zone shall be single-family dwellings and certain other public facilities needed to promote and maintain stable residential neighborhoods. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

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-10 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-10 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-10
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	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
Fuel tanks over 150 gallons	N
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-10 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
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)

Title 10 Chapter 20 Section 090 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.090 R-12 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objectives of establishing the R-12 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-10 Zone.
(Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-12 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-12
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	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
Fuel tanks over 150 gallons	N
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-12 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
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)

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
Adult daycare	C

Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	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
Fuel tanks over 150 gallons	N
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
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)

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

10.20.100 R-20 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objective of establishing the R-20 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by larger 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. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

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-20 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-20 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-20
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	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
Fuel tanks over 150 gallons	N
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-20 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)

10.20.150 RC RESIDENTIAL COMMERCIAL ZONE

- A. Objectives And Characteristics: The RC zone allows for a mixture of residential and commercial uses as permitted uses. The purpose of the RC zone is to provide for and encourage a mix of compatible land uses which offer opportunities to live, work, and shop. It also is to provide the opportunity for compatible commercial development while preserving residential uses. Goals of this zone include the efficient use of land, reduced reliance on the automobile, and creative opportunities for the economical preservation and adaptive reuse of existing structures. A mixture of residential, office, personal service, and retail shopping opportunities are encouraged within this zone. (Ord. 04-01-2003, 4-2-2003, eff.4-3-2003)

The RC zone is intended to provide a transition between residential and commercial areas. Uses should not conflict with the objectives and characteristics of either the R-8 or C-2 zone, or with the general plan. Bulk standards are intended to maintain a residential scale of development. Development within the RC zone should have good access to collector streets. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: General land uses within the residential commercial zone shall complement the city's general plan for their respective areas. Those uses allowed in the RC zone are listed in the following matrix. Abbreviations and alphabetic use designations in the matrix have the following meanings:

Use	RC
Accessory apartments	P
Agribusiness	C
Agriculture in accordance with SCC 10.64	P
Agriculture building	P
Agritourism	C
Alcohol dispensing establishment	C
Automotive service and repair	C
Automotive service station	C
Cemeteries	P
Child daycare center	C
Commercial, recreation	P
Commercial, retail sales and service	P
Drive-in retail	P
Dwelling, accessory unit attached	P
Dwelling, accessory unit detached	N

Dwelling, caretaker	P
Dwelling, single-family detached	P
Dwellings, multiple-family, subject to SCC 10.16.060	P
Engraving, publishing, and printing	P
Fuel tanks over 150 gallons	N
Furniture and appliance stores	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 RC 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
Healthcare facility	C
Home occupations, subject to SCC 10.40	P/C
Hotels and motels	C
Institutions	P
Kennel, as a home occupation under SCC 10.40 and subject to animal licensing requirements in SCC 5	P/C
Kennel, as a stand alone commercial business, subject to animal licensing requirements in title 5 of this Code	P
Mobile home parks	N
Mortuary, funeral home	P
Parking lot	P
Parks	P

Pawnshops	C
Professional office or financial services	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 and the Utah Code § 10-9-605	P
Residential facilities for the elderly pursuant to SCC 10.56 and the Utah Code § 10-9-502	P
Schools	P
Seasonal businesses on properties of a commercial use and subject to the provisions of SCC 10.16.300	P
Seasonal businesses on properties of a residential use and subject to the provisions of SCC 10.16.300	C
Stone and monument sales	P
Storage unit facilities	P
Taxidermy shops	P
Telecommunications sites subject to SCC 10.16.340	P/C
Theaters	C
Tire recapping	C
Veterinarian services	P
Wedding chapel	P
Wholesale stores	P

(Ord. 5-03-2015, 6-3-2015, eff. 6-4-2015; amd. Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

10.20.190 MAIN STREET BUSINESS DISTRICTS ZONE

1. Definition, Objectives And Characteristics: The Main Street Business Districts Zone consists of the Central Business District (CBD), the Main Street Commercial District (MSC), and the Main Street Residential District (MSR). The objective of the Main Street Business Districts Zone (district) is to create a mixed use shopping and financial center for the City and surrounding territory which is often characterized as "the center of town". The intensity of uses within this area should increase with proximity to the intersection of Center Street and Main Street. Though this district is applied to areas which have developed as "strip commercial", it shall not be used to promote or establish areas in which such development can be promulgated or encouraged.

Developments on the southern half of the blocks between Main Street and 100 South or the northern half of the blocks between Main Street and 100 North should complement the businesses facing Main Street. These developments may include professional services, offices, mixed use developments and multi-family residential.

Characteristics of the district should include:

1. A mixed use shopping and financial center for Santaquin and surrounding territory; and
2. Business interests should be balanced with the interests of adjacent neighborhoods; and
3. The integrity and viability of the adjacent residential neighborhoods will be maintained while expanding development opportunities by permitting multifamily residential uses within the district when combined with commercial uses (mixed use); and
4. The Main Street corridor's significance to the region and area history will be preserved and highlighted through site and building design; and
5. The district will demonstrate and promote appropriate urban scale, walkability, pedestrian orientation, business viability and success, streetscape, community character, and the limiting of negative effects on adjacent residential properties.
(Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008)
2. Permitted Uses: General land uses within the Main Street Business Districts shall complement the Main Street overlay map found in the economic element of the City's General Plan.

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

CBD	The area represented as the Central Business District.
MSC	The area represented as the Main Street Commercial District.

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

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

Use	CBD	MSC	MSR
Accessory building	A	A	A
Adult daycare	N	P	P
Alcoholic beverage class A Establishment	P	P	N
Alcoholic beverage class B Establishment	C	C	N
Alcoholic beverage class C Establishment	P	C	N
Alcoholic beverage class D Establishment	P	P	N
Alcoholic beverage class E Establishment	N	C	N
Arcade	A	A	N
Art gallery	P	P	P
Automotive car wash service	N	P	N
Automotive service and repair	N	P	N
Automotive service station	C	P	N
Bakery, commercial	C	P	C
Bed and breakfast home	N	C	P
Brewpub	P	C	N
Commercial, ancillary	P	P	P
Commercial, convenience store	C	P	N
Commercial, cosmetology	P	P	P
Commercial, heavy	N	N	N
Commercial, recreation	P	P	C
Commercial, retail sales and services	P	P	N
Conference and convention facility	C	N	N

Dance hall, discotheque	C	C	N
Daycare center	A	P	C
Drive-in retail	N	P	N
Dwelling, Accessory Unit Attached	N	N	A
Dwelling, Accessory Unit Detached	N	N	A
Dwelling, Bachelor	N	N	P
Dwelling, Bunkhouse	N	N	A
Dwelling, caretaker	N	N	A
Dwelling, multiple-family	C	C	C
Dwelling, single-family detached	N	N	P
Feedlot	N	N	N
Fuel tanks over 150 gallons	P	P	N
Healthcare facility, assisted living facilities	N	P	P
Hotel	P	P	C
Impound Yard	N	N	N
Institutions	P	P	P
Junkyard	N	N	N
Mixed use development	C	C	C
Mobile Home Park	N	N	N
Mortuary, funeral home	N	P	C
Park	P	P	P
Parking lot	N	P	P
Permanent makeup establishment	P	P	P
Private club	P	C	N
Professional office or financial services	P	P	P
Public buildings	P	P	P
Recreational vehicle court (RV parks)	N	N	N
Religious center	P	P	P
Residential facility for persons with a disability See 10.60	N	N	P
Residential facility for the elderly See 10.56	N	N	P
Residential support facility	N	N	C
Restaurant	P	P	C
Restaurant, drive-through	N	P	N

School, commercial	P	P	C
School, public or quasi-public	C	C	C
Sexually oriented business See 3.24	N	N	N
Slaughterhouse	N	N	N
Social or reception center	P	C	C
Storage Units Facilities	N	N	N
Street vendors	P	P	N
Tattoo parlor	C	P	N
Temporary Uses See 10.16.300	C	P	N
Telecommunications sites. See SCC 10.16.340 paragraph D			
Tobacco specialty shop in accordance with Utah State Code	P	C	N
Transitional treatment home - large	N	N	C
Transitional treatment home - small	N	N	C
Truck stop	N	N	N
Veterinary hospital, large animal	N	N	N
Veterinary hospital, small animal	N	P	C
Wedding chapels	P	P	C

4. (Ord. 09-01-2007, 9-5-2007, eff. 9-7-2007; amd. Ord. 08-02-2008, 8-20-2008, eff. 8-21-2008; Ord. 02-01-2010, 2-17-2010, eff. 2-18-2010; Ord. 07-02-2010, 7-21-2010; Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

10.20.220 R-43 RESIDENTIAL ZONE

1. Objectives And Characteristics: The objective of establishing the R-43 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by large lots on which detached single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. This zone is established to help transition between agricultural areas of the City and those areas of higher intensity uses. It is also intended to be used to regulate development densities in areas that are determined to have geologic hazards or constraints or where the City has determined needs for increased open spaces or land preservation. (Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011)
2. Permitted Uses: Land uses in the R-43 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-43
Accessory building	P
Accessory building without dwelling structure	N
Agribusiness	N
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	C
Assisted living facility - large	N
Assisted living facility - small	P/C
Bed and breakfast homes	N
Boarding facility	N
Dwelling, caretaker	N
Dwelling, guest cottage	N
Dwelling, single-family detached	P
Fuel tanks over 150 gallons	N
Gravel, sand, earth extraction, and mass grading	N
Home occupations, in accordance with SCC 10.40	P/C
Institutions	N
Public park, private park or playground	P
Public safety buildings	P

Recreational vehicle (RV) parks	N
Religious center	P
Residential facility for persons with a disability	P
Residential facility for the elderly	P
Residential support facility	P
School, public or quasi-public	C
Sheltered workshop	C
Social or reception center	N
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facilities	N

3. (Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011; 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, August 5, 2026. 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 August 2026.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	_____
Councilmember Travis Keel	Voted	_____
Councilmember Lynn Mecham	Voted	_____
Councilmember Jeff Siddoway	Voted	_____
Councilmember Brian Del Rosario	Voted	_____

ATTEST:

Stephanie Christensen, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, 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 August 2026, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO PREVENT ANY FUEL TANKS OVER 150 GALLONS IN ALL RESIDENTIAL ZONES, 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 August 2026.

Stephanie Christensen
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, 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.gov, 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.

 STEPHANIE CHRISTENSEN
 Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ____ day of ____ 2026,
 by STEPHANIE CHRISTENSEN.
 My Commission Expires:

MEMO



To: Planning Commission

From: Aspen Elmer, Planner

Date: July 28, 2026

RE: **Code Amendment To Permit Detached ADUs in all Residential Zones**

It is proposed that the Planning Commission and City Council consider amending Santaquin City Code (SCC) 10.16.080, 10.20.090 10.20.110, 10.20.150, 10.20.210 and 10.20.220 to allow detached accessory dwelling units (DADUs) in the Residential R-12 zone, Residential R-20 zone, the Residential Commercial RC zone, Residential Agriculture R-Ag zone, and the Residential R-43 zone. State bill SB284 signed into law in March of this year to allow DADUs in all residential lots greater than 11,000 square feet.

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 all residential zones."

Attachments:

1. Proposed Ordinance
2. Zoning Map

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO PERMIT DETACHED ACCESSORY DWELLING UNITS IN ALL RESIDENTIAL ZONES, 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 110 to permit detached accessory dwelling units in the R-20 Residential Zone, Title 10, Chapter 20, Section 150 to permit detached accessory dwelling units in the RC Residential Commercial Zone, Title 10, Chapter 20, Section 210 to permit detached accessory dwelling units in the R-Ag Residential Agriculture Zone, and Title 10, Chapter 20, Section 220 to permit detached accessory dwelling units in the R-43 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 July 28, 2026, 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 all residential zones ~~the Main Street Residential (MSR) area of the Main Street Business District zone, the Residential R-8 zone, the Residential R-10 zone, and the Residential R-15 zone~~, subject to the following criteria:

Title 10 Chapter 20 Section 090 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.110 R-20 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objectives of establishing the R-12 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-12 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: Land uses in the R-20 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-12
<u>Accessory Use</u>	<u>P</u>
Adult daycare	C
Agriculture in accordance with SCC 10.64	P

Agriculture building	C
Agritourism	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-12 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, 4-17-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

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

10.20.110 R-20 RESIDENTIAL ZONE

- C. Objectives And Characteristics: The objective of establishing the R-20 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by larger 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. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

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-20 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- D. Permitted Uses: Land uses in the R-20 Residential Zone are permitted as follows. Alphabetical 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-20
Accessory Use	P
Adult daycare	C
Agriculture in accordance with SCC 10.64	P
Agritourism	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-20 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, 4-17-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

10.20.150 RC RESIDENTIAL COMMERCIAL ZONE

- A. Objectives And Characteristics: The RC zone allows for a mixture of residential and commercial uses as permitted uses. The purpose of the RC zone is to provide for and encourage a mix of compatible land uses which offer opportunities to live, work, and shop. It also is to provide the opportunity for compatible commercial development while preserving residential uses. Goals of this zone include the efficient use of land, reduced reliance on the automobile, and creative opportunities for the economical preservation and adaptive reuse of existing structures. A mixture of residential, office, personal service, and retail shopping opportunities are encouraged within this zone. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003)

The RC zone is intended to provide a transition between residential and commercial areas. Uses should not conflict with the objectives and characteristics of either the R-8 or C-2 zone, or with the general plan. Bulk standards are intended to maintain a residential scale of development. Development within the RC zone should have good access to collector streets. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

- B. Permitted Uses: General land uses within the residential commercial zone shall complement the city's general plan for their respective areas. Those uses allowed in the RC zone are listed in the following matrix. Abbreviations and alphabetic use designations in the matrix 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	RC
<u>Accessory Use</u>	<u>P</u>
Accessory apartments	P
Agribusiness	C
Agriculture in accordance with SCC 10.64	P
Agritourism	C
Alcohol dispensing establishment	C
Automotive service and repair	C

Automotive service station	C
Cemeteries	P
Child daycare centers	C
Commercial, recreation	P
Commercial, retail sales and service	P
Dwelling, accessory unit attached	P
Dwelling, accessory unit detached	N P
Dwelling, caretaker	P
Dwelling, single-family detached	P
Dwellings, multiple-family, subject to SCC 10.16.060	P
Engraving, publishing, and printing	P
Furniture and appliance stores	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 RC 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
Healthcare facility	C
Home occupations, in accordance with SCC 10.40	P/C
Hotels and motels	C
Institutions	P
Kennel, as a home occupation under SCC 10.40 and subject to animal licensing requirements in SCC 5	P/C

Kennel, as a stand alone commercial business, subject to animal licensing requirements in title 5 of this Code	P
Mobile home parks	N
Mortuary, funeral home	P
Parking lot	P
Parks	P
Pawnshops	C
Professional office or financial services	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 and the Utah Code § 10-9-605	P
Residential facilities for the elderly pursuant to SCC 10.56 and the Utah Code § 10-9-502	P
Residential support facility	P
Schools	P
Seasonal businesses on properties of a commercial use and subject to the provisions of SCC 10.16.300	P
Seasonal businesses on properties of a residential use and subject to the provisions of SCC 10.16.300	C
Stone and monument sales	P
Storage Unit facilities	P
Taxidermy shops	P

Telecommunications sites. See SCC 10.16.340	P/C
Theaters	C
Tire recapping	C
Veterinarian services	P
Wedding chapel	P
Wholesale stores	P

10.20.210 AGRICULTURE ZONES

- A. Objectives And Characteristics: Santaquin recognizes agriculture lands and uses as viable and of paramount importance in maintaining the culture and identity of Santaquin. The city objectives in establishing agriculture zones include, but are not limited to, the following:
1. Buffering and protecting agricultural operations and lands from encroachment of urban development.
 2. Permitting uses that enable agricultural operations to function and remain viable in the area but which are incidental thereto and do not change the basic character of the district. These uses may include farm-based businesses to supplement farm income, e.g., experiential farming businesses (i.e., bed and breakfast inns, farm themed commercial uses similar to farmers' markets, pick your own fruit markets, etc.).
 3. Limiting those land uses and activities that could conflict with agricultural uses or adversely affect the long-term investment in the land and improvements in areas designated for farmland preservation.
 4. Creating public awareness of impacts associated with common agricultural practices and requirements that new development mitigate those impacts to and from the adjacent agriculture operations.
 5. Assuring that farm related housing can be adequately serviced by necessary utilities.
 6. Maintaining as much as possible the agricultural heritage of Santaquin City as further indicated by recognition of Santaquin as the Utah farming heritage district for the state of Utah. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)
- B. Agriculture Zones Established: The following agriculture zones are established within the city:
1. Agriculture Zone (Ag): The agriculture zone is established to highlight those agriculture operations and lands most suitable for agriculture operations within

the city while allowing housing and other accessory uses necessary for such operations to remain viable. Development within this zone will be limited and only allowed where the above objectives and characteristics are furthered.

