



Planning Commission Members in Attendance: Commissioners Trevor Wood, Mike Weight, LaDawn Moak, Jessica Tolman, Michael Romero, and Drew Hoffman.

Commissioner BreAnna Nixon was excused from the meeting.

Others in Attendance: Planner Aspen Stevenson, Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, and Deputy Recorder Stephanie Christensen. Various members of the public attended the meeting.

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

INVOCATION/INSPIRATIONAL THOUGHT

Bill Morgan offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Commissioner Romero led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:03 p.m.

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

Commission Chair Wood closed the Public Forum at 7:04 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Morgan Subdivision (Item #4)

Planner Aspen Stevenson introduced the Morgan Subdivision located at 200 North 95 East. The proposed subdivision is in the R-8 zone and consists of 3 lots on 0.96 acres. The applicant, Bill Morgan, proposed a deferral agreement to the City Council on November 5, 2024 which was approved. The deferral agreement allows them to defer the street improvements (i.e., sidewalk, curb, gutter, asphalt, etc.) to a later date. On February 11, 2025, the Development Review Committee (DRC) reviewed the preliminary plans for the Morgan Subdivision and forwarded a favorable recommendation to the Planning Commission, with the condition that redlines be addressed.

The applicant, William Morgan, attended the meeting.

Planning Commissioners agreed that the Morgan Subdivision is a straightforward application. Commissioner Wood inquired about the proposed boundary line agreement which would include an existing shed on one of the properties.

Commissioner Romero made a motion to conditionally approve the preliminary plans for the Morgan Subdivision with the following condition:

- Complete a boundary line agreement or remove the existing shed in the northwest corner of Lot #1 prior to the map being recorded.

Commissioner Moak seconded the motion.

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

The motion passed.

2. PUBLIC HEARING: Request for Reduction in Commercial Recreation Parking (Item # 1)

Planner Aspen Stevenson presented Kaden Hartshorn and Zakary Barker's plan to open a 9,000-square-foot gym in the Santaquin Peaks Industrial Park. The site includes 32 parking spaces, which will be shared with another unit. However, during the conceptual review, it was determined that the gym would require 93 parking stalls. To address this issue, they are requesting an amendment to Santaquin City Code 10.48.040 (Number of Parking Spaces Required). They propose changing the Commercial Recreation parking requirement from one parking space for every two patrons to one parking space for every five patrons, which would result in a 60% reduction in the required number of parking spaces. If the proposal passes, the parking requirement for the proposed gym will go from 93 stalls to 38 stalls.

The applicants are seeking a parking reduction for all commercial recreation facilities to a 1:5 ratio. This reduction will impact smaller gyms and clubs, large chain gyms like Vasa Fitness, bowling alleys, swimming pools, skating rinks, and other similar amusement centers.

City staff went over parking code requirements in nearby cities regarding small gyms and recreation buildings. City staff also conducted a case study of five smaller gyms located throughout Southern Utah County. Pictures were taken at various times throughout the day. The results indicate that in Springville, Spanish Fork, and Salem, the gym parking lots were less crowded due to the variety of gym options available in the area. In contrast, the parking lot at 180 Fitness in Payson was consistently packed throughout the day, as it is the only gym in Payson. Kaden and Zakary's gym will be the first to open in Santaquin, making 180 Fitness in Payson the most comparable. (See attached.)

The applicants, Kaden Hartshorn and Zakary Barker, attended the meeting. Commissioner Romero inquired why the applicant wished for less parking. Mr. Hartshorn indicated that due to the current city code, that they would not be able to meet the requirements for parking based on their proposed use without using parking spaces from other businesses. He also indicated his plan to implement higher pricing at his facility to limit the number of patrons attending daily. Mr. Hartshorn stated his belief that Santaquin is in need of a gym and he can meet that need with his proposed business.

Assistant City Manager Bond indicated that the applicant could request a shared parking agreement with the neighboring business but that it is not in place currently. Commissioner Romero inquired if allowing the proposed code amendment, businesses coming into the industrial zone or other parts of the city may be limited. Assistant City Manager Bond stated that this proposed code change would be specific to commercial recreation business uses anywhere in the city. Commissioner Moak inquired if a code amendment could be applied as a conditional use for one business and not be applied to future businesses. Assistant Manager Bond indicated that the code amendment, because it addresses parking

at a commercial site, would apply broadly in the code and not be as specific as a conditional use situation. Assistant City Manager Bond discouraged treating businesses with conditional use permits as it could be seen as favoritism to one business over another in the future. He added that the Planning Commission could alter the proposed code to meet the requirements that they see are a better fit for the city. Commissioner Tolman inquired about the plans for handicapped parking stalls. The applicant indicated that there would be two parking stalls at the site. Commissioner Weight inquired about the number of parking stalls used per hour per member as indicated on the applicant's handout. (See attached.) The applicant explained that his example included dedicated parking stalls per use at other gym locations in the area. Commissioners discussed with the applicant how many parking stalls would fit in the proposed parking plan on site and in the back of the building versus how many are required by the city code and fire access requirements. Commissioners also discussed occupancy and attendance rates with the applicant. Commissioner Hoffman stated that approving a city-wide reduction in parking is difficult for one business considering the potential impact across the city. The applicant discussed possibly basing the parking requirements in the city code off of the square footage of a commercial site.

Commission Chair Wood opened the public hearing at 7:39 p.m.

Zakary Barker stated that other cities can operate gyms similar in size with significantly less parking with no negative impact and stated the gym fills a need to recreate in Santaquin City.

City Council Member Brian Del Rosario stated his interest in getting a gym in Santaquin City. He stated the City offers group fitness classes and that it's common for individuals to carpool.

Santaquin resident Brad Gunnell submitted comments via email regarding the request. (See attached.) Commission Chair Wood summarized Mr. Gunnell's email.

Commission Chair Wood closed the public hearing at 7:43 p.m.

Commission Chair Wood echoed the concerns of other commissioners on the impact of reduced parking in commercial recreational spaces city wide. Commissioners discussed the idea of creating a separate sub-category and definition specific to large and small gyms rather than commercial recreation spaces. Commissioners also discussed parking requirements being based off of square footage of a commercial space rather than occupancy. Assistant City Manager Bond discussed the process and requirements for requesting parking reductions in the city. Commissioner Tolman asked the applicant how many employees would be present at any one time. The applicant indicated that they would likely have 5 employees at the site at a time.

Commissioner Hoffman made a motion to forward a negative recommendation to the city council for the (gym parking requirements) ordinance amendment as currently presented and to consider other options. Commissioner Weight seconded the motion.

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

The motion passed.

3. PUBLIC HEARING: Proposed Conditional Use Permit for Major Home Occupation (Stand Out Studios) (Item #3)

Planner Stevenson presented Melanie and Jeb Clark's Major Home Occupation Conditional Use Permit Application for a performing arts studio located at 136 N 200 E. The applicant proposes to operate two classes a day, Monday-Friday, from 3:45 PM to 7:30 PM. Each class will have 12 students for a total of 24 students per day. Any child-oriented home occupation that has more than 8 children is required to get a major home occupation permit and must follow Santaquin City Code (SCC) 10.40.060 and 10.40.040. Major home occupations are subject to Conditional Use Permit approval from the Planning Commission and requires a public hearing.

The applicants, Jeb & Melanie Clark, attended the meeting. The applicants stated they have moved their studio from a commercial site this past year to a home that they bought in order to keep operating. They also indicated that they are working with parents the best that they can to meet the parking and traffic requirements set by the city code.

Commission Chair Wood opened the public hearing at 8:11 p.m.

Caleb Stephens, a residential neighbor to the studio attended the meeting to express concerns about the major home occupation. He reported that he has observed a significantly higher number of cars than indicated on the application. He also expressed concerns about traffic and pick ups happening on both sides of the road going against traffic and has concerns for the safety of children crossing the road.

City Council Member Art Adcock, also a residential neighbor to the studio, shared Mr. Stephens concerns about traffic flow and safety. He suggested that the applicants use their driveways to assist with the parking issues so as to not infringe on the property rights of neighbors.

Commission Chair Wood closed the public hearing at 8:16 p.m.

Commission members reviewed the requirements for a major home occupation application. Assistant City Manager went over the requirements for parking at home occupations, pointing out that on-street parking for home occupations is allowed by the city code. He also pointed out the requirements for vehicle stops for drop-offs and pick-ups for major home occupations. Those requirements include that a traffic safety plan be submitted by the applicant. Assistant Manager Bond indicated that the applicant's application does meet the code as currently stated.

The applicants expressed his frustration with parents as they've tried to communicate effective ways to drop off and pick up their children for sessions at the studio. The commissioners discussed with the applicants' possible solutions to high traffic at pick-up and drop-off times. Assistant Manager Bond pointed out that should the conditions of the major home occupation permit not be met after the fact, that code enforcement may be involved in rescinding the permit. Caleb Stephens and Art Adcock both reiterated their concerns about the current volume of traffic at the site versus the numbers represented on the application. Jacqueline Stephens also expressed her concern about the number of vehicles for the classes being offered at the studio and asked what the steps residents are to follow should they believe that the requirements are not being met if the application is approved. Commissioner Hoffman pointed

out that the applicant meets the conditions as represented in the application and suggested that no other conditions be imposed.

Commissioner Tolman made a motion to approve the conditional use permit for the proposed Stand Out Studios with the following conditions:

- All code requirements in Santaquin City Code 10.40 be met.
- A business license be obtained before operation.

Commissioner Romero seconded the motion.

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

The motion passed.

Commissioner Moak left the meeting shortly before item #3.

3. PUBLIC HEARING: Detached Accessory Dwelling Units in the R-15 Zone (Item #2)

Planner Stevenson reported after selecting five Moderate Income Housing Strategies for 2025, it is proposed that the Planning Commission and City Council amend Santaquin City Code Title 10 Chapter 16 Section 080 and Title 10 Chapter 20 Section 100 to permit detached accessory dwelling units in the R-15 Residential Zone.

The proposed code amendment will satisfy Strategy 1 (E) of the Moderate Income Housing.

- Strategy 1 Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. Implementation Plan – Santaquin City will consider modifying zoning regulations to expand the area where detached accessory dwelling units are permitted. Considerations to permit detached accessory dwelling units in the R-15 Zone will be reviewed by the Planning Commission and City Council.

Commission Chair Wood opened the public hearing at 8:40 p.m.

No members of the public wished to comment in the public hearing.

Commission Chair Wood closed the public hearing at 8:40 p.m.

Commissioners discussed with staff the current legislation being considered that may alter Moderate Income Housing requirements for cities in the future.

Commissioner Tolman made a motion to recommend approval of the proposed code amendment, which permits detached accessory dwelling units within the R-15 zone. Commissioner Romero seconded the motion.

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

The motion passed.

OTHER BUSINESS

Meeting Minutes Approval

Commissioner Weight made a motion to approve the January 28, 2025 Meeting Minutes. Commissioner Hoffman seconded the motion.

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

The motion passed

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 8:43 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood