

MEMO



To: Planning Commission

From: Aspen Elmer, Planner

Date: February 25, 2026

RE: **Code Amendment To Permit Detached ADUs in the R-20 Residential Zone**

As one of the Moderate-Income Housing Strategies in the General Plan, it is proposed that the Planning Commission and City Council review and consider amending Santaquin City Code Title 10 Chapter 16 Section 080 and Title 10 Chapter 20 Section 110 to permit detached accessory dwelling units in the R-20 Residential Zone. The proposed code amendment will satisfy Strategy 1 (E) of the Moderate-Income Housing Plan which is referenced below.

Strategy 1 (E) 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.

Benchmarks and Timeline – A legislative process will be initiated to consider permitting detached accessory dwelling units in the R-15 Zone before June 1, 2025. Possible action will be implemented before August 1, 2025.

The current General Plan language is outdated and will need to be updated before approval of this code amendment will be considered by the City Council. However, this code amendment is ready for the Planning Commission's review and recommendation.

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.

Recommended Motion: "Motion to recommend (approval/denial) of the proposed code amendment, which permits detached accessory dwelling units within the R-20 zone."

Attachments:

1. Zoning Map