

# MEMO



To: Mayor Olson and City Council

From: Aspen Stevenson, Planner

Date: April 15, 2025

RE: **Code Amendment To Meet Parking Requirements In Senate Bill 181**

It is proposed that the City Council consider amending Santaquin City Code 10.48.040 to meet requirements in Senate Bill 181. The proposed ordinance will reduce the required garage dimensions from 24' x 24' to 20' x 20', allow tandem parking for two or more unit dwellings, and rename a few uses to match definitions found in Title 10 Chapter 8.

Below are the proposed changes to the Santaquin City Code.

A. Rules For Computing Required Off Street Parking Spaces: For the purpose of computing required off street parking spaces which are required by this title, the following rules shall apply:

1. "Floor area" shall mean gross floor area, unless otherwise specified for a particular use.
2. In stadiums, sports arenas, churches, and other places of assembly in which benches or pews are used in place of seats, each eighteen inches (18") of length of such benches or pews shall be counted as one seat. Any remaining length of any one bench or pew shall be considered to be a whole seat. (Ord. 12-01-2006, 12-6-2006)

B. Minimum Requirements: The number of off street spaces required below for each land use is established as minimum requirements:

Use		Parking Required
Residential:		
	<del>Assisted living center, nursing home, convalescent home, or other similar use</del>	<del>1 visitor parking space per 3 patients' beds, plus 1 parking space for each employee at work during the largest shift</del>
	Attached single-family units <sup>1,3</sup>	2 parking spaces per unit. Garages will be counted as 1 parking space unless the garage dimension is a minimum of <del>24' x 24'</del> 20' X 20' with at least <del>20'</del> 16' for the opening, whether 1 door or 2 door, <del>for vehicle entrance in which it would count as 2 parking spaces</del>
	Bed and breakfast <del>facility</del> home	1 parking space for each bedroom and 1 space for each employee at work during the largest shift

	<del>Duplex-</del> <u>Dwelling, Two-family</u> <sup>3</sup>	2 parking spaces per unit
	Mixed use development with residential dwellings <sup>1,3</sup>	<del>2 parking spaces per unit.</del> <u>Residential parking shall follow Attached single-family or Multiple-unit dwelling requirements.</u> Additional parking is required per nonresidential uses as provided below. <del>Garages will be counted as 1 parking space unless the garage dimension is a minimum of 24' x 24' with at least 20' for the opening, whether 1 door or 2 door, for vehicle entrance in which it would count as 2 parking spaces.</del>
	Multiple-unit dwelling (apartments/ <u>condos</u> ) <sup>1,3</sup>	2 parking spaces per unit. Garages will be counted as 1 parking space unless the garage dimension is a minimum of 24' x 24' with at least 20' for the opening, whether 1 door or 2 door, for vehicle entrance in which it would count as 2 parking spaces
	Single-family as part of a PUD <sup>3,4</sup>	2 car garage per unit
Retail commercial:		
	Ancillary commercial	2 spaces per 1,000 sq. ft.
	Automotive Service and Repair	3 spaces per 1,000 sq. ft. (not including service bays), plus 2 stalls per service bay for the temporary storage of customer vehicles.
	Automotive Service Station	5 spaces per 1,000 sq. ft.
	Convenience commercial	5 spaces per 1,000 sq. ft.
	Heavy commercial	5 spaces per 1,000 sq. ft.
	Retail sales and services	5 spaces per 1,000 sq. ft.
Commercial services, offices:		
	Commercial recreation	1 parking space per 4 patrons, based on the design capacity of the facility
	Hotels and motels	1 parking space per room or suite, plus 1 parking space for each employee at work during the largest shift
	Medical clinics or offices, includes dentists and other healing art facilities	6 parking spaces per staff doctor, plus 1 parking space for each employee on the property during the largest shift
	Mortuaries and funeral <del>parlors</del> <u>homes</u>	30 parking spaces or 1 space for each 25 sq. ft. of combined floor space in all assembly rooms, whichever is greater, plus 1 space for each employee

