

MEMO



To: Planning Commission

From: Aspen Stevenson, Planner

Date: March 25, 2025

RE: **Parking Reduction for Lot 14 in Santaquin Peaks Industrial Area**

Kirk Greenhalgh has requested a parking reduction for Lot 14 located in Santaquin Peaks Industrial zone. The site plan has been reviewed and conditionally approved by the DRC on February 25, 2025. An approved parking reduction or adding four additional stalls are the conditions of approval. There are a total of 25 parking spaces required: 12 stalls for the warehouse area and 13 stalls for the office area according to Santaquin City Code 10.48.040. Majority of employees will park in the gravel storage area, with only two or three people using the office space. Therefore, Kirk has requested a reduction in parking requirements to 21 stalls, which his site currently meets.

Reduction In Parking Requirements: Businesses or mixed use developments seeking a reduction in parking must receive special exception approval by the Planning Commission. Such exceptions shall be based on the following review considerations and conditions:

1. Considerations For Reduction:

- a. Large Floor Area: The proposed business may have an exceptionally large floor area per volume of sales and customers; e.g., furniture store, car wash, etc.
- b. Shared Parking...

2. Conditions For Parking Reduction:

- a. Compliance: All parking stalls and drive aisles will comply with the standards established by this section.
- b. Reduction Not Applicable To ADA: In no case shall any such reduction be applicable to any requirements of the Americans With Disabilities Act. The calculation of the required number of handicapped parking stalls shall be computed from the prereduction total.
- c. Impacts On Adjacent Properties: Impacts on adjacent properties will not be increased due to the lack of parking required by this Code.

Kirk Greenhalgh's email request and site plan are attached below.

Planning Commission is the land use authority and the request for parking reduction is up to their discretion.

Motion: "Motion to approve/deny the proposed parking reduction, which reduces the required number of parking stalls from 25 spots to 21 spots.

From: Kirk Greenhalgh <kirk@greenhalghconstruction.com>
Sent: Tuesday, March 4, 2025 11:07 AM
To: Ryan Harris
Subject: Re: Parking Reduction Requirements

Ryan,

I would like to go with option 2, adding more asphalt could change the drainage plan so I think it would be better to reduce the amount of stalls required. We only plan on using a few of the stalls as it is, employee parking will be in the gravel area and we only have 2 or 3 people using the office.

I will be out of town for 3 weeks so maybe we should wait until I get back to go to the planning commission.

Thanks

--

Kirk Greenhalgh, Owner
Greenhalgh Construction Inc
P. 801-404-3000
Kirk@greenhalghconstruction.com



GREENHALGH SITE PLAN

1268 WEST TIMPANOGOS TERRACE
 SANTAQUIN, UTAH
 FINAL PLAN SET
 JANUARY 2025

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL UTILITY LAYOUT
4	DRAINAGE PLAN
5	EXISTING TOPOGRAPHY
6A	TBC PLAN
6B	TBC PLAN
DT-01	DETAIL SHEET



BOUNDARY DESCRIPTION:

BEING A PARCEL OF LAND, BEING LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING IN SANTAQUIN CITY, UTAH COUNTY, STATE OF UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 00°30'52" EAST 169.56 FEET AND EAST 561.06 FEET FROM THE NORTH 1/4 CORNER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°23'57" EAST 310.25 FEET; THENCE SOUTH 00°35'40" WEST 487.66 FEET; THENCE SOUTHWESTERLY 122.72 FEET ALONG THE ARC OF A 792.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°52'40"; THENCE NORTH 55°06'47" WEST 14.15 FEET; THENCE NORTHWESTERLY 110.21 FEET ALONG THE ARC OF A 181.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°53'14"; THENCE WEST 94.43 FEET; THENCE NORTH 00°30'52" WEST 532.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.75 ACRES.

GENERAL NOTES:

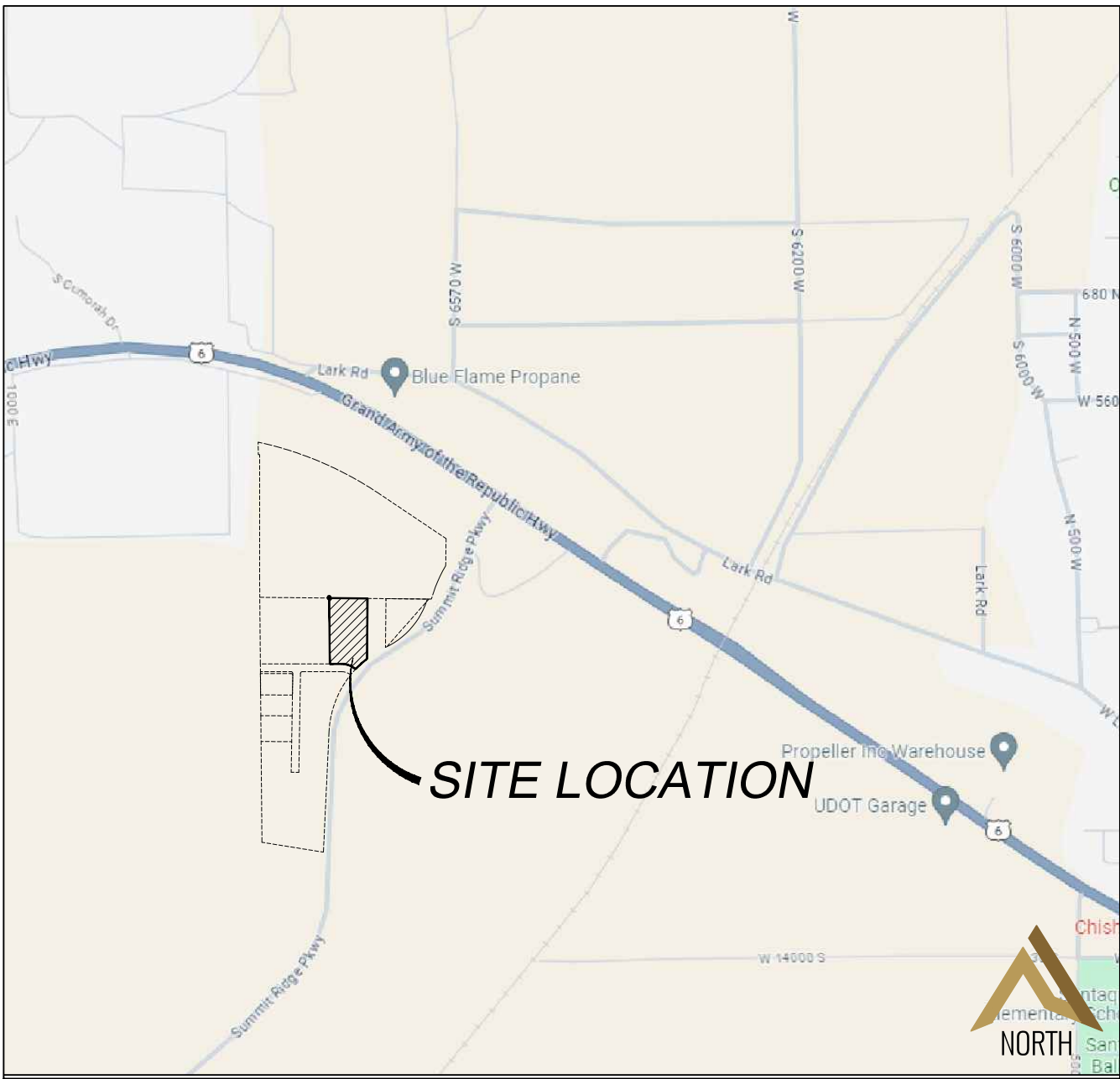
- THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES, AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES, AND STANDARDS.
- ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDINGS AND SITE IMPROVEMENTS.

CONTRACTOR NOTE:

THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:
 ATLAS ENGINEERING LLC
 (801) 655-0566
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

OWNER/DEVELOPER
 KIRK GREENHALGH
 GREENHALGH CONSTRUCTION
 (801) 404-3000
 135 W 200 N, SANTAQUIN, UT 84665
 kirk@greenhalghconstruction.com



VICINITY MAP
 -NTS-

DATA TABLE

TOTAL ACREAGE= 3.75 ACRES
 PARCEL SIZE = 3.75 SF
 BUILDING AREA= 13,600 SF
 PARKING LOT AREA= 26,608 SF
 LANDSCAPED AREA= 13,402 SF
 CONCRETE WALK AREA= 1,409 SF
 ACREAGE OF OPEN SPACE/LANDSCAPING= 0.30 ACRES
 % OF OPEN SPACE = 8.21%
 ZONING= I-1

PARKING TABLE

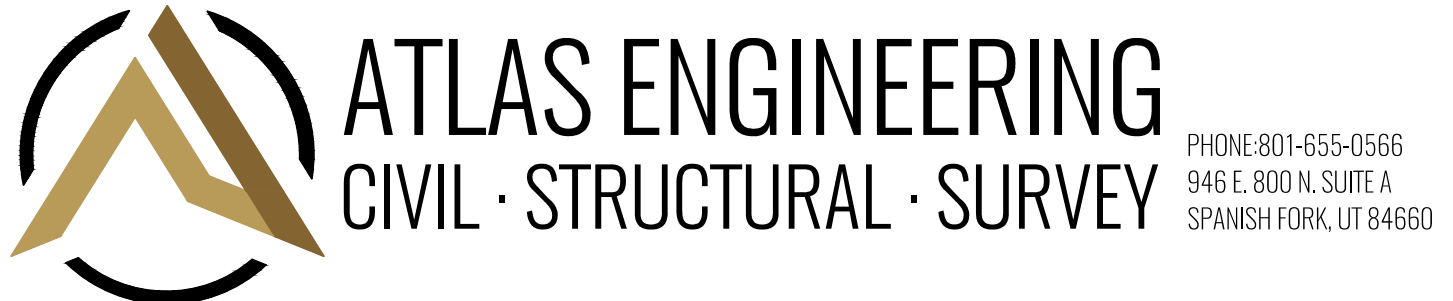
MAIN LEVEL WAREHOUSE: 11,102 SF
 UPPER LEVEL MEZZANINE (STORAGE): 2,522 SF
 TOTAL WAREHOUSE/STORAGE: 13,624 SF
 MAIN LEVEL OFFICE: 2,498 SF
 PARKING REQUIRED: 21 STALLS
 PARKING STALLS PROVIDED: 21 STALLS

LEGEND

(APPLIES TO ALL SHEETS)

	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
	PROPOSED ASPHALT
	PROPOSED CONCRETE/CURB & GUTTER
	REVERSE LIP CURB

GREENHALGH SITE PLAN



**NORTHWEST CORNER,
SECTION 3, T10S,
R1E, SLB&M**

**BASIS OF BEARING
S89°30'24"W 2649.01'**

**NORTH 1/4 CORNER,
SECTION 3, T10S,
R1E, SLB&M**

S00°30'52"E 169.56'