2. **Residential Agriculture Zone (R-Ag):** The residential agriculture zone is established to allow limited development within and near agricultural operations which would allow property owners to develop a portion of their property while maintaining a rural and agrarian character in the city through clustering development, preserving open spaces and view corridors, and limiting infrastructure costs. (Ord. 11-03-2008, 11-12-2008, eff. 11-13-2008)
- C. **Permitted Uses:** General land uses within the agriculture zone shall complement agrarian uses on properties within this zone. All land uses and future development decisions should be based on the goals and policies of the city's general plan land use element.

Abbreviations and alphabetic use designations in the matrix 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	Ag	R-Ag
Accessory building	P	P
Accessory building without dwelling structure	P	N
Agribusiness	P	P
Agriculture in accordance with SCC 10.64	P	P
Agriculture building	P	P
Agritourism	C	C
Assisted living facility - large	N	C
Assisted living facility - small	N	P

Bed and breakfast homes	C	C
Boarding facility	P	C
Commercial, ancillary	P	C
Dwelling, caretaker	P	P
Dwelling, guest cottage	P	P
<u>Dwelling, accessory unit attached</u>	<u>P</u>	<u>P</u>
<u>Dwelling, accessory unit detached</u>	<u>P</u>	<u>P</u>
Dwelling, single-family detached	P	P
Feedlot	C	N
Gravel, sand, earth extraction, and mass grading	C	N
Home occupations, in accordance with SCC 10.40	P/C	P/C
Institutions	C	C
Outdoor youth program	C	C
Public or quasi-public buildings	C	C
Public park, private park or playground	P	P
Public safety buildings	P	P
Recreational vehicle (RV) parks	N	N
Religious center	P	P
Resident healthcare facility	N	C
Residential facility for persons with a disability	N	P
Residential facility for the elderly	N	P
Residential support facility	P	P
School, public or quasi-public	P	C

Seasonal businesses	P	P
Sexually oriented business	N	N
Sheltered workshop	N	C
Slaughterhouse	N	N
Social or reception center	C	C
Telecommunications sites. See SCC 10.16.340 paragraph D		
Treatment facility - large	N	N
Treatment facility - small	N	C
Veterinary hospital, large animal	P	P
Veterinary hospital, small animal	P	P

10.20.220 R-43 RESIDENTIAL ZONE

- A. Objectives And Characteristics: The objective of establishing the R-43 Residential Zone is to encourage the creation and maintenance of residential areas within the City which are characterized by large lots on which detached single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. This zone is established to help transition between agricultural areas of the City and those areas of higher intensity uses. It is also intended to be used to regulate development densities in areas that are determined to have geologic hazards or constraints or where the City has determined needs for increased open spaces or land preservation. (Ord. 06-01-2011, 6-1-2011, eff. 6-2-2011)
- B. Permitted Uses: Land uses in the R-43 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-43
Accessory Use	P
Accessory building	P
Accessory building without dwelling structure	N
Agribusiness	N
Agriculture in accordance with SCC 10.64	P
Agriculture building	C
Agritourism	C
Assisted living facility – large	N
Assisted living facility – small	P/C
Bed and breakfast homes	N
Boarding facility	N
Dwelling, caretaker	N
Dwelling, guest cottage	N
Dwelling, accessory unit attached	P
Dwelling, accessory unit detached	P
Dwelling, single-family detached	P
Gravel, sand earth extraction, and mass grading	N
Home occupations, in accordance with SCC 10.40	P/C

Institutions	N
Public park, private park or playground	P
Public safety buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facility for persons with a disability	P
Residential facility for the elderly	P
Residential support facility	P
School, public or quasi-public	C
Sheltered workshop	C
Social or reception center	N
Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facilities	N

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, August 5th, 2026. 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 August 2026.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Brian Del Rosario	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember Travis Keel	Voted	___

ATTEST:

Stephanie Christensen, City Recorder

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, 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 August 2026, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO PERMIT DETACHED ACCESSORY DWELLING UNITS IN THE R-20 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 August 2026

 Stephanie Christensen
 Santaquin City Recorder
 (SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
 COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, 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.

 STEPHANIE CHRISTENSEN
 Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ____ day of ____ 2026,
 by STEPHANIE CHRISTENSEN.

My Commission Expires:

Santaquin City Zoning

City Zoning Areas

- Ag - Agriculture

C-1 - General Commercial

CBD - Central Business District

CLM - Commercial Light Manufacturing

I-1 - Industrial

MSC - Main Street Commercial

MSR - Main Street Residential

PC - Planned Community

PF - Public Facilities

R-8 - Core Area Residential 8,000sf Lots

R-10 - Single Family 10,000sf Lots
- R-10 PUD-Planned Unit Development

R-12 - Single Family 12,000sf Lots

R-12 PUD-Planned Unit Development

R-15 - Single Family 15,000sf Lots

R-15 PUD-Planned Unit Development

R-20 - Single Family 20,000sf Lots

R-43 - Single Family Min. 1 Acre Lots

R-Ag - Residential Agriculture

RC - Residential Commercial

Boundary Lines

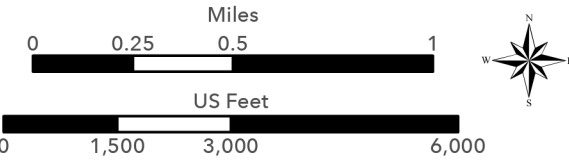
- Santaquin City Boundary

Parcel

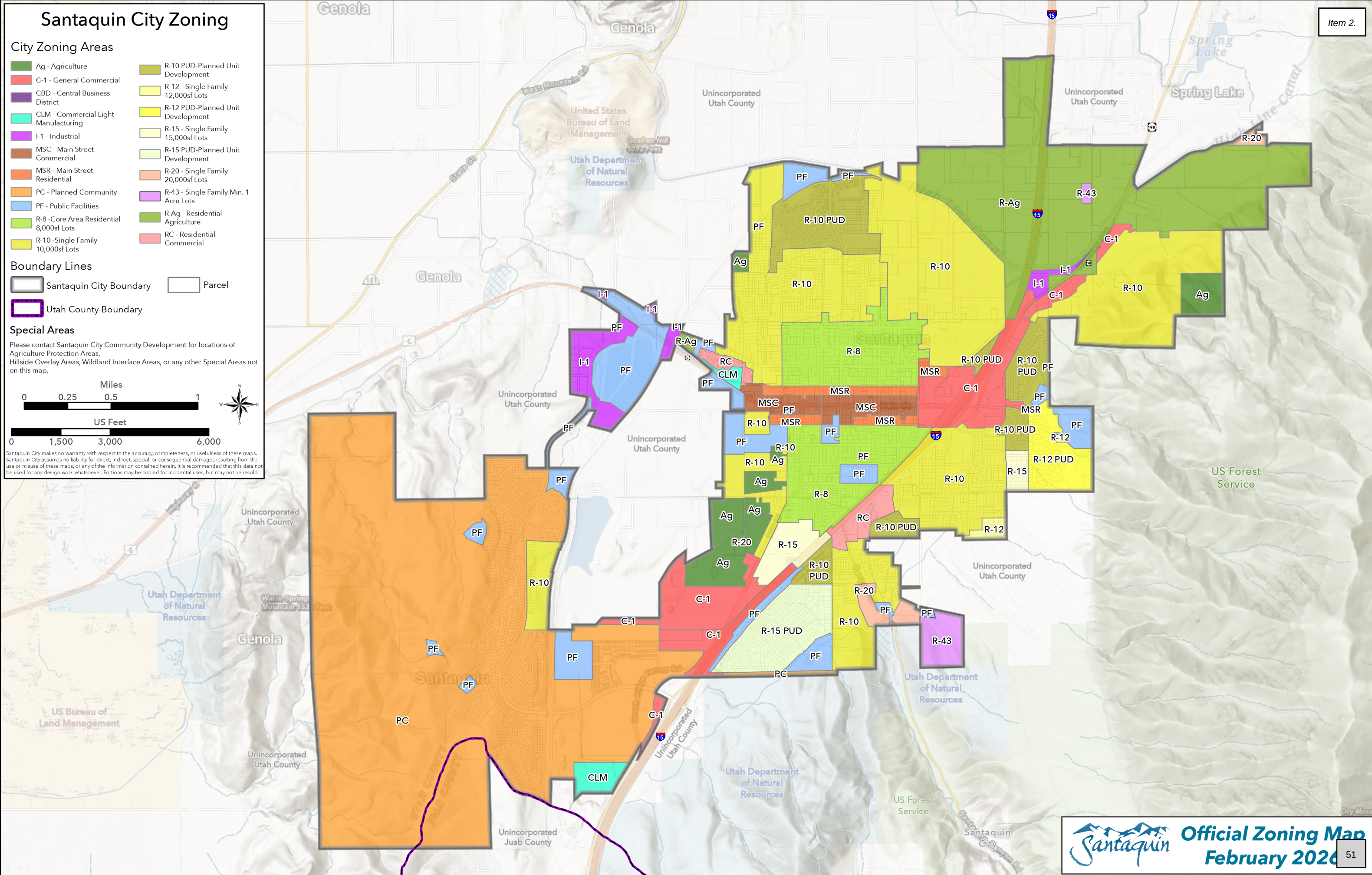
Utah County Boundary

Special Areas

Please contact Santaquin City Community Development for locations of Agriculture Protection Areas, Hillside Overlay Areas, Wildland Interface Areas, or any other Special Areas not on this map.



Santaquin City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Santaquin City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps, or any of the information contained herein. It is recommended that this data not be used for any design work whatsoever. Portions may be copied for incidental uses, but may not be resold.



