



CITY COUNCIL WORK SESSION MEETING

Tuesday, November 5th, 2024, at 5:30 PM

City Hall Council Chambers 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.

Councilor Del Rosario was excused from the meeting.

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Recorder Amalie Ottley, Legal Counsel Brett Rich, Britton Bettridge, Todd Amberry, Youth City Council Members, David Harris, and other members of the public.

PLEDGE OF ALLEGIANCE

Councilor Mecham led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Britton Bettridge offered an invocation.

DISCUSSION ITEMS

1. Youth City Council Introductions

Councilor Keel introduced members of the Youth City Council. He detailed their activities and service projects for the coming weeks. Councilor Keel recognized Community Services Director John Bradley for his support of the Youth City Council.

2. Volunteer of the Month - David Harris

Community Services Director John Bradley recognized David Harris as November's Volunteer of the Month by reading the following statement:

"Our November 2024 Volunteer of the Month is David Harris. David started his service on our Recreation Board which transitioned to our Community Services Board, where he currently serves as Chair. He also serves on our RAP Tax Board. He has been a part of these boards for the past five years. He has also coached sports programs with our Recreation Department for many years, the majority with football, soccer and basketball.

Born and raised in Payson, David graduated from Payson High School. He has been married to his sweetheart, Danyale, for 20 years and they enjoy time together with their five children and following BYU basketball and football. He is employed at BYU Physical Facilities in the Moving Services Department, managing and caring for the multitude of furniture pieces on campus.

When asked why he enjoys volunteering with the city, he said, "I like being able to help out as a citizen knowing that my voice will be heard on these boards, which in turn could impact the community for good."

Thank you, David, for your years of volunteer service for our community. Your impact has been felt and you are appreciated. It takes volunteers like you to keep programs and events happening in our beautiful city."

David expressed his gratitude for being able to serve on various boards. He stated his appreciation for being able to serve and have a voice in the city for so many years.

3. Mulberry Development Discussion

Manager Beagley and Mayor Olson introduced the proposed Mulberry Development, as presented by the developers. The annexation petition was accepted by the City Council at a previous meeting. Council members have met individually with staff to provide feedback to the developers regarding the proposed development. Todd Amberry attended the meeting to discuss a newly revised plan for the development. Mr. Amberry discussed a potential perception around density and housing in communities. Mr. Amberry presented statistics for the housing market and moderate incomes in Santaquin. The proposed development consists of various sized lots in the range of 4,500 square feet up to 13,000 square feet per lot. Mr. Amberry also presented the proposed phasing for the development as well as discussing a drafted traffic study. (See attachments.)

Mayor Olson expressed his concern with 600+ homes proposed for the development with only two neighborhood roads in and out of the subdivision. He also expressed concern with the lack of public transportation in that area and existing narrow roadways. He expressed his belief that the bench is not the appropriate location in the city for this high of density housing, especially so close to forest service land, the canyon, and private properties. Mr. Amberry responded that the proposed roadways meet City Code and that the phasing of the development will support the traffic as it's built. Mr. Amberry expressed his belief that lot size, especially those smaller than 10,000, is irrelevant in developing that area of the City.

Councilor Mecham expressed his belief that the lots in that area of town, especially on the bench, need to be a minimum of 10,000 square feet.

Councilor Keel expressed his liking of the site plan itself but believes it's not the right area of town, especially with regards to the traffic.

Councilor Siddoway agreed with everything that had been stated by the mayor and other council members.

Councilor Adcock expressed that the feedback previously given to the developer had not been considered by them. He strongly supported all of the mayor's concerns.

Manager Beagley went over the mechanics of how the proposed plan could move forward. With the proposed development, should the council choose to move forward, Manager Beagley indicated that the only mechanism to manage a development with less than 8,000 square foot lots would be a Planned Unit Development (PUD) along with a development agreement. Manager Beagley asked if the council

would consider a PUD that would allow for smaller lots as currently proposed in the Mulberry Development plan as submitted. Councilor Adcock stated his understanding that the council would not be agreeable to a PUD in this area. Councilor Mecham agreed with Councilor Adcock and stated that lots would not be considered below 10,000 square feet. Mr. Amberry stated plainly that he would not consider lots at 10,000 square feet or larger as there's not money to be made.

4. Recreation Building Expansion Discussion

Community Services Director John Bradley attended the meeting to update the council on a proposed building to be erected near the current recreation building near the rodeo grounds. He reported that the estimated cost of the building would be \$275,000 to \$300,000 and had hopes that park impact fees may be set aside during the budget planning meetings to be used toward the cost of the building. Director Bradley stated that a grant has been given to the city in the amount of \$200,000 for the bike skills park. The remaining park impact fees could be applied to the cost of the new recreation building. He reported that phase 2 of making the building occupiable/usable would be in the range of an estimated cost of \$500,000 in HVAC, plumbing, etc. Manager Beagley indicated that because the state recreation grant was received for the bike skills park, that remaining impact fees could be put toward the proposed recreation building along with an already approved/allocated \$75,000 in RAP Tax funding. In order to put funds toward the building, a budget amendment would be presented to the City Council at the next council meeting.

Council Mecham expressed his approval of building the proposed building and make sure to consider how to make it occupiable as soon as possible, making it a priority at the next budget planning session.

Mayor Olson directed staff to present building costs and a budget amendment at the next meeting.

ADJOURNMENT

Councilor Siddoway motioned to adjourn the Work Session Meeting. Councilor Mecham seconded the motion.

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

Motion passed unanimously.

The meeting was adjourned at 6:45 p.m.

ATTEST:

Daniel M. Olson, Mayor

Amalie R. Ottley, City Recorder