

# MEMO



To: Planning Commission

From: Loren Wiltse Senior Planner

Date: May 5, 2023

RE: **Shayne Ahlin Property Rezone Request**

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Hales Land LLC., has submitted a rezone application requesting the Planning Commission and City Council consider amending the Santaquin City Zoning Map to change the zoning of the Shayne L. Ahlin property (Parcel ID's 30:091:0045) from the Residential Agriculture (R-Ag) zone to the Industrial (I-1) zone. The area proposed to be rezoned is currently vacant and consists of approximately 4.376 acres and is approximately located at 685 N SR 198.

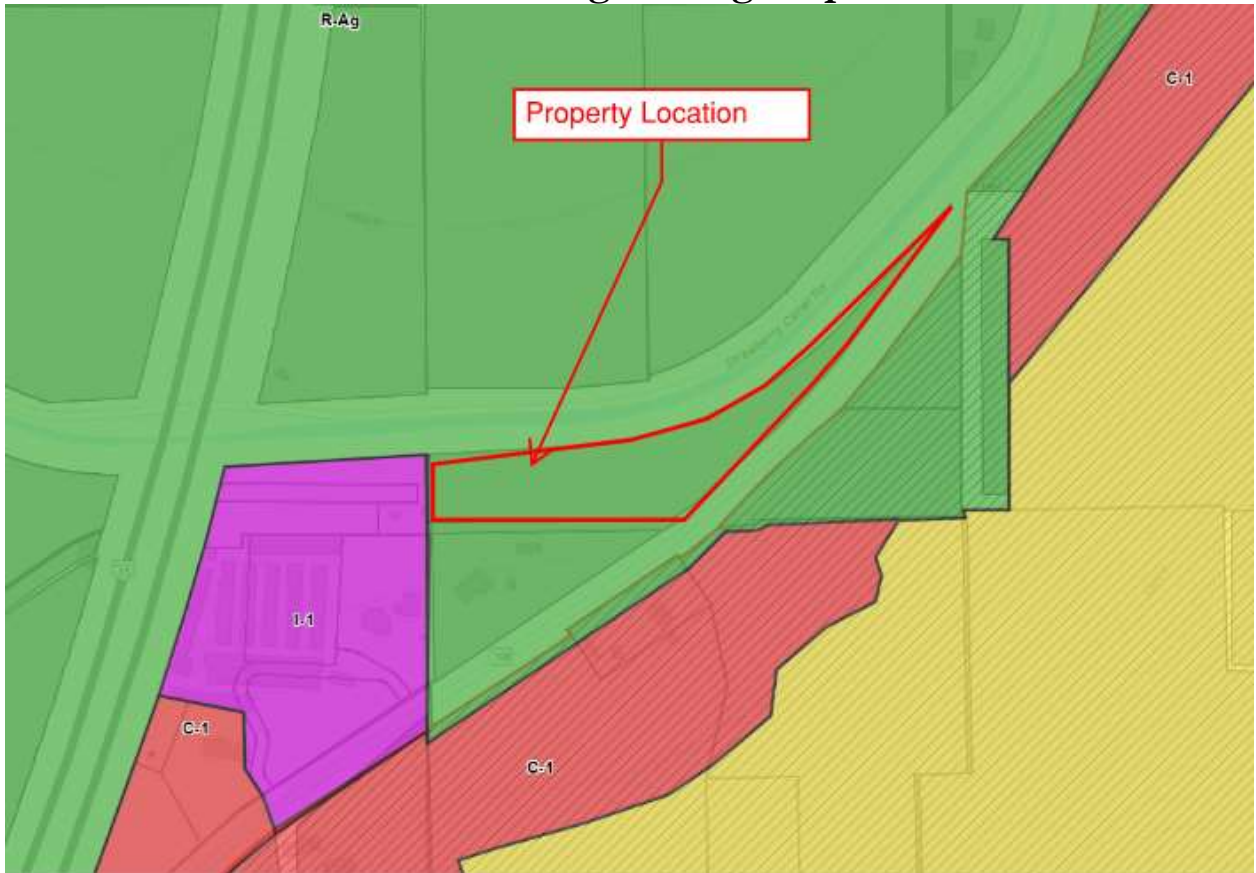
The owner has authorized the applicant, Hales Land, LLC, (Contact Brad Hales & Cliff Hales) to submit a zone change application and conceptual storage unit design. (Attachment 2) The conceptual design plan is the applicant's justification for why the proposed zone change should be approved and does not represent an actual project for review or approval. 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 or negative) recommendation to the City Council that approximately 4.376 acres of the Shayne L. Ahlin property be rezoned from Planned Community (PC) zone to Commercial Light Manufacturing (CLM) Zone.

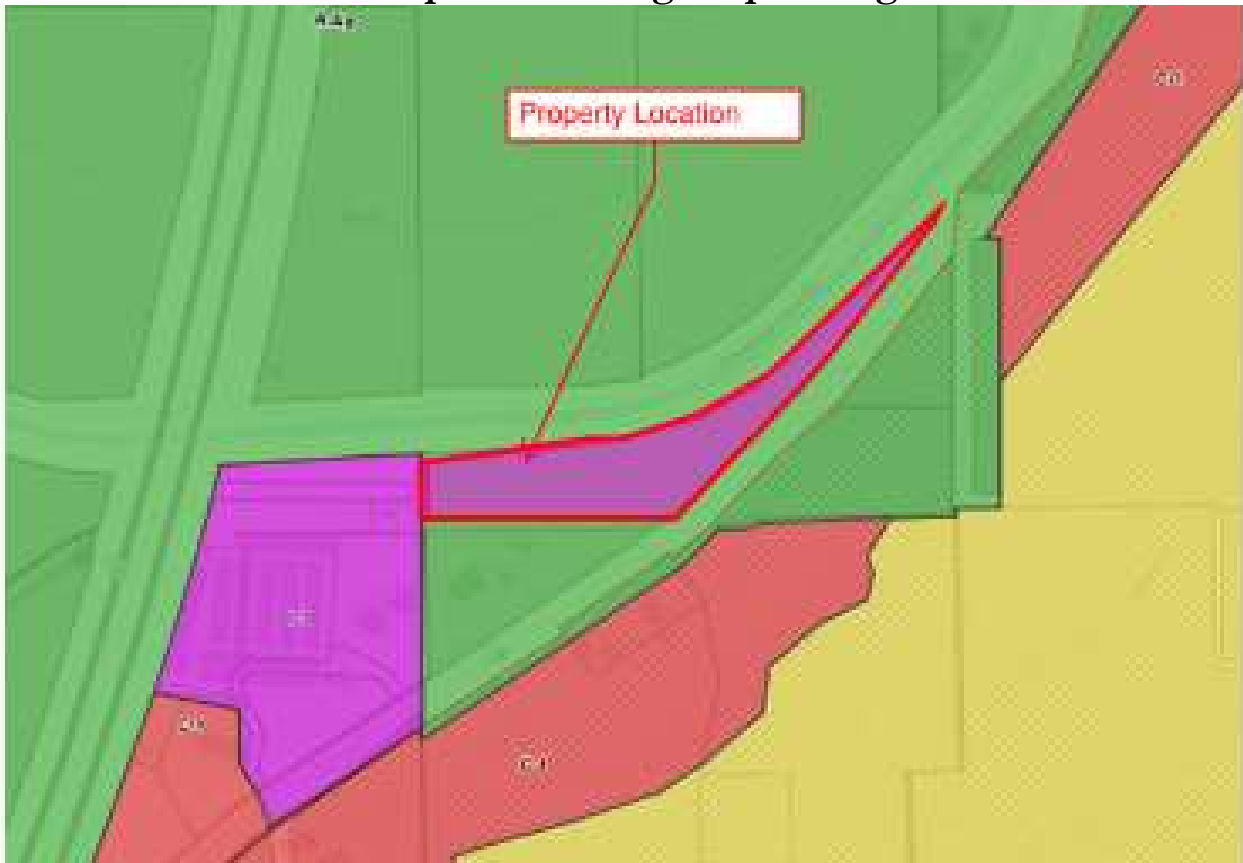
**Attachments:**

1. Existing and Proposed Zoning Map
2. Application (Zone Change Proposal)

## Existing Zoning Map



## Proposed Zoning Map Change





## 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: TAX ID # 30:091:0045

Current Zoning: R-Ag

Requested Zoning: I-1

Date of Submission: 4-24-23

Acres: 4.376

### Contact/Developer Information

Company Name: Hales Land, LLC

Contact: Brad Hales, Cliff Hales