MEMO



To: Planning Commission

From: Aspen Elmer, Planner

Date: July 28, 2026

Re: Wild Thistle Café Class C Alcohol License Conditional Use Permit

Wild Thistle Café submitted a Conditional Use Permit Application for a class C Alcohol Establishment license located at 77 W Main Street. The applicant proposes to pursue a Limited-Service Restaurant license where the primary business is the service of food, but it permits the storage, sale and service of beer and wine for on-premise consumption. Under the license at least 70% of the restaurant's total business income must be derived from the sale of food. Class C Alcohol Establishment is subject to a Conditional Use Permit approval from the Planning Commission and requires a public hearing in the Main Street Commercial District (MSC) of the Main Street Business Districts (MBD) Zone. Wild Thistle was previously part of the Central Business District (CBD) before the CBD was removed from Santaquin City's zoning map where Class C Alcohol Establishments are a permitted use

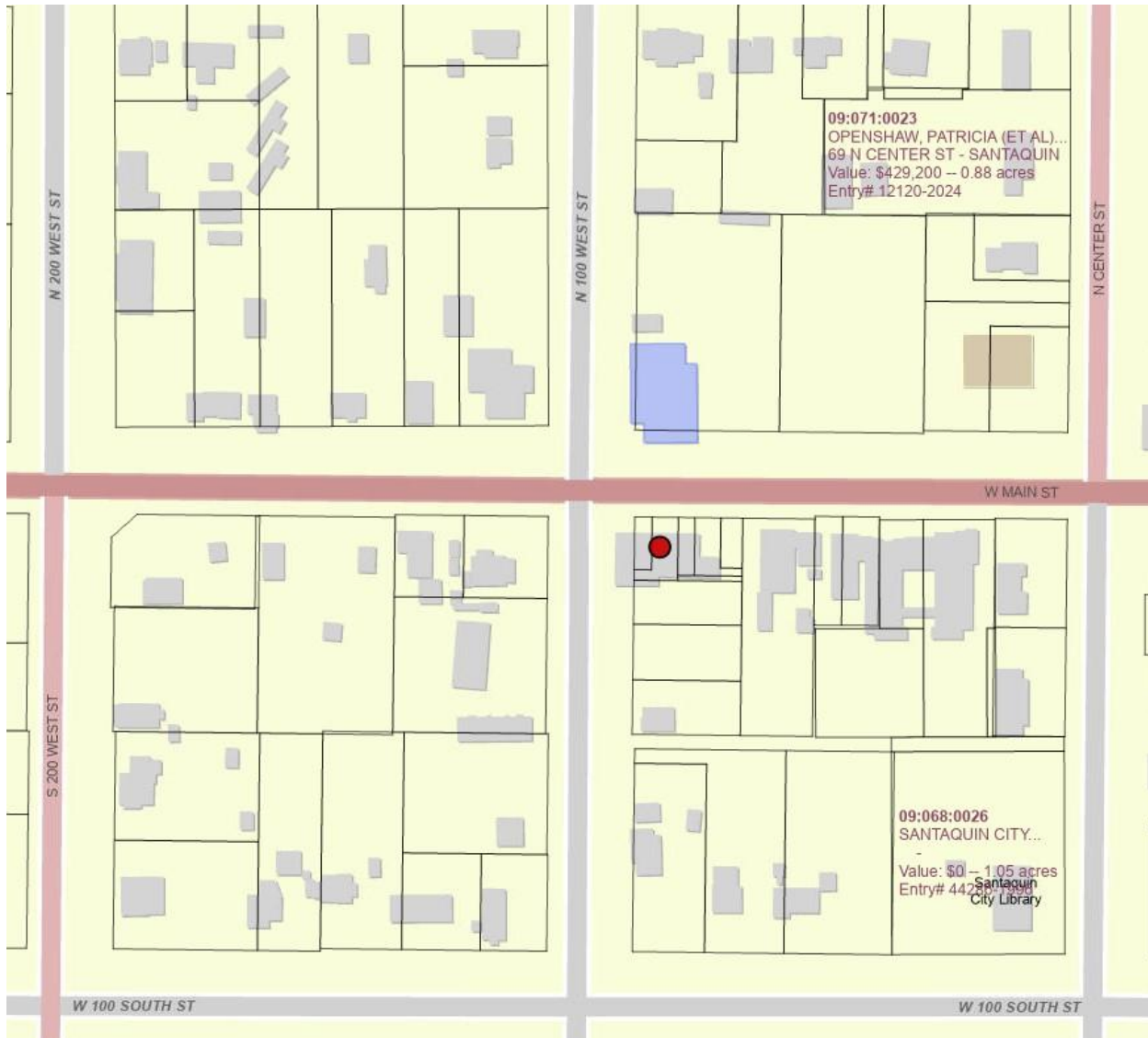
This review is for the Planning Commission to determine whether all requirements found in SCC 10.24 are being followed and a Conditional Use Permit can be granted. No specific conditions are outlined for a Class C Alcohol Establishment. No detriments are anticipated from this use. A Conditional Use is 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 *Wild Thistle Class C Alcohol Establishment License*.

Attachments:

1. Vicinity Map
2. Applicant's Letter

Vicinity Map



Aspen Elmer

From: Gwen Butters
Sent: Tuesday, July 14, 2026 12:41 PM
To: Aspen Elmer
Subject: Fw: Wild Thistle Local Consent

Gwen Butters

Administrative Assistant
Community Development
110 South Center Street
Santaquin, UT 84655
Office (801) 754-1011



From: Wild Thistle <wildthistlecafe@gmail.com>
Sent: Tuesday, July 14, 2026 12:27 PM
To: Gwen Butters <gbutters@santaquin.gov>
Subject: Wild Thistle Local Consent

Hey Gwen,

Here is some more info you requested on the license we are trying to acquire.

Wild Thistle Cafe is formally requesting local consent from the City of Santaquin to pursue a Limited-Service Restaurant License through the Utah Department of Alcoholic Beverage Services (DABS). This specific license type is designed for establishments where the primary business is the service of food, and it permits the storage, sale, and service of beer and wine for on-premise consumption. Under this license, at least 70% of the restaurant's total business income must be derived from the sale of food. We are committed to maintaining this balance, ensuring that our establishment remains a family-friendly cafe first and foremost, while offering enhanced beverage options that complement our menu.

