

MEMO



To: Mayor Olson and City Council
From: Jason Bond, Assistant City Manager
Date: January 30, 2026
RE: **Rezone & Removal of the Central Business District**

It is proposed that the City Council consider repealing the Central Business District (CBD) of the Main Street Business Districts Zone from Santaquin City Code and the Official Zoning Map. This has been discussed with both the Planning Commission and the City Council in previous work session discussions. In summary, some of the reasons for considering this change are due to changes to the area (Main Street widening), availability of potential development or redevelopment in the CBD zoned areas, and more restrictive zoning that has been a challenge for some property owners and businesses. These points raise the question of whether or not the CBD zoning regulations are accomplishing the goals and objectives of what the intersection of Main Street and Center Street should be with the development trends of the area.

Regardless of the decision made on this proposal, it is anticipated that this important core area of the city will be discussed and reevaluated in the future as part of a General Plan update or as otherwise directed by the Mayor or City Council.

The Planning Commission held a public hearing, reviewed the proposal, and provided the following recommendation:

Commissioner Weight made a motion to remove the Central Business District from the Santaquin City Official Zoning Map. Commissioner Hoffman seconded the motion.

Commissioner Mike Weight, Yes; Commissioner Drew Hoffman, Yes; Commissioner Trevor Wood, Yes; Commissioner BreAnna Nixon, Yes; Commissioner LaDawn Moak, Yes. The motion passed.

The Planning Commission's recommendation did not include repealing the code language for the CBD from Santaquin City Code. They felt like it wouldn't hurt to keep the CBD language for the time being and it might help with the transition of repealing the CBD altogether. The CBD could also possibly be modified and reused elsewhere of the City in the future as needed. Therefore, their recommendation just includes removing the CBD from the zoning map and replacing it with Main Street Commercial District (MSC) and Main Street Residential District (MSR) zoning as shown on Exhibit A of the attached draft ordinance.

The attached ordinance had been prepared to be consistent with the Planning Commission's recommendation.

RECOMMENDED MOTION: "Motion to adopt Ordinance No. 02-01-2026, an ordinance amending the Official Zoning Map of Santaquin City, more specifically the rezoning of approximately 3.7 acres from Central Business District (CBD) to Main Street Residential (MSR) District of the Main Street Business Districts (MSBD) zone and approximately 20.4 acres from the Central Business District (CBD) to the Main Street Commercial (MSC) District of the MSBD zone."