



## **CITY COUNCIL WORK SESSION MEETING**

Tuesday, September 1<sup>st</sup>, 2026, 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 Art Adcock, Travis Keel, Lynn Mecham, Jeff Siddoway and Brian Del Rosario

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Recorder Stephanie Christensen, City Legal Counsel Brett Rich, Digital Content Specialist Molly Warnock, Marge Wilson and Marshall Wilson

#### **PLEDGE OF ALLEGIANCE**

Council Member Brian Del Rosario led the Pledge of Allegiance.

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

Council Member Art Adcock offered an inspiration thought.

#### **DISCUSSION ITEMS**

##### **1. Proposed Wilson Ridge Subdivision Development Agreement – Discussion**

City Manager Norm Beagley introduced a proposed development agreement for the Wilson Ridge subdivision. The property is already located within the City, already zoned for development, and appears to meet the applicable zoning requirements. The property consists of approximately 21 acres and is located within the City's hillside overlay zone. City Manager Beagley explained that the hillside overlay zone requires a development agreement to establish specific development parameters. In this case, the primary purpose of the agreement is to address the required open-space dedication and determine how the Wilson family's proposal could satisfy that requirement.

The property is located near Ahlin Pond at the mouth of Pole Canyon and the large Utah County debris basin at the mouth of Santaquin canyon. A portion of the property is also associated with an existing conveyance channel that carries stormwater and debris away from the canyon and surrounding residential areas. City Manager Beagley described the property as challenging because a portion of it lies within or adjacent to the existing stormwater debris basin and channel system. The property also includes areas with slopes greater than 30 percent, which are considered unbuildable under City Code.

City Manager Norm Beagley stated their current concept plan calls for the development of three large residential lots. The proposed lots would have substantial buildable areas and would generally be consistent with the applicable residential zoning. The unbuildable portions would remain subject to restrictions established through the development agreement. Under the City's hillside overlay zone

requirements, approximately 10 percent of the applicable acreage must generally be dedicated as usable and improved open space. Qualifying open space may include trails, walkways, parks, or other improvements permitted under City Code. City Manager Beagley said the Wilson family has proposed satisfying the open-space requirement through two related components. First, the family would dedicate approximately 2.75 acres to Utah County in fee title. The property would assist the County with its debris basin and conveyance-channel project and would no longer be subject to property taxes by the Wilson family. City Manager Beagley stated that the proposed dedication would exceed the 10 percent open-space requirement based on the acreage currently being considered. Second, the proposal contemplates construction of an improved trail and access road along the top of the existing or reconstructed stormwater conveyance channel embankment. Utah County is considering reconstructing the channel and embankment to meet current dam-safety standards. The proposed improved route would serve as County maintenance access road while also functioning as a public trail. The Wilson family has discussed working with the County and the County helping fund the improvements.

City Manager Norm Beagley emphasized that the City, the Wilson family, and Utah County are involved in related discussions, but the arrangement would likely consist of separate agreements rather than one three-party agreement. The County would need to enter into its own agreement with the Wilson family regarding the property dedication, channel improvements, trail construction, and a large box culvert beneath 100 West. The existing culvert system beneath 100 West was described as inadequate for the anticipated water and debris flows. It currently consists of two relatively small culvert barrels. Under the preliminary arrangement, a contractor working for the Wilson family may install a larger box culvert, while the County would pay for that work as part of its broader debris basin improvement project.

Mayor Olson discussed the proposed trail location and potential future connections. The trail would likely follow the top of the existing or reconstructed embankment and could eventually connect toward Canyon Road. The final design has not been completed. Depending on the final engineering and property acquisitions, the trail could connect across the channel, continue along the embankment, or connect to other existing or future trails.

Mayor Olson discussed the importance of connecting the area to the Bonneville Shoreline Trail system. Santaquin is located near the southern end of the Bonneville Shoreline Trail, and a future connection could provide access to a larger regional trail network. Mayor Olson also described possible connections to Prospector View and the City's mountain bike park. One possible route could follow an existing ditch or right-of-way, cross near the future culverts, and continue toward State or Forest Service property.

Council Member Del Rosario expressed support for the general concept but raised concerns about whether the proposed trail would provide a meaningful public connection or would temporarily become a "trail to nowhere." Particular concern was expressed regarding the need for future agreements or property acquisitions involving neighboring owners, including Mark Openshaw and other property owners near the proposed route. He stated that the City should not approve a development agreement based on the assumption that neighboring property owners would eventually agree to a trail or that the County would acquire all necessary property. Council Member Del Rosario also raised questions regarding potential liability, the cost of constructing and maintaining the trail, and whether the proposed route would provide a real public benefit if it could not connect to the broader trail system.

City Manager Norm Beagley clarified that the current proposal does not assume that any neighboring property owner will agree to a future trail connection. The Wilson family's obligations would be limited to its own property and the items included in its development agreement. Any future acquisition or extension beyond the Wilson property would require separate negotiations. He also explained that the County is leading the property-acquisition efforts associated with the debris basin project and that existing easements may provide some of the necessary access. The proposed trail along the debris basin infrastructure would be different from the City's typical mountain bike trails. It would likely consist of

compacted road base and would be designed to support County maintenance vehicles. A potential trail along the ditch, as suggested by Mayor Olson, on the eastern side of the Wilson property could be narrower and more similar to the dirt trails already used in the City's mountain bike park. The final alignment would be evaluated after the channel and debris basin engineering is complete.

Marshall Wilson addressed the Council and asked for clarification regarding how the City calculates the 10 percent open-space requirement. He understood that there may be a difference between calculating the requirement based on gross acreage and calculating it based on buildable acreage.

City Manager Norm Beagley acknowledged that the Wilson family's attorney and the City attorney may have different interpretations of the applicable code provision. He agreed to review the issue and confirm the correct acreage calculation before the agreement is finalized. He explained that the development agreement would also address the steep, unbuildable areas of the property. The Wilson family has proposed that those areas not be irrigated, cultivated, planted with crops, or covered with lawn or turf. Because those areas would not use water, the City may not require water dedication for them. City Manager Norm Beagley clarified that the proposed legal instrument would likely be a restrictive covenant rather than a conservation easement. He also discussed a separate approximately 1.92-acre parcel referred to as Parcel A on the proposed development plan. The parcel is not included in the immediate three-lot subdivision development proposal but may be developable in the future. The development agreement would address future development rights for that Parcel A property. Depending on the final design and applicable approvals, the parcel could potentially accommodate one or more additional lots. Any future development of Parcel A would still need to proceed through the normal subdivision, road, utility, and water-approval processes.

City Manager Norm Beagley stated that the Planning Commission was scheduled to hold a public hearing on the proposal the following Tuesday. The Planning Commission would consider the development agreement and the proposed open-space arrangement before forwarding a recommendation to the City Council. City Manager Beagley and the City Attorney are continuing to revise the agreement, and a draft would be provided to the Wilson family for review.

No formal action was taken on the Wilson Ridge development agreement during the work session. The Council generally indicated that it was willing to consider the proposed dedication and trail improvements, subject to further review, clarification of the open-space calculation, completion of the County-related agreements, and the Planning Commission's recommendation.

Lori Wilson then provided personal context regarding the proposal. She explained that the family's goal was to build three homes so that her two children could live nearby. She also hoped to create a home that could accommodate her parents if they eventually needed care, since her current home was not suitable for that purpose. She shared that her husband had passed away four years ago and expressed how meaningful it would be to have her children close by. She thanked the Council for considering the proposal.

## **2. Property Acquisition & Proposed Salisbury Development Agreement – Discussion**

City Manager Norm Beagley next introduced a potential property acquisition and development agreement involving Salisbury Land, LLC and Salisbury Development, Inc. The proposal is connected to the City's east-bench debris basin and conveyance-channel system. The City has previously entered into development agreements involving Scenic Ridge Estates and Sunset Ridge subdivision. Through those agreements, the City obtained acreage for debris basins and conveyance channel. He reported that the City had recently received final design approval from the Natural Resources Conservation Service (NRCS) after several years of review, revisions, and staffing changes. The City is now positioned to continue acquiring the remaining property needed for the project. Two parcels owned by Salisbury Land

LLC are located between the properties previously obtained through the Scenic Ridge and Sunset Ridge agreements. The City is considering acquiring portions of those parcels for a debris basin conveyance channel and future roadway. One of the parcels also includes a road extending from an existing dead-end street toward the City's water tank property. That road could serve as part of a future roadway needed to satisfy development obligations associated with the Scenic Ridge agreement. City Manager Beagley stated under the proposed arrangement, the City would obtain the land needed for the channel and roadway, while Salisbury would retain development rights for the remaining property. A preliminary concept plan shows that Salisbury could potentially develop several residential lots on the remaining land. In exchange for the east-bench property, Salisbury is requesting development rights for 11 lots located in the northwest corner of the Stone Hollow @ Summit Ridge subdivision. The lots are owned by a Salisbury related subsidiary and were previously proposed and approved, but the prior approval eventually lapsed. The proposed agreement would reinstate or replace the development rights for substantially the same 11 lots. The proposed Stone Hollow @ Summit Ridge development would complete two road connections. One road is already improved, while the other would extend toward property owned by Nebo School District and is not currently improved. The proposed homes would be generally consistent with the existing homes in the surrounding neighborhood. City Manager Beagley explained that the proposed development includes several infrastructure considerations. The street cross section is narrower than the City's current standard, and a sidewalk exists on only one side. Utilities have already been stubbed for the 11 homes, and much of the infrastructure was installed approximately eight to ten years ago. Requiring the road to be widened or the utilities to be relocated could create significant disruption for neighboring residents. The Planning Commission will review these issues and make a recommendation.

Mayor Olson emphasized the importance of acquiring the property needed for the east-bench debris basins and conveyance channel. Without adequate drainage infrastructure, water and debris can move unpredictably and create significant risks to residents and property. The City has been working for several years to obtain the necessary land and has used development agreements and property exchanges to advance the project. Mayor Olson stated that the City was approaching the point at which the debris basins could be constructed. Although the original funding was awarded several years ago, the City may need to renegotiate or obtain additional funding from NRCS. Securing the necessary property remains one of the City's primary responsibilities in moving the project forward.

City Manager Norm Beagley also noted that the proposed Stone Hollow @ Summit Ridge new homes would likely be more affordable than many other newly constructed homes in the City, although they would not necessarily meet formal affordability standards based on area median income.

Council Member Art Adcock asked how much water and debris the proposed basins would be designed to handle. City Manager Beagley explained that the capacity and design standards were included in the engineering report reviewed by NRCS personnel in Utah and at the agency's Fort Worth and Denver offices. He believed the basins were designed for approximately a five-year or ten-year storm event under burned-over conditions. City Manager Norm Beagley explained that burned-over areas absorb very little water because vegetation has been removed and the soil may develop a hard, nearly impermeable surface. As a result, a five-year or ten-year storm in burned-over conditions can produce impacts comparable to a much larger storm under normal, unburned-over conditions. The basins are designed to manage both stormwater and debris by allowing the flow to spread out, losing energy, and deposit debris before the remaining water continues downstream. He agreed to confirm the precise design standard in the final engineering report.

Council Member Jeff Siddoway also discussed the relationship between the future channel and the proposed development. City Manager Beagley explained that the channel would remain open unless a

future property owner proposed enclosing it. The channel could be reshaped or reinforced as part of the NRCS funded debris basin project, and the future roadway would cross the channel. The City would receive ownership of the channel and roadway parcels. If a future developer wanted to place the channel underground, the developer would need to coordinate with and obtain approval from the City.

The proposal was scheduled to be presented at a Planning Commission with a public hearing the following week. The Planning Commission would review the development agreement, the road and sidewalk configuration, and other development standards before making a recommendation to the City Council. If the Planning Commission tabled the matter, it could return for additional Planning Commission consideration before being brought back to the City Council.

No formal action was taken on the Salisbury property acquisition or development agreement during the work session.

### **3. Upcoming Agenda Items**

City Manager Norm Beagley reviewed several items expected to appear on an upcoming City Council agenda. These included meeting minutes, bills, and the building permit report. He also informed the Council Resolution 09-01-2026 would address a statewide utility licensing agreement with the Utah Department of Transportation. The City currently has utilities located within UDOT rights-of-way along Main Street and Highway 198. The proposed agreement would formalize the City's ability to access, maintain, repair, and operate those utilities. City Manager Beagley explained that routine maintenance and emergency repairs could continue to be performed. For example, the City could respond to a water-line break without waiting for a separate encroachment permit. However, contractor-performed construction work could require an encroachment permit or other coordination with UDOT. He also clarified that utilities affected by the highway interchange project would be relocated at the project's expense. If the City requested that the utilities be enlarged or upsized beyond what was necessary for relocation, the City would be responsible for the additional cost.

City Manager Norm Beagley reviewed an upcoming agenda item regarding possible action on the award of the skate park project. He clarified information contained in an earlier memorandum and explained that a budget amendment may not be necessary. The City currently has approximately \$570,000 budgeted for the project. That amount consists of approximately \$285,000 from a state grant and approximately \$285,000 from park impact fees. The Council had also approved an additional \$100,000 in RAP tax funding, bringing the total available funding to approximately \$670,000. City Manager Beagley explained that the original grant application included approximately \$36,500 in non-skate-park items, including a small pavilion, park benches, garbage cans, and limited sprinkler work. As a result, the portion of the grant application directly related to the skate park may have been closer to \$530,000. The base skate park bid was approximately \$520,000 and did not include the halfpipe. The halfpipe had been treated as an additive alternate since the project was first developed. Geotechnical work, sidewalk connections, landscaping, and other amenities would add approximately \$86,000 to the overall project cost.

City Manager Norm Beagley explained that the Council had two primary options. The Council could award the project with the halfpipe and complete the additional improvements, which appeared to be possible within the available funding and budget. Alternatively, the Council could award the base project without the halfpipe in order to preserve some of the available grant, impact-fee, or RAP tax funding. City Manager Beagley cautioned that the City must remain consistent with the amenities identified in the grant application and grant award. The City would need to confirm which improvements were required as part of the grant before making a final decision. He apologized for the confusion regarding the need for a budget amendment and explained that the \$100,000 in RAP tax funding had been approved during the same general period as the budget but had not been included in the specific \$570,000 amount. The RAP

tax funding was included in the appropriate budget line item but was not originally reflected as part of the skate park budget.

No formal action was taken on the skate park contract during the work session.

#### **4. Other Business**

Nothing to report at this time.

#### **ADJOURNMENT**

Mayor Olson asked for a motion. Council Member Art Adcock made a motion to adjourn the City Council Work Session. Councilor Jeff Siddoway seconded the motion.

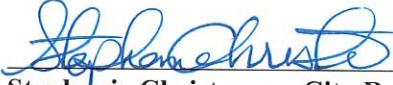
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|-----------------------------|-----|
| Councilor Art Adcock        | Yes |
| Councilor Brian Del Rosario | Yes |
| Councilor Travis Keel       | Yes |
| Councilor Lynn Mecham       | Yes |
| Councilor Jeff Siddoway     | Yes |

The motion passed.

The City Council Work Session Meeting adjourned 6:23 p.m.

ATTEST:

  
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~~Daniel M. Olson, Mayor~~  
Jeff Siddoway, Mayor Pro Tempore

  
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Stephanie Christensen, City Recorder