Our goal is to use this license to enhance the dining experience for our Santaquin neighbors. We plan to serve mimosas during our weekend brunch and offer a curated selection of beer and wine during lunch and dinner. We truly believe this will be a positive addition to our community, providing a welcoming space for everyone to gather, enjoy themselves, and help support our city's economic growth in a safe and responsible way.

Thank you,
Chez

Item 3.



Planning Commission Members in Attendance: Commissioners Jesse Christopher, Drew Hoffman, Trevor Wood, Jayson Johnson and Tyrell Russell.

Excused: Commissioners Mike Weight, BreAnna Nixon and LaDawn Moak

Others in Attendance: City Council Member Jeff Siddoway, Community Development Director Morgan Brim, City Planner Aspen Elmer, Deputy City Recorder Gwen Butters, Applicant Dustin Johnson and other members of the public.

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

INVOCATION/INSPIRATIONAL THOUGHT

Johnson offered an invocation.

PLEDGE OF ALLEGIANCE

Hoffman led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS

PUBLIC FORUM

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

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

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

DISCUSSION & POSSIBLE ACTION ITEMS

1. PUBLIC HEARING: Proposed Rezoning of Approximately 2.5 Acres Located at 13460 S SR-198

Elmer introduced the item and explained that the applicant, Shayla Jenkins, is requesting a rezone from Residential Agriculture (RA) to Residential Commercial (RC) for a proposed daycare, Bright Steps Academy. While the current RA zoning permits a home occupation business, the applicant would like the option to expand into a commercial daycare in the future. Elmer noted that rezoning to RC would allow additional uses not currently permitted under the RA zone, and a list of permitted uses was presented. Elmer also explained that the property is a designated Agricultural area on the Future Land Use Map, with commercial zoning located nearby.

Brim stated that although the applicant is requesting the rezone for a specific use, the Commission should consider all uses permitted within the RC zone and evaluate their long-term appropriateness for the area. He noted that while the Future Land Use Map shows commercial uses nearby, this property is designated as Heritage Agriculture. He explained that the Future Land Use Map serves as a guide for zoning decisions and does not require exact alignment but reflects the City's intended land use vision adopted in 2022. Brim added that a daycare may be an appropriate use for the property if it can meet the requirements of the City's home occupation regulations.

Chairman Wood opened the Public Hearing at 7:07 p.m.

June 9, 2026

Resident Laura Decker stated that she does not oppose the proposed rezone. However, she expressed concerns about traffic speeds on the adjacent state road, noting that vehicles frequently exceed the posted speed limit. She stated that traffic calming measures should be considered regardless of the rezone request and asked the City to explore options for improving safety along the roadway.

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

Chairman Wood closed the Public Hearing at 7:09 p.m.

Hoffman stated that he does not support the proposed rezone to RC. He noted that a daycare is already permitted through the City's home occupation provisions and questioned the need for a rezone at this time. He expressed concern that the RC zone allows a variety of uses that may not be appropriate for the area and suggested that a rezone could be considered in the future if a commercial use is proposed.

Wood stated that the range of uses permitted within the RC zone was a key consideration. He referenced the zoning table presented and noted that the Commission should carefully evaluate whether the uses allowed in the district would be appropriate for the area.

Hoffman questioned whether the daycare could currently operate on the property as a minor or major home occupation if the applicable requirements are met. Elmer confirmed this. Hoffman stated that if the applicant later wished to establish a commercial daycare or another commercial use, he would be more supportive of considering a rezone request at that time.

Wood stated that he agreed with Commissioner Hoffman and felt the proposed approach of operating under the existing zoning and considering a rezone in the future, if needed, was more appropriate. He also asked for clarification regarding property ownership and the rezone application, noting that the staff report identified Shayla Jenkins as the applicant while the application listed the Johnsons as property owners.

Resident Dustin Johnson explained that Shayla Jenkins is his sister and that he and his siblings jointly own the property. He stated that the rezone request was intended to facilitate a smoother transition from a home-based daycare to a commercial daycare in the future. He referenced a similar situation involving his brother's daycare, where a required rezone and approval process resulted in a temporary business closure. Johnson stated that the family hoped to avoid disruption in daycare services but was willing to proceed under the existing zoning and pursue a future rezone if necessary.

Christopher asked what would be required to transition the property from a residential daycare to a commercial daycare and whether such a change would require the business to temporarily close.

Brim explained that the applicant could currently operate a home-based daycare if all home occupation requirements are met. If a future transition to a commercial daycare is desired, the applicant would need to obtain the appropriate zoning and comply with commercial development standards. He noted that significant infrastructure and building improvements may be required, depending on the scope of the project. Brim stated that any closure would likely be related to construction activities rather than the rezoning process itself, and that the timing of improvements and zoning approvals could be coordinated to minimize disruptions.

Christopher asked whether the improvements identified in the application, such as ADA-compliant features and a commercial-grade kitchen hood, would be permitted under the current residential zoning and whether they could impact the applicant's ability to move forward with the daycare.

Elmer stated that these improvements could generally be installed under the existing zoning. However, a transition to a larger commercial daycare operation, including increased enrollment or expanded services, would require commercial zoning, as those uses are not permitted within the Residential Agriculture district. Wood stated that his understanding was that the proposed improvements would be completed when the applicant was ready to transition to a commercial operation.

Brim stated that even a home-based daycare may require certain building upgrades, including potential ADA-related improvements. He noted that staff could coordinate with the Building Department to determine the specific requirements for a residential daycare compared to a commercial daycare and provide that information to the Commission if requested.

