



**Planning Commission Meeting Minutes
Tuesday, March 24, 2020**

Planning Commission Members in Attendance: Trevor Wood, Kylie Lance, Brad Gunnell, Jessica Tolman, Kody Curtis, Art Adcock, Michelle Sperry and Kyle Francom.

Other's in Attendance: Community Development Director Jason Bond, City Manager Ben Reeves.

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

Invocation or Inspirational Thought: Commissioner Lance shared an inspirational thought.

Pledge of Allegiance: Commissioner Wood led the Pledge of Allegiance.

Public Forum:

Mr. Bond explained that in response to the Covid19 Pandemic, public comments will now be given via email or phone. Tonight's meeting is being streamed via Zoom and only a few Staff members are participating at the City Offices.

City Manager Reeves shared the Following Public comment received from Tod Rowley representing South Ridge Farms (See Attachment 'A'). Mr. Rowley's comments were regarding South Ridge Farms and their opposition to the Mehlhoff Property Rezone.

Commission Chair Wood closed the Public Forum at 7:08 p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

Mehlhoff Property Rezone

The Planning Commission will review a proposed rezone of approximately 35.39 acres from the Commercial (C-1) zone to the Residential R-10 Planned Unit Development (R-10 PUD) zone, located at approximately 300 W. and 1000 S.

Mr. Bond explained that he spoke with the applicant earlier today, letting them know of provisions in code that would require changes to their proposed subdivision; if it were to be rezoned. He stated that in coordinating with the applicant, they requested that this item be tabled at this time. They would like to provide another plan that better reflects the code requirements at the next meeting, which will be held on April 14th.

Motion: Commissioner Wood motioned to table the Mehlhoff Property Rezone until the next meeting. Commissioner Lance seconded.

Roll Call:

Commissioner Wood Aye
Commissioner Lance Aye
Commissioner Curtis Aye
Commissioner Tolman Aye
Commissioner Gunnell Aye
Commissioner Adcock Aye
Commissioner Sperry Aye
The vote passed 7 to 0.

Conditional Use Permit Request

The Planning Commission will review a Conditional Use Permit Request for a Major Home Occupation Preschool, located at 66 E. 780 S.

Mr. Bond explained that the applicant, Ms. Kristin Wilson will be participating via phone. He indicated that this proposed preschool qualifies as a major home occupation; because it exceeds the maximum of 8 children per day as outlined in the minor home occupation code (10-12-5). He explained that they have proposed to have two classes with 12 children each for a total of 24 children per day (10-12-6). City code regarding major home occupations outlines the maximum number of children per day at 24 for a Preschool or Daycare.

Commissioner Wood clarified that a major home occupation is an allowed use and it is the Planning Commissions job to help mitigate possible impacts. Mr. Bond showed the location of the proposed preschool he noted that it is located within the R-10 zone.

Commissioner Francom asked what times these classes would begin and end. Ms. Wilson explained that the first class would be held from 9:15-11:45 a.m. and the second session would be from 12:30 -3:00 p.m.

Commissioner Gunnell asked if City Staff has received any feedback on this conditional use application. Mr. Bond answered that notification letters were sent, but no feedback has been given to staff. Commissioner Wood noted that both of his girls went to a similar preschool in his neighborhood and he didn't notice much of an impact. He stated that he doesn't see any significant impacts to the area. Commissioners Lance and Francom agreed.

Motion: Commissioner Wood motioned to approve the conditional use permit for Ms. Kristin Wilson at 66 E. 780 S. Commissioner Lance seconded.

Roll Call:

Commissioner Wood Aye
Commissioner Lance Aye
Commissioner Curtis Aye
Commissioner Tolman Aye
Commissioner Gunnell Aye

Commissioner Adcock Aye
Commissioner Sperry Aye
The vote passed 7 to 0.

Parker View Subdivision Final Review

A final review of a 3 lot commercial subdivision located at the corner of Main Street and Highland Drive.

Mr. Bond called the applicant Colton Petersen. He explained that the Planning Commission is the land use authority for this subdivision, as it is 3 lots (See Attachment 'B'). Mr. Bond clarified that this property includes the existing Big O Tires, and two additional lots. He noted that this subdivision doesn't have a right of way dedication so it doesn't need to be approved before the City Council. He noted that they are proposing to build a carwash on lot one, and it will be discussed separately.

Commissioner Gunnell asked if there were any changes made to this proposal from last meeting Mr. Bond explained that there are a few DRC redlines regarding the ingress and egress that need to be addressed. Mr. Petersen explained that they haven't included any changes, other than addressing the redlines provided by the DRC at previous meetings.

Motion: Commissioner Gunnell motioned to grant final approval for the Parker View Subdivision with the condition that all redlines be addressed. Commissioner Sperry seconded.

Roll Call:

Commissioner Sperry Aye
Commissioner Adcock Aye
Commissioner Gunnell Aye
Commissioner Tolman Aye
Commissioner Curtis Aye
Commissioner Lance Aye
Commissioner Wood Aye

The vote passed 7 to 0.

