

# MEMORANDUM



To: Planning Commission

From: Aspen Stevenson, Planner

Date: July 3, 2025

RE: **29 Acre Feild Ranch Rezone Request**

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It is proposed that the Planning Commission and City Council consider amending the Santaquin City Zoning Map to change the zoning of approximately 29.39 acres of parcel numbers 30:092:0009, 30:092:0018, 30:092:0011 from the Residential Agriculture (R-Ag) zone to the Commercial (C1) zone located at 4279 West 12800 South.

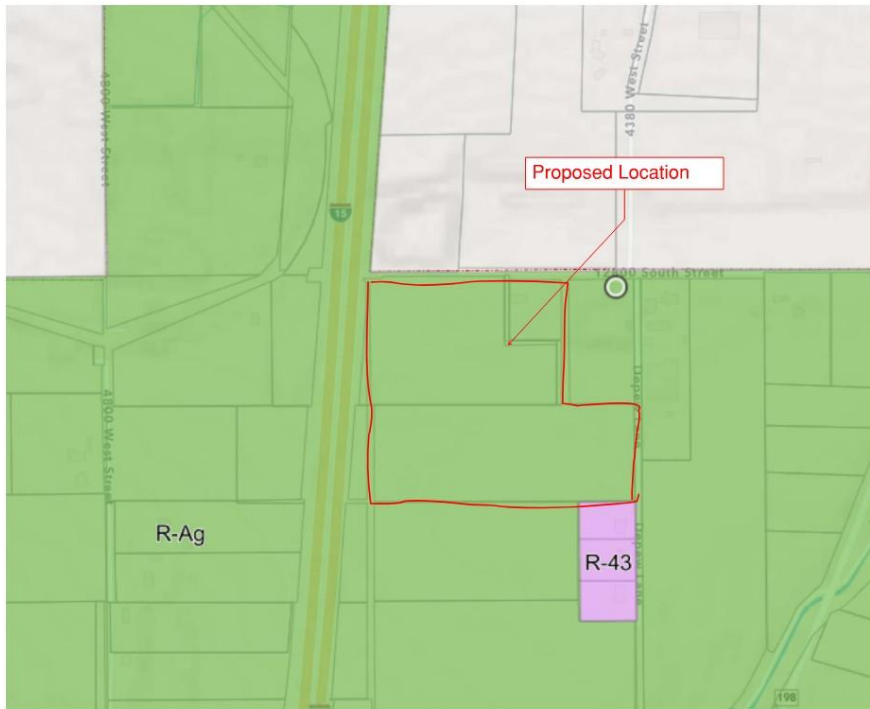
This rezoning proposal is at the request of applicants Veronica Feild Jackson, Kaycee Feild, Maclee Anderson, Jade Anderson, Shad Feild, and Brenan Jackson who hope to develop a luxury RV resort at their property.

**Recommended motion:** “Motion to forward a positive/negative recommendation to the City Council for the rezoning of approximately twenty-nine acres of parcel numbers 30:092:0009, 30:092:0018, 30:092:0011 from the Residential Agriculture (R-Ag) zone to the Commercial (C1) zone.