		typically at work during normal facility function
	Professional office or financial services ( <a href="#">Not medical clinics or dentist or other healing art facilities</a> )	1 parking space per 200 sq. ft. of floor area in the building minus storage and bathroom areas
Industrial:		
	Business/research park	1 space per 1,000 sq. ft. of floor area or 1 space per 2 employees at work during the largest shift with Planning Commission approval
	<del>Industrial, heavy-</del>	<del>1 space per 1,000 sq. ft. of floor area-</del>
	Industrial, light	1 space per 1,000 sq. ft. of floor area
	Storage unit facility	1 space per site employee/manager on duty and 3 spaces per 50 units with a maximum of 8 spaces required. See also storage unit facility standards below <sup>2</sup>
Restaurants:		
	Drive- <del>in</del> - <a href="#">through</a> restaurants	1 space per 4 seats including outdoor seating or 1 space per 125 sq. ft. of gross floor area, whichever is greater
	Restaurants	1 space per 4 seats, including outdoor seating
Public:		
	Churches	1 parking space per 4 seating spaces in the main assembly room based on the design capacity of the structure
	<del>Hospitals</del> <a href="#">Healthcare Facility</a>	1 visitor parking space per 3 patients' beds, plus 1 parking space for each employee at work during the largest shift
	Places of assembly (e.g., theaters, auditoriums, sports arenas, etc.)	1 parking space per 4 seating spaces
	Private clubs or lodges	1 parking space per 2 persons based on the design capacity of the facility
	Schools - commercial, vocational	1 space per teacher and staff member plus 1 space for every 5 students based on design capacity
	Schools - public, private or quasi-public	Parking spaces required for public schools shall be determined by the Nebo or Juab School Districts, or the State of Utah as applicable. Private schools shall utilize similar standards as applied to public schools
Special review:		
	Automotive equipment sales or rental	The required off street parking for any use not listed above shall be determined by the Planning Commission. The Planning Commission shall make

	Impound yards	the determination based on similar uses listed above, nature and impact of the use on public streets and adjoining properties, and typical customer and employee needs
	Uses not mentioned	

Notes:

<sup>1</sup> Additional guest parking shall be provided as follows: The first 5 residential units ( $1 \leq \text{units} \leq 5$ ) in a development require 1 parking space per residential unit. The next 5 residential units ( $5 < \text{units} \leq 10$ ) in a development require 0.75 parking space per residential unit. The next 5 residential units ( $10 < \text{units} \leq 15$ ) in a development require 0.50 parking space per residential unit. Residential units above 15 ( $\text{units} > 15$ ) in a development require 0.25 parking space per residential unit. (Fractional spaces shall require a whole space.)

<sup>2</sup> Businesses with warehouse and storage areas may utilize a 0.5 space per 1,000 square feet of storage area when determining required number of stalls.

<sup>3</sup> [Tandem parking is allowed behind legal parking spaces if the tandem parking space meets the size requirements found in 10.48.030.](#)

<sup>4</sup> [A garage is not required for a single-family detached dwelling in a PUD if the home is owner-occupied affordable housing.](#)

The Planning Commission reviewed the proposed code amendment on April 8<sup>th</sup>, 2025 and made the following motion.

Commissioner Romero made a motion to recommend approval of the proposed code amendment, which updates parking requirements to meet Senate Bill 181. Commission Chair Wood seconded the motion.

Commissioner Wood, Yes; Commissioner Tolman, Absent; Commissioner Weight, Yes; Commissioner Hoffman, Yes; Commissioner Nixon, Absent; Commissioner Romero, Yes; Commissioner Moak, Yes; The motion passed.

**Recommended Motion:** "Motion to approve ordinance 04-05-2025, an ordinance amending Santaquin City Code to update parking requirements in Senate Bill 181, providing for codification, correction of scrivener's errors, severability, and an effective date for the ordinance."

## **ORDINANCE NO. 04-05-2025**

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO UPDATE PARKING REQUIREMENTS TO MEET REQUIREMENTS IN SENATE BILL 181, 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 48, Section 40 to meet requirements in Senate Bill 181 and rename uses to match the definitions provided in Title 10 Chapter 8; 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 48 Section 40 is amended as follows:** (underlined text is added, stricken text is deleted)

#### **10.48.040 NUMBER OF PARKING SPACES REQUIRED**

- A. Rules For Computing Required Off Street Parking Spaces: For the purpose of computing required off street parking spaces which are required by this title, the following rules shall apply:
1. "Floor area" shall mean gross floor area, unless otherwise specified for a particular use.

2. In stadiums, sports arenas, churches, and other places of assembly in which benches or pews are used in place of seats, each eighteen inches (18") of length of such benches or pews shall be counted as one seat. Any remaining length of any one bench or pew shall be considered to be a whole seat. (Ord. 12-01-2006, 12-6-2006)

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	Bed and breakfast <del>facility</del> <u>home</u>	1 parking space for each bedroom and 1 space for each employee at work during the largest shift
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	Mortuaries and funeral <del>parlors</del> <u>homes</u>	30 parking spaces or 1 space for each 25 sq. ft. of combined floor space in all assembly rooms, whichever is greater, plus 1 space for each employee typically at work during normal facility function
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	Hospitals-Healthcare Facility	1 visitor parking space per 3 patients' beds, plus 1 parking space for each employee at work during the largest shift
	Places of assembly (e.g., theaters, auditoriums, sports arenas, etc.)	1 parking space per 4 seating spaces
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	Schools - commercial, vocational	1 space per teacher and staff member plus 1 space for every 5 students based on design capacity
	Schools - public, private or quasi-public	Parking spaces required for public schools shall be determined by the Nebo or Juab School Districts, or the State of Utah as applicable. Private schools shall utilize similar standards as applied to public schools
Special review:		
	Automotive equipment sales or rental  Impound yards  Uses not mentioned	The required off street parking for any use not listed above shall be determined by the Planning Commission. The Planning Commission shall make the determination based on similar uses listed above, nature and impact of the use on public streets and adjoining properties, and typical customer and employee needs

Notes:

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<sup>4</sup> [A garage is not required for a single-family detached dwelling in a PUD if the home is owner-occupied affordable housing.](#)

(Ord. 10-01-2017, 10-18-2017, eff. 10-19-2017)

C. Americans With Disabilities Act (ADA): ADA parking requirements must be complied with in every way. This includes, but is not limited to, adequate stall dimensions, travel areas, pavement markings, signage, connectivity within a site, proximity to business entrances and access points.

D. Reduction In Parking Requirements: Businesses or mixed use developments seeking a reduction in parking must receive special exception approval by the Planning Commission. Such exceptions shall be based on the following review considerations and conditions:

1. Considerations For Reduction:

- a. Large Floor Area: The proposed business may have an exceptionally large floor area per volume of sales and customers; e.g., furniture store, car wash, etc.
- b. Shared Parking: Where compatible occupancies within mixed use buildings and development projects allow sharing of parking stalls, impervious parking areas and "heat island" effects can be reduced. Different occupancies often have parking demands that differ with the time of day or week. This allows sharing of parking spaces between occupancies and reducing the site area dedicated to car storage. In addition to the above review items, where a shared arrangement is proposed, the following shall also be provided for review and approval:
  - (1) A parking study must be conducted by a transportation engineer licensed in the State of Utah, which can illustrate peak hours and parking demands for the existing or proposed uses.
  - (2) The total number of parking spaces between the uses shall not be less than that needed to handle the yearly average peak hour parking demands for the individual uses.
  - (3) Shared parking facilities may have a reduction greater than that outlined above.
  - (4) Documentation of a permanent lease, easement, association agreement, or other supporting documents between parties sharing the parking must be obtained prior to final approvals for the affected development.

2. Conditions For Parking Reduction:

- a. Compliance: All parking stalls and drive aisles will comply with the standards established by this section.

- b. Reduction Not Applicable To ADA: In no case shall any such reduction be applicable to any requirements of the Americans With Disabilities Act. The calculation of the required number of handicapped parking stalls shall be computed from the prereduction total.
- c. Impacts On Adjacent Properties: Impacts on adjacent properties will not be increased due to the lack of parking required by this Code.

E. On Street Parking: Businesses located within the Main Street Business District Zones (i.e., CBD, MSC, MSR) or fronting on 100 South, may petition the Land Use Authority for a reduction in required on premises parking and the use of on street parking as a fraction of their required parking. Approvals of such request must be based on the following:

- 1. There is no parking between the associated building and the public street.
- 2. Due to site constraints, the total required parking cannot be provided on the associated property.
- 3. On street parking will only be counted where adjacent to the business property.
- 4. The location of on street parking is constructed to City standards and the street cross section provides for parking adjacent to the business's property.
- 5. For mixed use developments, all required parking for residential units must be accommodated on site. Dedicated parking for nonresidential customers shall be provided in accordance with SCC 10.20.190 paragraph F. (Ord. 07-01-2016, 7-6-2016, eff. 7-7-2016)

F. Storage Unit Facilities: The following parking standards shall apply to storage unit facilities:

- 1. Outdoor storage and parking areas are for recreational vehicle storage only (i.e., boats, campers, trailers, jet skis, snowmobiles, automobiles).
- 2. Outdoor vehicle storage areas shall be located only at the rear of the project where vehicles will not be visible from any public streets.
- 3. Outdoor vehicle storage areas shall be designed so as not to block any driveways, accessways or parking aisles within the project. (Ord. 12-01-2006, 12-6-2006)

## **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.

\_\_\_\_\_  
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:

\_\_\_\_\_  
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 PARKING REQUIREMENTS TO MEET REQUIREMENTS IN SENATE BILL 181, 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.

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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/pmn/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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