

NOTICE

Notice is hereby given that the City Council of the City of Santaquin will hold a City Council Meeting on Tuesday, September 1, 2020, 275 W Main, at 7:00 pm, in the Court Room/Council Chambers (2nd Floor).

Santaquin City Meetings Will Be Held Both Online and In-Person (Temporary Restrictions on In-Person Attendees while responding to Coronavirus public gathering restrictions):

- **YouTube Live** - Santaquin City public meetings will be shown live on the **Santaquin City YouTube Channel**, which can be found at:
https://www.youtube.com/channel/UCTzZT_yW2H2Hd-58M2_ddSw
or by searching for Santaquin City Channel on YouTube.
- **Public Comment & Public Hearing Participation** – As with all City Council and Planning Commission Meetings, we will continue to invite the public to provide “Public Comment” (30-minute duration, maximum of 5-minutes per comment). We will also continue to hold Public Hearings, as needed and required on specific issues. We invite the public to provide comment in the following ways:
 - **By Email** – Comments will be accepted by email up to 5:00 P.M. on the date of the meeting. Comments will be read during the meeting and made part of the official record of the city. Comments should be submitted to PublicComment@Santaquin.org
 - **By Telephone** – For those who would like to have their own voice heard during the Public Comment or Public Hearing periods, please submit an email to PublicComment@Santaquin.org providing us your Telephone Number. When it is your turn to speak, a Santaquin City staff member will call you and put you on speakerphone so that you can personally share your comments within the meeting.
 - **In Person** – For those who would like to attend in person, we welcome you but ask that you follow all public health guidelines regarding hygiene as outline by the Utah Health Department

AGENDA

1. **ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **INVOCATION/INSPIRATIONAL THOUGHT**
4. **DECLARATION OF ANY CONFLICT OF INTEREST**
5. **CONSENT AGENDA**
 - a. Minutes:
 1. August 18, 2020 – City Council Work Meeting Minutes
 2. August 18, 2020 – City Council Regular Meeting Minutes
 - b. Bills:
 1. \$144,065.14
 - c. Consent Action Items:
 1. Approval of Santaquin City’s Participation in the Emergency Watershed Protection Project
6. **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**
 - a. Volunteer of the Month Award – Haylee & Hannah Glazner
7. **FORMAL PUBLIC HEARING**
 - a. 500 West Nebo School District Annexation
 - b. Orchard Hills II Right of Way Vacation
8. **BUILDING PERMIT & BUSINESS LICENSE REPORT**
9. **NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS**
 - a. Ordinances Changes Related to the 06-02-2020 City Council Request of the Planning Commission to Consider Possible Restrictions and Modifications to Multi-Family Developments (MSR):
 - i. Ordinance 09-01-2020 “An Ordinance Amending Santaquin City Code to Modify Regulations for Attached Accessory Dwelling Units (i.e. Accessory Apartments) and to Define Regulations for Detached Accessory Dwelling Units (i.e. Cottages, Casitas)
 - ii. Ordinance 09-02-2020 “An Ordinance Amending Santaquin City Code which Repeals Language that Allow Flag Lots”
 - iii. Ordinance 09-03-2020 “An Ordinance Amending Santaquin City Code which Clarifies Land Use Definitions”
 - iv. Ordinance 09-04-2020 “An Ordinance Amending Santaquin City Code to Allow Detached Accessory Dwelling Units in the Main Street Residential Area”

- v. Ordinance 09-05-2020 “An Ordinance Amending Santaquin City Code Allowing Detached Accessory Dwelling Units and Removing Flag Lots from the R-8 Zone”
 - b. Ordinance 09-06-2020 “An Ordinance Approving the Vacation of Right of Way at Orchard Hills II (approximately 120 East Highland Drive)”
 - c. Ordinance 09-07-2020 “An Ordinance Enacting Santaquin City Code Title 4 Chapter 5 Regarding Public Assemblies and Special Events”
 - d. Resolutions Related to the Construction of a New City Hall (Near the City Museum):
 - i. Resolution 09-01-2020 “A Resolution Approving the Purchase of Real Property 09-065-0001 and 09-065-0006 (approximately 11 West 100 South)
 - ii. Resolution 09-02-2020 “A Resolution Approving the Purchase of Real Property 09-065-0002 and 09-065-0007 (approximately 148 South Center Street)
 - e. Discussion and Possible Action Regarding Website and Codification Services with Municode
 - f. Acceptance of Annexation Petition for the proposed “Nebo School District & 500 West” Annexation
 - g. Notice of Certification of the 500 West Nebo School District Annexation Petition
 - h. Resolution 09-03-2020 “A Resolution Approving a Partial (2nd) Spending Plan For the Use of Santaquin City’s Allocation of CARES Act Federal Funding”
 - i. Presentation – Regarding Possible Enhancements to the Summit Creek Irrigation Pond #2 and the future Santaquin City’s Portion of the Central Utah (Water) Project – Former Mayor Dan Olson
- 10. CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AGENCY**
- 11. CONVENE OF THE SANTAQUIN LOCAL BUILDING AUTHORITY**
- 12. CONVENE OF THE SANTAQUIN WATER DISTRICT**
- 13. REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**
- a. City Manager Benjamin Reeves
 - b. Assistant City Manager Norman Beagley
 - c. Community Development Director Jason Bond
- 14. REPORTS BY MAYOR AND COUNCIL MEMBERS**
- a. Council Members
 - b. Mayor Hunsaker
- 15. EXECUTIVE SESSION** (May be called to discuss the character, professional competence, or physical or mental health of an individual)
- 16. EXECUTIVE SESSION** (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)
- 17. ADJOURNMENT**

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

CERTIFICATE OF MAILING/POSTING

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

BY: _____
K. Aaron Shirley, City Recorder



The meeting was called to order by Mayor Kirk Hunsaker at 5:30 p.m.

Council Members Attending: Mayor Kirk Hunsaker, Council Member Nicholas Miller, Council Member Betsy Montoya, Council Member Lynn Mecham, Council Member David Hathaway, Council Member Jennifer Bowman

Other's Attending: City Manager Benjamin Reeves, Assistant City Manager Norm Beagley, Community Development Director Jason Bond

DISCUSSION ITEMS

Discussion Regarding Upcoming City Events – Community Services

Community Services Director John Bradley gave a report with different options on the possibility of having a rodeo in the fall. Options ranged from not having a rodeo, having just a little buckaroo, or having a limited scaled rodeo. The biggest issues were the safety and liability issues due to COVID-19, the inability of the city to do contact tracing because of no assigned seating, the inability to get a mass gathering permit because of COVID-19 and the rodeo arena has no permanent seating, inability of the city to require masks be worn, and finally the sponsorships already pulled back because the rodeo didn't happen during Orchard Days so the city would have to bear the full cost of the rodeo.

Council agreed that it didn't make sense to do the rodeo this year.

Review of Emergency Watershed Protection (EWP) Projects under development with the Natural

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Resources Conservation Service (USDA-NRCS) and Utah County

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Other, time permitting

City Manager Reeves asked if the Council would be okay with starting to cast work meetings on Youtube, especially with the new camera and audio system being installed early September and whether the Council wanted to continue to do it in the basement or to do it upstairs. Because the city uses a makeshift camera system, the only current reason why the work meetings aren't recorded is because it's difficult to set-up, take down, and then set-up again.

Council Member Miller said he'd be perfectly fine with having the work meetings upstairs. The rest of the Council agreed.

ADJOURNMENT

At 6:35 p.m. the meeting was adjourned.

Attest:

Kirk F. Hunsaker, Mayor

K. Aaron Shirley, City Recorder



The meeting was called to order by Mayor Kirk Hunsaker at 7:00 p.m.

Council Members Attending: Mayor Kirk Hunsaker, Council Member Nicholas Miller, Council Member Betsy Montoya, Council Member Lynn Mecham, Council Member David Hathaway

Other's Attending: City Manager Benjamin Reeves, Assistant City Manager Norm Beagley, Community Development Director Jason Bond, Legal Counsel Brett Rich

PLEDGE OF ALLEGIANCE

Led by Council Member Lynn Mecham.

INVOCATION/INSPIRATIONAL THOUGHT

Mayor Kirk Hunsaker offered an invocation.

CONSENT AGENDA

Minutes:

August 4th, 2020 – City Council Work Meeting Minutes

August 4th, 2020 – City Council Regular Meeting Minutes

Bills:

\$1,143,309.79

Other:

Resolution 08-05-2020 "A Resolution Approving a Re-Conveyance of Property to CJM Property"

Motion: Council Member Miller motioned to approve the consent agenda.

Council Member Mecham seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye

The motion passed 4-0

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Appointments

Appointment to the Historic Preservation Committee Board – Jeremy Coombs

Mayor Hunsaker introduced his nomination to the Historic Preservation Board Jeremy Coombs.

Motion: Council Member Mecham motioned to approve Jeremy Coombs's appointment to the Historic Preservation Committee Board.

Council Member Montoya seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye

The motion passed 4-0

Appointment to the Library Board – Shea Jackson

Mayor Hunsaker introduced his nomination to the Library Board Shea Jackson.

Motion: Council Member Montoya motioned to approve Shea Jackson's appointment to the Library Board.

Council Member Miller seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye

The motion passed 4-0

Awards

Payson-Santaquin Business of the Month – White Feather Rock

Jim and Loretta from White Feather Rock received the Business of the Month award and were noted on their service and volunteering in the community. A photo was taken with the Mayor.

Award of Architectural Service Contract for the Design of a New City Hall – WPA Architecture

City Manager Reeves explained that WPA Architecture came in with an offer of a 5.9% charge for services which is well below industry standards.

Motion: Council Member Mecham motioned to award the contract for the Architectural Service Contract for the Design of a New City Hall to WPA Architecture.

Council Member Hathaway seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye

The motion passed 4-0

Award of Centennial Park (Utah Jazz) Basketball Court Construction Contract – Tennis & Track Co.

Assistant City Manager Norm Beagley explained that this went out to bid and Tennis & Track Co. came as the only bid as they are the premier contractor for Post Tension Basketball Court.

Council Member Miller asked staff if the donations from John Bradley would go towards the court and Beagley confirmed this was correct.

Council Member Montoya asked why there was only one bid and Beagley explained that the city did follow all state procurement guidelines and noticing but this was the only contractor who put in a bid.

City Manager Reeves added that because they are the premier company for Post Tension Basketball Courts that the construction wouldn't happen because of how busy they are until Spring of 2021.

Motion: Council Member Montoya motioned to award the contract for the Centennial Park Post Tension Basketball Court project to The Tennis and Track Company for an amount not to exceed of \$103,270.00.

Council Member Mecham seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye

The motion passed 4-0

Award of a 2020 Road Maintenance Contract and Road Construction Contract (300 West Park Strip Widening Project and North Center Street Rebuild Project) – Black Forest Paving Co.

Assistant City Manager Beagley explained the scope of the road maintenance contract.

Motion: Council Member Miller motioned to award a contract for the 2020 Santaquin Roads Projects to Black Forest Paving for an amount not to exceed \$388,555.56.

Council Member Montoya seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye

The motion passed 4-0

Public Forum

Name(s): Lee Ann Pyper

Comment:

I like some of it. Questions arise as to 1) the tons of dirt and stabilizing it before building on it. That was a pretty good landslide at the park. The grade would have to be massive infill to hit maximum grade. 2) the pictures make it look like the old South Lake Tahoe. That concept works with a lake and casinos just fine. No lake on the mountain here. The fire restrictions requested for vegetation near a dwelling would not allow a forested setting. 3) The light at Maverick will not support much more traffic. With the diesel pumps the semi's are already attempting to come out the north exit of that lot. When school is in session between semis and school buses and CS Lewis, that light backs up going southbound past the school intersection. 4) Would the structures blend into the atmosphere or can you put on a red roof? 5) No garages? 6) The fault line was acknowledged but not addressed.

I'm sure I'll have more thoughts.

Name(s): Jeffrey Siddoway

Comment:

Esteemed Council Members,

First of all, I'd like to be clear that I am not a lawyer, but I am a thinker. That being said, I'm curious if it is legal for the City to include an ordinance, or basic contractual clause, for Development Agreements that would require the agreements be revisited if the Development is ever sold to another developer.

Please allow me to clarify. Having lived in Summit Ridge for the past 12 years, I've noticed that every single time we get a new developer, the Master Plan is changed, and the "promises" made by the previous developer have no legal standing. It's been explained to me that part of the problem in Summit Ridge is the fact that the entire area was zoned as PUD, which allows the developer to, in essence, set their own zones. So even though there has been a realtor's sign at the bottom of the development to sell 70+ acres of commercial/retail land for the past 8-10 years, all of that land is now going to be townhomes. When residents complain, we are told that this is due to a decision that occurred 20 years ago and nothing can be done. Let us act now to prevent future City

Councils from having to give the same reasoning. Residents resent hearing that the City is beholden to past actions, whereas the Developer can do whatever it wants, when it wasn't even around during those past actions.

If the problem there is, in fact, the PUD zoning, then I would hope that we stop using PUD in the future. With the General Plan being updated this year, please consider discontinuing that zoning designation. If the problem is not with the zoning itself, but with the Development Agreement, then let us learn from past mistakes and adjust our behavior for the future. Consider a clause in any future agreements that void the Development Agreement upon sale of the development. Or, at least, build in restrictions that don't allow for the Developer to make changes to the proposed Master Plans. Personally, I think setting the zoning up-front is one of the best options, with very specific residential zones that allow or disallow specific types of housing in each zone.

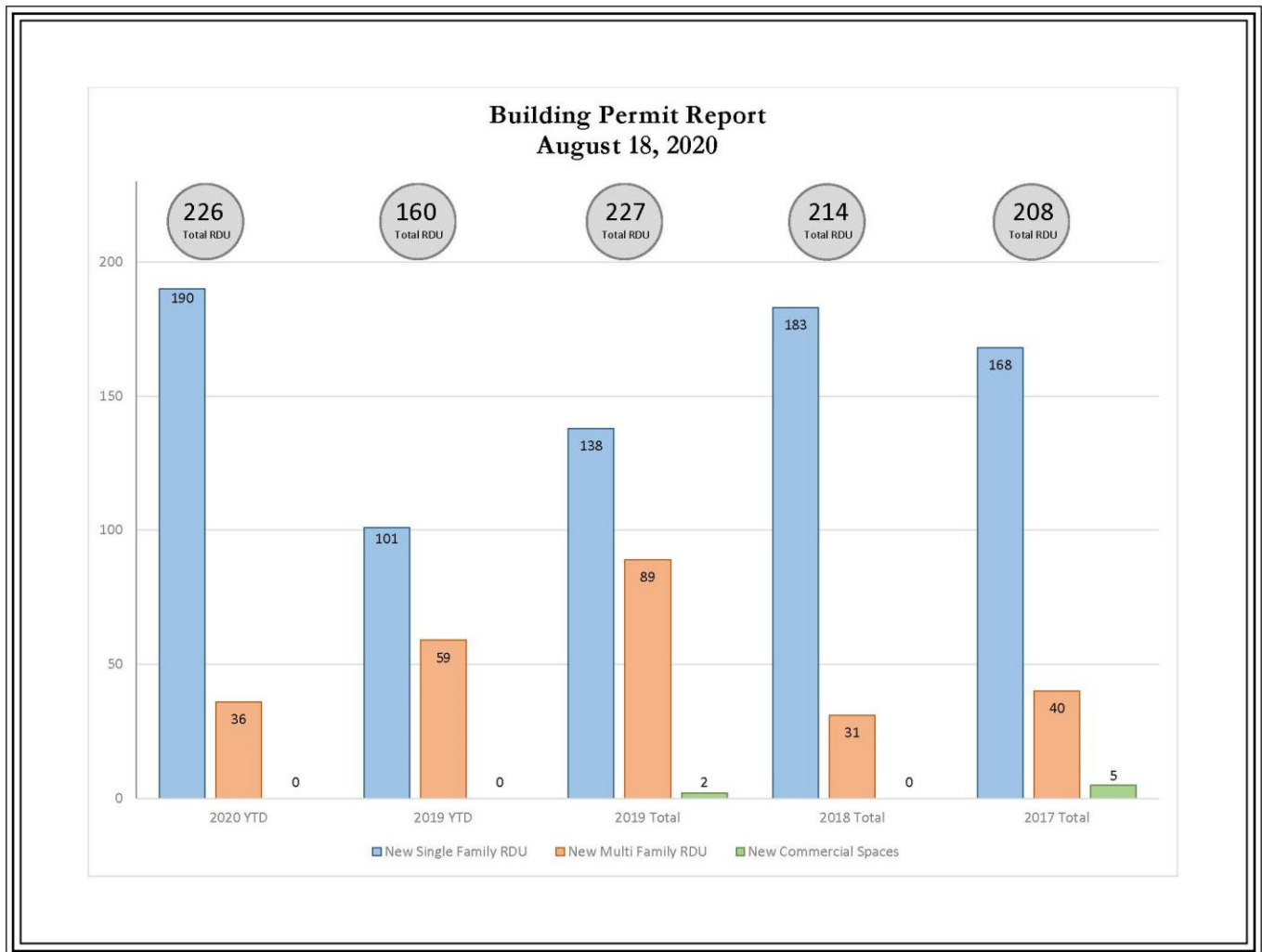
I am not a legal expert, but I am sure there is something the City can do to correct these situations going forward. Summit Ridge is just one example of promises from Developers not being kept; similar cases can be found in most, if not all, developing neighborhoods around Santaquin. Please keep long-term effects in mind when making immediate decisions.

Thank you.

Mayor Hunsaker went over the City Council Meeting protocols and how the protocols indicate that the forum is to be no longer than 30 minutes and each individual speaker is to be no longer than 5 minutes each. If there are more than 6 speakers than individual time for each speaker is to be adjusted accordingly. City Manager Reeves said that the general rules for Public Forum is that the Council doesn't respond because it is the public's time for speaking. Reeves then went on to explain the difference between a Public Forum and a Public Hearing.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Community Development Director Bond showed that there were 226 additional units this year with 29 new units since the last Council Meeting.



Community Development Director Bond reported there were four new business licenses issued.

<u>New Business Licenses</u>				
Name	Owner	Address	Description	BL#
Plant Kingdom LLC	Iris Yuseira Nunez	418 Granite Dr.	Online plants order and or deliveries	BL-4515
Bodyluv Massage	Cindi Mortensen	30 S. 300 E.	Massage Therapy	BL-4516
Rapid Mechanical	Matthew Trip	622 Crest Dale Lane	Air conditioning, heating, & HVAC service contractor	BL-4517
It Takes a Village Daycare	Danyale Harris	206 W. Royal Land Dr.	Home Daycare	BL-4518

NEW BUSINESS & ADOPTION OF ORDINANCES AND RESOLUTIONS

Ordinance 08-01-2020 "An Ordinance Creating Santaquin City Code Title 5 Chapter 2 Section 18 Establishing Rules for Dog Parks"

Community Development Director Bond explained that there will be a new dog park being built in Summit Ridge and Police Chief Hurst indicated to Bond that it would be a good idea to have some rules for the dog park.

Bond stated that one the city's police officers, who was involved in animal control in the past, reached out to other animal control agencies and this code that is being considered tonight is largely based off of code from nearby cities and what staff has determined to be best practices.

Council Member Miller said he didn't agree with dog food or treats being prohibited from the dog park or the provision that said a child under 13 must have adult supervision. Police Chief Hurst responded that food can cause dogs to be aggressive and the intent of the provision is to prevent dog park attendees from getting bit.

Council Member Montoya said she agreed with the dog food being prohibited but didn't agree with the age limit being placed.

Bond stated that because the dog park wouldn't be completed for another two months and it wasn't too urgent to get passed so staff has time to rework the code according to Council recommendations and come back in another meeting.

Police Chief Hurst said that he was okay with these recommendations as long as the Council came back with recommendations that were clear and measureable for enforcement purposes. City Attorney Rich commented that there are some interesting cases that can be argued if these points are not clarified.

Council Member Hathaway recommended that staff look into why neighboring cities considered the age limit and prohibition on food as best practices since the dog park wasn't going to be completed for another couple of months.

Motion: Council Member Montoya motioned to approve Ordinance 08-01-2020 "An Ordinance Creating Santaquin City Code Title 5 Chapter 2 Section 18 Establishing Rules for Dog Parks"

Council Member Mecham seconded the motion.

Roll Call:

Council Member Miller	Nay
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Nay
Mayor Hunsaker	Aye

After a 2-2 tie, Mayor Hunsaker cast his vote and the motion passed 3-2

Resolution 08-06-2020 "A Resolution Amending the Santaquin City Uniform Bail Schedule for Fines Applicable to Criminal Violations of Various Santaquin City Ordinances" – Re: Dog Parks

City Manager Reeves explained that this supports the previous code adoption for the new dog park by providing for a \$50 fine for infractions in the Uniform Bail Schedule.

Motion: Council Member Mecham motioned to approve Resolution 08-06-2020 "A Resolution Amending the Santaquin City Uniform Bail Schedule for Fines Applicable to Criminal Violations of Various Santaquin City Ordinances" – Re: Dog Parks

Council Member Montoya seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye

The motion passed 4-0

Discussion and Possible Action Regarding the Purchase of Replacement Cardiac Monitoring Units for the Santaquin Ambulances utilizing Santaquin City Fire Department Prior-Year's Fund Balance

Fire Chief Lind explained that these monitors are to be purchased from the Fire Department's fund reserve balance but he recently found out that they are eligible for purchase under the CARES Act dollars distributed to the city. Lind would still like to pull from the Fire Department's fund reserve balance to purchase riot protection gear as his teams go all around the county and up to the capitol occasionally to assist.

Motion: Council Member Miller motioned to approve the Purchase of Replacement Cardiac Monitoring Units for the Santaquin Ambulances utilizing CARES Act dollars in an amount not to exceed \$67,916 and use the Santaquin City Fire Department Prior-Year's Fund Balance for protection equipment and radios in an amount not to exceed \$67,916.

Council Member Montoya seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye

The motion passed 4-0

Resolution 08-07-2020 "A Resolution Approving an Infrastructure Deferral Agreement for the Ercanbrack 2-Lot Subdivision"

Assistant City Manager Beagley explained that this takes the original 3-lot subdivision down to a 2-lot subdivision so that the current water line standards would be sufficient and up to code whereas they wouldn't be under a 3-lot subdivision.

Motion: Council Member Mecham motioned to approve Resolution 08-07-2020 "A Resolution Approving an Infrastructure Deferral Agreement for the Ercanbrack 2-Lot Subdivision"

Council Member Hathaway seconded the motion.

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye

The motion passed 4-0

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

City Manager Benjamin Reeves –

- Acquisition of funding for the new city hall is still underway and should be finalized shortly.
- Group Demonstration Ordinance is coming forward in the next meeting.
- Public Hearing is coming up for the Nebo School District Annexation.
- Public information is going forward to the citizens on the Santaquin Business Stimulus Program.

Assistant City Manager Norman Beagley –

- Projects are continuing to move forward.
- Water and Pressurized Irrigation Water Master Plan Updates coming in October.
- East side frontage road is completed.

Community Development Director Jason Bond –

- Last Friday the Building Inspector position closed and there are 32 applications to go through. Interviews will start next week and they are hoping to get five or six good candidates to interview.
- General Plan proposals/bids close next Friday.
- September 14th there will be a stakeholder meeting for the exit 242 agritourism project with Utah State University.

REPORTS BY MAYOR AND COUNCIL MEMBERS

Mayor Hunsaker –

- Reported on Miss Santaquin Pageant which had 9 participants and the winner was Addie Huff.

Council Member Miller –

- Community Services had soccer try-outs and flag football sign-ups are going well.
- Asked for an update with the Department of Natural Resources (DNR) in regard to the shooting range that had stray bullets putting the public at risk. Assistant City Manager Beagley stated he emailed and reached out to DNR but the city staff has not been formally being made aware of any changes. Miller stated that on the DNR Twitter there was a post stating that the shooting range was closed and listed areas where shooting to not be permitted. Miller was concerned that even though this was formally closed, vehicles still had easy access to the area and asked if a jersey barrier could be put there to prevent vehicles from accessing the closed area. City Manager Reeves stated that this could occur and staff would reach out to the County.
- Concerned that DR Horton has not listened to resident, Council, and staff concerns about trucks not using the second city exit when they should be instead of going through Canyon road and Center Street. Mayor Hunsaker agreed.

Council Member Montoya –

- Youth City Council meetings will resume in September at park pavilions to help promote easier physical distancing.
- Excited for all the road projects all over the city.
- Planning Commission is still working on the MSR zone changes.
- Met with the Fine Arts Committee and is excited to work with them moving forward.
- Proposed a Future Impact Mitigation Plan to help plan more efficiently for all the development that is coming into the city.

Council Member Mechem –

- Nothing to report.

Council Member Hathaway –

- Talked with Judy Robbins from the Senior Center and she received some masks from Mountainland Association of Governments (MAG) for seniors in the community and is checking up on seniors in the community.

EXECUTIVE SESSION – MAY BE CALLED TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL

Council left the public meeting at 8:55 p.m. and called an executive session.

ADJOURNMENT

At 9:56 p.m. the Council reconvened the public meeting and Council Member Miller moved to adjourn.

Council Member Montoya seconded the motion.

The vote was as follows:

Roll Call:

Council Member Miller	Aye
Council Member Montoya	Aye
Council Member Mecham	Aye
Council Member Hathaway	Aye

The motion passed 4-0

Attest:

Kirk F. Hunsaker, Mayor

K. Aaron Shirley, City Recorder

SANTAQUIN CITY CORPORATION
Invoice Register - 8/15/2020 to 8/28/2020 - All Invoices

8/28/2020

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Description</u>
SEPI-20-002945	AERZSEN USA CORPORATION	81284	8/20/2020	8/20/2020	\$36.89			
					36.89	5240550	WRF - EQUIPMENT MAINTEN	WRF
SEPI-20-002951	AERZSEN USA CORPORATION	81284	8/20/2020	8/20/2020	\$306.58			
					306.58	5240550	WRF - EQUIPMENT MAINTEN	WRF
	Vendor Total:				\$343.47			
044242-18876	BIG O' TIRES - SANTAQUIN	81285	8/19/2020	8/19/2020	\$19.99			
					19.99	1054250	EQUIPMENT MAINTENANCE	TIRE ROTATION - VIN: 12179
5246	BYWATER SOLUTIONS	81286	8/19/2020	8/19/2020	\$1,800.00			
					1,800.00	7240240	SUPPLIES	KOHA SUPPORT & HOSTING
081720A	CENTURYLINK	81287	8/17/2020	8/17/2020	\$106.92			
					106.92	1051280	TELEPHONE	801-754-5165
081720B	CENTURYLINK	81287	8/17/2020	8/17/2020	\$124.65			
					124.65	1051280	TELEPHONE	801-754-5293
	Vendor Total:				\$231.57			
20H0246	CHEMTECH-FORD, INC	81288	8/17/2020	8/17/2020	\$80.00			
					80.00	5240520	WRF - SUPPLIES	WRF
20H0692	CHEMTECH-FORD, INC	81288	8/17/2020	8/17/2020	\$100.00			
					100.00	5140310	PROFESSIONAL & TECHNICA	WATER
20H0693	CHEMTECH-FORD, INC	81288	8/20/2020	8/20/2020	\$80.00			
					80.00	5240310	PROFESSIONAL & TECHNICA	STOCK
	Vendor Total:				\$260.00			
PR081520-7171	CHILD SUPPORT SERVICES/ORS	81280	8/21/2020	8/21/2020	\$215.54			
					215.54	1022420	GARNISHMENTS	Garnishment - Child Support
PR081520-383	EFTPS	9999	8/21/2020	8/21/2020	\$32,857.22			
					17,628.44	1022210	FICA PAYABLE	Social Security Tax
					4,122.88	1022210	FICA PAYABLE	Medicare Tax
					11,105.90	1022220	FEDERAL WITHHOLDING PAY	Federal Income Tax
SP099938	ERIKS NORTH AMERICA, INC	81289	8/20/2020	8/20/2020	\$288.54			
					288.54	5240550	WRF - EQUIPMENT MAINTEN	WRF
Refund: 1510453	FLETCHER, RANDALL & KENDALL *	81290	8/17/2020	8/17/2020	\$32.14			
					32.14	5113110	ACCOUNTS RECEIVABLE	Refund: 1510453 - FLETCHER,
20-241	FORENSIC NURSING SERVICES, INC	81291	8/20/2020	8/20/2020	\$260.00			
					260.00	1054311	PROFESSIONAL & TECHNICA	CASE NO. 20SQ02210 & CASE
0820	HEALTH EQUITY INC,	9999	8/20/2020	8/20/2020	\$5,636.67			
					529.65	1022503	HSA	Norm Beagley - Employer Conri
					108.34	1022503	HSA	Norm Beagley - Employee Conri
					529.65	1022503	HSA	Jason Bond - Employer Contribut
					62.00	1022503	HSA	Jason Bond - Employee Contribu
					287.53	1022503	HSA	Brandon Butler - Employer Conri
					393.45	1022503	HSA	Wade Eva - Employer Contributio
					280.00	1022503	HSA	Wade Eva - Employee Contributi
					529.65	1022503	HSA	Ryan Harris - Employer Contribut
					366.45	1022503	HSA	Jon Hepworth - Employer Conrib
					50.00	1022503	HSA	Jon Hepworth - Employee Conri
					393.45	1022503	HSA	Gregg Hiatt - Employer Contributi
					200.00	1022503	HSA	Gregg Hiatt - Employee Contribut
					272.20	1022503	HSA	Rod Hurst - Employer Contributio
					250.00	1022503	HSA	Rod Hurst - Employee Contributi
					529.65	1022503	HSA	Jon Lundell - Employer Contribut

SANTAQUIN CITY CORPORATION
Invoice Register - 8/15/2020 to 8/28/2020 - All Invoices

8/28/2020

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name</u>	<u>Description</u>
					393.45	1022503	HSA	Kayson Shepherd - Employer C
					366.45	1022503	HSA	Aaron Shirley - Employer Contri
					50.00	1022503	HSA	Aaron Shirley - Employer Contri
					44.75	1043310	PROFESSIONAL & TECHNICA	HSA/FSA Admin Fees August 20
47390998	INGRAM BOOK GROUP	81292	8/19/2020	8/19/2020	\$272.13			
					272.13	7240210	BOOKS, SUBSCRIPTIONS & M	BOOKS
47414134	INGRAM BOOK GROUP	81292	8/19/2020	8/19/2020	\$32.34			
					32.34	7240210	BOOKS, SUBSCRIPTIONS & M	BOOKS
47472421	INGRAM BOOK GROUP	81292	8/19/2020	8/19/2020	\$63.90			
					63.90	7240210	BOOKS, SUBSCRIPTIONS & M	BOOKS
47504804	INGRAM BOOK GROUP	81292	8/19/2020	8/19/2020	\$173.93			
					173.93	7240210	BOOKS, SUBSCRIPTIONS & M	BOOKS
	Vendor Total:				\$542.30			
17-280	JAMES MOSHIER	81293	8/17/2020	8/17/2020	\$90.00			
					90.00	1022430	COURT FINES AND FORFEITU	SMALL CLAIMS TRUST
Refund: 104203	JASON BIBLE (RENTAL) +	81294	8/17/2020	8/17/2020	\$2.36			
					2.36	5113110	ACCOUNTS RECEIVABLE	Refund: 104203 - JASON BIBLE
Refund: 615000	JOHNSON, EMMA *		8/25/2020	8/25/2020	\$69.59			
					69.59	5113110	ACCOUNTS RECEIVABLE	Refund: 615000 - JOHNSON, E
REIMBURSE-08	LERWILL, AUSTIN	81295	8/19/2020	8/19/2020	\$278.47			
					278.47	1054240	SUPPLIES	UNIFORM - AUSTIN LERWILL
37011	MITCHELL EXCAVATION INC	81296	8/19/2020	8/19/2020	\$26,924.00			
					26,924.00	4540200	ROAD MAINTENANCE	HIGHLAND DRIVE FRONTAGE
9098	MIWALL CORPORATION	81297	8/19/2020	8/19/2020	\$660.00			
					660.00	1054230	EDUCATION, TRAINING & TRA	AMMUNITION
S103694199.001	MOUNTAINLAND SUPPLY	81298	8/19/2020	8/19/2020	\$60.30			
					60.30	5440240	SUPPLIES	STRAINERS
S103701256.001	MOUNTAINLAND SUPPLY	81298	8/19/2020	8/19/2020	\$424.81			
					424.81	5440240	SUPPLIES	CONCRETE GRADE RING
S103701256.002	MOUNTAINLAND SUPPLY	81298	8/20/2020	8/20/2020	\$2,634.51			
					2,634.51	5240240	SUPPLIES	WATER METERS
S103701525.001	MOUNTAINLAND SUPPLY	81298	8/19/2020	8/19/2020	\$12.00			
					12.00	5440240	SUPPLIES	SWG CHECK VALVE
S103701526.002	MOUNTAINLAND SUPPLY	81298	8/20/2020	8/20/2020	\$2,634.51			
					2,634.51	5240240	SUPPLIES	WATER METERS
S103702182.001	MOUNTAINLAND SUPPLY	81298	8/19/2020	8/19/2020	\$99.00			
					99.00	5440240	SUPPLIES	CEMENT LINED/TAR COATED
S103708612.001	MOUNTAINLAND SUPPLY	81298	8/20/2020	8/20/2020	\$593.85			
					593.85	5240240	SUPPLIES	COUPLER REPAIR
S103708623.001	MOUNTAINLAND SUPPLY	81298	8/20/2020	8/20/2020	\$3,386.30			
					3,386.30	5240240	SUPPLIES	WATER METERS
	Vendor Total:				\$9,845.28			
PR081520-13093	NEBO LODGE #45	81281	8/21/2020	8/21/2020	\$18.00			
					18.00	1022425	FOP DUES	FOP Dues (Nebo Lodge #45)
113676409001	OFFICE DEPOT ADVANTAGE-3615985	81299	8/17/2020	8/17/2020	\$53.42			
					53.42	1043240	SUPPLIES	727 GRAY INK CARTRIDGE
523	OLD PIONEER PRESS	81300	8/18/2020	8/18/2020	\$531.50			
					531.50	7657247	COVID-19 RELATED EXPENDI	BUSINESS STIMULUS PRINTS

SANTAQUIN CITY CORPORATION
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07-798887	PAYSON MARKET	81328	8/19/2020	8/19/2020	\$150.00			
					150.00	6240207	RODEO QUEEN CONTEST	3 VISA GIFT CARDS OF \$50
RMP-081720A	ROCKY MOUNTAIN POWER	81329	8/17/2020	8/17/2020	\$11,480.31			
					12.66	1070270	UTILITIES	1000 N CENTER PARK
					158.23	1070270	UTILITIES	1213 N CENTER ST - PUBLIC
					504.44	1070270	UTILITIES	1213 N CENTER ST - PUBLIC
					10,338.33	5240500	WRF - UTILITIES	1215 N CENTER
					466.65	5440273	UTILITIES	10 W GINGER GOLD ROAD - LI
RMP-081720B	ROCKY MOUNTAIN POWER	81329	8/17/2020	8/17/2020	\$24.71			
					24.71	1060270	UTILITIES - STREET LIGHTS	115 W 860 N STRONGBOX
RMP-081720C	ROCKY MOUNTAIN POWER	81329	8/17/2020	8/17/2020	\$106.57			
					33.27	1060270	UTILITIES - STREET LIGHTS	1005 S RED BARN
					48.20	1060270	UTILITIES - STREET LIGHTS	415 TRAVERTINE WAY
					17.95	1060270	UTILITIES - STREET LIGHTS	154 E 950 S
					7.15	1060270	UTILITIES - STREET LIGHTS	80 E 770 N
RMP-081720D	ROCKY MOUNTAIN POWER	81329	8/17/2020	8/17/2020	\$17.20			
					17.20	1060270	UTILITIES - STREET LIGHTS	1026 E MAIN STREET
	Vendor Total:				\$11,628.79			
17-273	ROTH, MADELINE	81330	8/17/2020	8/17/2020	\$50.00			
					50.00	1022430	COURT FINES AND FORFEITU	RESTITUTION
17-279	ROTH, MADELINE	81330	8/17/2020	8/17/2020	\$42.55			
					42.55	1022430	COURT FINES AND FORFEITU	RESTITUTION
	Vendor Total:				\$92.55			
082020	SANTAQUIN CITY UTILITIES	81331	8/20/2020	8/20/2020	\$160.00			
					160.00	5221600	SEWER FUND DONATIONS	AUGUST
PR081520-266	SANTAQUIN CITY UTILITIES	81282	8/21/2020	8/21/2020	\$986.00			
					730.00	1022350	UTILITIES PAYABLE	Utilities
					256.00	1022350	UTILITIES PAYABLE	Cemetery
	Vendor Total:				\$1,146.00			
19632	SKM INC	81332	8/19/2020	8/19/2020	\$3,572.84			
					3,572.84	5240550	WRF - EQUIPMENT MAINTEN	SCADA MAINTENANCE
15043	SMASH ATHLETICS, INC	81333	8/17/2020	8/17/2020	\$321.00			
					321.00	6140610	SOCCER EXPENSE	SOCCER UNIFORMS
T93640	SPRINKLER SUPPLY - SPANISH FOR	81334	8/19/2020	8/19/2020	\$24.08			
					24.08	5440240	SUPPLIES	SOLAR PUMP TANK
T93641	SPRINKLER SUPPLY - SPANISH FOR	81334	8/19/2020	8/19/2020	\$120.07			
					120.07	5440240	SUPPLIES	SOLAR PUMP TANK
T97651	SPRINKLER SUPPLY - SPANISH FOR	81334	8/20/2020	8/20/2020	\$119.62			
					119.62	1070300	BUILDINGS & GROUNDS MAI	STOCK
	Vendor Total:				\$263.77			
3453299228	STAPLES	81335	8/20/2020	8/20/2020	\$62.50			
					62.50	1043240	SUPPLIES	ADMIN OFFICE SUPPLIES
1035-1	THE SQUEEGEE BOYS	81338	8/26/2020	8/26/2020	\$420.00			
					420.00	1051200	CONTRACT LABOR	Window Washing - Library
1036.1	THE SQUEEGEE BOYS	81338	8/26/2020	8/26/2020	\$590.00			
					590.00	1051200	CONTRACT LABOR	Window Washing - City Office
	Vendor Total:				\$1,010.00			
PR081520-7076	UTAH COUNTY LODGE #31	81283	8/21/2020	8/21/2020	\$144.00			
					144.00	1022425	FOP DUES	FOP Dues (Ut County Lodge #3

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082520	UTAH DEPARTMENT OF NATURAL RE	81337	8/25/2020	8/25/2020	\$50.00			
					50.00	5540720	IMPACT FEE	WATER RIGHTS EXTENSION
91 - 2011A-2 Se	UTAH STATE DIVISION OF FINANCE	08152028	8/15/2020	8/15/2020	\$10,571.00			
					4,109.96	562540.2	2011A-2 Sewer Revenue Bond r	Principal - 2011A-2 Sewer Reve
					6,461.04	5640860	DEBT SERVICE - INTEREST	Interest - 2011A-2 Sewer Reven
PR081520-382	UTAH STATE RETIREMENT	9999	8/21/2020	8/21/2020	\$25,704.81			
					456.50	1022300	RETIREMENT PAYABLE	Roth IRA
					596.81	1022300	RETIREMENT PAYABLE	457
					3,267.99	1022300	RETIREMENT PAYABLE	401K
					20,085.16	1022300	RETIREMENT PAYABLE	Retirement
					531.31	1022300	RETIREMENT PAYABLE	401K - Tier 1 Parity
					767.04	1022325	RETIREMENT LOAN PAYMEN	Retirement Loan Payment
PR081520-361	UTAH STATE TAX COMMISSION	9999	8/21/2020	8/21/2020	\$6,055.25			
					6,055.25	1022230	STATE WITHHOLDING PAYAB	State Income Tax
79399778	WAXIE'S SANITARY SUPPLY	81336	8/20/2020	8/20/2020	\$2,332.57			
					2,332.57	7657247	COVID-19 RELATED EXPENDI	TOUCH FREE PAPER TOWEL
Total:					\$144,065.14			
							GL Account Summary	
					21,751.32	1022210	FICA PAYABLE	
					11,105.90	1022220	FEDERAL WITHHOLDING PAY	
					6,055.25	1022230	STATE WITHHOLDING PAYAB	
					24,937.77	1022300	RETIREMENT PAYABLE	
					767.04	1022325	RETIREMENT LOAN PAYMEN	
					986.00	1022350	UTILITIES PAYABLE	
					215.54	1022420	GARNISHMENTS	
					162.00	1022425	FOP DUES	
					182.55	1022430	COURT FINES AND FORFEITU	
					5,591.92	1022503	HSA	
					115.92	1043240	SUPPLIES	
					44.75	1043310	PROFESSIONAL & TECHNICA	
					1,010.00	1051200	CONTRACT LABOR	
					231.57	1051280	TELEPHONE	
					660.00	1054230	EDUCATION, TRAINING & TRA	
					278.47	1054240	SUPPLIES	
					19.99	1054250	EQUIPMENT MAINTENANCE	
					260.00	1054311	PROFESSIONAL & TECHNICA	
					148.48	1060270	UTILITIES - STREET LIGHTS	
					675.33	1070270	UTILITIES	
					119.62	1070300	BUILDINGS & GROUNDS MAI	
					75,319.42		Total	
					26,924.00	4540200	ROAD MAINTENANCE	
					104.09	5113110	ACCOUNTS RECEIVABLE	
					100.00	5140310	PROFESSIONAL & TECHNICA	
					204.09		Total	
					160.00	5221600	SEWER FUND DONATIONS	
					9,249.17	5240240	SUPPLIES	
					80.00	5240310	PROFESSIONAL & TECHNICA	
					10,338.33	5240500	WRF - UTILITIES	
					80.00	5240520	WRF - SUPPLIES	
					4,204.85	5240550	WRF - EQUIPMENT MAINTEN	
					24,112.35		Total	
					740.26	5440240	SUPPLIES	

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					466.65	5440273	UTILITIES	
					1,206.91		Total	
					50.00	5540720	IMPACT FEE	
					4,109.96	562540.2	2011A-2 Sewer Revenue Bond r	
					6,461.04	5640860	DEBT SERVICE - INTEREST	
					10,571.00		Total	
					321.00	6140610	SOCCER EXPENSE	
					150.00	6240207	RODEO QUEEN CONTEST	
					542.30	7240210	BOOKS, SUBSCRIPTIONS & M	
					1,800.00	7240240	SUPPLIES	
					2,342.30		Total	
					2,864.07	7657247	COVID-19 RELATED EXPENDI	
					\$144,065.14		GL Account Summary Total	



MEMORANDUM

August 31, 2020

To: Santaquin City Mayor and City Council
From: Norm Beagley, City Engineer
RE: **Utah County/NRCS/Santaquin City EWP Wildfire Recovery Work**

Mayor and Council Members,

The final designs for the Emergency Watershed Protection (EWP) work that effects Santaquin City is now complete. Utah County has bid out the work for these projects and is anticipating executing construction contracts for the EWP work to be completed.

Utah County will be the contracting agency in contracting with the awarded contractor to do the work. Per Santaquin City's interlocal agreement with Utah County (executed February 2, 2019), Santaquin City is a Co-Sponsor for the work and will participate by paying a portion of the costs for the EWP construction work.

As we've discussed previously, NRCS/USDA funds will cover 75% of the construction work. The Utah State Legislature also allocated state funds to help with the local entity matching costs. Utah County will cover their portion of the remaining costs. With council approval, (anticipated on September 1, 2020), Santaquin City will cover the remaining costs for the construction work.

I recommend that the City Council approve an amount not to exceed \$74,318.66 to cover Santaquin City's portion of the EWP construction project costs. This \$74,318.66 represents approximately 2.67% of the overall estimated costs for all of the EWP construction as it relates to the Santaquin area projects. The not to exceed amount of \$74,318.66 would be paid by Santaquin City to Utah County, who will then pay the contractor for their construction work.

These project costs have been anticipated for two budget cycles and sufficient funds have been allocated for the City's portion of the work. The current fiscal year budget accounts for this expenditure up to \$74,318.66.

There are many complexities and details of this work and the projects to be constructed. I am happy to discuss those complexities with you as you desire and or have time.

Recommended Motion:

Motion to approve a not to exceed amount of \$74,318.66, payable to Utah County, for EWP construction project work.

MEMO



To: Mayor Hunsaker and City Council
From: Benjamin Reeves, City Manager
Date: September, 1 2020
Re: **Nebo School District & 500 West Annexation Petition**

Santaquin City and Nebo School District are petitioning for annexation of property (3 separate parcels) west of Santaquin Elementary. The total property consists of approximately 19.80 acres and the proposed zoning for the property is Public Facilities (PF).

There are no current plans to construct anything or change the use of this property. The annexation will merely incorporate a road and school property into the city limits, which will allow for state road maintenance funds to be allocated to the city for the care and maintenance of 500 West.

Annexations are governed by Utah State Code Title 10 Chapter 2 Part 4. At this point in the process, the City Council has accepted the petition for annexation. The City Recorder and City Attorney have certified that the petition meets all state requirement. Various notices will be posted and mailed pursuant to state statute. Opportunity will also be provided for affected entities to protest the annexation petition.

A public hearing was scheduled and advertised for this evening and we stand ready to accept any comments from the public. However, there was a technical error with the posting of this public hearing which necessitates that we re-advertise/re-post the public hearing and that the city council motion to "continue" the public hearing until October 6th. This continuance will also extend the protest period for this additional period of time.

Recommended motion: "Motion to open the public hearing"

Accept Public Comment

"Motion to continue the public hearing until the October 6th City Council Meeting"

Santaquin City Corporation

Annexation Petition Application

275 West Main, Santaquin, Utah 84655



Notice: Property to be annexed must be contiguous to a current city boundary and to all property within the desired annexation, as provided in the Utah State Code. A written annexation petition must be submitted to the City Recorder on forms to be furnished by the City; with the appropriate accompanying application fees, maps and documentation. The accompanying plat maps must be accurate and created under the direct supervision of a licensed engineer or land surveyor and certified by the same.

Annexation Information		
Proposed Name of Annexation: Nebo School District & 500 West Annexation		Application Date: June 30, 2020
Contact's relation to property: City Representative		
Acreage: 19.80		Requested Zoning: Public Facilities (PF)
Contact Information		
Name: Jason Bond (Community Development Director)		Phone: 801-754-1923
Address, City, State, Zip: 275 West Main Street, Santaquin, UT 84655		Email: jbond@santaquin.org
Engineer or Surveyor Information		
Company: Epic Engineering		Contact: Phillip Christensen
Address, City, State, Zip: 3341 South 4000 West, West Valley City, UT 84120		
Telephone: 801-955-5605	Fax: 801-955-5618	Email: pchristensen@epiceng.net
Developer Information		
Name:		Phone:
Address, City, State, Zip:		Email:
Office Use Only		
Taken By:	Received Date:	Fee and Date Paid:
File #:	Review Date:	Meeting Date Assigned:

Annexation Petition Requirements

Submission Requirements:

- ✓ Completed Annexation Petition application Form
- ✓ Annexation Plat
- ✓ Application and processing fees, as specified in the current Santaquin City fee schedule
- ✓ Property owner information sheets with signatures
- ✓ Supporting materials, as applicable (e.g. Conceptual development plans, etc.)

Notes:

- All of the above elements must be included with application and submitted prior to city review or scheduling of proposal on review body agendas.
- State law requires any annexation petition must be submitted to the respective County for review on the same day it is submitted to Santaquin City.
- Failure to meet the requirements of this checklist may cause delay in scheduling and review.

Santaquin City Corporation
Annexation Petition – Owner Signatures
275 West Main, Santaquin, Utah 84655



Annexation Petition - Property Owner Information

Name: Nebo School District Phone Number: 801-354-7475
Address: 350 South Main, Spanish Fork, UT 84660
Signature: Karl Blank, Legal Counsel (City) (State) (Zip)
Parcel ID#s 32:005:0016

Name: Santaquin City Phone Number: 801-754-3211
Address: 275 West Main Street Santaquin UT 84655
Signature: [Signature] (City) (State) (Zip)
Parcel ID#s 32:005:0014

Name: Nebo School District Phone Number: 801-354-7475
Address: 350 South Main, Spanish Fork, UT 84660
Signature: Karl Blank, Legal Counsel (City) (State) (Zip)
Parcel ID#s 32:005:0017

Name: _____ Phone Number: _____
Address: _____
Signature: _____ (City) (State) (Zip)
Parcel ID#s _____

Name: _____ Phone Number: _____
Address: _____
Signature: _____ (City) (State) (Zip)
Parcel ID#s _____

Name: _____ Phone Number: _____
Address: _____
Signature: _____ (City) (State) (Zip)
Parcel ID#s _____

LOCATED IN THE:
SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN,
SANTAQUIN CITY, UTAH COUNTY, UTAH

NEBO ANNEXATION

SANTAQUIN LDS CHURCH
ANNEXATION PLAT
ENTRY NO. 13599:1999

OWNER:
SANTAQUIN CITY
(PARCEL NO. 32-006-0083)

OWNER:
CORPORATION OF THE PRESIDING BISHOP OF THE
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
(PARCEL NO. 32.006:0084)

OWNER:
O DON KAY
(PARCEL NO. 32:007:0013)

10400 SOUTH STREET
1/4 SECTION LINE

S89° 29' 14"E 653.30'

30 SOUTH STREET

COMMENCING AT A 3 INCH UTAH COUNTY BRASS CAP MONUMENT MARKING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 2, THENCE NORTH 00°07'36" EAST 1344.53 FEET ALONG THE ONE-QUARTER SECTION LINE TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF THE DARWIN ROBINS ANCESTRAL PLAT, ANCESTRAL NUMBER 202003095074, ENTRY NUMBER 686404263, AS RECORDED IN THE UTAH COUNTY RECORDS OFFICE, THENCE SOUTH 69°14'31" WEST 670.57 FEET ALONG THE NORTHERLY LINE OF SAID ANCESTRAL PLAT, THENCE SOUTH 15°03'38" EAST 150.38 FEET TO THE POINT OF BEGINNING, 66.09 FEET TO A POINT IN THE ONE-QUARTER SECTION LINE AND POINT ON THE WESTERLY SOUTH ONE-QUARTER SECTION LINE, CITY ANCESTRAL NUMBER 501223651, THENCE SOUTH 07°07'56" EAST 1238.17 FEET ALONG THE ONE-QUARTER SECTION LINE AND SAID WESTERLY ANCESTRAL LINE TO THE POINT OF BEGINNING.

CONTAINS .862,412 S.F. / 19.80 AC +/-

ANNEXATION BOUNDARY DESCRIPTION

COMMENCING AT A 3 INCH UTAH COUNTY BRASS CAP MONUMENT MARKING THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 2, THENCE NORTH 00°07'36" EAST 1344.53 FEET ALONG THE ONE-QUARTER SECTION LINE TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF THE DARWIN ROBINS ANCESTRAL PLAT, ANCESTRAL NUMBER 202003095074, ENTRY NUMBER 686404263, AS RECORDED IN THE UTAH COUNTY RECORDS OFFICE, THENCE SOUTH 69°14'31" WEST 670.57 FEET ALONG THE NORTHERLY LINE OF SAID ANCESTRAL PLAT, THENCE SOUTH 15°03'38" EAST 150.38 FEET TO THE POINT OF BEGINNING, 66.09 FEET TO A POINT IN THE ONE-QUARTER SECTION LINE AND POINT ON THE WESTERLY SOUTH ONE-QUARTER SECTION LINE, CITY ANCESTRAL NUMBER 501223651, THENCE SOUTH 07°07'56" EAST 1238.17 FEET ALONG THE ONE-QUARTER SECTION LINE AND SAID WESTERLY ANCESTRAL LINE TO THE POINT OF BEGINNING.

CONTAINS .862,412 S.F. / 19,80 AC +/-

ACCEPTANCE BY THE LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, _____ HAVE RECEIVED A PETITION
THIS IS BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID
TRACT BE ANNEXED INTO THE CITY OF SALT LAKE AND THAT A COPY OF THE ORDINANCE HAS BEEN
BEEN PREPARED FOR FILING HERewith WITH THE UTAH BOARD OF
CITY AND COUNTY PLANNING AND DEVELOPMENT. IT IS THE POLICY OF THIS CITY AND COUNTY
TO APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID
CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE NERO ANNEXATION.

DATED THIS ____ DAY OF _____, 2020.

DATED THIS _____ DAY OF _____, 2020.

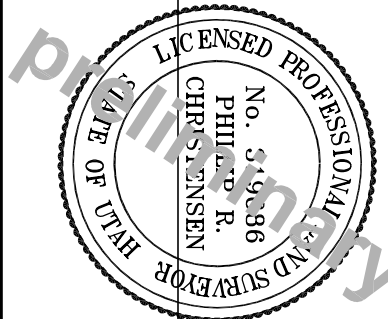
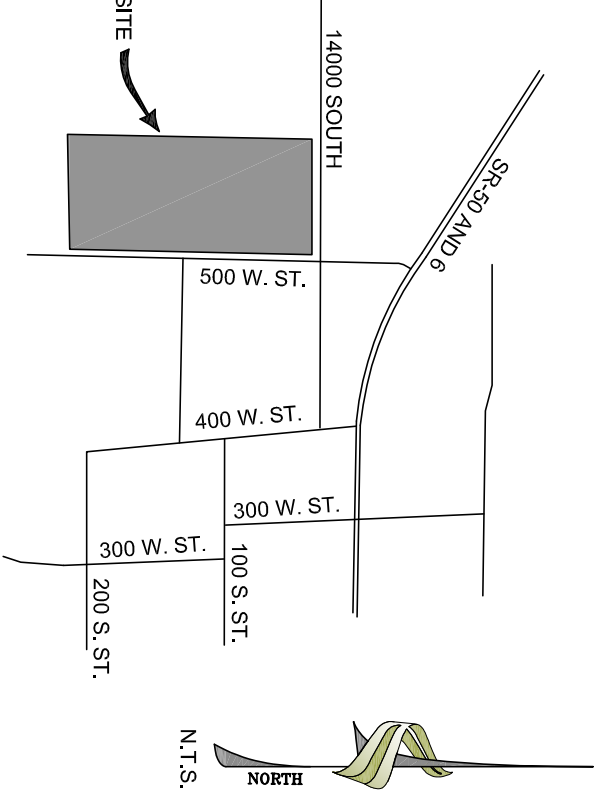
ATTEST: _____
CITY RECORDER

RECORDED SEAL

SURVEYOR'S CERTIFICATE

PHILIP R. CHILKENSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 319968 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE CLIENT, A FINAL, LOCAL, ENTIRETY PLAT, IN ACCORDANCE WITH SECTION 17-2-2-2 OF UTAH STATE CODE, WAS PREPARED BY ME, OR UNDER MY DIRECTION, THIS ANNEXATION PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE TRACT OF LAND TO BE ANNEXED IN TO SALT LAKE COUNTY LIMITS. COMPILED FROM THE BEST AVAILABLE RECORDS, AS DERIVED ON THIS PLAT.

PHILLIP R. CHRISTENSEN
P.L.S. 319686

VICINITY MAP
SANTAQUIN, UT •

NEBO ANNEXATION

SE1/4 SEC. 2, T10S, R1E, SLB&M,
SANTAQUIN CITY, UTAH COUNTY, UTAH



epic
ENGINEERING

3041 South 4000 West
West Valley, Utah 84120
(801)955-6966
50 East 100 South
Hatch City, Utah 84032
(435)954-0600

DRAWN: JD	DATE: 06/22/2020
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20SQ120
DATE: 06/22/2020

MEMO



To: Mayor Hunsaker and City Council Members

From: Jason Bond, Community Development Director

Date: August 27, 2020

Re: **Right-of-Way Vacation Near the Intersection of Highland Drive and 120 East**

The expansion of the Orchard Hills Townhouse development has been working with the DRC on their preliminary plan. One thing that has been brought up that needs more attention is the boundary line. The attached exhibit shows a highlighted area that is currently part of Santaquin City's right-of-way. This area was recently addressed when a different development caused staff to see that this area was still in the name of the Nebo School District. This narrow parcel was probably in the name of the Nebo School District from when the elementary school was built and right-of-way was supposed to be dedicated. We recently cleaned it up with the Nebo School District so that it is now in Santaquin City's name.

It is now proposed that this right-of-way area be vacated so that the property line along the southwest boundary of the Orchard Hills Townhome development is straight. It is such a narrow strip that staff doesn't see any concerns with the City vacating it. This will straighten the boundary line and more importantly, have the townhomes along the frontage in-line with each other. Otherwise, the developers could move forward without this area causing the townhome buildings to be shifted a bit which would likely make the development look more disorganized along 120 East.

The process for vacating right-of-way is found in section 11-5-11 of the Santaquin City Code. A recommendation from the Planning Commission, a public hearing at the City Council meeting, and notification letters being sent out to property owners that are within 300 feet of the area being petitioned for vacation or alteration is required.

The Planning Commission reviewed the proposed vacation and unanimously recommended that the designated area be vacated.

If this area is vacated, it would revert back to the Nebo School District. Further work will be necessary with the Nebo School District to adequately address the situation.

Recommended Motion: "Motion to approve that the right-of-way area described in the attached exhibit be vacated."

MEMO



To: Mayor Hunsaker and City Council Members

From: Jason Bond, Community Development Director

Date: August 27, 2020

Re: **Five Ordinances Regarding Proposed Changes in the Core Area**

On June 2, 2020, the City Council discussed a proposal from Council member Betsy Montoya regarding changes to the MSR zone. This initial proposal aimed to address the following areas:

1. That multi-family housing be removed as a permitted use in the MSR zone on any parcel one-acre in size or smaller; and
2. That the development of flag lots be removed as a permitted use in the MSR zone; and
3. That Accessory Dwelling Units (ADUs) be added as a permitted use within the MSR zone, when built on the same lot as a single family home and meeting all requirements for safety, fire code and setbacks and requiring a building permit from the city.

The City Council then directed the Planning Commission to hold public hearings and discuss the proposal. Public hearings were held on the proposed changes on July 28th and August 11th. The staff and the Planning Commission needed some time to work through these changes which proved to be more complicated and far reaching in the development code than expected.

It was determined that the most organized way to address the proposed changes was through five separate ordinances. This allowed staff and the Planning Commission to focus in on the different aspects of the proposal which also happened to be in completely different sections of the code. After much thorough discussion, the Planning Commission forwarded the language in the five attached ordinances.

Possible Motion: “Motion to approve Ordinance 09-01-2020, Ordinance 09-02-2020, Ordinance 09-03-2020,” Ordinance 09-04-2020, and Ordinance 09-05-2020.”

ORDINANCE NO. 09-01-2020

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY REGULATIONS FOR ATTACHED ACCESSORY DWELLING UNITS (I.E. ACCESSORY APARTMENTS) AND TO DEFINE REGULATIONS FOR DETACHED ACCESSORY DWELLING UNITS (I.E. COTTAGES, CASITAS), PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 6 Section 8 to modify regulations for attached accessory dwelling units (i.e. accessory apartments) and to define regulations for detached accessory dwelling units (i.e. cottages, casitas); and

WHEREAS, the Santaquin City Planning Commission held a public hearing on August 11, 2020, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 6 Section 8 is amended as follows: (underlined text is added, stricken text is deleted)

10-6-8: ACCESSORY ~~APARTMENTS~~ DWELLING UNITS:

- A. Number of Accessory Dwelling Units: A maximum of one accessory dwelling unit, either attached or detached, shall be allowed on any one parcel.

10-6-8-1: ATTACHED (I.E. ACCESSORY APARTMENTS)

~~Accessory apartments~~ Attached accessory dwelling units shall be allowed in any residential zone, subject to the following criteria: (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 03-02-2007, 3-7-2007)

A. Location: ~~Accessory apartments~~ Attached accessory dwelling units shall not be allowed on any parcel except those containing a single-family dwelling.

~~B. Number Of Accessory Apartments: A maximum of one accessory apartment shall be allowed on any one parcel.~~

~~C. B. Parking: Any property containing an accessory apartment shall provide one parking space for residents of the apartment dwelling unit and one guest parking space in addition to the parking to be dedicated to the residents of the single-family residence.~~ Any property containing an attached accessory dwelling unit shall provide two off-street parking spaces for residents of the unit. Tandem parking will not qualify as approved parking.

~~D. C. Utility Meters: A single-family dwelling with an accessory apartment~~ attached accessory dwelling unit shall may have up to no more than two (2) meters for each water and ~~gas utility~~ pressurized irrigation service. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003; amd. Ord. 03-02-2007, 3-7-2007)

~~E. D. Building Code: All construction and remodeling shall comply with building codes in effect at the time of construction or remodeling.~~ (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003; Ord. 03-02-2007, 3-7-2007)

~~F. E. Building Entrances: In order to preserve the single-family residential appearance of the building, a new single-family structure approved with an accessory apartment~~ attached accessory dwelling unit shall not have a separate entrance at the front of the building or side of the building facing a street where the sole purpose of the entrance is to provide access to the ~~accessory apartment~~ attached accessory dwelling unit. An ~~accessory apartment~~ attached accessory dwelling unit approved in an existing structure may use existing entrances on any side of the structure. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003; amd. Ord. 03-02-2007, 3-7-2007)

~~G. F. Construction And Remodeling: Any person constructing, causing the construction of a residence that has an accessory apartment~~ attached accessory dwelling unit, remodeling, or causing the remodeling of a residence for an ~~accessory apartment~~ attached accessory dwelling unit, or any person desiring an ~~accessory apartment~~ attached accessory dwelling unit shall obtain a building permit from the city of Santaquin. Before a permit may be issued, the applicant shall:

1. Submit a site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters.
2. Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses.

3. Pay fees in accordance with the city of Santaquin resolution establishing fees and charges.

H. G. Prior Uses: For preexisting ~~accessory apartments~~ attached accessory dwelling unit, a permit for the ~~accessory apartment~~ attached accessory dwelling unit shall be required, in addition to any permit required for the work to be done, at such time that construction, remodeling, or change of use occurs to the structure in which the ~~accessory apartment~~ attached accessory dwelling unit is located. The city building official shall issue a permit for any such ~~accessory apartment~~ attached accessory dwelling unit prior to construction, remodeling, or change of use and upon finding compliance with the uniform building code and the following conditions:

1. The ~~accessory apartment~~ attached accessory dwelling unit is in compliance with the zoning ordinance, and
2. A building permit was issued when the ~~apartment unit~~ was constructed or remodeled. If no building permit was issued at the time of construction or remodeling, the applicant shall pay an inspection fee and the chief building official (CBO) or designee shall inspect the ~~apartment unit~~ for life safety violations. All violations identified by the CBO shall be corrected before a permit may be issued. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002; amd. Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003; Ord. 03-02-2007, 3-7-2007)

I. H. Other Similar Units: ~~Accessory apartments~~ attached accessory dwelling unit shall include basement rentals, caretaker apartments, and other units of a similar nature and shall be a permitted use in all zones where single-family dwellings are permitted. (Ord. 04-01-2003, 4-2-2003, eff. 4-3-2003; amd. Ord. 03-02-2007, 3-7-2007)

10-6-8-2: DETACHED (I.E. COTTAGES, CASITAS)

Detached accessory dwelling units shall be allowed in the Main Street Residential (MSR) area of the Main Street Business District zone and the Residential R-8 zone, subject to the following criteria:

A. Location: Detached accessory dwelling units shall only be allowed in the rear yard of a single-family dwelling. Detached accessory dwelling units cannot be subdivided from the primary dwelling and cannot be sold separately from the primary dwelling. Either the primary dwelling or the detached accessory dwelling unit need to be owner occupied. Detached accessory dwelling units cannot be leased for a term longer than 2 years without a renewal agreement.

B. Size and Setbacks: The maximum footprint of a detached accessory dwelling unit shall be 800 square feet. The maximum square footage of a detached accessory dwelling unit shall be 1,600 square feet. The maximum height of a detached accessory dwelling unit shall not exceed the height of the primary dwelling unit or 24 feet, whichever is less. The setbacks of a detached accessory dwelling unit shall be at least 12 feet from the primary dwelling and 8 feet from the side and rear property lines.

C. Foundation: Detached accessory dwelling units shall be on a permanent foundation. Recreational vehicles and mobile homes shall not be considered detached accessory dwelling units.

D. Design: The architectural style and color of a detached accessory dwelling unit shall be compatible with the primary dwelling and approved by the Zoning Administrator.

E. Garages: Accessory dwelling units which are connected to a detached garage, together, shall not exceed a height of 24 feet regardless of the height of the primary dwelling. The maximum square footage of an accessory dwelling unit, inclusive of the garage area, shall be 1,600 square feet.

D. Parking: Any property containing a detached accessory dwelling unit shall provide two off-street parking spaces for residents of the unit. Tandem parking will not qualify as approved parking.

E. Utility Meters: A single-family dwelling with a detached accessory dwelling unit may have up to two (2) meters for each water and pressurized irrigation service.

F. Trash: Each detached accessory dwelling unit shall have their own trash can.

G. Building Code: All construction and remodeling shall comply with building codes in effect at the time of construction or remodeling.

H. Construction And Remodeling: Any person constructing, causing the construction of a residence that has a detached accessory dwelling unit, remodeling, or causing the remodeling of a residence for a detached accessory dwelling unit, or any person desiring a detached accessory dwelling unit shall obtain a building permit from the city of Santaquin. Before a permit may be issued, the applicant shall:

1. Submit a site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, the location of parking stalls, and utility meters.

2. Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses.

3. Pay fees in accordance with the city of Santaquin resolution establishing fees and charges.

I. Prior Uses: For preexisting detached accessory dwelling units, a permit for the detached accessory dwelling unit shall be required, in addition to any permit required for the work to be done, at such time that construction, remodeling, or change of use occurs to the structure in which the detached accessory dwelling unit is located. The city building official shall issue a permit for any such detached accessory dwelling unit prior to construction, remodeling, or change of use and upon finding compliance with the uniform building code and the following conditions:

1. The detached accessory dwelling unit is in compliance with the zoning ordinance, and

2. A building permit was issued when the unit was constructed or remodeled. If no building permit was issued at the time of construction or remodeling, the applicant shall pay an inspection fee and the chief building official (CBO) or designee shall inspect the unit for life safety violations. All violations identified by the CBO shall be corrected before a permit may be issued.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, September 2nd, 2020. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 1st day of September, 2020.

Kirk Hunsaker, Mayor

Councilmember Nick Miller	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jennifer Bowman	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

K. Aaron Shirley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 1st day of September, 2020, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY REGULATIONS FOR ATTACHED ACCESSORY DWELLING UNITS (I.E. ACCESSORY APARTMENTS) AND TO DEFINE REGULATIONS FOR DETACHED ACCESSORY DWELLING UNITS (I.E. COTTAGES, CASITAS), PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 1st day of September, 2020.

K. AARON SHIRLEY
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 1st day of September, 2020.

The three places are as follows:

1. Zions Bank
2. Post Office
3. City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

K. AARON SHIRLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by K. AARON SHIRLEY.

Notary Public

ORDINANCE NO. 09-02-2020

AN ORDINANCE AMENDING SANTAQUIN CITY CODE WHICH REPEALS LANGUAGE THAT ALLOWS FLAG LOTS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 6 Section 7, Title 10 Chapter 7Q Section 7, and Title 10 Chapter 10 to repeal language that allows flag lots.

WHEREAS, the Santaquin City Planning Commission held a public hearing on August 11, 2020, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 6 Section 7 is amended as follows: (underlined text is added, stricken text is deleted)

10-6-7: FRONTAGE ON A PUBLIC STREET:

Except in large scale developments, on approved flag lots, and on approved private streets, one side on each lot used as a dwelling site shall abut upon a street which has been designated or dedicated to the public for street purposes and the length of such abutting side measured at the setback line shall be at least as great as the width required for dwelling sites in the zone in which such building site is located.

Title 10 Chapter 7Q Section 7 is amended as follows: (underlined text is added, stricken text is deleted)

10-7Q-7: LOT STANDARDS:

- A. Lot Area Requirements: Minimum lot area requirements shall be as outlined in the underlying zone.
- B. Frontage Requirements: Minimum frontage requirements shall be as outlined in the underlying zone with the following exceptions:
 - 1. Lots with frontage along a cul-de-sac bulb may have thirty feet (30') of frontage as measured along the front property line.
 - ~~2. Flag lots may be approved in accordance with section 10-10-3 of this title and only when it is demonstrated that allowance of such lots will serve to reduce the overall impacts of a development on sensitive areas or the surrounding area~~
- C. Setback Requirements: The setback requirements shall be as outlined in the underlying zone.
- D. Sensitive Areas: Sensitive areas may be included with individual parcels in a development under the following guidelines:
 - 1. Parcels with less than twelve thousand (12,000) square feet may not include sensitive areas.
 - 2. Single-family lots with an average slope greater than fifteen percent (15%) must have a minimum buildable area of eight thousand (8,000) contiguous, nonsensitive, square feet.
 - 3. Sensitive areas may not exceed fifty percent (50%) of individual lots for uses other than detached single-family dwellings.
 - 4. Where a parcel includes sensitive areas, the buildable areas of the lot shall be delineated on final plats with the exclusion of sensitive areas and required setbacks.
- E. Shared Driveways: Shared drives or private lanes are allowed where adequate easements and maintenance agreements will be recorded to assure long term maintenance of the shared access. Shared driveway access from the street may not exceed twenty four feet (24') in width.

Title 10 Chapter 10 is amended as follows: (underlined text is added, stricken text is deleted)

Chapter 10
INFILL DEVELOPMENT~~AND FLAG LOTS~~

10-10-1: DEFINITION:

10-10-2: PURPOSE AND INTENT:

~~10-10-3: FLAG LOTS:~~

10-10-~~34~~: INFILL REDUCTION:

10-10-1: DEFINITION:

"Infill development" means development in the core area only consisting of either:

- A. Construction on one or more vacant legal lots or redevelopment of properties in an area which is mostly developed, or
- B. Subdivision or lot line adjustments to property having existing dwelling(s) upon them in order to facilitate development or redevelopment of underutilized or vacant properties (e.g., new construction between 2 existing single-family dwellings), or

~~C. Development of a flag lot site which is landlocked except for an access lane.~~

10-10-2: PURPOSE AND INTENT:

The purpose of this chapter is to provide for and encourage infill development of vacant lots with compatible land uses which offer opportunities to live, work, and shop within a compact area. The intent is to provide opportunities to more fully utilize properties in the City which have ready access to utilities, thus reducing the need for additional infrastructure, reducing long term maintenance costs, and promoting the revitalization and beautification of properties which may be vacant, blighted, or difficult to develop due to size or physical constraints. Uses should not conflict with the objectives and characteristics of any zone, or with the General Plan.

