

10.48.040

Number of Parking Spaces Required
“Commercial Recreation”

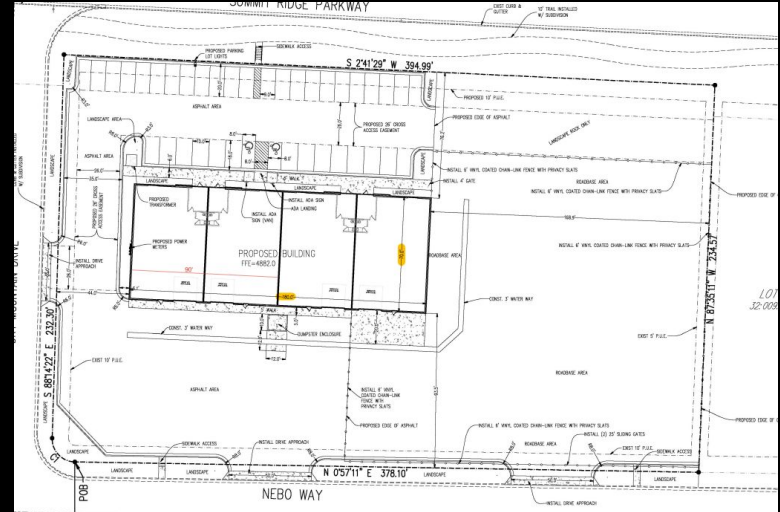
*Code Change request from 1:2
parking ratio to a 1:4 parking ratio
OR 1 spot for every 200sqft of gross
floor area*

Background

Reason for code change request:

Under the current parking municipal code we would be required to have **93 parking stalls**. Being our current maximum capacity for the gym being 186. ("1 parking space per 2 patrons, based on the design capacity of the facility." **Max occupancy of 186 divided by 2 equals 93 parking spaces**)

IF we were to follow the current municipal code we would be **unable to open a gym at this current location**. Simply because there is not enough space on the lot for 93 parking stalls.



Screenshot of current code from Santaquin city Municipal code website:

Commercial services, offices:	
Commercial recreation	1 parking space per 2 patrons, based on the design capacity of the facility

Current code PREVENTS businesses from coming to Santaquin

The current parking code does not just limit us at the industrial parking location. But it will also restrict us in any other potential locations in Santaquin

- The current municipal code **eliminates the potential for small businesses** in Santaquin
- The current municipal code also **prevents big business from coming to Santaquin**
- The current municipal code is **not up to the same standard of surrounding cities or across Utah County.**

Case Study of Businesses that could NOT come to Santaquin under current city code

VASA FITNESS

(Data pulled from 3 different locations in 3 different cities across Utah County)

Lehi, UT

- Square Footage: 60,000
- Max occupancy: 1,086
- Parking Stalls: 300
- Parking to patron ratio: 1:3.62

Would need 543 parking stalls 1:2

Spanish Fork, UT

- Square Footage: 45,000
- Max occupancy: 944
- Parking Stalls: 294
- Parking to patron ratio 1:3.21

Would need 472 parking stalls 1:2

Saratoga Springs, UT

- Square Footage: 60,000
- Max occupancy: 1043
- Parking Stalls: 253
- Parking to patron ratio: 1:4.12

Would need 521 parking stalls 1:2

With a statistical average across all VASA Fitness locations

- VASA Fitness has an average parking to patron ratio of 1:3.65
- Santaquin City is 1:2

What does this mean?

Under the current municipal code of Santaquin City, VASA Fitness **COULD NOT OPEN A LOCATION IN SANTAQUIN**

OR they would almost have to **DOUBLE** the size of their average parking lot to come to Santaquin City.

- **First**, that is typically not feasible for any business to purchase double the land space than what they normally need. It makes more financial sense to go to other cities.
- **Second**, just imagine how ridiculous that would look! VASA Fitnesses parking lots are HUGE. Now imagine what that would look like **DOUBLE IN SIZE**. The current code is going to turn Santaquin into one big parking lot.

This does not only affect gyms!

