

## NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Wednesday, May 6, 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. **CONSENT AGENDA**
  - a. Minutes
    1. April 15, 2015 Council Meeting
  - b. Bills
    1. \$262,951.43
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**
6. **FORMAL PUBLIC HEARING**
7. **UNFINISHED BUSINESS**
8. **BUSINESS LICENSES**
9. **NEW BUSINESS**
  - a. Review of Sunroc Mass Grading Conditional Use Permit
  - b. Review of Proposed 2015-2016 Municipal Budget
10. **INTRODUCTIONS AND ADOPTION OF ORDINANCES AND RESOLUTIONS**
  - a. Resolution 05-01-2015, "A Resolution Approving an Agreement with Best Friends Animal Sanctuary Regarding Feral Cats"
  - b. Resolution 05-02-2015, "A Resolution Awarding a Crack Seal Contract"
  - c. Resolution 05-03-2015, "A Resolution Awarding a Sewer Line Cleanout Contract"
  - d. Resolution 05-04-2015, "A Resolution Approving the use of Utah County Parks Grant Funding"
  - e. Resolution 05-05-2015, "A Resolution Amending the Consolidated Fee Schedule"
  - f. Resolution 05-06-2015, "A Resolution Approving the Municipal Wastewater Planning Program Report"
  - g. Resolution 05-07-2015, "A Resolution Approving the Santaquin City Volunteer Program Policy"
  - h. Ordinance 05-01-2015, "An Ordinance Pertaining to Use of Park Facilities"
  - i. Ordinance 05-02-2015, "An Ordinance Amending Regulation of Freestanding Signs Near I-15"
  - j. Ordinance 05-04-2015, "An Ordinance Amending Land Use Application Review Procedures"
  - k. Ordinance 05-05-2015, "An Ordinance Amending Regulation of Setbacks Adjacent to City Trail Corridors"
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**
  - a. Public Hearing
    1. Public Hearing with Regard to the Issuance and Sale of not more than \$2,500,000 Aggregate Principal Amount of Lease Revenue Bonds, Series 2015 and to Receive Public Input From the Public with respect to the Issuance of the Series 2015 Bonds.
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 CITY COUNCIL MEETING  
HELD IN THE COUNCIL CHAMBERS  
MAY 06, 2015**

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

Others attending: City Manager Ben Reeves, Assistant City Manager Dennis Marker, Police Chief Rod Hurst, Director Wade Eva, City Treasurer Shannon Hoffman, Officer Wes Robinson, Legal Counsel Brett Rich, Zions Bank Representative Jonathon Ward, Best Friends Representative Arlyn Bradshaw, Payson/Santaquin Chamber of Commerce Representative Collin Lague, Adam Beesley, Wayne Humphries, Cindy Johnson, Catherine Holman, Bryce Packard and other unidentified individuals.

**PLEDGE OF ALLEGIANCE**

Chief Hurst led the Pledge of Allegiance.

**INVOCATION/INSPIRATIONAL THOUGHT**

City Manager Reeves Offered an Invocation.

**CONSENT AGENDA**

***Minutes***

April 15, 2015 Council Meeting

***Bills***

\$262,951.43

Council Member Broadhead stated the payment to Nielsen and Senior is approximately \$20,000 per month. He wondered if it was time to hire a full time attorney. The Council Members were in agreement that a discussion could be held during the budget discussion.

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

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

The vote was unanimous.

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

There weren't any public comments, bid openings, awards, or appointments.

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

At 6:05 pm Council Member Carr moved to convene the Board of the Local Building Authority of Santaquin City. Council Member Miller seconded the motion. The vote was as follows:

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

The vote was unanimous.

**Public Hearing****Public Hearing with Regard to the Issuance and Sale of not more than \$2,500,000 Aggregate Principal Amount of Lease Revenue Bonds, Series 2015 and to Receive Public Input From the Public with respect to the Issuance of the Series 2015 Bonds.**

Board Member Miller moved to open a Public Hearing with regard to the Issuance and Sale of not more than \$2,500,000 Aggregate Principal Amount of Lease Revenue Bonds, Series 2015. Board Member Hathaway seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Carr	Aye
Board Member Hathaway	Aye
Board Member Jeffs	Aye
Board Member Miller	Aye

The vote was unanimous.

City Manager Reeves reported the funds would be used to pay for the new Public Works Building. Mr. Ward stated this was the time for the Public to make comment or voice their concerns with the use of the funds.

There weren't any public questions or comments.

At 6:10 pm Board Member Miller moved to close the Public Hearing. Board Member Hathaway seconded the motion. The vote was as follows:

Board Member Broadhead	Aye
Board Member Carr	Aye
Board Member Hathaway	Aye
Board Member Jeffs	Aye
Board Member Miller	Aye

At 6:11 pm the regular City Council Meeting resumed.

A discussion was held with regard to funding the Public Works Building. City Manager Reeves reported the rough cost estimates was approximately \$1.5 million but with contingencies added the estimate was approximately \$1.9 million. In seeking the services of a project architect, concerns were voiced that this may be too tight of a budget when adding all the requested components that were requested. Since that time, there has been a number of components added such as storage units, salt storage shed and asphaltting around the building. After taking into consideration the additional components, the staff felt funding in the range of \$2.1 million would be needed. City Manager Reeves requested the annual payment be kept as close to \$160,000 to \$180,000 as possible.

After the discussion, it was the consensus of the Council Members to seek funding of \$2.5 million. The Council Members will approve all expenditures and try to keep the project cost at the \$160,000 annual payment. Council Member Broadhead stated he wanted the Public Works crew to have what they needed and trusted them to be thrifty in requesting the extras.

At 6:21 p.m. Mr. Ward was thanked for attending and excused from the meeting.

## **FORMAL PUBLIC HEARING**

There weren't any Formal Public Hearings scheduled.

## **UNFINISHED BUSINESS**

There wasn't any unfinished business to discuss.

## **BUSINESS LICENSES**

There weren't any Business Licenses to report. However there were 11 Building Permits granted in the month of April. 2009 was the last time that many Building Permits were issued during the same month.

## **NEW BUSINESS**

### ***Review of Sunroc Mass Grading Conditional Use Permit***

Assistant City Manager Marker reviewed the Sunroc mass Grading Conditional Use Permit. He stated the Council Members are requested to review the permit and take final action. The Planning Commission reviewed this request during their April 9, 2015 meeting and forwarded a positive recommendation with some conditions. The Staff recommends the Conditional Use Permit for the Sunroc Mass Grading Operation at Summit Ridge be renewed for another 2 year period. (see attachment "A" for permit information)

A discussion was held as to access into the project. It was decided the gate to the project, closes to the paved road would be left open until the time all the material is gone. Mr. Humphries was thanked for the efforts to clean the North side of the parkway.

Final action on the permit was not noticed. Therefore final approval will be included in the next Council Meeting.

### ***Review of Proposed 2015-2016 Municipal Budget***

Review of the proposed 2015-2016 Municipal Budget will be held at the end of the meeting.

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

### ***Resolution 05-01-2015, "A Resolution Approving an Agreement with Best Friends Animal Sanctuary Regarding Feral Cats"***

Mr. Bradshaw reviewed information with regard to the "Best Friends" program. It was reported the feral cats are trapped/neutered/returned in a humane, non-lethal way. The cat's ears are tipped for future identification. The "Best Friend's" staff will canvas the neighborhoods to explain the program and offer resources. (see attachment "B" for the presentation)

It was reported although "Best Friends" is a non-profit organization, there would be a cost for the services. The Council Members were in agreement this is a good program and would like to see the details of a contract worked out. They requested the Resolution be tabled until they have a firm cost for the service.

Council Member Miller moved to table Resolution 05-01-2015, "A Resolution Approving an Agreement with Best Friends Animal Sanctuary Regarding Feral Cats" and continue to working out the details of the contract. Council Member Carr seconded the motion. The vote was as follows:

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

The vote was unanimous.

Mr. Lague reminded the Mayor and Council Members that the Chamber installation banquet will be held on May 28. The tickets are currently on sale and can be purchased from any Chamber Member.

May's business of the month is Big O Tires, Kevin and Janelle Dunn. Mr. Dunn reported he was excited to be a part of the combined Chamber and looks forward to working with all the members.

***Resolution 05-02-2015, "A Resolution Awarding a Crack Seal Contract"***

Council Member Broadhead moved to approve Resolution 05-02-2015, "A Resolution Awarding a Crack Seal Contract". Council Member Miller seconded the motion. The vote was as follows:

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

The vote was unanimous.

***Resolution 05-03-2015, "A Resolution Awarding a Sewer Line Cleanout Contract"***

Director Eva reported he had received 3 bids, Pro Pipe, A-1 Pumping & Drain, and Twin "D", with regard to sewer line cleanout. After review of the bids it was found the bid submitted by Pro Pipe was the lower of the 3. It is the recommendation of Director Eva to award the 3 year contract to Pro Pipe.

Council Member Miller moved to approve Resolution 05-03-2015, "A Resolution Awarding a Sewer Line Cleanout Contract". Council Member Hathaway seconded the motion. The vote was as follows:

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

The vote was unanimous.

***Resolution 05-04-2015, "A Resolution Approving the use of Utah County Parks Grant Funding"***

Treasurer Hoffman reported there is a grant program through Utah County where funding is awarded to each municipality within Utah County. The amount awarded is based on population. The application for the reimbursable/non-matching grant is due on 5-08-15. The amount available

to Santaquin City is \$5,402.69 which is required to be used for construction or improvements to permanent park/recreation structures or facilities. Follow are suggestions on possible projects:

- Upgrade the bathroom at Centennial Park (new stalls, fixtures, roofing, paint)
- Replace chain link fencing and install cement curbing around West Ball Park
- Install bike racks/cement pads at all parks and the Library
- 

It was the consensus of the Council Members to use the grant to fund improvements to the parks.

City Manager Reeves suggested the motion be as follows: I move to approve Resolution 05-04-2015, with the fund being allocated towards the electronic entry to the 4 doors of the 2 bathrooms in our baseball area parks and also include bathroom fixture replacement as funding allows.

Council Member Miller "so moved". Council Member Broadhead seconded the motion. The vote was as follows:

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

The vote was unanimous.

***Resolution 05-05-2015, "A Resolution Amending the Consolidated Fee Schedule"***

Assistant City Manager Marker reported there were a number of "development" related fees that needed to be updated. The update also includes a "Permit Tracking Fee" of \$70.00 which will help offset the cost of the new scheduling software.

Council Member Carr moved to approve Resolution 05-05-2015, "A Resolution Amending the Consolidated Fee Schedule". Council Member Miller seconded the motion. The vote was as follows:

Council Member Broadhead  
Council Member Carr  
Council Member Hathaway  
Council Member Jeffs  
Council Member Miller

The vote was unanimous.

***Resolution 05-06-2015, "A Resolution Approving the Municipal Wastewater Planning Program Report"***

It was reported the City is required to submit an annual Municipal Wastewater Planning Program Report. The report has been drafted and is ready to be submitted to the Division of Water Quality after the adoption on Resolution 05-06-2015.

Council Member Miller moved to approve Resolution 05-06-2015, "A Resolution Approving the Municipal Wastewater Planning Program Report". Council Member Carr seconded the motion. The vote was as follows:

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

The vote was unanimous.

***Resolution 05-07-2015, "A Resolution Approving the Santaquin City Volunteer Program Policy"***

Treasurer Hoffman reported the City has a number of volunteer's. The proposed Resolution allows Santaquin City to receive perform employment criminal background checks of the entities own employees and persons who have applied for employment.

Council Member Carr moved to approve Resolution 05-07-2015, "A Resolution Approving the Santaquin City Volunteer Program Policy". Council Member Jeffs seconded the motion. The vote was as follows:

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

The vote was unanimous.

***Ordinance 05-01-2015, "An Ordinance Pertaining to Use of Park Facilities"***

Assistant City Manager Marker reported Santaquin City currently didn't have formal regulations for uses of the city parks or other recreation facilities. Before the urban fishery is opened, City Administration requested this Ordinance be prepared so that enforcement activities would be possible.

Council Member Miller moved to approve Ordinance 05-01-2015, "An Ordinance Pertaining to Use of Park Facilities" as amended through the discussion tonight. Council Member Hathaway seconded the motion. The vote was as follows:

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

The vote was unanimous.

***Ordinance 05-02-2015, "An Ordinance Amending Regulation of Freestanding Signs near I-15"***

Assistant City Manager Marker reported the proposed Ordinance amendment has been reviewed by the Planning Commission and was forwarded to them with a positive recommendation. (see attachment "C" for the Memorandum)



Council Member Carr moved to approve Ordinance 05-02-2015, "An Ordinance Amending Regulation of Freestanding Signs near I-15". Council Member Miller seconded the motion. The vote was as follows:

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

The vote was unanimous.

At 8:26 the Mayor and Council Members took a break.

At 8:33 the Council Meeting resumed.

***Ordinance 05-04-2015, "An Ordinance Amending Land Use Application Review Procedures"***

Assistant City Manager Marker reported the proposed Ordinance amendment has been reviewed by the Planning Commission and was forwarded to them with a positive recommendation. (see attachment "D" for the Memorandum)

Council Member Broadhead moved to approve Ordinance 05-04-2015, "An Ordinance Amending Land Use Application Review Procedures" as amended. Council Member Carr seconded the motion. The vote was as follows:

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

The vote was unanimous.

***Ordinance 05-05-2015, "An Ordinance Amending Regulation of Setbacks Adjacent to City Trail Corridors"***

Assistant City Manager Marker reported the proposed Ordinance amendment has been reviewed by the Planning Commission and was forwarded to them with a positive recommendation. (see attachment "E" for the Memorandum)

Council Member Miller moved to approve Ordinance 05-05-2015, "An Ordinance Amending Regulation of Setbacks Adjacent to City Trail Corridors" as amended. Council Member Broadhead seconded the motion. The vote was as follows:

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



The vote was unanimous.

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

There wasn't any business for the Community Development Board.

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

There wasn't any business for the Special Service District for Roads Maintenance.

### **PETITIONS AND COMMUNICATIONS**

There weren't and Petitions or Communications to address.

### **NEW BUSINESS**

#### ***Review of Proposed 2015-2016 Municipal Budget***

City Manager Reeves reported he is having computer issues and has lost all the work he has been working on over the last few hours. He was able to review Projects/Initiatives, wages, and miscellaneous projects. A special Council Meeting will be held next Wednesday to discuss the budget.

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

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

City Manager Reeves discussed with the Mayor and Council Members installing TV screens and or monitors to project the information to the Mayor, Council Members and those attending. Additional discussion will be held at a later date.

The planter boxes are ready to be planted. A date next week will be set aside for the planting. The City Employees will be helping with the project.

#### ***Assistant City Manager Marker***

Assistant City Manager Marker didn't have any report.

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

#### ***Mayor Hunsaker***

Mayor Hunsaker was told the Council Members were in favor of placing the Transportation Tax issue on the ballot in 2016. He will let the County leaders know of the Council Members desires.

#### ***Council Members***

Council Member Hathaway asked if DNR had been contacted with regard to stocking the Summit Creek pond with fish in addition to stocking of the new pond. He will have Ron Holt and Aaron Jones contact Summit Creek Irrigation Representatives directly for the request.

Council Member Miller stated Chief Olson was on shift and was unable to attend the meeting but wanted to update the Mayor and Council Members with regard to Wildfire issues. "Since completing our Community Wildfire Protection Plan (CWPP) last fall, we have been busy planning the fuels reduction project work with the state and county.

Over the past few weeks we have actually started with chainsaw work and swamping, to thin and clear the brush away. Last week, the Utah County Fire chain-saw team spent 4 days in our community and started cutting the 30' saw line around the properties in the east bench area. Our Fire Department spent Tuesday night and Saturday in the same general area, brushing and thinning the interface. Soon the wood chippers will arrive and start milling and shedding the brush

piles down. Most of the work has been done on the Smart property and the Jarvis property, interfacing with the residents of 650 S. and 900 E. The home owners have given very positive feed-back so far.

Last Wednesday, I met with the State Fire Office and they informed me that our project is to be awarded a "Steven's Grant" from the Healthy Forest Restoration Act; the Feds. This will help sustain the project for an additional two years, until fall of 2017. This will make our total financial assistance for this project \$195,000. The state has credited our community's excellent involvement and participation in the planning process as well as the fire history we have experienced (notably the Mollie Fire of 2001). They especially were impressed that we did not wait for funding to get started on the project; instead, we were moving forward to get our hands dirty. The purpose of this grant is to mitigate "catastrophic fire" occurrence within the state. I should mention that our CWPP was named the 2nd highest priority in the state in regards to this catastrophic fire model. Not sure that we should brag about that, but it's now opened the door for some outside assistance.

In closing Chief Olson thanked the Mayor and Council Members for all they do for the Fire/EMS Department.

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

There wasn't a need for 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)

At 10:15 pm Council Member Miller moved to enter into an Executive Session to discuss 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 Carr	Aye
Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye

The vote was unanimous.

At 10:30 pm the regular City Council Meeting resumed.

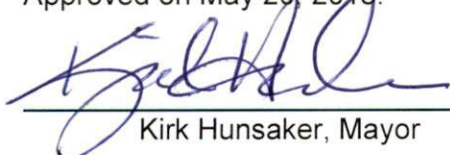
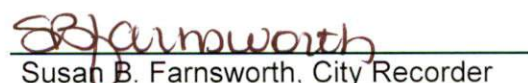
#### ADJOURNMENT

At 10:31 pm Council Member Miller moved to adjourn. Council Member Jeffs seconded the motion. The vote was as follows:

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

The vote was unanimous.

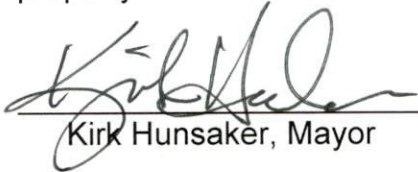
Approved on May 20, 2015.

  
Kirk Hunsaker, Mayor  
Susan B. Farnsworth, City Recorder



## CLOSED EXECUTIVE SESSION AFFIDAVIT

I, Kirk Hunsaker, Mayor of Santaquin City, do hereby certify that the Executive Session held on May 06, 2015 was called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property.

  
Kirk Hunsaker, Mayor

5/6/15  
Date



## MEMORANDUM

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TO: Mayor Hunsaker and City Council via Planning Commission  
FROM: Dennis L. Marker, Community Development Director  
RE: **Sunroc Gravel Pit – Conditional Use Permit for Mass Grading Extension**

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### **City Council Actions Needed**

Review the Sunroc request to extend mass grading operations in the Summit Ridge area.  
Take final action on the request (i.e. approve, approve conditionally, or deny)

### **Planning Commission Recommendation**

The Planning Commission reviewed this request during their April 9, 2015 meeting and forwarded a positive recommendation with some conditions. (See PC Minutes from 4-9-2015 in Dropbox).

### **Background**

Sunroc (Applicant) currently has a mass grading operation near the south Santaquin interchange. This operation was approved as part of a Conditional Use permit in 2008 and renewed in 2013. The Applicant is requesting an extension of their Conditional Use permit so that they can continue operations on the south side of the Summit Ridge Parkway. City Ordinance allows extensions to be granted for no more than a 2 year period, but multiple extensions can be requested so long as "sufficient progress is continually made on the site."

The Applicant's grading operations ceased on the north side of Summit Ridge Parkway in March 2015. Reclamation of that property is nearly completed. Seeding of the property is yet to be completed, but is best done in the fall. The grading to date on this northern part of their operation is consistent with the approved grading plan (see attached "North Gravel Pit Exhibit"), except for a large pile of overburden material on the site (see City Engineer's memo). The scales and watering system have all been moved to the south side of their operations (see South Gravel Pit Exhibit).

To date, the Applicant's operations have been consistent with the City's Mass Grading Operation parameters and when any issues came up the Applicant speedily addressed them.

### **Considerations**

City regulations (§10-6-28-9) state, "Upon issuance of a renewal permit the city council may impose as conditions of the permit any reasonable restrictions or requirements related to the location, design, or operation of an excavation or mass grading site, as deemed necessary to ensure the public health, safety, and general welfare, to ensure that the operations will not create a nuisance, or unreasonably interfere



with the enjoyment of property. Such permit conditions may be in addition to the expressed requirements of this title."

**Staff Recommendation**

City staff recommends the Conditional Use Permit for the Sunroc Mass Grading Operation at Summit Ridge be renewed for another 2 year period, based on the following findings and conditions:

**Findings:**

1. Sufficient progress is continually being made on the site.
2. There is at least two years of work yet to be done to complete the initially anticipated operation on both sides of Summit Ridge Parkway.
3. Sunroc completed heavy grading work on over 90% of the north side of Summit Ridge Parkway in accordance with their approved grading plan.
4. Sunroc moved its scales and watering facilities to the south side of Summit Ridge Parkway in order to reduce heavy truck traffic on the Parkway and thus improve traffic safety around their operations.

**Conditions:**

1. That Sunroc provide a timeline for clearing the remainder pile of dirt on the north side of Summit Ridge Parkway
2. That seeding of the north pit area take place no later than October 30, 2015 and a bond for such reclamation work be posted with the city.
3. That loaded trucks and equipment utilize the frontage road as ingress and egress to the operations on the south side of Summit Ridge Parkway.
4. That this renewal be good for no more than two years from the date of City Council approval.
5. That all activities comply with Santaquin City regulations pertaining to mass grading operations as found in Title 10-6-28 of the Santaquin City Code.

# **Santaquin City Corporation** **Conditional Use Permit Application**

45 West 100 South, Santaquin, Utah  
(801) 754-3211 Fax (801) 754-3526  
[www.santaquin.org](http://www.santaquin.org)



**Notice:** All submitted proposals shall be reviewed in accordance with the Santaquin City Code. Submission of a Conditional Use Permit Application in no way guarantees placement of the application on any agenda of any City reviewing body. It is *strongly* advised that all plans be submitted well in advance of all agenda deadlines.

**Meetings:** Planning Commission meetings are held the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month. The meeting is held in the City Council Chambers at City Hall, 45 West 100 South, Santaquin. All meeting dates are subject to City-observed holidays, scheduling necessities and each reviewing body's approved yearly meeting schedule

<b>Project Information (if applicable)</b>			
Project Name: <u>Suncor/Summit Ridge Mass Breeding Project</u>		Utah County Parcel Number: <u>32:021:0063,</u> <u>32:021:0064, 32:021:0059,</u> <u>32:021:0061</u>	
Project Address, City, State, Zip: <u>1560 Summit Ridge Parkway, Santaquin, UT 84655</u>		Zone:	
<b>Applicant Information</b>			
Applicant/ Company: <u>Suncor Corporation</u>		Application Date: <u>3/23/15</u>	Date of Meeting Request: <u>4/9/15</u>
Address, City, State, Zip: <u>525 W. Arrowhead Trail Spanish Fork, UT 84660</u>			
Telephone: <u>801-722-2100</u>	Alternate Phone: <u>801-722-2112</u>	Fax: <u>801-794-9894</u>	Email: <u>whumphries@Suncor.com</u>
<b>Property Owner Information (if different)</b>			
Property Owner Name/ Representative: <u>H G Utah LLC</u>			
Property Owner Representative Address, City, State, Zip: <u>2321 University Dr. #103, Mesa, AZ 85213</u>			
Telephone: <u>801-754-3160</u>	Alternate Phone: <u>480-332-8736</u>	Fax:	Email: <u>robbo@summitridge.com</u>
<b>Nature of Conditional Use Permit Request</b>			
<input type="checkbox"/> "Major" Class Home Occupation <input type="checkbox"/> Premises Occupation <input type="checkbox"/> Child Day Care Facility <input type="checkbox"/> Multiple-Unit Dwelling <input type="checkbox"/> Commercial-Industrial Conditional Uses <input type="checkbox"/> Other		Explanation of Request:	
<b>Certification</b>			
I/We, the undersigned, swear and say that I am/we are the owner(s) of record on the Tax Rolls of the property involved in this application, or am/we otherwise qualified to make this application under Santaquin City Code; that the information on the attached legal description(s), all plans, drawings, and I enclose attached hereto and all of the documents and answers contained herein are in all respects true and correct to the best of my/our knowledge and belief, and no undersigned understands this application may be completed or accurate before a hearing can be conducted.		SUBSCRIBED AND SWORN TO before me this <u>23</u> day of <u>MARCH</u> , 20 <u>15</u> My Commission Expires: <u>NOV 08 2016</u> (Seal) <b>C SCHWEIKART</b> Notary Public, State of Arizona Maricopa County My Commission Expires <u>November 08, 2016</u>	
_____ Property Owner		_____ Notary Public	



To: Santaquin City Planning Commission

From: Norm Beagley, P.E.  
Santaquin City Engineer

April 8, 2015

RE: Sunroc Mass Grading Operation @ Summit Ridge Facility

As of this date, Sunroc has completed a majority of the mass grading operations and restoration on the north portion of the gravel pit in the Summit Ridge Development (on the north side of Summit Ridge Parkway).

Within the north pit area, there still exists one large stockpile of excess material. My understanding is that Sunroc is currently planning to continue allowing anyone who needs fill material to have the excess material at no charge. They also offer to load the material at no charge as necessary for haul off.

The current plan Sunroc has in place is to let the existing excess material go out as people are willing to take it. Sunroc needs to come up with a more definitive plan to finish moving this excess material off the site. Relying on individuals to come and get free dirt when needed is not the best plan for full site reclamation and could take some time to complete.

We are working to obtain reports on compaction tests. This testing was done during fill operations that were recently completed as part of the site restoration.

To the best of my knowledge, Sunroc has done their work according to the approved grading plan and the "Mine Restoration Plan" that was submitted by Sunroc in 2012.

As part of the Mine Restoration Plan, the site will be reseeded (using a drilled seeding method) with seeds that are native to the area. Per that plan, the reseeded would take place in the fall, which is best for germination and growth of the seeds.

Sunroc needs to cut down an existing well stand pipe that now rises approximately 20' to 25' in the air. Sunroc will need to appropriately cap that stand pipe, once it is cut down, in order to protect the groundwater in the area.

Sunroc needs to remove and dispose of broken up concrete and asphalt that remains on the site.

It is my understanding that the property owner (HG Utah I) is desirous that the existing asphalt roadway entrance be left in place. I have no concerns with this being left in place.

Please let me know if you have any questions or concerns.

Sincerely,

Norm Beagley, P.E.  
Santaquin City Engineer



# Report of Operations

03/23/15

Pursuant to the application requirements for a conditional use permit, we offer the following summary and exhibits of Sunroc's operations at its Summit Ridge location.

## **Summary**

Sunroc Corporation operates a sand and gravel business on part of the Summit Ridge development owned by HG Utah I in Santaquin, Utah. Sunroc's operations are part of a larger mass grading plan. Sunroc's operations serve to grade the site as well as provide sand and gravel needs to construction projects in the area. For the past two years Sunroc has been operating on both the north and south sides of Summit Ridge Parkway.

As of the day this report was generated, all reclamation on the parcels north of Summit Ridge Parkway has been completed pursuant to the mass grading plan, except for the removal of the large overburden pile and the removal of the old scale pad. The scale has been relocated to Sunroc's property south of the gun club, and trucks no longer exit the site onto Summit Ridge Parkway. We were asked by the property owner to not remove the asphalt lining the east entrance, north of Summit Ridge Parkway, as this asphalt will help mitigate any track-out while the large overburden pile is still being removed. We are actively looking for projects that would use the overburden pile. We will also place a sign in the pile indicating that it is free fill dirt for anyone who may wish to use it. The concrete scale pad will be removed promptly.

Sunroc has moved its mass grading operations to the south side of Summit Ridge Parkway. We will continue to process and remove aggregate products as demand requires. Aggregate demand can swing drastically from year to year, but it is anticipated that processing operations will continue for at least another 5 years on the Summit Ridge property. Once Sunroc has completed the mass grading on the Summit Ridge property, we will move to the Sunroc-owned property and continue our sand and gravel operations.

## **Plan of Operations**

Please see the attached exhibits, prepared by LEI, for details related to the mass grading plan.

## **Nuisance Mitigation:**

### **Dust**

As Sunroc's operation requires a state-issued air quality permit, and as our ability to operate depends upon our adherence to the demands of this permit, Sunroc complies strictly with the approved opacity and fugitive dust limits dictated by the permit. Sunroc has a stand-up water tank on site from which it pulls water to keep dust to a minimum on roads and piles. All processing equipment is equipped with a dust suppression system.

### **Noise**

Processing and mass grading operations can be noisy at times. However, the effects of noise are kept to a minimum by doing the following: operations are not conducted before 7:00am or after 7:00pm. Also, the processing operation is kept toward the center of the parcel and stockpiles and berms created help to deflect and muffle the noise that is generated.

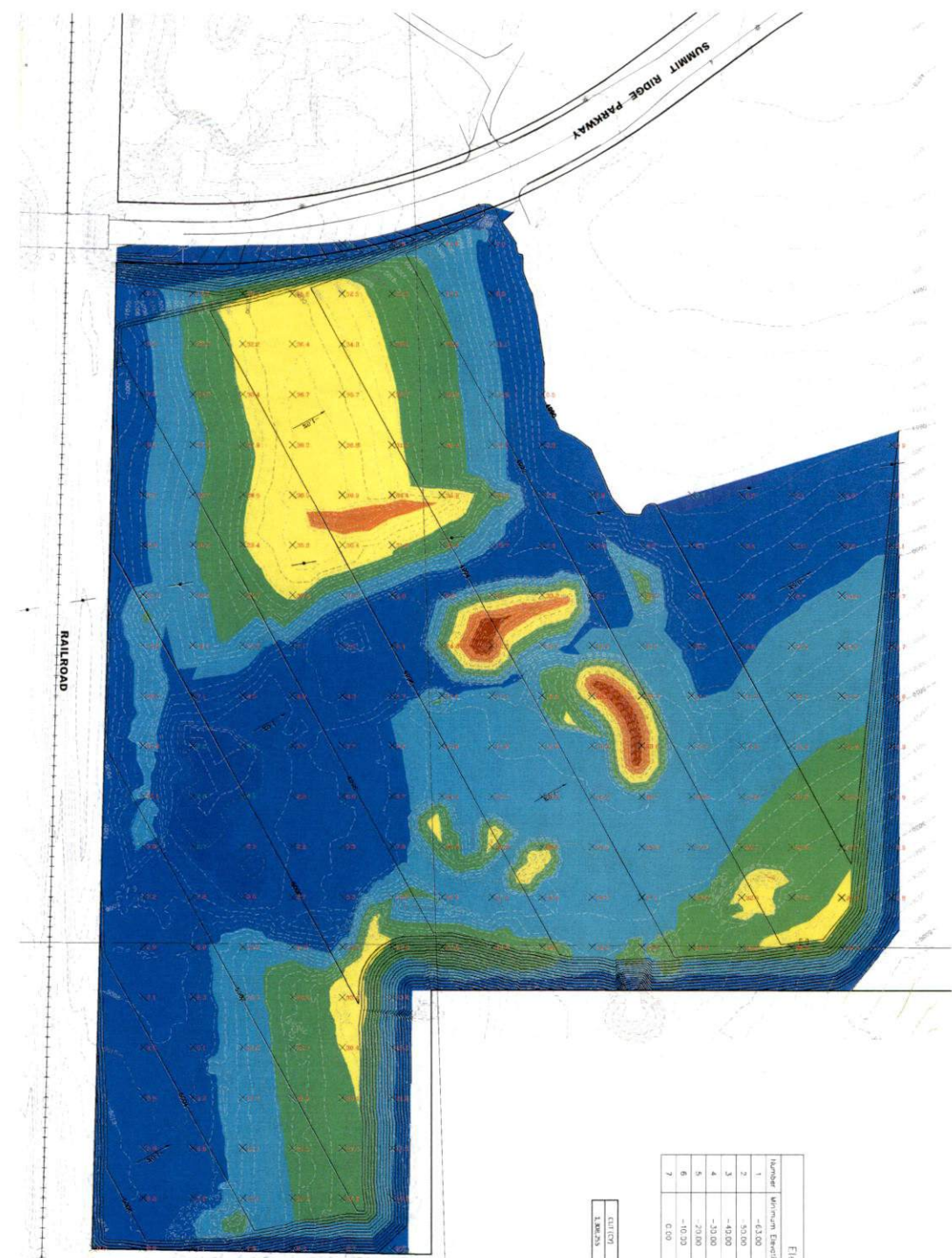
**Odors**

Sunroc is not aware of any odors that its operation produces.

**Mining Standards**

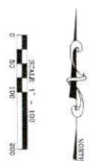
Mining standards in the state are governed by the Mine Safety and Health Act and operations receive continued oversight by the Mine Safety and Health Administration (MSHA). Sunroc's operation in Summit Ridge has received, and will continue to receive, random inspections by MSHA. We are proud to note that we did not receive any MSHA violations during the two inspections conducted by MSHA at Summit Ridge in 2014. The operations in Summit Ridge are also inspected regularly by Sunroc's Safety Department.

NOTES  
1. ALL DEPICTED TO BE LESS THAN OR EQUAL TO 25% AND GREATER THAN OR EQUAL TO 25%.



Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Area
1	-63.00	-50.00	7833.66
2	-50.00	-40.00	24800.24
3	-40.00	-30.00	23466.24
4	-30.00	-20.00	43398.62
5	-20.00	-10.00	21848.12
6	-10.00	0.00	81712.86
7	0.00	5.29	60241.72

CU/100	14.10%	34.11% (9.61%)
1.848 2%	2.80%	1.80% (0.50%)

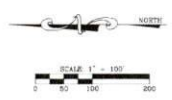
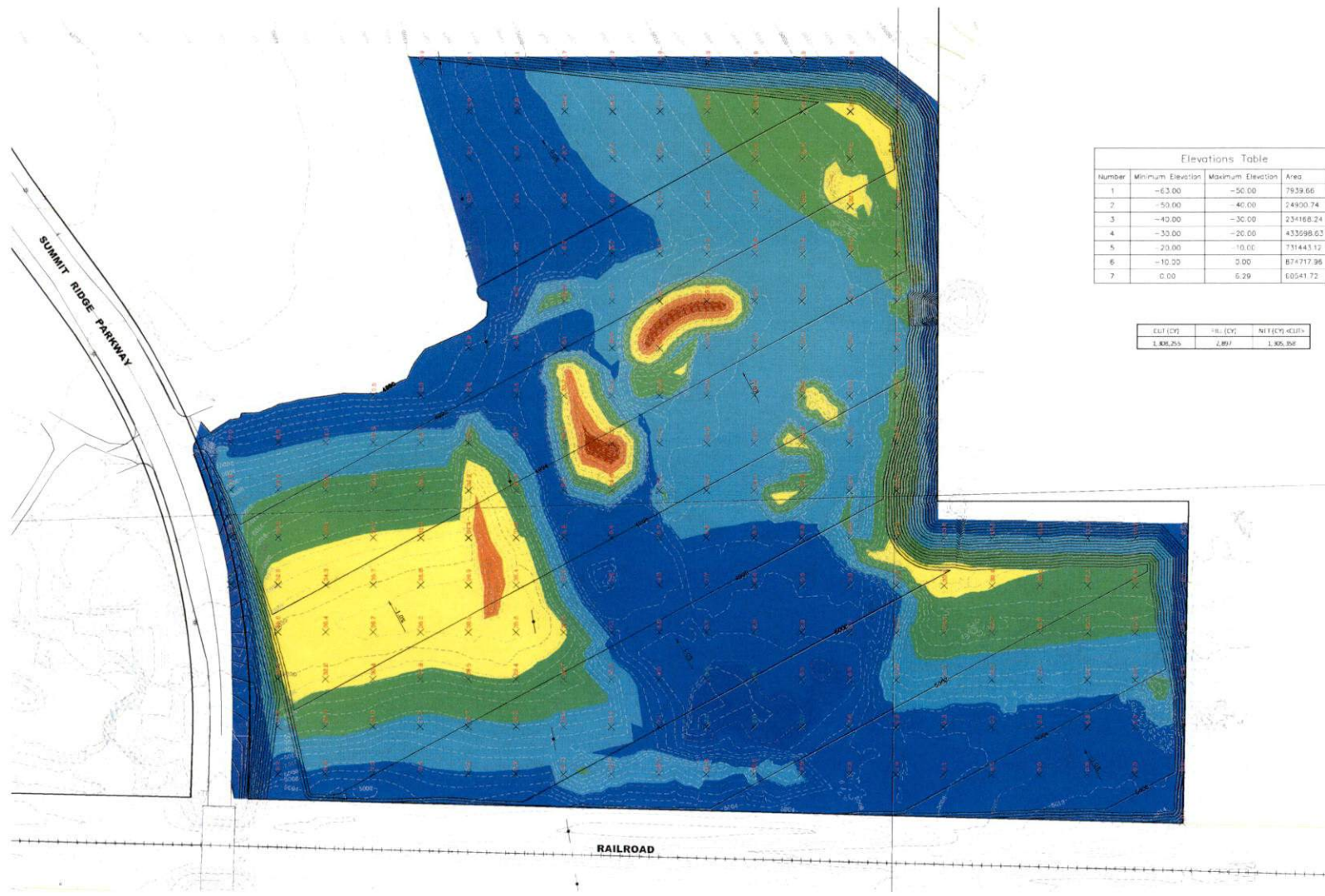


**TEI**  
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www.tei-engineers.com

**SUMMIT RIDGE**  
SANTAQUIN, UTAH  
**SOUTH GRAVEL PIT EXHIBIT**

DATE: 11/21/2012  
BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1" = 400'  
SHEET: 2





Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-63.00	-50.00	7939.66	Blue
2	-50.00	-40.00	24900.74	Light Blue
3	-40.00	-30.00	234168.24	Green
4	-30.00	-20.00	433598.63	Yellow
5	-20.00	-10.00	731443.12	Orange
6	-10.00	0.00	874717.96	Red
7	0.00	5.29	60541.72	Dark Red

CUT (CY)	FILL (CY)	NET ELEV. HEIGHT
1,808,255	2,897	1,805,358

**NOTES**  
1. ALL SLOPES TO BE LESS THAN OR EQUAL TO 3:1 AND GREATER THAN OR EQUAL TO 0.5%.

**LEI**  
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office@lei-eng.com  
www.lei-eng.com

**SUMMIT RIDGE**  
**SANTAQUIN, UTAH**  
**SOUTH GRAVEL PIT EXHIBIT**

REVISIONS  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_

LEI PROJECT #  
1998-0635  
DRAWN BY  
JSR  
CHECKED BY  
CAP  
SCALE  
1" = 100'  
DATE  
11/21/2012  
SHEET



# Community Cat Management

A Different Approach

Arlyn Bradshaw  
*Executive Director*

**Best Friends<sup>®</sup>**  
SAVE THEM ALL



# Defining the Problem

- In Utah, 52% of all cats that enter shelters are killed
  - Compared to 17% of dogs
- Cats must be treated differently than dogs in our shelter, specifically community cats





# Community Cat Management

- What is a community cat?

"Community cat" means a feral or free-roaming cat that is without visibly discernable or microchip owner identification of any kind, and has been sterilized, vaccinated, and ear-tipped.

*- Utah State Code*





# What is the law?

- 11-46-303. Community cats.
  - (1) A cat received by a shelter under the provisions of Section 11-46-103 may be released prior to the five-day holding period to a sponsor that operates a community cat program.
  - (2) A community cat is:
    - (a) exempt from licensing requirements and feeding bans; and
    - (b) eligible for release from an animal shelter prior to the mandatory five-day hold period in Section 11-46-103.
  - (3) Community cat sponsors or caretakers do not have custody, as defined in Section 76-9-301, of any cat in a community cat colony. Cats in a colony that are obviously owned, as evidenced by a collar, tags, microchip, or other discernable owner identification, are not exempt from the provisions of Title 76, Chapter 9, Part 3, Cruelty to Animals.
  - (4) Sterilization and vaccination records shall be maintained for a minimum of three years and be available to an animal control officer upon request.
- Enacted by Chapter 130, 2011 General Session



# Community Cat Management

- Trap/Neuter/Return is a humane, non-lethal alternative to the trap-and-kill method of controlling cat populations
- Healthy (or easily treatable) cats are trapped, brought to a shelter or clinic to be sterilized and vaccinated, and released back to the area they were found
- Cats are ear tipped for future identification





# The Vacuum Effect

Using trap-kill programs causes a phenomenon wherein if a cat's population is reduced, remaining cats will produce kittens at a higher rate to compensate. Even if all of the cats are removed, the habitat attracts new cats, drawing the community into a costly and endless cycle of trapping and killing.



## How it Works - Complainants

- A successful TNR program must include a plan to address the legitimate nuisance complaints by community members
  - Sterilization naturally reduces nuisance behaviors
- Best Friends staff canvases neighborhoods to explain the TNR program and offer resources
- Promote Deterrent Methods
  - Scat Mats, ScareCrow, CatStop





## How it Works - Benefits

- Reduces shelter admissions and operating costs while increasing adoption rates
- Creates safer communities by reducing the number of unvaccinated cats
- Improves the health and quality of lives of free roaming cats
- Reduces the behaviors that can lead to nuisance complaints such as fighting and yowling
- Increased job satisfaction among animal shelter employees
- TNR reduces the size of the colony over time



# What can Best Friends do?

- With Municipal Support, Best Friends will Implement a Community Cat Program
  - Work with Santaquin City to identify areas of high feral cat intake
  - Trap, Sterilize, Vaccinate, Release
  - Provide resources for affected communities
    - Deterrents, Spay & Neuter Services



# Questions?

Arlyn Bradshaw

[arlyn@bestfriends.org](mailto:arlyn@bestfriends.org)







## MEMORANDUM

April 7, 2015

*Ordinance 5-02-2015*

To: Mayor Hunsaker and City Council via Planning Commission  
From: Dennis Marker, Community Development Director  
RE: Code Amendment Pertaining to Freestanding Signs near I-15

CA#15-002

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This item was notice for public hearing in accordance with City and State notice procedures.

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### **City Council Action Needed**

Review the proposed ordinance and make any desired modifications before taking action on it.

### **BACKGROUND**

The Planning Commission requested revisions to the City sign regulations pertaining to freestanding signs near the I-15 interchanges, during their March 12, 2015 meeting. After property notice and conducting a public hearing on the proposed changes, the Planning Commission forwarded a positive recommendation to the Council for the language changes found in Ordinance 05-02-2015.

### **ANALYSIS OF PROPOSAL**

#### **Legal Consideration:**

Signage regulations are generally accepted land use regulations, but cities should remember that regulating signage is a means of regulating speech. The courts have held strongly in favor of the 1<sup>st</sup> and 14<sup>th</sup> amendments to the Constitution of the United States with very few exceptions. The exceptions allowed require government to have regulations restricting only time, place, or manner and which are substantially related to a government interest with the regulation being no more extensive than necessary to advance that government interest. For additional readings on this you may consider Central Hudson Gas & Electric Corp. v. Public Service Commission.

#### **Code Amendment Policy**

As a land use regulation, Santaquin City Code (S.C.C.) §10-6-3.A gives the following standard to be met when considering an amendment of the City's Land Use and Development Management Code, S.C.C. Title 10.

*It is hereby declared to be public policy that this title shall not be amended except to more fully carry out the intent and purpose of the general plan of the city and of this title.*

#### **General Plan Review**

The following Goals and Policies, found in the City's General Plan: A Community Prospering in Country Living, adopted July, 2014, would serve as the government interests being pursued through the request. Staff comments about the proposed code amendment are located to the right of each policy.

<b><u>Community Vision.</u></b>	
<b>Goal 1.</b>	<b>To provide a small-town atmosphere with well-planned and organized growth.</b>

Policy 3:	Encourage new commercial land uses to locate in existing commercial areas.
Policy 5:	Assure that development is built to proper scale to maintain the small town atmosphere of the City.

**Commercial Land Uses**

- Goal 1**      **To establish quality commercial areas which will provide desirable goods and services for local residents and enhance the City's sales and property tax revenues.**
- Policy 1      Develop policies and standards which allow a variety of retail and commercial goods and services within the community while encouraging businesses to prosper.
- Policy 2      Provide for adequate access, parking, traffic circulation, noise buffering, and other operational conditions within commercial areas.
- Policy 3      Improve the image and appearance of commercial corridors, especially along Main Street.
- Policy 5      Formulate thoughtful commercial site design and development standards to express the desired overall image and identity as outlined in the Community Vision.

The General Plan Economic Element also states, "uses near I-15 may be more freeway oriented, including automotive service stations, auto dealerships, travel centers or other travel oriented businesses." These types of businesses help entice people to get off a freeway or provide services to travelers who get off the interstate. Having sign regulations that help people who get off the freeway know what is immediately available in the area makes the community more customer friendly, but having freeway oriented uses is not the same as those uses being freeway visible.

For a sign to attract traffic off the freeway at Main Street, it would need to be visible and legible. A business 1,500 feet from an off-ramp would need a sign with text over five feet tall and the sign would need to be over 50 feet in the air to clear sight obstructions for southbound freeway traffic. Northbound traffic would need a sign over 100 feet in the air to be visible. Arguably these sizes of sign are not compatible with a quaint main street environment.

For signs to attract customers from the off-ramps, a distance of 1,500 feet away, sign text would need to be about 12-inches tall and roughly 10 feet off the ground. If a gas station provides three different gases and utilizes a logo, their sign copy could fit onto a 25 feet tall sign. The existing commercial developments within the proposed buffer already have signs of this size as legal non-conforming uses. The proposed amendment appears to be a reasonable means of allowing the signs to continue while enabling visibility to the traveling public who may be getting off the freeway.

At the same time, it should be recognized that the general plan also seeks to maintain rural character, small town feel, and more aesthetically pleasing streetscapes. Allowing the proliferation of large signs along major roads will likely detract from the desired thematic character of the community. This is one reason for requiring lower profile, monument signs along the majority of Main Street. Similar to arguments above, a person traveling on arterial or collector roads is traveling at slower speeds and in closer proximity to commercial signage, thus smaller text and lower signage can serve the same purpose to local travelers as the larger signs for the freeway users.

**Santaquin City Code Title 10 Review**

The City's zoning and land use ordinance was established *"to promote the health, safety, morals, convenience, order, prosperity, and general welfare of the present and future inhabitants of the city by guiding development within the city in accordance with a comprehensive plan prepared and adopted by the city"*. The City's sign regulations, which are adopted as part of the Zoning Code were adopted to achieve the following (S.C.C. 10-13-1):

1. signs are compatible with their surroundings,
2. signs are legible under the circumstances in which they are seen,
3. signs are effective in indexing the environment,
4. signs are conducive to promoting traffic safety and the convenience and enjoyment of public travel by preventing visual distraction, protecting pedestrians, and attracting tourists to the city,
5. signs that are built will preserve and enhance property values,
6. first class business and commercial districts are established, and
7. fire hazards due to signs are eliminated.

#### **Affect and Non-conforming Uses**

The proposed text would apply to commercial properties, along arterial roads and within 1,500 feet of an interchange excepting the PC Zone which has separate sign regulations. The result of the amendment would add freestanding sign capabilities to 7 parcels along Main Street, which in reality includes only four commercial development sites (See Figure 1) Three of those sites already have or had tall freestanding signs prior to the 2008 code amendment.

Two of the freestanding signs along Main Street would be legal conforming signs rather than legal non-conforming signs with this proposal.

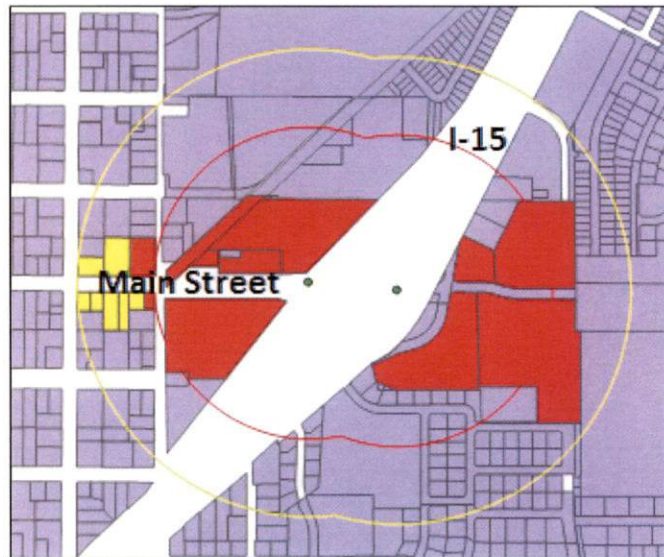


Figure 1: Map showing the additional commercial properties that would benefit from the proposed amendment (yellow)

#### **Recommendation**

Staff recommends the City Council approve Ordinance 05-02-2015, based on the following findings.

#### **Findings**

1. The proposed language is consistent with the policies of the City's General Plan, namely;
  - a. to encourage new commercial land uses which are built to proper scale to maintain the small town atmosphere of the City.
  - b. Zoning policies should allow a variety of retail and commercial goods and services within the community while encouraging businesses to prosper and provide for adequate access, parking, traffic circulation, noise buffering, and other operational conditions within commercial areas.
  - c. to improve the image and appearance of commercial corridors and carefully limit any negative impacts of commercial facilities on neighboring land-use areas, particularly residential development.
  - d. Formulating thoughtful commercial site design and development standards to express the desired overall image and identity as outlined in the Community Vision of the General Plan.
2. The regulations adhere to the purposes of the City's sign regulations found in Title 10-13 of the Santaquin City Code.





## MEMORANDUM

May 1, 2015

Ordinance 504-2015

To: Mayor Hunsaker and City Council via Planning Commission  
From: Dennis Marker, Community Development Director  
RE: Code Amendment Pertaining to Process Timing Requirements

CA#15-003

This item was notice for public hearing in accordance with City and State notice procedures.

### CITY COUNCIL ACTION NEEDED

Review the proposed ordinance and make any desired modifications before taking action on it.

### **BACKGROUND**

A review of city development review process requirements found that an application cannot be considered by another review body within six days of a previously required review body action (e.g. The Planning Commission cannot provide a recommendation on a subdivision within seven days of the Development Review Committee consideration of the same). This same requirement exists for other land use applications such as rezones, ordinance changes, general plan adoptions, etc. In an effort to facilitate quicker review times of land use applications it is proposed that this requirement be removed.

The proposed code amendment is as follows:

### **10-19-3: REVIEWING BODIES:**

In accordance with the Utah state code public meetings laws, the Santaquin City council, planning commission and development review committee shall review all land use applications, as provided in this section and this code. The development review committee shall be composed of city staff, including representatives from each city department, elected officials, and others, as determined by the city council.

No project shall receive any preliminary or final approval from a review body listed above, except as explicitly outlined in the processes established by this section. ~~No land use application shall be reviewed within six (6) days of receiving approval or recommendation from any separate review body.~~

### **Planning Commission Recommendation**

The Planning Commission forwarded a positive recommendation to the City Council for approval of the proposed amendment based on the following finding.

#### Finding

1. The proposed amendment provides greater flexibility to the city for reviewing land use applications while maintaining adherence to the State laws pertaining to open and public meetings.



## MEMORANDUM

April 17, 2015

Ordinance 5-05-2015

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To: Mayor Hunsaker and City Council via Planning Commission  
From: Dennis Marker, Community Development Director  
RE: Code Amendment Pertaining to Setbacks Along Trail Corridors CA#15-008

---

This item was notice for public hearing in accordance with City and State notice procedures.

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### **CITY COUNCIL ACTION NEEDED**

Review the proposed ordinance and make any desired modifications before taking action on it.

### **BACKGROUND**

City administration is requesting that the City consider allowing a reduction of required front setbacks when a lot is adjacent to a city trail corridor. The intent behind this ordinance is to enable small lots adjacent to trail corridors to have greater flexibility and building opportunities while maintaining an aesthetically pleasing streetscape and yard areas.

### **ANALYSIS OF PROPOSAL**

#### **Legal Consideration:**

State law provides that cities may "enact all ordinances, resolutions, and rules . . . that they consider necessary or appropriate for the use and development land with the municipality . . ." The enactments can address "uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with a landowner's private property interests, height and location of vegetation, trees, and landscaping, unless expressly prohibited by law" (emphasis added).

Setbacks are a regulation of structures and providing additional flexibility to lots adjacent to public open space allows greater opportunities for landowners to utilize their property without sacrificing desired community aesthetics, landscaping, and recreation opportunities. Setback reductions further enable property owners to expand their existing dwellings rather than have to construct a new home to achieve similar utility in habitation. This provides a means of retaining residents and increasing taxable value of property but not increasing impacts to community infrastructure.

#### **Code Amendment Policy**

As a land use regulation, Santaquin City Code (S.C.C.) §10-6-3.A gives the following standard to be met when considering an amendment of the City's Land Use and Development Management Code, S.C.C. Title 10.

*It is hereby declared to be public policy that this title shall not be amended except to more fully carry out the intent and purpose of the general plan of the city and of this title.*

### **General Plan Review**

The following Goals and Policies, found in the City's General Plan: A Community Prospering in Country Living, adopted July, 2014, would serve as government interests being pursued through the request.

<b><u>Community Vision</u></b>	
G1.P1	Channel future growth and development into areas that can be efficiently and effectively served by public infrastructure and facilities.
G1.P4	Development should be permitted only to the degree that the City has capacity to provide the necessary public services.
G2.O2.P4	Beautify and enhance City gateways and major roads.
G3.O2.P3	Discourage "leap-frog" development through urban growth boundaries and by not approving development applications which over-extend city services to new areas until existing areas are developed with on-site improvements.
<b><u>Land Use Guidelines</u></b>	
#2	The relationship of planned land uses should reflect consideration of existing development, agricultural preservation, environmental conditions, service and transportation needs, and fiscal impacts.
#6	Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.
#7	Growth should be directed to locations contiguous to existing development or on "in-fill" properties to provide city services and transportation in a costeffective and efficient manner.

### **Affect and Non-conforming Uses**

The proposed ordinance will not create additional non-conforming uses. The change will make a handful of non-conforming uses along Center Street and Highland Drive conforming uses.

### **Planning Commission Recommendation**

The Planning Commission forwarded a positive recommendation to the City Council for reduction of front setbacks along trail corridors based on the following findings and conditions:

#### **Findings**

1. The proposed amendment provides greater opportunity for property owners to utilize their property.
2. The proposed language is consistent with the policies of the City's General Plan, namely;
  - a. Channel future growth and development into areas that can be efficiently and effectively served by public infrastructure and facilities.
  - b. Discourage "leap-frog" development through urban growth boundaries and by not approving development applications which over-extend city services to new areas until existing areas are developed with on-site improvements.
  - c. The relationship of planned land uses should reflect consideration of existing development, agricultural preservation, environmental conditions, service and transportation needs, and fiscal impacts.
  - d. Transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available.

- e. Growth should be directed to locations contiguous to existing development or on "in-fill" properties to provide city services and transportation in a cost effective and efficient manner.
- 3. No Non-conforming uses will be created with this ordinance.

Conditions

- 1. That this code amendment only pertains to lots within the R-8, R-10, R-12, R-15, R-20, and RC Residential zones, as shown in the attached Exhibit A.
- 2. That a minimum 10' setback be maintained along any property fronts, since the City requires a 10' public utility easement along those property lines.