



PLANNING COMMISSION

Tuesday, July 08, 2025, at 7:00 PM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://www.youtube.com/@santaquincity> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

WELCOME

INVOCATION/INSPIRATION THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

1. [PUBLIC HEARING: Feild Ranch Rezone Request](#)

[The Planning Commission will be hold a public hearing to review a proposal to rezone approximately 29.39 acres from the Residential Agriculture \(R-Ag\) zone to the Interchange Commercial \(C1\) zone. The property to be rezoned is located at 4279 W 12800 S.](#)

OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:

Amalie R. Ottley, City Recorder

MEMORANDUM



To: Planning Commission

From: Aspen Stevenson, Planner

Date: July 3, 2025

RE: **29 Acre Feild Ranch 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 29.39 acres of parcel numbers 30:092:0009, 30:092:0018, 30:092:0011 from the Residential Agriculture (R-Ag) zone to the Commercial (C1) zone located at 4279 West 12800 South.

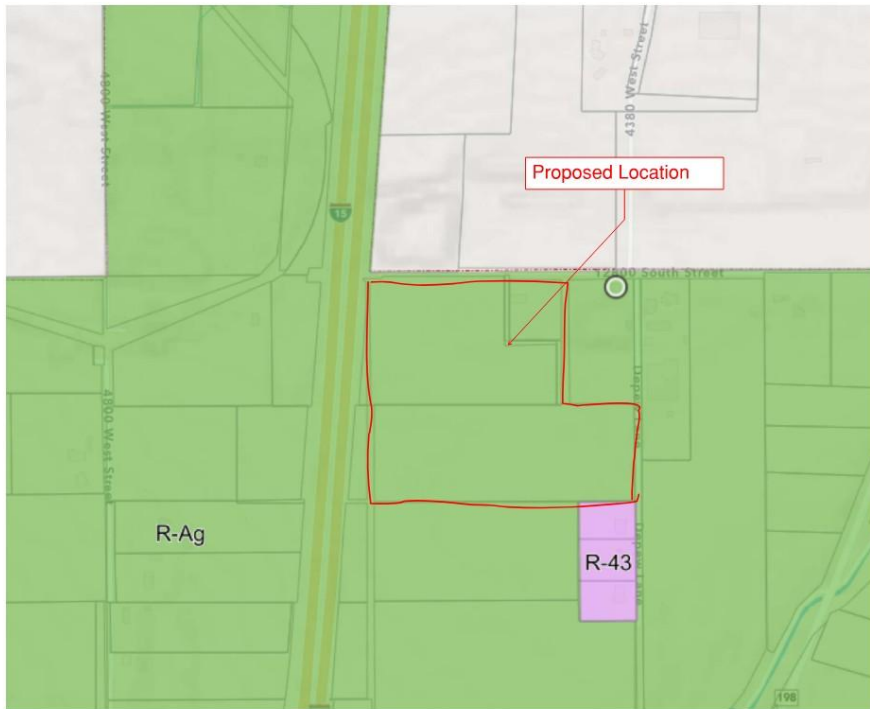
This rezoning proposal is at the request of applicants Veronica Feild Jackson, Kaycee Feild, Maclee Anderson, Jade Anderson, Shad Feild, and Brenan Jackson who hope to develop a luxury RV resort at their property.

Recommended motion: “Motion to forward a positive/negative recommendation to the City Council for the rezoning of approximately twenty-nine acres of parcel numbers 30:092:0009, 30:092:0018, 30:092:0011 from the Residential Agriculture (R-Ag) zone to the Commercial (C1) zone.

Attachments:

1. Property Location and Current Zoning
2. Proposed Zoning Map
3. Rezone Application

Zoning Map Showing Property Location and Surrounding Zoning



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

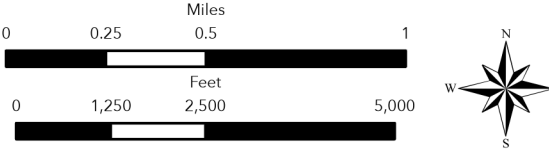
Boundary Lines

- Santaquin City Boundary

Parcel
- Utah County Boundary

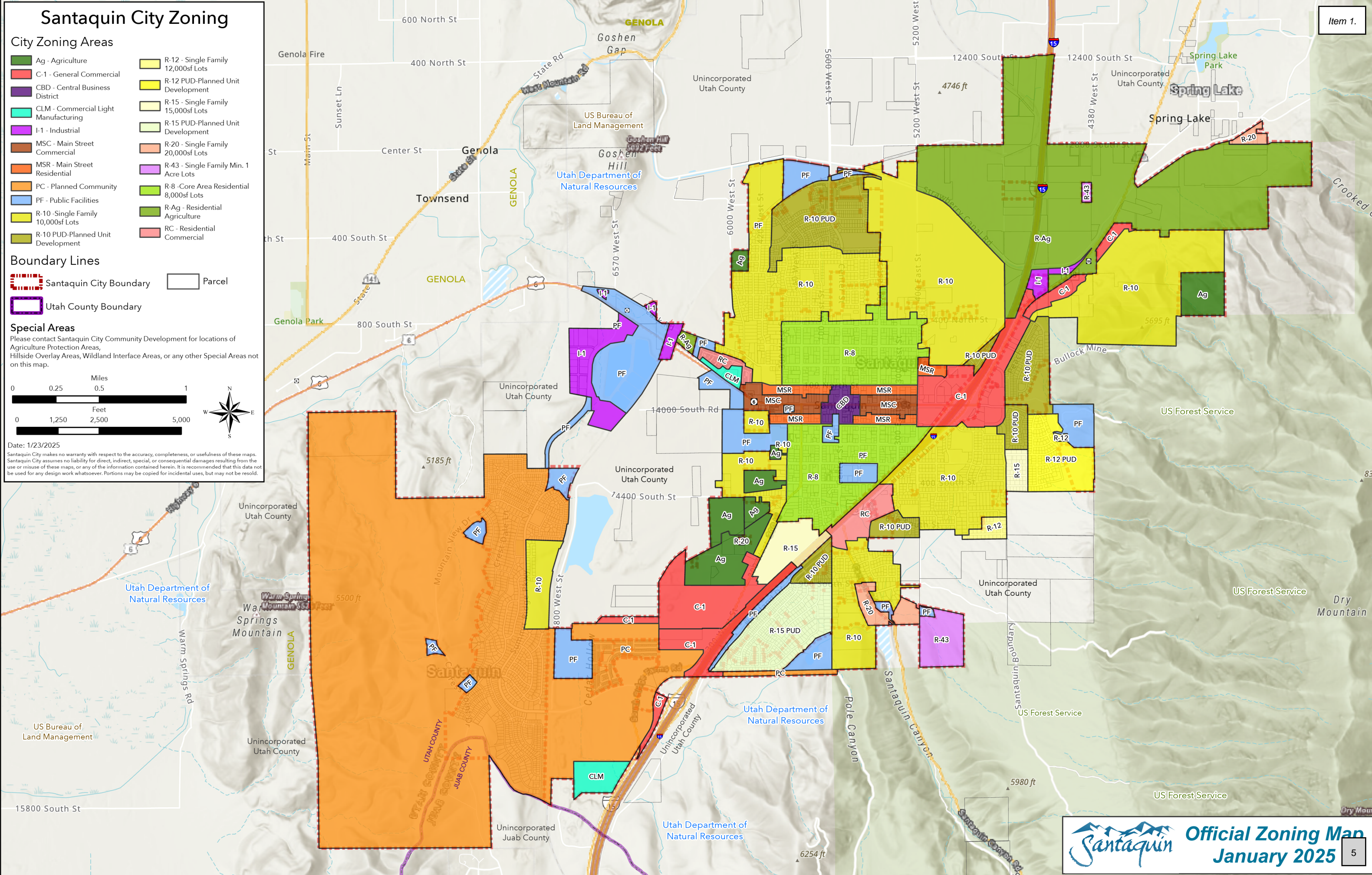
Special Areas

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: 1/23/2025

Santaquin City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Santaquin City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps, or any of the information contained herein. It is recommended that this data not be used for any design work whatsoever. Portions may be copied for incidental uses, but may not be resold.



Santaquin City Zoning Amendment Application

110 S. Center Street, Santaquin, Utah 84655

80-754-1011 www.santaquin.org



Note: This application, in addition to any and all required materials for submission of your request, must be turned into the Community Development Department in order to be placed on an agenda. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered. It is recommended that any questions or concerns be addressed to the respective City Office before this application is submitted. Meetings are held at 110 S. Center Street, Santaquin.

Application fee \$400.00

Jade Anderson
Shad Feild
Brenan Jackson

Applicant Information		
Applicant Name:		maelee Anderson Raycee Feild
Veronica Feild Jackson		
Applicant Signature:		Date:
Veronica Feild Jackson		6-11-25
Application Type:		
<input checked="" type="checkbox"/> Property Rezone <input type="checkbox"/> Ordinance Text Change		
Property Rezone Application Information		
Project Address:		
4279 W. 12800 S. Santaquin		
Project Parcel Number(s):		
30:092:0009 30:092:0018 30:092:0011		
Current Zoning:	Proposed Zoning:	Acres:
AG	C1	38
Property Owner's Information (If applicable)		
Property Owner Name:		
Veronica Feild Jackson		
Property Owner Signature:		Date:
Veronica Feild Jackson		June 11, 2025