



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

Commissioner Jessica Tolman was excused from the meeting.

Others in Attendance: City Manager Norm Beagley, City Council Member Jeff Siddoway, Planner Aspen Stevenson, Recorder Amalie Ottley, Oakley Johnson, Justin Jenkins, Shayla Jenkins, Sharon Harris, David Harris, Cleone Brost, City Council Member Art Adcock, Raquel Jensen, Kaycee Field, Kylie Lance, and other members of the public.

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

INVOCATION/INSPIRATIONAL THOUGHT

City Council Member Art Adcock offered an inspirational thought

PLEDGE OF ALLEGIANCE

Commissioner Weight led the Pledge of Allegiance.

PUBLIC FORUM

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

Kylie Lance attended the meeting to address the members of the Planning Commission regarding the Bella Vista Subdivision Preliminary plan. She asked that the commission take into consideration quality standards and landscaping in the Development Agreement to maintain the quality and value of the neighborhood.

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

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: Major Home Occupation at 275 W. Saddlebrook Drive

Planner Stevenson presented an application for a Major Home Occupation. The applicant, Oakley Johnson, submitted an application for two dance studios located at 275 W Saddlebrook Drive and 292 W 500 N. The applicant proposed to operate a few dance classes capped at 10 students per class and no more than 24 students per day between 12 pm-8 pm. 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.

The applicant, Oakley Johnson, attended the meeting to address any questions from the Planning Commission or public. She indicated that her dance class as a minor home occupation has been successful and she wished to expand her classes. Expanding her classes led to the need to apply for a major home occupation conditional use permit.

Commission Chair Wood opened the Public Hearing at 7:06 p.m.

No members of the public wished to address the Planning Commission in the public hearing regarding the Major Home Occupation application at 275. W. Saddlebrook Drive.

Commission Chair Wood closed the Public Hearing at 7:07 p.m.

Planning Commission Chair Wood discussed with Planner Stevenson the code requirement for which the applicant must reside at the home for which the conditional use permit is issued. Ms. Johnson indicated that she lives at 275 W. Saddlebrook Drive and her brother-in-law and business partner lives at 292 W. 500 N. As there were two separate locations for the proposed business, a separate application would need to be submitted to the City for the 292 W. 500 N. location. Commissioner Weight pointed out the City Code that states the individual that lives at the location must own and operate the business under an approved license and conditional use permit.

Commissioner Moak indicated that her daughter attends the dance classes currently operated as a minor home occupation at 275 W. Saddlebrook Drive and the majority of the attendees walk to the location. Commissioners did not have any problems with the proposed traffic plan.

Commissioner Moak made a motion to approve the application for a Major Home Occupation at 275 W. Saddlebrook Drive. Commissioner Romero seconded the motion.

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

The motion passed.

2. PUBLIC HEARING: Major Home Occupation at 292 W. 500 N.

It was determined that the applicant would need to submit a separate application for a major home occupation at 292 W. 500 N. As the application was noticed according to State Code for a public hearing, the hearing was held as listed on the agenda.

Sharon Harris expressed concern about the city code requirement for the applicant to reside and operate the dance studio at 292 W. 500 N. She believed that Ms. Oakley's brother-in-law would not be participating in the dance studio or running classes, thus not meeting code requirements.

Commission Chair Wood opened the Public Hearing at 7:15 p.m.

Sharon Harris readdressed the Planning Commission. She approved of the applicant and her current business at Saddlebrook Drive. She hoped that the applicant would be able to find a commercial space to operate in so that residential areas would not feel the impact of a business in neighborhoods. She expressed concerns about the studio at 292 W. 500 N. believing that Ms. Johnson may skirt the city code if her business partner is not the one operating the dance studio at the second location. She expressed concerns about traffic and parking in that location as other dance studios in the area have not followed the city code as they should. Ms. Harris's concerns about traffic included safety for young children and decreased home values with the increased traffic and parked cars at a business in a residential area. She stated that because the City does not enforce the city code that residents have learned to take advantage and sidestep code requirements after their application is approved.

Cleone Brost stated that she lives in the neighborhood near the application. She also expressed concern about traffic and parking in the area. She also stated that traffic repeatedly speeds on that road and she worried that a business would increase the congestion on the narrow streets.

Raquel Jensen stated she has been a resident for 27 years and expressed concerns about people parking on the new sidewalks that were just installed by the city. She also expressed concern about her view being obstructed by parked cars when trying to pull out of her driveway. She agreed with previous statements that the business is a good thing that should come to Santaquin but should not be located in her neighborhood.

Dave Harris recapped what had been said already. He expressed concern about the traffic plan that indicated a simple drop-off and pick-up for classes throughout the day. He stated that parents will sit and park their cars and congest the narrow roads in that area. He passed out pictures of 300 W. (see attached) to demonstrate how crowded that road would become with extra parking. He read a text from Keith Judd who indicated that the applicant could use their empty lot to allow up to three cars to park Monday through Thursday until 5:00 p.m. He also expressed concern about winter parking as city code does not allow parking during snowfall.

Council Member Art Adcock stated that he does not live in the area being discussed. He expressed concern about both roads being too narrow for this type of business. He stated that the location is not adequate for the business and the impact it would have on nearby residents. He indicated that he does live near another dance studio who does not follow city code and the parking and traffic is a constant issue.

Dustin Johnson, the applicant's husband, indicated that they had an idea to transport kids to and from the dance studio using a passenger van that would have a centralized location where parking could be controlled.

Oakley Johnson thanked those who came and expressed their concerns and stated that she will do what she can to make the business work in that area.

Commission Chair Wood closed the Public Hearing at 7:41 p.m.

Commissioner Nixon made a motion to deny the application for a Major Home Occupation at 292 W. 500 N. Commissioner Romero seconded the motion.

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

The motion passed.

3. PUBLIC HEARING: General Plan Amendment

Planner Stevenson presented the proposed General Plan Amendment which would allow for the change in two zones from agricultural heritage areas to commercial in the northeast quadrant of the city. As the two locations are near a future interchange, it would make sense to rezone those areas to commercial uses. Planner Stevenson indicated that a current application is being considered by the city for that area.

Commissioners and Manager Beagley discussed the rezoning of properties that are intersected by the railroad tracks.

Commission Chair Wood opened the Public Hearing at 7:48 p.m.

Councilor Adcock inquired if neighboring property owners were notified of the proposed rezoning. Manager Beagley indicated that the public hearing was noticed as a General Plan Amendment that would allow for the official rezone. Once the actual rezone is proposed, neighboring property owners will be noticed accordingly.

Commission Chair Wood closed the Public Hearing at 7:50 p.m.

Commission members discussed the property currently owned by Nebo School District and the definition of the agriculture heritage zone.

Commissioner Nixon made a motion to forward a positive recommendation to the City Council to approve the proposed General Plan Amendment and update the land use map in the northeast quadrant of Santaquin City. Commissioner Moak seconded the motion.

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

The motion passed.

4. Bella Vista Preliminary Subdivision Plan

Planner Stevenson presented the plans for the Bella Vista Preliminary 119-lot subdivision. The applicant, Kameron Spencer, attended the meeting. He corrected the agenda which stated the subdivision is 122 lots. He indicated that he has worked with the city to accommodate and improve a portion of 400 East as an arterial street. He also indicated that they agree to install vinyl fencing along the double-frontage lot in the subdivision. He also stated that he has worked with the school district regarding neighboring properties. Commissioner Nixon inquired if the development will be required to install front yards by covenants, conditions, and restrictions (CC&Rs). Mr. Spencer indicated that there are no plans to have CC&Rs that would require front yard installation as it can be a burden on homebuilders when charging extra to potential buyers. Manager Beagley indicated that the city does have a requirement for front yard landscaping in developments, however the State has passed new legislation that will not allow the city to withhold a Certificate of Occupancy or require bonds for front yard landscaping.

Commissioner Weight made a motion to approve the Bella Vista Preliminary 119-lot Subdivision Plan.
Commissioner Hoffman seconded the motion.

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

The motion passed.

MEETING MINUTES APPROVAL

Commissioner Moak made a motion to approve the meeting minutes from August 12, 2025.
Commissioner Weight seconded the motion.

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

The motion passed.

ADJOURNMENT

Commissioner Nixon made a motion to adjourn the meeting.

The meeting was adjourned at 8:07 p.m.

City Recorder – Amalie R. Ottley

Planning Commission Chair – Trevor Wood