

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Tuesday, July 16, 2019 in the Court Room, 275 W Main, upper level at 6:00 pm.

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION/INSPIRATIONAL THOUGHT**
4. **DECLARATION OF ANY CONFLICT OF INTEREST**
5. **CONSENT AGENDA**
  - a. Minutes:
    1. July 02, 2019 - Council Meeting Minutes
  - b. Bills:
    1. \$671,439.96
6. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
  - a. Orchard Days Grand Marshals Appointment – Jake and Helen Kester
7. **FORMAL PUBLIC HEARING**
8. **BUSINESS LICENSES**
9. **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. Discussion and Possible Action Regarding a Soccer Field Project Change Order for Perimeter Fencing
10. **CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AGENCY BOARD**
  - a. Public Hearing – Regarding the Proposed Project Area Plan for the Proposed Orchard Lane Community Reinvestment Project Area
  - b. Resolution 07-01-2019-CDA "A Resolution Approving the Proposed Project Area Plan for the Proposed Orchard Lane Community Reinvestment Project Area"
11. **CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY**
12. **CONVENE OF THE SANTAQUIN WATER DISTRICT**
13. **WORK MEETING**
14. **PETITIONS AND COMMUNICATIONS**
15. **REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
  - a. Orchard Days Report – Amy Johnson
  - b. City Manager Reeves
  - c. Community Development Director Bond
  - d. City Engineer Beagley
16. **REPORTS BY MAYOR AND COUNCIL MEMBERS**
  - a. Council Members
  - b. Mayor Hunsaker
17. **EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
18. **EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
19. **ADJOURNMENT**

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

## CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted on [www.santaquin.org](http://www.santaquin.org), as well as posted on the State of Utah's Public Website.

BY: \_\_\_\_\_  
Kira Petersen, Deputy City Recorder



**City Council Meeting Minutes**  
**Tuesday, July 16, 2019**

The meeting was called to order by Mayor Kirk Hunsaker at 6:00 pm. Council Members attending: Betsy Montoya, Keith Broadhead, Chelsea Rowley, and Nick Miller.

Others attending: City Manager Ben Reeves, Community Development Director Jason Bond, Engineer Norm Beagley, Police Chief Rod Hurst, Kim Hunsaker, Dale Rowley, Kevin Merchant, Lynn McClain, Helen and Jake Kester, Kody Curtis and other unidentified individuals.

**PLEDGE OF ALLEGIANCE:** Engineer Beagley led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT:** Director Bond offered an invocation.

**DECLARATION OF ANY CONFLICT OF INTEREST:** Mayor Hunsaker reported he works for VanCon Construction who are currently working on multiple projects for the City.

**CONSENT AGENDA:**

**Minutes:**

July 02, 2019 - Council Meeting Minutes

**Bills:**

\$671,439.96

Motion: Council Member Miller moved to approve the Consent Agenda. Council Member Montoya seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Rowley	Aye
Council Member Montoya	Aye
Council Member Miller	Aye

The motion passed with a 4 to 0 vote.

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

Kevin Merchant relayed his displeasure about the Council reinstating the Ridley's Grocery store incentive. He noted that as a business owner he feels that the City is picking a winner for the Community. He believes that the incentive money could be better used in the Community. According to Mr. Merchant's calculations the combined total of incentive money and property tax break equals nearly one million dollars. He pointed out that Ridley's had a store recently close in Wyoming after being open for less than 5 years. Mr. Merchant feels that Mr. Ridley's initiative is to have high density housing behind the grocery store where he can invest his money. He shared his feelings that the City Council is meant to represent the residents of the town, not Mr. Ridley. Mr. Merchant also expressed his displeasure that the May 7<sup>th</sup> 2019 City Council agenda item was titled '*Discussion and Possible Action Regarding the Proposed Orchard Lane Commercial Development*'. He felt that it was misleading, and had he known it involved the grocery store and Mr. Ridley, he would have been in attendance. Manager Reeves invited Mr. Merchant to stay for the Public Hearing so his questions can be addressed.



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Lynn McClain expressed concerns regarding dangerous intersections in town, including the intersection at 100 N. and 400 E. He noted that there are trees and weeds blocking oncoming traffic from view when someone is driving a standard car. He asked that these intersections are cleaned up so they are not a danger. Council Member Broadhead asked that Mr. McClain file a request online on the City Website for the specific intersections that he would like cleaned up.

**Orchard Days Grand Marshals Appointment – Jake and Helen Kester**

Mayor Hunsaker introduced Jake and Helen Kester, informing those in attendance of their accomplishments over the years as well as their many contributions to the City of Santaquin. Helen Kester expressed that they are humbled by this appointment. Jake Kester thanked the Council and Mayor for recognizing them.

Mayor Hunsaker nominated Jake and Helen Kester to be the 2019 Orchard Days Grand Marshalls.

Motion: Council Member Broadhead motioned to accept Mayor Hunsaker's recommendation and appoint the Kester's as the 2019 Orchard Days Grand Marshalls. Council Member Rowley seconded. The vote was unanimous in the affirmative.

### **FORMAL PUBLIC HEARING**

#### **BUSINESS LICENSES**

Mr. Bond reported that there are no new business licenses to report.

He also reported that there have been 70 Single Family and 55 Multi-family building permits issued this calendar year.

#### **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**

*Discussion and Possible Action Regarding a Soccer Field Project Change Order for Perimeter Fencing*

Engineer Beagley reported the bid for installing a black vinyl dipped chain link fence, an additional foot of fencing and a 20-inch mow strips along the East and South sides of the soccer fields. He noted that the additional cost would be \$24,369.55. (See Attachment 'A') Council Member Montoya offered her support for this plan. Council Member Broadhead asked how much more it would cost to put mow strip under all of the sides. Engineer Beagley explained that it would cost about \$12,000 more. Council Member Montoya noted that the plan is to expand the fields to the west and north in the future and that is why the mow strip is only proposed on the East and South sides.

Motion: Council Member Montoya motioned to approve the change order #3 to the VanCon Summit Ridge Soccer Fields contract for fencing changes for the project. The amount of the contract price will be increased by the sum of \$24,369.55. Council Member Broadhead seconded. The vote was unanimous in the affirmative.

#### **CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AGENCY BOARD**

*Resolution 07-01-2019-CDA "A Resolution Approving the Proposed Project Area Plan for the Proposed Orchard Lane Community Reinvestment Project Area"*



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Motion: Council Member Miller motioned to convene the Santaquin Community Development Agency Board. Council Member Rowley seconded. The vote was unanimous in the affirmative.

Motion: Board Member Rowley motioned to open the public hearing at 6:30 p.m. Board Member Miller seconded. The vote was unanimous in the affirmative.

Public Hearing:

City Manager Reeves explained that the Community Development Board was established to utilize resources to incentivize and bring businesses into the Community; and or make other improvements within the Community Development area. For example, the Board could choose to utilize funds for affordable housing in the future.

Manager Reeves clarified that in order to legally use these funds a plan is needed regarding how the money will be spent, and an analysis is required by a third party. He noted that in this case Zions Bank provided the analysis (See Attachment 'B'). He explained that they used conservative estimates to project what the sales tax revenue might be for this area based on the proposed uses. Manager Reeves disclosed that the maximum amount the Board can use for any given purpose is the amount established in the plan. He noted that this does not mean that the total amount will be used towards one project. In this case the maximum amount the Board can authorize is \$543,000 which is not concurrent with another amount of money.

Manager Reeves illustrated the way that capital facility plans such as this are used is typically through increment tax financing. Baseline property taxes are determined for a specific property or use. Participating entities will forgo their property taxes for a certain number of years because in the end the property tax received for those participating entities will increase because of the infrastructure added and increase to the property tax base. Manager Reeves reported that the anticipated property taxes that will come to Santaquin City are expected to exceed what is needed for the infrastructure cost. Because of this the Board does not need to work with another entity in order to have sufficient tax money for this incentive.

Manager Reeves recounted that increment financing will not be necessary to pay for the infrastructure. This is because when the City applied for the Summit Ridge Parkway Bond, the amount was increased by \$400,000 to pay for the needed infrastructure of the Orchard Lane Development Area. In order for an incentive to be given, this Board must adopt a plan.

Manager Reeves recounted that the City Council would prefer to use the tax incentive to invest in its own infrastructure rather than a particular business. Investing in the roads for this area will open it up for all future businesses, not just the grocery store. The \$400,000 incentive includes building a new 200 North to provide the needed access for existing homes. In addition, 500 East will need to be extended to 200 North as well as the widening of 400 East from 100 North to 200 North. Manager Reeves reported that the estimated cost to build the needed infrastructure is approximately \$800,000 which creates a significant barrier for the first business coming in the area.

Manager Reeves clarified that the money is not going directly to Mr. Ridley. He explained that if ground is not broken within 6 months of the incentive being re-instated, the amount will drop down by \$100,000 every three months thereafter. It is anticipated that the ground breaking will happen in the late summer/early fall of 2019. Manager Reeves stated that the sales tax generated by the grocery store will repay the incentive money in a short period of time. He noted the importance of recognizing that this business is an anchor to the 32-acre development rather than just the grocery store.



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Kevin Merchant maintained his belief that the incentive of \$400,000 plus the property tax break equals one million dollars in incentive for Mr. Ridley. Mr. Reeves clarified that property taxes will not be waived for the grocery store; rather, the property taxes that come from the grocery store to the City will be used to repay the incentive money and its corresponding bond. Mr. Merchant explained that in a business owner's mind, this proposal equates to one million dollars. He explained that he understands incentives, but his problem is that this incentive is being given to a business owner who is struggling. Mr. Merchant does not feel that this store will last, and wants the incentive to go towards a business owner who wants to stay in Santaquin. Mr. Reeves noted that this original project area plan was created years before Ridley's proposal came. Mr. Merchant maintained his belief that giving the incentive to Ridley's is a bad idea, especially since he has recently has had stores shut down in other cities.

Dale Rowley reported that he is representing Cherry Hill Farms. He asked why high density is needed in a business park. Manager Reeves explained that it is another way to offset costs and create a buffer between commercial and single family residential zones. Council Member Miller recounted that residents who live in single family homes frequently ask for a buffer between their homes and multifamily projects. Mr. Rowley asked what the maximum number of high density housing is allowed in one area. Mr. Bond explained that an appropriate density would be negotiated through a development agreement. He believes this area works better for high density because it will be close to amenities, the freeway and UTA route. Mr. Rowley shared his hope that the Council creates a reasonable cut off for the amount of high density allowed in an area. He asked where the kids who live in multifamily housing will recreate. He asked that the Council look at the big picture. Mr. Reeves pointed out that there are amenity requirements for high density projects such as open space, tot lots, etc. He also explained that staff is proposing a code amendment that would require masonry fences around high density developments to mitigate their impact.

Mr. Rowley reported that there is a gas pump station and a City irrigation well located at the corner of 100 North and 500 East and asked if access to these utilities will be affected. Engineer Beagley ensured that the access will be maintained off of a public right of way. Mr. Reeves noted that it is a preexisting agricultural use that will be noted against the property to notify anyone who purchases it.

Lynn McClain explained that he does not feel reassurance that the agricultural uses mentioned by Mr. Rowley will be protected. He expressed his feelings that the City should not be 'betting on a losing horse' meaning Ridley's Grocery Store.

**Motion:** Board Member Miller motioned to close the Public Hearing at 7:02 p.m. Board Member Montoya seconded. The vote was unanimous in the affirmative.

*Resolution 07-01-2019-CDA "A Resolution Approving the Proposed Project Area Plan for the Proposed Orchard Lane Community Reinvestment Project Area"*

Mr. Reeves clarified that this resolution does not allocate money, rather, it allows the Board to legally use the property tax proceeds from this area for a future use in the same area. Board Member Montoya responded to Mr. Merchant's concern of the name 'Orchard Lane' being used for the Ridley's incentive agenda item. She noted that it wasn't intentional and she's sorry that it negatively affected him. In regards to the comment made by Mr. Merchant regarding



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'representing the residents,' she noted that the vast majority of residents that have spoken to her personally are in support of this project. Board Member Montoya expressed her desire for local businesses to thrive.

Helen Kester shared her concern that most Santaquin residents are not aware that high density housing would be coming in with the Ridley's Grocery Store. She would like the City Council agendas to be posted sooner than the weekend prior to the meeting. She is upset and does not feel that things have been publicized correctly. Ms. Kester thinks a public hearing should be held regarding high density housing behind the Grocery store.

Board Member Broadhead wanted the public to know how many federal funds have been spent on Ridley's behalf for the widening of 400 East and the instillation of 500 East. Mr. Reeves explained that in 2011 (before Ridley's was in the picture) there was a 3.3-million-dollar project which widened Main Street with federal funds. The second project that took place was the installation of 500 East, which was funded by shared funds from both the City and Mr. Ridley. He explained that 100 North was also installed with the 3.3 million dollars of federal funds. Board Member Broadhead stated that part of the project involves giving 100 North to Mr. Ridley. Mr. Reeves clarified that the City plans to trade 100 North to Mr. Ridley in exchange for 200 North and Orchard Lane for 500 East. Mr. Ridley will be dedicating the widening of 400 East to the City. Mr. Ridley will also be using 50,000 of the 400,000 incentive towards the beautification of an urban plaza along the intersection of Main Street and 400 East.

Board Member Broadhead explained that his point is that there is not a need for 200 North other than Mr. Ridley wanting his store to be located there. Mr. Reeves explained that Mr. Ridley feels that that his proposed location will provide an anchor to bring commercial development in front of the grocery store rather than behind it. Board Member Broadhead expressed his feelings that Mr. Ridley has brought this cost on himself. He also feels that local businesses are being sold short for this negotiation. Mr. Reeves stated that property taxes generated from Phase A will be used to repay incentive. He noted that local job creation and other stores will benefit the City in the nearer future. Board Member Broadhead feels that the City approving this incentive would be helping competition come in for the existing pharmacy and hardware store.

Board Member Rowley clarified that this incentive money could be used in the future for other purposes so long as the use supports something involved in the area. Mr. Reeves confirmed that that is the case.

Kody Curtis asked for clarification that Ridley's will still be paying property taxes, but that the taxes will be used to pay the incentive back. Mr. Reeves confirmed this. Mr. Curtis asked if the additional \$143,000 can be used for something else. Mr. Reeves answered that it can be used by the Board for anything to benefit this project area. Mr. Curtis asked if the \$400,000 incentive must be paid back in 20 years. Mr. Reeves explained that it must be paid back within 10 years.

Board Member Broadhead asked if tax dollars collected each year will go into the Development Agency Board fund, or if the City must be paid back for the taxes that are lost. Mr. Reeves explained that the money goes to the fund for a duration of time as specified in the plan. The Board can then choose what they do with those funds. Board Member Broadhead voiced concern that a future Council will not use the tax money to pay the City back. Mr. Reeves stated that it's up to future elected leaders to respect past decisions as a commitment to the residents.



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Board Member Broadhead recounted that there is not a guarantee that this money will be used to pay back the incentive.

Mr. Bond answered Ms. Kester's concerns by explaining that the proper State Laws regarding posting of public notices and agendas were followed.

**Motion:** Board Member Miller motioned to approve resolution 07-01-2019 a resolution approving the proposed project area plan for the proposed Orchard Lane Community reinvestment project area. Board Member Montoya seconded.

Roll Call:

Board Member Broadhead	Nay
Board Member Rowley	Nay
Board Member Montoya	Aye
Board Member Miller	Aye

The vote was tied, leaving the deciding vote up to Board Chair Hunsaker.

Board Chair Hunsaker	Aye
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The motioned passed 3 to 2.

Motion: Board Member Miller motioned to resume normal council meeting at 7:28 p.m. Board Member Montoya seconded.

**CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY**

There was not a need to convene the Board of the Local Building Authority of Santaquin City.

**CONVENE OF THE SANTAQUIN WATER DISTRICT**

There was not a need to convene the Santaquin Water District Board.

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

Orchard Days Report – Amy Johnson

Amy Johnson reported that an Orchard Days events magazine will be mailed to residents within the month. She reviewed the different activities that will be going on for the celebration. She invited the Council to attend as many events as possible and mingle with the public. Ms. Johnson specifically invited the Council to attend Family night and volunteer if they would like.

Ms. Johnson explained that she usually works with the City Recorder Susan Farnsworth for the parade, and asked if the trucks and candy for the Council have been procured. Mr. Reeves answered that the trucks have been taken care of and he will look into the candy.

Mr. Reeves explained that he can not drive the Grand Marshall's this year, as he will be manning a booth at the park regarding the proposed Recreation Center. Ms. Johnson asked that someone, possibly a family member, volunteer to drive the Grand Marshalls. Director Bond volunteered to drive the Grand Marshalls.

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Ms. Johnson asked that the Mayor and Council coordinate a time to judge the car show. Council Member Miller asked if a time can be provided. The Council talked about meeting at the car show right after the parade. Ms. Johnson noted that sponsor donations are up 7,000 dollars this year.

City Manager Reeves

Asked that Director Bond and Engineer Beagley precede his comments.

Community Development Director Bond

Director Bond reported that Derk Palfreyman owns property along 820 South where he would like to develop three lots. However, City Code currently does not allow more than 10 properties along a single access and the road already has 10 existing homes. Mr. Palfreyman has asked for a variance to allow him to build three additional homes along this access. Director Bond noted that the reason for ordinance is public safety. He explained that he has been working with Chief Lind who has been open minded about this. Council Member Broadhead asked if there will be enough fire flow for three more homes. Engineer Beagley stated that it will need to be tested and determined by Chief Lind. Director Bond noted that this would still go through the standard subdivision procedure if this provision is lifted. He also explained that international fire code allows up to 30 lots along one access.

Director Bond indicated that he feels that addressing linear feet along one access may be a better approach than addressing the number of homes along an access. Engineer Beagley explained that Chief Lind feels that platting the three additional lots and expanding the single access road would be beneficial. Council Member Broadhead asked if Mr. Palfreyman has applied for an ordinance change. Director Bond stated that if that is the Council's direction staff will ask Mr. Palfreyman to apply for an ordinance amendment.

Derk Palfreyman explained that this is a unique situation because the existing road is a half plus 10 road with multiple pot holes. He believes that widening the road, even without a turnaround, would be a better situation than the current road. Mayor Hunsaker asked what his proposed lot sizes are. Mr. Palfreyman answered that they would be 1/3 acre. Council Member Broadhead indicated that he can not guarantee anything, but he does not see a problem with this proposal. He asked if a turnaround would be required. Director Bond indicated that it will need to be determined with Chief Lind and fire requirements.

Mr. Bond provided an update regarding residential development. He noted that there are recent developments along Main Street that are 100% residential, while the intent was to have mixed uses. He asked for the Council's thoughts regarding rezoning the Main Street Residential (MSR) to Main Street Commercial (MSC). He noted that the intent would be to preserve Commercial property and prohibit solely residential uses on Main Street. Council Member Miller noted that he is in favor of this. Council Member Montoya asked if this rezone would position multifamily housing away from a future UTA route? Director Bond explained that multifamily housing would still be in close proximity to Main Street. Council Member Montoya indicated that she would like to see this rezone proposal discussed further.

Mr. Bond reported that code regarding multifamily housing does not specify the type of fencing required around the units. He asked the Council if they feel that masonry fencing should be required, to provide a better buffer between multifamily and single family housing. Director Bond noted that he sees this affecting areas where multifamily housing is a permitted or conditional use, such as the MSR, MSC, and Commercial Business District (CBD) zones. The Council



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expressed that they are in favor of this proposal and would like it to come through as an ordinance amendment.

Mr. Bond reported that the parking requirement for multifamily housing was increased last year. Regardless of this, parking is spilling onto streets whether there is adequate parking in the development or not. He proposed that the ordinance is amended to require that one of the required parking stalls per unit be covered. Director Bond noted that while it will add to the quality, it will also add to the cost as well. Council Member Rowley expressed her support of this proposal. Council Member Miller professed that he does not think that this is the answer, as it could pass cost on to future home owners thus making the units less affordable. Council Member Broadhead stated that he does not think covered parking should be required. Council Member Montoya thinks that this should be looked at while multifamily requirements are being looked at. Director Bond explained that he is currently looking at PUD ordinance.

Mayor Hunsaker approved a break at 8:01 p.m. The Council meeting was resumed at 8:04 p.m.

Director Bond explained that the required parking for the proposed Grocery Store is 5 spaces per every 1000 square feet, that equals a requirement of 286 spaces. He noted that the current parking shown on Ridley's plans is 8 spaces short, for a ratio of 209 square feet per parking stall. Director Bond referred to City Code 10-14-4 which states that the Planning Commission can approve a reduction in parking if certain requirements are met, such as a business having a large floor area.

Director Bond clarified that these thoughts are coming from himself as the Community Development Director and not from Mr. Ridley. He referred to the parking at several grocery stores in neighboring communities (see Attachment 'C'). Director Bond noted that there seems to be a trend of lots of empty parking stalls for grocery stores. Council Member Montoya noted that the parking lot at the Eagle Mountain Ridley's was almost full when she went there.

Director Bond proposed two ideas: The first is to replace 39 of the proposed stalls with a 5,000 square foot pad, the new pad would need 25 parking stalls per code. The parking ratio for this proposal would equal 272 square feet per parking stall. The second proposed option is to replace 26 stalls with a 4,000 square foot pad. That pad would need 20 parking stalls per code. The parking ratio for this proposal would be 251 square feet per parking stall. He argued that his proposal would more efficiently use space, and provide an additional business that would provide sales tax revenue and create additional jobs.

Mr. Bond explained that he is looking for direction from the Council. He noted that he ran this idea by Mr. Ridley who indicated that he has observed similar issues. Council Member Montoya stated that she is in favor of looking into providing an additional pad. The Council agreed that this idea should be pursued.

City Engineer Beagley reported that the curbing along 500 West is complete and being prepped for asphalt, the project is intended to be completed prior to Orchard Days. He noted that Summit Ridge Parkway is moving forward. Engineer Beagley explained that the booster pump station has been working well. He explained that most of the curbing for the safe routes to school project has been completed, and the asphalt and striping should be wrapped up in the next few weeks. Engineer Beagley noted that Highway 6 is mostly done. He reported that the soccer fields lights will be installed tomorrow, the electric and lighting will be done by Thursday. Council Member Rowley noted that there have been complaints regarding dust from soccer fields. Engineer



Beagley stated that he has asked contractors to water the dirt down as much as possible, and he will continue to address this.

Manager Reeves reported that the Leisure Services Director and The City Recorder/Finance Director positions will be closing at 1 p.m. on July 26<sup>th</sup>. He asked the Mayor and Council what the best dates are for them to schedule interviews. He clarified that it is an intensive process that will take roughly three quarters of the day. Manager Reeves clarified that employees that are director level and above are selected by the Council. He indicated that the candidates will be narrowed down to those who qualify prior to the interviews. It was determined that the interview for the Leisure Services director will be scheduled for August 7<sup>th</sup> and the City Recorder interview will be scheduled for August 9<sup>th</sup>.

#### **REPORTS BY MAYOR AND COUNCIL MEMBERS**

Council Member Rowley mentioned that several businesses have approach her saying that they would like to see the Santaquin Chamber of Commerce split from Payson's Chamber of Commerce. Council Member Miller noted that the reason the Santaquin Chamber chose to merge with Payson was for needed support. Mayor Hunsaker stated that currently active participation is needed from every Santaquin business in order to support a Santaquin Chamber. Council Member Miller noted that he does not think that Santaquin is ready to be on its own.

Council Member Montoya reported that the Youth City Council book club is up and running. The Youth City Council will be helping with a service project at the ball fields on Monday morning. They will also be participating with Orchard Days events. Mayor Hunsaker asked if there is room for more members on the Youth Council. Council Member Montoya answered that there is.

Council Member Miller stated that the girls' softball team enjoyed the State tournament. He reported that fall soccer registration is almost full. Council Member Miller stated that this year recreation has decided to require applications for flag football coaches. He also noted that soccer will be played in the baseball outfields this fall, if the soccer fields are not completed in time.

Mayor Hunsaker announced that the Good Governance Board recommended a Mayor and 7 Council Members for the County government. It was stopped because of a petition by Commissioner Lee, and it will not be on the ballot this fall.

Mayor Hunsaker asked for a code enforcement report from Chief Hurst. Chief Hurst informed the Council that they are currently working on a few test nuisance cases. He noted that things are moving forward with the parking amendment. Mayor Hunsaker thanked the Police department and Manny Escoto regarding the work they are doing for code enforcement.

Mayor Hunsaker noted that Chief Linde called him asking permission to send a fire truck to Idaho. The Mayor said that he gave him permission, only if Santaquin is covered. Chief Linde ensured that Santaquin will be covered and will be sending one truck up to Idaho. Council Member Miller asked if Battalion Chiefs have been hired. Manager Reeves explained that they are starting the process.



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**EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)

**EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

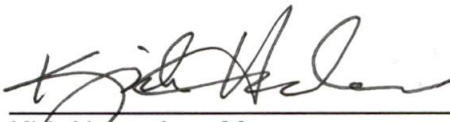
**ADJOURNMENT**

At 8:42 pm Council Member Miller moved to adjourn. Council Member Rowley seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Rowley	Aye
Council Member Montoya	Aye
Council Member Miller	Aye

The motion passed with a 4 to 0 vote.

Approved on August 6, 2019.

  
\_\_\_\_\_  
Kirk Hunsaker, Mayor

  
\_\_\_\_\_  
Kira Petersen, Deputy Recorder



## MEMORANDUM

July 12, 2019

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To: Santaquin City Mayor and City Council  
From: Norm Beagley, City Engineer  
RE: **Summit Ridge Soccer Fields**

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Mayor and Council Members,

Per direction from the Council last meeting (July 2, 2016), we have explored the option to install 4' tall, black, vinyl coated chain link fencing around the entirety of the full grassed in area of the soccer fields and practice areas.

The current project design and bid call for a standard 4' tall chain link fence just around all sides of the two fields.

This change order would eliminate all of the standard 4' tall chain link fence and then install a 4' tall black, vinyl coated chain link fence around the entirety of the grassed in areas of the soccer fields project. This black fencing would give the project a more attractive decorative fence. This change order would also provide for a mow strip under the fencing along the east and south sides of the project, per the council's request.

We asked VanCon to provide a proposed cost for this vinyl coated fencing. I have attached a breakdown of the proposed costs from VanCon for your review. These costs are in line with industry standards and costs for these items.

Due to the City's need to get the field lighting installed **prior to sod installation**, VanCon has been delayed in their work and will need additional time to complete the project. Therefore, the contract time needs to be extended by 3 weeks. This makes the final completion on the project August 17, 2019.

There is sufficient funding within our park impact fees account to cover these additional costs.

I would be happy to answer any questions you may have on the project and regarding this change order.

### **Recommended Motion:**

Motion to approve change order #3 to the VanCon Summit Ridge Soccer Fields contract for fencing changes for the project.



## Summit Ridge Soccer Fields 4' Black Vinyl Fence



### VanCon Inc.

1825 North Mountain Springs Pkwy

Springville, UT 84663

Contact: Brandon Hundley

Phone: 801-491-8898

Fax: 801-491-8883

Quote To: Norm Beagley  
Santaquin City

Job Name:

Date of Plans:

Revision Date:

Phone:

Fax:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Item #1	Original Bid 4' Fence	1.00	LS	-32,661.00	-32,661.00
Item #2	4' Tall Black Vinyl Coated Chain Link with Gates	1.00	LS	45,030.55	45,030.55
Item #3	1' Wide Mow strip on east and south sides	1.00	LS	12,000.00	12,000.00
<b>GRAND TOTAL</b>					<b>\$24,369.55</b>

### NOTES:

This is to fence the entire site of the new Summit Ridge Soccer Fields

Item #1 is the Credit on the Original Bid toward the new black vinyl coated fence.

Item #2 is 2350' of 4'tall fence .It will include two 4' wide and 4'tall man gates to be placed in the south parking lot for access to the fields on foot. It will also include a 16'double drive gate to be installed on the west line near the future restrooms.

Item #3 is 1200' of mow strip to be placed under the south and east fence runs as per the city's request.

If you have any questions please give me a call.

Brandon Hundley  
Project Manger  
VanCon Inc..



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## ORCHARD LANE CRA PROJECT AREA PLAN, SANTAQUIN, UTAH

The Agency, following thorough consideration of the needs and desires of the City and its residents, as well as the need and capacity for new development, has carefully crafted this Orchard Lane Community Reinvestment Project Area Plan ("Plan") for the Orchard Lane, Santaquin, Utah, Community Reinvestment Project Area ("Project Area").

In accordance with the terms of this Plan, the Agency will promote and provide for a mixed-use development located near Interstate 15 that will encourage retail and potential office uses. The Project Area includes approximately 45 acres, of which roughly 31 acres are included in parcels within which ownership plans to build a grocery store and complementary retail space. Additional acreage within the study area is planned for possible minimal office space, while residential use could also be pursued if the city desires.

### Key highlights of this project include:

#### ***Grocery Store Development***

- A planned, Ridley's Grocery Store that is anticipated to include roughly 60,000 square feet of floor space
- Additional, supporting retail space that will benefit from high traffic counts, a grocery anchor, and good visibility and exposure characteristics

#### ***Possible Office Component***

- The inclusion of grocery and retail services will result in increased desirability for future office use. This could include professional services and some limited production (flex office) type users

This is a Project Area that should capitalize on great visibility and exposure characteristics from Interstate 15. Additionally, the projected population growth in the area results in healthy projections for future real estate activity.

It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents, businesses and property owners of the City and County. The Project is undertaken as a community reinvestment project pursuant to the provisions of the Act.

## 1. RECITALS OF PRECONDITIONS

### OR DESIGNATING A COMMUNITY DEVELOPMENT PROJECT AREA

- a) Pursuant to the provisions of §17C-5-103 et seq. of the Limited Purpose Local Government Entities Community Development and Renewal Agencies Act, the governing body of the Redevelopment Agency of Santaquin authorized the preparation of a draft community reinvestment project area plan; and



- b) Pursuant to the provisions of §17C-5-104(1)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and
- c) Pursuant to the provisions of §17C-5-104(3)(e) of the Act, the Agency has conducted one or more public hearings for the purpose of informing the public about the proposed Project Area, allowing public comment on the draft Project Area Plan and whether the Plan should be revised, approved or rejected; and
- d) Pursuant to the provisions of §17C-5-104(3)(b) and (d) of the Act, the Agency made a draft Project Area Plan available to the public at the Agency's offices during normal business hours, provided notice of the Plan hearing and will hold a public hearing on the draft Plan on \_\_\_\_\_ 2019.

## 2. DEFINITIONS

As used in this Community Development Project Area Plan:

- 1. The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 5, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.
- 2. The term "**Agency**" shall mean the Community Development Renewal Agency of Santaquin, a separate body corporate and politic.
- 3. The term "**Affordable Housing**" shall mean housing affordable to persons making 80 percent or less of the Area Median Income (AMI).
- 4. The term "**base taxable value**" shall mean the base taxable value of the property within the Project Area from which tax increment will be collected, as shown upon the assessment roll last equalized, before: (A) the date the Project Area Plan is adopted by the City legislative body; and (B) the date the Agency adopts the first Project Area Budget.
- 5. The term "**City**" shall mean Santaquin, Utah.
- 6. The term "**community**" shall mean the community of Santaquin, Utah.
- 7. The term "**community reinvestment**" shall mean development activities within the community, including the encouragement, promotion, or provision of development.
- 8. The term "**developer**" shall mean the entities investing in the development in the area.
- 9. The term "**Plan Hearing**" means the public hearing on the draft Project Area Plan required under Subsection 17C-5-104 of the Act.

10. The term "**planning commission**" shall mean the planning commission of the City.
11. The term "**Project Area**" or "**Orchard Lane Community Reinvestment Project Area**" shall mean the geographic area described in this Project Area Plan or Draft Project Area Plan where the community reinvestment set forth in this Project Area Plan or Draft Project Area Plan takes place or is proposed to take place.
12. The term "**Project Area Budget**" shall mean a budget setting forth:
  - a. the anticipated costs, including administrative costs, of implementing the Orchard Lane Community Reinvestment Project Area Plan; and
  - b. the tax increment, sales tax, and other revenue the Agency anticipates to fund the project.
13. The term "**Project Area Map**" is the area depicted in Appendix A.
14. The term "**Project Area Plan**" or "**Plan**" shall mean a project area plan adopted pursuant to the Act to guide and control community reinvestment activity within the Project Area.
15. The term "**Orchard Lane Community Reinvestment Project Area Plan**" or "**Plan**" shall mean a project area plan and project area map adopted pursuant to the Act to guide and control community reinvestment activities within a project area.
16. The terms "**tax**," "**taxes**," "**property tax**" or "**property taxes**" include privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.
17. The term "**taxing entity**" shall mean a public entity that levies a tax on property within the Project Area.
18. The term "**Tax Increment**" shall mean the difference between the amount of property tax revenues generated each tax year by all Taxing Entities from the area designated in the Project Area Plan from which Tax Increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be or were generated from that same area using the Base Taxable Value of the property.
19. All other terms shall have the same meaning set forth in the Act unless the context clearly indicates otherwise.

### 3. PROJECT AREA BOUNDARIES [17C-5-105(1)(A)]

The Project Area consists of approximately 45 acres located in a northern/eastern section of Santaquin. It begins near the northern entrance to the city and includes properties in a near triangular shape on the west side of Interstate 15. Main Street (Highway 6) bisects the property in an east-to-west direction, while Orchard Lane is a diagonal street that cuts through a large portion of the study area. The project



area boundaries are depicted on the Project Area map which is included in Appendix A. The legal description of the parcels in the Project Area is included in Appendix B.

#### **4. GENERAL STATEMENT OF LAND USES, LAYOUT OF PRINCIPAL STREETS, POPULATION DENSITIES, BUILDING INTENSITIES AND HOW THEY WILL BE AFFECTED BY THE PROJECT AREA DEVELOPMENT [17C-5-105]**

##### **A. LAND USES IN THE PROJECT AREA**

The existing land uses in the Project Area include primarily vacant land, as well as the Summit Creek mobile home park and a limited number of single-family homes. The defined area has a few roads, including Orchard Lane, Main Street, 200 North (which appears to primarily be unpaved), and 100 North. Surrounding uses are largely vacant to the north, with single family homes and some retail uses to the west. Interstate 15 provides the eastern boundary of the study area.

Land uses will be affected as vacant land is developed in accordance with this Plan. This will change existing vacant land to largely commercial uses.

##### **B. POPULATION DENSITIES IN THE PROJECT AREA**

Currently, there are reportedly a limited number of residents living in the Project Area. There appears to be roughly 50 residential structures, the majority of which are within the Summit Creek mobile home park. Overall, there currently results in roughly one residential unit per acre of study area.

##### **C. BUILDING INTENSITIES IN THE PROJECT AREA**

The Plan proposes adding roughly 90,000 square feet of commercial space between retail and office uses. The proposed commercial square feet results in an average floor area ratio (FAR) of 0.05<sup>1</sup>

#### **5. STANDARDS THAT WILL GUIDE THE PROJECT AREA DEVELOPMENT [17C-5-105]**

##### **A. GENERAL DESIGN OBJECTIVES**

Development within the Project Area will be held to high quality design and construction standards and will be subject to: (1) appropriate elements of the City's General Plan; (2) applicable City building codes and ordinances; (3) Planning Commission review and recommendation; (4) the City's land use code; and (5) development agreement that includes design guidelines.

Owners and developers will be allowed flexibility in the development of land located within the Project Area and are expected to obtain quality design and development. The development contemplated herein shall be of a design and shall use materials that are in harmony with adjoining areas and subject to design review and approval by the City. It is contemplated that these design objectives will be addressed in a development agreement with the Developer specifically addressing these points.

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<sup>1</sup> 90,000 square feet / (45 acres at 43,560 square feet per acre)

Coordinated and attractive landscaping shall also be provided as appropriate for the character of the Project Area. Materials and design paving, retaining walls, fences, curbs, benches, and other items are addressed in the design guidelines.

Parking areas shall be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as an integral part of the overall site design.

All development will be accompanied by site plans, development data, and other appropriate material clearly describing the development, including land coverage, setbacks, heights, and any other data required by the City's land use code, the applicable zoning designations, development agreement, or as requested by the City or the Agency.

The general standards that will guide the project area development are as follows:

1. Encourage and assist project area development with the creation of a well-planned, vibrant mixed-use, development.
2. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.
3. Implement the tax increment financing provisions of the Act, which are incorporated herein by reference and made a part of this Plan.
4. Encourage economic use of and new construction upon the real property located within the Project Area.
5. Promote and market the Project Area for project area development that would be complementary to existing businesses that would enhance the economic base of the City through diversification.
6. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of community activity for the City.
7. Remove any impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by adequate public utilities and infrastructure improvements.
8. Achieve an environment that reflects an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to owner participants and developers.
9. Provide for construction of public streets, utilities, curbs and sidewalks, other public rights-of-way, street lights, landscaped areas, public parking, water utilities, sewer utilities, storm drainage, open space, and other public improvements.



10. Provide public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards by assisting in the street alignments.

## **B. SPECIFIC DESIGN OBJECTIVES AND CONTROLS**

In addition to the general City design objectives and standards described above, it is contemplated that the following guidelines will be approved.

### **1. BUILDING DESIGN OBJECTIVES**

All new buildings shall be of design and materials that will be in harmony with adjoining areas and other new development and in accordance with design guidelines.

### **2. OPEN SPACE PEDESTRIAN WALKS AND INTERIOR DRIVE DESIGN OBJECTIVES**

All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to other buildings.

Comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to parking areas, and adjacent buildings on the same site.

The location and design of pedestrian walks should afford adequate safety and separation from vehicular traffic.

Materials and design of paving, retaining walls, fences, curbs, and other accouterments, shall be of good appearance, easily maintained, and indicative of their purpose and consistent with design guidelines.

### **3. PARKING DESIGN OBJECTIVES**

Parking areas shall be designed with regard to orderly arrangement, topography, ease of access, and as an integral part of overall site design.

It is desirable that parking areas be relatively level.

### **4. PROJECT IMPROVEMENT DESIGN OBJECTIVES**

- All streets and walkways within public rights-of-way will be designed or approved by the City and will be consistent with all design guidelines.
- Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary as approved by the City.
- The applicable portions of the Project Area will be graded in conformance with the final project design determined by the Agency and the City for each specific project.

## **C. TECHNIQUES TO ACHIEVE THE PROJECT AREA DEVELOPMENT PLAN OBJECTIVES**

Activities contemplated in carrying out the Plan in the Project Area may include the acquisition and development of properties in the Project Area.

Parcels of real property located in the Project Area may be acquired by purchase, but may not be acquired by condemnation, unless from an Agency board member or officer with their consent [§17C-1-206 (1) and (2)(b)].

#### **D. PROPERTY ACQUISITION, DISPOSITION AND DEVELOPMENT**

The objectives of this Plan are to be accomplished by various means including but not limited to the following:

##### **1. ACQUISITION OF REAL PROPERTY**

The Agency may acquire, but is not required to acquire, real property located in the Project Area. The Agency may acquire property by negotiation, gift, devise, exchange, purchase, or other lawful method, but not by eminent domain (condemnation) unless from an Agency board member or officer with their consent. The Agency is authorized to acquire any other interest in real property less than fee title such as leasehold interests, easements, rights of way, etc. by negotiation, gift, devise, exchange, purchase or other lawful method, but not by eminent domain (condemnation) unless from an Agency board member or officer with their consent [§17C-1-206 (1) and (2)(b)].

##### **2. COOPERATION WITH THE COMMUNITY AND PUBLIC ENTITIES**

The community and certain public entities are authorized by state law, with or without consideration, to assist and cooperate in the planning, undertaking, construction, or operation of projects within this Project Area. The Agency may seek the aid and cooperation of such public entities in order to accomplish the purposes of project area development and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by a public entity without the consent of the public entity. The Agency, however, will seek the cooperation of all public entities that own or intend to acquire property in the Project Area. To the extent allowed by law, the Agency shall impose on all public entities owning real property in the Project Area the planning and design controls contained in this Plan to the end that uses and any future development by public entities will conform to the requirements of this Plan.

##### **3. PROPERTY MANAGEMENT**

During such time that property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for project area development.

##### **4. PROPERTY DISPOSITION AND DEVELOPMENT**

The Agency is also authorized, by lawful means, to provide for and promote the project area development of the Project Area as described below.

While there are currently several buildings or structures in the Project Area and it is unlikely that there will be an immediate need to demolish and clear buildings or structures in the Area, the Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area, should such a need occur, to carry out the purposes of this Plan. The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements,



public facilities, and public utilities, within the Project Area, not prohibited by law which are necessary or desirable to carry out this Plan, as well as publicly-owned improvements and infrastructure outside the Project Area that are of benefit to the Project Area. The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project Area. The Agency is also authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area should such a need occur in the future. The Agency is also authorized to advise, encourage, and assist in the rehabilitation of property in the Project Area not owned by the Agency should such a need occur in the future.

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by leases or sales by negotiation with or without public bidding. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City or any other public entity without charge. The Agency shall reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan. All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the maximum possible extent, the objectives of this Plan are to be accomplished through Agency encouragement of, and assistance to, private enterprise in carrying out development activities. To provide adequate safeguards to ensure that the provisions of this Plan will be carried out, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the City ordinances, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the County Recorder. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary or desirable to carry out this Plan.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project Area for itself or for any public entity to the extent that such improvement would be of benefit to the Project Area. During the period of development in the Project Area, the Agency shall require that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules. Plans for development by owners or developers shall be submitted to the City for review and approval. All project area development must conform to this Plan and all applicable federal, state, and local laws.

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, and otherwise dispose of personal property.

#### **E. APPROVALS**

The City shall approve the design of all development within the Project Area to ensure that development therein is consistent with this Plan.

### **6. HOW THE PROJECT AREA DEVELOPMENT WILL FURTHER PURPOSES OF THIS TITLE [17C-5-105(D)]**

It is the intent of the Agency, with the assistance and participation of private owners, to facilitate new development within the Project Area that includes this objective: provide a small-town atmosphere with well-planned and organized growth, a family oriented, clean, fun and friendly community that is a great place to live, a crossroads for southern Utah County characterized by its agricultural heritage, good parks and recreation facilities and a strong business tax base (Santaquin General Plan community vision). The proposed project area appears to fit within the community vision. The Project will strengthen the tax base of the community, will accomplish community development objectives and create a well-planned mixed-use development. The Project Area Plan will further the purposes of the Act by accomplishing the following items:

#### **A. ESTABLISHMENT OF NEW BUSINESS**

The project includes notable commercial development which will benefit the State and the City through increased job creation, increased sales tax base, and increased income taxes paid.

#### **B. PUBLIC INFRASTRUCTURE IMPROVEMENTS**

The construction of the public infrastructure improvements necessary to the area will support the development contemplated herein and provide for future development in surrounding areas. Infrastructure is an important element of economic development and areas that lack good infrastructure are not able to be competitive in attracting good-quality businesses to locate in their community.

The development of the Project Area and the associated public infrastructure improvements will also: (a) make the land within the Project Area more accessible to and from other parts of the City; and (b) allow existing infrastructure to be extended and connected to other infrastructure and thereby used more efficiently. Thus, the components of the Project provided in this Plan will encourage, promote and provide for community development within the Project Area and the City generally for years to come.

#### **C. PROVISION OF ESSENTIAL SERVICES**

The development will provide essential services to possible commercial uses planned for the Project Area. Commercial development may include retail and office space which could include a variety of services.



## **7. THE PLAN IS CONSISTENT WITH AND WILL CONFORM TO THE COMMUNITY'S GENERAL PLAN [17C-5-105(1)(E)]**

This Plan is consistent with the City's General Plan which states "Santaquin will encourage economic growth without adversely impacting the overall character of the community." The General Plan further indicates that it intends to "protect the City tax base, to secure economy in governmental expenditures, to foster agricultural and other industries, to protect both urban and non-urban development, and to protect property values and rights." This development will diversify and strengthen the City by adding a possible mixed-use center to the community.

Further, development of this area will provide a strong tax base that will enable the City to expand and provide additional services.

## **8. IF APPLICABLE, DESCRIBE HOW THE PROJECT AREA WILL REDUCE OR ELIMINATE BLIGHT [17C-5-105(1)(F)]**

Not applicable.

## **9. DESCRIPTION OF ANY SPECIFIC PROJECT OR PROJECTS THAT ARE THE OBJECT OF THE PROPOSED COMMUNITY REINVESTMENT [17C-5-105(1)(G)]**

The Project Area will include the development of roughly 90,000 sf of commercial space (including retail, and limited office use). The anchor tenant, Ridley's Family Markets, is planning on occupying approximately 60,000 square feet in a single-structure (yet to be built).

Specific projects will also likely include construction and installation of the public infrastructure improvements, some of which will have the capacity to serve areas outside of the Project Area.

## **10. HOW PARTICIPANTS WILL BE SELECTED [17C-5-105(1)(H)]**

### **A. SELECTION OF PRIVATE DEVELOPERS**

Initially, it is expected that Ridley's Family Markets will pursue its proposal of constructing a grocery store in the area. The Agency contemplates that owners of real property within the Project Area will take advantage of the opportunity to develop their property or sell their property to developers for the development of facilities within the Project Area. In the event that owners do not wish to participate in the development in compliance with the Plan, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency reserves the right pursuant to the provisions of the Act to acquire parcels, to encourage other owners to acquire other property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods.

## **B. IDENTIFICATION OF DEVELOPERS WHO ARE CURRENTLY INVOLVED IN THE PROPOSED COMMUNITY REINVESTMENT**

Ridley's Family Markets is currently involved in the community development process and intends to construct roughly 60,000 square feet of grocery store space in the Project Area. Specific development guidelines and agreement regarding the use and payment of tax increment will be set forth in a Development Agreement or other agreements between the Agency and Ridley's Family Markets Inc.

### **1. QUALIFIED OWNERS**

It is anticipated that representatives of Ridley's Family Markets will be selected to pursue their proposal of constructing commercial space in the Project Area. Any person wishing to become a developer will be required to own or have the right to purchase all or part of the Project Area.

### **2. OTHER PARTIES**

If no owner in the Project Area, as described in Subparagraph A above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area is willing or able to become a developer of all or part of the Project Area, the Agency may identify other qualified persons who may be interested in developing all or part of the Project Area. Potential developers may be identified by one or more of the following processes: (1) public solicitation, (2) requests for proposals (RFP), (3) requests for bids (RFB), (4) private negotiation, or (5) some other method of identification approved by the Agency.

### **3. OWNER PARTICIPATION AGREEMENTS**

The Agency has not entered into nor does it intend to enter into any owner participation agreements or agreements with developers to develop all or part of the Project Area until after the Agency and the City decide whether or not to adopt this Plan for the Project Area. If the Project Area is adopted, it is contemplated that a development agreement may be entered into between the Agency and representatives of Ridley's Family Markets. Other agreements will be made with other developers.

## **11. REASONS FOR THE SELECTION OF THE COMMUNITY REINVESTMENT PROJECT AREA [17C-5-105(1)(I)]**

The Project Area was selected by the Agency as that area within the City having an immediate opportunity to strengthen the community through developers who are willing to invest private capital into an area that will allow for the construction of commercial space and provide for public infrastructure which will support the development contemplated herein and provide for future development in surrounding areas. Additionally, although not required as part of this Plan, it is anticipated that the project will create new jobs.

Specific boundaries of the Project Area were arrived at by the Agency after a review of the area by members of the Agency, City staff, economic development consultants, and other technical and legal consultants. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-term growth in the Project Area and to encourage the development of real property



located within the Project Area. Finally, development of the Project Area as a multi-use center is an important element in the City's General Plan.

## **12. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS EXISTING IN THE AREA [17C-5-105(1)(j)]**

### **A. PHYSICAL CONDITIONS**

The Project Area consists of approximately 45 acres of land as shown on the Project Area map, located along the western side of Interstate 15 in a northern/eastern portion of the city. The majority of the Project Area is vacant, although there are single family and mobile homes scattered throughout.

### **B. SOCIAL CONDITIONS**

There are currently single-family homes and a mobile home park in the Project Area. No unusual social conditions were found to exist. Because of the shifting of land uses from primarily vacant land to retail and office, consistent with the General Plan of the City, this area will take on a new social character that will enhance existing development in the City. The Project Area Plan will bring consumers and visitors from across the area to the Project Area for shopping and employment. It is anticipated that the Project Area will add to the community's economy, quality of life, and reputation.

### **C. ECONOMIC CONDITIONS**

There are no significant commercial developments in the Project Area. The land has a taxable value of \$5,936,093, based on the 2017 tax records of the area. Ownership is noted with several private owners, with values resulting in land at near \$3.00 per square foot. Because of the relatively vacant conditions, minimal property tax revenues are currently generated from the Project Area.

## **13. FINANCIAL ASSISTANCE ANTICIPATED TO BE OFFERED TO A PARTICIPANT [17C-5-105(1)(k)]**

The Agency intends to use property tax increment generated within the Project Area to pay part of the costs associated with development of the Project Area. The Agency intends to only negotiate with Santaquin City (and not other taxing entities) to secure receipt of the property tax increment generated within the Project Area that would otherwise be paid to the city. Collectively, these tax revenues may be used to reimburse a private developer for a portion of the cost of the public infrastructure improvements including interest and bonding costs. Subject to the provisions of the Act, the Agency may agree to pay for eligible development costs and other items from such tax revenues for any period of time the Agency and the taxing entities may deem appropriate under the circumstances.

Detailed tax increment information is provided in Appendix C in the Project Area Budget that is attached to this Plan and made a part thereof.

## 14. RESULTS OF THE PUBLIC BENEFIT ANALYSIS [17C-5-105(1)(L)]

### Section 1 – The Benefit of Any Financial Assistance or Other Public Subsidy Proposed to be Provided by the Agency:

#### A. AN EVALUATION OF THE REASONABLENESS OF THE COSTS OF THE PROPOSED PROJECT AREA DEVELOPMENT

According to information provided by the Santaquin City, road construction within the project area is anticipated to cost \$801,495. This includes \$209,827 for widening of 400 East, \$394,651 for 500 East improvements, and \$197,017 for 200 North improvements. These proposed costs do not include undergrounding of current overhead utility lines nor storm drainage improvements. Consequently, the costs to the developer will be in excess of the total shown above. The costs for roadway improvements, which were provided in sufficient detail, appear to be reasonable considering the proposed work.

#### B. EFFORTS TO MAXIMIZE PRIVATE INVESTMENT

The City has made efforts to maximize private investment in the area. The City has pursued a development pattern that will attract desirable tenants and will bring a strong tax base to the City. The City anticipates that this project will create new jobs. The wages paid for these jobs will then be re-spent, by the private sector, in the local and regional economies that will bring benefits to private businesses in the area.

This project will significantly increase taxable value from the current taxable value of roughly \$5.9 million to an anticipated \$26.5 million when fully built out – an increase of \$20.6 million. The Project Area is currently generating \$73,613 annually in property tax revenues (to all taxing entities); it is projected to generate roughly \$255,000 per year at the end of 20 years. A developer will also likely be paying for improvements to public infrastructure including landscaping, signage, storm drainage, roads, earthwork, lighting, sewer and other architectural improvements.

#### C. RATIONALE FOR USE OF PROJECT AREA FUNDS

This represents a moderate-sized area with a good portion of vacant land that lacks overall development. The cost of providing full roads and utilities to the Project Area may be prohibitive when considered against the level of rents that can be achieved in this part of central Utah. The attainment of a large tenant may also be suspect given the demographics of the area. Therefore, in order to preserve this area as a unified development rather than allowing the area to be developed piecemeal over time, and to attract a key tenant, the Agency is proactively seeking to create a Project Area, with the use of tax increment, so that development can proceed.

#### D. ESTIMATE OF TOTAL PROJECT AREA FUNDS AND LENGTH OF TIME OF PROJECT AREA

Project area funds will be disbursed to the Agency for a period of 20 years and are anticipated to be approximately \$543,000 over the 20-year period, with a net present value of near \$370,000. A year-by-year analysis of funds disbursed to the Agency is provided in Appendix E.

### Section 2 – The Anticipated Public Benefit Derived from the Proposed Project Area Development



#### **A. BENEFICIAL INFLUENCES ON THE COMMUNITY'S TAX BASE**

The property tax base of the taxing entities should increase by approximately \$20.6 million from the Developer's investment in real property (land and buildings) alone. In addition, the personal property tax base of the taxing entities will be increased but will vary depending on the type of equipment located in the Project Area as well as individual depreciation schedules.

In addition to tax revenues, the project will generate other revenues including sales tax, Class B/C Road Funds, business license fees, charges for services, and one-time fees such as building permits and impact fees.

#### **B. ASSOCIATED BUSINESS AND ECONOMIC ACTIVITY STIMULATED BY THE DEVELOPMENT**

Other business and economic activity likely to be stimulated includes business, employee and construction expenditures. There are significant opportunities for increased economic development and tax generating development that can occur within the immediate sphere of influence of the Project Area that otherwise may not occur in a timely basis or at the same level of increased development and private investment.

##### **1. BUSINESS AND EMPLOYEE EXPENDITURES**

It is anticipated that employees and business owners in the Project Area will directly or indirectly purchase local goods and services related to their operations from local or regional suppliers. These purchases will likely increase employment opportunities in the related areas of business equipment, furniture and furnishings, business supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, office and printing services, transportation and delivery services.

A summary of benefits is as follows:

- Provide an increase in direct purchases in the City.
- Provide economic diversification within Santaquin, and within the southern portion of Utah County.
- Encourage economic development for a public or private employer to create additional jobs in the community.
- Complement existing businesses and industries located within the City by providing new employees who may live and shop and pay taxes in the City and the region.
- Another benefit will be the expenditure of income by employees filling the new positions. The types of expenditures by employees in the area will likely include convenience shopping for personal and household goods, lunches at area restaurants, convenience purchases and personal services (haircuts, banking, dry cleaning, etc.) The employees will not make all of their convenience or personal services purchases near their workplace, and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of

these annual purchases will occur within close proximity to the workplace (assuming the services are available).

## **2. CONSTRUCTION EXPENDITURES**

Economic activity associated with the development will include construction activity. Construction costs for labor alone will likely be notable. This will create a moderate number of construction jobs. Construction supplies are also anticipated to create significant sales tax revenues for the State, County and City.

### **C. ADOPTION OF THE PLAN IS NECESSARY AND APPROPRIATE TO UNDERTAKE THE PROJECT AREA PLAN**

Adoption of the Plan is necessary and appropriate to undertake the Project Area Plan because: 1) The Plan conforms with and furthers the City's General Plan; and 2) private investment will increase the tax base by approximately \$20.6 million which will provide increased tax revenues to all taxing entities.

## **15. IF APPLICABLE, STATE THAT THE AGENCY SHALL COMPLY WITH SECTION 9-8-404 [17C-5-105(1)(M)]**

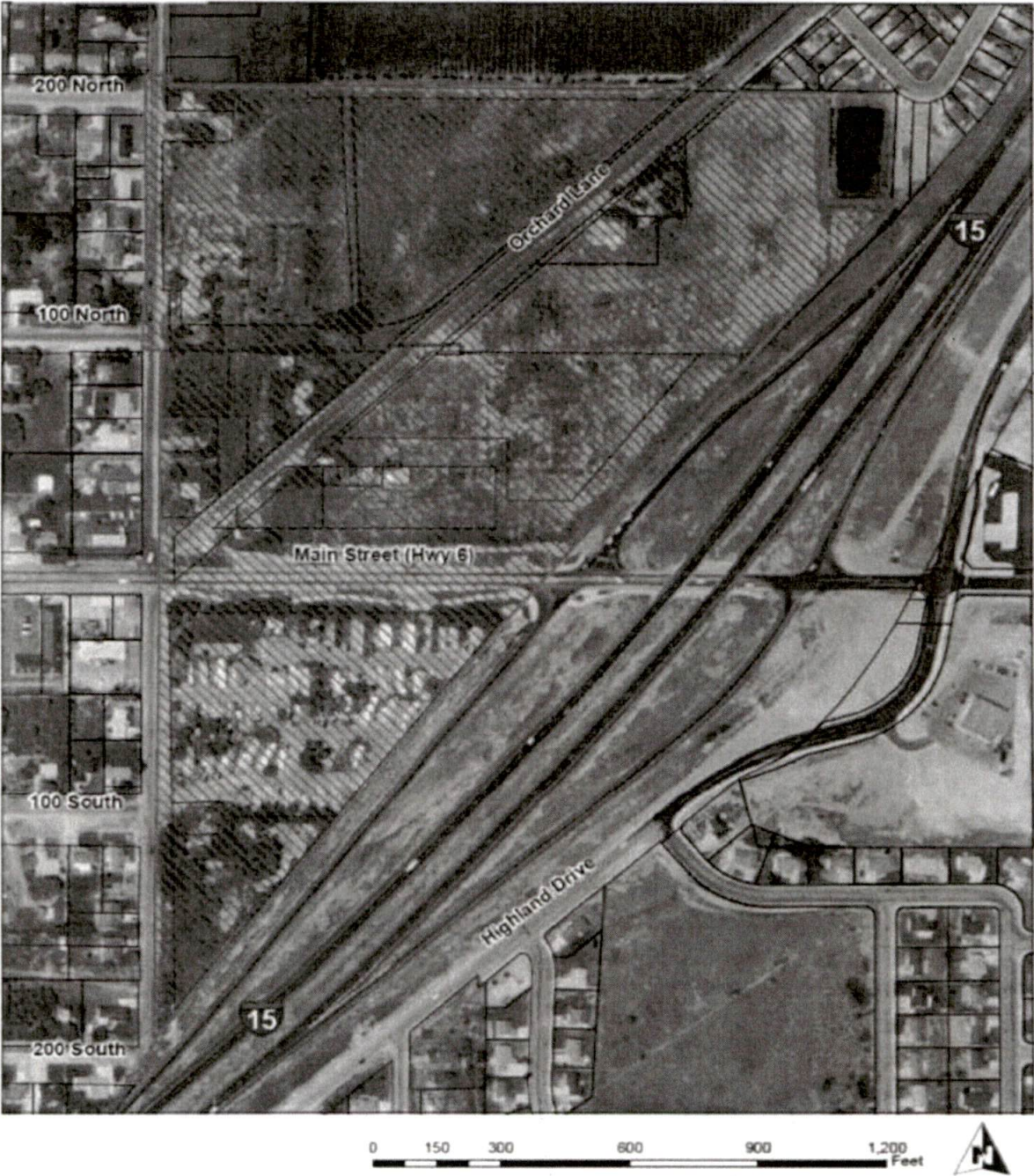
Not applicable.

## **16. STATE WHETHER THE PLAN IS SUBJECT TO A TAXING ENTITY COMMITTEE OR AN INTERLOCAL AGREEMENT [17C-5-105(1)(N)]**

This Plan is subject to Interlocal Agreements.



APPENDIX A: PROJECT AREA MAP



## APPENDIX B: LEGAL DESCRIPTION AND PARCEL LIST

## APPENDIX C: PROJECT AREA BUDGET

The following narrative has been prepared in accordance with Utah Code §17C-5-303 for an Agency that receives tax increment.

### 1(A). THE BASE TAXABLE VALUE [17C-5-303(1)(A)]

The base taxable value is \$5,936,093.

### 1(B). PROJECTED AMOUNT OF TAX INCREMENT TO BE GENERATED WITHIN THE PROJECT AREA [17C-5-303(1)(B)]

The projected amount of tax increment to be generated within the Project Area over 20 years is \$3,880,299.

TABLE 5: INCREMENTAL PROPERTY TAX REVENUES FOR 15 YEARS

Incremental Tax Revenues - 100%	20 Years	NPV*
Utah County	\$243,751	\$165,798
Multi-County Assessing & Collecting Levy	\$3,129	\$2,128
County Assessing & Collecting Levy	\$56,322	\$38,310
Nebo School District	\$2,909,364	\$1,978,934
Santaquin City	\$542,572	\$369,055
Central Utah Water Conservancy District	\$125,161	\$85,134
<b>TOTAL</b>	<b>\$3,880,299</b>	<b>\$2,639,359</b>

\*Net present value uses a discount rate of 3.5 percent.

### 1(C). PROJECT AREA FUNDS COLLECTION PERIOD [17C-5-303(1)(C)]

The collection period is 20 years.

### 1(D). PROJECTED AMOUNT OF TAX INCREMENT TO BE PAID TO OTHER TAXING ENTITIES [17C-5-303(1)(D)]

The table below shows the incremental tax revenues to each of the taxing entities.

TABLE 6: INCREMENTAL PROPERTY TAX REVENUES FOR 20 YEARS TO TAXING ENTITIES



<b>Taxing Entities</b>	<b>Total 20 Years</b>	<b>Net Present Value</b>
Utah County	\$243,751	\$165,798
Multi-County Assessing & Collecting Levy	\$3,129	\$2,128
County Assessing & Collecting Levy	\$56,322	\$38,310
Nebo School District	\$2,909,364	\$1,978,934
Santaquin City	\$0	\$0
Central Utah Water Conservancy District	\$125,161	\$85,134
<b>TOTAL</b>	<b>\$7,638,267</b>	<b>\$4,256,845</b>

**1(E). IF THE AREA FROM WHICH TAX INCREMENT IS COLLECTED IS LESS THAN THE ENTIRE PROJECT AREA [17C-5-303(1)(E)]**

Not applicable.

**1(F). THE PERCENTAGE OF TAX INCREMENT THE AGENCY IS AUTHORIZED TO RECEIVE [17C-5-303(1)(F)]**

The Agency is authorized to receive 100 percent of the tax increment for a period of 20 years from Santaquin City, and has elected to not receive any increment from the other taxing agencies

TABLE 8: PERCENT OF TAX INCREMENT TO AGENCY

<b>Taxing Entity</b>	<b>Percentage to Agency</b>
Utah County	0%
Multi-County Assessing & Collecting Levy	0%
County Assessing & Collecting Levy	0%
Nebo School District	0%
Santaquin City	100%
Central Utah Water Conservancy District	00%

**1(G). THE MAXIMUM CUMULATIVE DOLLAR AMOUNT OF TAX INCREMENT THE AGENCY IS AUTHORIZED TO RECEIVE FROM THE PROJECT AREA [17C-5-303(1)(G)]**

The maximum dollar amount the Agency is authorized to receive is \$542,572. The agency does not plan to have any administrative expenses nor housing payments, leaving the total \$542,572 for the infrastructure projects over a 20-year period.

**2. IF THE AGENCY RECEIVES SALES AND USE TAX REVENUE [17C-5-303(2)(A) AND (B)]**

Not applicable.

**3. AMOUNT OF PROJECT AREA FUNDS THE AGENCY WILL USE TO IMPLEMENT THE PROJECT AREA [17C-5-303(3)]**

The Agency estimates that its funds will be used as follows but reserves the right to maintain flexibility with the funds and not to adhere strictly to line item amounts shown in the table below. All Agency funds will be used for infrastructure or economic development purposes within the Project Area. There are no administrative funds calculated for the project area. The funds are allocated primarily for infrastructure improvements as follows:

According to Santaquin City, a total of \$400,000 is intended to be used by the agency to implement the project area.

**4. THE AGENCY'S COMBINED INCREMENTAL VALUE [17C-5-303(4)]**

The total incremental value in the Project Area is estimated at \$20.6 million at buildout. The City has no other project areas in place.

**5. THE AMOUNT OF PROJECT AREA FUNDS THAT WILL BE USED TO COVER THE COST OF ADMINISTERING THE PROJECT AREA [17C-5-303(5)]**

The Agency is not requesting that any revenues received be set aside for administrative purposes.

**6. FOR PROPERTY THAT THE AGENCY OWNS AND EXPECTS TO SELL, THE EXPECTED TOTAL COST OF THE PROPERTY TO THE AGENCY AND THE EXPECTED SALE PRICE [17C-5-303(6)]**

Not applicable.



# GROCERY STORE PARKING DISCUSSION

CITY COUNCIL MEETING

JULY 16, 2019

7-16-19 City Council Meeting  
Attachment 'C'

# SANTAQUIN RIDLEY'S MARKET

REQUIREMENT: 5 spaces per 1,000 SF

CURRENT PLAN: 57,202 SF needs 286 spaces

PROPOSAL: 274 spaces



# SANTAQUIN RIDLEY'S MARKET

REQUIREMENT: 5 spaces per 1,000 SF

CURRENT PLAN: 57,202 SF needs 286 spaces

PROPOSAL: 274 spaces

4% decrease

# SANTAQUIN RIDLEY'S MARKET

REQUIREMENT: 5 spaces per 1,000 SF

CURRENT PLAN: 57,202 SF needs 286 spaces

PROPOSAL: 274 spaces

**BUT**

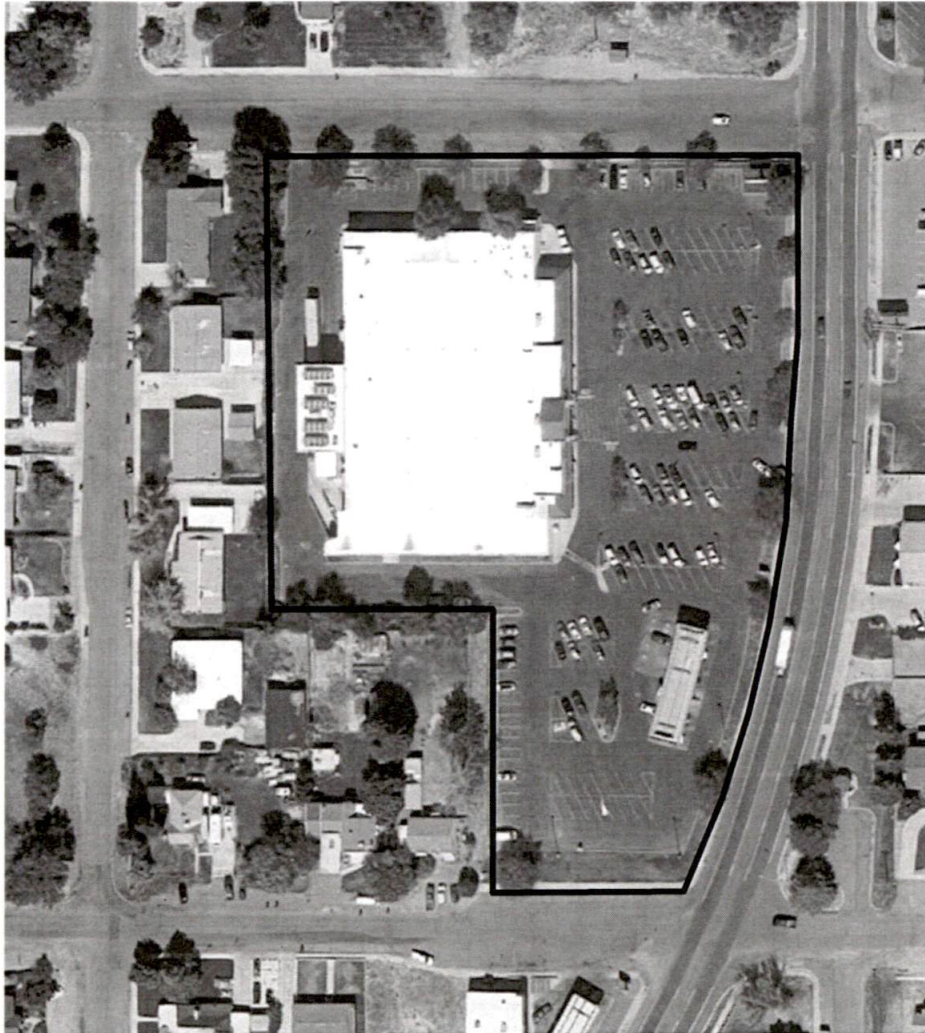
10-14-4: NUMBER OF PARKING SPACES REQUIRED:

D. Reduction In Parking Requirements: Businesses or mixed use developments seeking a reduction in parking must receive special exception approval by the Planning Commission. Such exceptions shall be based on the following review considerations and conditions:

1. Considerations For Reduction:

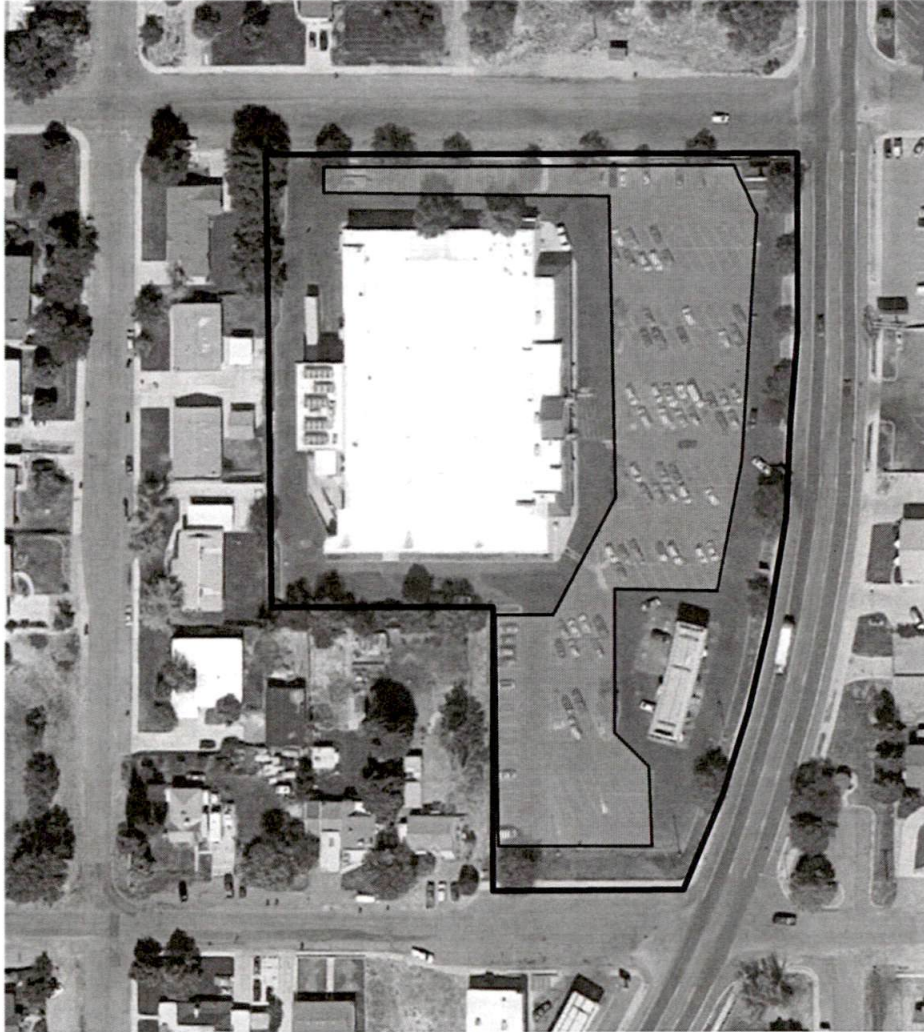
a. Large Floor Area: The proposed business may have an exceptionally large floor area per volume of sales and customers; e.g., furniture store, car wash, etc.





# PAYSON SMITH'S

SIZE OF BUILDING:  
50,000 SF

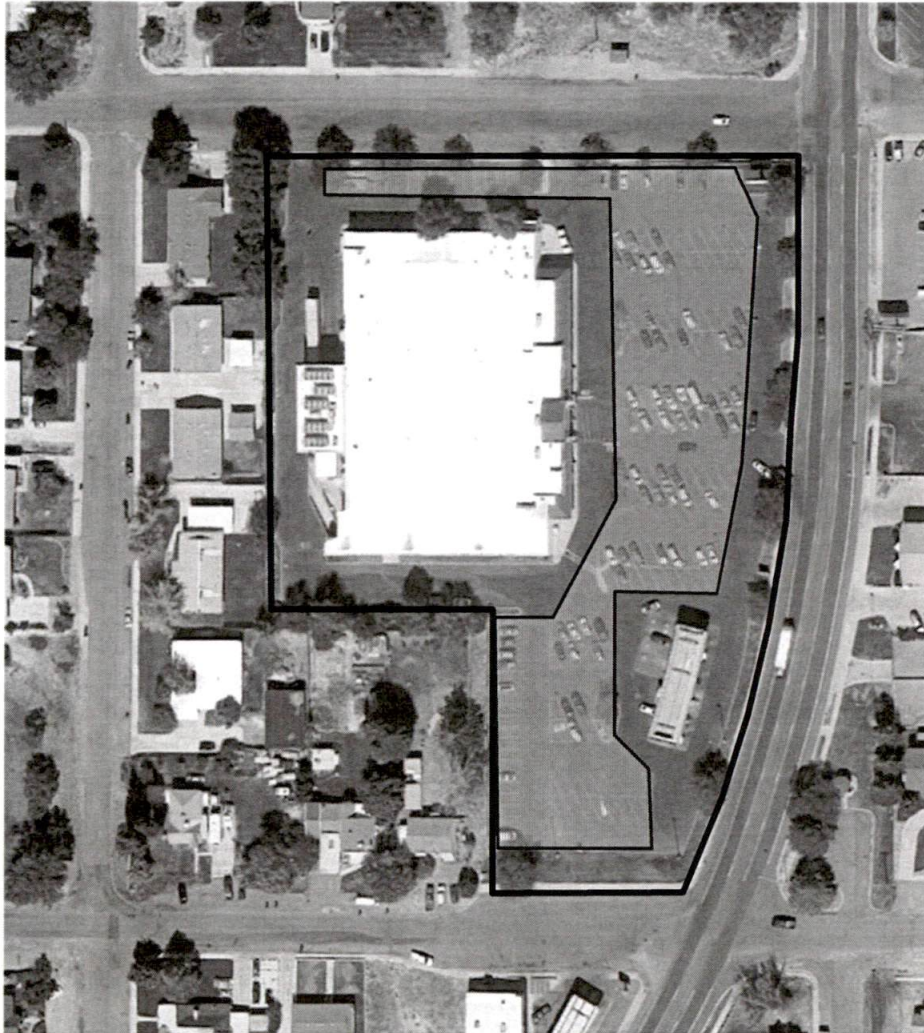


# PAYSON SMITH'S

SIZE OF BUILDING:  
50,000 SF

# OF PARKINGS STALLS:  
163



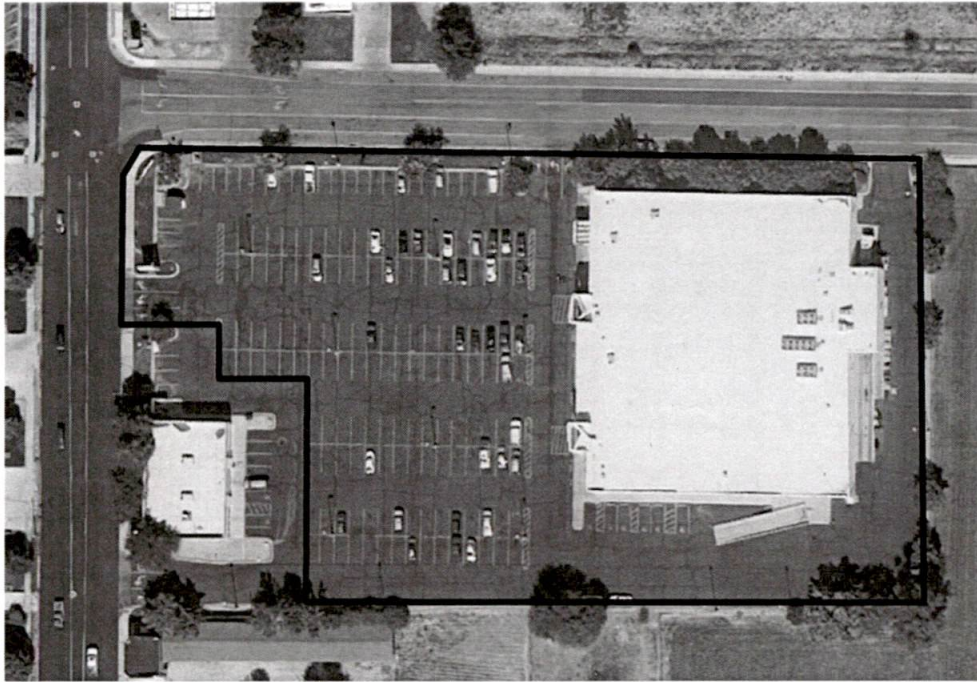


# PAYSON SMITH'S

SIZE OF BUILDING:  
50,000 SF

# OF PARKINGS STALLS:  
163

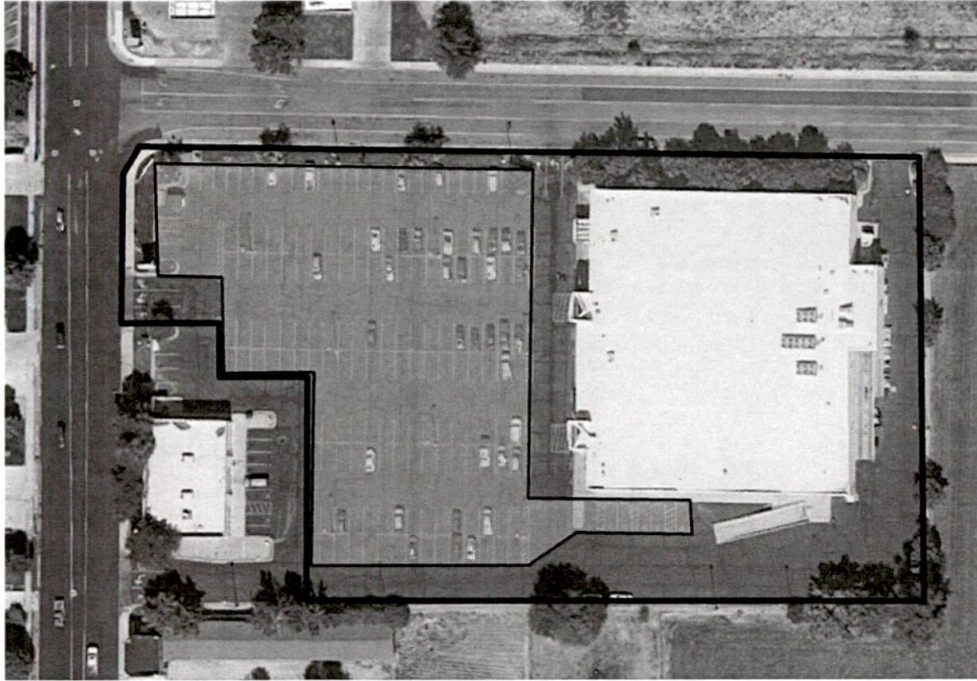
**RATIO:**  
**325 SF per 1 Parking Stall**



# PAYSON MARKET

SIZE OF BUILDING:  
38,000 SF

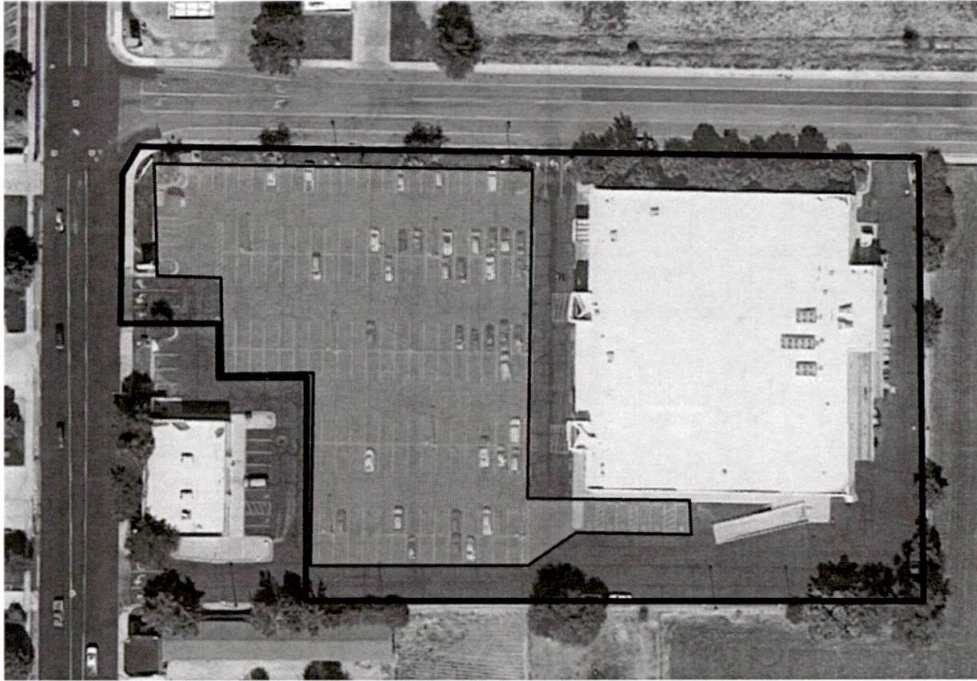




# PAYSON MARKET

SIZE OF BUILDING:  
38,000 SF

# OF PARKINGS STALLS:  
180



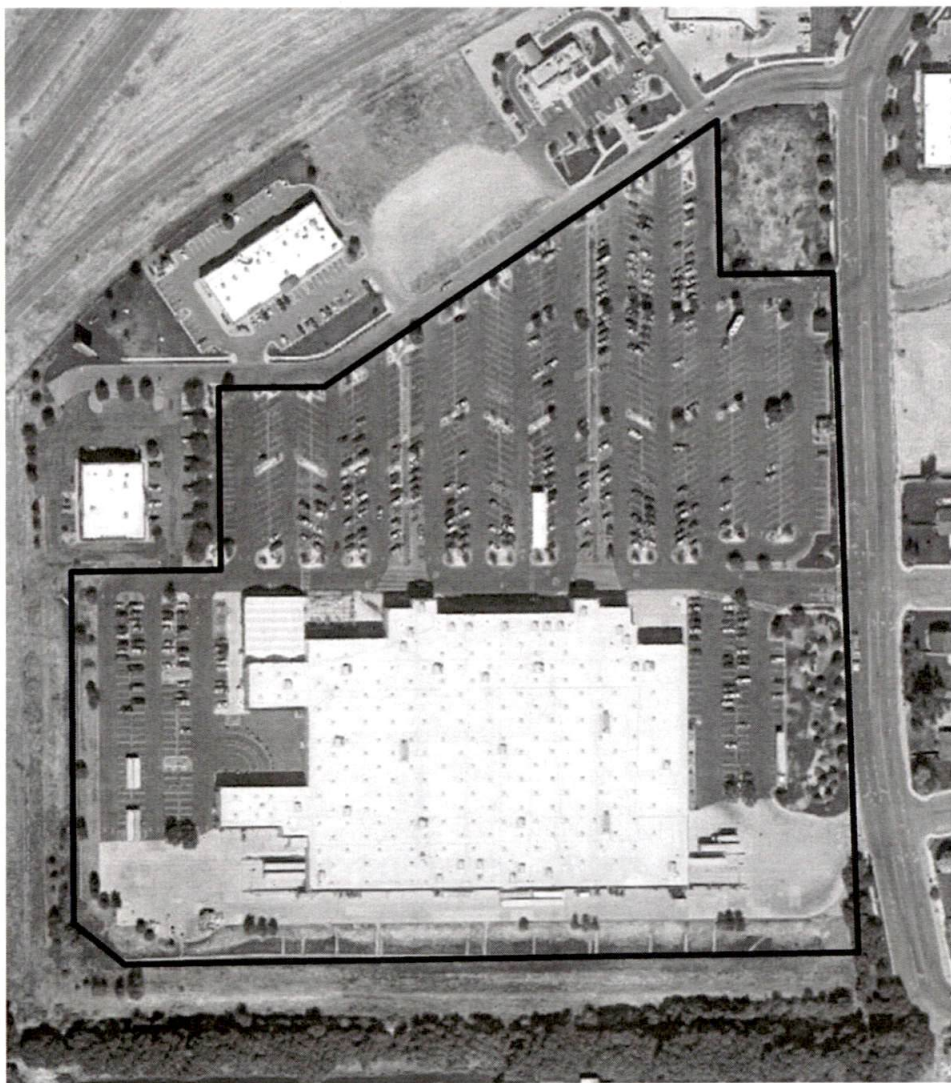
# PAYSON MARKET

SIZE OF BUILDING:  
38,000 SF

# OF PARKINGS STALLS:  
180

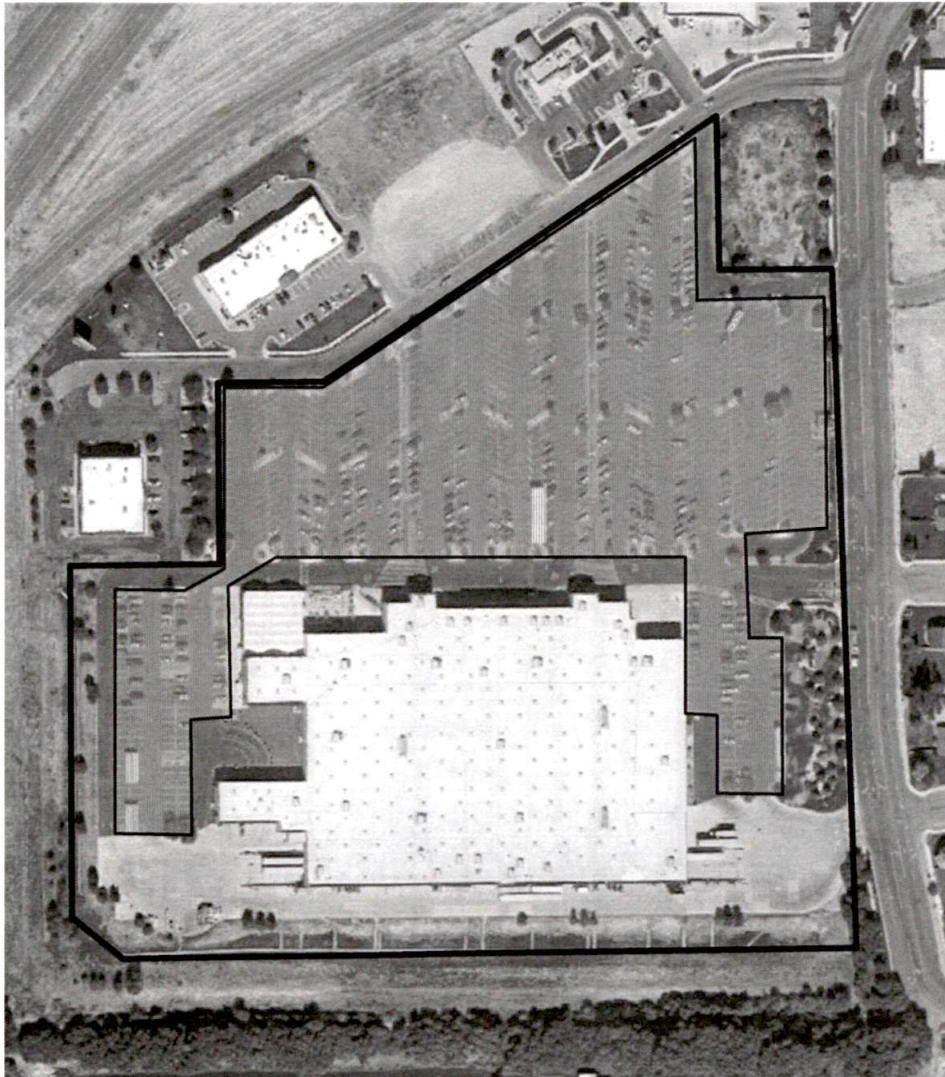
**RATIO:**  
**211 SF per 1 Parking Stall**





# PAYSON WALMART

SIZE OF BUILDING:  
190,000 SF

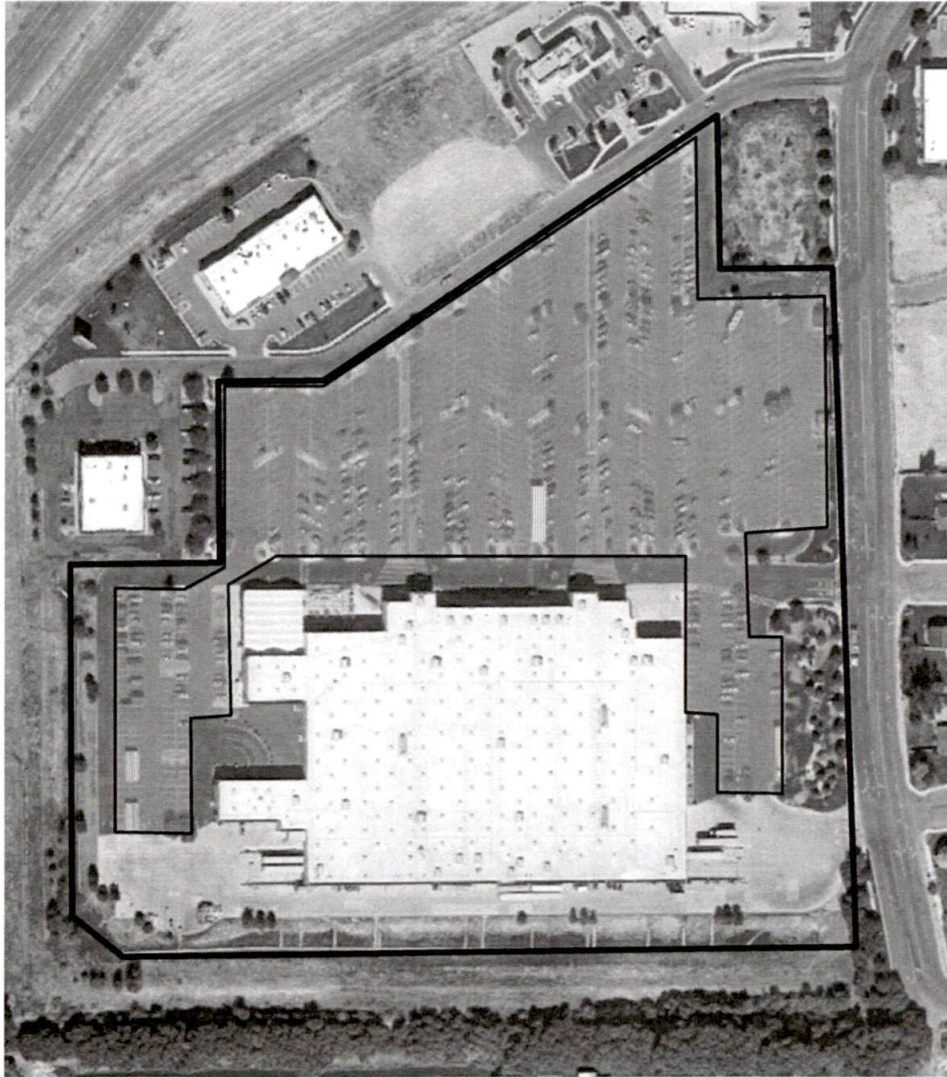


# PAYSON WALMART

SIZE OF BUILDING:  
190,000 SF

# OF PARKINGS STALLS:  
906



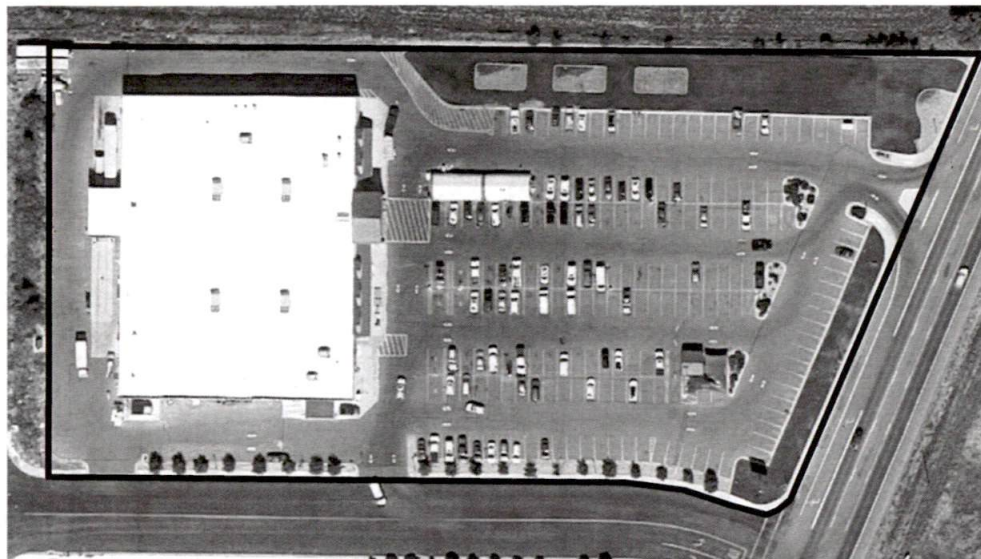


# PAYSON WALMART

SIZE OF BUILDING:  
190,000 SF

# OF PARKINGS STALLS:  
906

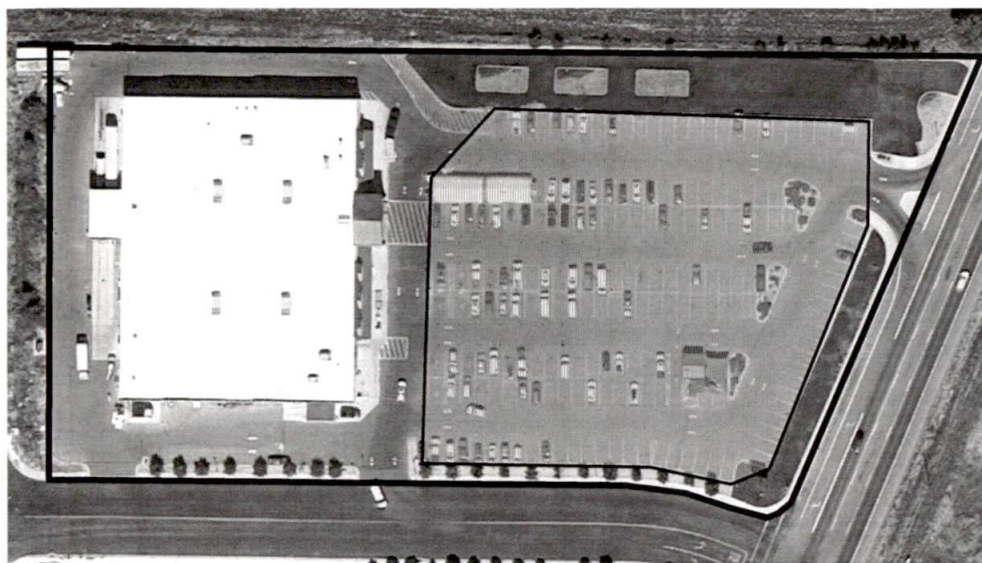
**RATIO:**  
**210 SF per 1 Parking Stall**



# SALEM STOKES

SIZE OF BUILDING:  
42,000 SF

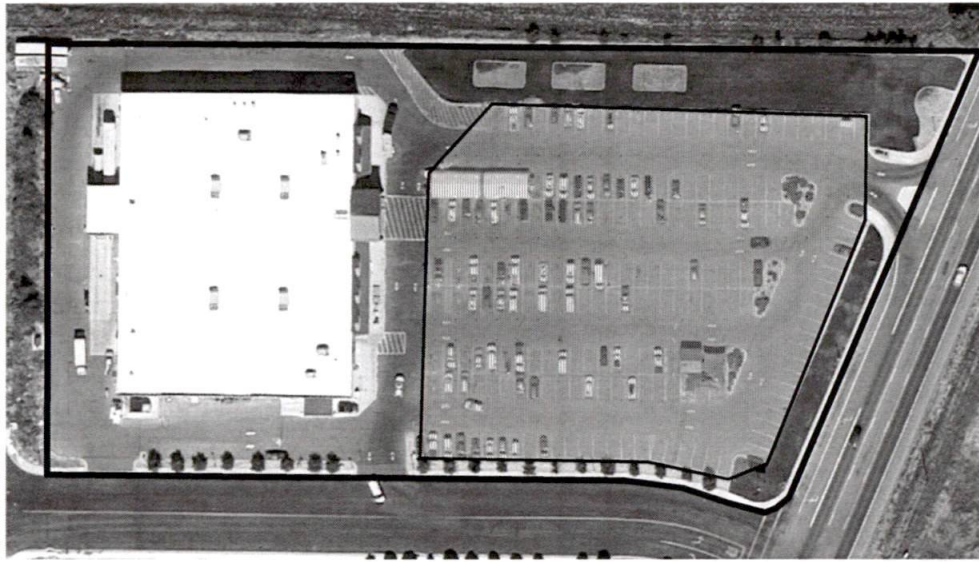




# SALEM STOKES

SIZE OF BUILDING:  
42,000 SF

# OF PARKINGS STALLS:  
207



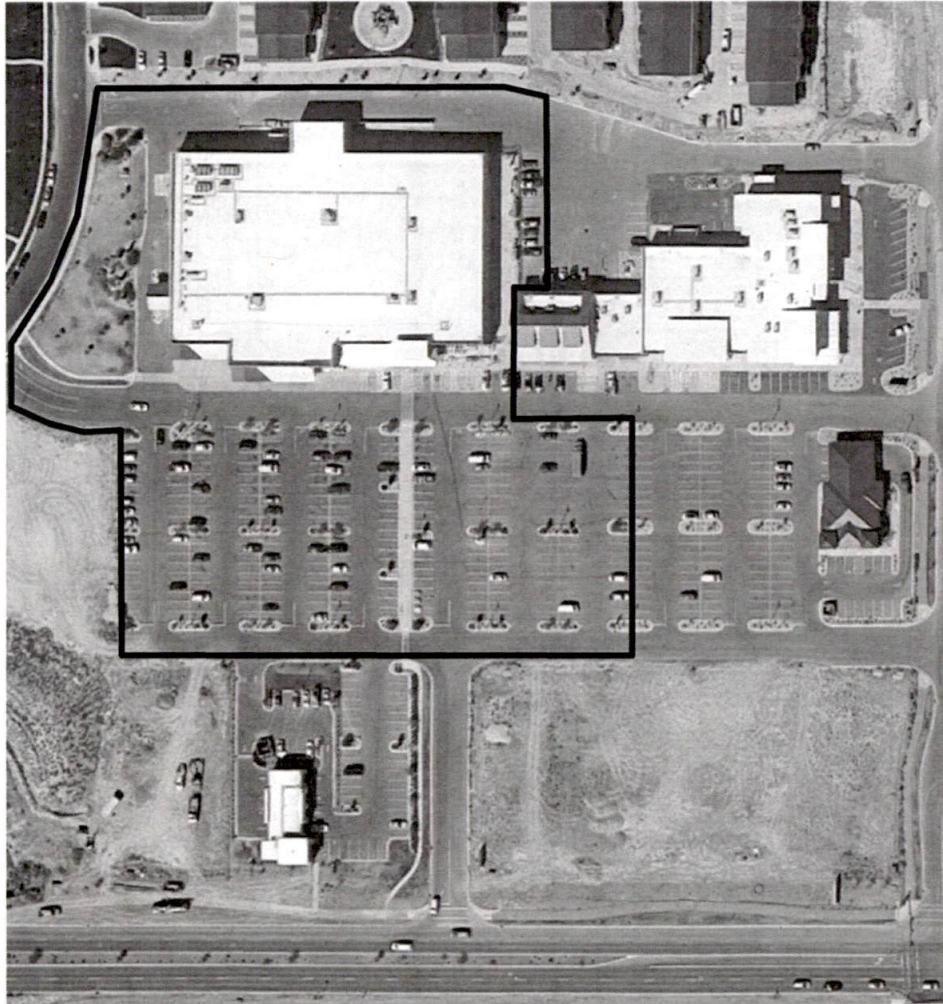
# SALEM STOKES

SIZE OF BUILDING:  
42,000 SF

# OF PARKINGS STALLS:  
207

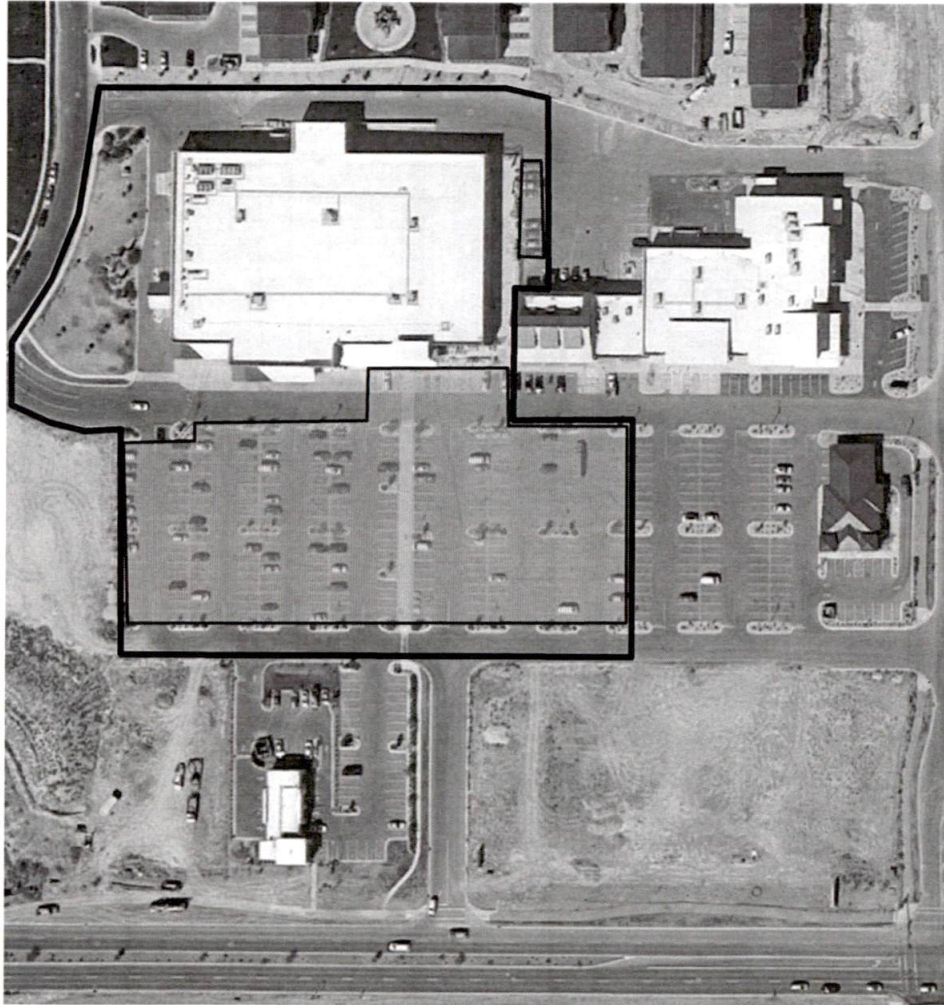
**RATIO:**  
**203 SF per 1 Parking Stall**





# EAGLE MOUNTAIN RIDLEY'S

SIZE OF BUILDING:  
55,000 SF



# EAGLE MOUNTAIN RIDLEY'S

SIZE OF BUILDING:  
55,000 SF

# OF PARKINGS STALLS:  
270



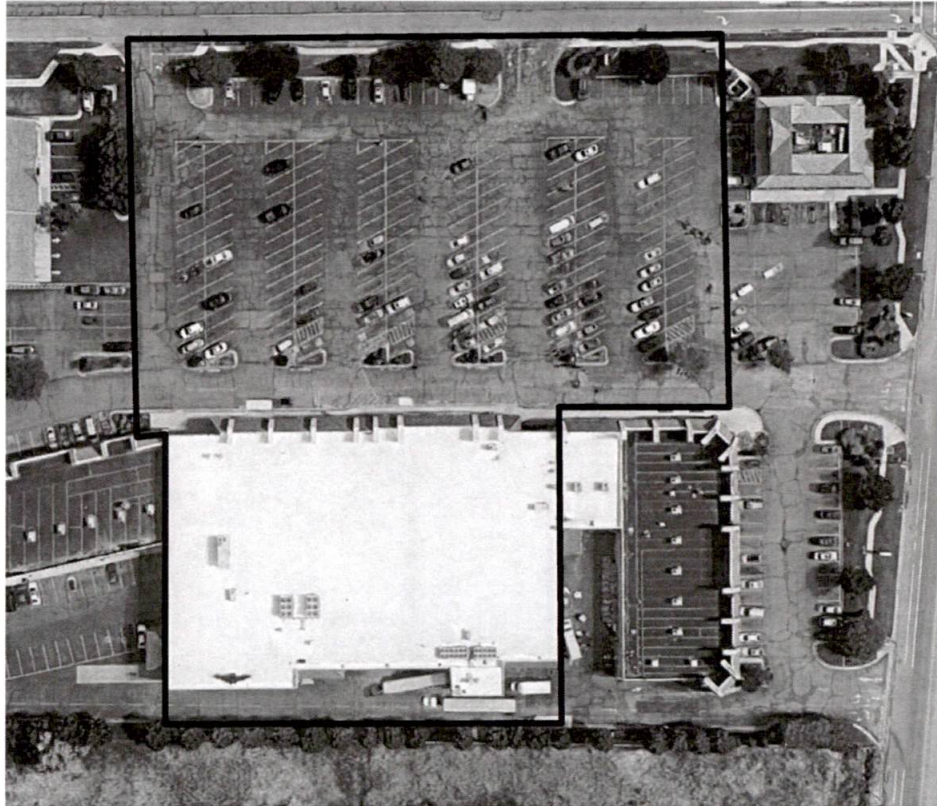


# EAGLE MOUNTAIN RIDLEY'S

SIZE OF BUILDING:  
55,000 SF

# OF PARKINGS STALLS:  
270

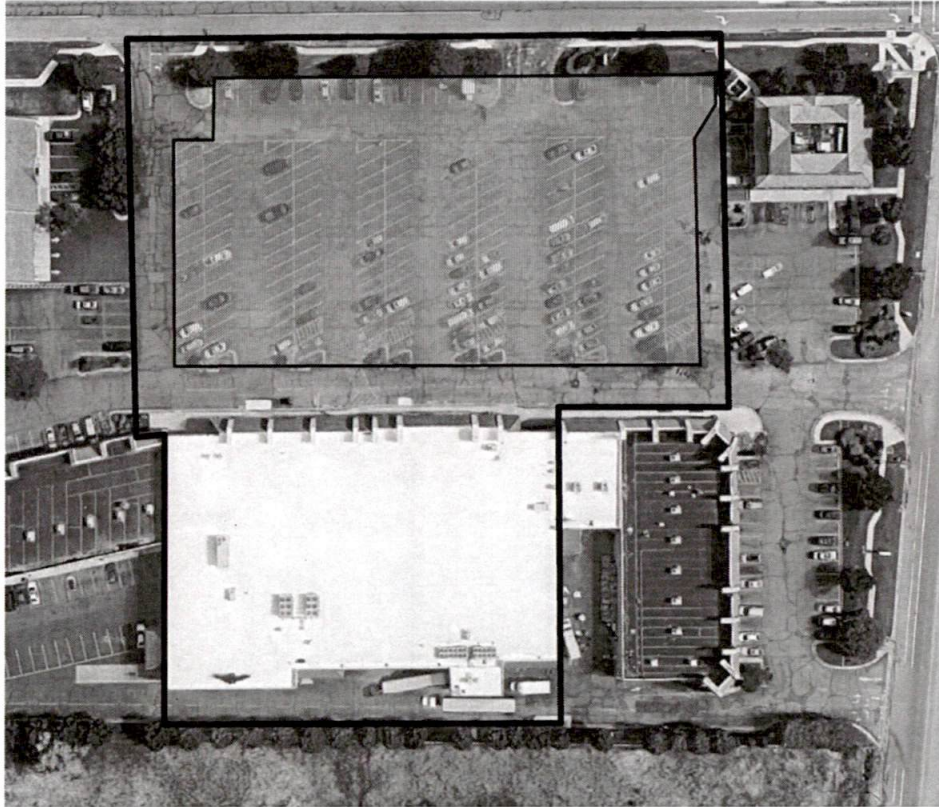
**RATIO:**  
**204 SF per 1 Parking Stall**



# HIGHLAND RIDLEY'S

SIZE OF BUILDING:  
44,000 SF

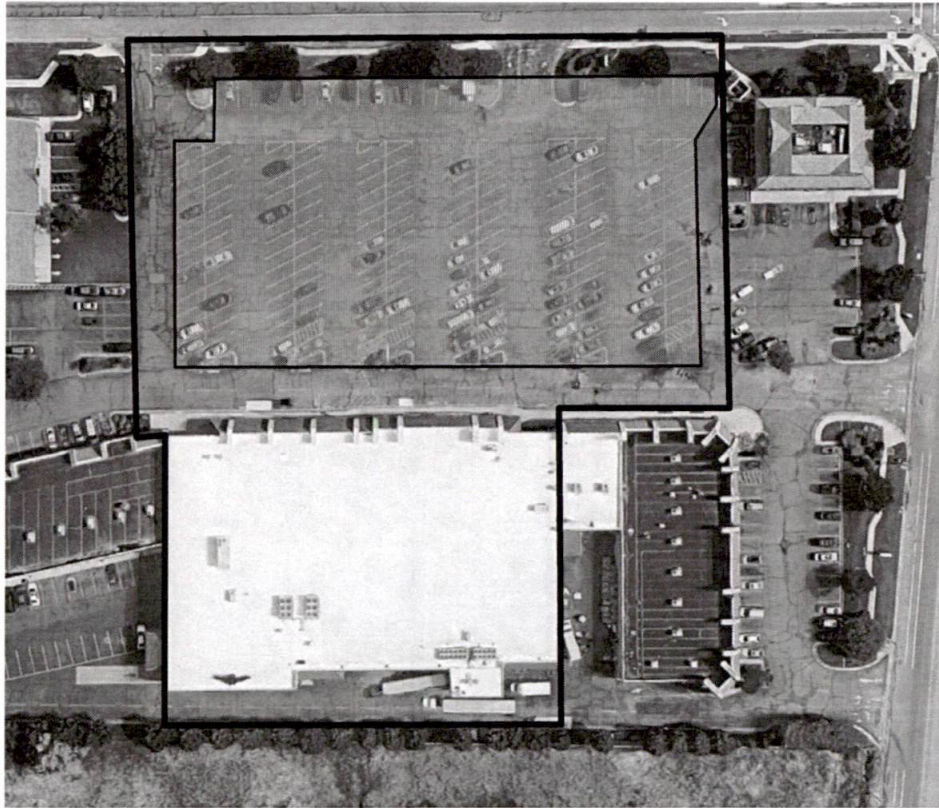




# HIGHLAND RIDLEY'S

SIZE OF BUILDING:  
44,000 SF

# OF PARKINGS STALLS:  
198



# HIGHLAND RIDLEY'S

SIZE OF BUILDING:  
44,000 SF

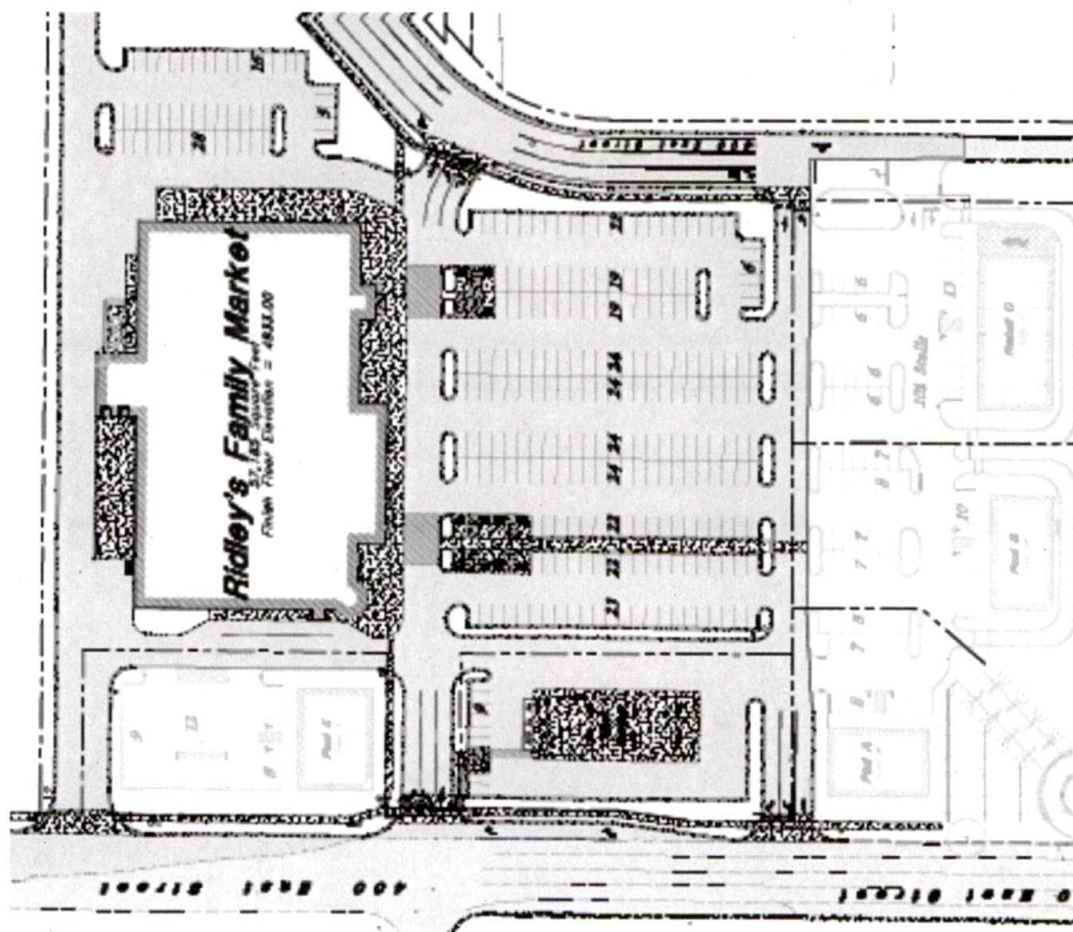
# OF PARKINGS STALLS:  
198

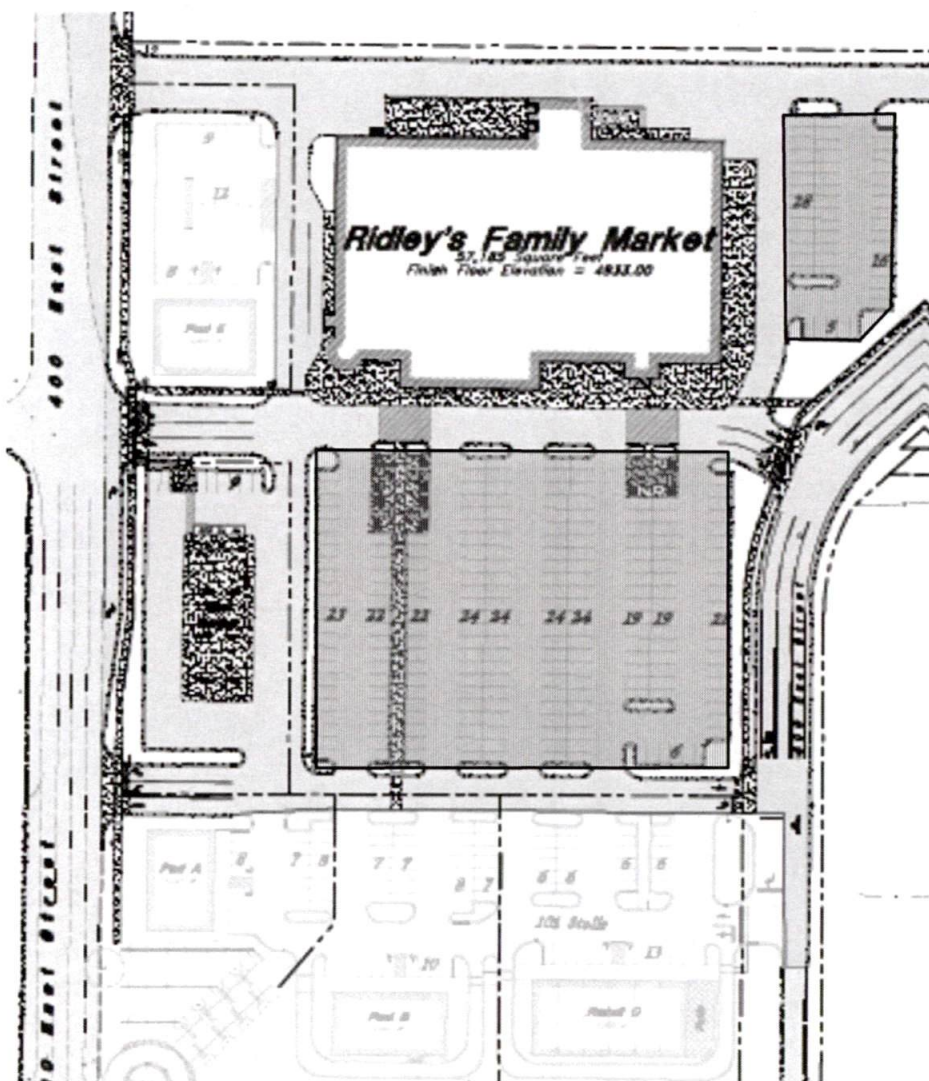
**RATIO:**  
**222 SF per 1 Parking Stall**



SANTAQUIN  
RIDLEY'S

SIZE OF BUILDING:  
57,202 SF



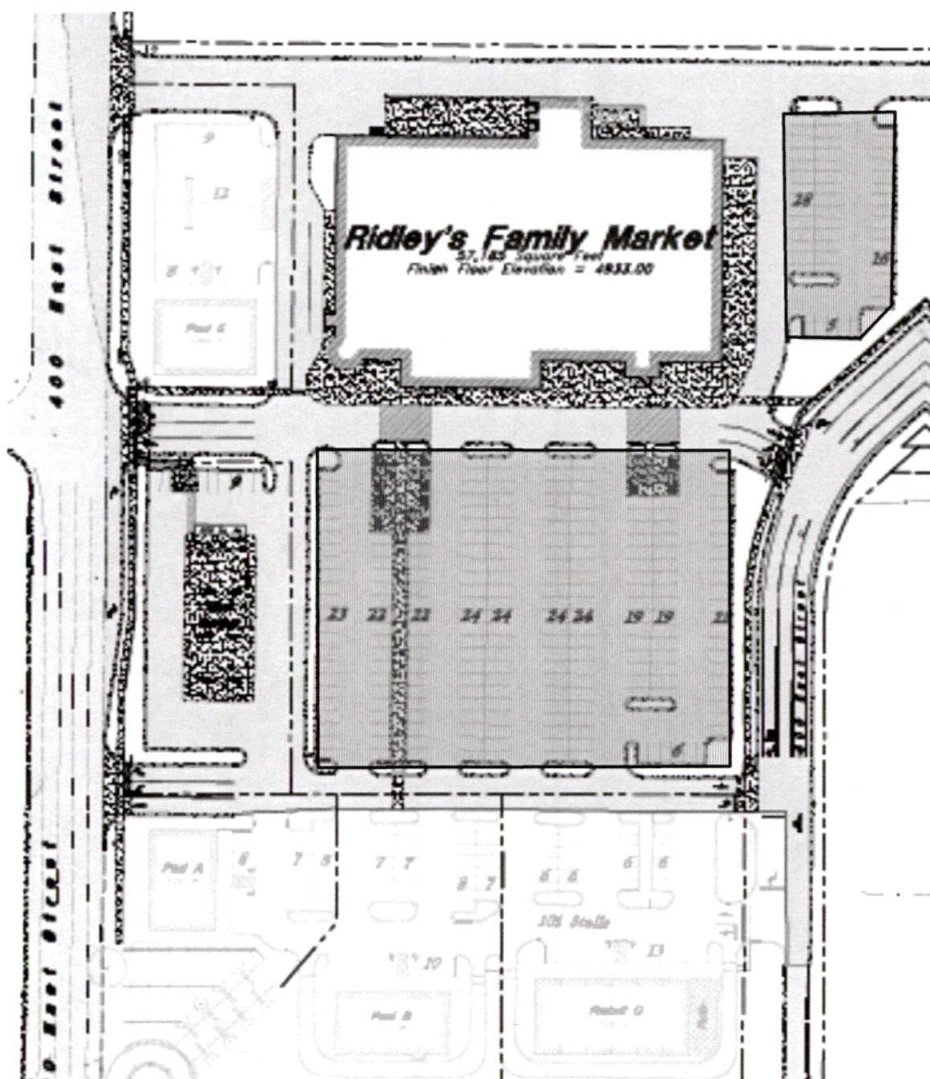


# SANTAQUIN RIDLEY'S

SIZE OF BUILDING:  
57,202 SF

# OF PARKINGS STALLS:  
274





# SANTAQUIN RIDLEY'S

SIZE OF BUILDING:  
57,202 SF

# OF PARKINGS STALLS:  
274

**RATIO:**  
**209 SF per 1 Parking Stall**

# REVIEW

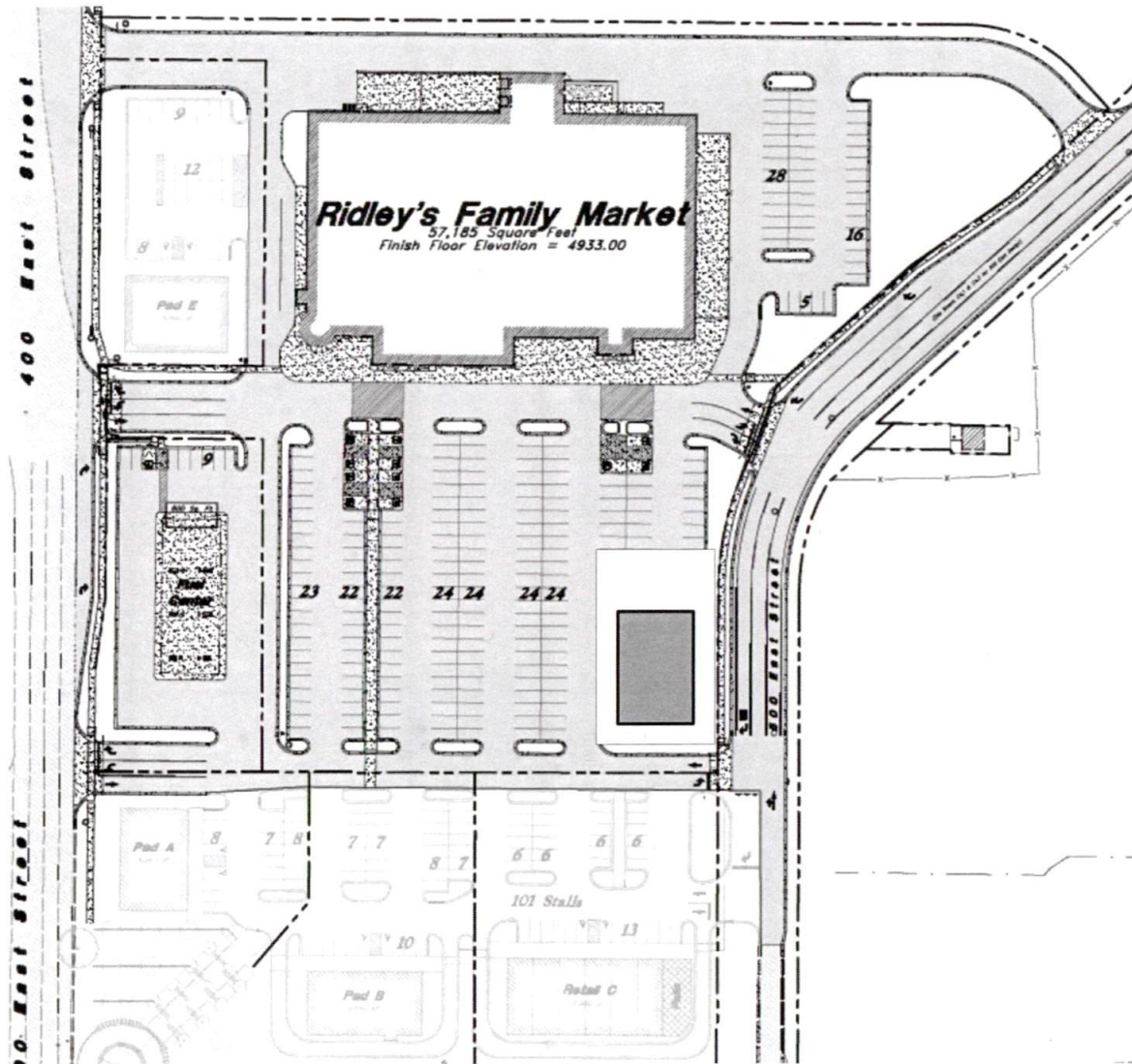
STORE	RATIO
Salem Stokes	203 SF per stall
Eagle Mountain Ridley's	204 SF per stall
Santaquin Ridley's	209 SF per stall
Payson Walmart	210 SF per stall
Payson Market	211 SF per stall
Highland Ridley's	222 SF per stall
Payson Smith's	325 SF per stall

\*Santaquin current requirement is 200 SF per stall



# OBSERVATIONS

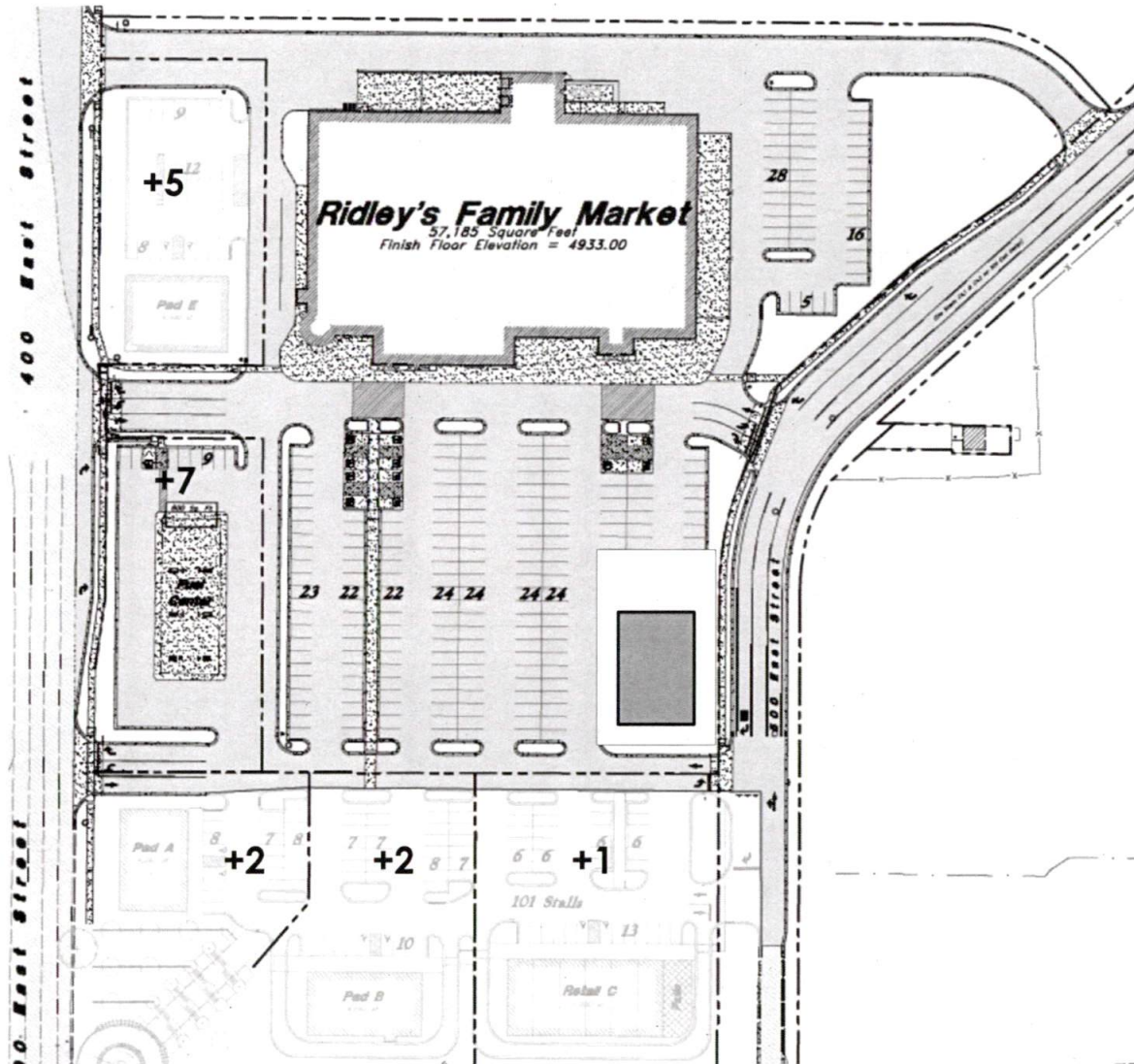
1. Many parking lots that I have observed have a significant amount of empty parking stalls on a regular basis.
2. Even after some parking is taken up with grocery cart returns, snow shacks, promotional tents, etc. there are still a significant amount of empty parking stalls on a regular basis.
3. The larger the store, the more empty parking.



# IDEA

1. Replace 39 stalls with a 5,000 SF pad.
2. New pad would need 25 stalls per code.
3. New ratio for Grocery Store is 272 SF per stall.





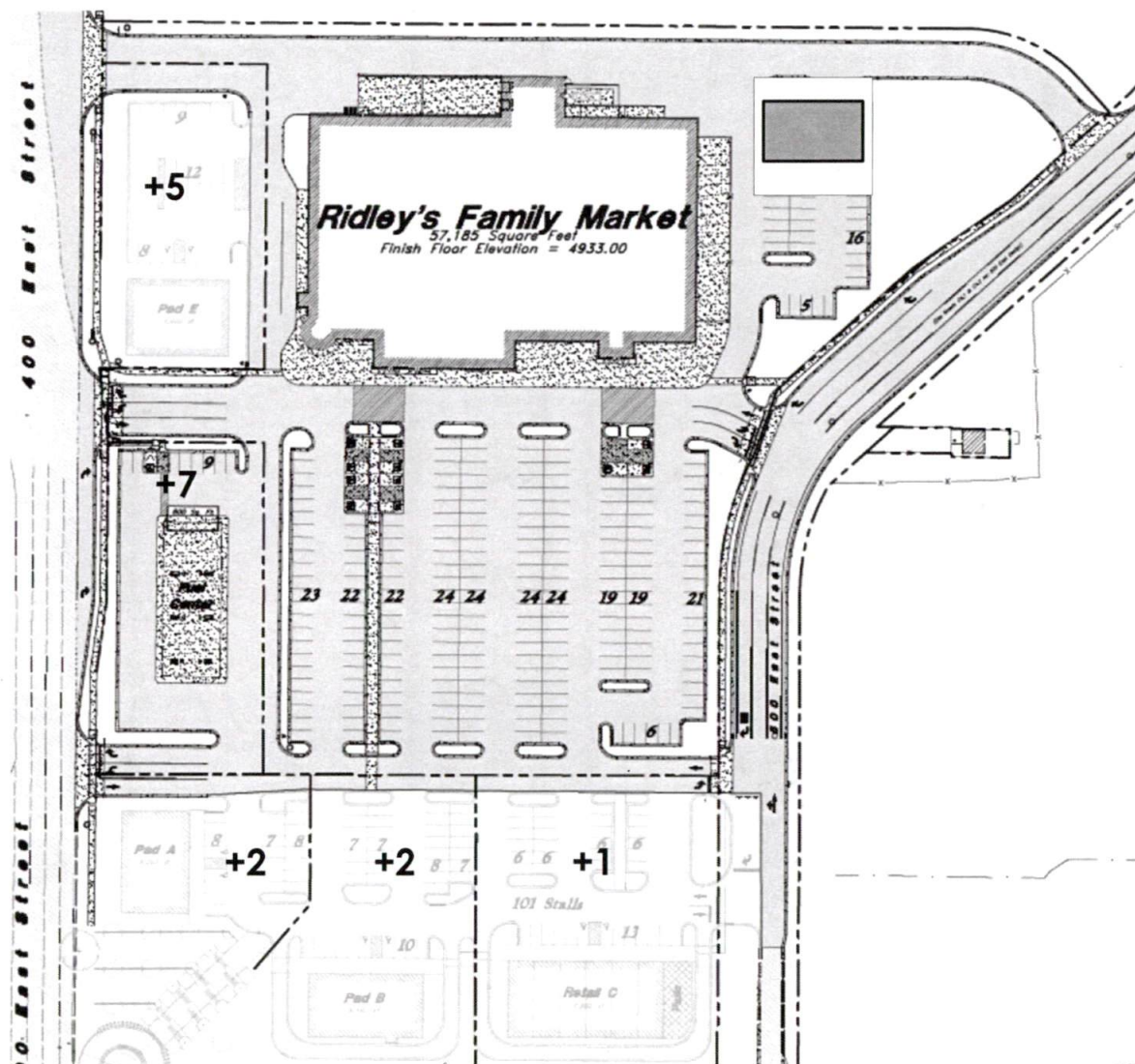
# IDEA

1. Replace 39 stalls with a 5,000 SF pad.
2. New pad would need 25 stalls per code.
3. New ratio for Grocery Store is 272 SF per stall.

R

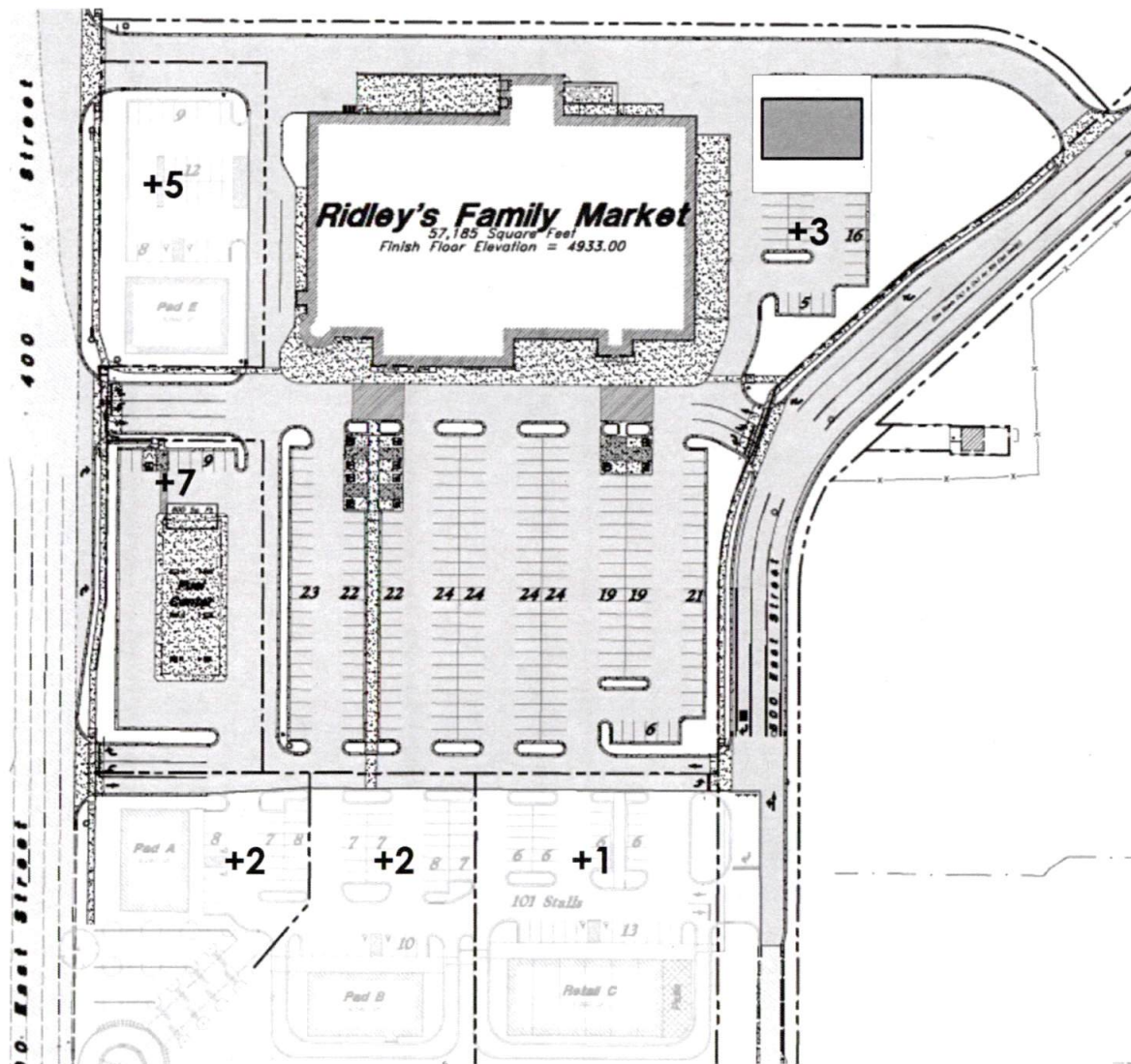
O





# WHAT IF?

1. Replace 26 stalls with a 4,000 SF pad.
2. New pad would need 20 stalls per code.
3. New ratio for Grocery Store is 251 SF per stall.



# WHAT IF?

1. Replace 26 stalls with a 4,000 SF pad.
2. New pad would need 20 stalls per code.
3. New ratio for Grocery Store is 251 SF per stall.



# WHY WOULD WE DO THIS?

1. More efficiently use space in the development and avoid a significant amount of empty parking stalls on a regular basis.
2. Provide another business for the community to utilize and enjoy.
3. Replace empty parking stalls with sales tax, property tax and job creation revenue for the City.

# QUESTION

1. How much parking is empty on a regular basis for similar businesses and would a 16% - 22% decrease in parking still provide adequate parking for the grocery store?
2. What is more important to Santaquin City?  
Excess parking to accommodate busy times or more economic development?



THOUGHTS?