



CITY COUNCIL REGULAR MEETING

Tuesday, February 21, 2023 at 7:00 PM
Court Room/Council Chambers (2nd floor) and Online

MINUTES

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

ROLL CALL

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

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Legal Counsel Brett Rich, Recorder Amalie R. Ottley, Police Chief Rodney Hurst, Fire Chief Ryan Lind.

Various members of the public attended the meeting.

PLEDGE OF ALLEGIANCE

Councilor Hathaway led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Adcock offered an invocation.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

No council members declared any conflicts of interest.

RECOGNITIONS (Item #4)

Kris Shields on behalf of Mountain View Regional Hospital recognized Santaquin City Public Safety Personnel for the great work that they do for the city and spoke about two recent lives that have been saved due to their efforts. Many members of the public and families of those saved attended the meeting to participate in the special recognition.

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

1. 02-08-2023 City Council Work Session Minutes
2. 02-07-2023 City Council Regular Meeting Minutes
3. City Expenditures from 02-04-2023 to 02-17-2023 in the amount of \$746,685.16

Councilor Adcock made an observation of a line item in the city expenditures that could be a duplication. Manager Beagley confirmed that the duplication occurred because the initial payment was lost in the mail and afterward the first check was cancelled and a new one was reissued.

Councilor Mecham motioned to approve the Consent Agenda items 1 through 3. Councilor Hathaway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

PUBLIC FORUM

No members of the public wished to address the council in the public forum.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant Manager Bond presented the Building Permit Report. Two single family residential units have been issued building permits in the current calendar year. No multi-family residential units or commercial spaces have been issued permits. In comparison, 52 single and multi-family residential units have been built in the current fiscal year. (July 2022 – June 2023) Two new home business licenses were issued in the last two weeks.

FORMAL PUBLIC HEARING

Councilor Mecham made a motion to enter into a Public Hearing to address an amendment to the Retention Schedule ordinance. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

5. PUBLIC HEARING: Retention Schedule Code Amendment

No members of the public wished to address the council in the Public Hearing.

Councilor Mecham made a motion to close the Public Hearing. Councilor Siddoway seconded the motion.

NEW BUSINESS

6. Ordinance 02-03-2023 Retention Schedule Amendment

Mayor Olson presented an ordinance that would repeal the current Retention Schedule document and amend the city code to state that, moving forward, city staff will follow the Utah State Retention guidelines. Recorder Amalie Ottley spoke about the need to repeal the Santaquin City Retention

Schedule as it has become out of date, and it would be simpler for members of staff to follow state guidelines. Councilor Adcock thanked Ms. Ottley for her diligence and time spent on records and training.

Councilor Adcock made a motion to approve Ordinance 02-03-2023 amending the City's records retention guidelines. Councilor Montoya seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

7. Ordinance 02-04-2023 Driveway Approach Width Amendment

Councilor Adcock brought up a concern with the language in the proposed code amendment for the Driveway Approach Width Amendment. Counsel Rich addressed the verbiage possibly not reflecting the intention of Planning Commission conveyed in the recent Planning Commission meeting. Assistant Manager Bond represented that the proposed amendment would allow for discretion at the DRC level to allow for wider driveway access in non-residential uses/commercial businesses. Councilor Adcock pointed out that, as written, the proposed language doesn't distinguish between residential and non-residential land uses. Assistant Manager Bond proposed that the language for non-residential be added to make the requested clarification. Councilor members discussed business examples in the town that would benefit from wider accesses. Councilor members asked if a recommendation could be made by council to change the language in the code and pass the ordinance.

Councilor Mecham made a motion to approve Ordinance 02-04-2023 amending Driveway Approach Widths with the addition of "non-residential" in the proposed language. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

8. Ordinance 02-05-2023 Utah SHOP Property Rezone

Assistant Manager Bond presented a requested rezone of 32 acres of property at the southern end of the city. The proposed rezone would change the current Planned Community (PC) zone to a Commercial Light Manufacturing (CLM) zone. Staff recommended that the City Council table the ordinance to allow for the city and applicant to work towards a Development Agreement that would set into place the proposed concepts.

John Jensen attended the meeting as the applicant for the proposed property rezone. He addressed members of the council. He spoke to the very low vacancies of light manufacturing or light industrial areas in the southern end of Utah County. He presented renderings of buildings proposed in the area that would bring commercial and other business opportunities. He indicated the area has potential for offices, warehouses, and light manufacturing as well as commercial opportunities like dance studios or retail stores. Mayor Olson asked about the estimated number of employees that could be brought to the area. Mr. Jensen estimated that around 200 office jobs could be provided for in buildings such as the ones proposed as well as restaurants that may want to come to the area if it was the right fit. Councilor Montoya inquired if buildings similar to these in other areas of the county are leased or business owned and operated. Mr. Jensen said that in his experience, buildings like the ones presented are generally leased. Councilor Montoya expressed her informal approval of the project and the potential it has for growth in the city. Councilor Hathaway inquired what the anticipated phasing for the project would be. Mr. Jensen indicated that they would build the smaller buildings first right up against the freeway. He stated the larger buildings in the back would be built if tenants were set and ready to use the buildings. Councilor Siddoway asked about water usage on the site. Mr. Jensen said that, in general, Commercial Light Manufacturing type buildings are typically low water users. He admitted that there is a lot of grass in the proposal that would consume water but would be willing to work with the city to make landscaping both water wise and attractive. Councilor Adcock expressed his informal approval of the plans and pointed out where semi-trucks could be parked and requested that parking and turning radii be taken into account for those types of vehicles. Councilor Montoya inquired about what the timeline would be to put a Development Agreement into place. Manager Beagley stated that it is a long process for any applicant and the city to put a Development Agreement into place, as there is a lot of legal review that also occurs in the process. He added that the city will do its due diligence to come to an agreement with the applicant in a timely manner suitable to the process so the project can move forward.

Councilor Siddoway made a motion to table the consideration of an ordinance addressing rezoning Utah Shop Property from a Planned Community (PC) Zone to a Commercial Light Manufacturing (CLM) Zone until such time that a Development Agreement can be drafted committing the applicant to the vision presented to the City Council. Councilor Mecham seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

Manager Beagley added that any change in City land use code in a potential Development Agreement would have to be considered again by the Planning Commission and City Council.

9. Resolution 02-03-2023 Approval of CUWCD ROW Easements for Installation of the Central Utah (CUP) Water Line

Manager Beagley presented the proposed CUP pipeline that will be brought into town to service members of the community. He stated that there will be some impact and disruptions to city roads

along 350 W. 800 N. and Ginger Gold Road. The city will need to approve traffic plans put forth by the Central Utah Project contractor so that members of the community can be informed accordingly. Councilor Siddoway pointed out that restrictions along the right-of-way may come in conflict with building structures. Manager Beagley addressed that the pipeline will not conflict with road improvements and/or maintenance.

Councilor Mecham made a motion to approve the mayor's signature on CUWCD ROW Easements for Installation of the Central Utah (CUP) Water Line. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

10. Resolution 02-04-2023 Uniform Fine Schedule Amendment #2

Legal Counsel Brett Rich presented an amendment to the Uniform Fine Schedule that would clarify the fines due for nuisance violations in the city. Counsel Rich detailed when a credit could be provided for residents should they mitigate the violation that was reported.

Councilor Mecham made a motion to approve Resolution 02-04-2023 Uniform Fine Schedule Amendment #2. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

Fire Chief Lund addressed the council and expressed his appreciation to all Public Safety staff in the Fire and Police Departments and their dedication to the city. He thanked the council for their support of their departments in the past year.

Assistant Manager Bond addressed upcoming items on DRC and Planning Commission Meeting agendas. Assistant Manager Bond spoke about an additional "Your Land, Your Plan" workshop coming up in March 2023. Councilor Adcock inquired if the workshop is specific to the needs of the city. Assistant Manager Bond confirmed that the workshop would be beneficial for council members to attend.

Manager Beagley addressed the upcoming ULCT Conference in April 2023. Manager Beagley also spoke about the ongoing legislative sessions being conducted at the State Capital and the close attention he is paying to bills that may affect Santaquin.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Councilor Hathaway spoke about a recent SUVMWA meeting that he attended with Manager Beagley where reports were presented stating at least 40 water bills are being proposed at the legislative sessions. Manager Beagley addressed a “Water Banking” program that is currently being studied for municipalities and high-water users. Manager Beagley also addressed ineffective water wells and pumping on the north end of the county and how staff can use those examples to help the city to become more sustainable and regionally minded for water conservation.

Councilor Mecham expressed his happiness in attending the council meeting.

Councilor Siddoway had no updates.

Councilor Adcock spoke about assignments with Councilor Montoya to search for funding to help the museum. He spoke about future meetings with Community Services Director John Bradley in attempts to approach benefactors and how to move forward.

Councilor Montoya had no updates.

Mayor Olson spoke about meetings he’s had with individuals at the Department of Natural Resources. He also mentioned conversations he had with members of the community to possibly donate property to the city closer to the canyon. Mayor Olson spoke about the director change at the Mountainland Association of Governments (MAG). He also addressed recent conversations at the governor’s office about the freeway interchange. He stated that the city’s industrial park is still moving along and progressing as anticipated. Lastly, Manager Beagley and Mayor Olson discussed a grant request that was submitted to MAG for possible CDBG funding to help demolish the old Middle School building and the existing Senior’s Center building.

ADJOURNMENT

Councilor Montoya motioned to adjourn the meeting. Councilor Mecham seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

The City Council Meeting was adjourned at 8:44 p.m.

ATTEST:

Daniel M. Olson, Mayor

Amalie R. Ottley, City Recorder