



ORDINANCE 11-02-2021

A TEMPORARY ORDINANCE REQUESTING REVIEW OF THE INTERCHANGE COMMERCIAL (C-1) ZONE

WHEREAS, Santaquin City desires to promote and create economically viable commercial areas, and where abutting agricultural areas, desires to ensure cohesive and compatible commercial uses which support the agricultural nature of Santaquin; and

WHEREAS, Santaquin City has adopted zoning and development standards within the designated Interchange Commercial (C-1) Zone area as found in Santaquin City Code (S.C.C) §10.20.120, which has been updated from time to time to address items pertaining to allowed commercial uses, etc.; and

WHEREAS, increased development interest in commercial properties abutting agricultural lands have been met by concerns that the currently adopted standards for development in the Interchange Commercial (C-1) Zone areas do not sufficiently address the intended development patterns and possible impacts of new developments on Santaquin's agricultural industry; and

WHEREAS, UTAH CODE ANNOTATED § 10-9a-504 authorizes the City Council to adopt, without prior consideration of or input from the Planning Commission, an ordinance establishing temporary regulations, for any part or all of the area within the City to be effective for a period not to exceed six (6) months, which temporary regulations may prohibit, restrict, or regulate development as defined and used herein; and

WHEREAS, the Santaquin City Council finds that enactment of a temporary ordinance prohibiting approval of land use applications for development of any property as Truck Stop ("Truck Stop" means an establishment primarily engaged in the fueling, servicing, repair or parking of tractor trucks, semi-trailers or similar heavy commercial vehicles, including the sale of accessories and equipment for such vehicles.) within an Interchange Commercial (C-1) Zone for a period of time to review and amend Santaquin City Code Section 10.20.120, constitutes a compelling, countervailing, public interest; and

WHEREAS, the Santaquin City Council now desires to enact a temporary land use ordinance to allow the City Council and Planning Commission a period of time to consider appropriate legislative amendments to protect the public health, safety, and welfare from potential negative impacts or conditions associated with the City's zoning and development regulations within the Interchange Commercial (C-1) Zone.

NOW, THEREFORE, be it ordained by the City Council of Santaquin City, Utah:

1. Notwithstanding the provisions of Santaquin City Code Section 10.20.120, Interchange Commercial (C-1) Zone, the following provisions shall apply so long as this temporary ordinance remains in effect.
 - a. No Truck Stop development proposed after the adoption of this ordinance may receive final approval within the Interchange Commercial (C-1) Zone.
2. Prior to 5:00 p.m. on November 17, 2021, the City Recorder shall cause this Temporary Ordinance to be posted in the City Offices and at such locations in the City as agendas for regularly scheduled meetings of the City Council are posted.
3. This ordinance shall become effective immediately upon passage.
4. Unless repealed earlier by the City Council, this ordinance shall expire on May 16, 2022, or upon the adoption an ordinance amending the zoning and development regulations found in Section 10.20.120 of the Santaquin City Codes.

PASSED and ADOPTED this 16th day of November 2021.

Kirk F. Hunsaker, Mayor

Councilmember Nick Miller	Voted _____
Councilmember Betsy Montoya	Voted _____
Councilmember Lynn Mecham	Voted _____
Councilmember David Hathaway	Voted _____
Vacant Council Seat	Voted <u>N/A</u>

ATTEST:

K. Aaron Shirley