

MEMORANDUM



To: Planning Commission

From: Ryan Harris, Staff Planner

Date: February 18, 2022

RE: **Wall Brothers Orchard Venue Conditional Use Permit**

Zone: R-Ag Size: 6.05 Acres

Chris Wall submitted a conditional use permit application to have a social/reception center located at approximately 950 North SR 198. The proposed center is in the Residential Agriculture (R-Ag) zone and a social/reception center is a conditional use in this zone. The applicant is proposing a 4,840 square foot building. The site has the required water connection, fire hydrant and will be using a septic tank, which is allowed in this area. The site also has enough area to meet the parking requirement and all building setbacks are being met. The requirements for the R-Ag zone can be found in [SCC 10.20.210](#)

Conditional uses are required to be reviewed by the Planning Commission. The planning commission shall use the criteria found in [SCC 10.24.060](#) to determine if the conditional use shall be approved or if any conditions need to be added to the permit.

After the conditional use is approved, the applicant will be required to get site plan approval from the Development Review Committee and meet all Santaquin City Codes, Standards, Specifications, etc. before site plan approval is given and a building permit can be issued. A business license will also be required

Motion: “Motion to approve the conditional use permit for the proposed Wall Brothers Orchard Venue with the following conditions:

1. The applicant completes the City’s site plan process, including DRC and ARC reviews.
2. A business license be obtained before operation.

Attachments:

1. Zoning and Location Map
2. Concept Plan

Attachment 1: Location and Zone Map



