



**Planning Commission Members in Attendance:** Commissioners Trevor Wood, Drew Hoffman, Jesse Christopher, Mike Weight, LaDawn Moak and Jayson Johnson

**Excused:** Commissioner BreAnna Nixon

**Others in Attendance:** Assistant City Manager Jason Bond, Alternate Commissioner Tyrell Russell, Deputy City Recorder Gwen Butters and resident, Bart Gibb.

Commission Chair Wood called the meeting to order at 7:01 p.m.

**INVOCATION/INSPIRATIONAL THOUGHT**

Commissioner Weight offered an invocation.

**PLEDGE OF ALLEGIANCE**

Commissioner Moak led the Pledge of Allegiance.

**ORDER OF AGENDA ITEMS**

**PUBLIC FORUM**

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

No members of the public wished to address the Planning Commission in the Public Forum.

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

**DISCUSSION & POSSIBLE ACTION ITEMS**

**1. PUBLIC HEARING: Detached Accessory Dwelling Units in the R-20 Zone**

To amend Santaquin City Code (SCC) 10.16.080 and 10.20.110 to permit detached accessory dwelling units (ADU) in the R-20 Residential Zone.

Assistant City Manager Bond explained that this item has been in the general plan. In particular, the moderate-income housing plan and strategy to allow zones that permit detached ADUs. It was stated that the general plan has yet to be amended, however this will not affect the actions of the commission at this time. This public hearing shall move forward and recommendations may be given. Amendments have been made to previous zones including R-8, R-10 and R-15. The R-20 zone on the agenda is the next to be amended addressing, for example, terminology. The importance of remaining consistent with the strategies of the past was stressed. It was noted that the Utah State Legislature is proposing a bill to pass a requirement for cities to allow detached ADUs in zones where single family residences are permitted. Being consistent with our strategy will ensure that Santaquin city remains in compliance with the moderate-income housing plan of the state. The objective of this agenda item is to allow detached ADUs in the R-20 zone.

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.

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

Commissioner Wood stated that the commission is familiar with this subject matter and requests inquiries regarding this agenda item be presented at this time.

Assistant City Manager Bond stated that zones R-8, R-10, R-15 and R-20 is where ADUs are currently allowed and addressed in Santaquin City Code (SCC). The section defining the R-20 zone requires amending to provide consistent terminology throughout. The proposal at hand addresses the amendments needed. The zone map was referenced for context.

Commissioner Moak noted where the R-20 zone was on the map and commented that it is a small zone in reference to the other zones. Assistant City Manager Bond confirmed this statement. Commissioner Moak questioned which zone was amended first. Assistant City Manager Bond stated that the R-8 zone is where the amendments began due to this zone being historically larger due to the larger parcels in the center of town. This presented the possible use of ADUs within this zone. It was further stated that the more the city expands, the more conducive it would be to have ADUs due to lot size. Commissioner Moak expressed agreement with this logic.

Commissioner Weight inquired what the difference would be between a detached ADU and a mobile home being placed on a parcel. Assistant City Manager Bond explained that ADUs have specific requirements and stated a permanent foundation would be an example of such requirements. Commissioner Weight presented the scenario of a mobile home being placed on a permanent foundation and inquired if this would be allowed. Assistant City Manager Bond explained that such a dwelling must meet all the other requirements for ADUs and stated that a mobile home or a tiny home on wheels, would not fit the description of a detached ADU.

Commissioner Weight inquired as to why mobile homes are not part of our moderate-income housing strategy stating that most zones within Santaquin City do not allow mobile homes. It was suggested that if SCC were to amend the requirements, this may prove to be a more affordable option for residents. Assistant City Manager Bond stated that this is certainly a point that could be made and may have more to do with the fact that mobile home parks are not allowed for various reasons. If the city were to consider implementing this strategy to comply with the moderate-income housing requirement, it may be an option the state would accept. It was stated that we currently have strategies in place that build upon each other. An example given was the allowance of ADUs to a new zone. Each time the master plan is amended, impact fees are addressed for detached ADUs. Addressing this subject with the Planning Commission ensures that strategies are accurate and up to date with the goals for this year or in the coming years. Every year, as strategies are reviewed, new recommendations may be presented to the Council for review and consideration.

Commissioner Weight stated that, historically, affordable homes may have been a mobile home or something in comparison to the Brookside Subdivision in Springville which was built post-WWII. This development has very small lots and small homes. Current zoning does not allow for such examples and instead it is proposed that residents put a similar structure in their backyards. This being the case, it was questioned why not choosing a zone where an entire subdivision or development can be built that way is not an option. His expressed opinion was that developers are not choosing this option and instead, high-density housing developments are offered because the developers benefit financially. He expressed his feeling that this does not help residents as the cost of high-density housing appears to be the same as a single-family home with a lot offered ten years ago. He further stated that the affordable housing push that is advertised and driven by outside communities may not be the correct way to proceed for Santaquin residents. He stated that it may be better to come up with another option.

Assistant City Manager Bond stated that public sentiment influences the decisions of our community and noted that the option to allow a mobile home as an detached ADU may not be appealing to residents. Commissioner Weight states that high density housing may also be unappealing to the residents, noting that this is simply what is available. Assistant City Manager Bond agrees and states that achieving a balance of both affordable housing with an appealing product that the residents approve of can be difficult.

Commissioner Moak questioned whether the general plan must be amended before a motion can be made. Assistant City Manager Bond stated that because the public hearing has been held at this meeting, a recommendation can be made. That recommendation will be held until the general plan is brought forward. It will not be taken to the Council until that time.

Commissioner Moak made a motion to recommend approval of the proposed code amendment that permits detached accessory dwelling units (ADU) within the R-20 Residential Zone. Commissioner Christopher seconded the motion.

Commissioner Trevor Wood	Yes
Commissioner Drew Hoffman	Yes
Commissioner Jesse Christopher	Yes
Commissioner Michael Weight	Yes
Commissioner LaDawn Moak	Yes
Commissioner Jayson Johnson	Yes

The motion passed.

## 2. Meeting Minutes Approval

January 27, 2026

This item was not discussed and omitted from action as Meeting Minutes were not available for consideration at this time.

## STAFF REPORTS

Assistant City Manager Bond introduced new Planning Commissioner alternate, Tyrell Russell and the presence of newly appointed Commissioner, Jayson Johnson, who previously served as an alternate.

No other staff wished to report to the Planning Commission.

## ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 7:18 p.m.

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Planning Commission Chair – Trevor Wood

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Deputy City Recorder – Gwen Butters

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