

MEMO



To: Planning Commission
From: Ryan Harris, Staff Planner
Date: August 20, 2021
Re: **Santaquin 94 LLC Rezone**

From: CBD To: MSR

Rick Lybbert with Mountain Land Physical Therapy is proposing a rezone of 0.93 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.

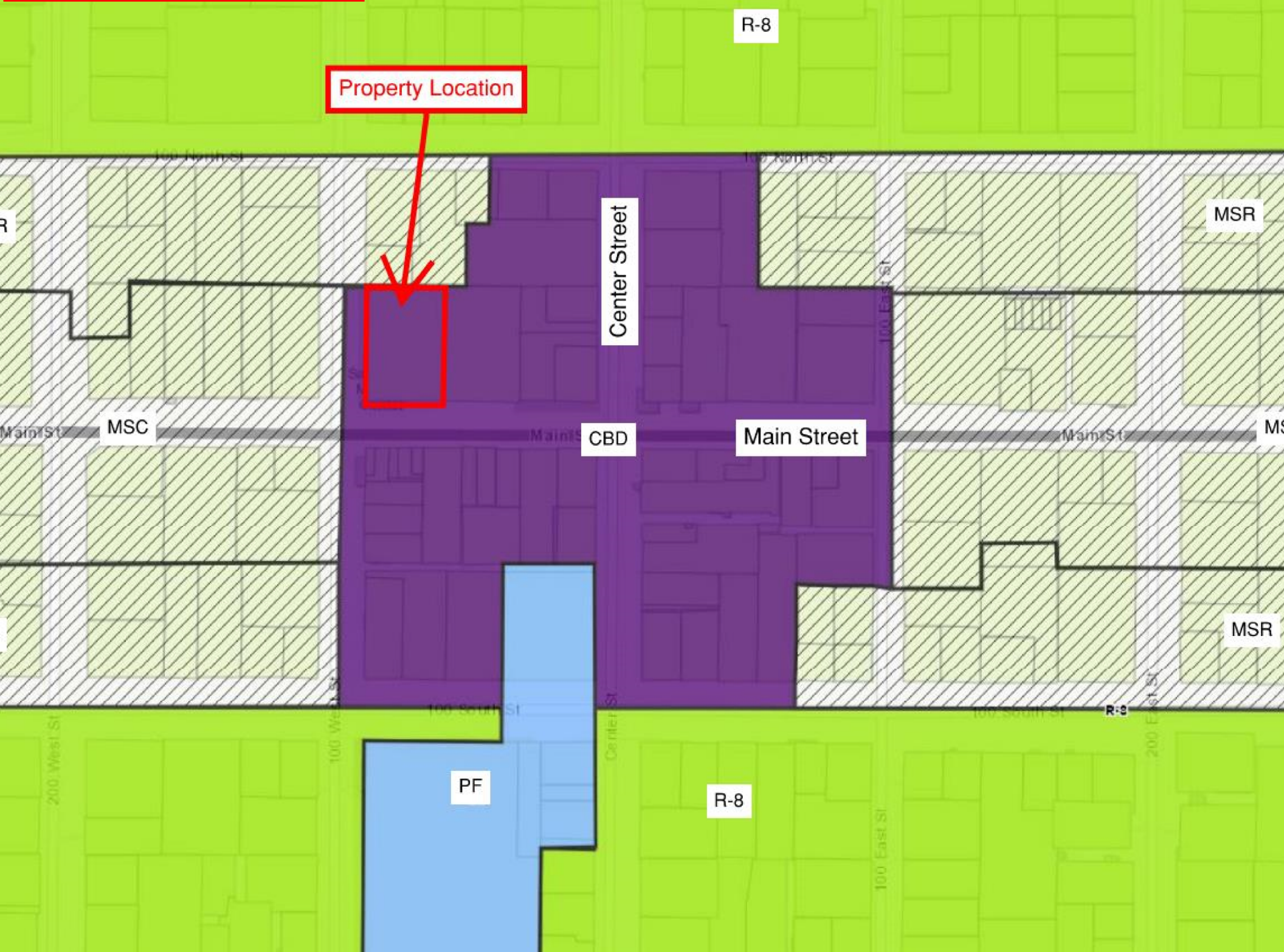
This review is for the Planning Commission to discuss the rezone proposal and forward a recommendation to the City Council. Rezoning requirements can be found in Santaquin City Code Section 10.20.060 (Attachment 4).

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

Recommended motion: “Motion to recommend approval/disapproval of the *Santaquin 94 LLC* rezone.”

Attachments

1. Zoning and Location Map
2. Applicant Letter
3. Concept Plans
4. Santaquin City Code 10.20.060



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**



**MEDICAL
& PT
CLINIC**

N 100 W St

50

6

W Main St

PROPOSED LOT LAYOUT

NEW PARKING & ACCESS

**MEDICAL
CLINIC**

**PT
CLINIC**

N 100 W St

50

6

W Main St

10.20.060 REZONING

Property owners desiring to change the zoning classification for property which they own, whether individually or as a part of a larger development project, may make application to the community development department for a hearing to rezone their property. The requirements and procedures for such rezoning applications shall comply as stipulated herein.

- A. Application Requirements: Applications to rezone property shall consist of, but not be limited to, the following:
1. A completed Santaquin City rezoning application;
 2. A concept plan depicting the layout, including, but not limited to, roads, parks, trails, and type of development anticipated within each zoning classification being requested. This plan shall also include a density table which reflects the anticipated development which includes, but is not limited to:
 - a. The anticipated potential number of development units, residential and commercial, within each zoning classification requested; and
 - b. The potential number of development units possible for the same planned development under the current zoning classification.
 3. Legal description of the property(ies) proposed to be rezoned along with a map and area calculation for each area to be affected;
 4. Materials for proper notification to adjacent property owners as outlined in SCC 10.68.110; and
 5. Rezoning application fees, as determined by resolution of the city council and listed in the Santaquin City fee schedule.
- B. Procedure: Upon receipt of a complete application, the application will be scheduled for review and a public hearing by the planning commission at the next available meeting(s), following proper notice. Upon receiving a recommendation from the planning commission, the application will be scheduled for review by the city council at the next available meeting(s), following proper notice. Following approval from the city council, the property will be rezoned on the official city zoning map and the property owner will be required to comply with any and all regulations applicable within the zoning classification to which the property is rezoned.
- C. Requirements For Review: Prior to making a recommendation to the city council regarding the rezoning of property, the planning commission shall consider the following criteria:
1. How closely rezoning conforms to the intent of the Santaquin City general plan and annexation policy plan;
 2. Whether rezoning will adversely affect surrounding properties; and
 3. Whether rezoning will cause property, structures, or uses of the property to unnecessarily become nonconforming according to this title.
- The city council should consider the recommendation of, and any findings of fact provided by, the planning commission and the criteria of this paragraph before approving a rezone of property.
- D. Partial Rezoning: A single property may be rezoned in part. All rezoning approvals by the city

council and planning commission of this nature shall be effective only after written notice of the change approval is given to the Utah or Juab County assessor office.

- E. Corrective Measures: No rezoning shall be permitted as a corrective measure for a property, use, or structure on a property which is found to be in violation of any provision of this title by the building official, zoning administrator, or other authorized officer.
- F. Resubmission: No application for rezoning which receives a denial from the city council shall be permitted to resubmit the same application for a period of not less than twelve (12) months from the date of denial unless the applicant(s) can provide documentation of information or facts that were not available at the time of review of the original application. (Ord. 03-03-2014, 3-19-2014, eff. 3-20-2014)

HISTORY

Amended by Ord. [05-01-2020](#) on 5/5/2020