

# MEMO



To: Planning Commission

From: Aspen Stevenson, Planner

Date: April 8, 2025

RE: Code Amendment To Update Multi-Family Density and Lot Requirements in Main Street Residential (MSR) Area

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It is proposed that the Planning Commission and City Council consider amending Santaquin City Code 10.20.190 to update multi-family density. The proposed ordinance will remove the minimum density requirement and adjust the maximum density requirement to 8 units per acre.

Below are the proposed changes to the Santaquin City Code.

K. Multi-Family Development Standards: The maximum density allowed for multi-family developments shall be conditioned upon the architectural design of the development and its ability to meet the following zone standards. The following housing and open space and amenities standards shall also be applied to mixed use developments unless addressed in the general standards above.

1. ~~Minimum Lot~~ Density and Unit Size:

- i. ~~The minimum lot size for a multi-family development in the Main Street Residential (MSR) area shall be one (1) acre. The minimum maximum~~ density in the Main Street Residential (MSR) area shall be 8 units/acre, ~~and the maximum density shall be 12 units/acre.~~
- ii. The average minimum livable unit area in the Main Street Residential (MSR) and the Main Street Commercial (MSC) areas shall be four hundred (400) square feet for a studio unit, six hundred fifty (650) square feet for a single bedroom unit, and eight hundred (800) square feet for a two (2) bedroom unit. No unit shall have less than ninety percent (90%) of the required average. Units with more than two (2) bedrooms shall provide an additional one hundred fifty (150) square feet per additional bedroom.

The attached draft ordinance has the proposed code amendment. The Planning Commission's responsibility is to hold a public hearing and forward a recommendation to the City Council.

**Motion:** "Motion to recommend (approval/denial) of the proposed code amendment, which updates the multi-family density and lot requirements in the Main Street Residential (MSR) Area."

## **ORDINANCE NO. DRAFT**

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE MULTI-FAMILY DENSITY AND LOT REQUIREMENTS IN THE MAIN STREET RESIDENTIAL (MSR) AREA IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.**

**WHEREAS**, the City of Santaquin is a fourth-class city of the state of Utah; and

**WHEREAS**, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

**WHEREAS**, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

**WHEREAS**, the City Council desires to amend Santaquin City Code Title 10, Chapter 20, Section 190 to multi-family density and lot requirements within the Main Street Residential (MSR) Area; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on April 8, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

**WHEREAS**, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Santaquin City, State of Utah, as follows:

### **Section I. Amendments**

**Title 10 Chapter 20 Section 190 is amended as follows:** (underlined text is added, stricken text is deleted)

#### **10.20.190 MAIN STREET BUSINESS DISTRICTS ZONE**

K. Multi-Family Development Standards: The maximum density allowed for multi-family developments shall be conditioned upon the architectural design of the development and its ability to meet the following zone standards. The following housing and open space and amenities standards shall also be applied to mixed use developments unless addressed in the general standards above.

1. ~~Minimum Lot~~ Density and Unit Size:
  - i. ~~The minimum lot size for a multi-family development in the Main Street Residential (MSR) area shall be one (1) acre. The minimum maximum density in the Main Street Residential (MSR) area shall be 8 units/acre.; and the maximum density shall be 12 units/acre.~~
  - ii. The average minimum livable unit area in the Main Street Residential (MSR) and the Main Street Commercial (MSC) areas shall be four hundred (400) square feet for a studio unit, six hundred fifty (650) square feet for a single bedroom unit, and eight hundred (800) square feet for a two (2) bedroom unit. No unit shall have less than ninety percent (90%) of the required average. Units with more than two (2) bedrooms shall provide an additional one hundred fifty (150) square feet per additional bedroom.

## **Section II. Severability**

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

## **Section III. Contrary Provisions Repealed**

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

## **Section IV. Codification, Inclusion in the Code, and Scrivener's Errors**

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

## **Section V. Posting and Effective Date**

This ordinance shall become effective at 5:00 p.m. on Wednesday, April 16, 2025. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 15<sup>th</sup> day of April 2025.

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Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Brian Del Rosario	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember Travis Keel	Voted	___

ATTEST:

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Amalie R. Ottley, City Recorder

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 15<sup>th</sup> day of April 2025, entitled

**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE MULTI-FAMILY DENSITY AND LOT REQUIREMENTS IN THE MAIN STREET RESIDENTIAL (MSR) AREA IN THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 15<sup>th</sup> day of April 2025.

\_\_\_\_\_  
Amalie R. Ottley  
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at [www.santaquin.org](http://www.santaquin.org), at the City Hall Building at 110 S. Center Street and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmni/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

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AMALIE R. OTTLEY  
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_ 2025,  
by AMALIE R. OTTLEY.  
My Commission Expires:

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