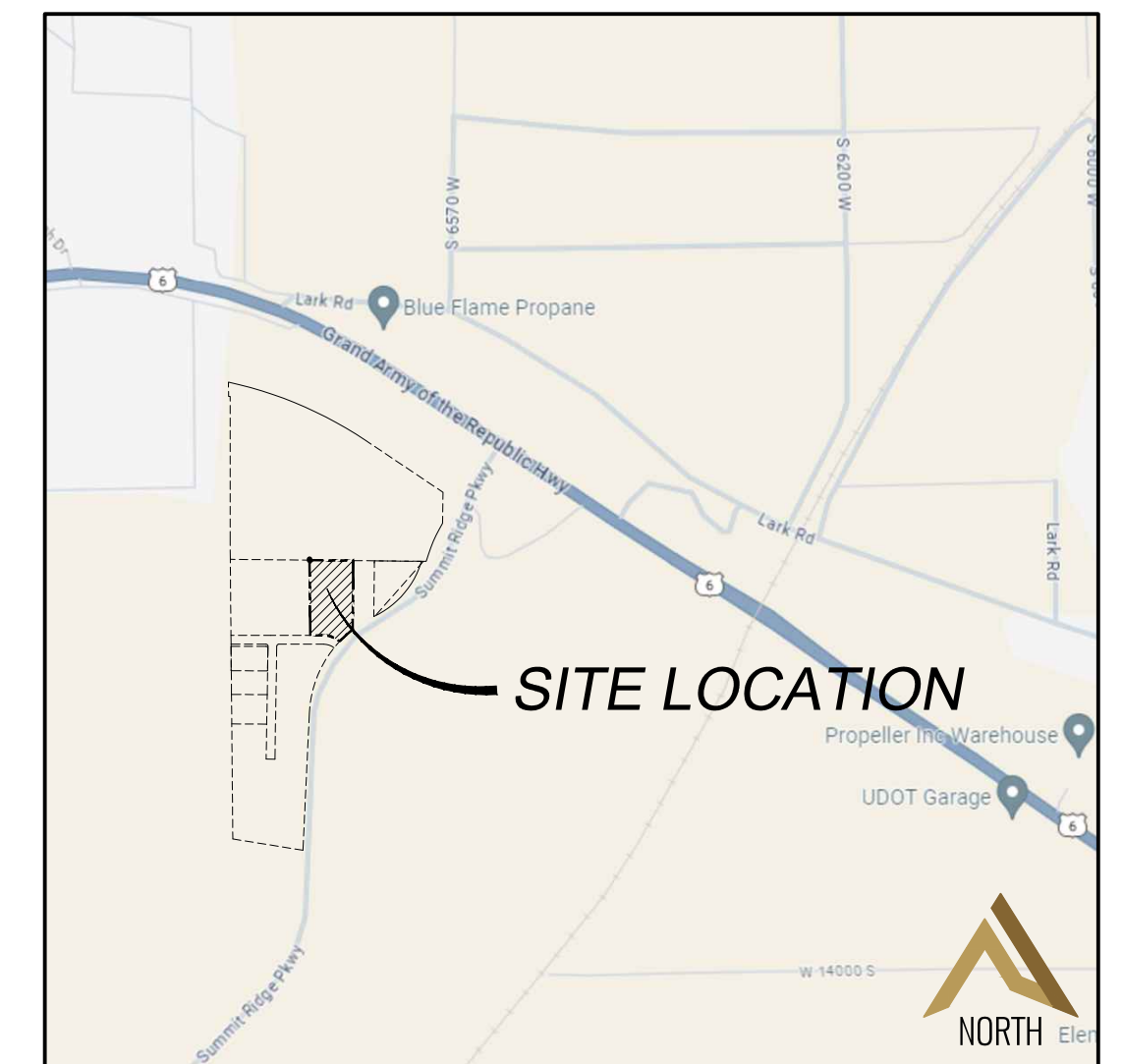
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ROWLEY'S SOUTH RIDGE FARMS INC.
29:036:0093

