

# MEMO



To: Mayor Olson and City Council Members  
From: Jason Bond, Community Development Director  
Date: April 14, 2022  
Re: **Amendment to I-1 Industrial Zone to Allow Heavy Commercial Land Use**

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It is proposed that the City Council consider amending the I-1 Industrial Zone (Section 10.20.130) to allow a Heavy Commercial land use, as currently defined in Santaquin City Code, as a permitted use. Heavy Commercial is defined as:

COMMERCIAL, HEAVY: An establishment or business which generally uses open sales yards, outside equipment storage, or outside activities that generate noise or other impacts considered incompatible with less intense uses. Typical businesses in this definition are lumberyards, construction specialty services, heavy equipment suppliers, or building contractors.

Staff recently received an inquiry from someone who is interested in purchasing property that is currently zoned I-1 Industrial. They are possibly interested in located a business on the property that sells landscaping supplies. The description of their business and the supplies sold are as follows:

Our goals would be to create a landscape supply business where we could sell the following items to both large landscape companies as well as the general public:

- \* Boulders
- \* Topsoil
- \* Mulch
- \* Gravel

We would also greatly improve/beautify the land by designing rock wall displays, possible fountains, trees and shrubbery. Other eventual improvements would likely include a dedicated driveway, parking lot, "guard shack" pay station of sorts, etc... We would also take advantage of the freeway frontage for advertising.

Staff not only feels that the described business, and the Heavy Commercial land use as defined, would be an appropriate use in the Industrial Zone, but we feel like a business like this would be a great business for the residents of Santaquin City to have access to.

The Planning Commission reviewed the proposal and made the following recommendation:

Commissioner McNeff made a motion to make a positive recommendation to the City Council to approve the amendment of the I-1 Industrial zone to allow for Heavy Commercial. Commissioner Howard seconded the motion.

Commissioner Hoffman, Yes; Commissioner Weight, Yes; Commissioner Howard, Yes; Commissioner McNeff, Yes; Commissioner Romero, Yes; Commissioner Wood, Yes.

The vote passed unanimously in favor.

**Staff Recommendation:** It is recommended that the Heavy Commercial land use be permitted in the I-1 Industrial Zone.

**Recommended motion:** “Motion to adopt Ordinance No. 04-02-2022, which adds Heavy Commercial as a permitted land use in the I-1 Industrial Zone.”

**ATTACHMENT:**

1. Proposed Ordinance No. 04-02-2022