PUBLIC HEARING- Zoning Amendments Related to Car Washes

The Planning Commission will review a proposed amendment to the following sections in Santaquin City Code: 10-2-2 (including car washes as an accessory use in the definition of automotive service repair); 10-14-6 (addressing queuing lanes for automotive service bays); and 10-7F-3 (adding carwashes as a permitted use in the C-1 Interchange Commercial Zone).

Mr. Bond explained that upon receiving an application for a car wash, it was discovered that code doesn't have clear language regarding car washes as a commercial use. He noted that there is another applicant interested in developing a car wash in another area of town, as well as Mr. Petersen's proposed Carwash within the Parker View Subdivision.

Mr. Bond explained that he has worked with the City Attorney to amend language for this use (See Attachment, 'C'). He outlined the proposed changes which include; Modifying the definition for a car wash; as well as the definitions for automotive service and repair, both major and minor. Mr. Bond clarified that current code only allows carwashes as an accessory use to an automotive service station. The proposed language would allow them to be an accessory use to major and minor automotive service and repair stations.

An additional change is proposed in 10-14-6 stating that 'A business may apply for a conditional use permit to queue contrary to the provisions of 10-14-6. Each application shall establish that queuing does not conflict with the use of required parking stalls, fire code, building code, does not and will not result in queuing on a public street, and does not or will not interfere with any public rights of way.' Mr. Bond explained that this language would allow a conditional use tie to queuing to both protect the City and provide more options for the applicant than current code allows.

Mr. Bond explained the final proposed change which would allow car washes to be a standalone use within the Commercial C-1 zone. He clarified that it would be listed as a conditional use so that provisions regarding queuing etc. can be considered.

Commissioner Francom asked what the reasoning is behind the proposed queuing change. Mr. Bond explained that the current queuing language is making it difficult for a proposed car wash service coming to an existing building in town. He stated that the intent of changing the queuing language is to work with the applicants, while addressing the concerns in a matter that would place the responsibility on the owner if there are any problems.

Commission Chair Wood opened the Public Hearing at 7:39 p.m.

Mr. Reeves explained no members of the public are in attendance and no feedback was received for this item.

Commission Chair Wood closed the Public Hearing at 7:39 p.m.

Commissioner Adcock asked if this means that a standalone car wash can't be located on Main Street? Mr. Bond clarified that the proposed language only grants conditional use for standalone carwashes within the C-1 Commercial zone. He explained that the Planning Commission could choose to include this in their recommendation to the City Council.

Commissioner Gunnell suggested that in the proposed language under 10-2-2 'Terms Defined' that 'or obtains a conditional use permit thereunder' is added to make it clear that the conditional use permit allows the use to differ than the standards in 10-14-6.

Commissioner Curtis asked if an allowance should be made in code to allow carwashes as a standalone use within the C-1 zone. Mr. Bond explained that this is one of the intents of this code change to make a car wash an appropriate standalone use in this zone. He clarified that carwashes are still not listed as a standalone use in the MSC zone. But explained that it could be added as a recommendation to the Council if the Commissioners would like. Commissioner Wood stated that he thinks it makes sense to just clarify in the C-1 zone for now.

Motion: Commissioner Lance motioned to forward a positive recommendation to the City Council for the 'Zoning Amendments Related to Carwashes', with the change to definitions recommended by Commissioner Gunnell. Commissioner Tolman seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Lance	Aye
Commissioner Curtis	Aye
Commissioner Tolman	Aye
Commissioner Gunnell	Aye
Commissioner Adcock	Aye
Commissioner Sperry	Aye

The vote passed 7 to 0.

PUBLIC HEARING-Ordinance Amendment 'Acceptable Ground Cover' in PUD's

The Santaquin City Planning Commission will review a proposed amendment to consider modifying Santaquin City Code Section 10-7K-4-E to clarify acceptable ground cover in a Planned Unit Development (PUD).

Mr. Bond explained that homes built within a Planned Unit Development 'PUD' require front and side yard landscaping prior to the issuance of a C of O. Currently code states that the side and front of the lot must be finished including 'grass or acceptable ground cover.' He explained that the term 'acceptable ground cover' has caused confusion for some developers. Mr. Bond stated that several developers have indicated that they have had home owners request a gravel parking area on the side of their garages. He referenced a previous discussion regarding the Foothill Development Agreement setbacks, and the proposed solution of providing additional gravel parking areas on the sides of the garages.

Mr. Bond presented to the proposed language that would clarify that acceptable ground cover may include a gravel parking area on the side of a garage ('See Attachment 'D'). He noted that it must be constructed in accordance with Santaquin City Standards and include weed barrier, etc.

Commission Chair Wood opened the Public Hearing at 7:54 p.m.

Mr. Reeves explained there is no public in attendance, and no input was provided via email or phone.

Commission Chair Wood closed the Public Hearing at 7:54 p.m.

Commissioner Tolman indicated that she sees this in Summit Ridge already, and doesn't see an issue with this. Commissioner Gunnell asked if the standards and specifications already require a weed barrier. Mr. Bond expressed that the intent is to make it clear in code, and that the Standards and Specs may need to be updated in the process. Commissioner Wood asked if the Standards and Specs should be clarified along with this code amendment. Mr. Bond indicated that it can be done separately and can't be done tonight as it isn't on the agenda.

Commissioner Lance asked if corner lots with garages that face the road could potentially landscape the entire side of the yard. Commissioner Wood suggested that the width of the proposed gravel parking pad be limited. Mr. Bond stated that currently there is no clarification regarding side yards in corner lots. Commissioner Lance indicated that she would like to see a maximum width for gravel specified within code. The Commissioners discussed different width requirements. Commissioner Curtis stated that he would like to see the width at 16 feet. Commissioner Tolman suggested a 12-foot width. Commissioner Gunnell explained that he has a trailer in his side yard, and that he would like to see at least 16 feet as he feels it gives enough room to work. Commissioners Sperry and Adcock indicated that they are ok with 16 feet.

Mr. Bond updated the language to include the Commission's recommendation that the gravel shouldn't exceed a width of 16 feet.

Motion: Commissioner Lance motioned to forward a positive recommendation to the City Council for the 'Acceptable ground cover in PUD's' ordinance amendment; with the recommendation that the width of the gravel parking area on the side of the garage can't exceed 16 feet. Commissioner Gunnell seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Lance	Aye
Commissioner Curtis	Aye
Commissioner Tolman	Aye
Commissioner Gunnell	Aye
Commissioner Adcock	Aye
Commissioner Sperry	Aye

The vote passed 7 to 0.

PUBLIC HEARING-Ordinance Amendment Clarifying the Subdivision Process for 3 Lots or Less

The Santaquin City Planning Commission will review a proposed amendment to consider modifying Santaquin City Code Section 11-1-4 to clarify the land use authority for subdivisions including 3 lots or less.

Mr. Bond explained that this proposed amendment would clarify the approving body for three lots or less (See Attachment 'E'). He indicated that there is a discrepancy between the flow chart in

PLANNING COMMISSION MEETING

TUESDAY March 24, 2020

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section 11-1-4 which appoints the Planning Commission as the approval body for 3 lots or less; while the code states that the City Council is the approval body. This proposed amendment would clarify that the Planning Commission is the approval body.

Commission Chair Wood opened the Public Hearing at 8:14 p.m.

Mr. Reeves indicated that no Public Comments were provided for this issue.

Commission Chair Wood closed the Public Hearing at 8:14 p.m.

Commissioner Wood asked if the original lot in a subdivision is counted towards the total lots in the subdivision. Mr. Bond explained that a subdivision counts the total lots remaining after the subdivision takes place. He clarified that any right of way dedication would still needs to be approved by the Council regardless of the subdivision size.

Motion: Commissioner Curtis motioned to forward a positive recommendation to the City Council for the 'Ordinance Amendment Clarifying the Subdivision Process for 3 Lots or Less.' Commissioner Sperry seconded.

Roll Call:

Commissioner Wood	Aye
Commissioner Lance	Aye
Commissioner Curtis	Aye
Commissioner Tolman	Aye
Commissioner Gunnell	Aye
Commissioner Adcock	Aye
Commissioner Sperry	Aye

The vote passed 7 to 0.

PLANNING COMMISSION BUSINESS

Approval of minutes from:

February 25, 2020

March 10, 2020

Motion: Commission Tolman motioned to approve the minutes from February 25, 2020.

Commissioner Gunnell seconded.

Commissioner Wood	Aye
Commissioner Lance	Aye
Commissioner Curtis	Aye
Commissioner Tolman	Aye
Commissioner Gunnell	Aye
Commissioner Adcock	Aye
Commissioner Sperry	Aye

The vote passed 7 to 0.

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Motion: Commissioner Adcock motioned to approve the minutes on March 10, 2020.

Commissioner Sperry Seconded.

Commissioner Wood Aye

Commissioner Lance Aye

Commissioner Curtis Aye

Commissioner Tolman Aye

Commissioner Gunnell Aye

Commissioner Adcock Aye

Commissioner Sperry Aye

The vote passed 7 to 0.

Mr. Bond noted that necessary precautions are being taken at the City Offices. He clarified that there are no plans to shut down operations at this time. Mr. Reeves clarified that the Community Development Office door office is closed, but Community Development personnel has moved downstairs to assist residents through the glass. And that appointments can be scheduled in the office upstairs.

ADJOURNMENT

Commissioner Lance motioned to adjourn at 8:31 p.m.

*Minutes approved at the April 28, 2020 Planning Commission Meeting.



Trevor Wood, Commission Chair



Kira Petersen, Deputy Recorder

3.24.2020
Planning Commission Attachment 'A'

Revised: Discussion on the Mehlhoff Property Rezone- Please consider this.

Tod Rowley <tod@rowleysredbarn.com>

Reply all

Tue 3/24, 6:32 PM

Public Comment

Action Items

Santaquin City Planning Commission:

Rowley's South Ridge Farms opposes the presented zoning change from commercial zoning to R-10 zoning for the proposed Georgetown development on the Mehlhoff property. Our property is located adjacent-north to the considered Mehlhoff property.

We are opposing the zoning change for the following reasons:

-
- The zoning change is a departure from the plan that Santaquin City has envisioned for exit 242. The area surrounding this exit has been proposed as an agriculturally based business and entertainment center to attract people to our city. Having population densities this highly concentrated in the exit 242 area is in direct contrast to this vision.
-
-
- As part of the Exit 242 plan Utah State University is working on a study and we feel it would be made useless by any sudden changes to the current zoning plan.
-
-
- The subject property was purchased knowing that it was zoned commercial.
-
- Having that many people living next to our orchard presents problems to our farming operation. Our farm is fully operational and runs equipment, wind machines, chemical programs, pruning programs, and harvesting equipment; these operations can be disruptive to neighbors. Conversely, neighbors can be disruptive to our operations. Trespassing and vandalism is always a concern, this concern is amplified with such high density housing.
-
-
- Even though the presentation given by Georgetown development looked appealing and was presented well, we think it would be premature to recommend R-10 status without a development agreement. We think if the economy continues to decline we could be left with R-10 status without a development. This would open the door to anyone utilizing the R-10 status. We don't think this is the best interest of our community
-

Thank you for considering our concerns.

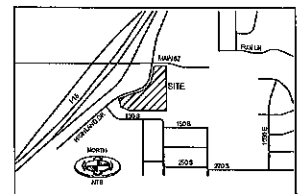
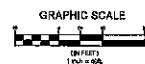
Best,

Rowley's South Ridge Farm

3-24-2020
 Planning Commission Attachment 'B'

PARKER VIEW SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 10 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN,
 SALT LAKE CITY, UTAH COUNTY, UTAH



VICINITY MAP
 N.T.S.

OWNER/DEVELOPER:
 COLTON PETERSEN
 (775) 888-1831
 coltonbigotress@gmail.com

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CSD.01	GRADING & DRAINAGE PLAN
COT.01	DETAILS & NOTES
COT.02	DETAILS & NOTES

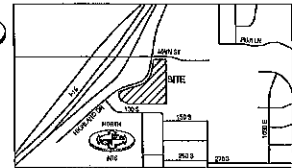
NOTE:
 THE DEVELOPER AND THE CONSULTING CONTRACTOR
 UNDERTAKING THIS PROJECT ARE RESPONSIBLE FOR THE
 ACCURACY OF THE INFORMATION PROVIDED TO THE
 DEVELOPER AND THE CONSULTING CONTRACTOR. THE
 DEVELOPER AND THE CONSULTING CONTRACTOR SHALL
 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
 PERMITS AND APPROVALS FROM THE APPROPRIATE
 AGENCIES. THESE PLANS ARE NOT A SUBSTITUTE
 FOR A PROFESSIONAL ENGINEER'S DESIGN. THE
 PLANS DO NOT INCLUDE THE DESIGN OF THE
 CONSTRUCTION OF THE PROJECT. THE DESIGN
 SHALL BE THE RESPONSIBILITY OF THE
 DEVELOPER AND THE CONSULTING CONTRACTOR.

CIVIL CONSTRUCTION PLANS

				BENCHMARK ENGINEERING & LAND SURVEYING 2500 S. 1200 E. SUITE 100 SALT LAKE CITY, UT 84119 (801) 542-7142 www.benchmarkcivil.com	
PARKER VIEW SUBDIVISION 1000 S. 1200 E. SALT LAKE CITY, UT		DATE 3/24/2020	DRAWN BY J. HENRY	CHECKED BY J. HENRY	PROJECT NO. 2020-001
COVER				1 OF 7	

NOTE: THE DEVELOPER AND THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PAVEMENT AND DRAINAGE SYSTEMS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

NOTE: ALL RECOMMENDATIONS MADE IN THIS PLAN SHALL BE FOR INFORMATION ONLY. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



CONSTRUCTION KEY NOTE REFERENCE

KEY	DESCRIPTION	DETAIL
1	NEW DRIVE APPROACH PERMANENTLY TO STANFORD CANYON CDD	1-101.01
2	EXISTING AND REPLACE ASPHALT PAVEMENT ON STANFORD CANYON CDD	1-101.02
3	EXISTING AND REPLACE ASPHALT DRIVE, PERMANENTLY TO STANFORD CANYON CDD	1-101.03

LOT TABLE

ITEM	DESCRIPTION	AMOUNT
TOTAL NUMBER OF LOTS		24,000
TOTAL AREA WITHIN THE PROJECT DEVELOPMENT		24,000 ACRES
TOTAL AREA IN LOTS		24,000 ACRES
TOTAL AREA OF THE PROJECT DEVELOPMENT		24,000 ACRES
TOTAL AREA OF THE PROJECT DEVELOPMENT		24,000 ACRES

DISTRICT ZONE: C-1
PROPOSED ZONE: C-1

LOT 1 - AREA TABLE

PARTICULARS	SQ. FT.	%
TOTAL	1,000,000	4.17
PAVEMENT	1,000,000	4.17
PAVEMENT	1,000,000	4.17
PAVEMENT	1,000,000	4.17
TOTAL	1,000,000	4.17

LOT 2 - AREA TABLE

PARTICULARS	SQ. FT.	%
TOTAL	1,000,000	4.17
PAVEMENT	1,000,000	4.17
PAVEMENT	1,000,000	4.17
PAVEMENT	1,000,000	4.17
TOTAL	1,000,000	4.17

