



PLANNING COMMISSION

Tuesday, January 13, 2026, 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/INSPIRATIONAL THOUGHT

PLEDGE OF ALLEGIANCE

ORDER OF AGENDA ITEMS

1. Chair and Vice Chair Nominations

PUBLIC FORUM

DISCUSSION & POSSIBLE ACTION

2. Central Business District

The Planning Commission will discuss removing the Central Business district from the Main Street Business Districts (MBD) Zone

3. Meeting Minutes Approval - December 9, 2025

STAFF REPORTS

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:



Stephanie Christensen, City Recorder

MEMO



To: Planning Commission
From: Jason Bond, Assistant City Manager
Date: January 9, 2026
RE: **Discussion on Possibly Removing the Central Business District from the Main Street Business Districts Zone**

It is proposed that the Planning Commission and City Council discuss the possibility of removing the Central Business District (CBD) from the Main Street Business Districts Zone.

As development has been happened or been considered within the CBD, the regulations (which are more restrictive than the Main Street Commercial District (MSC)) have proven to be a hurdle and a challenge for commercial developers. In some cases, this has led to requests for zone changes and amendments to code language within the CBD which were approved in an effort to be more business friendly. Even then, City staff continues to receive comments that the CBD regulations are too difficult and costly to comply with.

Recently, the characteristics of Main Street / US Highway 6 have changed significantly. This road has been widened to 5 lanes and the corridor is proving to become more automotive-centric. This is naturally making the intent of the CBD harder to realize, which is “to create a mixed-use shopping and financial center... [with] an intensity of uses”. These attributes are more conducive to an urban environment meant for pedestrians and walkability. However, the vision of a walkable pedestrian-oriented street doesn’t need to go away but can be shifted to an area that is more appropriate and realistic.

There will be more considerations shared at the meeting. The City Council was introduced to this idea at their Work Session meeting on January 6, 2026. You are welcome to listen to their discussion which is available on YouTube.

Recommended Action: Discuss and provide feedback on the idea to remove the Central Business District from the Main Street Business Districts Zone.



Planning Commission Members in Attendance: Commissioners Jesse Christopher, Mike Weight, Drew Hoffman, Trevor Wood, BreAnna Nixon and Michael Romero

Commissioner LaDawn Moak was excused from the meeting.

Others in Attendance: City Council Member-Jeff Siddoway, City Manager-Norm Beagley, Assistant City Manager-Jason Bond, City Planner-Aspen Elmer, City Recorder-Stephanie Christensen, City Deputy Recorder-Gwen Butters and other members of the public

Commission Chair Wood called the meeting to order at 7:01 pm

INVOCATION/INSPIRATIONAL THOUGHT

Commissioner Romero offered an inspirational thought.

PLEDGE OF ALLEGIANCE

Council Member Weight led the Pledge of Allegiance.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:03 pm

No members of the public wished to address the Planning Commission in the Public Forum.

Commission Chair Wood closed the Public Forum at 7:03 pm

DISCUSSION & POSSIBLE ACTION ITEMS:

1. PUBLIC HEARING: Sunset Ridge Development Agreement

City Manager, Norm Beagley introduced the proposed agreement for the Sunset Ridge Development located at approximately 1000 East 70 North. Rezoning will include R10-PUD to; C1 (Interchange Commercial), Public Facilities (PF) and Main Street Residential (MSR), all with a Hillside Overlay. Under the Santaquin City Hillside Overlay code, a certain amount of the property is to be dedicated for open space.

1. Includes 10,000+ sq ft lots, 2-townhome buildings and 2-commercial lots across the street from the existing commercial space where the Maverik is currently located.
2. The acquisition of land for a large debris basin to protect existing/future homes and businesses from storm water resulting from large runoff events on the east bench.
3. This basin will help to benefit the developer and City as some would be zoned as commercial and public facilities. The City would also receive land for a small channel, trail heads, and trail access (possibly to the Bonneville Shoreline Trail.)

The applicants and property owners, Caleb Washburn and Chris Bird, were in attendance.

Assistant City Manager, Jason Bond, addressed the Commission stating that this discussion of the development agreement is for land use and is not a subdivision review. This meeting is a first step and, if accepted by the council, the process will continue.

Public hearing opened at 7:08 pm

Santaquin resident, Kim Lefler, attended the meeting to report concerns of overgrown weeds at the city owned pump house lot. Her property is below the subdivision being proposed. She discussed soil retention, water coming from above her property, the size of the retention basin and how will the safety of the children in the area be considered in regards to this basin and inquires if the property will be fenced. Ms. Lefler also expressed concerns over the size of the homes that may be built behind her property.

Santaquin resident, Barbara Morrel, attended the meeting to report the same concerns as Ms. Lefler regarding the upkeep of city property, specifically referring to the pump house and the corner lot in the development plan. Ms. Morrel expressed concerns with commercial development and the Main Street interchange stating that it is close in proximity to her property.

Santaquin resident, Reed Burrows, attended the meeting to report concerns of access to the mountain. He states that currently, motor vehicles are prohibited; however, motor vehicles and dirt bikes currently in use. Mr. Burrows suggests a stop sign at the intersection of Lambert Avenue and Cherry Lane to control the traffic.

Santaquin resident, Kathy Bradley, attended the meeting to report concerns that the proposed building will affect the migration of wildlife, will increase traffic, congestion and road rage. She also advised that the condition of Lambert Avenue warrants repaving, however she reports that was told budget for this year thus leading to her further questioning if there will be a budget to allow for improvements and the need for police patrol that she is sure to come with this development. She also voiced her concerns that development will also bring light and noise pollution.

Santaquin resident, Bruce Bradley, attended the meeting to show photos from the damage to his property and what happened in the area during the 2003 mudslide. He described the path of the mudslide history. He is concerned that there will be a reoccurrence of those events.

Commissioner Wood closed the Public Hearing at 7:21 pm

City Manager, Norm Beagley addressed the following resident concerns:

1. Properties located below the proposed debris basin – City code will dictate that new development will have proper onsite drainage and retaining walls, if/as needed, thus addressing this concern.
2. Future water/debris flow – The purpose of the debris basin being discussed is specifically being created to contain and hold runoff/debris flows, should another fire/flooding event happen. It will be built to federal standards including a hydrology study and debris flow study. It will be designed to have a clean out mechanism so large equipment can be used to maintain.
3. Fencing - The forest service will put up gates and rocks to deter entry to ATVs. Just as the Forest Service dictates what occurs on their property, the debris basin will be city property and the city will dictate what occurs in the basin. The debris basin is not planned to be fenced except for the border belonging to the forest service.
4. The pump house maintenance - This has been a challenging piece of property and steps have been taken to alleviate the concerns mentioned (low maintenance landscaping plans to be added in hopes of helping the situation.)
5. Commercial use of the proposed area – The city does not limit commercial use other than what is in City code. Residents can refer to the C1 commercial code outlining what can be

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approved. Access or lack thereof can limit what goes in, but there is a variety of potential businesses that may utilize that space.

6. Wildlife – Anything that happens on Forest Service property is the responsibility of the Forest Service. Wildlife could potentially migrate onto the proposed development property.
7. Lambert Avenue re-pavement - The city has a limited amount of funding for road maintenance. Public Works assesses the needs annually and works accordingly to conduct repairs. Lambert Avenue may not have been in the plans this year, but may be worked on in the near future. There may be other issues to consider in regards to planned construction.
8. Traffic – This development will make things better giving another way in/out for both residents and emergency vehicles.
9. Adding a stop sign to the intersection of Lambert Avenue and Cherry Lane – A specific route is taken when considering placement of a stop sign. This would occur at the time the subdivision is developed and not addressed as a part of the discussion at this meeting.

Commissioner Romero states that in the memo for Sunset Ridge Development Agreement, it contains acronyms the public may not understand and suggests that explanation be given. City Manager, Norm Beagley then proceeded to provide a thorough and detailed discussion to those present on the following: PUD (Planned Unit Development) zones, C1 (Commercial) zones, PF (Public Facility) zones and MSR (Main Street Residential) zones.

Assistant City Manager, Jason Bond gave further explanation regarding the acronyms in question and reiterated that much of the current discussion does not apply to the proposal at hand. He reiterated that this proposal is in a very early stage and the comments brought forth by the public may be considered as the process continues. The purpose of this meeting is to recommend the land use elements of the proposed development agreement only.

Commissioner Wood stated that the definitions of the zones with details are noted and available in the city code posted online on the Santaquin City website.

Santaquin resident, Barbara Morrel, readdressed her concerns about commercial rezoning, specifically mentioning Spanish Fork and the parking issues within that city. She is concerned about the safety of the children/residents that walk and ride bikes in that area.

Santaquin resident, Kim Lefler, readdressed her concern about upkeep of the proposed debris basin of city owned land referring again to the pump house property, as an example, stating that no landscaping has been done. She inquired if the area being proposed for the debris basin will be maintained and will there be funding available for that.

Commissioner Wood addressed the concerns stating that costs and benefits that come with development. Installing the debris basin is important and it is viewed as an asset to the city.

Commissioner Hoffman reviewed each point of the development agreement and stated his support.

Commissioner Hoffman made a motion to provide a positive recommendation to the City Council for the proposed rezoning and fulfillment of the hillside overlay zone open space improvement requirement. Commissioner Nixon seconded the motion.

Commissioner Christopher Yes

Commissioner Weight	Yes
Commissioner Hoffman	Yes
Commissioner Wood	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Moak	Absent

The motion passed.

2. PUBLIC HEARING: Wildland-Urban Interface Code

City Manager, Norm Beagley introduced the proposal to adopt a Wildland-Urban-Interface (WUI) code which would establish minimum regulations for land use and the build environment in designated Wildland-Urban-Interface areas using prescriptive and performance related provisions.

City Fire Chief Ryan Lind, and City Fire Marshal, Allen Duke were in attendance

Public hearing opened at 7:56 pm

Santaquin resident, Kim Lefler, states that she does not understand what is being proposed. City Manager, Norm Beagley, responded by defining the code.

Santaquin resident, Brendan Bowen expressed concerns for the wildlife and land being taken for development. He further inquired if the city plan is to be just like South Lehi or Spanish Fork. He feels that Santaquin City is becoming a place where residents don't want to stay.

Public hearing closed at 8:02 pm

City Manager, Norm Beagley, invited Fire Chief, Ryan Lind, to add his comments. Chief Lind explained that the code for the WUI agenda item needs to be adopted first. Once approved, the map would then show where the code would be enforced.

Commissioner, Wood, inquired on how it is decided where that gets enforced. Chief Lind indicated that the map outlines the area of future construction. The code must be adopted by 01/01/2026. If it is not, and a significant fire event were to occur, the city would be responsible for the cost of that fire.

Commissioner Romero inquired once the code is adopted, the existing homes in this area are exempt from the home hardening requirement?

Chief Lind responded that there are currently no existing homes in the area noted on the map.

Commissioner Romero expressed concerns that the code primarily focuses on fire but does not address wildlife.

Fire Chief Lind states that wildlife is not in the WUI code stating that this code is for wildland fire protection and does not address wildlife.

City Manager, Norm, interjected to further confirm that fact that the WUI code is for the fire protection of life and property.

Commissioner Nixon made a motion to provide a positive recommendation to the City Council for the drafted ordinance regarding the Wildland Urban Interface Code. Commissioner Romero seconded the motion.

Commissioner Christopher	Yes
Commissioner Weight	Yes
Commissioner Hoffman	Yes
Commissioner Wood	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Moak	Absent

The motion passed.

3. PUBLIC HEARING: Wildland-Urban Interface Map

The adoption of a Wildland-Urban interface map outlining specific areas that will be affected.

Commission Chair Wood opened the Public Hearing at 8:21 pm

No members of the public wished to address the Planning Commission in the Public Forum.

Commission Chair Wood closed the Public Hearing at 8:21 pm

Commissioner Nixon made a motion to provide a positive recommendation to the City Council for the drafted ordinance regarding the Wildland Urban Interface Map. Commissioner Romero seconded the motion.

Commissioner Christopher	Yes
Commissioner Weight	Yes
Commissioner Hoffman	Yes
Commissioner Wood	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Moak	Absent

The motion passed.

4. Apple Grove Condominiums Review

City Planner, Aspen Elmer, presented the preliminary review of the condo subdivision located in the center of the townhomes in Apple Hollow. It is part of the R10 PUD with 60 lots on 4.7 acres. On 09/09/2025 the DRC reviewed and a favorable recommendation was approved by the DRC, and all red lines have been addressed.

No questions were presented.

Commissioner Romero made a motion to approve the preliminary plans for the Apple Grove Condominiums. Commissioner Hoffman seconded the motion.

Commissioner Christopher	Yes
Commissioner Weight	Yes
Commissioner Hoffman	Yes
Commissioner Wood	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Moak	Absent

The motion passed.

5. Approval of Planning Commission 2026 Regular Meeting Schedule

The Planning Commission 2026 Regular Meeting Schedule was presented for approval and reviewed.

Commissioner Nixon made a motion to approve the Planning Commission Meeting Schedule for 2026. Commissioner Weight seconded the motion.

Commissioner Christopher	Yes
Commissioner Weight	Yes
Commissioner Hoffman	Yes
Commissioner Wood	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Moak	Absent

The motion passed.

MEETING MINUTES APPROVAL

Commissioner Romero made a motion to approve the meeting minutes from 09/23/2025. Commissioner Nixon seconded the motion.

Commissioner Christopher	Yes
Commissioner Weight	Yes
Commissioner Hoffman	Yes
Commissioner Wood	Yes
Commissioner Nixon	Yes
Commissioner Romero	Yes
Commissioner Moak	Absent

The motion passed.

The motion passed.

ADJOURNMENT

Commissioner Wood made a motion to adjourn the meeting.

The meeting was adjourned at 8:30 pm

City Recorder – Stephanie Christensen

Planning Commission Chair – Trevor Wood

DRAFT