



CITY COUNCIL WORK MEETING

Tuesday, October 18th 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.

PLEDGE OF ALLEGIANCE

Councilor Mecham led the pledge of allegiance.

INVOCATION / INSPIRATIONAL THOUGHT

An invocation was offered by Manager Beagley

DISCUSSION ITEMS

1. Payson & Santaquin Chamber of Commerce Possible Merger
Item number one was no longer a topic of discussion and was not discussed during the meeting.

2. Sunroc and SITLA Property

At the time of the meeting, Sunroc was not ready to address the City Council regarding its property in Santaquin City. Manager Beagley informed the council that they can expect more information regarding Sunroc and the SITLA property soon.

3. Upcoming Agenda Items

Mayor Olson reviewed the items on the City Council agenda and asked for any input from members of the City Council. Councilor Hathaway inquired about plans for water in the Tanner Annexation. Manager Beagley stated that, as with any other development, all amenities and other city required items (i.e., water dedication, infrastructure, etc.) are provided for in the Development Agreement. Councilor Hathaway commented on the size of the park.

Mayor Olson spoke to correspondence received from a resident concerned about proposed Ordinance 10-02-2022 regarding Detached Accessory Dwelling Units (ADUs). The council discussed the requirements in current city code and the changes proposed in Ordinance 10-02-2022 that directly affect Detached ADUs. Mayor Olson spoke to his concerns of homes in R10 Zones and the possible impacts on sewer lines or other amenities. Assistant Manager Bond

addressed the recent legislation passed by the City Council that lays out strategies for Moderate Income Housing requirements from the State. Manager Beagley and the Council discussed that any potential technical challenges and code requirements will have to be overcome by property owners and or builders wanting to build these ADU's. Councilor Montoya expressed her support for allowing Detached ADUs in the R10 Zone but encouraged further evaluation of the city code to consider more detailed specifications and guidelines for topographical differences in each zone. Manager Beagley brought up what specifics in the code the Council Members desire to be changed to address concerns. Councilor Montoya asked that the city code be brought back to the Planning Commission and City Council to consider instilling guidelines for a single story, no basement, Detached ADU. Councilor Mecham pointed out that many homes in R10 Zones won't even meet the setback requirements proposed in the code. Assistant Manager Bond pointed out that any Detached ADU cannot be larger/taller in stories than the main dwelling. Councilor Mecham inquired about the required owner occupation language in the code. The council discussed enforceability of the owner occupying either in the main dwelling or in a Detached ADU.

Assistant Manager Bond reviewed proposed changes to the code that address carports in the city with the council.

Mayor Olson spoke to the proposed Mt. Nebo Water Agency Amendment to bring Strawberry Water Users Association as a member to the board of the Mt. Nebo Water Agency.

Mayor Olson and Manager Beagley presented the proposed resolution to address guidelines for the future vault privy maintenance at Prospector View Park. Legal Counsel Brett Rich addressed concerns for vagueness in the maintenance agreement that will be addressed.

Manager Beagley spoke to Emergency Manager Chris Lindquist's ability to gain grant funding for an emergency generator for the Emergency Operations Center in the new city hall building.

Mayor Olson addressed a potential sale of property and parcels being assigned along with plan approvals that will go to the Community Development and Renewal Agency (CDRA) of Santaquin. Manager Beagley spoke about infrastructure and improvements needed in the City's winter storage pond area and corresponding study and project plan areas. Manager Beagley and Mayor Olson both stated that businesses have approached the city interested in economic development in that part of town. Manager Beagley, Counsel Rich, and Mayor Olson discussed conveyance of the property from the city to the CDRA and the required noticing periods. Councilor Adcock inquired about the proposed property's current configurations related to zoning and parcels or subdivisions. Manager Beagley stated that the property is in the Industrial (I1) Zone and will not be subdivided at this time but rather reconfigured into different shaped parcels.

ADJOURNMENT

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

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

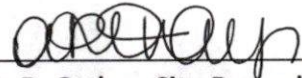
Motion passed unanimously in the affirmative.

Meeting adjourned at 6:34 p.m.

ATTEST:



Daniel M. Olson, Mayor



Amalie R. Ottley, City Recorder