



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

Commissioners LaDawn Moak was excused from the meeting.

Others in Attendance: City Council Member Jeff Siddoway, Assistant City Manager Jason Bond, City Planner Aspen Elmer, City Deputy City Recorder Gwen Butters, Resident Dustin Holden and other members of the public

Commission Chair Wood called the meeting to order at 7:00 p.m.

INVOCATION/INSPIRATIONAL THOUGHT

No invocation/inspirational thought was presented.

PLEDGE OF ALLEGIANCE

Commissioner Romero led the Pledge of Allegiance.

ORDER OF AGENDA ITEMS:

1. Chair and Vice Chair Nominations

Commission Chair Wood opened the nominations for Chair and Vice Chair at 7:02 p.m.

Commissioner Romero nominated Commissioner Trevor Wood for Chair.
Commissioner BreAnna Nixon seconded the nomination.

Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Yes
Commissioner Michael Romero	Yes

The motion passed.

Commissioner Drew Hoffman nominated Commissioner Mike Weight for Vice Chair.
Commissioner BreAnna Nixon seconded the nomination.

Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Yes
Commissioner Michael Romero	Yes

The motion passed.

PUBLIC FORUM

Commission Chair Wood opened the Public Forum at 7:04 p.m.

Resident, Dustin Holden expressed his displeasure regarding the growth of the city and, specifically, the approved data center. He believes that this center will pave the way for industrial growth and for this, he is disappointed in the decisions made by this commission.

Commission Chair Wood closed the Public Forum at 7:09 p.m.

DISCUSSION & POSSIBLE ACTION ITEMS:

2. Central Business District

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

Assistant City Manager Jason Bond introduced the discussion item and reiterated that this is not an action item at this time. At the last City Council meeting, this item was discussed and Mayor Olson requested that the Planning Commission continue the discussion. In referencing the map outlining the Main Street district zone, it was explained that there are three (3) districts within that zone: Central Business District (CBD), Main Street Commercial (MSC) and Main Street Residential (MSR.)

A memo was presented to the commission outlining the discussion points and referenced code 10.20.190. The question was then posed, "Is the CBD serving its purpose?"

Discussion points included the fact that Main Street recently completed a widening project making it five lanes wide and it is UDOT US Highway 6, serving the purpose of moving traffic. Main Street has become more automotive-centric and less safe for pedestrian use. It was noted that UDOT regulates the right-of-way and any change that may be proposed in an effort to allow the highway to be more pedestrian oriented (i.e. adding a traffic calming device, island, parking, etc.) makes the process more difficult. Also included on Main Street are well-established businesses, a park and several homes which limit the opportunity for development. It was stated that the highway and our current plan are incompatible and the suggestion was made that there may be a more appropriate location for the uses outlined in the code, elsewhere in the city.

Commissioner Wood stated that there is a desire for a CBD and offered locations that may be more appropriate and would like to continue the discussion.

Commissioner Romero questioned if the goals of Main Street would be eliminated if the CBD was removed, referring to the intent of creating a thriving downtown economic center, business development and pedestrian activity. Assistant City Manager Bond stated that, with the changes being discussed, there would still be encouragement for economic development within the MSC zone. Commissioner Romero sought confirmation of his understanding that, within our master plan and the fact that a downtown area for residents to congregate in is lacking in our community and a more appropriate location is needed. Assistant City Manager Bond confirmed that the plan does not change, only the focus area, suggesting perhaps 100 South and reiterated that the discussion at this time is the first step.

Commissioner Nixon stated that she does not like the current CBD zone and its “harsh” restrictions noting specifically the building that has occurred close to the road on Main Street. She stated her approval to choose a more appropriate location and stated that she liked the idea of discussing the use of 100 South.

Commissioner Christopher questioned why the restrictions within this zone are so “harsh.” Assistant City Manager Bond stated that the zones were created before taking his position with the city. He stated that he could only speculate that the zone was created with the intent to have higher intensity of land uses in the center of the city area. The discussion points are to take into consideration the vision for the future with a proposed plan update. It was also noted that the idea of relocating the city center to 100 South is not a new idea. He referred to a vision exercise conducted by a group of students from Utah State University called “Envisioning Santaquin” in which they suggested this location and our council members were intrigued with the logic of this vision.

Commissioner Nixon agreed that US Highway 6 makes the current plan difficult to implement. She expressed her view that moving the city center to 100 South would be appropriate and appealing, noting that it would be a safer option for pedestrian traffic.

Commissioner Wood questioned if there has been discussion or interest in moving to a more center-based zoning design with distributed areas that include commercial development that is tied in the center of town and on Main Street? Assistant City Manager Bond stated that from a planning perspective, the idea of effectively planning more central areas to limit the need for residents to travel to a location is more efficient. It was noted that the current CBD is not the city’s only center and shared that the Main Street interchange at I-15, the Summit Ridge Parkway interchange at I-15 and the developing center in our industrial park area near Highway 6 and Summit Ridge Parkway all follow a centralized land use pattern.

Commissioner Hoffman commented that the suggestion of 100 South makes sense stating that Main Street will never be a walkable area with the ROW in place referring to the points made in the introductory remarks. Assistant City Manager Bond noted that, although 100 South was mentioned in this discussion, there are other considerations and this would be a discussion for a later time or part of general plan update.

Commissioner Weight shared his belief that real-life examples of the CBD we are trying to create are mostly found in the mid-West and he is unsure how we could create that here.

Commissioner Wood inquired as to what the next steps would be. Assistant City Manager Bond stated that the thoughts and opinions of this planning commission will be shared with the city council and the mayor. A proposal will be prepared and a legislative process will be initiated which includes setting a public hearing and notifying the public.

3. Meeting Minutes Approval – December 9, 2025

Commissioner Romero made a motion to approve the Planning Commission meeting minutes from December 9, 2025. Commissioner Weight seconded the motion.

Commissioner Jesse Christopher	Yes
Commissioner Mike Weight	Yes
Commissioner Drew Hoffman	Yes
Commissioner Trevor Wood	Yes
Commissioner BreAnna Nixon	Yes
Commissioner Michael Romero	Yes

The motion passed.

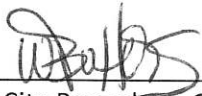
STAFF REPORTS

No staff wished to report to the Planning Commission

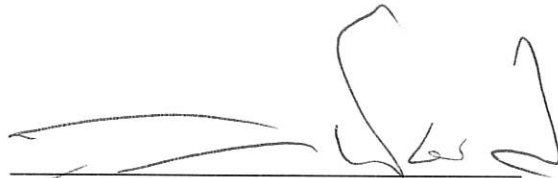
ADJOURNMENT

Commissioner Weight made a motion to adjourn the meeting.

The meeting was adjourned at 7:45 p.m.



Deputy City Recorder – Gwen Butters



Planning Commission Chair – Trevor Wood