

# MEMO



To: Mayor Olson and City Council  
From: Jason Bond, Assistant City Manager  
Date: February 17, 2023  
RE: **Rezone Request for Utah SHOP LLC (ET AL) Property**

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Mr. Jon Jensen representing Land Entitlements & Acquisition Partners, LLC, is proposing that the City Council consider amending the Santaquin City Zoning Map to change the zoning of the Utah SHOP LLC (ET AL) property (Parcel ID's 32:021:0020 & 32:021:0018) from PC Planned Community zone to CLM Commercial Light Manufacturing zone. The area currently zoned PC Planned Community has a default land use designation of Interchange Commercial (C-1), since the Summit Ridge development agreement expired in December of 2020, and therefore is subject to those applicable commercial land use regulations. The area proposed to be rezoned is currently vacant and consists of approximately 32 acres of land.

Mr. Jensen submitted a zone change proposal that shows a conceptual project scope and design of what they would like to build. The current property owner's acknowledgement of this proposed zone change has also been provided. See attached.

Since the provided concept plan is the applicant's justification for why the proposed zone change should be approved, it would be expected that it would be followed if approved. Staff recommends that if the City Council is interested in rezoning the property as proposed, that an agreement be drafted to commit the applicant to implement the vision that is being presented. This would require some time for staff to work with the applicant to create the agreement. The ordinance to approve the zone change, in conjunction with the agreement, would then need to be presented for approval at a future City Council meeting.

The Planning Commission reviewed the proposal and has provided the following recommendation:

Commissioner Romero made a motion to forward a positive recommendation to the City Council that approximately 32 acres of the Utah SHOP LLC property be rezoned from Planned Community (PC) zone to Commercial Light Manufacturing (CLM) and include a development agreement. Commissioner Nixon seconded the motion.

Commissioner Wood, Yes; Commissioner Lance, Yes; Commissioner Hoffman, Absent; Commissioner McNeff, Absent; Commissioner Nixon, Yes; Commissioner Weight, Yes; Commissioner Romero, Yes. The motion was unanimously approved.

We look for the Mayor and City Council's direction after their review of the proposal and consideration of the provided recommendations.

**Recommended motion:** "Motion to table the consideration of an ordinance to rezone the Utah SHOP LLC (ET AL) property from Planned Community (PC) zone to Commercial Light Manufacturing (CLM) zone until such time that an agreement can be drafted which commits the applicant to implement the vision that is being presented."