

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, October 21, 2015, in the Council Chambers, 45 West 100 South, at 6:00 p.m.

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INVOCATION/INSPIRATIONAL THOUGHT
4. DECLARATION OF ANY CONFLICT OF INTEREST
5. CONSENT AGENDA
  - a. Minutes:
    1. October 7, 2015
  - b. Bills:
    1. \$554,335.28
5. PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS  
**Public Forum is held to a 30-minute maximum with each speaker given no more than 5 minutes each. If more than 6 Speakers, time will be adjusted accordingly to meet the 30 minute requirement**
  - a. Ryan Ellsworth – Eagle Scout Project Presentation
  - b. Steve Clark – CentraCom Update on Cable System
6. FORMAL PUBLIC HEARING
7. UNFINISHED BUSINESS
  - a. Discussion and Possible Action with regard to the Old Public Safety Building 100 E Main Street
8. BUSINESS LICENSES
9. NEW BUSINESS
  - a. Discussion with Regard to a Possible Rezone of the Depew Property located between I-15 and SR-198 North of the Highline Canal
10. INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS
  - a. Resolution 10-05-2015 "A Resolution Requesting the Recertification of the Santaquin Justice Court"
  - b. Resolution 10-06-2015 "A Resolution Authorizing the Deferral of Infrastructure at 145 E 400 N"
11. CONVENE OF THE COMMUNITY DEVELOPMENT BOARD
12. CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE
13. CONVENE OF THE LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY
14. PETITIONS AND COMMUNICATIONS
15. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES
  - a. City Manager Reeves
  - b. Assistant City Manager Marker
16. REPORTS BY MAYOR AND COUNCIL MEMBERS
  - a. Mayor Hunsaker
  - b. Council Members
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 in 3 places; City Center, Post Office and Zions Bank as well as posted on the State of Utah's Public Website.

BY: Susan B. Farnsworth  
Susan B. Farnsworth, City Recorder

**MINUTES OF A COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
OCTOBER 21, 2015**

The meeting was called to order by Mayor Kirk Hunsaker at 6:00 p.m. Council Members attending: Keith Broadhead, David Hathaway, Mandy Jeffs, and Nick Miller. Matthew Carr was excused.

Others attending: City Manager Benjamin Reeves, Assistant City Manager Dennis Marker, Police Chief Rod Hurst, Legal Counsel Brett Rich, City Engineer Norm Beagley, Cindy Johnson, Craig Ellsworth, Ryan Ellsworth, Steve Clark, Brent Norton, Brent Shurtliff, Scout Troop 1589 Members Daxton Larsen, Kimball Lee and Robbins, Alan Sharp, Darryl Depew and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Scout Larsen led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

Craig Ellsworth offered an Invocation.

**DECLARATION OF ANY CONFLICT OF INTEREST**

Council Member Nick Miller declared he would not be participating in the discussion pertaining to the old Public Safety building.

**CONSENT AGENDA**

***Minutes:***

October 7, 2015

***Bills:***

\$554,335.28

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

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

The vote to approve the consent agenda was unanimous.

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

***Ryan Ellsworth – Eagle Scout Project Presentation***

Mr. Ellsworth reported he had recently completed his Eagle Scout project at the Pole Canyon Fish Pond. He installed cement pads with permanent benches. It was reported the project was completed without the help of the Public Works Department. Mr. Ellsworth was thanked for his involvement in the community. (See attachment "A" for complete presentation)

***Steve Clark – CentraCom Update on Cable System***

Mr. Clark was not in attendance when this item was presented.

City Engineer Beagley reviewed a proposed Highland Canal Project. He indicated the project would be funded by MAG. The project would include construction of a new bridge over the canal. At the time the project is bid, installation of piping for City utilities could be included.



After receiving the bids, the cost for installing the utility pipe will be reviewed before a final installation decision will be made.

Engineer Beagley also reported the Public Works Facility footings are started for the main building, the salt shed is near completion and all the components has been delivered. The project is ahead of schedule.

The drawings are being completed for the second Summit Ridge access. When they are completed they will be submitted to UDOT for review.

### **FORMAL PUBLIC HEARING**

No formal Public Hearings were scheduled.

### **UNFINISHED BUSINESS**

#### ***Discussion and Possible Action with regard to the old Public Safety Building at 100 East Main Street***

Assistant City Manager Marker reported an analysis of the potential cost and revenue associated with 5 scenarios related to using, renting or selling the old public safety building property at 100 East Main Street was completed by the Community Development Department. (See attachment "B" for the supporting documents).

Council Member Broadhead indicated it was not his intent to keep the property. He would like to see it surplused and sold with the stipulation that the City is able to use it until the Public Works Building is finished. Council Members Hathaway and Jeffs were in agreement.

The Council Members requested the property be placed on the November 4<sup>th</sup> agenda for surplus.

#### ***Steve Clark – CentraCom Update on Cable System***

Mr. Clark arrived and was asked to address the Mayor and Council Members. He indicated he was the Community Development Director for CentraCom. He appreciated the relationship they have with the City. He stated the City has been accommodating. The "system" was purchased in 2004 with a number of improvements being implemented since then. Today there are over 200 TV channels and internet options available throughout the City. Mr. Clark thanked the Mayor and Council Members for the opportunity to attend this evening's meeting and for the experience of serving the residents of the City.

### **BUSINESS LICENSES**

It was reported two new business licenses have been granted by the City:

- Esperanza, an office cleaning business, 580 South Center, Ivonne Cerda-San Martin
- For the Love of Pets, a kennel, 560 South Highland, Angela Lance

It was also reported in September there were permits issued for 13 single family units and a 5 unit townhome.

### **NEW BUSINESS**

#### ***Discussion with Regard to a Possible Rezone of the Depew Property located between I-15 and SR-198 North of the Highline Canal***



Assistant City Manager Marker said the Depew family has submitted a request to have a portion of their property rezoned from Residential Agriculture (R-Ag) to Residential 1 acre lots (R-43). The request is being made to facilitate the construction of three family home sites within the Depew family farm. A development agreement will be drafted and returned to the Mayor and Council Members for review. (See attachment "C" for supporting documents)

## **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**

### ***Resolution 10-05-2015 "A Resolution Requesting the Recertification of the Santaquin Justice Court"***

Legal Counsel Rich reported he had been working on completing the required Court Recertification Packet. During the process it was discovered that the Court Administration is treating the Santaquin, Genola and Goshen Courts as one court instead of three separate courts. After holding discussion with the Court Administration Offices and representatives of Goshen and Genola, it was determined that Santaquin would submit the recertification packet with a cover letter reiterating that the recertification is for Santaquin Court only and the other two would be submitting their own adopted Resolution and opinion letters. Legal Counsel Rich indicated he had met with the Goshen and Genola representatives to make sure they understood the requirements and the need to complete the process.

After the discussion, Council Member Hathaway moved to approve Resolution 10-05-2015 "A Resolution Requesting the Recertification of the Santaquin Justice Court". Council Member Jeffs seconded the motion. The vote was as follows:

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

The motion passed unanimously.

### ***Resolution 10-06-2015 "A Resolution Authorizing the Deferral of Infrastructure at 145 E 400 N"***

Assistant City Manager Marker reported Mr. Martin Johnson is requesting that the City Council enter into a deferral agreement with him. The agreement will defer installation of street improvements along the property located at approximately 145 East 400 North. The City's legal counsel is requesting City Council direction on several point of the agreement; namely, timing of the agreement, guarantees for improvements, and triggers which may necessitate the improvements being installed.

Legal Counsel Rich led the discussion with regard to the proposed agreement. He would like direction as to a deferral time frame; and asked if the Council would prefer a 1 year, 2 year, or 5 year agreement. He asked what the security would be; bonds or a lien. He voiced his concern at having a lien on the property. If the property owner tried to refinance the lien could possibly hinder a sale.

It was suggested "triggers" be included in the deferral agreement with a renewal option if none of the "triggers" are met.



It was suggested the agreements be tracked by adding an additional GIS layer that would tracked by the Community Development Department. Council Member Broadhead did not want the burden of tracking the agreements to fall on the Employees. A suggestion was made to have a lien waiver with an inflation rate built-in and attached to the property.

Legal Counsel Rich will draft an agreement for the Mayor and Council review in an upcoming Council Meeting.

After the discussion, Council Member Miller moved to table Resolution 10-06-2015 "A Resolution Authorizing the Deferral of Infrastructure at 145 East 400 North". Council Member Jeffs seconded the motion. The vote was as follows:

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

The motion passed unanimously.

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

The Community Development Board was not convened.

#### **CONVENE OF THE SPECIAL SERVICE DISTRICT FOR ROADS MAINTENANCE**

The Special Service District was not convened.

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

The Local Building Authority was not convened.

#### **PETITIONS AND COMMUNICATIONS**

No Petitions or Communications were discussed.

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

##### ***City Manager Reeves***

City Manager Reeves reviewed a number of items with the Mayor and Council Members.

- The November 4<sup>th</sup> meeting will be moved to November 11<sup>th</sup> beginning at 7, or after the Veterans meal and program are finished
- December's meeting will be held on the 16<sup>th</sup>
- Employee Christmas will be held on December 2<sup>nd</sup>. The Senior Center cooks would like to prepare the meal again this year. Council Member Miller will be out of town.
- Summit Creek Irrigation Board meeting was held last Monday. They questioned when the city would like to acquire the right of way for the 2<sup>nd</sup> Summit Ridge access. They voiced their support of the project. It was also reported they will be drilling a new well located next to the reservoir. The City's Engineer has concerns with the position of the proposed well. They also requested the City set up a meeting with Rocky Mountain Power to establish an additional power feed which they could "tap" into for the new well use.

- The Salary Review Committee should be able to meet with the Directors November 17<sup>th</sup> and 24<sup>th</sup>. The review forms will be updated so the Directors can meet with the employees November 1<sup>st</sup> to the 15<sup>th</sup>. The salary changes will take place for the first payroll in January.
- Chief Hurst has been discussing with the Mayor and City Manager the process that would be used if an office is involved in a shooting, in a custody death, or a traffic accident. Spanish Fork City has a contract with Defense Attorney John Allen, who would represent the Officer after the event happened. A request has made to enter into a similar contract between Santaquin City and Mr. Allen. The Council Members were in support and requested the agreement be ready for approval at the next council meeting.

***Assistant City Manager Marker***

Assistant City Manager Marker reported the following:

- Orchards Plat C-3 is under construction although the plat has not been recorded. The next phase is ready for review.
- The sidewalk is complete in Stone Hollow Plat C. Greenhalgh construction has completed the additional sidewalk/trail project. There is landscaping installed on the north side and the south side is ready to be installed. All landscaping is required before the bond is released.
- The Museum Representatives held a Witches Night Out. No event issues were reported.

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

***Mayor Hunsaker***

Mayor Hunsaker did not have anything to report.

***Council Members***

Council Member Miller requested Assistant City Manager Marker follow up on the Sunroc issue and report next meeting.

Council Member Hathaway reported a Museum Board Member asked if they could hold a Membership drive. City Manager Reeves will research the issue and report back to the Mayor and Council Members.

Council Member Jeffs thanked the Directors for the "Santaquin University 101". An award ceremony will be hold next Council Meeting.

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

No Executive Session to discuss the character, professional competence, or physical or mental health of an individual was held.

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

At 8:49 p.m., Council Member Miller moved to enter into an Executive Session to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property. Council Member Hathaway seconded the motion. The vote was as follows:



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

The motion passed unanimously.

At 9:12 p.m. the regular Council Meeting resumed.


**ADJOURNMENT**


At 9:12 p.m. Council Member Miller moved to adjourn. Council Member Jeffs seconded the motion. The vote was as follows:

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

The vote to adjourn passed unanimously.

Approved on November 11, 2015.

  
Kirk Hunsaker, Mayor

  
Susan B. Farnsworth, City Recorder

# PROJECT REPORT

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Ryan Ellsworth  
Pole Canyon Park project  
Fall 2015



Santaquin City Council Report  
October 21, 2015



# Eagle Scout service projects

## Eagle Scout service projects:

- The first eagle scout service requirement came in 1952
- Since then tens of thousands of scouts have lead service project across the world.
- Requirements for the project are that the scout ***“plan, develop, and give leadership to others in a service project helpful to any religious institution, any school, or your community”***



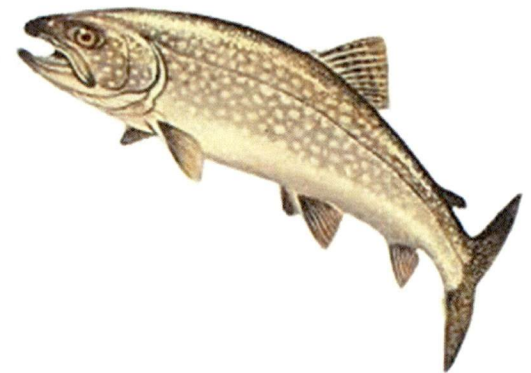
## Eagle Scout Rank Requirement #5:

*“While a Life Scout, plan, develop, and give leadership to others in a service project helpful to any religious institution, any school, or your community. (The project should benefit an organization other than Boy Scouting.) The project plan must be approved by the organization benefiting from the effort, your Scoutmaster and troop committee, and the council or district before you start.*

# Inspiration for the project

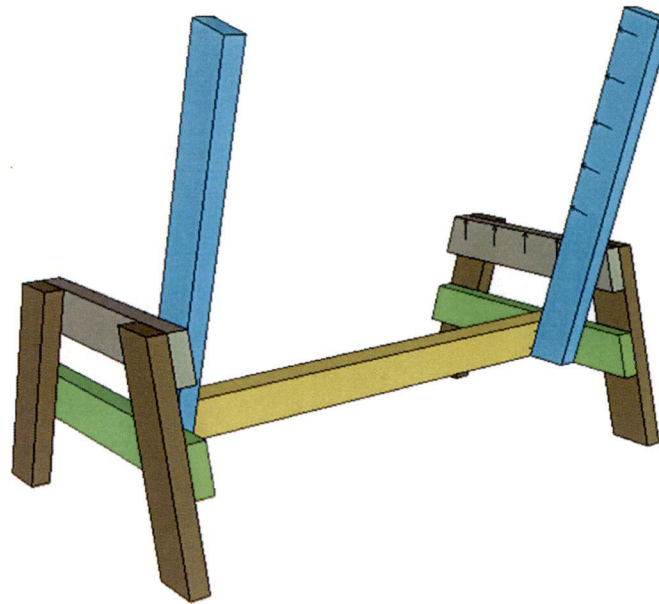


*I went fishing with my dad at the Santaquin urban fishery one day last summer. We didn't catch any fish, but I did get sore sitting on the rocks around the edge of the pond. I thought, "it would be nice if there were benches to sit on..."*





# Initial Proposal



I was looking for an idea for my Eagle Scout service project and this seemed like a good idea.

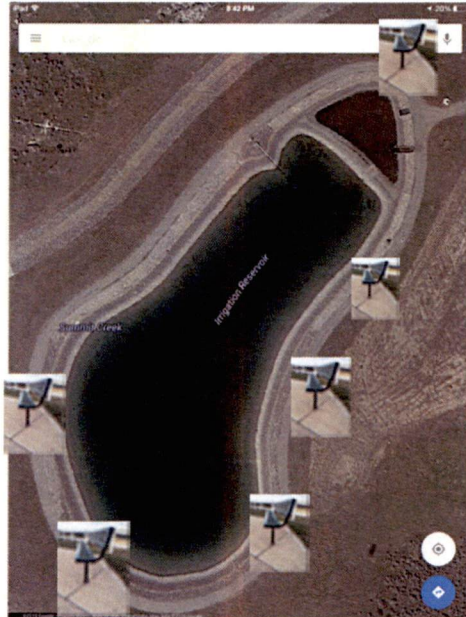
We found plans to make benches out of lumber.

I downloaded the plans and decided to see if the city would work with us to build and install these benches at the park.





# Actual project



- First contact with Wade Eva was on August 15<sup>th</sup>.
- He was very helpful and encouraging
- We scheduled a time to go to the site and do a survey.
- Wade let us know that the city wanted to use the same style of expanded metal benches that they use in the other parks in town.
  - Santaquin would buy the benches and provide whatever other help we needed to complete the project.
  - The concrete was donated by Chris Bird construction and Staker Parson Company.
  - Hansen Construction also provided tools and equipment and resources to set the benches.
  - Craig Ellsworth provided lumber for the forms and tools for the project

Special thanks to:



Jason Hansen  
Construction

Chris Bird Concrete





# Volunteers Time Log

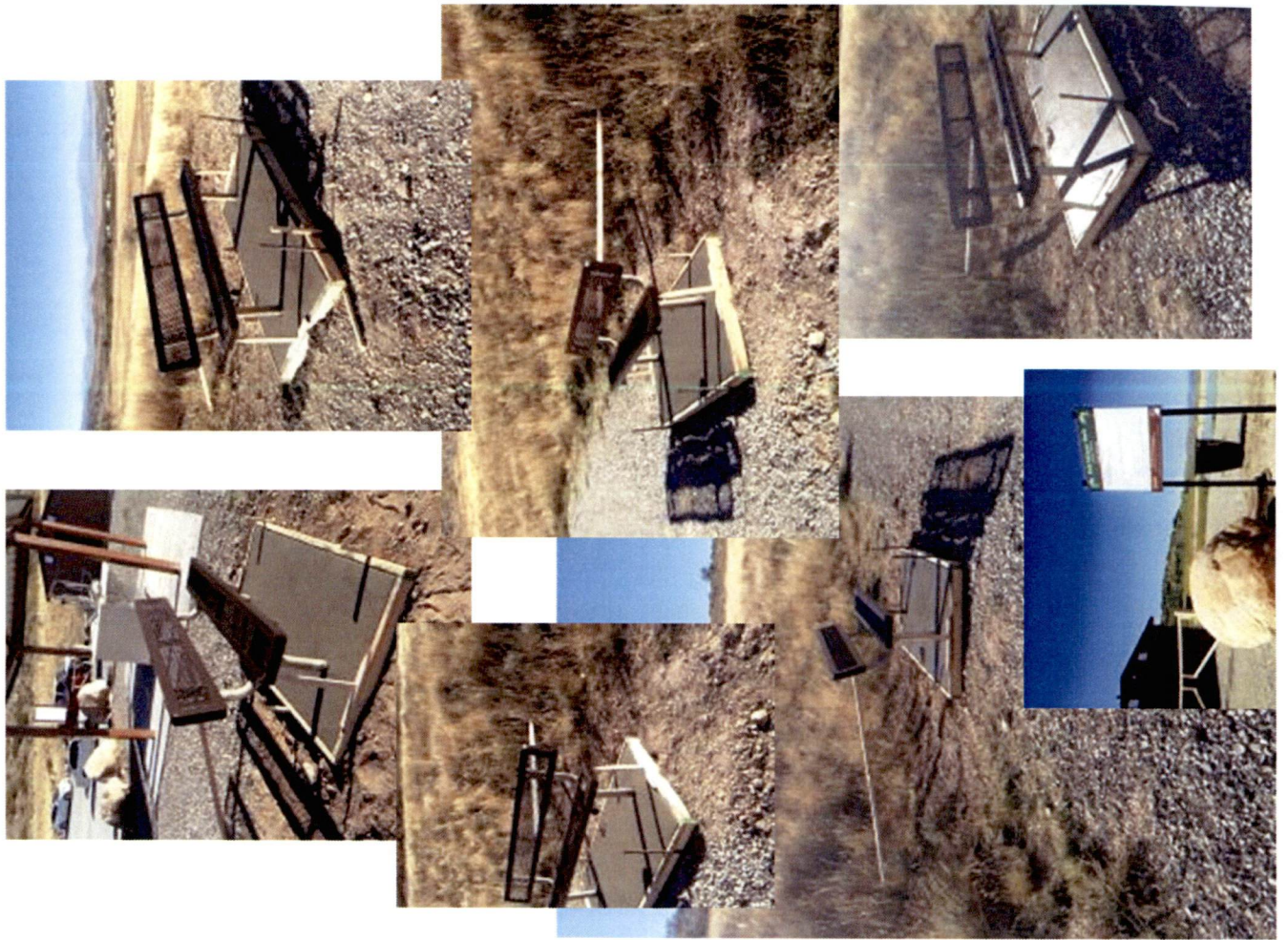
Santaquin Pole Canyon Project  
Eagle Scout Project  
Time Log  
Ryan Ellsworth  
Aug - Nov 2015

Date	Activity	Who	# people	Time	Total
15-Aug-15	Eagle Scout Proposal documentation	Self, Craig Ellsworth	2	2.00	4.00
23-Aug-15	Project Proposal Review and approval	Self, Craig Ellsworth, Jason Hansen	3	0.50	1.50
23-Aug-15	Project Proposal Review and approval	Self, Craig Ellsworth, Todd Sorensen	3	0.50	1.50
29-Aug-15	Beneficiary initial contact	Self, Wade Eva	2	0.25	0.50
4-Sep-15	Site Survey	Self, Craig Ellsworth, Wade Eva	3	0.50	1.50
10-Sep-15	Review Project Proposal via phone calls	Self, Debbie Robert	2	0.25	0.50
15-Sep-15	Update Project proposal to show city purchased benches instead of manufactured benches as originally proposed	Self, Craig Ellsworth	2	0.50	1.00
15-Sep-15	Unit approval of updated proposal	Self, Craig Ellsworth	3	0.25	0.75
16-Sep-15	Fund Raising Plan Review and Approval	Self, Craig Ellsworth, Wade Eva	3	0.25	0.75
17-Sep-15	Project Review and approval meeting with UNPC council representatives	Self, Craig Ellsworth, Todd Sorensen, Debbie Robert, Leon Graham, John Gibbert	6	0.25	1.50
25-Sep-15	Create and document site Digging plan	Self, Craig Ellsworth	2	0.25	0.50
25-Sep-15	Develop Safety Training plan (JSA) and create presentation	Craig Ellsworth	1	1.75	1.75
4-Oct-15	Final date scheduling planning (weather, football, ward family, hunt schedules checks)	Self, Craig Ellsworth	2	0.50	1.00
4-Oct-15	Dry run Practice presenting the project overview and safety training to my family	Self, Craig Ellsworth, Andrea Ellsworth, Clay Ellsworth, Abby Ellsworth, Rylee Ellsworth	6	0.50	3.00
5-Oct-15	Concrete delivery scheduling, review project plan, schedule site survey on Wednesday Oct 7	Self, Jason Hansen	2	0.50	1.00
5-Oct-15	Review holding jig design plan and preparations for work	Self, Craig Ellsworth	2	0.25	0.50
7-Oct-15	Site Survey with Scoutmaster and Sr. Patrol Leader, review site location and similar bench installation at Santaquin Main Street park	Self, Craig Ellsworth, Jason Hansen, Logan Wilde	4	1.25	5.00
8-Oct-15	Call to Schedule Blue Stakes buried utility marking service	Craig Ellsworth	1	0.25	0.25
8-Oct-15	Pick up benches at Santaquin city Shops, load them on the truck	Self, Andrea Ellsworth	2	0.50	1.00
8-Oct-15	Load benches at Santaquin city Shops	Trent Curl	1	0.25	0.25
8-Oct-15	Unload benches at home and stack them in the storage area	Self, Craig Ellsworth	2	0.25	0.50
9-Oct-15	Pick up lumber for concrete forms	Craig Ellsworth	1	0.75	0.75
9-Oct-15	Cut lumber to size for concrete forms	Self, Craig Ellsworth	2	0.00	0.00
9-Oct-15	mark site bench locations	Wade Eva and one more	2	0.50	1.00
9-Oct-15	deliver vests and gates keys to the site	Wade Eva	1	0.50	0.50
9-Oct-15	Site survey - inspect bench location marking	Self, Craig Ellsworth	2	0.50	1.00
9-Oct-15	deliver digging bars and posthole digger to site	Wade Eva	1	0.50	0.50
9-Oct-15	Cut boards for concrete forms and bench mounting Jigs	Self, Craig Ellsworth	2	1.50	3.00
9-Oct-15	site survey - mark exact holes locations in black spray paint	Self, Craig Ellsworth	2	0.75	1.50
9-Oct-15	Paint assembly guide marks on concrete form boards to ensure they are assembled correctly	Craig Ellsworth	1	0.75	0.75
10-Oct-15	Site work, Digging and Concrete Form setting	Self, Craig Ellsworth, Andrea Ellsworth, Rylee Ellsworth, Shaunna Mitchell, Seth Thompson, Chelsea Thompson, Heather Houston, Madison Houston, Courtney Houston, Dillon Houston, Parker Houston, Bronson Armentar, Trey, Callin, Dylan Minor, Bryce Minor	17	5.00	85.00
10-Oct-15	Site work, Digging and Concrete Form setting	Logan Wilde	1	3.75	3.75
10-Oct-15	Site work, Digging and Concrete Form setting	Howard Houston	1	2.75	2.75
10-Oct-15	Site work, Digging and Concrete Form setting	Justice Wilkey	1	4.00	4.00
10-Oct-15	Site work, Digging and Concrete Form setting	Jackson Mills	1	0.75	0.75
10-Oct-15	Designing Bench setting Jig	Craig Ellsworth	1	1.50	1.50
10-Oct-15	Drafting Bench setting Jig	Seth Thompson	1	1.00	1.00
10-Oct-15	Assemble first bench	self, Craig Ellsworth, Seth Thompson	3	0.50	1.50
12-Oct-15	Assemble benches	Craig Ellsworth	1	1.50	1.50
12-Oct-15	Site Survey with Concrete specialist	Craig Ellsworth, Jason Hansen, Chris Bird	3	0.25	0.75
12-Oct-15	Pre concrete conference, assembled bench inspection	Craig Ellsworth, Wade Eva	2	0.25	0.50
13-Oct-15	Bench concrete line marking with masking tape and bench delivery to site - three trips	Craig Ellsworth, Andrea Ellsworth	2	1.50	3.00
13-Oct-15	Concrete pouring, Bench setting and concrete finish	Craig Ellsworth	1	3.00	3.00
13-Oct-15	Concrete pouring, Bench setting and concrete finish	Self	1	2.50	2.50
13-Oct-15	Concrete pouring, Bench setting and concrete finish	Chris Bird, Gabriel, Logan Wilde, Cody Howarth	4	1.50	6.00
13-Oct-15	Concrete pouring, Bench setting and concrete finish	Jason Hansen, Mark Hansen	2	2.00	4.00
15-Oct-15	Final bench inspection and approval from Santaquin city	Wade Eva	1	0.50	0.50
15-Oct-15	Strp Concrete forms, final site cleanup	Self, Andrea Ellsworth	2	1.50	3.00
	Prepare final report, get signatures	self, Craig Ellsworth, Wade Eva, Nate Hancock, Jason Hansen			0.00
	Prepare Santaquin City Council presentation				0.00
10/21/15	Present final report to Santaquin City in Council meeting				0.00
	Present final report out to UNP Council for final approval				0.00
Total Project Hours					162.25

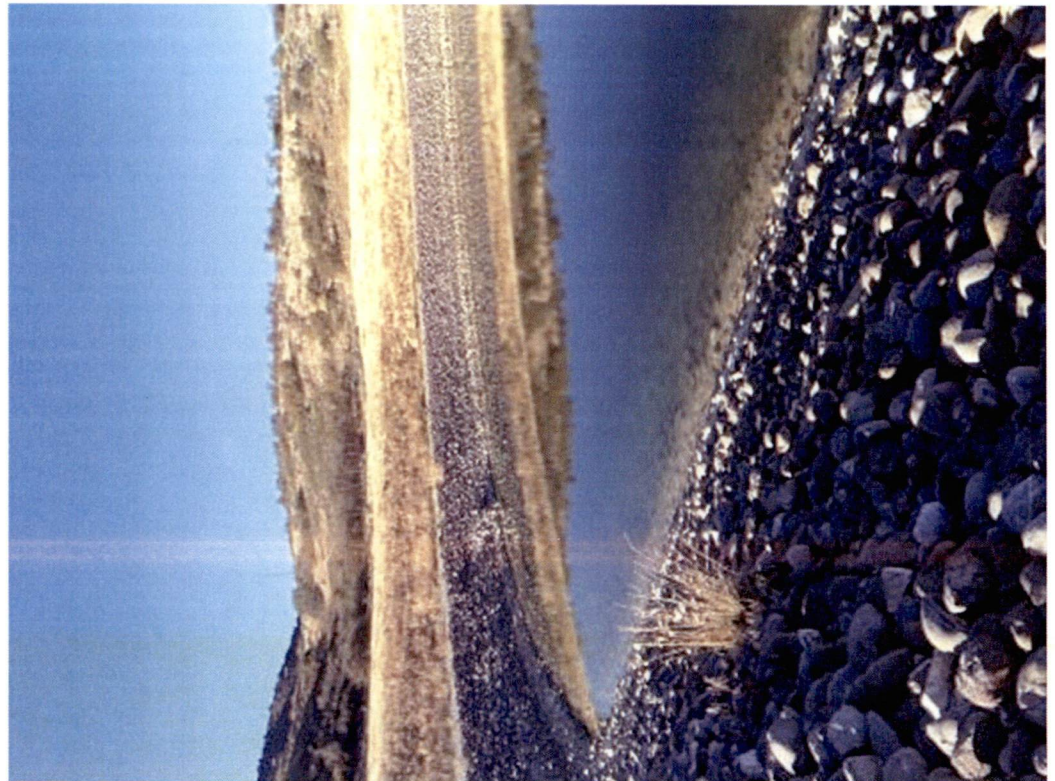


10-21-15 COUNCIL MEETING  
ATTACHMENT "A-6"





Before and After





## What I learned

- Leaders must be enthusiastic and outgoing
- Persistence is important
- Leaders can't procrastinate

Questions?



# Old Public Safety Property Considerations 100 East Main Street

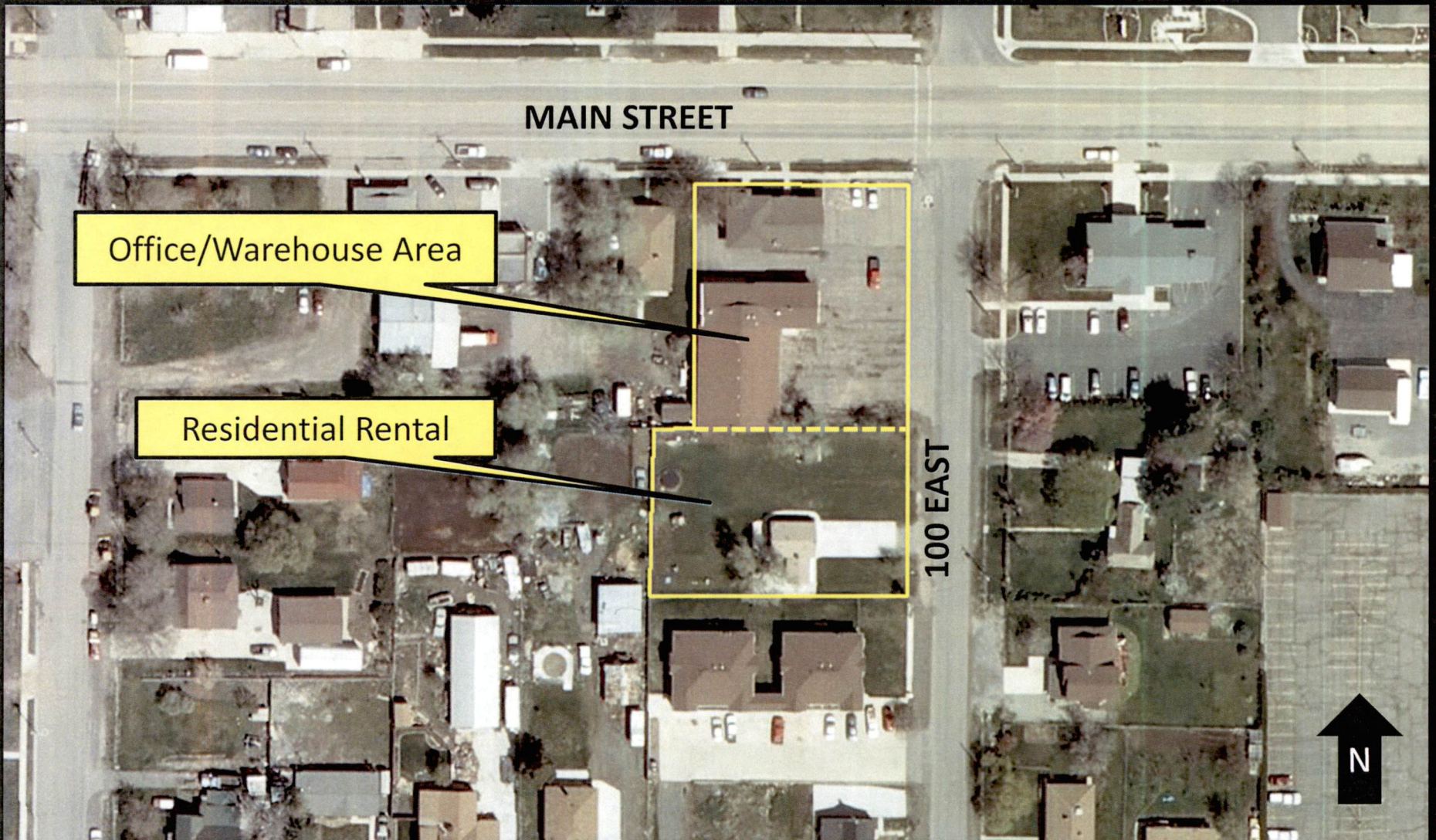


Prepared by  
Dennis L. Marker, AICP  
Assistant Santaquin City Manager



# Old Public Safety Property Considerations

100 East Main Street





# Scenarios

	Office/Warehouse Area	Residential Rental
As-Is	Continued City Use	Continued Single Family Rental
As-Is +	Improve to city standards. Lease the space.	Continued Single Family Rental
Redevelop #1	Improve to city standards. Lease the space.	Sell for redevelopment as multi-family project
Redevelop #2	Improve to city standards. Short-term lease of space. Sell for single story commercial/office development	Sell for redevelopment as multi-family project
Redevelop #3	Improve to city standards. Short-term lease of space. Sell for multi-story commercial/office development.	Redevelop as parking for Main Street commercial/office building



# Evaluation Criteria

Revenue	Expenses
Calculated Values for 1 year, 3 years, and 5 years	
<ul style="list-style-type: none"> <li>• Lease Proceeds (Home / Commercial)</li> <li>• Property Taxes (Land / Improvements)</li> <li>• Business Licensing</li> <li>• City Utilities (Water, Sewer, Irrigation)</li> <li>• Development Review Fees (Site Plan Review, Conditional Uses, Building Permits)</li> <li>• Property Sales</li> <li>• Impact Fees</li> </ul>	<ul style="list-style-type: none"> <li>• Property Taxes (Land / Improvements)</li> <li>• Property Maintenance (Home, Buildings, Site)</li> <li>• Contract Management (Leases, Sales)</li> <li>• Demolition</li> <li>• Site Improvements</li> </ul>



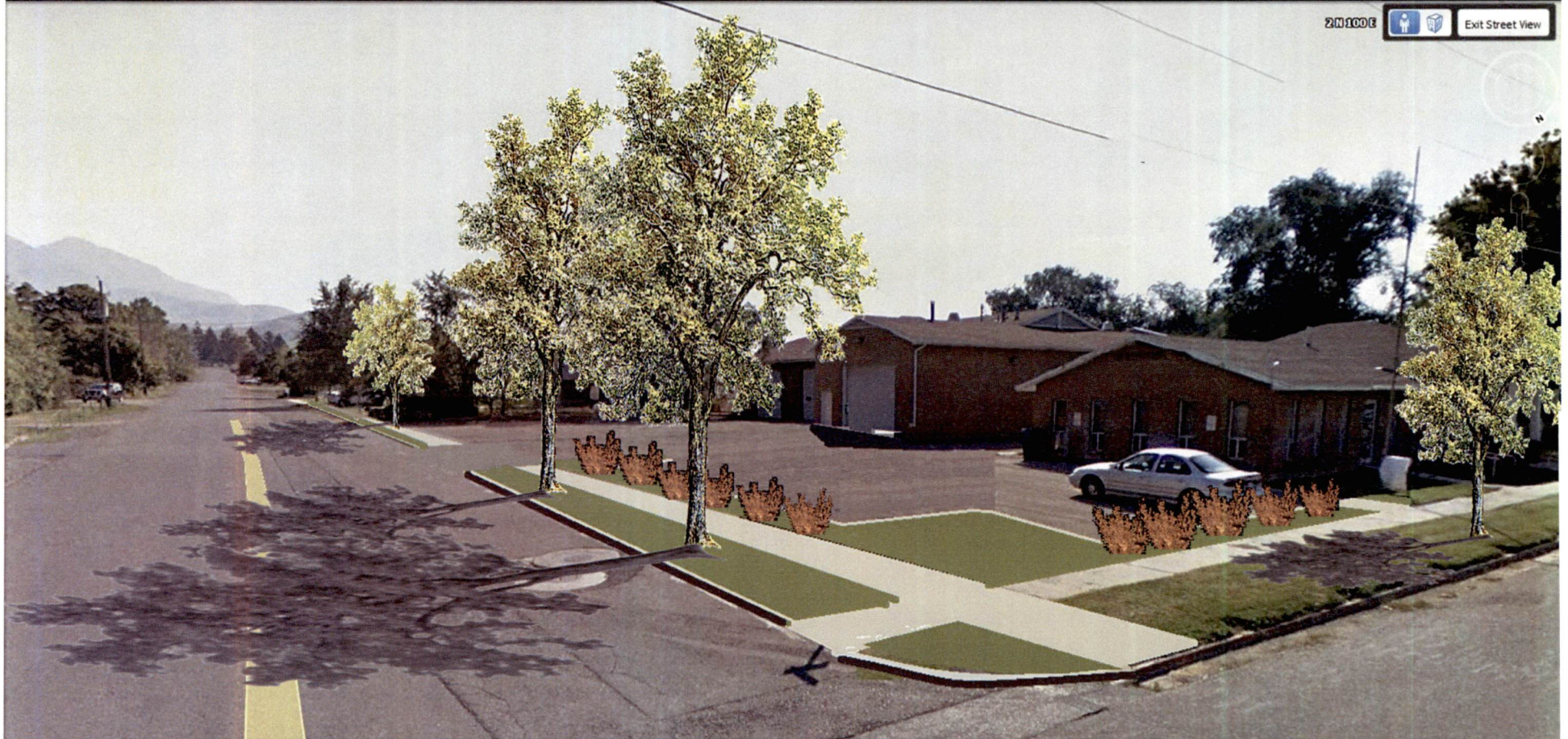
## Scenarios #1 – As-Is



Net Scenario						
Reoccurring			One Time	Total		
1 yr	3 yr	5 yr		1 yr	3 yr	5 yr
3,950	11,450	19,550	(27,000)	\$ (23,050)	\$ (15,550)	\$ (7,450)



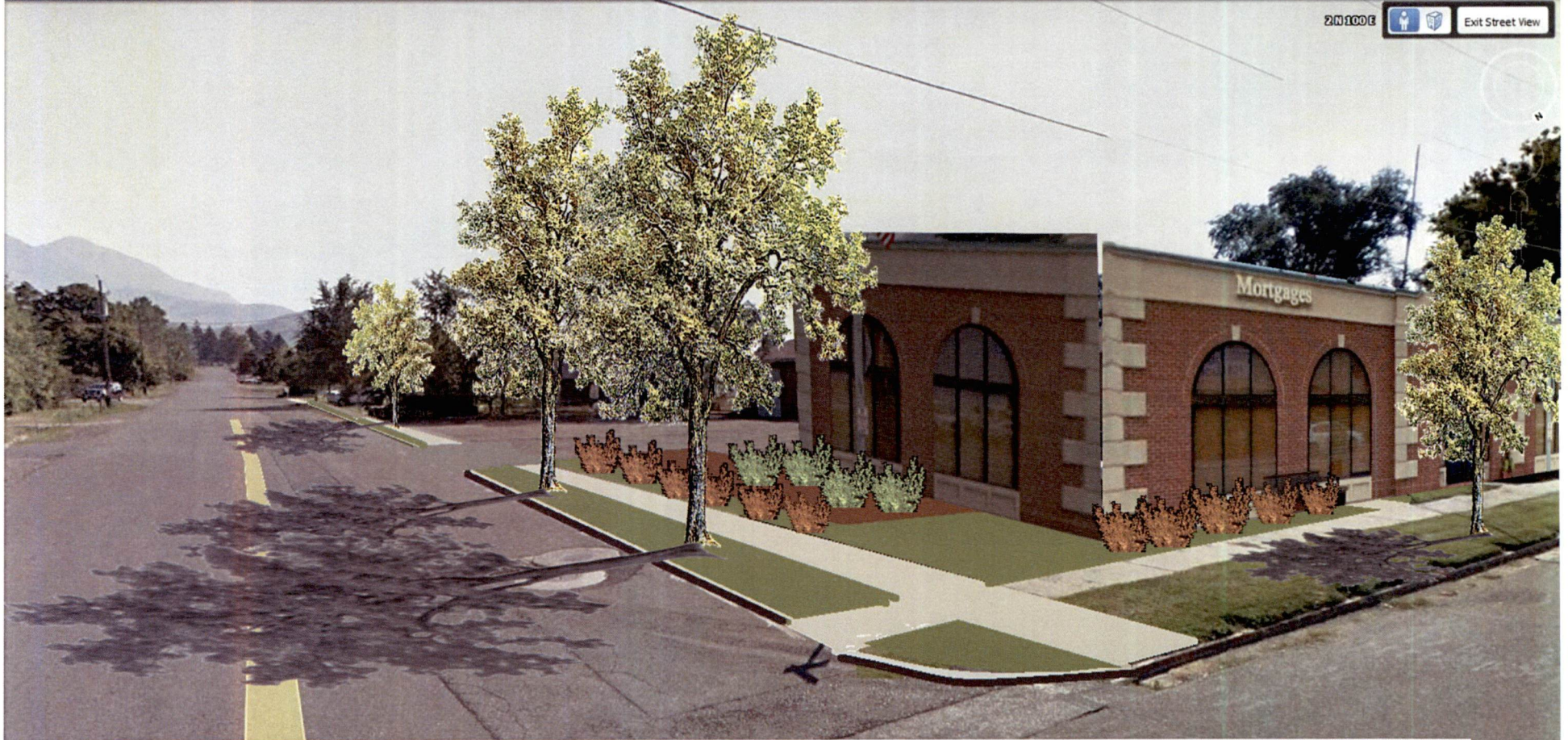
## Scenarios #2 & #3



Net Scenario						
Reoccurring			One Time	Total		
1 yr	3 yr	5 yr		1 yr	3 yr	5 yr
\$ 50,594	\$ 152,941	\$ 265,216	\$ (91,998)	\$ (41,653)	\$ 60,943	\$ 173,218
\$ 52,054	\$ 142,841	\$ 246,507	\$ 45,517	\$ (38,693)	\$ 188,359	\$ 292,025



## Scenario #4



Net Scenario								
	Reoccurring			One Time	Total			
	1 yr	3 yr	5 yr		1 yr	3 yr	5 yr	
A	\$ 51,594	\$ 143,651	\$ 163,485	\$ 233,149	\$ (65,053)	\$ 376,800	\$ 396,634	
B	\$ 4,950	\$ 299	\$ 13,027	\$ 309,797	\$ (34,450)	\$ 310,096	\$ 322,824	



## Scenario #5



	Net Scenario						
	Reoccurring			One Time	Total		
	1 yr	3 yr	5 yr		1 yr	3 yr	5 yr
A	\$ 51,594	\$ 143,191	\$ 164,213	\$ 204,119	\$ (65,054)	\$ 347,311	\$ 368,332
B	\$ 4,950	\$ 1,700	\$ 12,418	\$ 281,367	\$ (34,450)	\$ 283,067	\$ 293,786



# Scenarios

	1 yr	3 yr	5 yr
As-Is	\$ (23,050)	\$ (15,550)	\$ (7,450)
As-Is +	\$ (41,654)	\$ 60,943	\$ 173,219
Redevelop #1	\$ (38,694)	\$ 188,360	\$ 292,025
Redevelop #2	\$ (65,054)	\$ 376,800	\$ 396,635
Redevelop #3	\$ (65,054)	\$ 347,311	\$ 368,332





# Council Considerations

- **Determining Current Use.**
  - Is the current use of the property warehouse/office or just warehouse?
- **Future of Main Street Central Business Area.**
  - What is the desired "look and feel" of downtown?
  - How can development standards help or be changed?
- **City Economic Development Role.**
  - How can the city help foster economic development through these and other property assets?







## MEMORANDUM

October 2, 2015

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To:	Mayor Hunsaker and City Council via Planning Commission		
From:	Community Development Department		
RE:	Proposed Rezoning of approximately 3.0 acres from R-Ag to R-43	RZ#15-01	
	Approximately 500 West Main Street	3.05 Acres	

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### Summary

Mr. Darryl DePew submitted a request to have a portion of their property rezoned from Residential Agriculture (R-Ag) to Residential 1 acre lots (R-43). The request is being made to facilitate the construction of three family home sites within the DePew family farm. The specific area is shown in **Figure 1**.

### Background

The subject property was annexed in 2009. The City placed the Residential Agriculture (R-Ag) zone on the area properties anticipating that a future development proposal would be presented and the City would reconsider the zoning at that time.

The DePew family is not interested in large scale development of their farm. In fact, they placed an agriculture protection area on their property to help protect their operations. The family would like to have more relatives close to the farm to help as their father, Monte DePew, gets older.



Figure 1: Area Proposed for Rezoning shown in solid red.

### Analysis

Santaquin City Code (S.C.C.), §10-7-6, lists the following criteria for approval of a rezoning.

1. The rezoning conforms to the intent of the Santaquin City general plan and annexation policy plan;
2. The rezoning does not create an unnecessary island or spot zoning;
3. The rezoning will not adversely affect surrounding properties; and



4. The rezoning will not cause property, structures, or uses of the property to unnecessarily become nonconforming according to this title.

**Rezone Criteria 1: Conformance with the Intent of the General Plan and Annexation Plan**

The properties are already annexed into the City in accordance with the adopted annexation policy plan.

The proposal serves several [general plan] purposes.

The Northeast Neighborhood, Future Land Use map in the City's General Plan, adopted July 2014, shows the subject property being associated with productive agriculture lands. This designation is due to the agriculture protection area on the DePew farm. State law, Section 10-9a-403(2)(c) provides that a general plan land use element shall "avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture." While building houses on the property will remove land from productive farming potential, the proposal does provide for additional support around the farm to keep the overall operation viable for a longer period of time.

The following are some Northeast Neighborhood specific goals from the General Plan that support the proposal.

- Protect orchards and agriculture operations.
- Consider PUD developments with cluster housing but limited densities (1/2 – 2.5 acre lots)

The proposal will help to maintain the farm operation on the surrounding properties. The proposed clustering of the family lots (see Exhibit A) is to preserve as much efficiency of the farm efficient operations as possible.

**Criteria 2: Spot Zoning**

State law provides that cities are able to determine "the number, shape, boundaries, or area of any zoning district" (Utah Code, §10-9a-503). City regulations do not define a "spot zone," but the intent is to not establish an area too small to reasonably mitigate the negative differences of use between itself and adjacent properties.

The proposal will not create a spot zoning

**Criteria 3: Adverse Effects on Surrounding Properties**

The proposal could result in three, 1 acre home sites, being built in the area. There are other single family homes on large lots in the area. Any negative impacts from the rezoning would likely be felt by those moving into the new homes from the adjacent operations, rather than vica versa.

No adverse effects are anticipated

**Criteria 4: Nonconforming Uses**

No nonconforming uses will occur with this rezoning.

No nonconforming uses will result



**Additional Items of Consideration:**

Development Agreement. City code requires that a development agreement be established with the City to outline future rights, responsibilities, and obligations between the applicant and the City. Such agreements typically outline extension of infrastructure and services, as well impact mitigations, zonings, water dedication and timeframes for performance by both parties. At this, time, no agreement has been drafted. Any development on the subject properties must complete the city's development review process.

**Planning Commission Recommendation**

The Planning Commission forwarded a positive recommendation for the proposed rezoning based on the following findings and conditions.

Findings.

1. The proposed rezone serves to accomplish the goals established for the northeast area of Santaquin in that it helps sustain agriculture operations in the area and would provide for clustered, large lot, single family development.
2. No spot zone will be created with the proposal.
3. No negative impacts on surrounding properties are anticipated with the proposal.
4. No non-conforming uses will be created with the proposal.
5. The rezoning does not guarantee future development approvals.

Condition

1. A development agreement needs to be approved between the applicant and the city prior to adoption of the rezoning.
2. Any development proposal must complete the necessary city development review processes.

**Staff Recommendation**


Staff recommends the City Council favorably consider the Planning Commission recommendation and provide staff with direction on any development agreement items to be considered at a future date.





## CLOSED EXECUTIVE SESSION AFFIDAVIT

I, Kirk Hunsaker, Mayor of Santaquin City, do hereby certify that the Executive Session held on October 21, 2015 was called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.

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

10/21/15  
Date