10-10-3: FLAG LOTS:

~~A flag lot may be approved by the Planning Commission as a proposed infill development or within new developments, if the proposed lot has been found to completely satisfy the following conditions:~~

~~A. Fire regulations must be met in their entirety. The Santaquin City Fire Chief must approve all site plans for new construction on a flag lot. No structure shall be constructed which is farther than two hundred fifty feet (250') from an existing fire hydrant, measured without encroachment onto adjacent properties.~~

~~B. In no case can a flag lot be less than eighty percent (80%) of the minimum lot size of the underlying zone in which the proposed lot is located. The access lane shall not be considered when calculating the minimum lot area.~~

~~C. Structures must be compatible in appearance with surrounding structures and meet all architectural and landscape standards for infill development under section 10-10-4 of this chapter.~~

~~D. Flag lots shall not be developed without proof of ownership of a permanent access. No flag lot access lane serving more than one lot may be approved without proof of continual maintenance plans, shared ownership, and obligation documents being recorded with the plat creating the lots.~~

~~E. Residential structures must meet setback requirements of the zone in which the property is located. Setbacks shall be established based on the flag portion of the lot (i.e., a front setback is not measured from the access lane connection to the public street or a private street which was constructed or vested prior to September 20, 2017).~~

~~F. Bulk standards, including utilities, drainage, etc., for the underlying zone must be met in their entirety.~~

~~G. Multiple-unit dwellings and accessory apartments are not permitted on flag lots.~~

~~H. In no case can the access lane exceed two hundred fifty feet (250') in length from the edge of the right-of-way to the center point of the turnaround area.~~

~~I. Flag lots must have a twenty four foot (24') minimum width access lane, of which a minimum of sixteen feet (16') must be paved or of a City approved hard surfacing with a minimum four foot (4') unpaved utility easement on both sides.~~

~~J. At the end of the access lane there must be enough open area for a firetruck to turn around in accordance with NFPA standards.~~

~~K. There must be accommodations for handling drainage both parallel and perpendicular at the point where the access lane intersects with the street frontage.~~

~~L. No more than two (2) flag building lots may be served by an access lane. Shared access driveways may not exceed twenty six feet (26') in width.~~

~~M. The access lane is not to be dedicated to the public or treated as a public street and therefore shall be maintained, including snow removal, by the benefiting property owner(s).~~

10-10-34: INFILL REDUCTION:

Infill development standards may be applied to no more than three (3) lots within a proposed development. Infill properties may be eligible for a reduction in the lot area and frontage requirements stipulated within the zoning classification in which the property is located. Use of these infill standards requires Planning Commission approval through City subdivision review processes. The following standards shall apply:

A. Infill Reduction:

1. A proposed lot area may be reduced by no more than twenty percent (20%) of the underlying zone standard.
2. A proposed frontage may be reduced by no more than twenty percent (20%) of the underlying zone standard.
3. Except as provided for architectural considerations in subsection B of this section, all new construction must comply with setbacks of the underlying zone. Existing dwellings, which are to remain as part of an infill development, may have reduced rear setbacks to a minimum setback of fifteen feet (15'), so long as all other setbacks and lot standards are met relative to the remaining dwelling.

B. Architectural Considerations: The following architectural requirements must be demonstrated prior to a building permit being given for construction on an infill property:

1. Architectural Styles: Architectural styles indicative of the 1890 - 1920 period should be utilized. These include Queen Anne, folk Victorian, shingle style, craftsman (arts and crafts), bungalow, American foursquare, or neoclassical.
2. Porches: Porch areas should be utilized to provide emphasis to the dwelling area. Porches must be a minimum of five feet (5') deep and should run the width of the dwelling area facing the front lot line. Porch areas may encroach into the front setback of an infill lot by five feet (5') unless otherwise specified in the underlying zone.
3. Building Materials: Elevations facing public rights-of-way must have a minimum fifty percent (50%) coverage of brick or masonry materials. The use of smooth faced concrete block, prefabricated steel panels, EIFS (stucco) or concrete siding materials will not count toward the minimum masonry requirement unless consistent with the architectural style of home proposed. Vinyl or aluminum siding is prohibited except in areas immediately under gable areas or on second story pop out features (e.g., box window, etc.).

C. Landscaping: All front and visible side yard landscaping and maintenance systems shall be installed prior to a certificate of occupancy being granted. Where landscaping cannot be completed before October in the same year construction begins, a certificate of occupancy may be granted if a cash bond for completion of the landscaping is provided to Santaquin City. Bond amounts shall be determined by the City Engineer consistent with the City development bonding regulations. Landscaping must be installed within six (6) months of bond posting.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, September 2nd, 2020. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 1st day of September 2020.

Kirk Hunsaker, Mayor

Councilmember Nick Miller	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jennifer Bowman	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

K. Aaron Shirley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 1st day of September, 2020, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE WHICH REPEALS LANGAUGE THAT ALLOWS FLAG LOTS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 1st day of September, 2020.

K. AARON SHIRLEY
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 1st day of September, 2020.

The three places are as follows:

1. Zions Bank
2. Post Office
3. City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

K. AARON SHIRLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by K. AARON SHIRLEY.

Notary Public

ORDINANCE NO. 09-03-2020

AN ORDINANCE AMENDING SANTAQUIN CITY CODE WHICH CLARIFIES LAND USE DEFINITIONS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 2 to clarify land use definitions.

WHEREAS, the Santaquin City Planning Commission held a public hearing on August 11, 2020, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 2 is amended as follows: (underlined text is added, stricken text is deleted)

10-2-2 TERMS DEFINED

ACCESSORY APARTMENT: See definition of Dwelling, Accessory Unit ~~Apartment~~.

BUILDING: Any structure built for the support, shelter, or enclosure of persons, animals, or property of any kind.

Accessory Building: A subordinate building, the use of which is incidental to that of the main building. See definition of Dwelling, Accessory ~~Unit~~ Apartment.

Building Line: A line designating the minimum distance which buildings must be set back from a street or lot line.

Main Building: One or more principal buildings upon a lot.

DWELLING, ACCESSORY ~~UNIT~~ APARTMENT: A dwelling unit that is located on the parcel of a single-family home or within a single-family home. One accessory dwelling unit together with a single-family dwelling shall not constitute a two-family dwelling for the purposes of this code, so long as the owner of the property maintains either dwelling as their primary residence.

~~A housing unit which is self-contained but secondary to and incorporated within a primarily single-family dwelling and will not substantially alter any structure or the appearance of any structure as a single-family residence.~~

- A. ATTACHED: A dwelling unit which is self-contained but secondary to and incorporated within an owner-occupied single-family dwelling and which will not substantially alter any structure or the appearance of any structure as a single-family residence.
- B. DETACHED: A dwelling unit which is self-contained but secondary to and on the same parcel as an owner-occupied single-family dwelling.

DWELLING, BACHELOR: A dwelling unit which is designed to be occupied by three (3) or more nonrelated adults.

DWELLING, BUNKHOUSE: A city approved building which provides sleeping quarters and possibly limited food preparation and/or personal hygiene facilities for ranch hands, seasonal workers or farm help.

DWELLING, CARETAKER: A dwelling which is designed and intended to be occupied by a person whose function it is to watch or take care of a business or industry which is located on the same premises as the dwelling. This may also include a detached guest cottage on parcels with detached single-family dwellings.

~~DWELLING, CONDOMINIUM: An owner-occupied dwelling unit in a condominium together with an undivided interest in the common areas and facilities of associated condominiums.~~

DWELLING, MULTIPLE-UNIT OR MULTIPLE-FAMILY: A building or series of buildings consisting of ~~three (3)~~ two (2) or more independent dwelling units, each of which is designed for and occupied by only one family. Multiple-family dwellings include the following dwelling types:

- A. DWELLING, CONDOMINIUM: An owner occupied dwelling unit in a condominium together with an undivided interest in the common areas and facilities of associated condominiums.
- B. DWELLING, SINGLE-FAMILY ATTACHED: A dwelling unit sharing a common wall or walls with an adjoining dwelling unit, but located on an individual lot.
- C. DWELLING, TOWNHOME: An independent dwelling unit, under individual ownership which is attached by a common wall to one or more similarly designed units, which are typically designed to be several in-line units, each of which is located on separate lots or parcels of land, and which have no other housing units built over or under them.
- D. DWELLING, TWO-FAMILY: A building which consists of two (2) independent dwelling units which share one or more common walls and have no direct internal access to one another. These developments are often referred to as twin homes or duplexes, depending upon

ownership status.

~~DWELLING, SINGLE-FAMILY ATTACHED: A dwelling unit sharing a common wall or walls with an adjoining dwelling unit, but located on an individual lot.~~

DWELLING, SINGLE-FAMILY DETACHED: A dwelling unit on a separate parcel and sharing no common walls which is designed for and occupied by only one family, but which may contain one accessory dwelling unit ~~apartment~~. A single-family dwelling together with one accessory dwelling unit ~~apartment~~ shall not constitute a two-family dwelling for the purposes of this code, so long as the owner of the property maintains either ~~the~~ dwelling as their primary residence.

~~DWELLING, TOWNHOME: An independent dwelling unit, under individual ownership which is attached by a common wall to one or more similarly designed units, which are typically designed to be several in-line units, each of which is located on separate lots or parcels of land, and which have no other housing units built over or under them.~~

~~DWELLING, TWO-FAMILY: A building which consists of two (2) independent dwelling units which share one or more common walls and have no direct internal access to one another. These developments are often referred to as twin homes or duplexes, depending upon ownership status.~~

DWELLING UNIT: A single unit providing complete, independent living facilities for one or more persons, including permanent, nonmobile provisions for living, sleeping, eating, cooking and sanitation.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, September 2, 2020. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 1st day of September 2020.

Kirk Hunsaker, Mayor

Councilmember Nick Miller	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jennifer Bowman	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

K. Aaron Shirley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 1st day of September, 2020, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE WHICH CLARIFIES LAND USE DEFINITIONS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 1st day of September, 2020.

K. AARON SHIRLEY
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 1st day of September, 2020.

The three places are as follows:

1. Zions Bank
2. Post Office
3. City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

K. AARON SHIRLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by K. AARON SHIRLEY.

Notary Public

ORDINANCE NO. 09-04-2020

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW DETACHED ACCESSORY DWELLING UNITS IN THE MAIN STREET RESIDENTIAL AREA, MODIFYING LAND USE DESIGNATIONS, AND CREATING A MINIMUM LOT SIZE AND UNITS PER ACRE FOR MULTI-FAMILY DEVELOPMENTS IN THE MAIN STREET BUSINESS DISTRICT ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 7M Section 2 and Title 10 Chapter 7M Section 11 to allow detached accessory dwelling units in the main street residential area, modifying land use designations, and creating a minimum lot size for multi-family developments in the main street business district zone

WHEREAS, the Santaquin City Planning Commission held a public hearing on July 28, 2020, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 7M Section 11A is amended as follows: (underlined text is added, stricken text is deleted)

10-7M-2: PERMITTED USES:

General land uses within the Main Street Commercial District shall complement the Main Street overlay map found in the economic element of the City's General Plan.

Abbreviations and alphabetic use designations in the matrix and throughout this chapter have the following meanings:

CBD	The area represented as the Central Business District.
MSC	The area represented as the Main Street Commercial area.
MSR	The area represented as the Main Street Residential area.
P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
A	The listed use is only permitted as an accessory use within the represented area.
N	The listed use is a prohibited use within the represented area.

