



REGULAR CITY COUNCIL MEETING

Tuesday, December 16, 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 Lynn Mecham, Travis Keel, Jeff Siddoway and Brian Del Rosario.

Absent Art Adcock

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Engineer Jon Lundell, City Legal Counsel Brett Rich, Recorder Stephanie Christensen, Earl and Julie Sutherland, Mark Robins, Glade Robins, Chris Bird, Alika Fisher, Chris Lindquist, Fire Battalion Chief Allen Duke , Jennifer Yu, Kirk Greenhalgh, Kim and Kevin Liefer and Caden Smith.

PLEDGE OF ALLEGIANCE

Mark Robins led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mayor Olson offered an invocation.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

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

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

Minutes

1. 12-02-2025 City Council Regular Meeting Minutes

Bills

2. Review City Expenditures from 11-15-2025 to 12-12-2025 in the amount of \$3,360,156.8.

Councilor Keel made a motion to approve the Consent Agenda items 1 and 2. Councilor Siddoway seconded the motion.

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

The motion passed.

RECOGNITIONS & PUBLIC FORUM

Recognitions

3. Small Business Spotlight - Yu Kitchen

Councilor Mecham introduced Jennifer Yu from Yu Kitchen and said Yu Kitchen is one of his favorite places to eat. He looks forward to seeing them grow in our city.

This month, we are excited to spotlight Yu Kitchen, a delightful restaurant located in Santaquin, owned by the warm and welcoming Yu family. Tom and Julie Yu, along with their daughter Jennifer, have made a significant impact on our community since opening their doors.

A Family Journey

Originally from China, Tom moved to the USA about 20 years ago. After a few years, he brought his wife, Julie, and their daughter, Jennifer, to join him, emphasizing the importance of family in their journey. Having lived in Payson for several years, the Yu's have grown to love the area and community.

Business Experience

The Yu's are no strangers to entrepreneurship. They have successfully run other businesses and, during the pandemic of 2020, made the strategic decision to sell those ventures. Recognizing an opportunity to contribute to the Santaquin community, they opened Yu Kitchen, where they serve a fantastic menu filled with delicious food that reflects their heritage.

Commitment to Community

At Yu Kitchen, customers can expect not only great food but also a friendly and helpful atmosphere. Tom and Julie take pride in their restaurant and have expressed their gratitude for the support they've received from the people of Santaquin. Their goal is to create a welcoming space where everyone feels at home.

Future Plans

As Yu Kitchen continues to grow, the Yu family is planning to find a bigger location in Santaquin to accommodate more guests for a sit-down dining experience. Additionally, they are excited to announce the opening of a new restaurant in Hurricane in the coming weeks.

We warmly welcome Tom, Julie, and Jennifer to Santaquin and encourage everyone to visit Yu Kitchen to enjoy their amazing offerings. Experience the flavors of their menu and the genuine hospitality that the Yu family brings to our community.

PUBLIC FORUM

Kim Lieffer addressed the council members with her concerns regarding the Sunset Ridge Development Agreement. Kim Lieffer's house is about 15 feet below the new development with the retention pond and stated her concerns for the soil retention and water drainage. Mrs. Lieffer also expressed her concerns about how they are going to take care of 7 acres for a retention pond because the pump station lot has not been taken care of. The property is completely full of weeds and has never been maintained. Mrs. Lieffer asked how the city is going to keep 7 acres maintained. Please take this into consideration for those homes that have been there for years. Kim Lieffer informed the council members that her home is on the low end of the development and was wondering how large the homes that are going in are going to be. Mrs. Liefer appreciates time she was given to express her concerns and she loves Santaquin.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant City Manager Bond presented the Building Permit Report. 232 residential units have been issued building permits in the current calendar year. In comparison, 72 single and multi-family residential units have been issued building permits in the current fiscal year (July 1, 2025 – June 30, 2026). 2 new business licenses have been issued in the last month.

RESOLUTIONS, ORDINANCES, & DISCUSSION & POSSIBLE ACTION ITEMS

Resolutions

Resolution 12-03-2025 - Approval of Sunset Ridge Development Agreement

Mayor Olson stated he appreciates the comments that they have heard and will definitely take that into consideration. The debris basins are all part of a grant the city is working on bringing together 5 debris basins. The town has to purchase or trade for the property, or we don't get property for these debris basins. There has been a lot of work and discussion to get to this point, and the Sunset Ridge developers have met with us a few times and are working with us to bring this project to light. The newly acquired property will also include new access to trails and the mountain.

City Manager Norm Beagley stated that this new development would bring in new single family homes, a few townhomes and some commercial and the City would trade for a portion of the 5.58 acres for the debris basin. It has a positive recommended by the Planning Commission and will have 3 new rezones. There are two areas that will be rezoned to commercial and one area that would be rezoned main street residential. There will also be a Public Facility zone for the 5.58 acres and the trailhead. In the agreement there is a relaxation of the requirement for improvements to those open spaces. The debris basin would have a trail segment around the top of it and would potentially become part of the Bonneville trail. There will also be access to 2 additional trailheads. City Manager Norm Beagley emphasized that these are the major considerations of the planning and zoning part of things. In the future, we will discuss shared parking and get into the details of that. The parking concerns for the townhomes will come at a later date when the project progresses through the City's subdivision and site plan processes, this is just a concept plan. City staff will make sure all the City requirements are being met. City Manager Beagley also stated that each home will need an individual draining plan and retaining walls for that area if or as needed. City Manager Beagley informed the council of the potential to use the developer's services for mass grading onsite. They would be able to use the materials from the debris basin grading onsite, but not for resale. The mass grading permit will be coming at a later date. Assistant City Manager Jason Bond informed the council members that this is a development agreement. The specifics and details of the area will come at a later date. Councilor Del Rosario

expressed his concern for parking in that area and was assured that it will be addressed as the project continues. City Manager Beagley wanted to make sure the council members knew the effective date would be January 31st, 2026. Some additional property will need to be acquired up and above the traded property.

Councilor Mecham made a motion to approve Resolution 12-03-2025 – Approval of Sunset Ridge Development Agreement with the effective date of January 31, 2026, and acquisition of the property. Councilor Del Rosario seconded the motion.

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

The motion passed.

Ordinances

Ordinance 12-02-2025 - Adopt 2006 Wildland-Urban Interface Code

Mayor Olson introduced Chris Lindquist and Fire Battalion Chief Allen Duke. City Manager Norm Beagley stated that we have need to adopt the 2006 Code because that is what the state has adopted and we don't want our WUI code to be more stringent than what the state requires. Chris Lindquist stated that this was being forced upon us and they are doing everything they can to make it as good for our community as it possible can. Chris Lindquist and Allen Duke agree this is the best WUI Code and Map for us to adopt. Mayor Olson expressed his concerns and disagreement with forcing us to adopt a WUI Code and Map, but at this time we have done all we can do.

Councilor Keel made a motion to approve Ordinance 12-02-2025 – Adopt 2006 Wildland-Urban Interface Code. Councilor Del Rosario seconded the motion.

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

The motion passed.

Ordinance 12-03-2025 - Adopt City Wildland-Urban Interface Map

City Manager Norm Beagley displayed the map for the council members. Chris Lindquist stated that Chief Lind has carefully approached the map and has not wanted to be punitive to existing homes. Anything existing is not going to have to be adapted to the WUI code. City Manager Norm Beagley informed the council members that no existing homes or single family lots are included in this map, it is all raw ground.

Councilor Mecham made a motion to approve Ordinance 12-03-2025 – Adopt City Wildland-Urban Interface Map. Councilor Siddoway seconded the motion.

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

The motion passed.

Discussion & Possible Action

Discussion & Possible Action - Sutherland Annexation Petition Acceptance

Glade Robins addressed the council members stating that this is a piece of property their family owns and has realized farming isn't a way to make a living anymore and has decided to sell this piece. The people who are interested in the property want it in the city limits. Glade Robins has concerns regarding the water on the property and what is necessary for the lots to be buildable. The irrigation water that has been on the property was rented. City Manager Norm Beagley stated that our code requires water dedication at the time of development, not at annexation. City Manager Beagley stated the water element will be something we will need to look into as far as rented shares. This is the acceptance for the proposed annexation petition only.

Councilor Siddoway made a motion to approve the Sutherland Annexation Petition. Councilor Mecham seconded the motion.

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

The motion passed.

Discussion & Possible Action Item - Award Contract to Musco Lighting for Centennial Park Volleyball Sports Court Lighting

City Manager Norm Beagley informed the council members that this is for sports lighting for the volleyball court at Centennial Park. This is a photometric plan for that project. These lights do not have an extended effect on the surrounding areas. There are 2 50-foot poles. City Engineer stated to the council members that we are trying to plan ahead with this project. If we want to add lights to the basketball court at a future date with this project, we can just install the poles, lights, and wiring. There will be a fourth coming budget amendment to cover the additional \$14,000.

Councilor Del Rosario made a motion to award the contract to Musco Lighting for Centennial Park Volleyball Sports Court Lighting. Councilor Siddoway seconded the motion.

Councilor Adcock	Absent
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

Mayor Olson stated we needed to convene into the Santaquin Community Development and Renewal Agency. Councilor Mecham made a motion to enter into the Santaquin Community Development and Renewal Agency (CDRA) Board Meeting. Councilor Mecham seconded the motion.

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

The motion passed.

The CDRA Board meeting began at 8:05 p.m.

Resolution 12-02-2025 CDA - Purchase Agreement Amendment Greenhalgh Construction Holdings

Kirk Greenhalgh spoke to the council members that they are trying to reduce the rock on two columns and remove the wains coat on the North side which is the back. Mr. Greenhalgh informed the members that this will save \$15,000. The front of the building will remain the same.

Board member Mecham made a motion to approve Resolution 12-02-2025 CDA Purchase Agreement Amendment Greenhalgh Construction Holdings. Board Member Del Rosario seconded the motion.

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

The motion passed.

Resolution 12-03-2025 CDA - Approval of a Proposed Assignment of a Real Property Purchase Agreement

City Manager Norm Beagley informed the board that Alika Fisher would like to close on the property using his land holding company instead of his individual name. The land holding company is in his name as well, but for tax purposes and titling this is the best solution.

Board member Siddoway made a motion to approve Resolution 12-03-2025 CDA Approval of a Proposed Assignment of a Real Property Purchase Agreement. Board member Keel seconded the motion.

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

The motion passed.

Board member Mecham made a motion to end the Santaquin Community Development and Renewal Agency (CDRA) Board Meeting and enter back into the Regular City Council Meeting. Board member Keel seconded the motion.

The CDRA Board meeting ended, and the Regular City Council meeting reconvened at 8:11 p.m.

REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON

Assistant City Manager Jason Bond informed the council that at the last Planning Commission they approved the preliminary plan for Apple Grove Condo. DRC is waiting for a completed application from Ahlin A- Ranch.

City Manager Beagley had nothing to report.

Councilor Keel, Councilor Mecham and Councilor Siddoway had nothing to report

Councilor Del Rosario stated that Holly Days turned out great and the drone show was awesome. Also, the Holiday Light Decoration contest entries are really really good. The map is on social media and he encouraged all the council members to see them.

Mayor Olson stated that the citizens need to listen to some announcements coming soon. Lots of good stuff happening.

ADJOURNMENT

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

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

The motion passed.

The meeting was adjourned at 8:15 p.m.

ATTEST:

Daniel M. Olson, Mayor

Stephanie Christensen, City Recorder

DRAFT