

MEMO



To: Mayor Hunsaker and City Council

From: Jason Bond, Community Development Director

Date: September 3, 2021

Re: **Rezone of Approximately 0.94 acres Located at 94 West Main Street**

From: CBD To: MSR

Rick Lybbert with Mountain Land Physical Therapy is proposing a rezone of 0.94 acres located at 94 West Main Street. The property is currently zoned Central Business District (CBD), and the applicant is requesting that the property be rezoned to Main Street Commercial (MSC). The applicant has prepared a letter explaining why he is requesting the rezone (Attachment 2) and has provided a concept plan (Attachment 3) showing the plans for the site. An extensive review of the proposed development is not necessary at this point, but conceptual plans have been provided to help the City consider the proposed rezone.

This proposal was reviewed by the Planning Commission on August 24, 2021, and forwarded a positive recommendation to the City Council as follows:

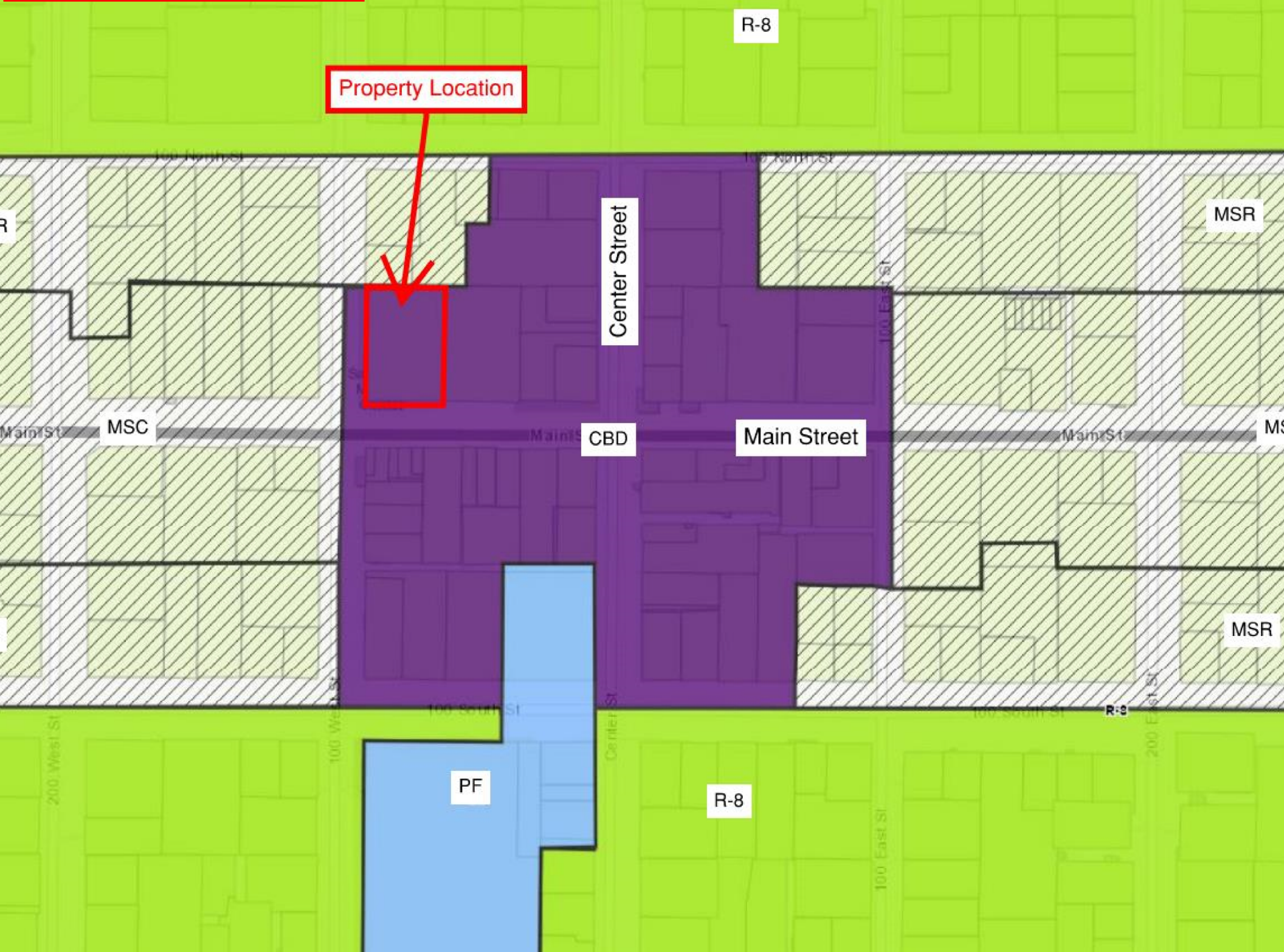
Motion: Commissioner Jorgensen motioned to send a positive recommendation to the City Council for the Santaquin 94 LLC Rezone. Commissioner Lance Seconded.

Roll Call: Commissioner Hoffman, Aye; Commissioner Curtis, Aye; Commissioner Jorgensen, Aye; Commissioner Gunnell, Aye; Commissioner Lance, Aye; Commissioner Wood, Aye. The motion passed unanimously 6 to 0.

Recommended motion: “Motion to approve/disapprove Ordinance No. 09-01-2021, an ordinance amending the zoning map of Santaquin City, more specifically, approving the rezoning of approximately 0.94 acres located at 94 West Main Street from Central Business District (CBD) Zone to Main Street Commercial (MSC) zone, providing severability and an effective date for the ordinance.”

Attachments

1. Zoning and Location Map
2. Applicant Letter
3. Concept Plans



Dear Santaquin City Officials,

Canyon View Family Medicine & Urgent Care and Mountain Land Physical Therapy have had the pleasure of serving the residents of Santaquin City from our clinic located on 94 West Main Street for over 13 years. Recent growth in our community has resulted in increased needs for medical and physical therapy services, and ultimately increased needs for clinic space to provide these services. Collaboration with Jason Bond, our Community Development Director, has resulted in the following proposal to meet the expanding medical and physical therapy needs of our community.

Fortunately, the land surrounding our current building located at 94 West Main Street is large enough to accommodate the construction of a new building and associated parking, approximately 3000 square feet in size. We believe this will provide the necessary space to properly serve the people of Santaquin, with room to grow. However, the current Central Business District (CBD) zoning requires we build a 2-story building which is not ideal for patient access and care. Therefore, we would like to propose that our building lot located on 94 West Main Street be re-zoned to the adjacent Main Street Commercial (MSC) Zone which will allow us to construct a single story building best suited to provide physical therapy to the residents of Santaquin City. A single story building will provide ease of access ideal for patients on crutches or in wheel chairs attending physical therapy. Further, it allows us to spend our limited construction dollars in ways that will improve the patients' experience and aesthetics of the building rather than on meeting second story zoning requirements that will add little value and may not have been intended for this unique and particular use.

Please find attached diagrams showing both current and proposed zoning maps and site plans. The diagrams demonstrate how this modification will only improve the entire Main Street feel as our new building will have Main Street frontage, meet the 25 foot parapet wall height requirements, and will be architecturally designed to blend well with both the MSC zoning standards and the existing medical building. Also, please notice the additional parking and parking lot access to the North on the Proposed Site Plan, creating better traffic flow than currently exists.

We consider it a privilege to have served the people of Santaquin over the past 13 years, many who have become close friends. We are excited about the opportunity to continue to provide value to our community and hope that our new building will both beautify Main Street and allow greater access and value to essential medical and physical therapy services. Thank you for your consideration and please feel free to reach out with any questions or thoughts.

Sincerely,

Rick

Rick Lybbert, PT, OCS

CEO / President

Mountain Land Rehabilitation

**ATTACHMENT 3: CONCEPT PLAN
EXISTING SITE LAYOUT**



N 100 W St

**MEDICAL
& PT
CLINIC**

50

6

W Main St

PROPOSED LOT LAYOUT

NEW PARKING & ACCESS

**MEDICAL
CLINIC**

**PT
CLINIC**

N 100 W St

50

6

W Main St