

MEMORANDUM



To: Mayor Olson and City Council

From: Aspen Elmer, Planner

Date: June 12th, 2026

RE: **Bright Steps Academy Residential Commercial Rezone Request**

It is proposed that the City Council consider amending the Santaquin City Zoning Map to change the zoning of approximately 2.5 acres of parcel 30:091:0047 from the Residential Agriculture (R-Ag) zone to the Residential Commercial (RC) zone.

This rezoning proposal is at the request of applicant, Shayla Jenkins, Oakly Johnson, and Dustin Johnson, who hopes to open a minor home occupation daycare, Bright Steps Academy, and eventually move towards a commercial daycare in the future. The R-Ag zone currently allows for home occupations.

In reference to our general plan and future land use map, the requested parcel is designated as Agricultural Heritage Area AHA. However, the surrounding areas are Commercial Interchange C-1 zone.

Rezoning to the Residential Commercial (RC) zone would allow for the following uses that are not currently allowed in the Residential Agriculture (R-Ag) zone: Alcohol dispensing establishment, automotive service and repair, cemeteries, child daycare center, commercial recreation, commercial retail sales and service, drive-in retail, engraving publishing and printing, furniture and appliance stores, golf courses private and public, healthcare facility, hotels and motels, kennel as a home occupation or commercial business, multi-family dwellings, mortuary funeral home, parking lot, pawnshops, professional office or financial services, stone and monument sales, taxidermy shops, telecommunication sites, theaters, tire recapping, wedding chapel, and wholesale stores. Many of these uses would require a conditional use permit.

The Planning commission held a public hearing, reviewed the rezone proposal and forwarded a negative recommendation on Tuesday June 9th, 2026.

Commissioner Hoffman made a motion to forward a negative recommendation to the City Council for the rezoning of approximately 2.5 acres of parcel 30.091.047 from residential agricultural zone to residential commercial zone. Commissioner Christopher seconded the motion.

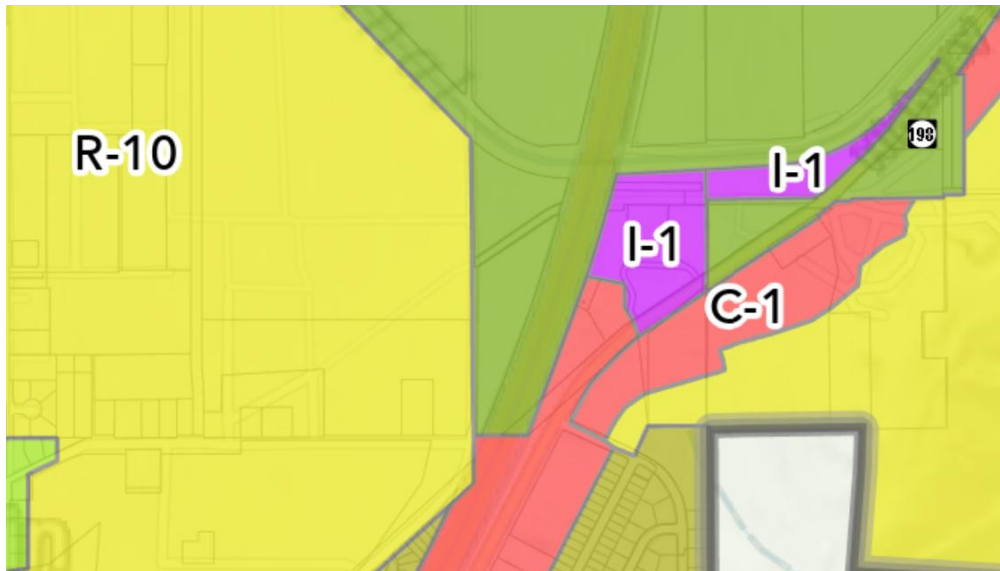
Commissioner Jesse Christopher, Yes; Commissioner Mike Weight, Absent; Commissioner Drew Hoffman, Yes; Commissioner Trevor Wood, Yes; Commissioner BreAnna Nixon, Absent; Commissioner LaDawn Moak, Absent; Commissioner Jayson Johnson, Yes; Commissioner Tyrell Russell, Yes. The motion passed.

Recommended motion: “Motion to approve/deny the rezoning of approximately 2.5 acres of parcel number 30:091:0047 from the Residential Agriculture (R-Ag) zone to the Residential Commercial (RC) zone.”

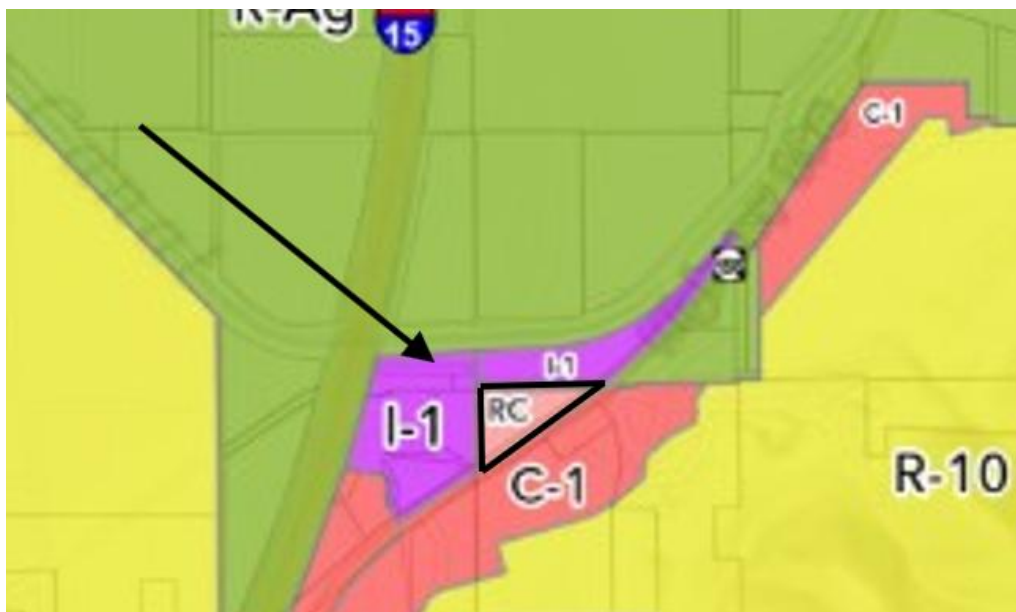
Attachments:

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

CURRENT ZONING



PROPOSED ZONING



Request for Rezone

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.

Rezoning Request \$400.00

Applicant Name: Oakley Johnson		
Applicant Address: 275 W Saddlebrook Dr. Santaquin, UT		
Email: oaksdancestudio@gmail.com	Phone:(801) 361 - 6700	
Applicant Signature: <i>Oakley Palfreyman Johnson</i>	Date: 3/3/2026	
Project Address: 13460 S SR 198, Santaquin, UT		
Project Parcel Number(s): 30:091:0047		
Current Zoning: Residential Agricultural	Proposed Zoning: Residential Commercial (RC)	Acres: 2.5

Legal Description:

The entire property at 13460 S SR 198, Santaquin is requested to be rezoned to Residential Commercial (RC) zoning.

Explanation of rezone request:

With plans to start a commercial dance studio and day care on the property a rezone request is being issued for this property. Currently a residential agricultural zoning, this property is close to commercial (C1) zoning and will be an area of continued growth in Santaquin. ****Please provide concept plan if applicable****

Property Owner Name: Dustin Johnson

Property Address: 13460 S SR 198, Santaquin

Email: johnsondustyt@gmail.com

Phone: (385) 450 - 4998

Property Owner Signature: *Dustin Ty Johnson*

Date: 3/28/26

All property owners within 500' feet must be notified of rezone. Please contact community development to receive list of addresses needed.

Concept Plan:

The applicants seek to rezone the property to **Residential Commercial (RC)** to allow for the adaptive reuse of the existing residence (Phase 1) followed by the construction of a new commercial facility (Phase 2). The facility will offer licensed childcare services and artistic/physical education through dance.

Density & Development Table

The following table compares the development potential under the current residential classification versus the requested Residential Commercial (RC) classification.

Development Metric	Current Zoning (Residential - Agricultural)	Requested Zoning (Residential Commercial)
Residential Units	1 Single-Family Dwelling	0 (Converted to Commercial Use)
Commercial Units	0	1 (Daycare/Dance Facility)
Anticipated Capacity	Minor Home Business License allows 8 kids per day. Major Home Business would allow a maximum of 24 kids per day.	100 Students / 15 Employees
Building Square Footage	Existing Residence	~11,440 sq. ft. (Final Phase)

Phased Development Plan

Phase 1: Adaptive Reuse (Immediate)

- **Structure:** Conversion of the existing residence into a commercial center.
- **Modifications:** Installation of commercial-grade kitchen hoods, illuminated exit signs, fire extinguishers, and ADA-compliant accessibility (36" hallways/32" doors).
- **Parking:** Development of the southwest corner into a 25-stall lot (9' x 20' stalls) with a 26' backing area to meet state and city codes.
- **Outdoor Area:** Minimum 1,400 sq. ft. fenced play area (40 sq. ft. per child).

Potential Phase 2: Site Expansion (4-5 Years) (Site Expansion will be applied for prior to the time of construction)

- **New Construction:** Planning and construction of a purpose-built commercial facility.
- **Infrastructure:** Full transition of operations to the new structure with expanded parking and updated landscaping to meet higher occupancy requirements.