

MEMORANDUM



To: Mayor Olson and City Council
From: Aspen Stevenson, Planner
Date: January 17, 2025
RE: **2-Acre Peter Rabbit Springs Rezone Request**

It is proposed that the City Council consider amending the Santaquin City Zoning Map to change the zoning of approximately 2 acres of parcel number 32:040:0066 from the Public Facilities (PF) zone back to the R-12 zone.

The rezone proposal is related to the approval of the Scenic Ridge Estates Development Agreement, which was reviewed by the Planning Commission on November 12, 2024 and approved by the City Council on November 19, 2024. In the development agreement, the developer provided the City with approximately 5 acres within the Scenic Ridge Development for a debris basin, while the City granted the developer the two acres that are being proposed to be rezoned.

Prior to the approval of the development agreement, city staff also worked to rezone city land to the Public Facilities (PF) zone. Peter Rabbit Springs, which includes the 2 acres involved in this rezone request, was rezoned from the Residential R-12PUD to the PF zone. The proposed rezone aims to revert the property from the PF zone back to its original zoning of R-12.

The Planning Commission reviewed the proposal on January 14th, 2024, and provided the following recommendation:

Commissioner Weight made a motion to forward a positive recommendation to the City Council for the rezoning of approximately two acres of parcel number 32:040:0066 from the Public Facilities (PF) zone to Residential (R-12) Zone. Commissioner Hoffman seconded the motion.

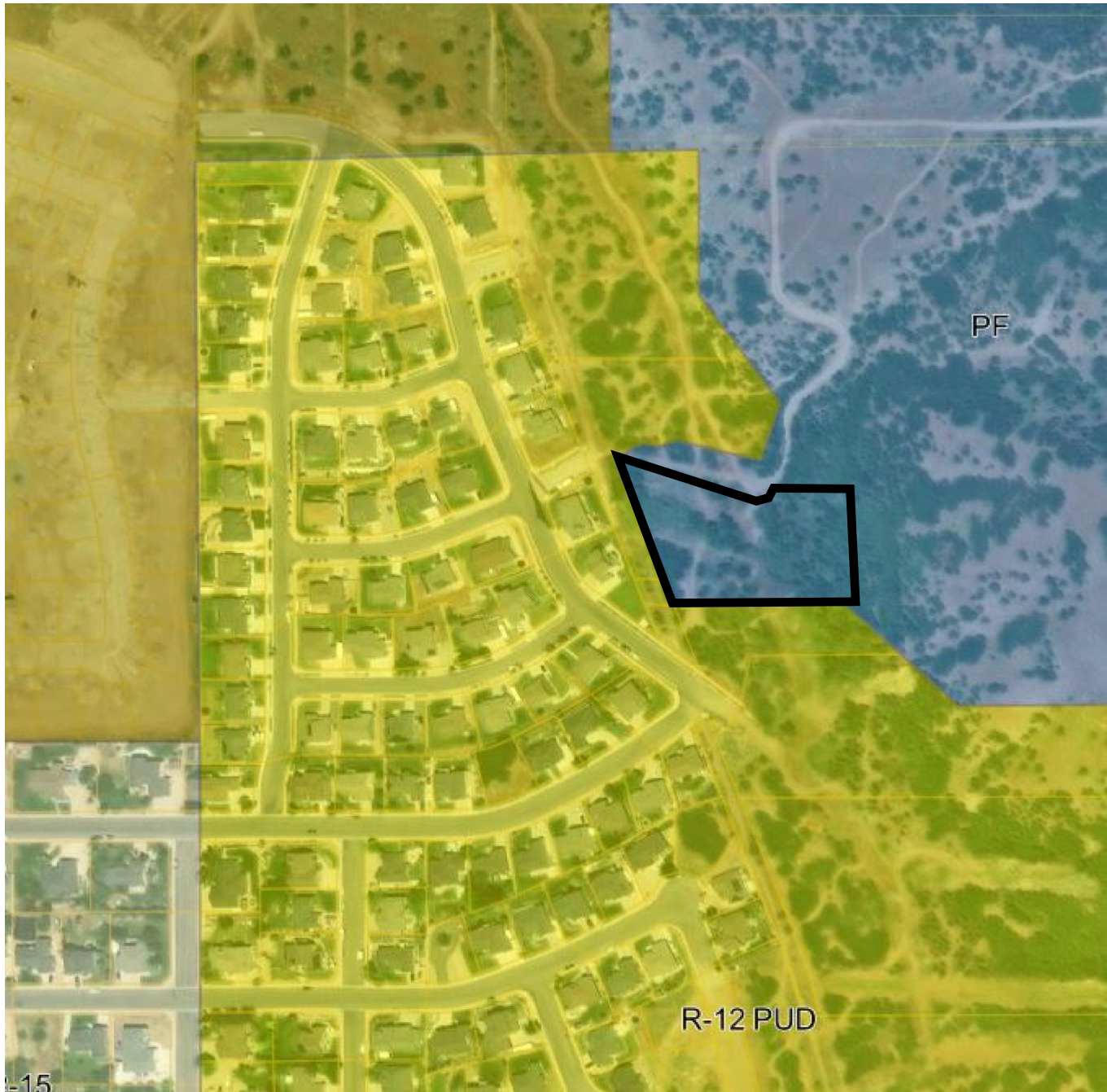
Commissioner Hoffman, Yes; Commissioner Moak, Absent; Commissioner Nixon, Yes; Commissioner Romero, Absent; Commissioner Tolman, Absent; Commissioner Weight, Yes; Commissioner Wood, Yes; The motion passed.