The Big Green Indoor Playground

Saratoga Springs, UT

- Square Footage: 20,000
- Max Occupancy: 300
- Parking Stalls: 75
- Parking Ratio: 1:4

Would need 150 parking stalls to satisfy the 1:2 parking ratio



Under the current municipal code of Santaquin City, The Big Green Indoor Playground, or businesses like it. **COULD NOT OPEN A LOCATION IN SANTAQUIN**

Other Business Affected

FatCats

Saratoga Springs, UT

- Square Footage: 61,000
- Max Occupancy: 1,492
- Parking Stalls: 378
- Parking to patron ratio: 1:3.94

Would need 748 parking stalls
To satisfy the 1:2 parking ratio

Under the current municipal
code of Santaquin City, FatCats
or businesses like it. **COULD NOT
OPEN A LOCATION IN
SANTAQUIN**



More Businesses

The Hive Trampoline Park

Spanish Fork, UT

- Square Footage: 30,000
- Max Occupancy: 650
- Parking Stalls: 185
- Parking Ratio: 1:3.5

Would need 325 parking stalls to satisfy the 1:2 parking ratio



Under the current municipal code of Santaquin City, The Hive Trampoline Park, or businesses like it. **COULD NOT OPEN A LOCATION IN SANTAQUIN**

More Examples

Anytime Fitness

Payson, UT

- Max Occupancy: 150
- Parking Stalls: 50 (Shared with 3 other businesses)
- Parking Ratio: 1:3

(Could not open in Santaquin)

Stadium Cinemas

Payson, UT

- Max occupancy: 1,100
- Parking Stalls: 292
- Parking Ratio: 1:3.76

(Could not open in Santaquin)

Total Fitness/180 Fitness

Payson, UT

- Max Occupancy: 205
- Parking Stalls: 34
- Parking Ratio: 1:6

(Could not open in Santaquin)

South County Lanes

Payson, UT

- Max Occupancy: 235
- Parking Stalls: 77
- Parking Ratio: 1:3

(Could not open in Santaquin)

Riot Arcade

Payson, UT

- Max Occupancy: 24
- Parking Stalls: 5
- Parking Ratio: 1:4.8

(Could not open in Santaquin)

There is not a single commercial recreation business in Payson that could open in Santaquin due to the current parking municipal code.

The current municipal code is **NOT** up to the same standard of surrounding cities or across Utah County.

Orem City

- "Four parking stalls shall be provided for every one thousand (1000) square feet of gross leasable floor area" (Located under zoning section 22-11-36)
- In other words 1 parking stall for every 250 square feet
- If we compare data other commercial recreation businesses this averages out to a parking stall to patron ratio of 1:4.5

Orem City Code

Lehi City

- "1 parking space per 200 square feet of gross floor area" for commercial recreation (Located in chapter 11 of the Lehi City Development Code)
- Using data from businesses listed before or similar businesses this averages to a parking stall to patron ratio of 1:4

Lehi City Code

NOT up to the same standard of surrounding cities or across Utah County continued.....

Provo City

- "1 Parking Space for every 200 square feet of gross floor area" (Provo City Code 14.37.100)
- In other words this averages out to a parking ratio to patron ratio of 1:4

Provo City Code

Spanish Fork

- "1 Parking space for every 200 square feet of gross floor area" (Land Use and Development, Chapter 15.4-zoning)
- In other words this averages out to a parking ratio to patron ratio of 1:4

Spanish Fork City Code

Payson

- "1 Parking space for every 200 square feet of gross floor area" (Title 19 - Zoning, Section 19.19.040)
- In other words this averages out to a parking ratio to patron ratio of 1:4

Payson City Code

American Fork

- "1 Parking space for every 200 square feet of gross floor area" (Title 17 - Zoning, Section 17.6.106)
- In other words this averages out to a parking ratio to patron ratio of 1:4

American Fork City Code

Conclusion

As you can see the current municipal code for Santaquin City

- Prevents businesses from coming to Santaquin
- Is not up to the standard of other neighboring cities and Utah County

We are requesting Santaquin City to Change municipal code 10.48.040 "Number of Parking Spaces Required" To open the door for not just small local businesses but for other business to come to Santaquin. AND to be up to the same standard of every other city in Utah County.

The code request to be changed from 1 parking space per 2 patrons to 1 parking space per 4 patrons OR just like every other city, change to 1 parking space per every 200 square feet of gross floor area.

This will allow us to to reduce the required parking spaces for our current proposed to location from 93 down to 46. Allowing us to use our current location for a gym that will benefit all of Santaquin.