

# MEMORANDUM



To: Planning Commission

From: Camille Moffat, Planner I

Date: October 20, 2023

RE: **Andrea Lee 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 the lot at 55 S. 300 E. (parcel ID 09:091:0012) from Main Street Residential (MSR) to Main Street Commercial (MSC). The area proposed to be rezoned is 0.4688 acres and currently has a single family dwelling on the premises.

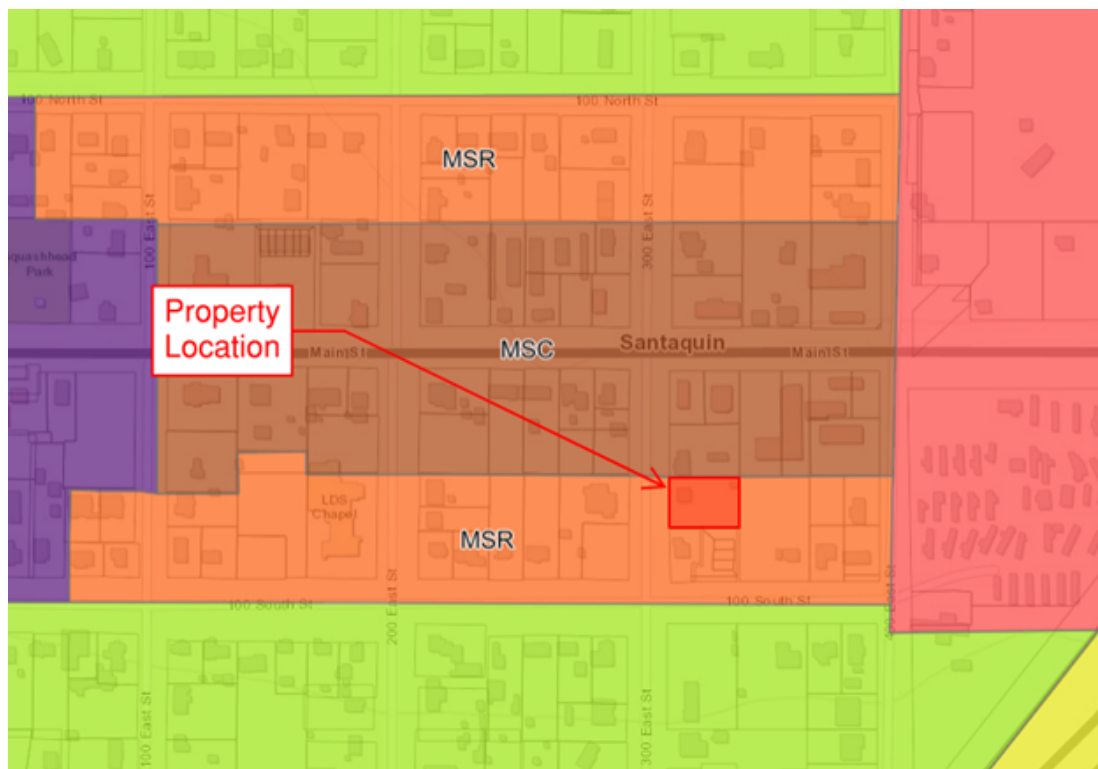
The applicant Andrea Lee submitted a proposal (Attachment 2). This proposal is the applicant's justification for why the proposed zone change should be approved. This review is not approving any development on the site. This review is for the Planning Commission to forward a recommendation on the rezone to the City Council.

**Recommended motion:** "Motion to forward a positive/negative recommendation to the City Council that 55 S. 300 E. be rezoned from Main Street Residential (MSR) zone to Main Street Commercial (MSC).

**Attachments:**

1. Property Location and Current Zoning
2. Application (Zone Change Proposal)

Attachment 1: Property Location and Current Zoning





## Santaquin City Corporation Rezoning Request Application

Review Time: Rezoning Requests require seven weeks on average for review and Public hearings. This may be increased as determined by completeness of plans, complexity of the proposal and the need for additional review time.

Meetings: City Council meetings are held the 1<sup>st</sup> and 3<sup>rd</sup> Wednesday of each month at 7:00 p.m. Development Review Committee (DRC) meetings are held the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month at 3:00 p.m. Planning Commission meetings are held the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month at 7:00 p.m.

All of the above meetings are held in the City Council Chambers at City Hall, 45 West 100 South, Santaquin. All meeting dates are subject to City-observed holidays, scheduling necessities and each reviewing body's approved yearly meeting schedule.

Rezoning Information	
Address: 55 S 300 E Santaquin, UT 84655	
Current Zoning:MSR	Requested Zoning:MSC
Date of Submission:10/3/2023	Acres: .47

Contact/Developer Information	
Company Name:	Contact:
Address:	City, State, Zip:
Phone:	Alternate Phone:
Email:	Signature:

Application Checklist
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- ‘ Legal Description of properties proposed for rezoning.
- ‘ Rezoning Application fees
- ‘ Subdivision plans, as applicable

Multiple Property / Zoning Proposals:

- ‘ Layout and surrounding zoning map
- ‘ Development Proposal Maps

## **55 S 300 E REZONE PROPOSAL**

My name is Andrea Lee, my husband and I own the property at 55 S 300 E Santaquin Utah. We have been residents of Santaquin for over 21 years. We have raised our 2 sons in Santaquin. I am requesting a Consideration of a Rezone. The reason for the request is to streamline the process for selling the property as a Commercial Property. The home currently is in the MSR zone which is a mixed use zone.

I have had several interested parties interested in building Multi-Family Units on the property, however the challenge I'm dealing with is 3 years ago there was a change in the MSR Code that requires a minimum of 1 acre+ for a Multi-Family Development. Unfortunately this requirement has limited my ability to sell the house/property to multiple interested parties.

I have had very little interest in any potential buyer wanting to come in and rebuild/add on to the current residential home on the property for the use of their Primary Residence.

With the new expansion to the Holiday gas station on the north side of my lot, the Rezoning of my Property as a Commercial Lot creates a natural flow for customers in this specific geographic area.

I'm confident that rezoning the lot to MSC will create more options to the lot and will greatly benefit this growing city. Allowing the lot to be zoned MSC will open up more options for businesses looking to grow and expand here in Santaquin. Thank you in advance for your time and efforts in reviewing my request, I appreciate it.