



CITY COUNCIL WORK MEETING

Tuesday, August 16th at 5:30 PM

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

MINUTES

Mayor Olson called the meeting to order at 5:30 p.m.

ROLL CALL

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

Staff members present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Recorder Amalie Ottley, Assistant Kathy Swenson.

Councilor Mecham led the pledge of allegiance.

INVOCATION / INSPIRATIONAL THOUGHT

An invocation was offered by Manager Beagley.

DISCUSSION ITEMS

1. Moderate-Income Housing Strategies & Implementation

Assistant Manager Bond addressed the recent State of Utah bill that requires municipalities to update their Moderate-Income Housing Strategies and to implement those required strategies by October 1st, 2022. Mr. Bond suggested that the city discuss in both Planning Commission and City Council meetings how to strategically implement Detached Accessory Dwelling Units within different zones in the city. As indicated by Mr. Bond, failure to implement the strategies set forth by the State requirement for Moderate-Income Housing, could result in possible hinderances for the city to qualify for future funding that could aid in transportation projects.

Councilor Adcock asked about timing in the implementation of the city's plan for proposed Detached Accessory Dwelling Units. Councilor Adcock pointed out options E, R, and U in the proposed list provided by the State. (See attachment.)

Mr. Bond and the Council discussed option L – reduce, waive, or eliminate impact fees related to moderate income housing. Councilor Siddoway inquired about implementing letter L this year and move on to letter R in future years if needed.

Councilor Montoya addressed concerns about the language in letter U regarding the development of Moderate-Income Housing "Projects".

Mr. Bond encouraged the council to consider how implementation of the suggested strategies would work in Santaquin. Councilor Montoya stated that currently, there are not options for

55+ citizens in Santaquin and said that there may be a consideration for that type of market in the city.

Councilor Hathaway was concerned about financial implications for the city in many of the proposed options and the possibility of negative impacts and high costs.

Councilor Mecham and Councilor Montoya inquired about option N and asked that Assistant Manager Bond inquire of other cities if this option has been implemented in their area.

Councilor Montoya inquired if the options list has changed since the recent implementation of a past Moderate-Income Housing plan that the city considered. Mr. Bond stated that it's likely that many of the options are the same but there could be new options that are included in the most recently published list.

Mayor Olson inquired about option G and the possible utilization of Olene Walker funds. Mr. Bond stated that he didn't believe that using those funds would be applicable to that specific option.

Mr. Bond and the council discussed other options and the difficulties that could arise in zoning and infrastructure changes. Mayor Olson asked Mr. Bond to focus on a few options that could be more thought out and presentable for a future council meeting discussion and consideration.

Manager Beagley and Assistant Manager Bond both stressed that the council has limited meetings to consider the options to meet the October 1st deadline.

2. Possible Orchards Development Agreement Amendment

Assistant Manager Bond introduced Aaron Jensen on behalf of the Orchards Development. Mr. Bond addressed proposed changes to the development agreement that differ from the original agreement. Mr. Bond went over the changes to the buildings and amenities as proposed in the plans submitted by Mr. Jensen for the council's consideration. Mr. Bond stated that legal counsel for the city will consider the changes as well as any recommendations the council may have.

Manager Beagley spoke to the previous discussions about the development at prior council meetings. The mayor and council discussed existing amenities, or lack thereof, in the north end of the city. Councilor Mecham inquired about the possibility of working Moderate-Income Housing considerations into the Orchards Development. The council and managers discussed the agreements that would have to occur with the developer should Moderate-Income Housing be built into any development such as this.

Mayor Olson inquired about sidewalks and curbing along Center Street in the development. Manager Beagley spoke to prior negotiations with the developer that city code and requirements therein didn't require the developer to complete all of the road improvements, as the road will be widened in the future to accommodate for growth. The council and managers discussed deferral agreements and the understanding of where storm water infrastructure will

need to be built in the future. Mr. Jensen spoke to traffic studies that were conducted to determine if there was need for improvements to Center Street. Per traffic numbers, the improvements are not currently needed. Councilor Adcock inquired about a prior Planning Commission discussion that addressed the location of the clubhouse across Center Street from units in the development. Councilor Mecham stated that he is in favor of the plans to add two additional pickle ball courts with City participation and options presented. Manager Beagley stated the next step would be that the city would work on the data and development agreements that would be needed to negotiate any added pickleball courts. Council members discussed any stipulations in the development agreement would have to specify when and where the city would be able to schedule and enforce use of the pickleball courts. Councilor Montoya requested some updated input from Community Services Director John Bradley and his ideas of how programming would run at this specific location.

Councilor Hathaway stated that the investment of pickleball courts at this location could pose a problem with residents in the development and stated that he would not vote to put city money into the pickleball courts. Councilor Adcock agreed with Councilor Hathaway.

Mr. Jensen addressed the council about the changes in the proposed plan, specifically roads and unit numbers. He stated that the amenities for the overall development were pointed out because of potential changes to the road and units and weren't necessarily a priority at this time.

Assistant Manager Bond presented the council's options in moving forward. The council's verbal consensus would be that the city would not enter into any kind of agreement, financial or otherwise, that would address pickleball courts at this time.

3. Upcoming Agenda Items

Manager Beagley addressed the items on the upcoming Regular City Council meeting.

ADJOURNMENT

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

Meeting adjourned at 6:36 p.m.

ATTEST:

Daniel M. Olson, Mayor

Amalie R. Ottley, City Recorder