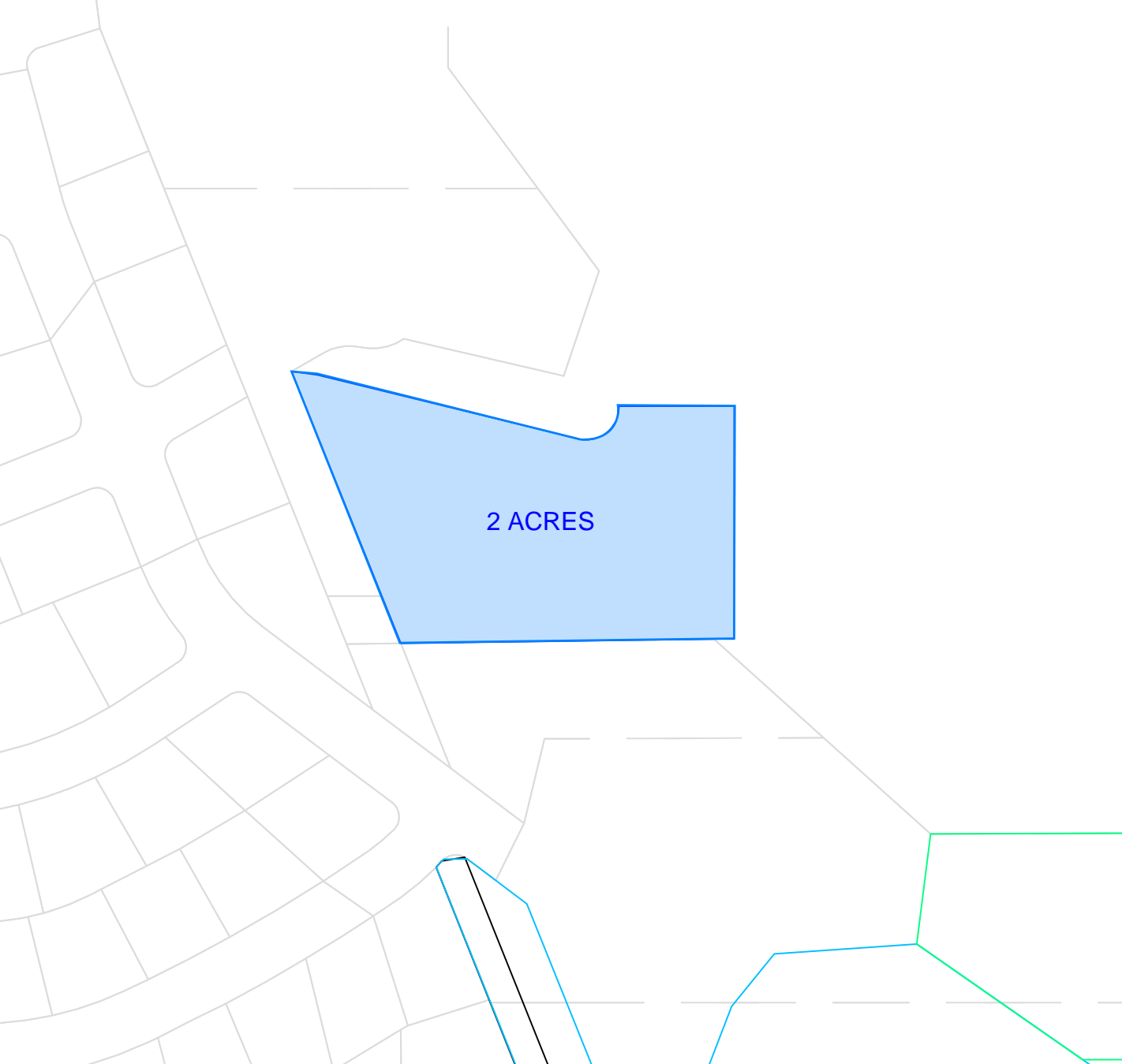
Recommended motion: “Motion to approve/deny Ordinance No. 01-01-2025, an ordinance amending the zoning map of Santaquin City, more specifically, approving the rezoning of approximately two acres of parcel number 32:040:0066 from the Public Facilities (PF) zone to Residential (R-12) Zone providing severability and an effective date for the ordinance.”

Attachments:

1. Property Location and Current Zoning
2. Ordinance No. 01-01-2025

Attachment 1: Property Location and Current Zoning





2 ACRES

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DRAWN BY:

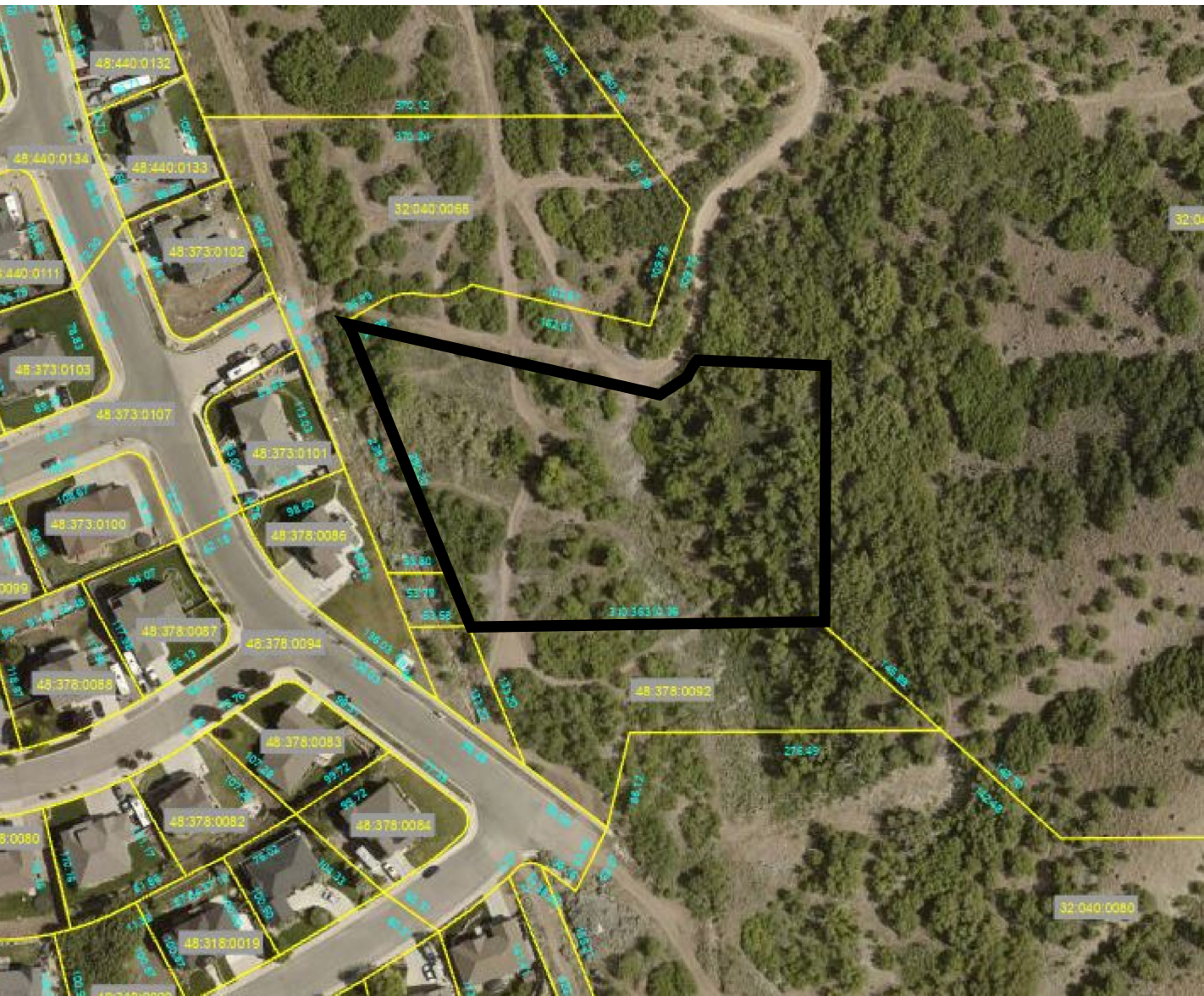
CHECKED BY:

DATE:

6-22-2024

SANTAQUIN CITY
110 SOUTH CENTER STREET
SANTAQUIN, UT 84655

**Property Deeded to
Developer**



48:440:0132

32:040:0066

48:373:0100

48:378:0086

48:378:0082

48:378:0083

48:378:0082

48:378:0084

48:318:0019

32:040:0080

ORDINANCE NO. 01-01-2025

AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY, MORE SPECIFICALLY, APPROVING THE REZONING OF APPROXIMATELY 2 ACRES FROM THE PUBLIC FACILITIES (PF) ZONE TO THE RESIDENTIAL (R-12) ZONE, PROVIDING 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, providing for the public safety, health, morals, and welfare; and

WHEREAS, the Santaquin City Planning Commission held a public hearing during their January 14, 2025 meeting, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council regarding the proposed rezoning of property; and

WHEREAS, the Santaquin City Council desires to amend the Official Zoning Map of Santaquin City, more specifically the rezoning of approximately 2 acres from the Planned Facilities (PF) Zone to the Residential (R-12) Zone, which includes a portion of the following parcel number: 32:040:0066.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I.

That the official zoning map of the City be amended such that approximately 2 acres be rezoned from the Planned Facilities (PF) Zone to the Residential (R-12) zone as shown on the attached map labeled as Exhibit "A" and by this reference made part hereof.

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 V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, January 22, 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 21st day of January, 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 Ottley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, Deputy 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 21st day of January 2025, entitled

“AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY, MORE SPECIFICALLY, APPROVING THE REZONING OF APPROXIMATELY 2 ACRES FROM THE PUBLIC FACILITIES (PF) ZONE TO THE RESIDENTIAL (R-12) ZONE, PROVIDING 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 21st day of January 2025.

Amalie R. Ottley
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, in three physical locations (Santaquin City Public Safety Building, Zions Bank, Santaquin Post Office), 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