

MEMO



To: Planning Commission

From: Aspen Stevenson, Planner

Date: February 25, 2025

RE: **Kaden Hartshorn & Zakary Barker's Request to Amend Commercial Recreation Parking**

Kaden Hartshorn and Zakary Barker plan to open a 9,000-square-foot gym in the Santaquin Peaks Industrial Park. The site includes 32 parking spaces, which will be shared with another unit. However, during the conceptual review, it was determined that the gym would require 93 parking stalls. To address this issue, they are requesting an amendment to Santaquin City Code 10.48.040 (Number of Parking Spaces Required). They propose changing the Commercial Recreation parking requirement from one parking space for every two patrons to one parking space for every five patrons, which would result in a 60% reduction in the required number of parking spaces. If the proposal passes, the parking requirement for the proposed gym will go from 93 stalls to 38 stalls.

Commercial Recreation is defined as *“an establishment providing completely enclosed recreation activities. Accessory uses may include the preparation and serving of food and/or the sale of equipment related to the enclosed uses. Included in this definition shall be bowling, roller or ice skating, billiards, indoor and outdoor swimming pools, tennis clubs, strength training and related amusements. This does not include theaters.”*

The applicants are seeking a parking reduction for all commercial recreation facilities to a 1:5 ratio. This reduction will impact smaller gyms and clubs, large chain gyms like Vasa Fitness, bowling alleys, swimming pools, skating rinks, and other similar amusement centers.

Research has been conducted on nearby cities and their parking requirements for similar uses.

Payson 13.10.040 Parking Spaces Required – General: 1 stall/200 sq ft for Amusement Centers, Recreation Centers, Reception Centers, Health Clubs and Spas, and similar uses.

Spanish Fork 15.4.16.120 Parking: 1:100 square feet or 1:5 seats, whichever is greater for Auditorium, Stadium, Event Center, Private Clubs, Health Clubs, Theaters. 1:400 square feet for Instructional Studio.

Springville 11-6-113 Off-Street Parking: Health or amusement uses require 1 stall for every 150 square feet. Aquatic or recreation centers require 1 stall for every 250 square feet.

Salem 14-13-030 Standards: Dance, music and similar studios require 1 space every 200 square feet of building size.

Lindon 17.18.070 Minimum Number Required Cultural, amusement and recreation require one stall per 3½ person capacity in the building or facility, based on maximum use of all facilities at the same time.

City staff conducted a case study of five smaller gyms located throughout Southern Utah County. Pictures were taken at various times throughout the day. The results indicate that in Springville, Spanish Fork, and Salem, the gym parking lots were less crowded due to the variety of gym options available in the area. In contrast, the parking lot at 180 Fitness in Payson was consistently packed throughout the day, as it is the only gym in Payson. Kaden and Zakary's gym will be the first to open in Santaquin, making 180 Fitness in Payson the most comparable. All parking lot photos can be found within the case study attached as Attachment 3.

The attached code amendment application has the applicant's proposal. The Planning Commission's responsibility is to hold a public hearing and forward a recommendation to the City Council.

Recommended Motion: "Motion to (positively/negatively) recommend the proposed code amendment, which reduces commercial recreation parking requirement to 1 parking stall per 5 patrons."

Attachments

1. Application and Applicant Letter
2. Draft Ordinance
3. Case Study
 - a. Anytime Fitness – Springville, UT
 - b. Bending Iron Gym – Spanish Fork, UT
 - c. 180 Fitness – Salem, UT
 - d. Fitclub – Salem, UT
 - e. Total Fitness – Payson, UT

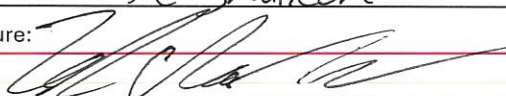
Code Amendment

110 S. Center Street, Santaquin, Utah 84655
80-754-1011 www.santaquin.org



Note: This application, in addition to any and all required materials for submission of your request, must be turned into the Community Development Department in order to be placed on an agenda. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered. It is recommended that any questions or concerns be addressed to the respective City Office before this application is submitted. Meetings are held at 110 S. Center Street, Santaquin.

Application fee \$400.00

Applicant Information	
Applicant Name: <u>Zakary Barker</u>	
Applicant Address: <u>968 W. Fox Run Ave. Santaquin, UT 84655</u>	
Email: <u>barkerzakary@gmail.com</u>	Phone: <u>801-971-2505</u>
Applicant Signature: 	Date: <u>02/11/2023</u>
Ordinance Text Change Application Information	
Proposed Code Section to be Amended: _____	
Proposed language for the code change: _____ _____ _____ _____	
Explanation for the proposed code change: _____ _____ _____ _____ _____	

Use Additional Sheets if necessary

To whom it may concern,

We would like to submit this proposal to amend the Parking Code for specified parking required for Commercial Recreational Facilities. As stated in **10.48.040 NUMBER OF PARKING SPACES REQUIRED** in the city municipal code. It currently states under Commercial Recreational, "1 parking space per 2 patrons, based on the design capacity of the facility." in regards to Fitness facilities. We propose to create a parking sub-section based on the sqft size of these commercial buildings in regards to parking spaces. Another option we propose is to amend the commercial recreational section to allow 5 patrons to 1 parking space, this will still ensure that everyone can benefit and utilize the full extent of these facilities, without consuming extra property devoted only to parking and taking away from the natural beauty of this community.

The original ordinance may be feasible for a major fitness facility over 20,000 sqft, where more than 100+ individuals are utilizing a facility at one time. In the facility that we are proposing this is not the case, and I believe would benefit future developments as well. Our building floor is 9,200 sq ft and will need to have 15,066 sq ft of parking. Over double the 6,300 sq ft size footprint to accommodate the number of parking spots required under current code standards. That is why we would like to look at limiting per square footage limitation. However, it may be economical to consider changing the entire sub-section to a 5 to 1 ratio, considering the time and rotation of those individuals coming in and out of the facility at any given moment. The average amount of time spent at the gym ranges from 45-60 minutes. The maximum amount of time used is around 90 minutes and that time is only utilized by less than <10% of individuals utilizing the fitness facility.

Information collected from other private gyms comparable to our size shows that there is a need for less parking concerning sqft on average from data collected from 7 other private gyms comparable to ours. Ranging from Draper to Provo they all are around 292.6 sq ft per 1 stall. Also in that same regard, the average number of members at one time is 14.75; these data points take into consideration both private fitness, group classes such as cross-fit, and private facilities that take specialized athletes. Understanding that there are different requirements per city code and the data is collected from other significantly bigger cities, we would like to amend the code here in Santaquin to fulfill the needs of our community and help others in this commercial space.

If we could come to a solution to either create a parking sub-section based on the sqft size of the commercial recreational building in regards to parking space or change it for everything under that subsection to be a 5 to 1 ratio for parking limited to that commercial recreational space. That is what we hope to accomplish here today. We appreciate your time and consideration on this matter. We would love to answer any questions that may arise. Feel free to reach out to us and we can provide additional data or any information you may need.

Sincerely,
Kaden Hartshorn
Zakary Barker

ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY PARKING REQUIRMENTS FOR COMMERCIAL RECREATION USES, 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 16, Section 080 and Title 10, Chapter 48, Section 040 to modify parking requirements for Commercial Recreation uses; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on February 25, 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 040 is amended as follows: (underlined text is added, stricken text is deleted)

10.48.040 GENERAL PARKING STANDARDS

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

Commercial recreation	1 parking space per 2 <u>5</u> patrons, based on the design capacity of the facility
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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, March 5, 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 4th day of March 2025.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Brian Del Rosario	Voted	___
Councilmember Travis Keel	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	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 4th day of March 2025, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY PARKING REQUIRMENTS FOR COMMERCIAL RECREATION USES, 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 4th day of March 2025.

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, 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.

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:

Notary Public

Residing at Utah County

Gym Parking Case Study

Santaquin Requirements

- Required parking for the site location: ½ Gym ½ Warehouse & Office Space
- Currently have 39 spots
- Proposed gym is 9,000 sq ft = 93 spots
- Warehouse needs 8 spots
- Occupant load of proposed gym is 186 occupants

# of Stall per Occupant	# of Parking Stalls	Additional Required
2	101	62
3	70	31
4	55	16
5	46	8

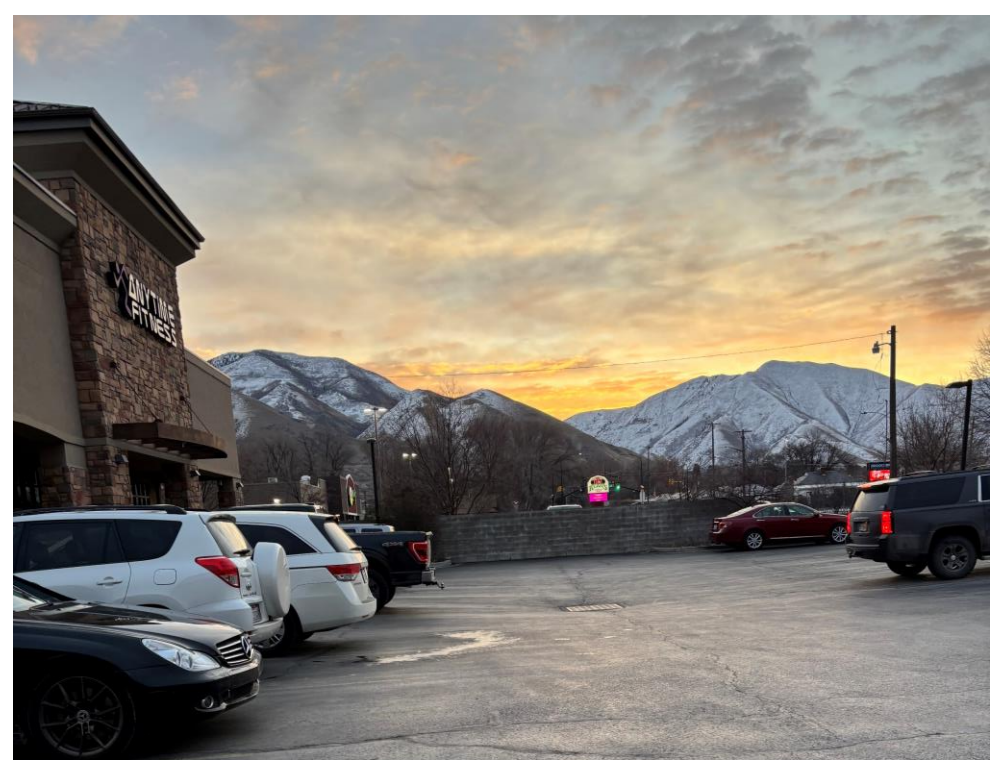
Anytime Fitness Springville

- Approx 20 spots
- 8,000 sq ft
- Share parking with Papa Murphy's, Tree House Learning Art Center, Orion, Bear River Mutual, Sanaa Studios, Chromotherapy, Direct Insurance.

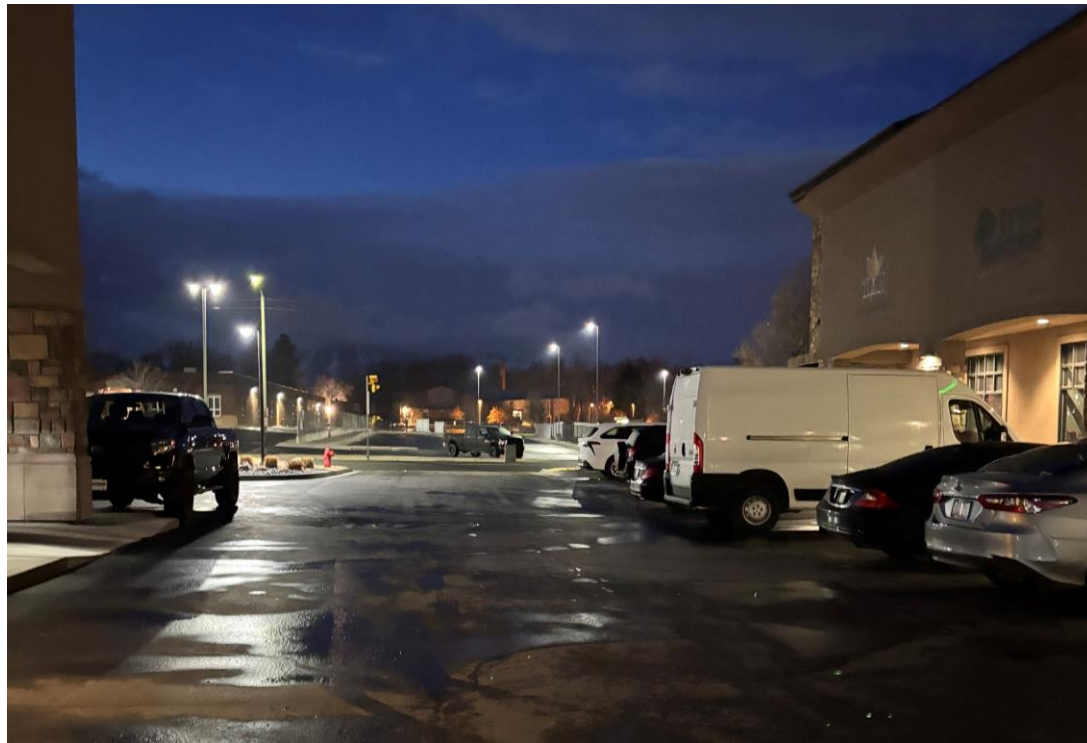
Midday Wed 2/12



Morning Thurs 2/13



Morning Tues 2/18



Bending Iron Gym – Spanish Fork

- Approx. 60 spots
- Shares parking with Disaster Plus, Zab Translation Solutions, Two Bros Auto Glass, Warner & Associates Construction
- Industrial zone

Midday Wed 2/12



Morning Thurs 2/13



Morning Tues 2/18



180 Fitness - Salem

- Approx. 90 spots
- Shares parking with Division of Child and Family Services, Swan Smiles & Orthodontics, Creekside RV Repair, Salon De La Paz, Omega Martial Arts, CCBank, and many others.

Midday
Wed
2/12



Evening Wed 2/12



Morning Thurs 2/13



Fitclub - Salem

- Approx. 18 spots
- Approx. 3,600 square feet
- Individual parking lot

Midday Wed 2/12



Evening Wed 2/12



Morning Thurs 2/13



Total Fitness - Payson

- Approx 12,000 sq ft required to have 60 spots
- Approx. 35 spots
- Payson City overflow parking for Main Street in the back

Midday
Wed
2/12



Morning Thurs 2/13



Morning Tues 2/18



Midday Tues 2/18

