



## **CITY COUNCIL REGULAR MEETING**

Tuesday, September 07, 2021, at 7:00 PM  
Court Room/Council Chambers (2nd Floor) and Online

### **Minutes**

#### **ROLL CALL**

##### **PRESENT**

Mayor Kirk Hunsaker  
Council Member Nick Miller  
Council Member Betsy Montoya  
Council Member Lynn Mecham  
Council Member David Hathaway  
Council Member Jennifer Bowman

#### **PLEDGE OF ALLEGIANCE**

Led by Dave Hathaway.

#### **INVOCATION / INSPIRATIONAL THOUGHT**

Offered by Dan Olson.

#### **DECLARATION OF ANY CONFLICT OF INTEREST**

Mayor Hunsaker declared he is an employee of Vancon who has been contracted as the CG/MC for a project for the city.

#### **CONSENT AGENDA (MINUTES, BILLS, ITEMS)**

##### **Minutes**

1. 08-17-2021 - Council Work Session Minutes
2. 08-17-2021 - Council Meeting Minutes
3. 08-24-2021 - Special Council Meeting Minutes

##### **Bills**

4. Invoice Register - 09-07-2021 - \$1,272,573.09

Motion made by Council Member Miller.

Seconded by Council Member Mecham.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham,  
Council Member Hathaway, Council Member Bowman

#### **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

##### **Recognitions**

5. **New Employee Introductions (Since COVID) - Raymond Bond & Brayden Williams**

Public Works Director Jason Callaway introduced Brayden Williams who works with the water meters.

**6. Volunteer of the Month - Kyle & Lena Vincent**

Penny Reeves introduced the Volunteer of the Month, Kyle and Lena Vincent.

Kyle and Lena Vincent are our September 2021 Volunteer of the month. Before moving to Santaquin, where they have resided for the last twelve years, Kyle and Lena Vincent spent the first eight years of their twenty-year marriage in Cedar City and Springville. Together they have five children ages 19, 17, 15, 6 and 4. Recently the Vincent's have been very active in community service. Since 2020, Kyle has worked with Santaquin Community Services to develop cultural arts. In 2021, Kyle was added as Chairman of the Community Services Board and became a member of the RAP Tax Committee. He recently taught a mural painting class and led that same class in painting our first Santaquin mural located at Centennial Park. Kyle is an Art Instructor at Payson Junior High where he has the opportunity to mold young minds. His classes recently displayed their artwork at an exhibit in the Santaquin Chieftain Museum. Lena joined a Santaquin City subcommittee on developing cultural arts in 2020. She has been active since that time planning art classes and events like the recent "Concert in the Park Series". She volunteered as an instructor to teach Santaquin's first stained-glass class for adults. She is actively planning for a future 2022 Art Festival. Aside from being a busy homemaker and serving our town, Lena, a very talented violinist, finds time to teach violin lessons and enjoys making about 500 synthetic dreadlocks each week for a company called The Dreadful Hippie. The company sells the dreadlocks online and at festivals. The Vincent's shared that they are a very art-centered family. Music is a big part of their lives. They love singing in choirs and participating in orchestras. Lena has been performing in The Millennial Choir Orchestra for the past seven years. Even though this busy family loves the arts, they have many other interests as well. Two of these are gardening and travel. This summer they were able to visit Hawaii, but one of their most memorable trips was when they spent two weeks driving across country. They were able to see many sights on their way, including Chicago, New York, Niagara Falls, and D.C. Thank you, Kyle and Lena, for sharing your talents through service to our Santaquin community.

**7. URPA Recreation Department of the Year Award - Community Services Department**

Community Services Director John Bradley spoke to the award that he and his department received the Utah Recreation & Parks Association for class III which is cities with a population of 15,000 and under. Bradley emphasized this was a team oriented and department wide award and thanked his staff for all of their work.

**BUILDING PERMIT & BUSINESS LICENSE REPORT**

**NEW BUSINESS**

**8. Resolution 09-11-2021 - A Resolution Honoring the Sacrifices of Utah's First Responders on the Twentieth Anniversary of the September 11th Terrorist Attacks and Memorializing the Tragic Events of that Day**

Mayor Hunsaker said that this was a Resolution to honor those who have served and continue to serve to protect us and take care of us each day. City Manager Reeves added that the pancake breakfast will starting at 8 AM and later in the morning there will be a groundbreaking for the new city hall and the city asks residents to find a service activity to participate in that will be taking place on September 11<sup>th</sup> by the various groups in Santaquin City.

Motion made by Council Member Miller to approve Resolution 09-11-2021 - A Resolution Honoring the Sacrifices of Utah's First Responders on the Twentieth Anniversary of the September 11th Terrorist Attacks and Memorializing the Tragic Events of that Day.

Seconded by Council Member Meham.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

9. **Ordinance 09-01-2021 - An Ordinance Approving the Rezone of Property at 94 W. Main Street from Central Business District (CBD) to Main Street Commercial (MSC)**

Community Development Director Jason Bond gave background to the ordinance that would allow for a rezone of the area of Canyon View Family Medicine and Urgent Care facility from Central Business District (CBD) zone to Main Street Commercial (MSC) zone. Rick Lybbert spoke and expressed his gratitude for serving Santaquin City and explained that there is a need for expansion to allow for adequate space between the physicians and physical therapists working at Canyon View and this rezone allows them to not have to build a two-story building that is not conducive to people going for physical therapy who may have trouble walking.

Motion made by Council Member Mecham to approve Ordinance 09-02-2021 - An Ordinance Establishing the Commercial Light Manufacturing (CLM) Zone.

Seconded by Council Member Montoya.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

10. **Ordinance 09-02-2021 - An Ordinance Establishing the Commercial Light Manufacturing (CLM) Zone**

Community Development Director Jason Bond explained that this proposal to create a new zone called the commercial light manufacturing or CLM zone to set up the next ordinance that will rezone a property to that zone for the resolution to approve a development agreement with Mr. Ercanbrack's property located at 580 W. Main Street. The intent of the CLM zone is to allow for light manufacturing, a use more compatible with the nature of the warehouse on the property. Bruce Baird is the attorney for Mr. Ercanbrack and asks the City Council to consider approving in the development agreement to allow for storage units only in the existing buildings on the property.

Motion made by Council Member Miller to approve Ordinance 09-02-2021 - An Ordinance Establishing the Commercial Light Manufacturing (CLM) Zone.

Seconded by Council Member Bowman.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

11. **Ordinance 09-03-2021 - An Ordinance Approving the Rezone of Property at 580 W. Main Street from Residential Commercial (RC) to Main Street Commercial (MSC), from Residential Commercial (RC) to Commercial Light Manufacturing (CLM), and Residential (R-10) to Residential Commercial (RC)**

Community Development Director Bond explained on a zoning map of how the changes of zoning apply for the Ercanbrack property utilizing exhibits from the city council packet. The zoning allows for flexibility of whether commercial or residential units would go in but is still subject to zoning requirements of parking and access.

A discussion was had between staff and Council.

Motion made by Council Member Mecham to approve Ordinance 09-03-2021 - An Ordinance Approving the Rezone of Property at 580 W. Main Street from Residential Commercial (RC) to Main Street Commercial (MSC), from Residential Commercial (RC) to Commercial Light Manufacturing (CLM), and Residential (R-10) to Residential Commercial (RC).

Seconded by Council Member Bowman.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

**12. Resolution 09-01-2021 - A Resolution Approving the Ercanbrack Master Development Agreement (580 W. Main Street)**

City Attorney Brett Rich clarified that the building on the property is a legal non-conforming use and the Master Development Agreement clarifies that this status will continue moving forward.

Motion made by Council Member Hathaway to approve Resolution 09-01-2021 - A Resolution Approving the Ercanbrack Master Development Agreement (580 W. Main Street) ... XXX

Seconded by Council Member Bowman.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

**13. Resolution 09-02-2021 - A Resolution Approving an Addendum to the Development Agreement with Cortland Park, LLC. for the development known as Orchard Vistas (S.E. Corner of 200 N. 400 E.)**

Community Development Director Jason Bond explained the changes to the development agreement for the development known as Orchard Vistas at 200 N. 400 E. which will be renamed Cortland Park.

Brian Christensen from Cortland Park, LLC explained that to accommodate the discrepancies between the development agreement and what's allowed by the City they had to take out units from their development and create a larger clubhouse and amenities. Parking has more than required by 2 stalls.

Motion made by Council Member Mecham to approve Resolution 09-02-2021 - A Resolution Approving an Addendum to the Development Agreement with Cortland Park, LLC. for the development known as Orchard Vistas (S.E. Corner of 200 N. 400 E.)

Seconded by Council Member Hathaway.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

**14. Discussion and Possible Action - Summit Ridge 8-Lot Commercial Subdivision Preliminary Plan**

Community Development Director Jason Bond explained that the proposed Summit Ridge Commercial Subdivision is located at approximately Summit Ridge Parkway and South Frontage Road (Old HWY 191). The proposed commercial subdivision is subject to the Planned Community Zone with default land use regulations contained within the Interchange Commercial (C-1) ordinance. The proposed subdivision consists of 8 proposed commercial lots on approximately 49.25 acres. There are no minimum or maximum frontage or lot size requirements in the C-1 land use regulations. The Development Review Committee reviewed the preliminary plans on August 10, 2021 and forwarded a positive recommendation to the Planning Commission. The Planning Commission reviewed the preliminary plans on August 24, 2021 and forwarded a positive recommendation to the City Council as follows: Motion: Commissioner Lance motioned to send a positive recommendation to the City Council for the Summit Ridge Commercial 8-lot Subdivision. Commissioner Curtis seconded. Roll Call: Commissioner Wood, Aye; Commissioner Lance, Aye; Commissioner Gunnell, Aye; Commissioner Jorgensen, Aye; Commissioner Curtis, Aye; Commissioner Hoffman, Aye. The motion passed unanimously 6 to 0. After any preliminary approval by the City Council, the DRC will need to approve a final plat before lots can be developed and built on. The DRC may

only approve a final plat submittal after finding that the development meets the standards of the City's subdivision and zoning codes, the laws of the State of Utah, and any other applicable ordinances, rules, and regulations have been or can be met prior to the recordation or construction beginning (Santaquin City Code 11.20.060(B)).

Motion made by Council Member Hathaway to approve the Summit Ridge 8-Lot Commercial Subdivision with the following conditions: all planning and engineering redlines be addressed.

Seconded by Council Member Miller.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mechem, Council Member Hathaway, Council Member Bowman

**15. Discussion and Possible Action - Grey Cliffs Mass Grading Conditional Use Permit**

Community Development Director Jason Bond explained that Mr. Steve Larsen of S and L Incorporated, is requesting a Conditional Use Permit for the mass grading associated with the proposed Grey Cliff's Residential Development. The mass grading is being completed to facilitate the development of the property. The proposed area is located North of East Side Park and East of the SR-198 and contains approximately 299 acres.

A discussion was had between staff and Council.

Motion made by Council Member Montoya to approve the Conditional Use Permit for the Grey Cliffs Mass Grading Operation be approved with the following conditions: Conditions:

1. That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10-6-28 of the Santaquin City Code.
2. Provide appropriate bonding for the site.
3. The applicant provides a water meter for the proposed connection to Santaquin City water and set up an account for appropriate billing.
4. Provide copies of UDOT approval for access to and from the site.

Seconded by Council Member Mechem.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mechem, Council Member Hathaway

**16. Discussion and Possible Action - Funding of the Summit Ridge Irrigation Tank Project Components**

City Manager Reeves gave a brief history of the obligation from the original Summit Ridge Development Agreement to supply a water tank to support new growth and stated that we are in a very unique construction materials market which is causing rising prices for the proposed Summit Ridge Irrigation Tank Project. Due to supply chain issues caused by the global pandemic, the cost of PVC pipe has increased to nearly \$200/ft (materials only). However, the cost of ductile iron pipe has remained consistent at just less than \$100/ft. This could potentially save \$1.5 million on the project but demand for ductile pipe is anticipated to increase in the near future and it has been recommended to lock in a purchase order price to avoid future increases in pricing. After receiving bids they have chosen a vendor to recommend for putting in a purchase order in so as to receive the supplies by November 2021 to get the project going.

A discussion was had between staff and Council.

**REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**

**City Manager Benjamin Reeves**

- Reminder of the September 11th activities this coming Saturday.

- Columbus Day this year will be another training day, the employee assistance program will be a keynote speaker. The new state representative from Spanish Fork will come in to talk on leadership. A service project will take place at the end of the day.

**Assistant City Manager Norm Beagley**

- Highland Drive intersection continues to be worked and will be paved this paving season, 5 1/2 weeks away from completion.

**Community Development Director Jason Bond**

- Looking for residents to give feedback for the General Plan through surveys.
- Active Transportation Plan survey is out on Facebook.
- Planning Commission next week will be a training in Spanish Fork to receive the remaining 4-hour annual required training by Utah State Code.

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

**Mayor Hunsaker**

**Council Member Miller**

- Nothing to report.

**Council Member Montoya**

- Nothing to report.

**Council Member Mecham**

- Nothing to report.

**Council Member Hathaway**

- Couldn't attend the last city council meeting and thanked staff for their work on Orchard Days and the rodeo.
- Attended the General Plan open house at C.S. Lewis and was disappointed in the turnout and encouraged residents to let their voices be heard in the process.

**Council Member Bowman**

- Talked with Luke Decker from the U.S. Forest Service and it looks like Federal Highways will have to go out to bid again and would have to wait until next year.
- Operations Manager Dennis Marker is working on getting state representatives to the next meeting to discuss Santaquin Canyon and share photos and video taken by drone to discuss the damage and inactivity of Federal Highways in getting it fixed.

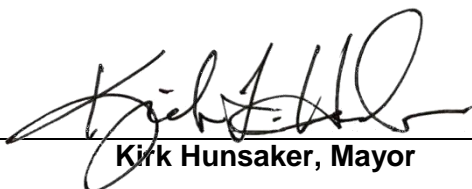
**ADJOURNMENT**

Motion made by Council Member Miller to adjourn on 9:17 PM.

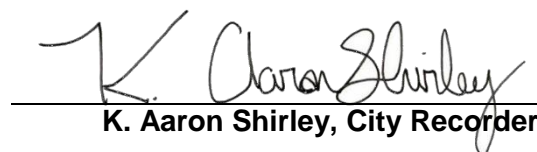
Seconded by Council Member Hathaway.

Voting Yea: Council Member Miller, Council Member Montoya, Council Member Mecham, Council Member Hathaway, Council Member Bowman

**ATTEST:**



Kirk Hunsaker, Mayor



K. Aaron Shirley, City Recorder