



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

Commissioner BreAnna Nixon was excused from the meeting.

Others in Attendance: Assistant City Manager Jason Bond, City Council Member Jeff Siddoway, Staff Planner Aspen Stevenson, 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 Weight offered an invocation.

PLEDGE OF ALLEGIANCE

Commissioner Romero led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:01 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 7:09 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

1. Tanner Flats Right-of-Way Vacation

Planner Stevenson presented the proposed Tanner Flats right-of-way vacation. On May 6, 2025 the City Council approved an amendment to the Tanner Flats Development agreement which adjusted the road and lot layout of phases 2 thru 6 of the subdivision. The adjusted road layout included the removal of two dead roads that are required to be vacated so the property can be incorporated into the adjusted lots within the development. These roads are plated as Tiger Way and Crimson Lanes. The vacation of these existing Right-of-ways (ROW) would not impact any existing residents of the development or traffic in the area. The vacation of these existing ROW would facilitate the proposed amendments to the development. All existing public and private infrastructure within these ROW's will be removed by the developer per Santaquin City Standards and specifications.

Commissioner Romero made to motion to provide a positive recommendation to the City Council for the Right-of-Way vacation of Tiger Way and Crimson Lane within the Tanner Flats phase 2 subdivision.

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. Tanner Flats Phase 2 Plat Amendment

Planner Stevenson presented the proposed Tanner Flats Phase 2 Amendment. The proposed subdivision is in the R-10 zone and consists of 17 lots on 5.92 acres. The original plat had 15 lots on 5.92 acres. After initial construction, grading required an amendment to the plat. The amended plat will remove two side roads which allows for two additional lots.

Commissioner Tolman made a motion to approve the Tanner Flats Phase 2 Plat Amendment.
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. Agritourism in Santaquin City

Assistant City Manager Bond presented a proposed ordinance addressing agritourism in Santaquin City. The Planning Commission discussed at length the proposal at their previous meeting on June 10, 2024. At their recommendation, Assistant Manager Bond made adjustments to the proposed ordinance that would limit the number of units at any given property and the number of days guests could stay. Assistant Manager Bond indicated that legal counsel for the city had concerns about gray areas in the agritourism definitions and what uses could fall into agricultural elements. Legal counsel also had concerns about permanent stays and guests who would be allowed to stay longer than the time allotted.

Jace Rowley from Rowley's Red Barn and South Ridge Farms addressed the Planning Commission. He stated that he appreciates that the definition of agritourism is vague as his definition of agritourism is any event that would bring people to the farms here in the community. He sees agritourism as an opportunity to boost income to the farm during special events that they hold each year. Commissioner Weight inquired if any part of the proposed ordinance restricts their operations. Jace stated he agrees with the proposed ordinance as it is currently written. Assistant Manager Bond asked Jace if there were concerns about people coming onto the farm and certifications as part of the "Global Gap" program. Jace indicated that part of the Rowley's farms are used for agritourism and visitors and separate parts of the farm are used for certification under the "Global Gap" requirements.

Dustin Rowley from Cherry Hill Farms agreed with Jace's indication that agritourism can be defined as bringing visitors to farm in many different capacities. Jace is more interested in the implementation of hospitality at his farm. Commission Chair Wood asked for more details from Jace's proposal. Jace indicated that meals will not be served to visitors, but rather small "box homes" will be provided for short stays (to be less than 7 days or less).

Troy Frazier addressed the Planning Commission and expressed his support of agriculture and agritourism in the City.

Planning Commissioners agreed that the changes to the ordinance since the last discussion were in accordance with their recommendations.

Commissioner Moak made a motion to provide a positive recommendation to the City Council for an ordinance allowing agritourism in Santaquin City. 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.

OTHER BUSINESS

Meeting Minutes Approval

Commissioner Tolman made a motion to approve the meeting minutes from June 10, 2025.

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.

ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 7:47 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood