

MEMO



To: Planning Commission
From: Ryan Harris, Senior Planner
Date: January 5, 2024
Re: **Rezone City-Owned Property to PF Zone**

It is proposed that the Planning Commission and City Council Consider amending the Santaquin City Zoning Map to change the zoning of City-owned property from the Residential (R-8) Zone, the Industrial (I-1) Zone, the Planned Community (PC) Zone, and the Main Street Commercial (MSC) District in the Main Street Business Districts Zone to the Public Facility (PF) Zone.

The rezone proposal will consist of approximately 179.49 acres of City-owned properties comprising of the following parcel numbers: 09:065:0005, 09:065:0011, 09:058:0001, 09:058:0002, 09:058:0003, 09:058:0004, 09:078:0001, 09:081:0006, 09:088:0006 09:088:0010, 29:036:0025, 29:036:0076, 29:036:0090, 32:006:0014, 32:008:0050, 32:015:0026, 32:015:0036, 32:009:0021, 32:009:0086, 32:021:0062, and 32:022:0013. All the properties listed above are owned by Santaquin City and include the Cemetery, Harvest View Sports Complex, the City Landfill, the Rodeo Grounds/Centennial Park, the Irrigation Ponds, the Fire Station, Water Tanks, etc.

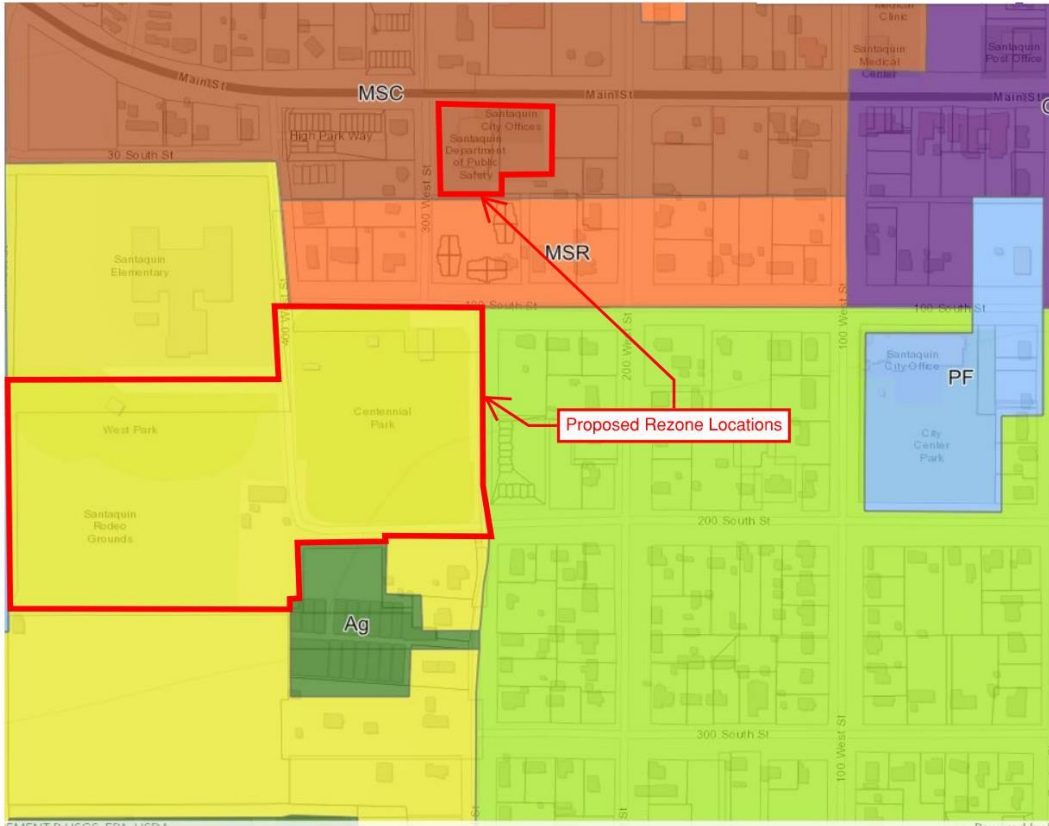
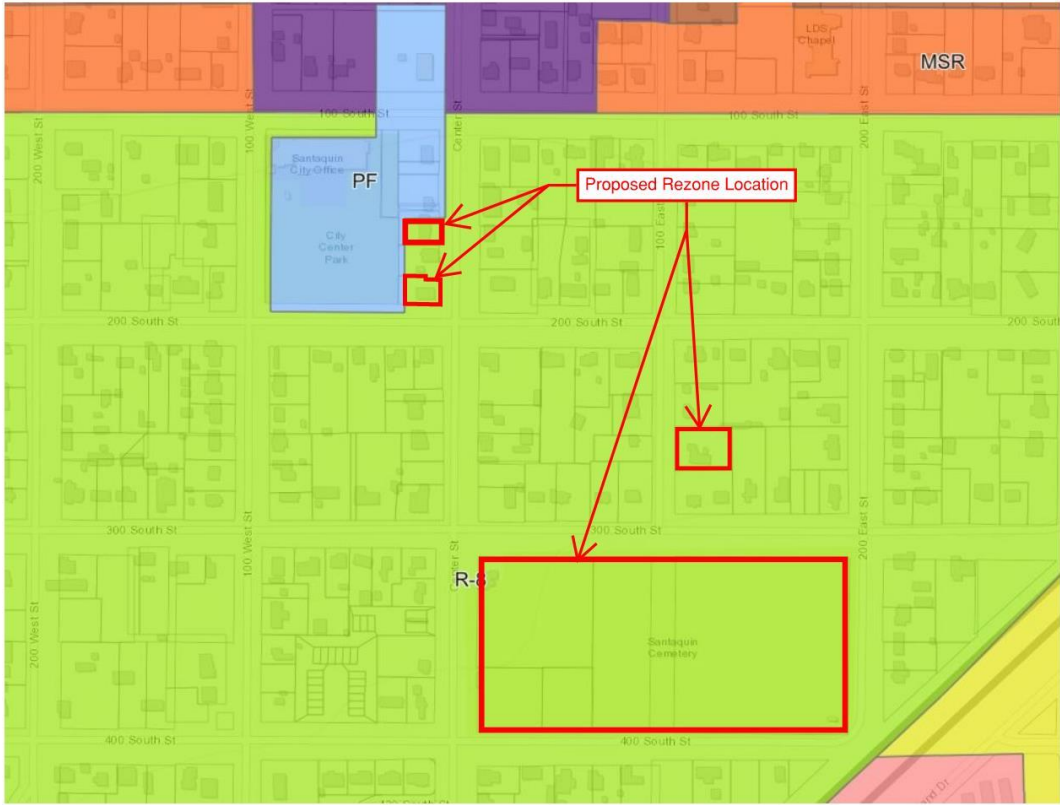
Attachment 1 shows the location of the proposed rezone. This review is for the Planning Commission to discuss the rezoning proposal and forward a recommendation to the City Council.

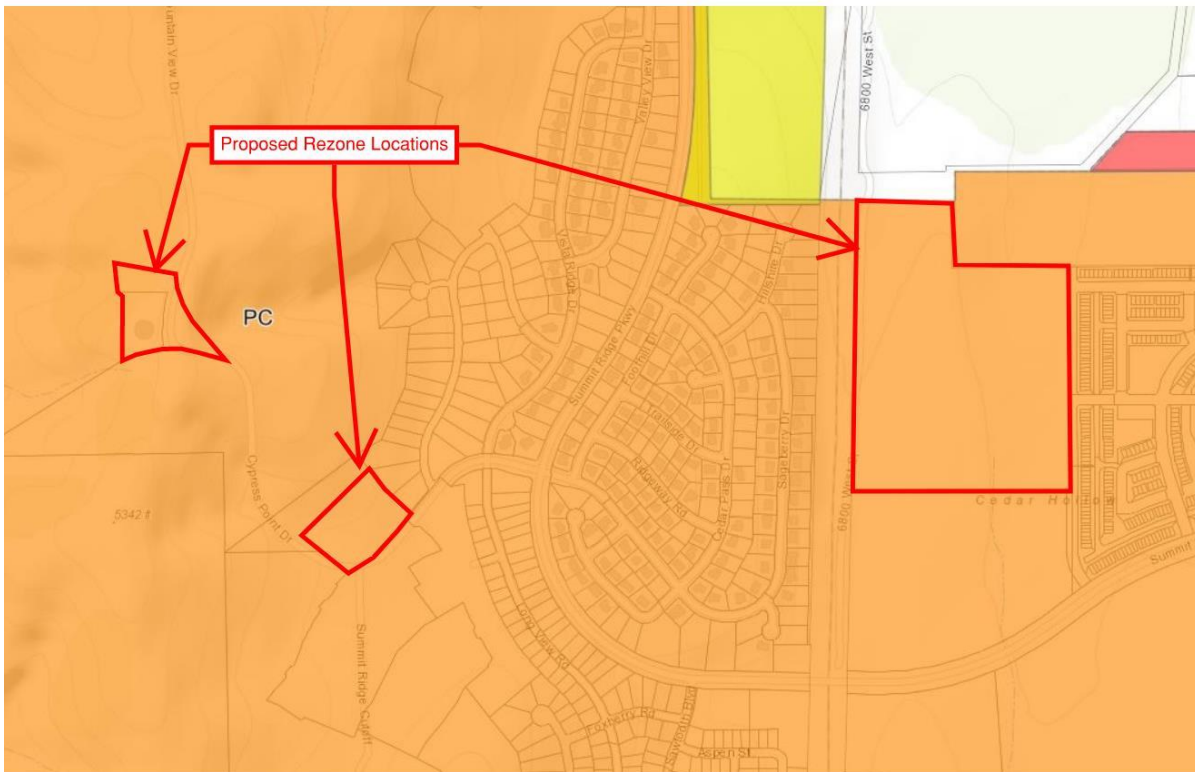
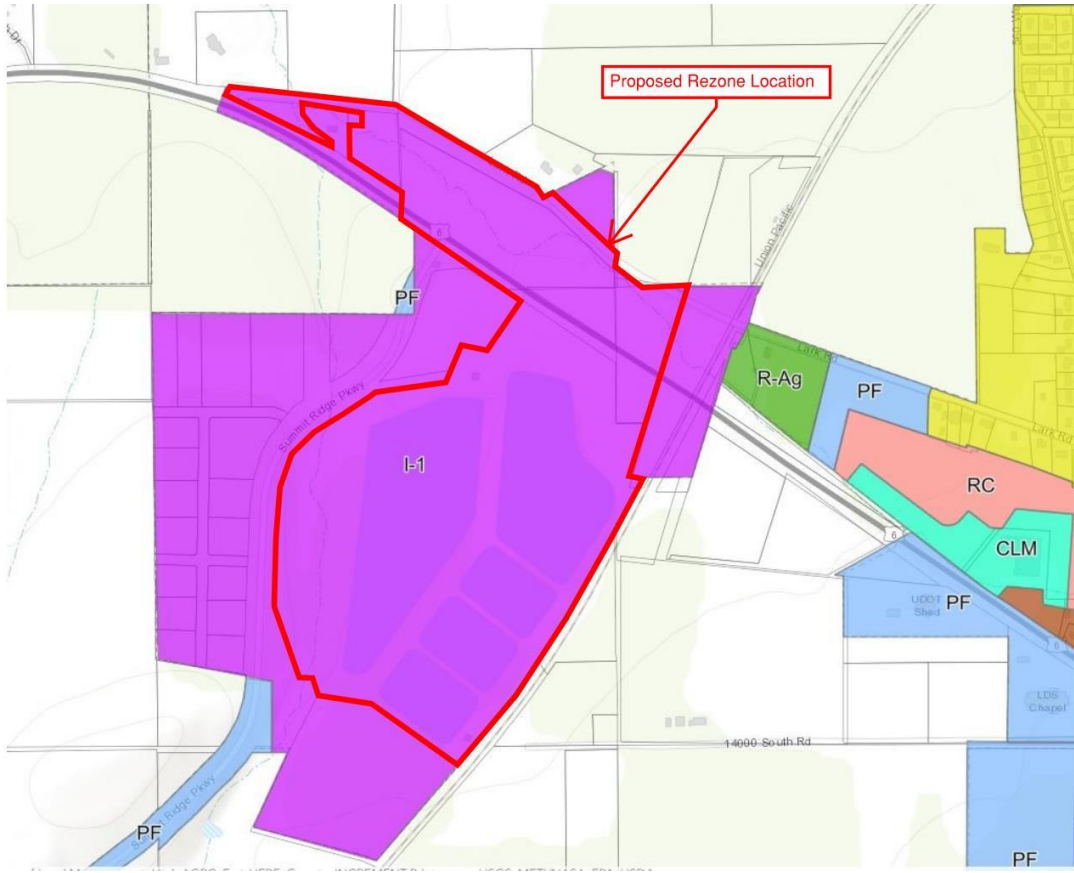
Staff Recommendation: It is recommended that the Planning Commission hold a public hearing as noticed and make a recommendation to the City Council concerning the potential rezone of the described properties.

Recommended motion: “Motion to forward a (positive/negative) recommendation to the City Council that approximately 179.49 acres of City-owned property from the Residential (R-8) Zone, the Industrial (I-1) Zone, the Planned Community (PC) Zone and the Main Street Commercial (MSC) District in the Main Street Business Districts Zone to the Public Facilities, (PF) Zone.

Attachments

1. Zoning and Location Map
2. Draft Ordinance





ORDINANCE NO. DRAFT

AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY, MORE SPECIFICALLY, APPROVING THE REZONING OF APPROXIMATELY 179.49 ACRES FROM THE RESIDENTIAL (R-8) ZONE, THE INDUSTRIAL (I-1) ZONE, THE PLANNED COMMUNITY (PC) ZONE AND THE MAIN STREET COMMERCIAL (MSC) DISTRICT WITHIN THE MAIN STREET BUSINESS DISTRICTS ZONE TO THE PUBLIC FACILITIES (PF) 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 9, 2024 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 179.49 acres from the Residential (R-8) Zone, the Industrial (I-1) Zone, the Planned Community (PC) Zone and the Main Street Commercial (MSC) District within the Main Street Business Districts Zone to the Planned Facilities (PF) Zone, which include the following parcel numbers: 09:058:0001, 09:058:0002, 09:058:0003, 09:058:0004, 09:065:0005, 09:065:0011, 09:078:0001, 09:081:0006, 09:088:0006, 09:088:0010, 29:036:0025, 29:036:0076, 29:036:0090, 32:006:0014, 32:008:0050, 32:009:0021, 32:009:0086, 32:015:0026, 32:015:0036, 32:0021:0062, 32:022:0013.

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 179.49 acres be rezoned from the Residential (R-8) Zone, the Industrial (I-1) Zone, the Planned Community (PC)

Zone and the Main Street Commercial (MSC) District within the Main Street Business Districts Zone to the Planned Facilities (PF) 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 17, 2024. 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 16th day of January 2024.

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 16th day of January 2024, entitled

“AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY, MORE SPECIFICALLY, APPROVING THE REZONING OF APPROXIMATELY 179.49 ACRES FROM THE RESIDENTIAL (R-8) ZONE, THE INDUSTRIAL (I-1) ZONE, THE PLANNED COMMUNITY (PC) ZONE AND THE MAIN STREET COMMERCIAL (MSC) DISTRICT WITHIN THE MAIN STREET BUSINESS DISTRICTS ZONE TO THE PUBLIC FACILITIES (PF) 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 16th day of January 2024.

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 ____ 2024, by AMALIE R. OTTLEY.
My Commission Expires:

Notary Public

Residing at Utah County