

MEMO



To: Planning Commission

From: Jason Bond, Assistant City Manager

Date: August 8, 2025

RE: **Architectural Requirements in the Main Street Business Districts Zone**

It is proposed that the Planning Commission and City Council review and consider changing some architectural requirements in the Main Street Business Districts (MSBD) Zone – specifically related to roofline requirements.

This proposed change has come about because of a current Architectural Review Committee (ARC) review of a proposed Mountain America Credit Union (MACU) building on Main Street. This building (see attachment) does not comply with a specific architectural requirement because the shed roof on the front of the building that faces Main Street has a 2:12 pitch. The code allows for a flat roof or a minimum 5:12 pitch but anything in between isn't allowed. This requirement was reviewed by the ARC and there weren't any feelings that a sloped roof between flat and a 5:12 pitch would be detrimental to the look and feel on Main Street. MACU could increase the pitch of that roof to 5:12 to comply with code requirements but that would just make the building a little taller and possibly interfere with the balance of the building that has been designed.

Another challenge that the ARC has faced is an applicant's explanation that there is often a corporate look that they are required to use. This can sometimes not mesh well with the architectural requirements that are in Santaquin City Code. In the case of MACU, the only requirement that they do not comply with is the roof pitch. If that requirement of a compliant roof pitch is met, I am not sure that it drastically changes the look of the building or brings it closer to the ultimate intent of the zone. The intent of the architectural requirements in the MSBD zone is to "evoke a downtown reminiscent of late 1800 period architectural forms." I think this is a great look, but it is proving to be more and more challenging to implement on a Main Street that is more auto-oriented and on a 5-lane State Highway. This may be something else to consider so that Santaquin City is not jeopardizing the opportunity to bring new businesses to the community.

Recommended Action: Motion to recommend that the proposed amendment to the architectural requirements in the Main Street Business Districts Zone be approved as written.



NOT FOR CONSTRUCTION