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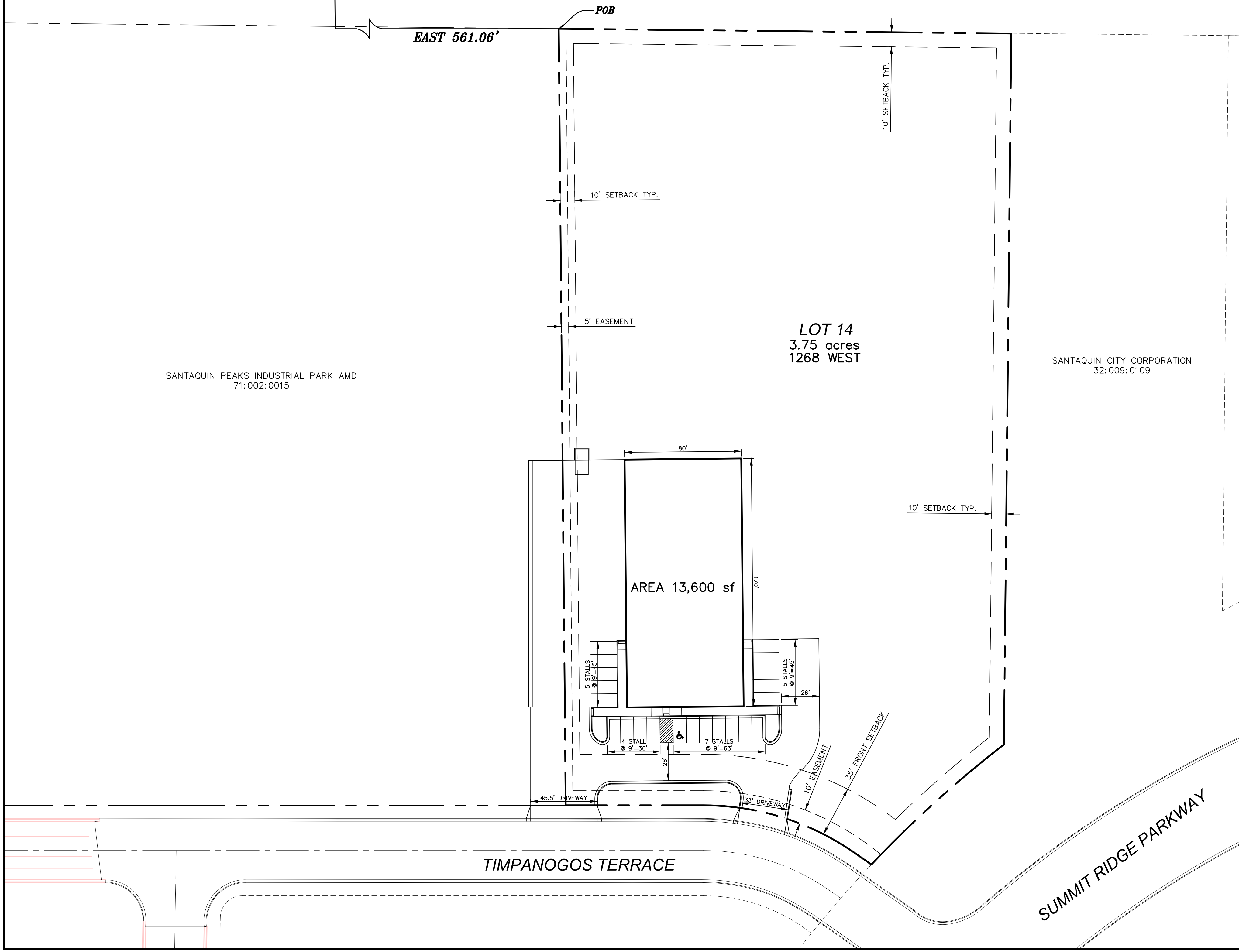
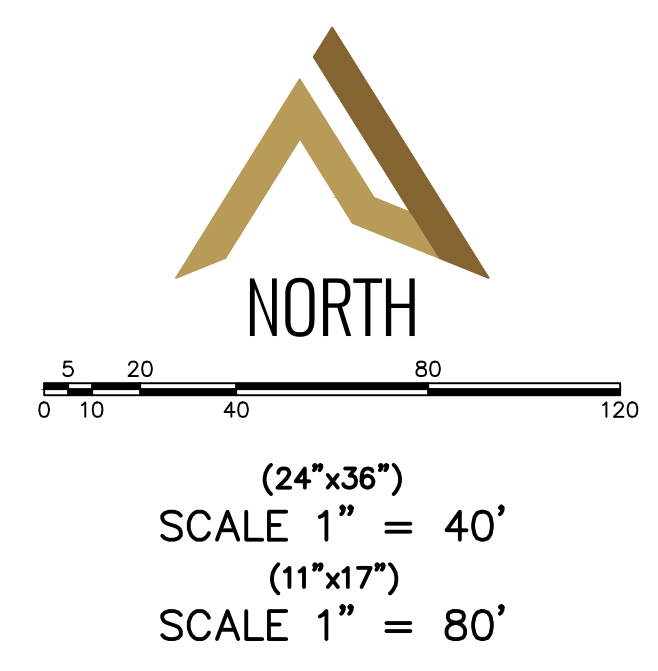
- UTAH COUNTY MONUMENT
- FOUND MONUMENT
- SET 5/8" REBAR AND CAP
- SET CURB PLUG
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- ADDRESSES
- PROPOSED LOT NUMBERS

LINE TABLE

LINE	DIRECTION	LENGTH
XXX	X	

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
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SHEET NO.
2

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

OVERAL BOUNDARY

SANTAQUIN, UTAH

GREENHALGH SITE PLAN

ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY

PHONE: 801-455-4555
 946 E. BOON, SUITE A
 SPANISH FORK, UT 84601

C:\USERS\GAVIN\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2024\24-018 GREENHALGH INDUSTRIAL\CADD\FINAL\02-OVERALL BOUNDARY.DWG