

MEMO



To: Planning Commission

From: Aspen Stevenson, Planner

Date: August 12, 2025

RE: **Code Amendment Amending Double Frontage Lots Requiring A Fence**

It is proposed that the Planning Commission and City Council consider amending Santaquin City Code (SCC) 11.24.080 to include a requirement that if double frontage lots cannot be avoided a fence shall be required. This code amendment comes as a request from the Community Development department and City Administration.

Below are the proposed changes to Santaquin City Code.

11.24.080 LOTS

- A. Compliance: Every parcel of land created by a subdivision shall comply with the minimum lot size requirements of the City zoning title, and shall be platted as part of a subdivision. No parcel of land shall be created or left unplatted which is either undevelopable, serves merely as a nuisance, or is a lot remnant. (Ord. 11-03-2014, 11-5-2014, eff. 11-6-2014)
- B. Lots Abutting A Street: All lots shall abut a dedicated street, public street, a private street which was constructed or vested prior to September 20, 2017, or a street which has become public by right of use. In the event a lot abuts a public right-of-way created by use, the subdivider shall improve the right-of-way to the standards required by this title. (Ord. 09-02-2017, 9-20-2017, eff. 9-21-2017)
- C. Corner Lots:
 - 1. Orientation And Access: Whenever possible, subdivisions shall be designed to encourage the orientation of corner lots toward the street of lesser classification. Access restrictions shall be included on plats to assure lot access is from the street with the lesser classification. In the instance where both streets abutting a corner lot are, or are planned to be of equal classification, the property orientation shall be encouraged toward the street logically anticipating a lower level of normal traffic.
 - 2. Setbacks And Buildable Area: A corner lot must contain a front setback, side street setback, side setback and a rear setback as outlined in the different zones, but the rear setback does not need to be directly opposite the front setback. The front lot line may be designated to apply on either street side property line. The buildable area within required setbacks must allow for the minimum building square footage required in the underlying zone.
- D. Remnants: Remnant property shall not be allowed within subdivisions to be approved by the city. All remnants shall be added to adjacent lots rather than being allowed to remain as a lot remnant.
- E. Canals: Where a canal abuts a subdivision the area of the portion of the canal which is located in the lot(s) shall not be included in the computation of total lot size nor front, side, or rear yard setbacks for purposes of determining compliance with the Santaquin City land use and development management code.
- F. Monumentation: All lot corners, points of curvature, tangency, and bearing changes shall be marked with permanent metal stakes approved by the city. The front corners of the lot shall be marked as per the construction standards.

- G. Double Or Reverse Frontage Lots: Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. [When double frontage lots occur masonry style fencing shall be required along one of the frontages as determined by the DRC. Fencing will be a subdivision improvement required prior to issuance of a building permit.](#)

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 require fencing on double frontage lots."

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO INCLUDE REQUIREMENTS FOR FENCING WHEN DOUBLE FRONTAGE LOTS CANNOT BE AVOIDED, 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 24, Section 080 to include requirements to fence one of the frontages as determined by the DRC. Fence will be constructed at the time of all other subdivision improvements prior to issuing building permits; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on August 12, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

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

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

Section I. Amendments

Title 11 Chapter 24 Section 080 is amended as follows: (underlined text is added, stricken text is deleted)

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Section II. Severability

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

Section III. Contrary Provisions Repealed

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

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

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

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, August 20th, 2025. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 19th day of August 2025.

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:

Amalie R. Ottley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 19th day of August 2025, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO INCLUDE REQUIREMENTS FOR FENCING WHEN DOUBLE FRONTAGE LOTS CANNOT BE AVOIDED, 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 19th day of August 2025.

Amalie R. Ottley
Santaquin City Recorder
(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, at the City Hall Building at 110 S. Center Street and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

AMALIE R. OTTLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ____ day of ____ 2025, by AMALIE R. OTTLEY.

My Commission Expires:
