



CITY COUNCIL REGULAR MEETING

Tuesday, March 15, 2022 at 7:00 PM

Court Room/Council Chambers (2nd floor) and Online

MINUTES

Mayor Olson called the meeting to order at 7:00 pm.

ROLL CALL

Councilors present included Councilors Adcock, Hathaway, Mecham, Montoya, and Siddoway

Others Present

City Manager Reeves, Assistant Manager Beagley, Operations Manager Marker, Community Development Director Bond and various other members of the public.

PLEDGE OF ALLEGIANCE was led by Councilor Hathaway

An Invocation was offered by Manager Reeves

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

Councilor Adcock noted that the deferral agreement on the agenda is his personal application, and he will be stepping down from the dais for that item.

Councilor Siddoway indicated that his property abuts the Tanner Annexation and he has no personal interest in the development company requesting the annexation.

No other potential conflicts with agenda items were indicated by Council members.

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

1. Council Regular Meeting Minutes – March 1, 2022
2. City Expenses for Feb 26 – March 9, 2022 for \$1,330,870.83
3. Expenditure Approval for new ambulance gurney for \$11,800
4. Resolution 03-01-2022 declaring surplus property

Councilor Montoya moved to approve the consent agenda. Councilor Mecham seconded. Vote was as follows:

Yes: Councilors Adcock, Hathaway, Mecham, Montoya, and Siddoway

Vote passed by unanimous approval.

Recognitions

5. Mr. Willy Marvin was presented as the Volunteer of the Month for March. He provides many coaching hours in multiple sports throughout the year. He has been instrumental in developing and improving the city's recreation programs. He is a great mentor to the city's youth.
6. Miss Santaquin Molly Mortensen and her two attendants, Jade Haymore and Karen Rowley, expressed appreciation to the Council and the Miss Santaquin directors for the opportunity to serve. Some of their areas of service included judging science fairs, helping seniors in assisted living, welcoming youth on first days of school, teaching dancing to youth groups and even hosting an adult prom. Their platform has been "make the world your stage".

Appointments

7. Ms. Amalie Ottley was presented to be the new City Recorder. Motion made by Councilor Mecham. Seconded by Councilor Siddoway. Vote was unanimous in favor.
8. Ms. Joyce Lamb was presented to be the new City Treasurer. Motion made by Councilor Montoya. Seconded by Councilor Adcock. Vote was unanimous in favor.

Public Forum

No one from the public presented items for consideration.

Formal Public Hearings

9. Tanner Annexation public hearing.

Motion made by Councilor Adcock to enter the public hearing
Seconded by Councilor Siddoway. Vote was unanimous in favor.
Public hearing opened at 7:08PM

Melanie Maynes of 1170 S. Foothill Dr. proposes that a 5 year building moratorium in the City due to water concerns. There isn't infrastructure to support the additional homes. Water shortages will affect current residents and they need to be safeguarded first. If no moratorium than 1/3 to 1/2 acre lots should be required. The view to the irrigation lake will be affected by development of the Tanner property. One story homes should also be required. Why can't the city just stop growing?

Juliana Pedova. She just moved here 5 weeks ago with her family. She asked if the developer already owned the property and what a resident could even do about the proposal. The Mayor noted that all comments from the hearing will be considered through the annexation evaluation process and what standards can legally applied. Ms. Pedova noted that it is very difficult to find homes on sufficient land for large families.

She also raised concerns about the schools with all the growth that will come. She asked when the next city meetings will be held regarding the issue.

Mr. Michael Maynes, of 1170 S. Foothill Dr. recounted looking in multiple state for a perfect lot. When they bought their home 13-14 years ago the area had a different flavor. The HOA keeps changing with each developer that controls the project. There are more and more restrictions. There was a protection strip that would prevent the Tanner's from developing. He doesn't want to see small homes and small properties. The narrow streets are a problem in the winter. There isn't sufficient driveway lengths for full-size vehicles to park on their own property. There will be impacts to sewer and water. The storm system needs to be addressed with all the new roads and homes. If the city is going to allow this, there needs to be plans for all city service needs. Main Street congestion to get on I-15 is a mess and the Summit Ridge Parkway will be just as bad in the future. He also questioned the types of fencing that will be required along the Tanner's south property line when it develops. Will a wall be required? How will the original business district planned for the townhome area by the park be maintained?

Mr. Antonia Dodonato moved to Santaquin because of better moral environments then where they moved from. There are economic forces that affect all things. What is the city's motivation for allowing this type of development? Is it property taxes, growing a commercial base, are there win-wins that can bring other tax sustaining uses? Do we have to just build homes? Do we want more people? We'll have to expand roads. What do the residents really want? These are just seeds to trigger more discussion.

Motion made by Councilor Adcock to close the public hearing
Seconded by Councilor Montoya. Vote was unanimous in favor.
Public hearing closed at 8:01PM

Building Permit & Business License Report

Director Bond reported that the city has issued 74 (38 more) single family homes YTD compared to last year's 36, but only 28 multi-family homes compared to 83 last year YTD.

Nine new businesses licenses were issued since the last meeting:

- Asesorias Legales Mexicanas by Juan Diego Diaz at 913 E. 430 S.
- Oh, Honey Photo & Design by Jessica Bradshaw at 228 S. 580 E
- Santaquin Dentistry by Richard Francis at 451 E Main St
- Foot Zone Center LLC by Susan Tiede at 624 Quartz Dr
- Santaquin Handyman by Douglas Boyer at 370 Stone Hollow Dr
- Woods Paw Spa by Kristina Woods at 481 Firestone Dr
- Titan Services by Troy Garner at 665 S. 600 E.
- CNC Plasma Cutting by Cesar Pastrana at 260 W 100 N
- C's Landscaping by Luis C Cruz at 512 Firestone Dr

Ordinances

10. Ordinance 03-02-2022 - An Ordinance Modifying Standards for Fencing on Private Property.

Mayor Olson indicated that legal counsel has concerns with the language proposed and asked for a motion to table the item to the next meeting.

Councilor Mecham moved to table the ordinance. Motion was seconded by Councilor Montoya. Vote was unanimous in favor.

11. Ordinance 03-03-2022 - An Ordinance Adopting Zoning Regulations for Truck Stops.

Mayor Olson reviewed history behind the need for this ordinance. The Council adopted a moratorium on Truck Stops back in November. The Planning Commission reviewed the ordinance at their last meeting. Councilor Siddoway summarized the Planning Commission discussions and final action. The Commission ultimately forwarded a positive recommendation for the ordinance. The ordinance will prohibit Truck Stops in the C-1 zones of the city. The Mayor noted that there is no current application or expressed interest in building a Truck Stop in the City. City Legal Counsel recommended “and either” be added to the sentence “; any overnight accommodations and/or showers is conclusively deemed to be a “truck stop” under this definition.”

Mark Openshaw expressed concern that the city not just prohibit Truck Stops, but find a place for these. Perhaps a Truck Stop could be located in the city’s industrial zone.

Manager Reeves pointed out that future requests to amend the code or change zoning can always be entertained.

Councilor Siddoway moved to approve the ordinance with the changes suggested by Mr. Rich. Motion was seconded by Councilor Mecham.

Voting Yea: Councilors Adcock, Hathaway, Mecham, Montoya, and Siddoway.

Voting Nay:

Ordinance 03-03-2022 was approved by unanimous vote.

Councilor Montoya suggested the Planning Commission be directed to revisit property locations for Truck Stops.

Resolutions

12. Resolution 03-02-2022, A Resolution Approving a Deferral Agreement for a Development at 295 North 200 East

Councilor Adcock was excused from the dais.

Director Bond reviewed the purpose of the deferral agreement. Infrastructure like curbing gutters, sidewalks, stormwater improvements, etc. are difficult to have installed with isolated, single lot or two lot subdivisions in the core. This is especially true with no city plans for elevations or horizontal designs. Legal Counsel Rich has noted that there are several minor changes suggested to the language.

Councilor Hathaway moved to approve resolution 03-02-2022 subject to legal counsel review. Motion was seconded by Councilor Montoya.

Voting Yea: Councilors Hathaway, Mecham, Montoya, and Siddoway.

Voting Nay: None

Resolution 03-03-2022 was approved 4-0.

Councilor Adcock returned to his seat with the Council.

Staff/Council reports:

Manager Reeves shared that the Mayor and administrative staff met with the city's lobbyist consultants. They are working on funding for the city's water tank, main street interchange upgrades, and regional trails in the area.

Manager Reeves will be bringing policy questions about the future budget to upcoming Council meetings. It is going to be a challenging year with inflation rates. We want to make sure we don't overextend ourselves with the market conditions we are in and all the project we want to get done.

Director Bond shared that the Imagine Santaquin General Plan meetings are coming up. A first draft of the plan has been prepared and is ready for comment. The DRC will be reviewing the Grey Cliffs preliminary development plan, a site plan review for a reception center just north of the Grey Cliff's development, and the Vistas West phase of development in Summit Ridge. Grey Cliffs and the Vistas West projects will be on future Council agendas for review.

Assistant City Manager Beagley reported that the new PI tank walls getting formed. Structural steel and wood framing in the basement of the new city hall are being installed.

Councilor Adcock noted that the State allocated funds for metering secondary water. Santaquin was pro-active to install metering. Can we go after some of these funds to reimburse those costs? Manager Reeves noted that we can't get funds as reimbursement, but other funding streams are more likely to help in other ways.

Councilor Adcock was part of the interview process for a new public works employee. That should be finalized by March 18.

Councilor Hathaway reported that the city RAP tax committee met and prioritized projects for recommendation this year. He met with USDA-RD and they indicate that Santaquin will likely not be considered a "rural" community due to population growth. If we want any USDA-RD funds we should act sooner than later.

Councilor Mecham noted that water is always a big issue and the city's management practices have benefited us to not have any restrictions. Future CUP water is coming, and we are in good shape.

Councilor Montoya reported that the Santaquin Youth Council have many service projects and activities planned for the year. The Seniors Center is enjoying their weekly lunches. Library programming is going well too.

Councilor Siddoway noted that the legislative session is over for this year.

Mayor Olson opined how great Santaquin is and how much he appreciates the public participation and attending the meeting. He is working with UDOT and Mountainland Association of Governments to study fixes for the Main Street interchange.

ADJOURNMENT

Councilor Mecham moved to adjourn the meeting at 8:44 PM. Seconded by Councilor Siddoway. Vote was unanimous in favor.

Meeting adjourned at 8:44 PM.

ATTEST:

Daniel M. Olson, Mayor

Dennis L. Marker, City Recorder