

MEMORANDUM



To: Planning Commission
From: Ryan Harris, Senior Planner
Date: January 8, 2025
RE: **2-Acre Peter Rabbit Springs Rezone Request**

It is proposed that the Planning Commission and City Council consider amending the Santaquin City Zoning Map to change the zoning of approximately 2 acres of parcel number 32:040:0066 from the Public Facilities (PF) zone back to the R-12 zone.

This rezoning proposal is related to the approval of the Scenic Ridge Estates Development Agreement, which was reviewed by the Planning Commission on November 12, 2024 and approved by the City Council on November 19, 2024. In the development agreement, the developer provided the City with approximately 5 acres within the Scenic Ridge Development for a debris basin, while the City granted the developer the two acres that are being proposed to be rezoned.

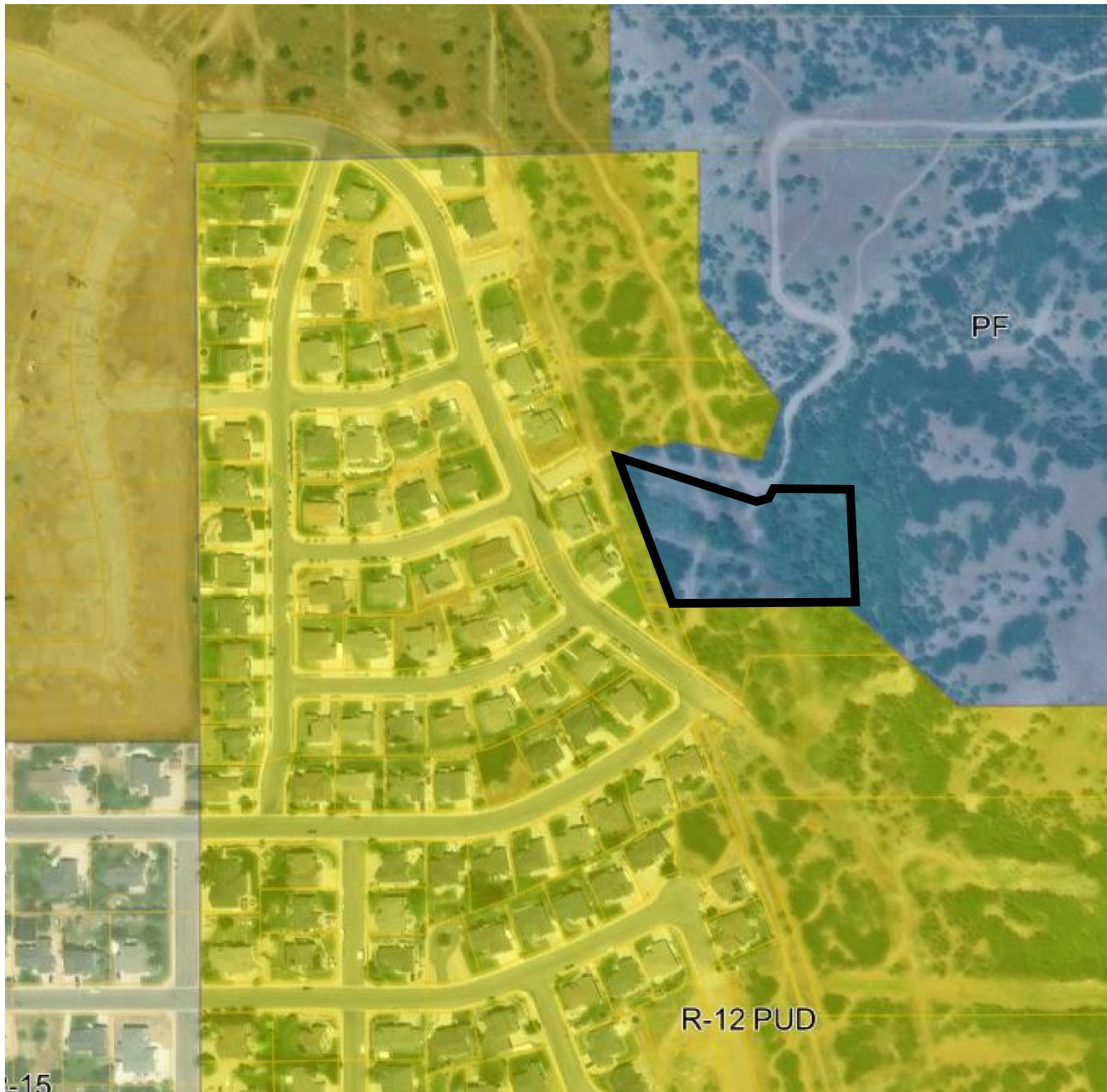
Prior to the approval of the development agreement, city staff also worked to rezone city land to the Public Facilities (PF) zone. Peter Rabbit Springs, which includes the 2 acres involved in this rezone request, was rezoned from the Residential R-12PUD to the PF zone. The proposed rezone aims to revert the property from the PF zone back to its original zoning of R-12.

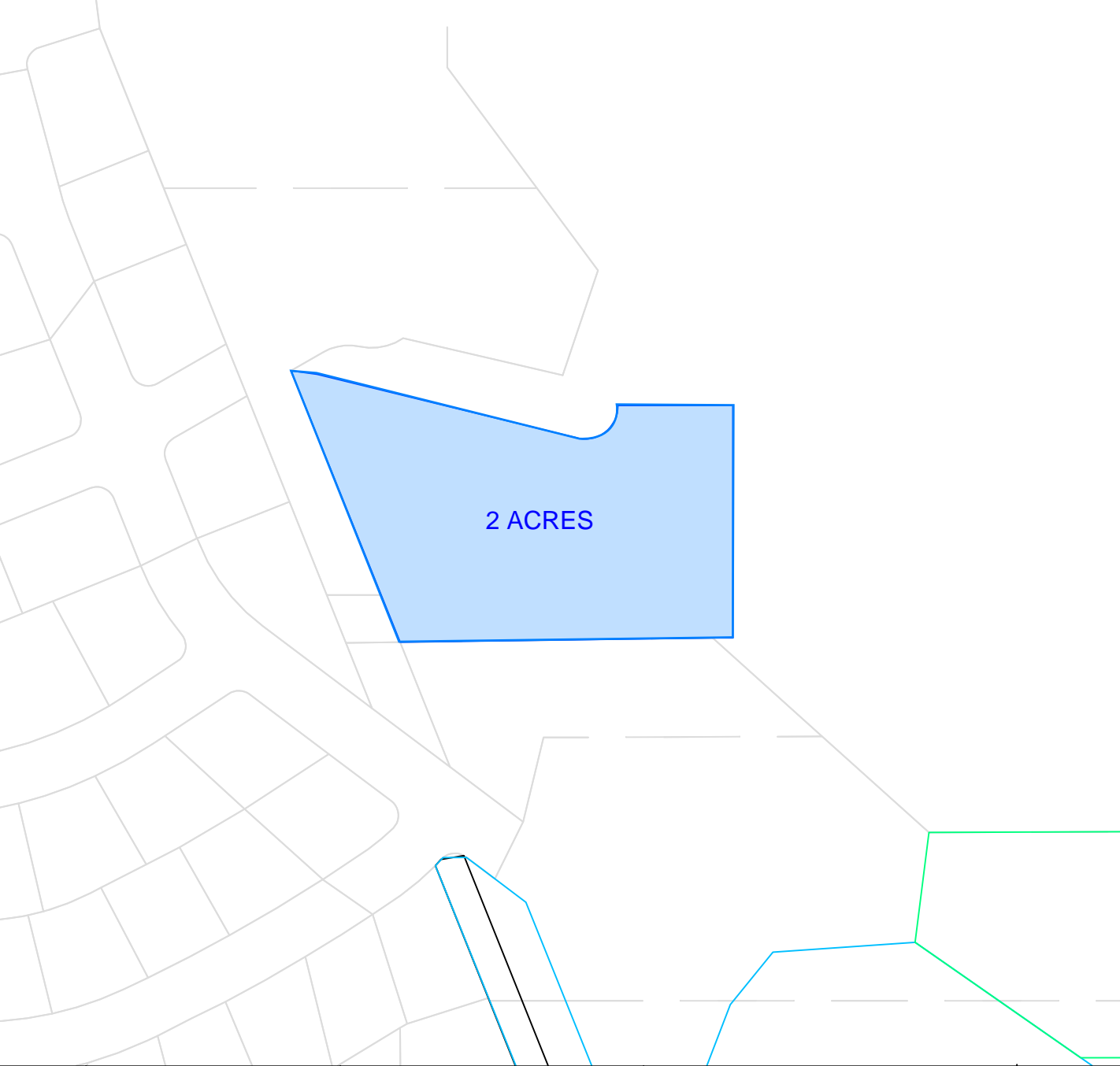
Recommended motion: “Motion to forward a positive recommendation to the City Council for the rezoning of approximately two acres of parcel number 32:040:0066 from the Public Facilities (PF) zone to Residential (R-12) Zone.

