



## CITY COUNCIL WORK MEETING

Tuesday, September 6th at 5:30 PM

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

### MINUTES

Mayor pro tem Mecham called the meeting to order at 5:30 p.m.

#### ROLL CALL

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

Mayor Olson was excused from the meeting.

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

Various members of the public attended the meeting.

#### PLEDGE OF ALLEGIANCE

Councilor Montoya led the pledge of allegiance.

#### INVOCATION / INSPIRATIONAL THOUGHT

An inspirational thought was offered by Councilor Adcock.

#### 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 1<sup>st</sup>, 2022. The proposed strategies and implementation plans for Santaquin are as follows:

*Strategy 1. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.*

*Implementation Plan: Santaquin City will modify zoning regulations to expand the area where detached accessory dwelling units are permitted. Considerations to permit detached accessory dwelling units in more residential zones will be considered on an annual basis.*

*Strategy 2. Reduce, waive, or eliminate impact fees related to moderate income housing.*

*Implementation Plan: Santaquin City will work with an engineering firm to study utility efficiencies from accessory dwelling units which could proportionally reduce impact fees for accessory dwelling units. The City will aim to have a study started in the 2023 fiscal year and consider modifications to impact fees upon completion of the study, accordingly.*

*Strategy 3. Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.*

*Implementation Plan: Santaquin City will work with landowners, developers, and builders to develop and/or redevelop property that is commercially zoned, and identified as being effectively located near public transportation, commercial activities, and other services, to include moderate-income housing. Santaquin City officials will identify specific areas for consideration and will proactively contact property owners to explore opportunities.*

*Strategy 4. Develop a moderate-income housing project for residents who are disabled or 55 years old or older.*

*Implementation Plan: Santaquin City will work with landowners, developers, and builders to develop and/or redevelop property for a senior oriented community that qualifies as moderate-income housing. Santaquin City officials will identify specific areas for consideration and will proactively contact property owners to explore opportunities.*

Councilor Adcock asked for a clear definition of “Moderate Income Housing” as it applies to Santaquin City and specific numbers. Assistant Manager Bond pointed out Low & Moderate Income Levels Based on Household Size cost levels for the city.

Councilor Montoya commended Assistant Manager Bond on the work he did to craft strategies and implementation plans as directed previously by council. She pointed out the difficulties the council and future councils face with implementing the minimum number of strategies now versus planning for the future.

The Council discussed state requirements for implementing the strategies and the possible costs to the city. They also discussed the difficulties the city may face should the strategies not be implemented in regard to state funding for transportation needs.

Manager Beagley spoke to possible budgetary impacts for the strategies and implementations. He cautioned the council stating that the city is not a developer and believes that the above listed strategies best serve the city’s intentions for the future of the city.

Councilor Hathaway expressed his frustration with the State’s possible restrictions on future funding to the city should the city not follow through with the implementation of the proposed strategies. He commended Assistant Manager Bond for the work he did to prepare the

strategies and implementations and directed by the Council. Councilor Siddoway echoes Councilor Hathaway's thoughts.

## 2. Upcoming Agenda Items

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

Councilor Adcock inquired about businesses along the route proposed for the realignment of the interchange corridor. Manager Beagley stated at this point in time it is untold where UDOT will provide access for businesses in the future.

## 3. Other Business

Councilor Adcock inquired when the Fall Cleanup event will be. The council confirmed the date and times and location of the event.

## ADJOURNMENT

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

Meeting adjourned at 6:00 p.m.

ATTEST:

  
Daniel M. Olson, Mayor

  
Amalie R. Ottley, City Recorder