



CITY COUNCIL WORK SESSION MEETING

Tuesday, December 16, 2025, at 5:30 p.m.

Council Chambers at City Hall and Online

MINUTES

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

ROLL CALL

Councilors present included Brian Del Rosario Travis Keel, Lynn Mecham, and Jeff Siddoway.

Absent Art Adcock

Others present included City Manager Norm Beagley, Legal Counsel Brett Rich, Assistant City Manager Jason Bond, City Recorder Stephanie Christensen, Chris Lindquist, Fire Battalion Chief Allen Duke, Mark Gheen, Jason Holt, Greg and Kimberly Rumsey, April Marin, Danny and Mandy Thomas.

PLEDGE OF ALLEGIANCE

City Manager Norm Beagley led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Mecham offered an invocation.

DISCUSSION ITEMS

1. Recognized CERT Members

Mayor Olson welcomed Chris Lindquist and the new CERT Members. The Community Emergency Response Team (CERT) has been active in Santaquin since 2002. Chris Lindquist informed the council that this year's training they had 9 citizens complete the training. Chris stated they currently have 30 members on the team. Mayor Olson remembers the CERT members during the mud slide and how unbelievable the team was and the care they took with the citizens of Santaquin. The new members include Jason Holt, Mark Gheen, April Marin, Greg and Kimberly Rumsey, Danny and Mandy Thomas.

2. ADU Business Requirements

Assistant City Manager Jason Bond informed the council members about the possibility of having an accessory dwelling unit ADU application for our city. This would be for basement apartment rentals. Currently the city does not have external or internal ADU applications or permits. One of the reasons why we are bringing this up is in regard for safety reasons and assurance the unit is done properly and completed per the code. At this time, we don't have data on how many our city has or where they are located. The State is asking what our numbers are for ADU's in our city; we do our best guess with the basement building permit applications we have received. It is going to be a bit of a transition. We put together an application to get an idea of what it would look like. We were planning a small administrative fee for the permit. The first year we were thinking there would be no charge. Also, there

would not be a renewal fee unless it lapsed, then we would require another inspection to make sure the unit is still safe and up to code.

Councilor Del Rosario informed the council he knows several family members in other cities that have these permits. Councilor Keel was wondering about having them notify the city, but not require an inspection. Councilor Mecham stated he thinks if the house transfers to someone else, then an inspection would be required. Assistant City Manager Jason Bond informed the council that anything you do with your home needs a permit such as an addition, kitchen remodel, adding a bedroom or bathroom even for a water heater. We are not changing the requirements just having the homeowner notifying us that there is one at that location. City Manager Norm Beagley informed the Council that there are other cities who don't have these types of permits either, but future property owners are asking if their property has a valid building permit. Counselor Del Rosario stated he feels the people in the real estate world would be happy for this, it provides insurance for renters. Counselor Del Rosario also thinks the permit process adds clarity, and most people would be grateful for this in his opinion. Assistant City Manager Jason Bond informed the members that our inspectors cannot see inside the walls, but can look at what they see and can check the electricity and plumbing and additional items in the home. Councilor Keel found in his experience that homeowners are worried about the inspections and what may happen if they come and inspect. Councilor Keel also stated we need to be careful addressing this matter in regard to infringing of people's privacy. City Manager Norm Beagley informed the council members that the city has well trained inspectors and only lets city approved inspectors inspect homes in Santaquin for City purposes. Assistant City Manager Jason Bond informed the councilors that this is ultimately their decision to look over and review the code, then we can discuss this at a later date. City Manager Norm Beagley expressed his thoughts about council members reading the code (10.16.080) and coming back for another work session on this in a couple weeks

3. Upcoming Agenda Items

City Manager Beagley went over items on the upcoming Regular City Council agenda. City Manager Beagley informed the council members that the bills might look a little bit high because we didn't have bills on the last City Council agenda. We also have Yu Kitchen here for Business Spotlight. City Manager Beagley informed the council members that they will have Resolution 12-03-2025 for the Sunset Ridge Development Agreement. It went through Planning Commission last week and received a positive recommendation. Also, Ordinances 12-02-2025 and 12-03-2025 regarding the WUI Code and Map received a positive recommendation from the Planning Commission received. City Manager Beagley informed the council members there will be two Discussion & Possible Action items on the agenda. The first one is for the acceptance of the contract for Musco Lighting for volleyball court lighting at Centennial Park. The second one is the Sutherland annexation acceptance of their petition. There will also be two CDA Resolutions. One 12-02-2025 CDA for Kirk Greenhalgh to eliminate the rock on a couple columns and wains coat on the back of the building. The front of the building will not change. The second one is 12-03-2025 CDA Purchase Assignment of a Real Property Purchase Agreement with Alika Fisher.

ADJOURNMENT

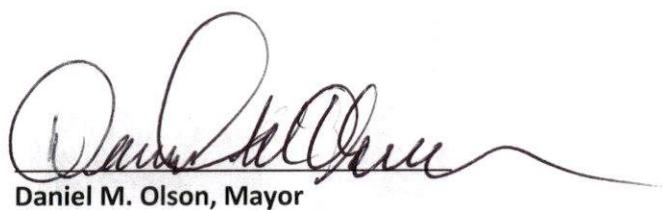
Councilor Siddoway made a motion to adjourn the City Council Work Session. Councilor Del Rosario seconded the motion.

Councilor Adcock	Absent
Councilor Del Rosario	Yes

Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The City Council Work Session Meeting adjourned at 6:40 p.m.



Daniel M. Olson

ATTEST:



Stephanie Christensen

Stephanie Christensen, City Recorder