Hoffman stated that the Commission's decision should focus on the proposed rezone from Residential Agriculture to Residential Commercial, as that is the request before them. He noted that while the future plan for the property provides context, the primary issue is whether the rezone is appropriate.

Christopher expressed concern that the Commission did not yet have a clear understanding of the potential challenges or burdens associated with transitioning from a residential daycare to a commercial operation and stated that additional information on that topic could affect his decision.

Brim stated that transitioning to a commercial daycare would require compliance with commercial development standards. He noted that improvements could include parking, landscaping, lighting, access upgrades, and coordination with UDOT due to the property's access from a state roadway. He added that additional requirements, such as turn lanes or other site improvements, may also be necessary depending on the scope of the project.

Wood stated that the required site and infrastructure improvements would likely be triggered by the transition to commercial use rather than by the specific zoning designation, whether RC or C-1. A resident asked whether the property across the street was also zoned C-1. Wood confirmed that it was and noted that matching the adjacent C-1 zoning could be a reasonable consideration.

Hoffman made a motion to forward a negative recommendation to the City Council for the rezoning of approximately 2.5 acres of parcel 30.091.047 from residential agricultural zone to residential commercial zone. Christopher seconded the motion.

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

The motion passed.

Hoffman stated that he would recommend the applicant proceed under the existing home occupation provisions and, when ready to transition to a commercial operation, apply for a C-1 rezone. He noted that a C-1 designation would be more consistent with the surrounding area and would likely be easier to support at that time.

2. PUBLIC HEARING: Remove Single-Family Residential Landscaping Requirements Prior to Certificate of Occupancy

Elmer explained that the proposed code amendment would modify Sections 10.52.020 and 10.32.030 to align with recent state code changes. It was clarified that the amendment does not eliminate landscaping requirements or maintenance obligations. Property owners would still be required to install and maintain front and side yard landscaping, control weeds, and address dust and erosion. The amendment would simply prevent the City from withholding a certificate of occupancy solely because landscaping has not yet been completed.

Wood asked if the amendment was largely intended to bring the City's code into compliance with state law. Elmer confirmed that it was.

Chairman Wood opened the Public Hearing at 7:24 p.m.

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

Chairman Wood closed the Public Hearing at 7:24 p.m.

Hoffman questioned whether the provision requiring landscaping improvements to be completed by the end of the following irrigation season, when secured by a cash bond, was still necessary if the City could no longer require such a bond for occupancy purposes.

Elmer responded that bonding may still be allowed in certain situations, particularly for engineering-related projects, and stated that staff would verify the applicability of the provision with the City Engineer.

Brim noted that the amendment had been circulated for review and that no concerns had been raised regarding that language. Hoffman stated that he did not object to the provision but felt it should be removed if it was no longer needed.

Christopher made a motion to forward a positive recommendation to the City Council regarding the proposed amendments to Sections 10.52.020 10.52.030, as presented in the redlined draft. Hoffman seconded the motion.

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

The motion passed.

3. 130 S. Street Church 2-Lot Preliminary Subdivision Plan Review

Elmer introduced the agenda item, noting that the property is located north of the Amsource Commercial Subdivision and consists of approximately 9.124 acres within the R-10 zone. Phase One of the project would focus on construction of a church on Lot 1, with additional lots planned for future development in Phase Two, subject to R-10 zoning requirements. Elmer reported that the Development Review Committee reviewed the preliminary plans on 04-14-2026 and forwarded a favorable recommendation to the Planning Commission, contingent upon resolution of all redline comments. Elmer stated that the red lines have been addressed and that the project complies with R-10 zoning requirements, engineering standards, public works requirements, and City specifications. An overview of the project was then presented.

Wood questioned whether the proposed road connection to Lot 1 would effectively divide the remaining property into separate sections and whether that created any concerns since the undeveloped area would remain under a single parcel number.

Elmer responded that it would not be an issue, noting that the required infrastructure, including the road and cul-de-sac, would still be installed and that the applicant intends to develop the remaining phases in the future.

Wood reiterated his concern about a single parcel being physically separated into two areas. Brim stated that staff were comfortable with the arrangement and explained that future development of the remaining property would require final plat approval and compliance with all applicable infrastructure and development requirements. He noted that no additional development could occur without going through the City's review process and that the current proposal would allow Lot 1 to move forward so the church could begin the building permit process.

Elmer noted that the phased development approach is similar to other projects, such as Santaquin Ridge Estates, which were developed in multiple phases. Wood stated that he did not oppose the proposal but found it unusual that a single parcel would be divided into separate sections before the remaining phases are formally subdivided.

Christopher asked whether the cul-de-sac would be the only access point to the church parking lot. Elmer explained that two points of access are required, with the second access planned from 130 South. Hoffman noted that the grades along 130 South are steep, which could make access challenging, and stated that the issue is identified on the grading plans. Christopher expressed a preference that primary access is not from Highland Drive. Elmer added that future roadway changes associated with the Interstate 15 construction project should also be considered when evaluating access options.

Christopher made a motion to approve the 130 S. Street Church 2-Lot Preliminary Subdivision Plan Review. Johnson seconded the motion.

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

The motion passed.

4. Meeting Minutes Approval – May 12, 2026

Christopher made a motion to approve the May 12, 2026 Planning Commission Meeting Minutes.
Russell seconded the motion.

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

STAFF REPORTS

Elmer stated that several code amendments may be brought before the Planning Commission for consideration at the next meeting.

ADJOURNMENT

Christopher made a motion to adjourn the meeting.

The meeting was adjourned at 7:35 p.m.

Deputy City Recorder – Gwen Butters

Planning Commission Chair – Trevor Wood