

MEMO



To: Mayor Olson and City Council

From: Aspen Elmer, Planner

Date: June 12, 2026

RE: Code Amendment Removing Single-Family Residential Landscaping Requirements

It is proposed that the City Council consider removing language within Santaquin City Code (SCC) 10.52.020, 10.32.030, to remove the requirement that all single-family residential homes complete front and side yard landscaping before a certificate of occupancy is granted to match state code 10-9a-802.

Below are the proposed changes to Santaquin City Code.

10.52.020 CITY WIDE LANDSCAPING REQUIREMENT FOR NEW RESIDENTIAL DWELLINGS

All new residential dwellings must provide completely landscaped front yards and side yards, as defined in SCC 10.16.290, where such yard area is visible from the public street or private street. Acceptable landscaping must include plants and sufficiently control erosion, dust, and weeds to mitigate negative impact on neighboring residences. All single-family residential landscaping should meet the recommendations in SCC 10.52.030.B.1. and shall follow requirements in SCC 10.52.030.F. ~~Unless an appropriate bond is posted, landscaping must be completed before the residential dwelling receives a certificate of occupancy.~~

In the event that a residential dwelling is completed when pressurized irrigation is not available, a cash bond may be provided to Santaquin City as per the approved fee schedule. If a cash bond is paid, the landscaping improvements shall be completed by the end of the following irrigation season before the City's pressurized irrigation is turned off in mid-October.

10.32.030 INFILL REDUCTION

Infill development standards may be applied to no more than three (3) lots within a proposed development. Infill properties may be eligible for a reduction in the lot area and frontage requirements stipulated within the zoning classification in which the property is located. Use of these infill standards requires Planning Commission approval through City subdivision review processes. The following standards shall apply: (Ord. 10-01-2014, 10-1-2014, eff. 10-2-2014)

A. Infill Reduction:

1. A proposed lot area may be reduced by no more than twenty percent (20%) of the underlying zone standard.

2. A proposed frontage may be reduced by no more than twenty percent (20%) of the underlying zone standard.
 3. Except as provided for architectural considerations in paragraph B, all new construction must comply with setbacks of the underlying zone. Existing dwellings, which are to remain as part of an infill development, may have reduced rear setbacks to a minimum setback of fifteen feet (15'), so long as all other setbacks and lot standards are met relative to the remaining dwelling. (Ord. 03-01-2017, 3-8-2017, eff. 3-9-2017)
- B. Architectural Considerations: The following architectural requirements must be demonstrated prior to a building permit being given for construction on an infill property:
1. Architectural Styles: Architectural styles indicative of the 1890 - 1920 period should be utilized. These include Queen Anne, folk Victorian, shingle style, craftsman (arts and crafts), bungalow, American foursquare, or neoclassical.
 2. Porches: Porch areas should be utilized to provide emphasis to the dwelling area. Porches must be a minimum of five feet (5') deep and should run the width of the dwelling area facing the front lot line. Porch areas may encroach into the front setback of an infill lot by five feet (5') unless otherwise specified in the underlying zone.
 3. Building Materials: Elevations facing public rights-of-way must have a minimum fifty percent (50%) coverage of brick or masonry materials. The use of smooth faced concrete block, prefabricated steel panels, EIFS (stucco) or concrete siding materials will not count toward the minimum masonry requirement unless consistent with the architectural style of home proposed. Vinyl or aluminum siding is prohibited except in areas immediately under gable areas or on second story pop out features (e.g., box window, etc.).
- C. ~~Landscaping: All front and visible side yard landscaping and maintenance systems shall be installed prior to a certificate of occupancy being granted. Where landscaping cannot be completed before October in the same year construction begins, a certificate of occupancy may be granted if a cash bond for completion of the landscaping is provided to Santaquin City. Bond amounts shall be determined by the City Engineer consistent with the City development bonding regulations. Landscaping must be installed within six (6) months of bond posting.~~ (Ord. 10-01-2014, 10-1-2014, eff. 10-2-2014)

The Planning Commission held a public hearing, reviewed the proposal, and provided the following recommendation:

Commissioner Christopher made a motion to recommend the adjustments as outlined in this red line agenda. Commissioner Hoffman seconded the motion.

Commissioner Jesse Christopher, Yes; Commissioner Mike Weight, Absent; Commissioner Drew Hoffman, Yes; Commissioner Trevor Wood, Yes; Commissioner BreAnna Nixon, Absent; Commissioner LaDawn Moak, Absent; Commissioner Jayson Johnson, Yes; Commissioner Tyrell Russell, Yes. The motion passed.

The draft ordinance is attached for the City Council to review.

Motion: "Motion to recommend (approval/denial) of the proposed code amendment to remove the requirement of single family homes installing front and side landscaping to receive a certificate of occupancy."