Address: P.O. Box 356

City, State, Zip: Salem, UT 84653

Phone: 801-380-9326

Alternate Phone: 801-372-1809

Email: brad@halesbuilt.com

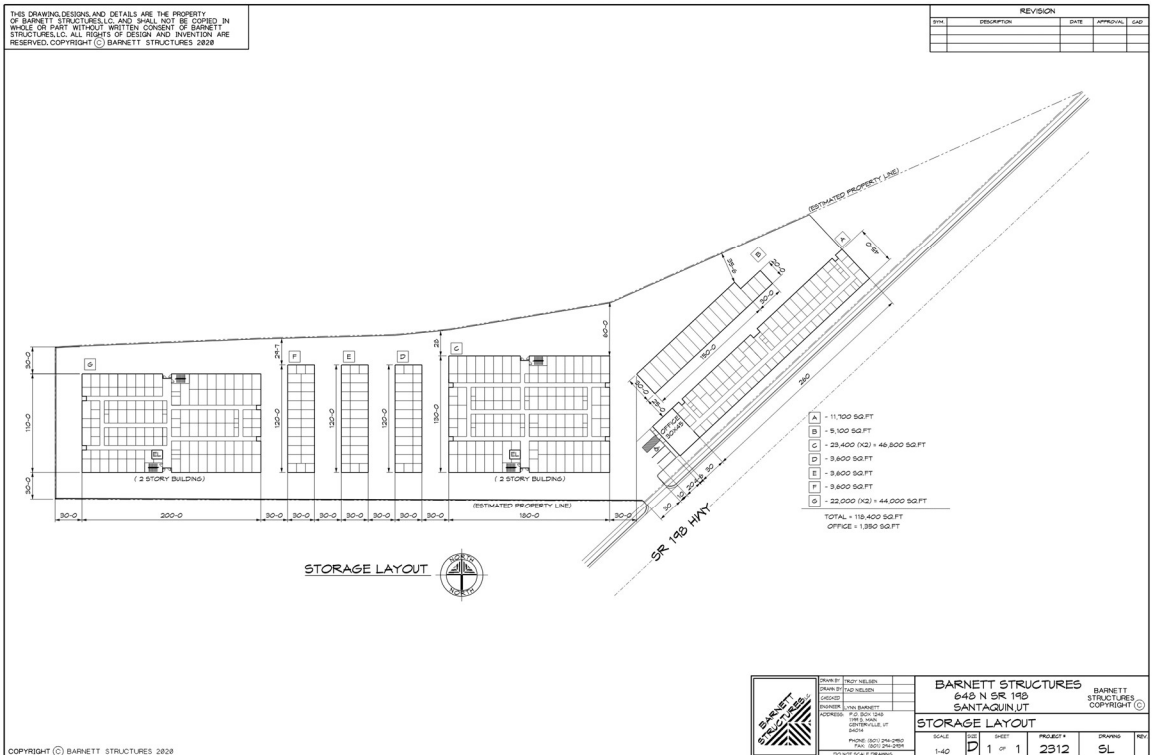
Signature:

### Application Checklist

- 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



I Shayne Ahlin being the sole owner  
of parcel # 30-091-0045 do hereby grant  
Hales Land LLC permission to make application  
for rezoning my property from R-AG to L1.

Shayne Ahlin 4/25/23

