



REGULAR CITY COUNCIL MEETING
Tuesday, March 4th, 2025, at 7:00 p.m.
Council Chambers at City Hall and Online

MINUTES

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

ROLL CALL

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

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Legal Counsel Brett Rich, City Recorder Amalie Ottley, Finance Director Shannon Hoffman, Blake and Dain Murdock, Christopher Scadden, Lillian Kump, Kaden Hartshorn, Zakary Barker, Gary Fusselman and other various members of the public.

PLEDGE OF ALLEGIANCE

Councilor Mecham led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Adcock offered an inspirational thought.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

No members of the City Council expressed any conflict of interest.

CONSENT AGENDA

1. 02-07-2025 Budget Planning Meeting (Amended)
2. 02-08-2025 Budget Planning Meeting (Amended)
3. 02-18-2025 City Council Work Session Minutes
4. 02-18-2025 City Council Regular Meeting Minutes
5. City Expenditures from 2-15-2025 to 2-28-2025 in the amount of \$648,179.91
6. Out of State Training Request - Fire Department

Councilor Keel made a motion to approve the Consent Agenda items 1 through 6. Councilor Del Rosario seconded the motion.

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

The motion passed.

RECOGNITIONS

7. Business Spotlight - Murdock Ford

Mayor Olson recognized the March Business Spotlight, Murdock Ford, by reading the following statement.

“For a hundred years, the Murdock Auto Team has set the standard for building a lasting business in Utah. They’ve done so through trust, hard work, and an unwavering commitment to doing the right thing. Founded in 1925 by Jack Olsen with Olsen Oldsmobile, their legacy has grown through generations, expanding to serve Utah’s communities with dealerships across the state.

In 1982, Jack’s son-in-law, Kent Murdock, opened Murdock Chevrolet in Bountiful, Utah. From 2005 to 2008, his sons, J Blake and K.O., continued the tradition, adding three Hyundai dealerships in Logan, Lindon, and Murray. Murdock Volkswagen of Logan, Murdock Chevrolet of Logan, and Genesis of Lindon soon followed, now under the leadership of the fourth generation: Ben, K Blake, and Tyson Murdock.

Their success reflects the core values that make Utah strong—integrity, determination, and a deep connection to the communities they serve. The Murdock legacy is more than just a story of longevity; it’s a story of driving progress while staying true to the principles that have guided them for a century.

Now the fourth generation of Murdocks are thrilled to bring those values to Santaquin with the opening of Murdock Ford of Santaquin. As Santaquin has doubled in size over the last ten years, the need for reliable vehicles and exceptional service has grown, and the Murdock family is proud to meet that demand. Previously owned by the Tischner family—known for their exceptional customer service—the dealership now enters a new chapter with the Murdocks, who are honored to uphold that legacy while bringing their own vision for the future.

Under the leadership of Dain Murdock, the younger son of third-generation owner J Blake Murdock, Murdock Ford of Santaquin will build on a legacy of excellence while forging new paths. J Blake will serve as the dealer, and Dain will take the helm as general manager, leading a state-of-the-art 42,000-square-foot facility on seven acres.

With 23 state-of-the-art service bays, Murdock Ford of Santaquin will be equipped to handle everything from personal vehicles and pickups of all sizes to RVs, ambulances, and fleet services—including school buses and commercial vehicles. With a mission to provide outstanding sales and service experiences, the Murdock Auto Team is honored to put down roots in Santaquin, blending its rich tradition with a new and growing community.

Murdock Ford of Santaquin officially opens its doors on March 21st.”

Blake and Dain Murdock thanked the City Council for the recognition. Blake did indicate that their opening would likely be later, towards the end of March, 2025.

APPOINTMENTS

8. Community Services Board - Ramesus Stewart Johnson

Upon recommendation from Mayor Olson, Councilor Del Rosario made a motion to appoint Ramesus Stewart Johnson to the Community Service Board. Councilor Siddoway seconded the motion.

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

The motion passed.

PUBLIC FORUM

Lillian Kump from Tabitha’s Way Food Pantry attended the meeting to invite council members and community members to participate in an upcoming food drive on Saturday, March 15. She indicated that needs have increased about 30% each year for the past 3 years and they are not getting the donations needed to meet the demand. She also reported that the food pantry will have a ribbon cutting on Thursday, March 27th for their new, larger facility in Springville.

Christopher Scadden from the Payson Santaquin Area Chamber of Commerce attended the meeting to give a monthly report to the City Council. He expressed his gratitude to the city for the use of the city hall building for the 2025 Chamber Gala event.

FORMAL PUBLIC HEARING

9. FY 2024-2025 Budget Amendment #4

Councilor Mecham made a motion to open a public hearing regarding FY 2024-2025 Budget Amendment #4. Councilor Keel seconded the motion.

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

The motion passed.

The public hearing opened at 7:29 p.m.

Finance Director Hoffman discussed the items included in the proposed budget amendment.

No members of the public wished to address the City Council in the public hearing.

Councilor Mecham made a motion to close the public hearing regarding FY 2024-2025 Budget Amendment #4. Councilor Keel seconded the motion.

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

The motion passed.

The public hearing closed at 7:35 p.m.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant Manager Bond presented the Building Permit Report. 62 residential units have been issued building permits in the current calendar year. In comparison, 182 single and multi-family residential units have been built in the current fiscal year (July 1, 2024 – June 30, 2025). 1 new business license was issued in the last two weeks.

NEW BUSINESS

10. Resolution 03-01-2025 - Approval of FY 2024-2025 Budget Amendment #4

Finance Director Shannon Hoffman introduced Resolution 03-01-2025 - Approval of FY 2024-2025 Budget Amendment #4. The budget amendment included:

- The transfer of raised funds to support the family of Sergeant Bill Hooser and Santaquin City Police Officers as they travel to Washington D.C. to attend the State Police Officer Memorial service.
- Establishing a line item with a dedicated allocation to track expenditures for police contract services in accommodation of Brigham Young University law enforcement support during athletic events.
- The transfer of \$9,000 from the General Fund to the Community Services Senior Fund to support senior program funding in the aftermath of a funding deficit from Mountainland Association of Governments (MAG).
- The transfer from the Senior Fund Balances to the CS Senior Account to cover the cost of senior kitchen equipment, senior event supplies, and senior fitness equipment.

Councilor Del Rosario made a motion to approve Resolution 03-01-2025 Approval of FY 2024-2025 Budget Amendment #4. Councilor Adcock seconded the motion.

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

The motion passed.

11. Resolution 03-02-2025 - Professional Services Agreement with Hansen, Allen, & Luce

Manager Beagley introduced Resolution 03-02-2025 - Professional Services Agreement with Hansen, Allen, & Luce. In December 2024, Santaquin City received a grant for \$20,000 from the Utah Division of Water Resources (DWRe). This grant will assist the City with the creation of a Water Element that will be

added to the General Plan as required by Utah Code 10-9a-403. The City requested a proposal for assistance with the General Plan amendment from Hansen, Allen, and Luce Engineers (HAL). HAL's proposal included the needed effort to model the current system and anticipated future demands; to review current efforts and city code related to water conservation; develop a water conservation program; and all related documentation and coordination to develop a viable water element for the General Plan that will meet the requirements stated within Utah Code.

Councilor Keel made a motion to award a contract to Hansen, Allen, and Luce, Inc for the creation of the General Plan Water Element in a not to exceed amount of \$16,400.00. Councilor Mecham seconded the motion.

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

The motion passed.

12. Resolution 03-03-2025 - Memorandum of Understanding with Comcast of Wasatch, Inc Ordinances

Manager Beagley introduced Resolution 03-03-2025 - Memorandum of Understanding (MOU) with Comcast of Wasatch, Inc. The Memorandum of Understanding includes an agreement that Comcast will provide funding monthly for an initial period of six months. The City will use the funding to hire additional temporary staffing, at their discretion, for the permitting office and other departments to cover costs incurred by staff to process permits and related field work. Manager Beagley clarified that the MOU does not cover costs for City infrastructure damages incurred in the city as the majority of those costs have already been paid for by Comcast. Mayor Olson added that the franchise agreement offered to Comcast (in 2024) was the same as any other company that came into the city. Councilor Del Rosario expressed his disappointment with Comcast as he has seen areas in his neighborhood that have yet to be cleaned up.

Councilor Mecham made a motion to approve Resolution 03-03-2025 - Memorandum of Understanding with Comcast of Wasatch, Inc. Councilor Siddoway seconded the motion.

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

The motion passed.

13. Ordinance 03-01-2025 - Commercial Gym Parking Requirements Code Amendment

Assistant Manager Bond presented Kaden Hartshorn and Zakary Barker's plan to open a 9,000-square-foot gym in the Santaquin Peaks Industrial Park. The site includes 32 parking spaces, which will be shared with another unit. However, during the conceptual review, it was determined that the gym would require 93 parking stalls in order to meet City parking code. To address this issue, they are

requesting an amendment to Santaquin City Code 10.48.040 (Number of Parking Spaces Required). They propose changing the Commercial Recreation parking requirement from one parking space for every two patrons to one parking space for every five patrons, which would result in a 60% reduction in the required number of parking spaces. If the proposal passes, the parking requirement for the proposed gym will go from 93 stalls to 38 stalls.

The applicants are seeking a parking reduction for all commercial recreation facilities to a 1:5 ratio. This reduction will impact smaller gyms and clubs, large chain gyms like Vasa Fitness, bowling alleys, swimming pools, skating rinks, and other similar amusement centers. City staff went over parking code requirements in nearby cities regarding small gyms and recreation buildings. City staff also conducted a case study of five smaller gyms located throughout Southern Utah County. Pictures were taken at various times throughout the day. The results indicate that in Springville, Spanish Fork, and Salem, the gym parking lots were less crowded due to the variety of gym options available in the area. In contrast, the parking lot at 180 Fitness in Payson was consistently packed throughout the day, as it is the only gym in Payson. Kaden and Zakary's gym will be the first to open in Santaquin, making 180 Fitness in Payson the most comparable.

The applicants attended the meeting to report to the city council their own findings regarding commercial gyms in the area. (See attached.)

Councilor Siddoway discussed his gratitude to the applicant for being prepared for the meeting and for answering some of the Planning Commissioners' concerns about reducing the parking ratio not just for small gyms but possibly for larger gyms in the future. Councilor Del Rosario agreed and expressed his support of the applicants and the proposed gym. Council members and staff discussed at length the proposed change to the code, referencing how surrounding cities operate in a number of different ways, and how to make a small gym work within the city code.

Councilor Adcock read the following email from a resident.

"March 4, 2025

Mr. Art Adcock,

I am Brody Gunnell and I have been living in Santaquin for more than 10 years and am currently a student at Payson High School. I am writing today to share my thoughts about the proposed gym and its parking requirements.

There is currently not a gym in Santaquin, and everyone living in Santaquin and Genola need to travel to Payson or farther when they want to work out. This results in crowded gyms in Payson and makes it more difficult for those wanting to visit a gym to do so. I understand that there is a rule on the number of parking spaces required for commercial recreation based on square footage and capacity of the facility. This makes the addition of a gym to Santaquin difficult as it requires a very large amount of space to accommodate parking.

One parking space for every two patrons requires a 6,000 square foot facility to have 62 parking spaces, nearly double the amount at Total Fitness in Payson, which is 12,000 square feet. Total Fitness parking does get full at times, but this is because it is used by not only people living in Payson, but people from

Santaquin and Genola. A gym in Santaquin would not only make working out more convenient to Santaquin and Genola citizens, but free up more parking spaces at Total Fitness. The rule on the number of parking spaces required should be adjusted to make it easier for a gym in Santaquin to be built because there is not a need for so many parking spaces at any gym. Changing the parking space rule to one in four or one in five patrons will make the addition of a very convenient gym in Santaquin much more achievable.

I would like to thank you for all the service and time you have put in to help Santaquin grow faster and more efficiently. I have loved growing up here in a safe environment and enjoy watching my city grow.

*Sincerely,
Brody Gunnell"*

The Planning Commission gave a negative recommendation of the proposed code change on February 25, 2025 and unanimously voted that the City Council consider other possible options. As the Planning Commission gave a negative recommendation, Councilor Adcock's inclination was to vote 'no' to the proposed code change to support the Planning Commission's recommendation.

Councilor Del Rosario made a motion to change the city code commercial parking requirements to a 1:4 ratio. Councilor Siddoway seconded the motion.

Councilor Adcock	No
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

14. Ordinance 03-02-2025 - Allowing Detached Accessory Dwelling Units in the Residential R-15 Zone

Assistant Manager Bond reported after selecting five Moderate Income Housing Strategies for 2025, it is proposed that the City Council amend Santaquin City Code Title 10 Chapter 16 Section 080 and Title 10 Chapter 20 Section 100 to permit detached accessory dwelling units in the R-15 Residential Zone.

The proposed code amendment will satisfy Strategy 1 (E) of the Moderate Income Housing.

- Strategy 1 Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. Implementation Plan – Santaquin City will consider modifying zoning regulations to expand the area where detached accessory dwelling units are permitted. Considerations to permit detached accessory dwelling units in the R-15 Zone will be reviewed by the Planning Commission and City Council.

Councilor Mecham made a motion to approve Ordinance 03-02-2025 - Allowing Detached Accessory Dwelling Units in the Residential R-15 Zone. Councilor Keel seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes

Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

Councilor Keel made a motion to enter into a Community Development and Renewal Agency (CDRA) Board Meeting. Councilor Siddoway seconded the motion.

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

The motion passed.

The CDRA meeting began at 8:31 p.m.

15. Resolution 03-01-2025 CDA - Property Purchase Agreement

Gary Fusselman, owner of Precision Millwork, attended the meeting. He thanked the CDRA board and city staff for their support and expressed that he looks forward to growing his business in Santaquin City.

Board Member made a motion to approve Resolution 03-01-2025 CDA - Property Purchase Agreement. Board Member seconded the motion.

Board Member Adcock	Yes
Board Member Del Rosario	Yes
Board Member Keel	Yes
Board Member Mecham	Yes
Board Member Siddoway	Yes

The motion passed.

Board Member Mecham made a motion to end the CDRA Board Meeting and enter back into the Regular City Council Meeting. Board Member Siddoway seconded the motion.

Board Member Adcock	Yes
Board Member Del Rosario	Yes
Board Member Keel	Yes
Board Member Mecham	Yes
Board Member Siddoway	Yes

The motion passed.

The CDRA Board Meeting ended, and the Regular City Council Meeting reconvened at 8:39 p.m.

REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON

Manager Beagley reported that the Main Street and Central Utah Projects (CUP) continue to progress as we have had a favorable winter for construction. Manager Beagley thanked council members for their attention to pending legislative bills.

Assistant Manager Bond went over items on the upcoming Development Review Committee (DRC) and Planning Commission meeting agendas.

Councilor Keel reported on the activities of the Youth City Council. He indicated that Payson High School's graduation will be on May 20th for which he and Councilor Mecham will be in attendance. Mayor Olson indicated that he will also be out of town that week. The City Council meeting for May 20th will likely be cancelled due to a lack of quorum. Councilor Keel recognized the efforts of his wife and the Santaquin City Recreation's youth cheer program who did well at a recent competition.

Councilor Mecham thanked city staff for their hard work.

Councilor Del Rosario expressed his support for the proposed agritourism code amendment. He indicated that he works for the hospitality industry that supports local communities and looks forward to Santaquin offering more options for short term stays in the area. Councilor Del Rosario asked that city staff follow up with Comcast to make sure trails and sidewalks are cleaned up after they have performed their work. Councilor Del Rosario thanked staff for their listening ear and dedication to issues in the city.

Councilor Adcock indicated that the county is cleaning up the debris basin and has caused dirt and debris to accumulate and damage within City roadways. He inquired if RAP taxes paid for the new carpet on the second floor of the museum building. He also asked if the city is submitting for the Utah Outdoor Recreation Grant this year. Manager Beagley indicated that to his knowledge, that grant is not being applied for this year because there is not a current qualifying project. Councilor Adcock also inquired about a grant to help outfit the emergency operations center. Mayor Olson and Manager Beagley indicated that the budget would not be sufficient to cover the costs not covered by the grant. Councilor Adcock inquired about a possible storage shed being shared by the Fire and Public Works Departments and stated his preference for materials for that building. Manager Beagley indicated that the project did not score/rank high enough on the budget priority list and will likely not make it into the budget to be completed this year. Councilor Adcock thanked and complimented all those who donated to the Bill Hooser family and police department so that they could attend Police Week in Washington D.C. in May of this year. Lastly, Councilor Adcock expressed his gratitude for the council for the ability to resolve conflicts without hostility or contention.

Councilor Siddoway reported that he has received concerns from residents about the Comcast staging area near Highland Drive. He asked that staff reach out to Comcast to get that cleaned up. He encouraged council members and members of the community to continue to follow the legislative session and to reach out to local representatives.

Mayor Olson highlighted the Santaquin City Recreation's youth archery team. He indicated that he has been meeting with hotel and restaurant owners to possibly bring businesses to the city. He added that he has an upcoming meeting with the Department of Natural Resources representative for Santaquin Canyon. He thanked the council members for their consideration of the "My Hometown" project and

looks forward to looking at a Memorandum of Understanding with The Church of Jesus Christ of Latter-Day Saints in hopes of bringing the program to Santaquin.

CLOSED SESSION

Councilor Siddoway made a motion to enter into a Closed Session to discuss pending or reasonably imminent litigation; collective bargaining; and/or the purchase, exchange, or lease of real property, a proposed development agreement, a project proposal, or a financing proposal related to the development of land owned by the State. Councilor Del Rosario seconded the motion.

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

The motion passed.

The Closed Session began at 9:05 p.m.

Present at the Closed Session included Mayor Dan Olson, City Manager Norm Beagley, Assistant City Manager Jason Bond, Legal Counsel Brett Rich, Council Member Travis Keel, Council Member Lynn Mecham, Council Member Jeff Siddoway, Council Member Brian Del Rosario, and Council Member Art Adcock.

Councilor Del Rosario made a motion to end the Closed Session and return to the Regular City Council meeting. Councilor Mecham seconded the motion.

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

The motion passed.

The Closed Session ended at 9:25 p.m.

ADJOURNMENT

Councilor Keel made a motion to adjourn the meeting. Councilor Del Rosario seconded the motion.

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

The motion passed.

The meeting was adjourned at 9:26 p.m.

ATTEST:

Daniel M. Olson, Mayor

Amalie R. Ottley, City Recorder

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