LOT 3 - AREA TABLE

PARTICULARS	SQ. FT.	%
TOTAL	1,000,000	4.17
PAVEMENT	1,000,000	4.17
PAVEMENT	1,000,000	4.17
PAVEMENT	1,000,000	4.17
TOTAL	1,000,000	4.17

PARKING COUNT LOT 2

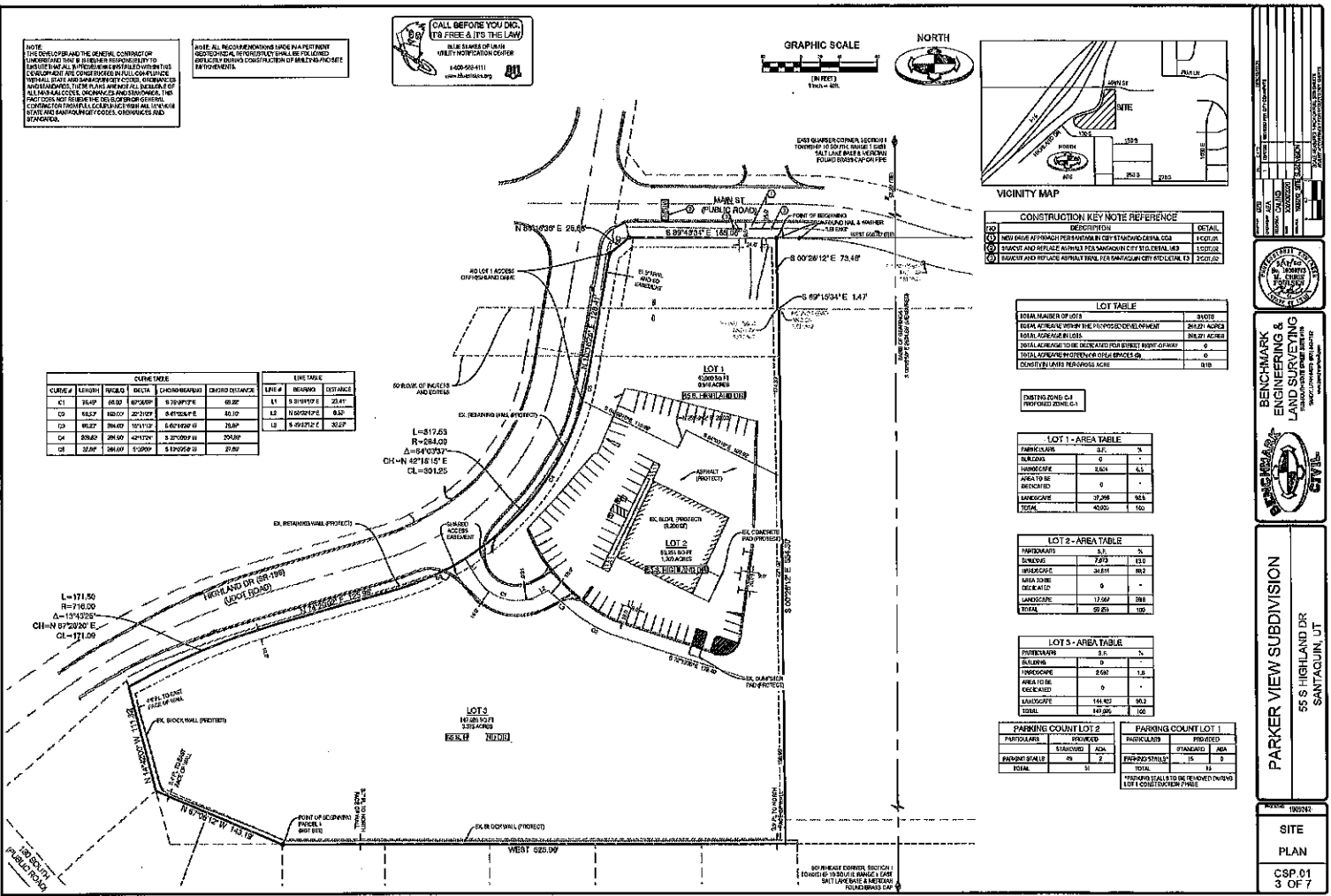
PARTICULARS	STANDARD	ADA
TOTAL	40	2

PARKING COUNT LOT 1

PARTICULARS	STANDARD	ADA
TOTAL	15	0

CURVE DATA

CURVE #	LENGTH	PC	PCTA	CHORD BEARING	CHORD DISTANCE	LC	REMARKS	DISTANCE
C1	30.00	40.00	50.00	S 87° 00' 00" E	40.00	LC	S 87° 00' 00" E	20.00
C2	10.00	10.00	20.00	S 87° 00' 00" E	10.00	LC	S 87° 00' 00" E	10.00
C3	10.00	20.00	30.00	S 87° 00' 00" E	10.00	LC	S 87° 00' 00" E	10.00
C4	10.00	30.00	40.00	S 87° 00' 00" E	10.00	LC	S 87° 00' 00" E	10.00
C5	10.00	40.00	50.00	S 87° 00' 00" E	10.00	LC	S 87° 00' 00" E	10.00



BENCH-MARK ENGINEERING & LAND SURVEYING

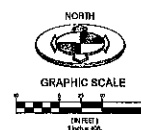
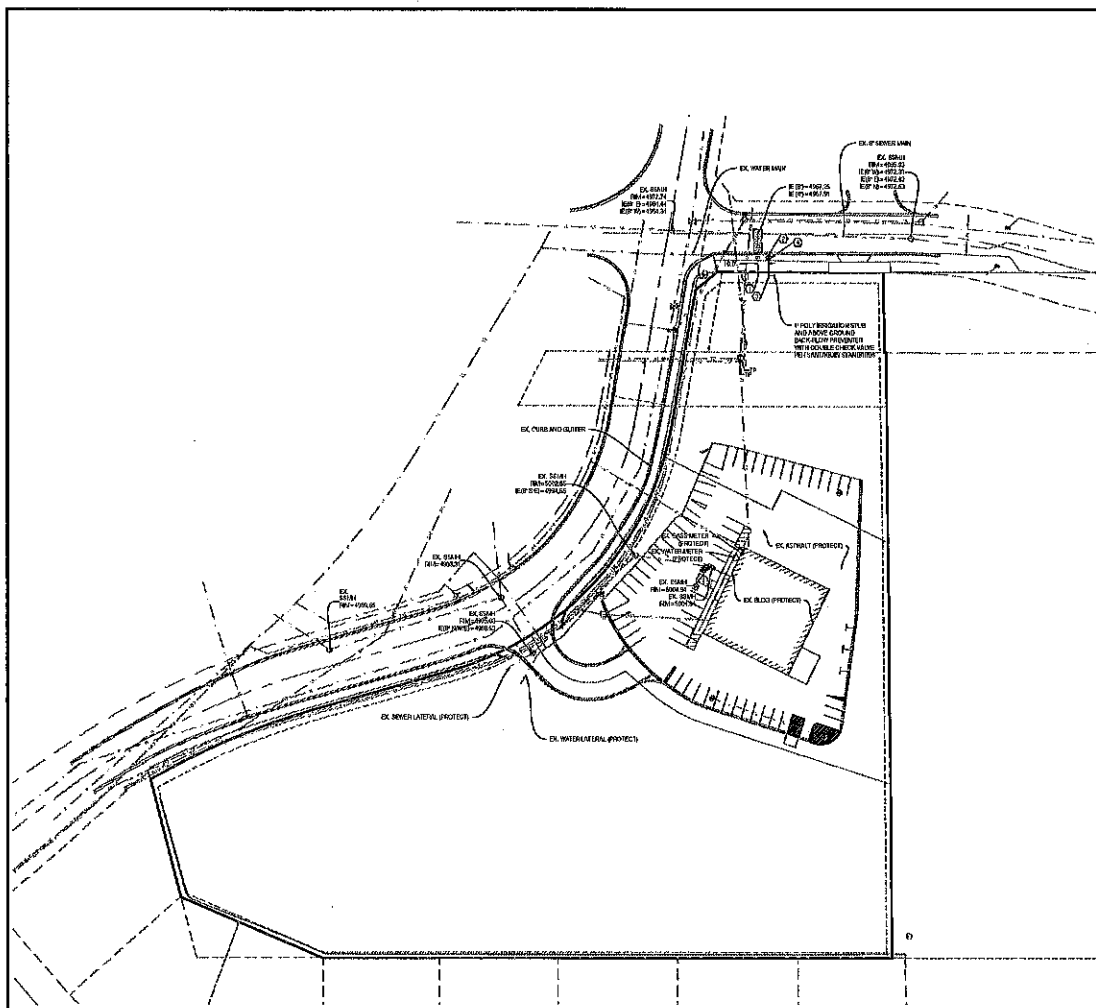
55 S HIGHLAND DR
SANTAQUIN, UT

PARKER VIEW SUBDIVISION

SITE PLAN

CSP 01

3 OF 7



CONSTRUCTION KEY NOTE REFERENCE		
NO	DESCRIPTION	DETAIL
1	4" SEWER LATERAL PER 30" CITY STANDARD DETAIL 62 (GLOUCESTER, MA, 2001)	2001.0
2	2" SDR 35 PE SERVICE PIPE (GLUCS) SOUTHERN CITY STANDARD DETAIL 51	2001.0
3	2" POLY (WATER SERVICE LINE) (GLUCS)	
4	2" SDR 35 PE SOUTHERN CITY STANDARD DETAIL 51	2001.0

NOTE:
PRIOR TO INSTALLATION OR CONSTRUCTION, BEGIN AT THE
EXTREME END OF ALL CIVITY UTILITY LINES AND VERIFY THE
INVERT ELEVATION OF THE POINT OF CONNECTION AND
VERIFY ELEVATION TO THE POINT IS HIGHER THAN SHOWN ON
THE PLANS FOR A DRAINAGE.

NOTE:
PATROLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE
INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE
DISCOVERED.

NOTE: THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED BY THE DEVELOPER ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANFORD CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS MEET ALL, INCLUDING ALL APPLICABLE CODES, ORDINANCES AND STANDARDS. THESE CODES MAY REFLECT THE DEVELOPER'S GENERAL UNDERSTANDING OF THE APPLICABLE STATE, SANFORD CITY AND SANFORD CITY CODES, ORDINANCES AND STANDARDS.

[illegible]

**BENCHMARK
ENGINEERING &
SURVEYING**
P.O. BOX 20074, SUITE 1000, DALLAS, TEXAS 75220
TEL: 214-343-1111 FAX: 214-343-1112



PARKER VIEW SUBDIVISION
55 S HIGHLAND DR
SANTACILIN UT

ASG/TAA 1009262

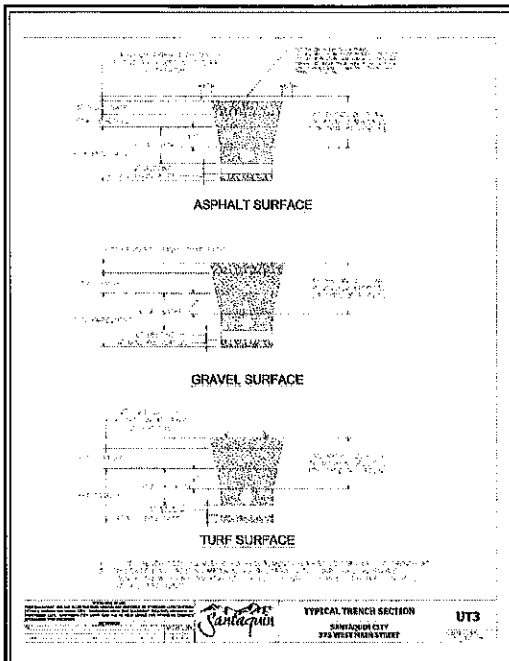
UTILITY
PLAN

CUP.01
4 OF 7

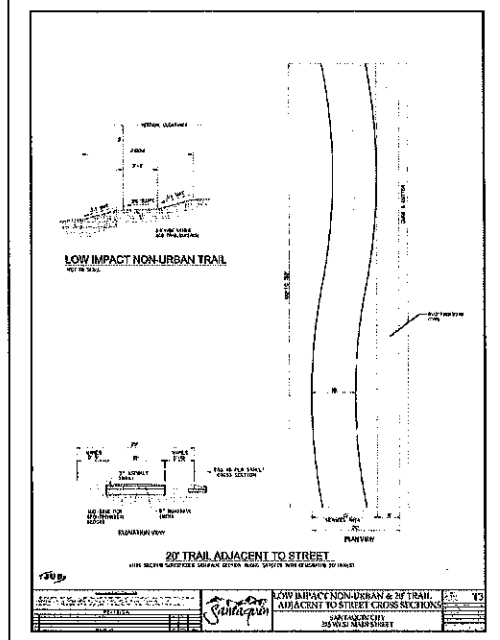


DRIVEWAY APPROACH ①
SCALE: NTS

SEWER LATERAL (2)
SCALE: NTS[illegible]



SAW CUT
SCALE: 1/8" = 1'-0"



TRAIL DETAIL
SCALE: 1/8" = 1'-0"

PROJECT: PARKER VIEW SUBDIVISION SHEET: 7 OF 7 DATE: 10/1/2010 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	
BENCHMARK ENGINEERING & LAND SURVEYING 55 S HIGHLAND DR SALT LAKE CITY, UT 84103 TEL: 801-466-1111 FAX: 801-466-1112 WWW.BENCHMARKUT.COM	
PARKER VIEW SUBDIVISION 55 S HIGHLAND DR SALT LAKE CITY, UT	
DETAIL SHEET CDT.02	

ORDINANCE NO. 04-01-2020

AN ORDINANCE AMENDING SANTAQUIN CITY CODE REGARDING CAR WASH SERVICES 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 2 Section 2 to create a definition for car wash service and allow a car wash service to be an accessory use to minor automotive service repair establishments and major automotive service repair establishments, Santaquin City Code Title 10 Chapter 14 Section 6 to allow a business to receive a conditional use permit for special queuing circumstances, and Santaquin City Code Title 10 Chapter 7 Section F3 to allow a car wash service as a permitted use in the Interchange Commercial (C-1) Zone; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on March 24, 2020, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

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

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

Section I. Amendments

Title 10 Chapter 2 Section 2 is amended as follows: (underlined text is added, stricken text is deleted)

10-2-2: TERMS DEFINED:

AUTOMOTIVE SERVICE AND REPAIR, MAJOR: An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar large mechanical equipment, including paint, body and fender and engine and engine parts, provided, it is conducted within a completely enclosed building. Accessory activities may include a car wash service that complies with the provisions of Section 10-14-6 or obtains a conditional use permit thereunder.

AUTOMOTIVE SERVICE AND REPAIR, MINOR: An establishment primarily engaged in the repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake,

muffler, tire repair and change, lubrication, tune ups, safety inspections and emission testing, detailing shops, overhaul or transmission work, but does not include an establishment that qualifies as a major automotive service and repair facility, and provided it is conducted within a completely enclosed building. Accessory activities may include a car wash service that complies with the provisions of Section 10-14-6 or obtains a conditional use permit thereunder.