Attachments:

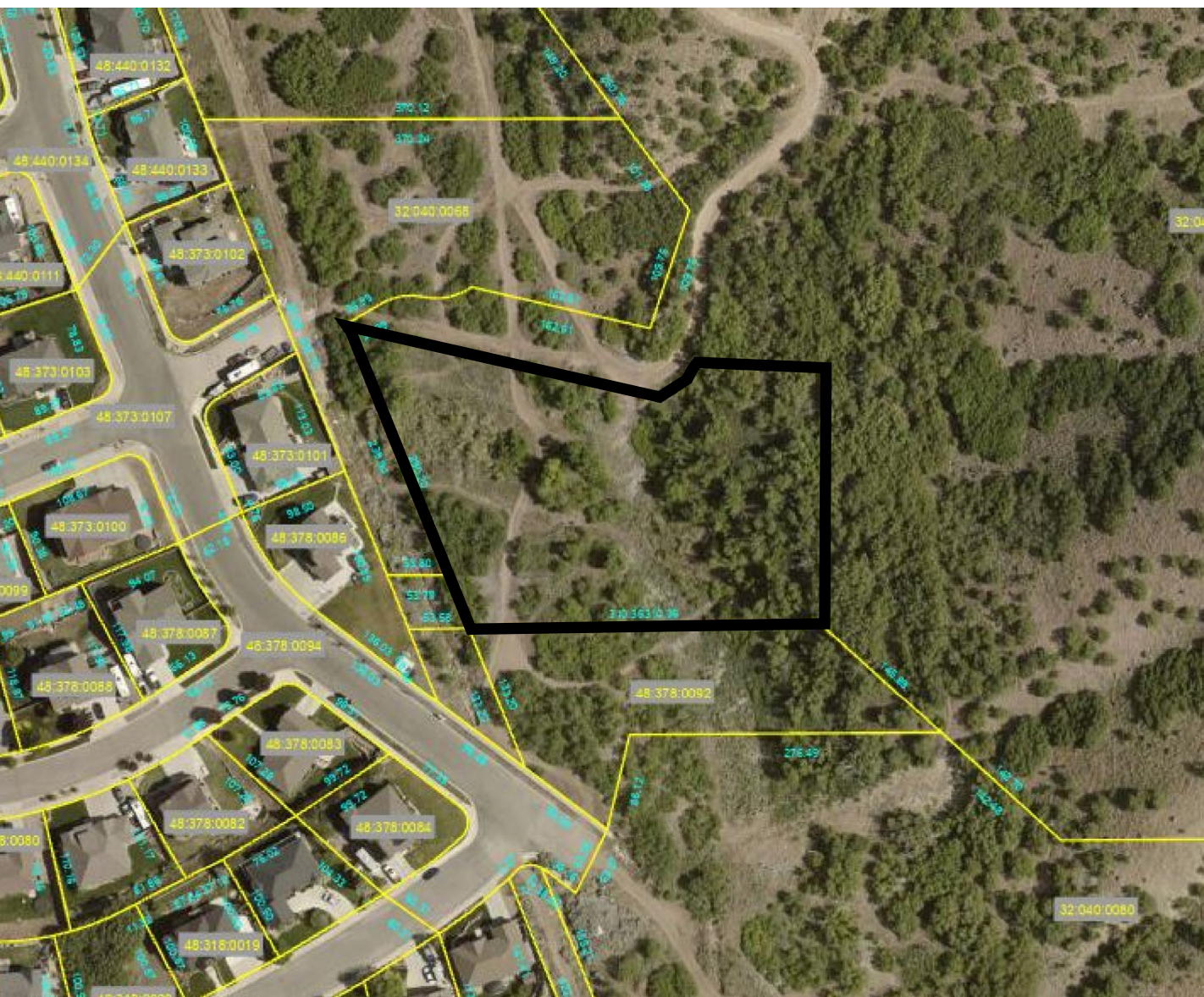
1. Property Location and Current Zoning
2. Proposed Zoning Map

Attachment 1: Property Location and Current Zoning





DRAWN BY:	CHECKED BY:	SANTAQUIN CITY 110 SOUTH CENTER STREET SANTAQUIN, UT 84655	Property Deeded to Developer	
DATE:	6-22-2024			



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

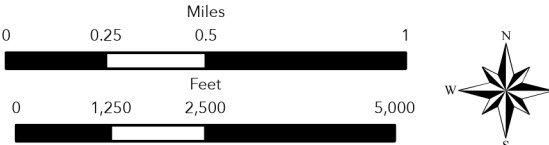
Boundary Lines

- 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: 1/8/2025
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