



CITY COUNCIL WORK SESSION MEETING

Tuesday, January 6th, 2026, at 5:30 p.m.

Council Chambers at City Hall and Online

MINUTES

Mayor Olson called the meeting to order at 5:30 p.m.

ROLL CALL

Councilors present included Art Adcock, Travis Keel, Lynn Mecham, and Jeff Siddoway.

Absent Brian Del Rosario

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Recorder Stephanie Christensen and Legal Counsel Brett Rich

PLEDGE OF ALLEGIANCE

Mayor Olson led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Jeff Siddoway offered an invocation.

DISCUSSION ITEMS

1. Discussion on Central Business District Zoning Discussion

Assistant City Manager Jason Bond discussed with the council the Central Business District Zone. The question we are asking, is does the Main street Commercial Zone cover the needs of the City? A proposed development that was looking at building in Santaquin but was not able to meet the CBD requirements was brought to our attention. The Main Street Business District zone consists of 3 districts, Main Street Commercial, Main Street Residential and Central Business District. The Central Business District zone is not a whole lot different from the Main Street Commercial, just more stringent requirements such as a minimum height requirement, different setbacks and land uses. We have recently rezoned the library and the medical clinic within that Central Business District. Several businesses throughout the district will likely not be going anywhere. With the recent main street updates to 5 lanes, it really has changed the area into more of an auto centric zone and getting further away from a small town look and feel that is walkable. This potential change could/would be in harmony with the Main Street Commercial zone which is on either side of the Central Business District. Some of the desired private property developments for our City have not been able to meet the stringent code. We thought we would bring this discussion to the council and see your thoughts.

The code states, *"The objective of the Main Street Business District Zone is to create a mixed use shopping and financial center for the City and surrounding territory which is often characterized as "the center of town". The intensity of uses within this area should increase with proximity to the intersection of Center Street and Main Street. Though this district is applied to areas which have developed as "strip*

commercial", it shall not be used to promote or establish areas in which such development can be promulgated or encouraged."

Mayor Olson feels with all of the changes that we have had presently on main street is there any reason we should keep those difficult codes which might stop somebody from building. We are a business-friendly city and want to keep that outlook, but not dimmish it so much that we don't get good quality businesses. The AutoZone had to change in order to fit into the zone.

Assistant City Manager Bond said the visions and desire to have Main Street look and feel a certain way needs to be thought about as that it is also US Highway 6, which adds a different element. Mayor Olson stated any vision we had in the past is going to need to change and adapt to our City view as of today.

Councilor Mecham feels that if it is holding back businesses from coming in, I don't think it's a good idea. If the CBD is costing businesses extra money for coming in, we should eliminate that part of the code.

City Manager Beagley stated it is more restrictive and more costly so if it is less costly and less restrictive maybe more businesses would be willing to come in. There are not a lot of potential development in the area, but there are some. How do we act and be more business friendly with having such restrictive codes. There will still be certain requirements and certain things they will need to meet, but maybe some local companies would be able to come in with less stringent requirements.

Council Adcock stated this only involves two blocks of main street. The zoning was initiated for the purpose at the time, but doesn't meet our needs now. As long as we are not losing restriction or control of the vision of what we want it to look like for today, I feel it's a sensible change.

City Manager Beagley said there is also a possibility to have the front side of Main Street change to Main Street Commercial and change the back side, 100 South, Main Street Residential.

Assistance City Manager Bond said the next step would be preparing a draft for Planning Commission and a public hearing. Mayor Olson feels it would be good to see a study by the staff done to compare before we make a change and prohibit something we don't want.

2. Upcoming Agenda Items

City Manager Beagley informed the council that there will be 2 sets of minutes to approve in the upcoming meeting. We will also be recognizing Willy Marvin for all the good he has done for the City. City Manager Beagley said there will also be 2 items on the agenda from the America/Utah 250 anniversary celebration. This will allow the City to have a little bit of funding to help with the celebration. The City may have a small celebration with the help from My Hometown. City Manager reported there will be 2 items on the Community Development Agency. It will be 2 potential agreements from Mahogany Land Development and Precision Millwork both in the industrial park. They will still be meeting their requirements for the area. Their biggest visual change is a tilt up building instead of a pitch roof building. The tilt up building is more economical and they can build it quicker. They will still be very attractive buildings.

3. Other Business

There will be a closed session at the end of City Council meeting.

ADJOURNMENT

Councilor Mecham made a motion to adjourn the City Council Work Session. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Absent
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The City Council Work Session Meeting adjourned at 6:11 p.m.

ATTEST:

Daniel M. Olson, Mayor

Stephanie Christensen, City Recorder