



Planning Commission Members in Attendance: Commissioners Trevor Wood, Mike Weight, BreAnna Nixon, Drew Hoffman, and Michael Romero

Commissioners LaDawn Moak and Jessica Tolman were excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, Recorder Amalie Ottley, Dustin Rowley, Skyler Tolbert, Nathan Haines, Paige Aguirre, and Kelly Frazier.

Commission Chair Wood called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Nixon offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner Romero led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:01 p.m.

Santaquin residents Nathan Haines and Paige Aguirre attended the meeting to report concerns regarding possible non-compliance with the city code in their neighborhood. They both expressed their belief that the developer was required to install a fence in their neighborhood at the time it was built according to City Code. Mr. Haines brought pictures regarding the issue. (See attached.)

Planning Commission Chair Wood referred Mr. Haines and Mrs. Aguirre to City staff to research the city code requirements regarding fencing in their situation. Assistant Manager Bond stated he would work with them regarding their concerns.

Commission Chair Wood closed the Public Forum at 7:09 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: Agritourism in Santaquin City

Assistant Manager Bond introduced a proposed ordinance that would support agritourism in Santaquin City. Agritourism is defined in the code as the practice of touring agricultural areas to view and participate in agricultural related activities for recreational, entertainment, or educational purposes. Activities, for visitors to enjoy in a commercial or non-commercial way, shall be secondary to and supportive of the agricultural use of property without taking away from the distinct farming purpose and character of the area. Such activities may include receptions, photography, markets, u-pick, festivals, and farming demonstrations. "Temporary hospitality" is proposed to be added to that definition.

The proposed agritourism ordinance allows farm-based businesses—such as farmers markets, U-pick operations, and receptions—to operate on properties of at least five acres. While these activities would be permitted, the ordinance would prohibit large-scale facilities such as warehouses or processors intended for wholesale production. Any building or structure used by the public must meet building, safety, and accessibility codes and be inspected by the city's chief building official.

For temporary hospitality accommodations related to agritourism, such as short-term guest units, applicants would submit a detailed site plan for review by the city's Development Review Committee and obtain Planning Commission approval. These sites are proposed to be limited to eight rooms or units, and employees would be strictly prohibited from living in them; a notarized statement confirming this must be submitted. Signage is proposed to be restricted to one non-illuminated sign no larger than 16 square feet. Additional requirements include a maximum of two unrelated adults per room and serving meals only in a family-style format, without individual menu orders. All necessary inspections, permits, and licenses must be completed in advance of operation.

Commission Chair Wood opened the Public Hearing at 7:25 p.m.

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

Commission Chair Wood closed the Public Hearing at 7:25 p.m.

Commissioner Weight inquired why signs were limited to 16 sq. feet. Assistant Manager Bond indicated that much of the language for the proposed ordinance was copied from the portion of the code that allows Bed & Breakfast type uses. Commissioner Weight suggested striking subsection (7) No more than two unrelated adult persons may occupy any guestroom and subsection (8) If meals are served, they shall be prepared, served, and placed upon the table family style, without service or ordering of individual portions from a menu. Commission Chair Wood agreed. Commissioner Nixon inquired about the number of units allowed per 5 acres. She suggested that the Planning Commission should consider how many units would be allowed per acre. Commissioner Nixon also inquired about the ability to have livestock on the property. Commissioner Romero inquired if the city has worked with local farmers in the area regarding agritourism. Assistant City Manager indicated that he has personally met with two farmers in the area to discuss agritourism on their property. Commissioner Nixon agreed to strike subsections 7 and 8 and to specify that 8 units are allowed for every 5 acres of land. Commissioner Nixon also suggested to table the ordinance for further consideration.

Commissioner Nixon made a motion to table the proposed agritourism ordinance amendment. Commissioner Romero seconded the motion.

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

The motion passed.

2. Amended Tanner Flats Preliminary Plan

Planner Stevenson introduced the amended Tanner Flats Preliminary Plan. The applicant Skyler Tolbert attended the meeting. The proposed subdivision is in the R-10 zone and consists of 91 lots on 34.51 acres. Lots within the R-10 zone are required to have a minimum size of 9,600 square feet and a minimum lot width of 80 feet. Lots range from 9,679 square feet to 22,110 square feet. On May 27, 2025, the Development Review Committee (DRC) reviewed the preliminary plans for the Tanner Flats

Subdivision Phase 3-6 and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed. Skyler indicated that the change in plans would reduce the number of lots from 133 to 130.

Commissioner Nixon made a motion to conditionally approve the amended preliminary plans for the Tanner Flats Subdivision phases 3 through 6. Commissioner Weight seconded the motion.

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

The motion passed.

OTHER BUSINESS

Meeting Minutes Approval

Commissioner Romero made a motion to approve the meeting minutes from May 13, 2025. Commissioner Nlson seconded the motion.

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

The motion passed.

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 7:58 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood