NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, August 16, 2017 in the Council Chambers, 45 West 100 South, 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. August 02, 2017
 - b. Bills:
 - 1. \$756,113.94
- 6. PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS
 - a. Award "What do you Love about Santaguin?" Video Scholarship Winner
- 7. FORMAL PUBLIC HEARING
- 8. BUSINESS LICENSES
- 9. NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS
 - a. Resolution 07-01-2017, "A Resolution Approving a Water Service Agreement with Summit Creek Nursery, LLC."
 - b. Resolution 08-01-2017, "A Resolution Approving a special bond election to be held on November 7, 2017, for the purpose of submitting to the qualified electors of Santaquin City, Utah, a proposition regarding the issuance of not to exceed \$6,000,000 General Obligation Bonds to finance all or a portion of the costs to finance a new senior center/library building; and related matters.
 - c. Resolution 08-02-2017, "A Resolution Approving an Interlocal Cooperation Agreement with UTOPIA"
 - d. Resolution 08-03-2017, "A Resolution Amending the City's Consolidated Fee Schedule Regarding Parks and Recreation Impact Fees and other Sundry Items"
 - e. Resolution 08-04-2017, "A Resolution Approving a Contracted Services Agreement with Mountainland Association of Governments to Provide Senior Citizen Services"
 - f. Discussion and Possible Action with Regard to a Fire Department Purchase (enclosed trailer)
 - g. Resolution 06-07-2017, "A Resolution Approving a Development Agreement with the Owners of the Orchards Development"
 - h. Ordinance 08-01-2017, "A Temporary Ordinance Establishing Land Use Regulations Prohibiting the Establishment or Operation of Campground for Recreational Vehicles Businesses Pending the Adoption of a Permanent Ordinance"
 - i. Presentation & Discussion Regarding the Proposed Ekins Annexation
- 10. CONVENE OF THE COMMUNITY DEVELOPMENT BOARD
- 11. CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE
- 12. CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY
- 13. CONVENE OF THE SANTAQUIN WATER DISTRICT
- 14. WORK MEETING
- 15. PETITIONS AND COMMUNICATIONS
- 16. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES
 - a. City Manager Reeves
 - b. Community Development Director Bond
 - c. City Engineer Beagley

17. REPORTS BY MAYOR AND COUNCIL MEMBERS

- a. Mayor Hunsaker
- b. Council Members
- **18. EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
- **19. EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
- 20. 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 in 3 places; City Center, Post Office and Zions Bank as well as posted on the State of Utah's Public Website.

BY:	
	Susan Farnsworth, City Recorder

MINUTES OF A CITY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS AUGUST 16, 2017

The meeting was called to order by Mayor Kirk Hunsaker at 6:00 pm. Council Members attending: Keith Broadhead, and David Hathaway, Nick Miller attended via phone until 6:30 pm then he attended in person. Mandy Jeffs and Marianne Stevenson were excused.

Others attending: City Manager Ben Reeves, Community Development Director Jason Bond, City Engineer Norm Beagley, Police Chief Rod Hurst, Fire Chief Steve Olson, Bart Olson, Jordan Rolfe, Aaron Jensen, Rob Horlocker, Brian Francom, Thomas DeGraffenried, Catherine Holman, Jordan Anderton, Clint Perry, Jonathan Ward, Aaron Robertson, John Ogden, Martin White, Kim Hunsaker, and other unidentified individuals.

PLEDGE OF ALLEGIANCE

Chief Hurst Led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Mayor Hunsaker Offered an Invocation.

DECLARATION OF ANY CONFLICT OF INTEREST

Council Member Broadhead reported he works for EPIC Engineering who is being paid on this payment warrant.

CONSENT AGENDA

Minutes:

August 02, 2017

Bills:

\$756,113.94

Council Member Hathaway moved to approve the Consent Agenda. Council Member Broadhead seconded the motion. The vote was as follows:

Council Member Broadhead Aye
Council Member Hathaway Aye
Council Member Miller Aye

The motion passed with a 3 to 0 vote.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Ms. Holman was told the re-asphalting along 200 North will be completed shortly. They are currently working on the project.

Award "What do you Love about Santaquin?" Video Scholarship Winner

Mr. Anderton submitted the winning "What do you Love about Santaquin" video. He received a \$500 scholarship as well as a gift basket. Thank you Mr. Anderton for participating in this project through your high school class.

FORMAL PUBLIC HEARING

There weren't any Formal Public Hearings scheduled.

BUSINESS LICENSES

There weren't any new Business Licenses to report.

NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS

Resolution 07-01-2017, "A Resolution Approving a Water Service Agreement with Summit Creek Nursery, LLC"

Mr. Olson and Mr. Rolfe expressed their appreciation to the Mayor and Council Members for their contribution to the City.

Council Member Broadhead moved to approve Resolution 07-01-2017, "A Resolution Approving a Water Service Agreement with Summit Creek Nursery, LLC". Council Member Hathaway seconded the motion. The vote was as follows:

Council Member Broadhead Aye Council Member Hathaway Aye Council Member Miller Aye

The motion passed with a 3 to 0 vote.

Resolution 08-01-2017, "A Resolution Approving a special bond election to be held on November 7, 2017, for the purpose of submitting to the qualified electors of Santaquin City, Utah, a proposition regarding the issuance of not to exceed \$6,000,000 General Obligation Bonds to finance all or a portion of the costs to finance a new senior center/library building; and related matters

Council Member Broadhead asked if it was wise to borrow money on the lone to stock the shelves of the Library. He wants to be careful there isn't "scope creep". He wants to make sure the bond passes via election because of the City's needs.

Council Member Broadhead moved to approve Resolution 08-01-2017, "A Resolution Approving a special bond election to be held on November 7, 2017, for the purpose of submitting to the qualified electors of Santaquin City, Utah, a proposition regarding the issuance of not to exceed \$6,000,000 General Obligation Bonds to finance all or a portion of the costs to finance a new senior center/library building; and related matters. Council Member Miller seconded the motion. The vote was as follows:

Council Member Broadhead Aye
Council Member Hathaway Aye
Council Member Miller Aye

The motion passed with a 3 to 0 vote.

Resolution 08-02-2017, "A Resolution Approving an Interlocal Cooperation Agreement with UTOPIA"

Council Member Miller moved to approve Resolution 08-02-2017, "A Resolution Approving an Interlocal Cooperation Agreement with UTOPIA". Council Member Hathaway seconded the motion. The vote was as follows:

Council Member Broadhead Aye
Council Member Hathaway Aye
Council Member Miller Aye

The motion passed with a 3 to 0 vote.

Resolution 08-03-2017, "A Resolution Amending the City's Consolidated Fee Schedule Regarding Parks and Recreation Impact Fees and other Sundry Items"

Council Member Hathaway moved to approve Resolution 08-03-2017, "A Resolution Amending the City's Consolidated Fee Schedule Regarding Parks and Recreation Impact Fees and other Sundry Items". Council Member Broadhead seconded the motion. The vote was as follows:

Council Member Broadhead Aye
Council Member Hathaway Aye
Council Member Miller Aye

The motion passed with a 3 to 0 vote.

Resolution 08-04-2017, "A Resolution Approving a Contracted Services Agreement with Mountainland Association of Governments to Provide Senior Citizen Services"

Council Member Miller moved to approve Resolution 08-04-2017, "A Resolution Approving a Contracted Services Agreement with Mountainland Association of Governments to Provide Senior Citizen Services". Council Member Hathaway seconded the motion. The vote was as follows:

Council Member Broadhead Aye
Council Member Hathaway Aye
Council Member Miller Aye

The motion passed with a 3 to 0 vote.

Resolution 06-07-2017, "A Resolution Approving a Development Agreement with the Owners of the Orchards Development"

A discussion was held as to adding a "sunset clause" pertaining to monies collected to construct Ginger Gold Road". Council Member Broadhead was told the Ginger Gold Road is not included in the Impact Fee Study therefore Impact Fees cannot be used for construction. After the discussion, Council Member Miller moved to approve Resolution 06-07-2017, "A Resolution Approving a Development Agreement with the Owners of the Orchards Development" with a the changes to paragraph to 3.4.1.4.2 to change the word "unit" to "lot" and add a "sunset" clause of 15 years. Should parcels 290420053 and 290420042 not develop within the term of the sunset clause, the monies in escrow will be returned to the Blue River Land Group, LLC. Council Member Broadhead seconded the motion. The vote was as follows:

Council Member Broadhead Aye
Council Member Hathaway Aye
Council Member Miller Aye

The motion passed with a 3 to 0 vote.

Discussion and Possible Action with Regard to a Fire Department Purchase (enclosed trailer)

Chief Olson reviewed with the mayor and Council Members the 3 bids he received with regard to an enclosed trailer for the Fire Department. (See attachment "A" for an explanation and a copy of the bids)

Council Member Broadhead moved to authorize the purchase of an enclosed trailer for the Fire Department not to exceed \$5336.00. Council Member Miller seconded the motion. The vote was as follows:

Council Member Broadhead Aye
Council Member Hathaway Aye
Council Member Miller Aye

The motion passed with a 3 to 0 vote.

Ordinance 08-01-2017, "A Temporary Ordinance Establishing Land Use Regulations Prohibiting the Establishment or Operation of Campground for Recreational Vehicles Businesses Pending the Adoption of a Permanent Ordinance"

Council Member Miller moved to approve Ordinance 08-01-2017, "A Temporary Ordinance Establishing Land Use Regulations Prohibiting the Establishment or Operation of Campground for Recreational Vehicles Businesses Pending the Adoption of a Permanent Ordinance". Council Member Hathaway seconded the motion. The vote was as follows:

Council Member Broadhead Aye
Council Member Hathaway Aye
Council Member Miller Aye

The motion passed with a 3 to 0 vote.

Presentation & Discussion Regarding the Proposed Ekins Annexation

Mr. Ogden reviewed the proposed project associated with the proposed Ekins Annexation. (see attachment "B" for a copy of the presentation) Mr. Ogden requested feedback from the Mayor and Council Members as to the annexation direction. Mr. Ogden indicated they would like to present 2 different annexations. The first one of 199 acres to be used as a mining operation and the second one of 602 acres to be used for development. Mayor Hunsaker indicated the annexation would be a benefit to the City. Council Member Broadhead suggested continuing the current annexation under an Ag zone and negotiate the zones they want through the development agreement.

CONVENE OF THE COMMUNITY DEVELOPMENT BOARD

There weren't any items to discuss for the Community Development Board.

CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE

There weren't any items to discuss for the Board of the Special Service District for Roads Maintenance.

CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY

There weren't any items to discuss for the Local Building Authority of Santaquin City Board.

CONVENE OF THE SANTAQUIN WATER DISTRICT

There weren't any items to discuss for the Santaquin Water District Board.

WORK MEETING

There wasn't a need to call a work session.

PETITIONS AND COMMUNICATIONS

There weren't any Petitions or Communications to address.

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager Reeves

City Manager Reeves reported he had a meeting with Mark Openshaw. He explained his intention and desires with regard to water wilding. He is ready to begin the annexation process with regard to his parcel south of "Cars".

He reported a Town Hall Meeting is scheduled for next week at 7 pm with regard to the Seniors/Library project.

In conclusion, he reported the Santaquin University began last evening and will last 6 weeks. There were 3 participants; Mayor Hunsaker, Tina Farnsworth and Betsy Montoya.

Community Development Director Bond

Community Development Direct Bond reported the following:

- Amendments scheduled to be on Planning Commission agenda
 - o Regulations regarding commercial businesses on Main Street
 - Language to prohibit private streets
 - Language regarding the length of cul-de-sacs
- · Permitted Commercial buildings working through the application process
 - Central Valley Medical Center Santaquin Clinic (210 East Main Street) approved at ARC but needs DRC approval
 - Crabby's Tacos To Go (34 South Highland Drive) not approved at ARC or DRC
- He had a conversation with the property owner who is planning to build a grocery store near I-15 southbound off-ramp. Efforts are being made to work with an adjacent resident to acquire land to extend 200 North to the east. Once negotiation efforts have been concluded, the property owner is planning to meet with City staff to talk about the project's future.

City Engineer Beagley

City Engineer Beagley reported the following:

- Several subdivisions are under construction
- · The Maverik project is done except for the punch list
- The high pressure gas line project is almost finished. They will be finishing the asphalt on the cross roads shortly.
- The booster pump station drawings should be available next week

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor Hunsaker

Mayor Hunsaker reported he had spoken with Paige Steele with regard to the City purchasing their home. She indicated she would speak with her husband and let the Mayor know their decision.

Council Members

Council Member Hathaway reported one of the new lights at the rodeo ground is out. MUSCO will be trying to find the problem and get it fixed.

Council Member Broadhead was told the reason the rodeo was postponed by an hour was because the Rodeo Committee were waiting for 3 contestants that were running late from another rodeo. It was recommended not to postpone the start of the show because riders are not there. Better communication was a main issue also. It was reported the overall events went well.

Council Member Miller reported the businesses on Main Street did not get approached to be included in the Celebration Booklet. He strongly suggested they are approached before out of town businesses. He also reported he would be late the both of the September meetings. They will be scheduled to begin at 6:30.

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

There wasn't a need to call an Executive Session 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)

There wasn't a need to call an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.

ADJOURNMENT

At 9:19 pm Council Member Miller moved to adjourn. Council Member Broadhead seconded the motion. The vote was as follows:

Council Member Broadhead	Aye
Council Member Hathaway	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The motion passed with a 4 to 0 vote.

Approved on September 6, 2017.

Susan B Farnsworth, City Recorder



SANTAQUIN CITY FIRE & EMS DEPARTMENT

Chief Stephen Olson Batt. Chief Ryan Lind

Phone: 801-754-1940

Ass't Chief Dan Olson Batt. Chief Brad Kearl Fax: 801-754-1697

August 14, 2017

MEMO:

Fund Balance Request for Purchase of Enclosed Trailer, For the Purpose of transporting Side-By-Side UTV

Santaquin Fire and EMS has a side-by-side/UTV for the purpose of search and rescue over rough terrain, when accessing a patient in need of emergency medical care by ambulance via paved road is not feasible. Since the purchase of the UTV we have utilized this vehicle of several calls in the canyons and bench area which has resulted in improved patient out-comes, quicker times to access/locate, and improved overall effectiveness of the rescue.

Department members have participated in significant training to ensure safe operation and use. The vehicle is equipped to handle calls off-road and support responders.

Although the UTV is street legal, it takes extra time to drive it directly to the scene from the station. We intend to remove this obstacle by storing the vehicle in a locked, enclosed trailer that we could tow behind a truck or SUV. This would allow us to transport the UTV to a close proximity of the rescue area and unload it.

This would reduce unnecessary where-and-tear on the UTV and make the response phase safer, by reducing firefighter's & EMT's need to have to drive this in traffic on the streets over long distances (i.e. up the canyon road, bench area, or recreation areas further west in our EMS district).

Expediting the arrival of the UTV would also re-inforce our directive of keeping the ambulance on pavement, instead of running the risk of damaging an ambulance by taking it too far off-road on trails too narrow and rough for the intended use.

We have competitive quotes for this trailer to review.

Please contact me with any questions.

Stephen Olson

Fire Chief

Life Elevated Trailers

600 N. Main Street UT US (801) 505-8295 mike@lifeelevatedtrailers.com www.lifeelevatedtrailers.com





ADDRESS

Santaquin City 275 west Main Street Santaquin, UT 84655

ESTIMATE #

DATE

1336

07/07/2017

ACTIVITY	QTY	RATE	AMOUNT
Look Trailers:Element:Cargo:7x16 Look Element 7x16 (V-nose/slope) VIN#53BLTEA24JT017399	1	5,150.00	5,150.00T
	SUBTOTAL		5,150.00
	TAX (0%)		0.00
	TOTAL		\$5,150.00

Accepted By

Accepted Date

Life Elevated Trailers

600 N. Main Street UT US (801) 505-8295 mike@lifeelevatedtrailers.com www.lifeelevatedtrailers.com





ADDRESS

Santaquin City 275 west Main Street Santaquin, UT 84655

ESTIMATE #

DATE

1335

07/07/2017

ACTIVITY	QTY	RATE	AMOUNT
Look Trailers:Element:Auto Hauler:8.5x16TE2 Look Element Car Hauler 8.5x16TE2 VIn#53BLTEA23JT017409	1	5,995.00	5,995.00T
	SUBTOTAL		5,995.00
	TAX (0%) TOTAL		\$5,995.00

Accepted By

Accepted Date

SAM T. EVANS

8516 SOUTH 300 WEST MIDVALE, UT 84047

Phone # (801) 233-TOP... Fax # (801) 988-5731

Bill To

SANTAQUIN FIRE DEPARTMENT 801-754-3211 275 W. MAIN ST. SANTAQUIN, UT. 84655

Estimate

Date	Estimate #		
8/8/2017	44345		

			P.O. No.	Rep
				VAL
Item	Description	Qty	Price Each	Total
SPECIAL ITEM 1	SPECIAL ORDERED MERCHANDISE DO NOT FINAL 2018' LOOK ST MODEL ST85X16TE2 ENCLOSED TRAILER 8.5 W X 16' L VIN# 53BLTEA2XJT018539 TANDEM ELECTRIC BRAKE AXLES 7000# GVW V-NOSE WEDGE NOSE WHITE COLOR 6" ADDITIONAL HEIGHT , 80" REAR DOOR HEIGHT OPENING 24" DIA. PLATE STONEGUARD FRONT 1 PC ALUMINUM ROOF SPRING ASSISTED RAMP REAR DOOR WITH BEAVERTAIL DRIVE OVER WHEEL WELL PKG. 36" CURBSIDE SIDE DOOR 2- INTERIOR DOMELIGHTS 4- 5000# INTERIOR TIE DOWNS 3/4" DRYMAX FLOORING 7/16" OSB WALLS	1	5,332.00	5,332.00T
TIRE DISPOSAL F	UNIT IS IN PRODUCTION NOW, SHOULD BE AVAILABLE FOR DELIVERY WK. OF 8/14/17 !!! TIRE DISPOSAL FEE (EACH TIRE)	4	1.00	4.00T
	WILL NEED P.O.# AND EXEMPT FORM FILLED OUT PRIOR TO DELIVERY			

Subtotal \$5,336.00

Sales Tax (0.0%) \$0.00

Total \$5,336.00

AAA TRAILER SALES, LLC.



AAA TRAILER SALES, LLC. 945 NORTH 2000 WEST SPRINGVILLE, UT 84663 US

(801) 489-8300 layne@aaatrailersales.com

Estimate

Date	Estimate #		
08/09/2017	2054		
	Exp. Date		

TRAILER SALES

Address

SANTAQUIN CITY 275 W MAIN ST SANTAQUIN, UT 84655 801.310.5309 RYAN LIND

Tracking number 53BCTEA20JT017304

Activity	Quantity	Rate	Amount
• CARGO 8.5 X 16	1	6,177.00	6,177.00
• YEAR:2018 MAKE: CARGO EXPRESS MODEL: XLW85X16TE2	1	0.00	0.00
VIN#53BCTEA20JT017304			
COLOR: BEIGE		125.00	125.00
• SPARE TIRE	1	135.00 55.00	
• DEALER DOC FEE • UTAH TIRE FEE	5	1.00	
• SANTAQUIN CITY / FI#10048		1.00	3.00
SAMA AND AND AND AND AND AND AND AND AND AN			
,			
SALESMAN: NATHAN		Table	#C 272 00
VIN#53BCTEA20JT017304		Total	\$6,372.00

08-16-2017 COUNCIL MEETING ATTACHMENT "B"

Memorandum

To:

Santaquin City Mayor & Council

From:

Benjamin Reeves, City Manager

Date:

August 16, 2017

Subject:

Ekins Annexation Presentation

Mayor & Council,

Since last the council last met to discuss the Ekins Annexation, the Mayor, Norm, Jason and I had the opportunity to meet with the Ekins Petitioners. Our meeting was very enlightening and went back and forth from the 30,000' level right down to getting in the weeds at the I' level. All of the discussion were good but it helped us to recognize that there is really a process we need to follow to logically get from the 30,000' level to a point where the Council may consider a possible approval. This process will have many steps along the way over a long period of time.

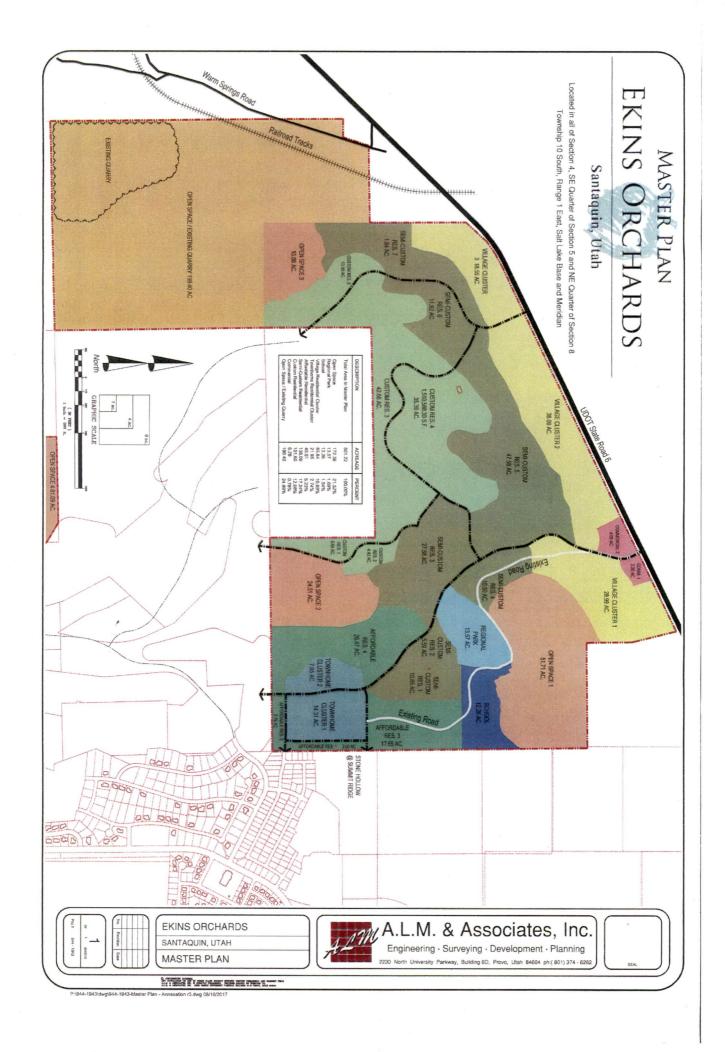
The analogy of "Hey...we are not ready to talk about getting married here...we are only just now trying to see if we want to go on a first date" holds true. Or...in other words...the purpose of our next meeting is to allow the petitioners the opportunity to share their vision with the Council at that 30,000' level.

At this point, they really need to show us the "Why?" this annexation should go from the 30,000' level to the 25,000' level. The hopeful outcomes of this meeting are:

- Petitioner shares their vision of the project
- City Council determines its interest in their project and determines if you are willing to proceed to the next level (a second date if you will)
- City Council determines if it is willing to entertain the entire annexation petition (all acreage) or if you are only willing to consider part of the development's proposed acreage (they need to know this before they invest to much more into planning to insure they are moving forward in the direction you desire)
- Should the City Council desire that the annexation discussions proceed to the next level of planning, design, and negotiation, what direction or advice you might want to provide to them as they proceed?

Recommended Motion:

No Action - Presentation, Open Discussion and Informal Direction



Ekins Orchards Ekins Annexation - Santaquin City, Utah

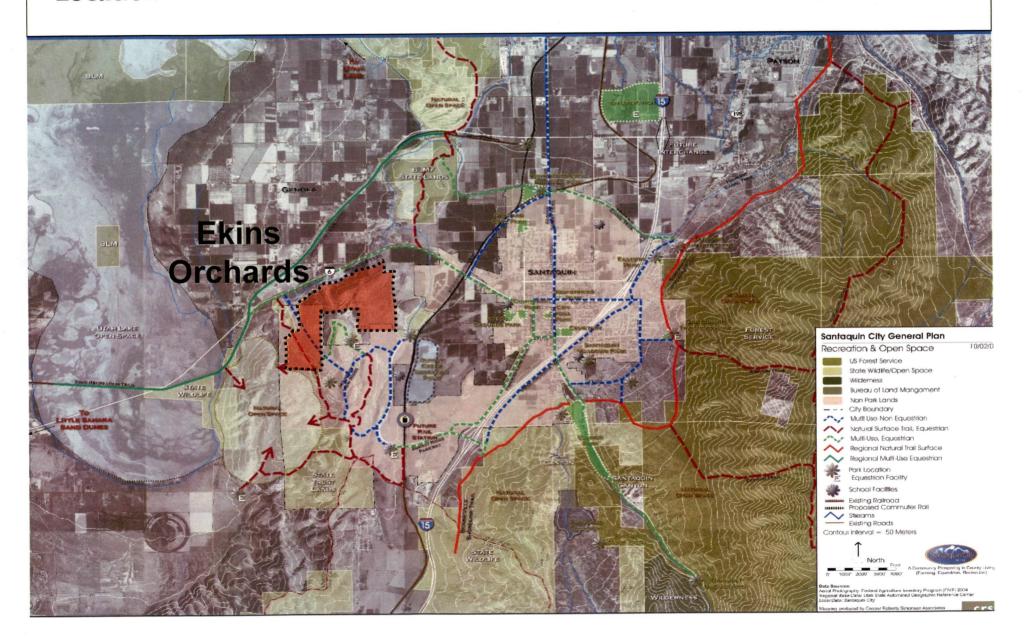
MASTER PLAN EKINS ORCHARDS

Santaquin, Utah

August 16, 2017

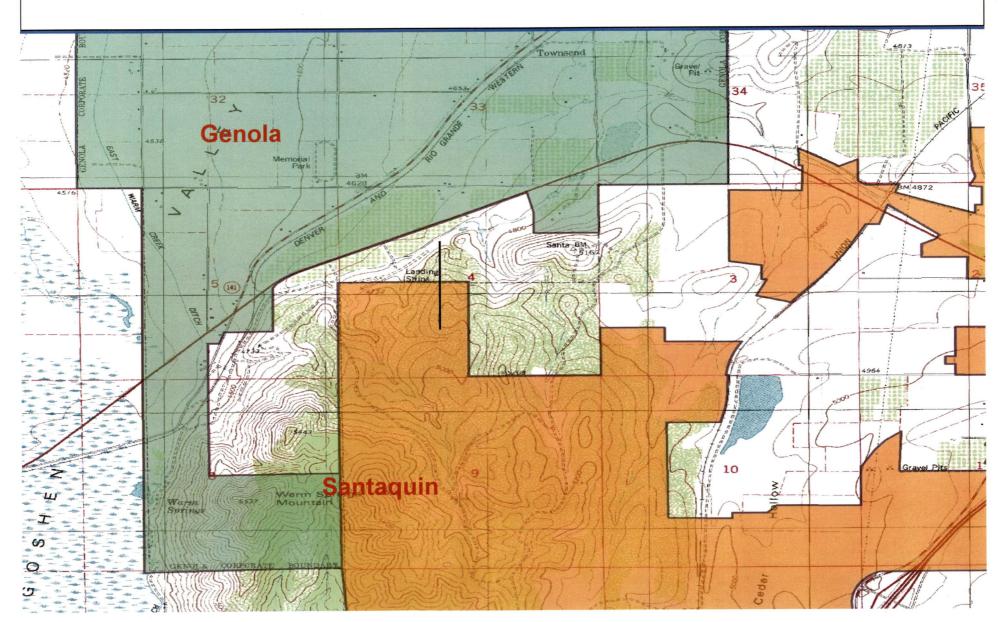
Location

MASTER PLAN EKINS ORCHARDS



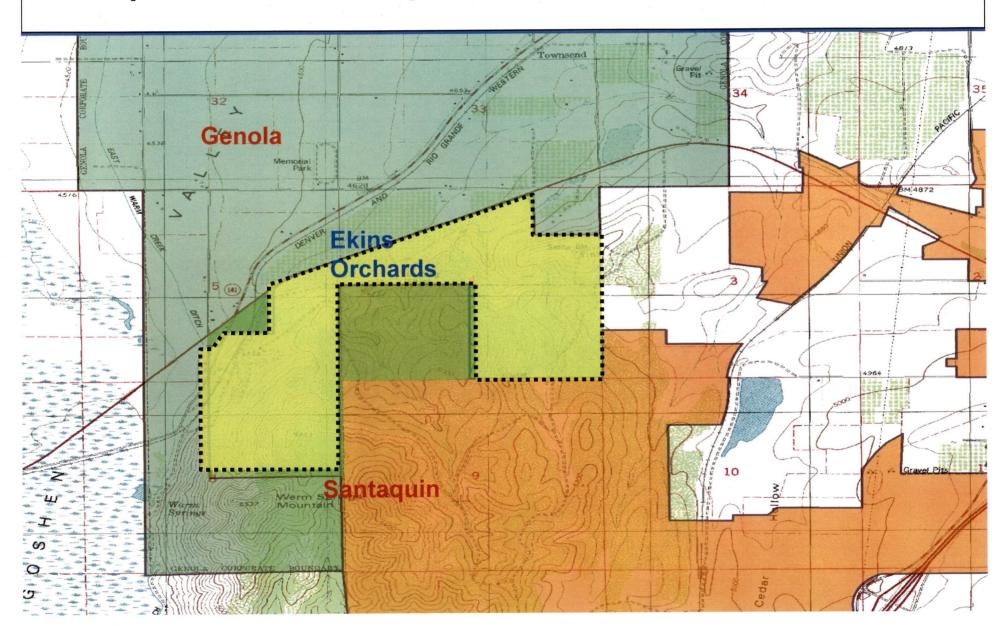
Municipal boundaries

MASTER PLAN EKINS ORCHARDS



Municipal Boundaries and Project Site

MASTER PLAN EKINS ORCHARDS

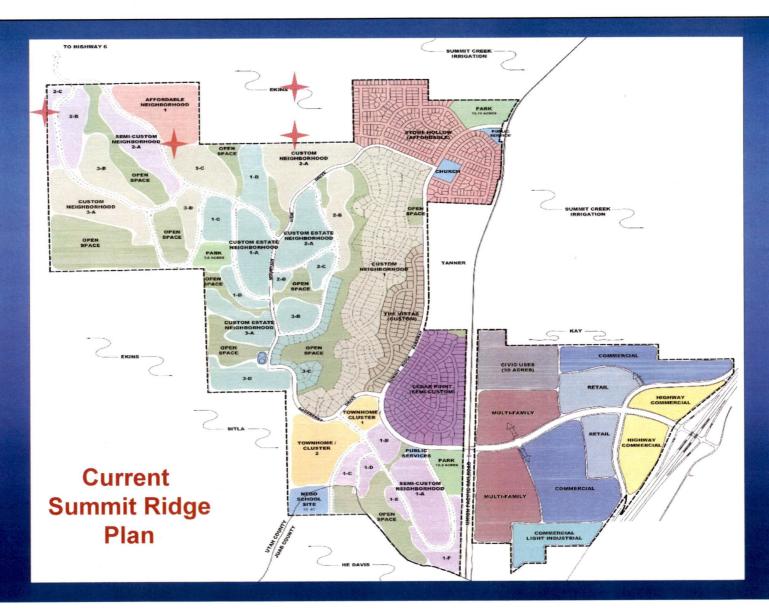


MASTER PLAN EKINS ORCHARDS

Summit Ridge – Access & Utility Coordination

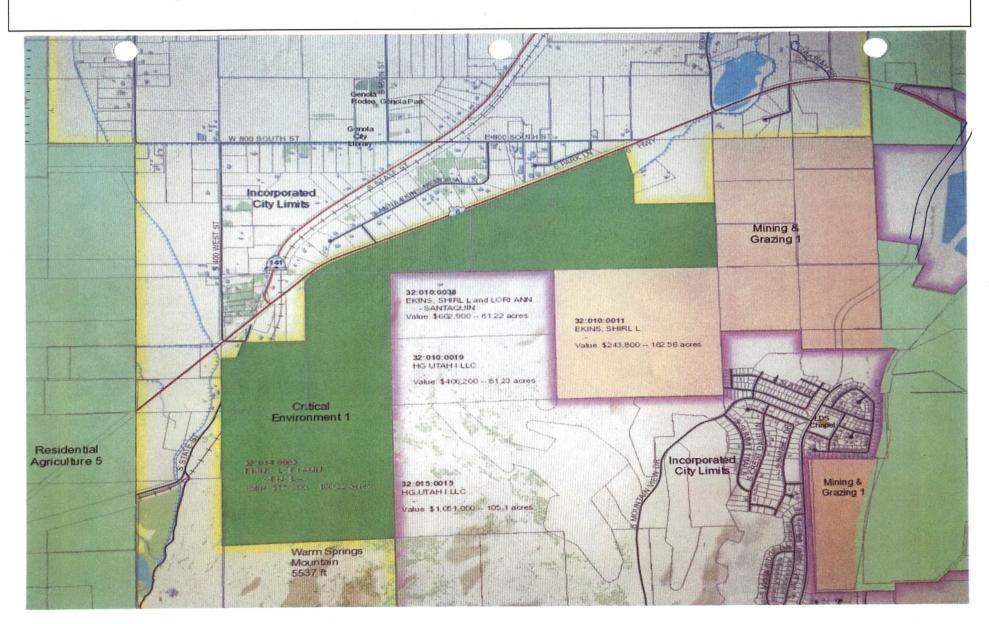
Santaquin, Utah

All Access
Points and
Utility
Connections
are being
Coordinated
with City of
Santaquin
Officials



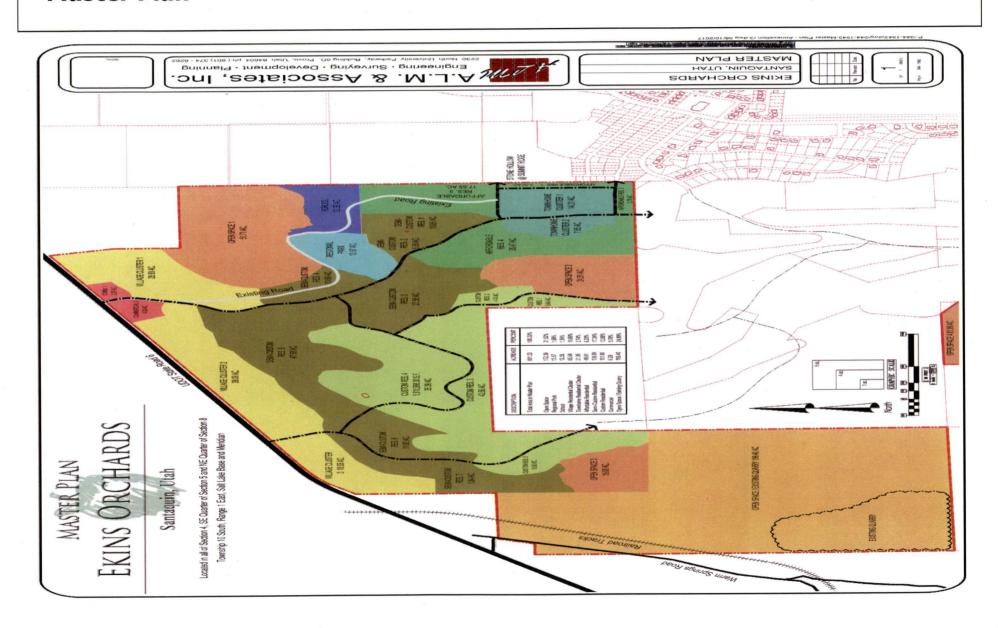
Utah County Zoning

MASTER PLAN EKINS ORCHARDS



Master Plan

MASTER PLAN EKINS ORCHARDS



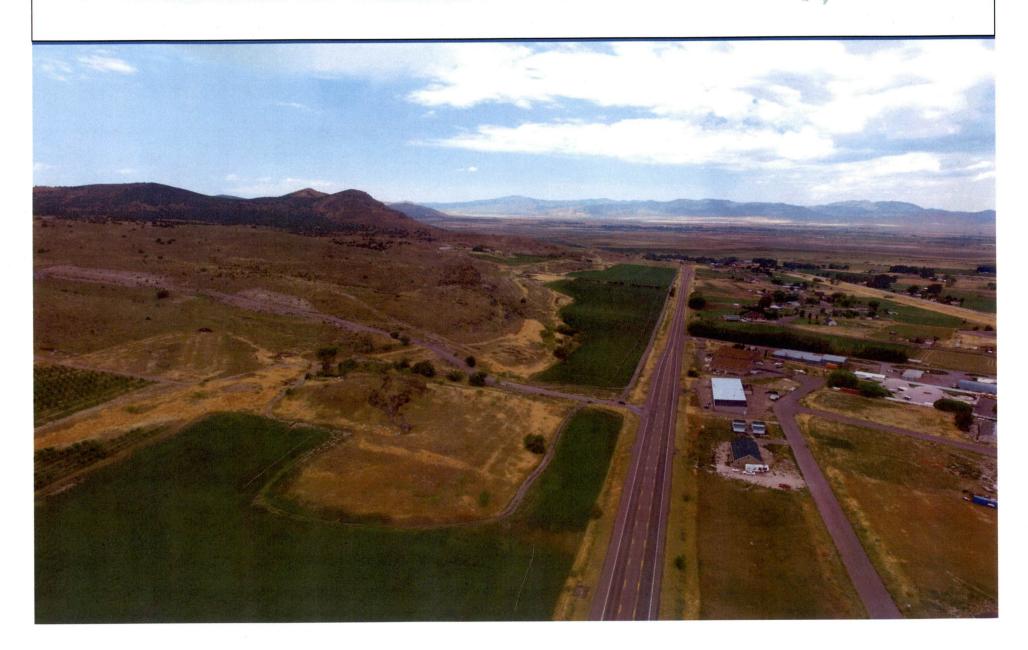
Santaquin, Utah

Total Project 801 Acres

- 162 Acres currently annexed into Santaquin City
 - Density 2.2 dwellings per acre "353 homes"
- 162 Acres Zoned as Mining and Grazing (Utah County)
 - Map, Mining Operation (Hot Plant, Crusher)
- 477 Acres Zoned Critical Environmental (Utah County)
 - Default Zone when a property is annexed into Utah County

Property Overview

MASTER PLAN EKINS ORCHARDS



Property Overview

MASTER PLAN EKINS ORCHARDS



Property Overview

Drone Property Tour Video

MASTER PLAN EKINS ORCHARDS



Annexation Proposal

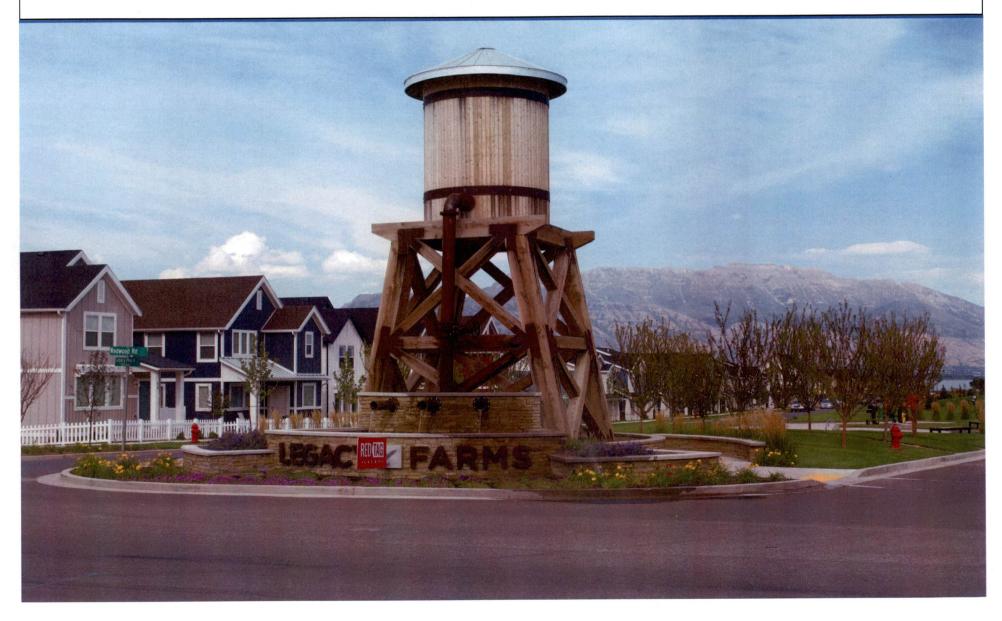
MASTER PLAN EKINS ORCHARDS

- · Annex 639 Acres into Santaquin City from Utah County
- Develop the current 162 acres of Mining and Grazing parcel into our MASTER PLAN DEVELOPMENT
- Incorporate the two 81 Acre parcels that are already in Santaquin City into our MASTERPLANDEVELOPMENT
- 278 Acres out of Utah County into MASTER PLAN DEVELOPMENT
- 199 Acres into Open Space and Mining Operation
- · Total Project Acres = 801

Concept Design

Entrance to Community Concept

MASTER PLAN EKINS ORCHARDS



Concept Design

Clubhouse and Parkway Ideas

MASTER PLAN EKINS ORCHARDS



Concept Design

Housing Design Examples

MASTER PLAN EKINS ORCHARDS



Parks and Open Space

MASTER PLAN EKINS ORCHARDS



Trail Systems

MASTER PLAN EKINS ORCHARDS



Existing Mining

MASTER PLAN EKINS ORCHARDS

Santaquin, Utah

162 Acre Ekins Quarry is in the Utah County Mining and Grazing Zone

Has been in operation since 1996 and is still an active mine

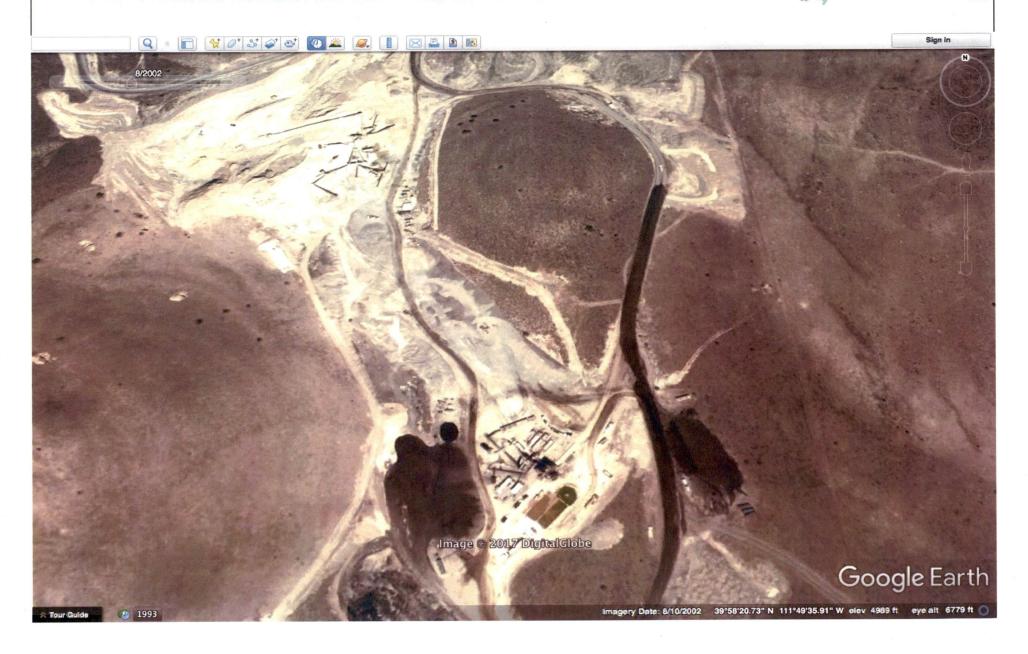
199 Acre Old West Quarry

Rock hauled and railed to Geneva Steel in the 40's, 50's and 60's. This rock was used as a catalyst in the steel production process



162 Acre Ekins Quarry

MASTER PLAN EKINS ORCHARDS



199 Acre Old West Quarry

MASTER PLAN EKINS ORCHARDS



199 Acre Old West Quarry

MASTER PLAN EKINS ORCHARDS



Development Benefits

Santaquin, Utah

How Does our Annexation Benefit Santaquin?

 Our Highway 6 Access Road will be paved to the Summit Ridge Development and will immediately be put into service. This access will serve our development as well as provide a secondary egress/ingress for Summit Ridge

 This new access road will eliminate the immediate need of Santaquin City to build a secondary access road saving the city over \$2.5 million

 Additional rooftops and residences will provide the much needed economic base to support retail and commercial growth

Impact Fees/Building Permit Revenue

Increases the tax base for Santaquin - Tax Revenue

Relocate the current 162 Acre Ekins Quarry Operation that is next to Summit Ridge. Move to a location hidden behind a mountain that you won't see, hear or feel and the closest Fruit Orchard is over 3 miles away

 Already in Santaquin City's certified Annexation Plan. This Development will increase Santaquin City's land footprint

Benefits of Mining Operation EKINS ORCHARDS

Santaquin, Utah

Mow is Mining going to Benefit Santaquin?

- Gives us an additional revenue source to help develop our property

 Provides materials for roads and buildings that don't need to be imported from other
- Relocates the current 162 Acre Ekins Quarry that connects to Summit Ridge to the neighbors, and is not visible from any residents in Santaquin
 Mining Materials are transported on a UDOT road so there will be no impacts to
- Mining Materials are transported on a UDOT road so there will be no impacts to county or city roads
- Provide good paying jobs for the local community
- Provide cost effective Sand, Gravel and Rock Product materials to facilitate the rapid growth of Southern Utah County

EKINS OBCHARDS WASTER PLAN

Revenue to Santaquin City

- \$50,000 per year guaranteed Impact Fee (Genola gets \$50,000/ year from Staker Parson at the Kiegley (Quarry)
- Santaquin City receives point of sale sales tax revenue
- We will donate \$5000 annually to support Santaquin City's

 Orchard Days



Living Next to a Mine

MASTER PLAN EKINS ORCHARDS

Santaquin, Utah

Alpine City 2017

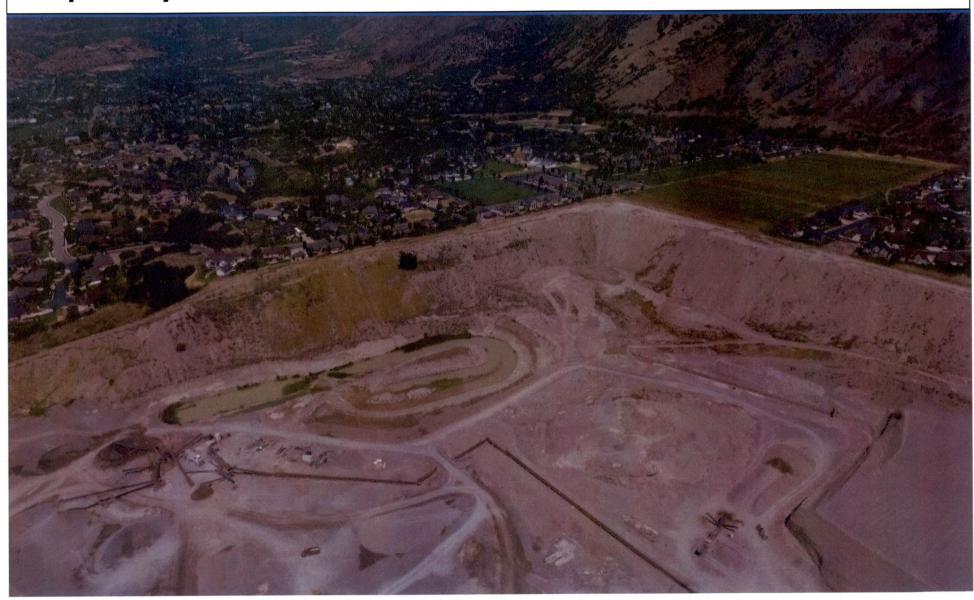


Living Next to a Mine

MASTER PLAN EKINS ORCHARDS

Santaquin, Utah

Alpine City 2017

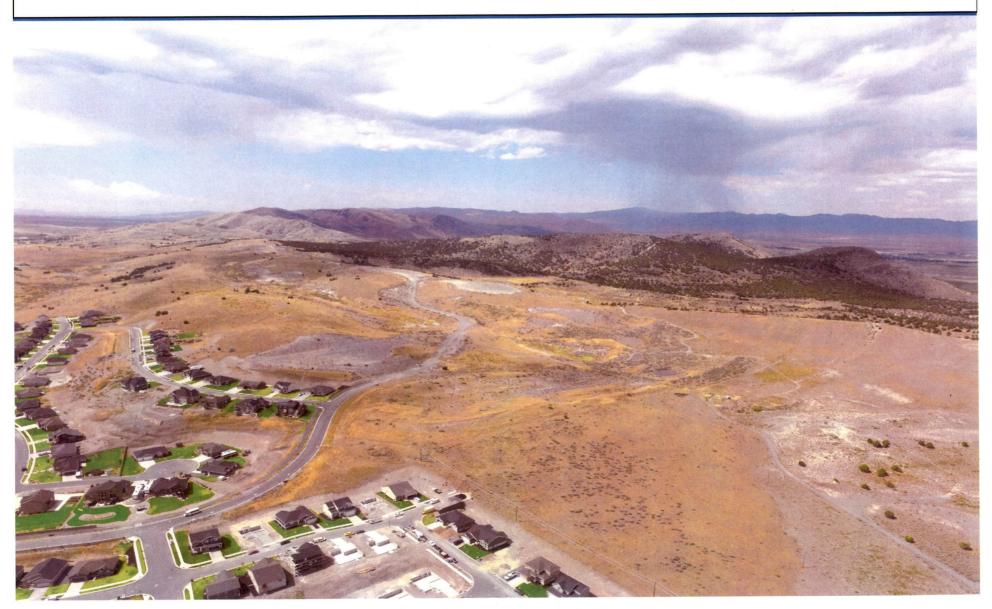


Living Next to a Mine

MASTER PLAN
EKINS ORCHARDS

Santaquin, Utah

Santaquin City 2017



Questions about Mining?

MASTER PLAN EKINS ORCHARDS

Santaquin, Utah

NOISE BLASTING DUST LIGHT TRAFFIC

Mining Operation regulated by the Division of Oil, Gas and Mining (DOGM) and Mine Safety and Hazard Awareness (MSHA) and the State of Utah Department of Air Quality

2 Part Annexation

MASTER PLAN EKINS ORCHARDS

Santaquin, Utah

Part 1:

- > 199 Acre Mining/Open Space Annexation
- New city ordinance and or zone that allows for this usage

Part 2:

- Annex 440 additional acres to be added to existing 162 acres (already annexed into Santaquin) which brings the total MASTER PLAN DEVELOPMENT acres to 602
- Approve the MASTERPLAN
 DEVELOPMENT (PUD) Agreement for the
 602 acres

EKINS OBCHARDS MASTER PLAN

)rchards