**Attachments:**

1. Property Location and Current Zoning
2. Proposed Zoning Map
3. Rezone Application

## Zoning Map Showing Property Location and Surrounding Zoning





# Santaquin City Zoning

## City Zoning Areas

- Ag - Agriculture

C-1 - General Commercial

CBD - Central Business District

CLM - Commercial Light Manufacturing

I-1 - Industrial

MSC - Main Street Commercial

MSR - Main Street Residential

PC - Planned Community

PF - Public Facilities

R-10 - Single Family 10,000sf Lots

R-10 PUD-Planned Unit Development
- R-12 - Single Family 12,000sf Lots

R-12 PUD-Planned Unit Development

R-15 - Single Family 15,000sf Lots

R-15 PUD-Planned Unit Development

R-20 - Single Family 20,000sf Lots

R-43 - Single Family Min. 1 Acre Lots

R-8 -Core Area Residential 8,000sf Lots

R-Ag - Residential Agriculture

RC - Residential Commercial

## Boundary Lines

- Santaquin City Boundary

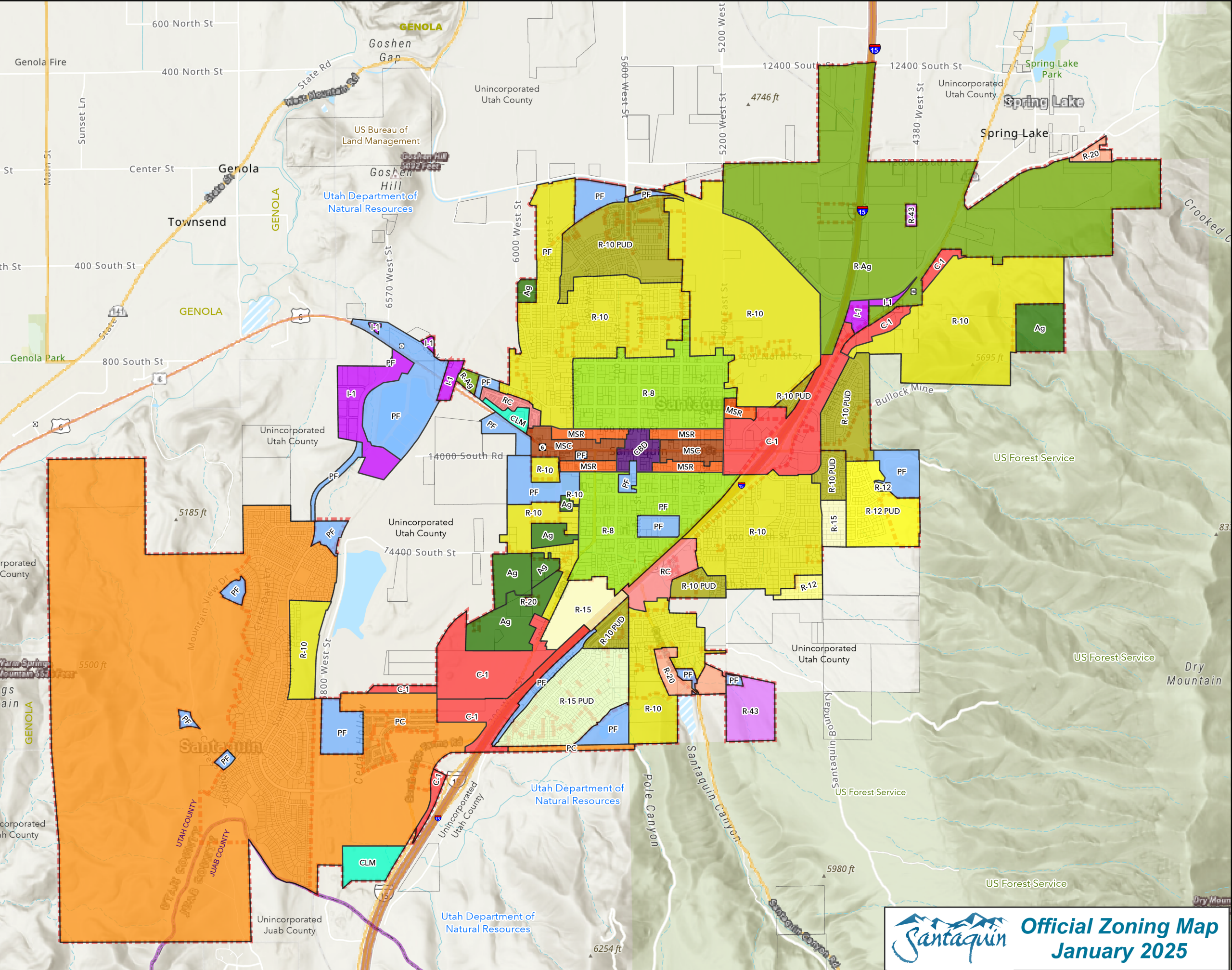
Parcel
- Utah County Boundary

## Special Areas

Please contact Santaquin City Community Development for locations of Agriculture Protection Areas, Hillside Overlay Areas, Wildland Interface Areas, or any other Special Areas not on this map.



Date: 1/23/2025  
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Official Zoning Map  
January 2025



# Santaquin City Zoning Amendment Application

110 S. Center Street, Santaquin, Utah 84655  
80-754-1011 [www.santaquin.org](http://www.santaquin.org)



**Note:** This application, in addition to any and all required materials for submission of your request, must be turned into the Community Development Department in order to be placed on an agenda. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered. It is recommended that any questions or concerns be addressed to the respective City Office before this application is submitted. Meetings are held at 110 S. Center Street, Santaquin.

Application fee \$400.00

Jade Anderson  
Shad Feild  
Brenan Jackson

Applicant Information		
Applicant Name: <u>Veronica Feild Jackson</u> <u>maelee Anderson</u> <u>Rancee Feild</u>		
Applicant Signature: <u>Veronica Feild Jackson</u>	Date: <u>6-11-25</u>	
Application Type: <input checked="" type="checkbox"/> Property Rezone <input type="checkbox"/> Ordinance Text Change		
Property Rezone Application Information		
Project Address: <u>4279 W. 12800 S. Santaquin</u>		
Project Parcel Number(s): <u>30:092:0009</u> <u>30:092:0018</u> <u>30:092:0011</u>		
Current Zoning: <u>AG</u>	Proposed Zoning: <u>C1</u>	Acres: <u>38</u>
Property Owner's Information (If applicable)		
Property Owner Name: <u>Veronica Feild Jackson</u>		
Property Owner Signature: <u>Veronica Feild Jackson</u>	Date: <u>June 11, 2025</u>	