AUTOMOTIVE SERVICE STATION: An establishment whose primary purpose is the selling of gasoline and/or other vehicle fuels; oil and lubricant services. Accessory activities may include minor automotive repair and maintenance, car wash service and food sales.

CAR WASH SERVICE: An establishment engaged in cleaning the exterior and, in some cases, the interior of motor vehicles. Car washes can be self-serve, fully automated, or full-service with attendants who wash the vehicle.

Title 10 Chapter 14 Section 6 is amended as follows: (underlined text is added, stricken text is deleted)

10-14-6: CIRCULATION WITHIN A PARKING AREA:

B. Queuing Lanes For Drive-Up Or Drive-Through Businesses:

1. Queuing lanes shall have a minimum width of ten feet (10').
2. Queuing lanes shall provide a minimum queuing distance for three (3) vehicles in addition to a vehicle at the drive-up window (i.e., 80 feet).
3. Queuing lanes are to be independent of circulation aisles and not interfere with required backing distances for parking stalls.
4. Turning radii within or at exits from queuing lanes shall not be less than ten feet (10').
5. Queuing lanes should be designed so that cars queue ~~toward~~ facing or along the rear of the associated building and vehicles can exit the queuing lane onto an approved development drive aisle or public street.
6. Queuing lanes are prohibited between the building and the front property lines.
7. A business may apply for a conditional use permit to queue contrary to the provisions of section 10-14-6. Each such application shall establish that queuing: does not conflict with the use of required parking stalls, Fire Code, Building Code; does not and will not result in queuing on any public street; and that it does not and will not interfere with any public rights-of-way.

C. Queuing Areas For Automotive Service Bays:

1. Adequate clear areas shall be provided at entry and exit points for the safe and unobstructed movements of vehicles for which the service bay has been designed to facilitate.
2. Parking stalls shall not be located within areas necessary to facilitate the movement of vehicles entering or exiting service bays.

Title 10 Chapter 7 Section F3 is amended as follows: (underlined text is added, stricken text is deleted)

10-7F-3: PERMITTED USES:

General land uses within commercial zones shall complement the city's general plan for their respective areas. Those uses allowed in the city's commercial zones 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.
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.

Use	C-1	PO
Car Wash Service	C	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, April 8, 2020. 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 7th day of April 2020.

Kirk Hunsaker, Mayor

Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jennifer Bowman	Voted	___
Councilmember Nick Miller	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

K. Aaron Shirley, City Recorder

ORDINANCE NO. 04-02-2020

AN ORDINANCE AMENDING SANTAQUIN CITY CODE REGARDING ACCEPTABLE GROUND COVER FOR A PLANNED UNIT DEVELOPMENT (PUD), 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 7K Section 4E to allow a gravel parking area as acceptable ground cover in a Planned Unit Development (PUD); and

WHEREAS, the Santaquin City Planning Commission held a public hearing on March 24, 2020, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

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

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

Section I. Amendments

Title 10 Chapter 7K Section 4E is amended as follows: (underlined text is added, stricken text is deleted)

10-7K-4: MINIMUM STANDARDS:

E. Landscaped Front And Side Yards: Developments must provide completely landscaped front yards and side yards, where such are visible from the public or private street, including grass or other acceptable ground cover, at least four (4) 1-gallon shrubs, and two (2) trees (deciduous trees with at least a 1.5 inch caliper or 5 feet tall minimum evergreen trees). Acceptable ground cover may include a gravel parking area on the side of a garage, and access thereto, with a width not to exceed sixteen feet (16'). Gravel parking areas and its applicable access must be constructed in accordance with the Santaquin City Standards, Specifications, and Drawings.

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, April 8, 2020. 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 7th day of April 2020.

Kirk Hunsaker, Mayor

Councilmember Elizabeth Montoya	Voted	_____
Councilmember Lynn Meham	Voted	_____
Councilmember Jennifer Bowman	Voted	_____
Councilmember Nick Miller	Voted	_____
Councilmember David Hathaway	Voted	_____

ATTEST:

K. Aaron Shirley, City Recorder

3-24-2020
Planning Commission

Attachment 'E'

ORDINANCE NO. 04-03-2020

AN ORDINANCE AMENDING SANTAQUIN CITY CODE REGARDING THE APPROVAL PROCESS FOR A SUBDIVISION THAT HAS THREE LOTS OR LESS, 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 11 Chapter 1 to clarify the land use authority for subdivisions that consist of three lots or less; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on March 24, 2020, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

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

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

Section I. Amendments

Title 11 Chapter 1 is amended as follows: (underlined text is added, stricken text is deleted)

11-1-4: EXEMPTIONS:

In subdivisions of ~~less than~~ three (3) lots or less, land may be subdivided ~~as a single lot split~~ as permitted under section 10-19-13 of this code. Such a subdivision shall be eligible for approval, if all zoning and other ordinance requirements and regulations are met, by decision of the ~~city council following review and a recommendation from the~~ planning commission.

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

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PASSED AND ADOPTED this 7th day of April 2020.

Kirk Hunsaker, Mayor

Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jennifer Bowman	Voted	___
Councilmember Nick Miller	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

K. Aaron Shirley, City Recorder