Use	CBD	MSC	MSR
Accessory building	A	A	A
Accessory residential use	C	C	A
Adult daycare	N	P	P
Alcoholic beverage class A license (store; beer only)	P	P	N
Alcoholic beverage class B license (bars)	C	C	N
Alcoholic beverage class C license (restaurants/clubs)	P	C	N
Alcoholic beverage class D license (hotel/conventions)	P	P	N
Alcoholic beverage class E license (liquor store, etc.)	N	C	N
Arcade	A	A	N
Art gallery	P	P	P
Automotive service station	C	P	N
Bakery, commercial	C	P	C
Bed and breakfast homes	N	C	P

Use	CBD	MSC	MSR
Brewpub	P	C	N
Commercial, ancillary	P	P	N
Commercial, convenience store	C	P	N
Commercial parking lot or garage	A	A	A
Commercial, recreation	P	P	C
Commercial, repair services	P	P	N
Commercial, retail sales and services	P	P	N
Conference and convention facility	C	N	N
Convalescent home, rest home, or nursing home	N	P	P
Dance hall, discotheque	C	C	N
Daycare center	A	P	C
Drive-in retail	N	P	N
Dwelling, Accessory Unit Attached	N	N	A
Dwelling, Accessory Unit Detached	N	N	A
Dwelling, caretaker	N	N	A
Dwelling, condominium	P	P	P
Dwelling, multiple-family	CA	C	C
Dwelling, single-family attached	N	N	P
Dwelling, single-family detached	N	N	P
Dwelling, townhome	N	N	P
Dwelling, two-family	N	N	P
Dwelling units above first story office, retail or commercial	P	C	C
Furniture and appliance stores	P	P	N
Governmental offices	P	P	P
Hotel	P	P	C
Institutions	P	P	P

Use	CBD	MSC	MSR
Library	P	P	P
Mixed use development	C	C	C
Mortuary, funeral home	N	P	C
Motel	N	N	N
Permanent makeup establishment	P	P	N
Private club	P	C	N
Professional office or financial services	P	P	P
Public or quasi-public buildings	C	C	C
Public park, private park or playground	P	P	P
Public safety buildings	C	C	P
Recreational vehicle (RV) parks	N	N	N
Religious center	P	P	P
Resident healthcare facility	P	P	P
Residential facility for persons with a disability	N	N	P
Residential facility for the elderly	N	N	P
Restaurant	P	P	C
Restaurant with drive-through facilities	N	P	N
School, commercial (art, music, hair, massage)	P	P	C
School, public or quasi-public	C	C	C
Seasonal businesses	C	P	N
Sexually oriented business	N	N	N
Social or reception center	P	C	C
Street vendors	P	P	N
Tattoo parlor	C	P	N
Telecommunications sites. See subsection 10-6-34D of this title			
Tobacco specialty shop in accordance with Utah State Code	P	C	N

Use	CBD	MSC	MSR
Transitional treatment home - large	N	N	C
Transitional treatment home - small	N	N	C
Transitional victim home	N	N	C
Veterinary hospital, large animal	N	N	N
Veterinary hospital, small animal	N	P	C
Wedding chapels	P	P	C

Title 10 Chapter 7M Section 11A is amended as follows: (underlined text is added, stricken text is deleted)

10-7M-11: MULTI-FAMILY DEVELOPMENT STANDARDS:

The maximum density allowed for multi-family developments shall be conditioned upon the architectural design of the development and its ability to meet the following zone standards. The following housing and open space and amenities standards shall also be applied to mixed use developments unless addressed in the general standards above.

- A. Minimum Lot and Unit Size: The minimum lot size for a multi-family development in the Main Street Residential (MSR) area shall be one (1) acre. The minimum density of a multi-family development shall be 8 units/acre. The maximum density of a multi-family development shall be 12 units/acre. The average minimum livable unit area shall be five hundred (500) square feet for a studio unit, seven hundred fifty (750) square feet for a single bedroom unit, and nine hundred (900) square feet for a two (2) bedroom unit. No unit shall have less than ninety percent (90%) of the required average. Units with more than two (2) bedrooms shall provide an additional one hundred fifty (150) square feet per additional bedroom.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, September 2nd, 2020. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 1st day of September 2020.

Kirk Hunsaker, Mayor

Councilmember Nick Miller	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jennifer Bowman	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

K. Aaron Shirley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 1st day of September, 2020, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO ALLOW DETACHED ACCESSORY DWELLING UNITS IN THE MAIN STREET RESIDENTIAL AREA, MODIFYING LAND USE DESIGNATIONS, AND CREATING A MINIMUM LOT SIZE AND UNITS PER ACRE FOR MULTI-FAMILY DEVELOPMENTS IN THE MAIN STREET BUSINESS DISTRICT ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 1st day of September, 2020.

K. AARON SHIRLEY
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 1st day of September, 2020.

The three places are as follows:

1. Zions Bank
2. Post Office
3. City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

K. AARON SHIRLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by K. AARON SHIRLEY.

Notary Public

ORDINANCE NO. 09-05-2020

AN ORDINANCE AMENDING SANTAQUIN CITY CODE ALLOWING DETACHED ACCESSORY DWELLING UNITS AND REMOVING FLAG LOTS FROM THE R-8 ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth class city of the state of Utah; and

WHEREAS, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, the City Council desires to amend Santaquin City Code Title 10 Chapter 7A Section 2 to allow detached accessory dwelling units and removing flag lots from the R-8

WHEREAS, the Santaquin City Planning Commission held a public hearing on August 11, 2020, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City, and which notice of public hearing was published in a newspaper in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Amendments

Title 10 Chapter 7A Section 2 is amended as follows: (underlined text is added, stricken text is deleted)

10-7A-2: PERMITTED USES:

Land uses in the R-8 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
---	--

C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-8
Adult daycare	C
Assisted living facility - large	C
Assisted living facility - small in accordance with section 10-8-6 of this title	P/C
Caretaker facilities associated with a permitted or conditional use	C
Cemeteries	P
Child daycare centers	C
Crisis respite	C
Dwelling, two family (for example, duplexes and twin homes)	N
Flag lots, in the core area only, subject to the provisions of chapter 10 of this title	C
Dwelling, Accessory Unit Attached	P
Dwelling, Accessory Unit Detached	P
Dwelling, Multiple-Unit	N
Dwelling, Single-Family Detached	P
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-8 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with chapter 12 of this title	P/C
Large scale developments	C

Multiple-unit dwellings	N
Parks	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to chapter 17 of this title	P
Residential facilities for the elderly pursuant to chapter 16 of this title	P
Residential support facility	P
Schools	P
Sheltered workshop	C
Single-family dwellings and related accessory uses	P
Social or reception centers	C
Telecommunications sites. See subsection 10-6-34D of this title	
Temporary uses, subject to the provisions of section 10-6-30 of this title	P
Treatment facility	N

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section III. Contrary Provisions Repealed

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

Section IV. Codification, Inclusion in the Code, and Scrivener's Errors

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or

phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, September 2nd, 2020. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 1st day of September 2020.

Kirk Hunsaker, Mayor

Councilmember Nick Miller	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jennifer Bowman	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

K. Aaron Shirley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 1st day of September, 2020, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE ALLOWING DETACHED ACCESSORY DWELLING UNITS AND REMOVING FLAG LOTS FROM THE R-8 ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 1st day of September, 2020.

K. AARON SHIRLEY
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 1st day of September, 2020.

The three places are as follows:

1. Zions Bank
2. Post Office
3. City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

K. AARON SHIRLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by K. AARON SHIRLEY.

Notary Public

MEMO



To: Mayor Hunsaker and City Council Members

From: Jason Bond, Community Development Director

Date: August 27, 2020

Re: **Right-of-Way Vacation Near the Intersection of Highland Drive and 120 East**

The expansion of the Orchard Hills Townhouse development has been working with the DRC on their preliminary plan. One thing that has been brought up that needs more attention is the boundary line. The attached exhibit shows a highlighted area that is currently part of Santaquin City's right-of-way. This area was recently addressed when a different development caused staff to see that this area was still in the name of the Nebo School District. This narrow parcel was probably in the name of the Nebo School District from when the elementary school was built and right-of-way was supposed to be dedicated. We recently cleaned it up with the Nebo School District so that it is now in Santaquin City's name.

It is now proposed that this right-of-way area be vacated so that the property line along the southwest boundary of the Orchard Hills Townhome development is straight. It is such a narrow strip that staff doesn't see any concerns with the City vacating it. This will straighten the boundary line and more importantly, have the townhomes along the frontage in-line with each other. Otherwise, the developers could move forward without this area causing the townhome buildings to be shifted a bit which would likely make the development look more disorganized along 120 East.

The process for vacating right-of-way is found in section 11-5-11 of the Santaquin City Code. A recommendation from the Planning Commission, a public hearing at the City Council meeting, and notification letters being sent out to property owners that are within 300 feet of the area being petitioned for vacation or alteration is required.

The Planning Commission reviewed the proposed vacation and unanimously recommended that the designated area be vacated.

If this area is vacated, it would revert back to the Nebo School District. Further work will be necessary with the Nebo School District to adequately address the situation.

Recommended Motion: "Motion to approve that the right-of-way area described in the attached exhibit be vacated."

ORDINANCE NO. 09-06-2020

AN ORDINANCE VACATING A PORTION OF RIGHT-OF-WAY NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF HIGHLAND DRIVE AND 120 EAST PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

WHEREAS, the City of Santaquin is a fourth class city of the state of Utah; and

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

WHEREAS, in accordance with Santaquin City Code Title 11 Chapter 5 Section 11, the Santaquin City Planning Commission discussed the proposed right-of-way vacation on August 25, 2020 and forwarded a recommendation to the City Council; and

WHEREAS, in accordance with Santaquin City Code Title 11 Chapter 5 Section 11, property owners within three hundred feet (300') have been notified of the public hearing which was held at the September 1, 2020 City Council meeting to hear public comments regarding the area being petitioned for vacation; and

WHEREAS, the City Council finds that good cause exists for the vacation or alteration and neither the public interest nor any person will be materially injured by the vacation; and

WHEREAS, after vacation of said right-of-way, the City intends to convey by quit-claim deed the abandoned right-of-way to the adjoining property owner, Pilot Peak Investments, LLC.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Santaquin City, State of Utah, as follows:

Section I. Vacating Public Right-of-Way

Right-of-way located southeast of the intersection of Highland Drive and 120 East shall be vacated as shown in Exhibit A.

Section II. Severability

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the

intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, September 2nd, 2020. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 1st day of September 2020.

Kirk Hunsaker, Mayor

Councilmember Nick Miller	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jennifer Bowman	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

K. Aaron Shirley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 1st day of September, 2020, entitled

“AN ORDINANCE VACATING A PORTION OF RIGHT-OF-WAY ON THE SOUTHEAST CORNER OF THE INTERSECTION OF HIGHLAND DRIVE AND 120 EAST PROVIDING FOR CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 1st day of September, 2020.

K. AARON SHIRLEY
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, K. AARON SHIRLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 1st day of September, 2020.

The three places are as follows:

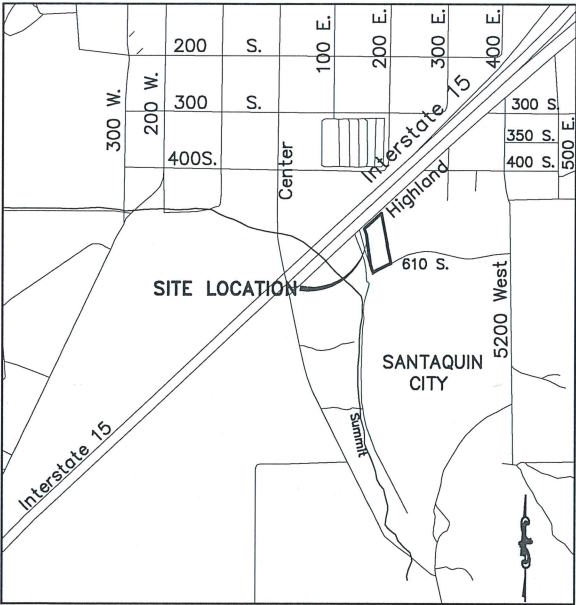
1. Zions Bank
2. Post Office
3. City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

K. AARON SHIRLEY
Santaquin City Recorder

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by K. AARON SHIRLEY.

Notary Public



VICINITY MAP
-NTS-

NORTHWEST CORNER OF
SECTION 12, TOWNSHIP 10
SOUTH, RANGE 1 EAST, SLB&M

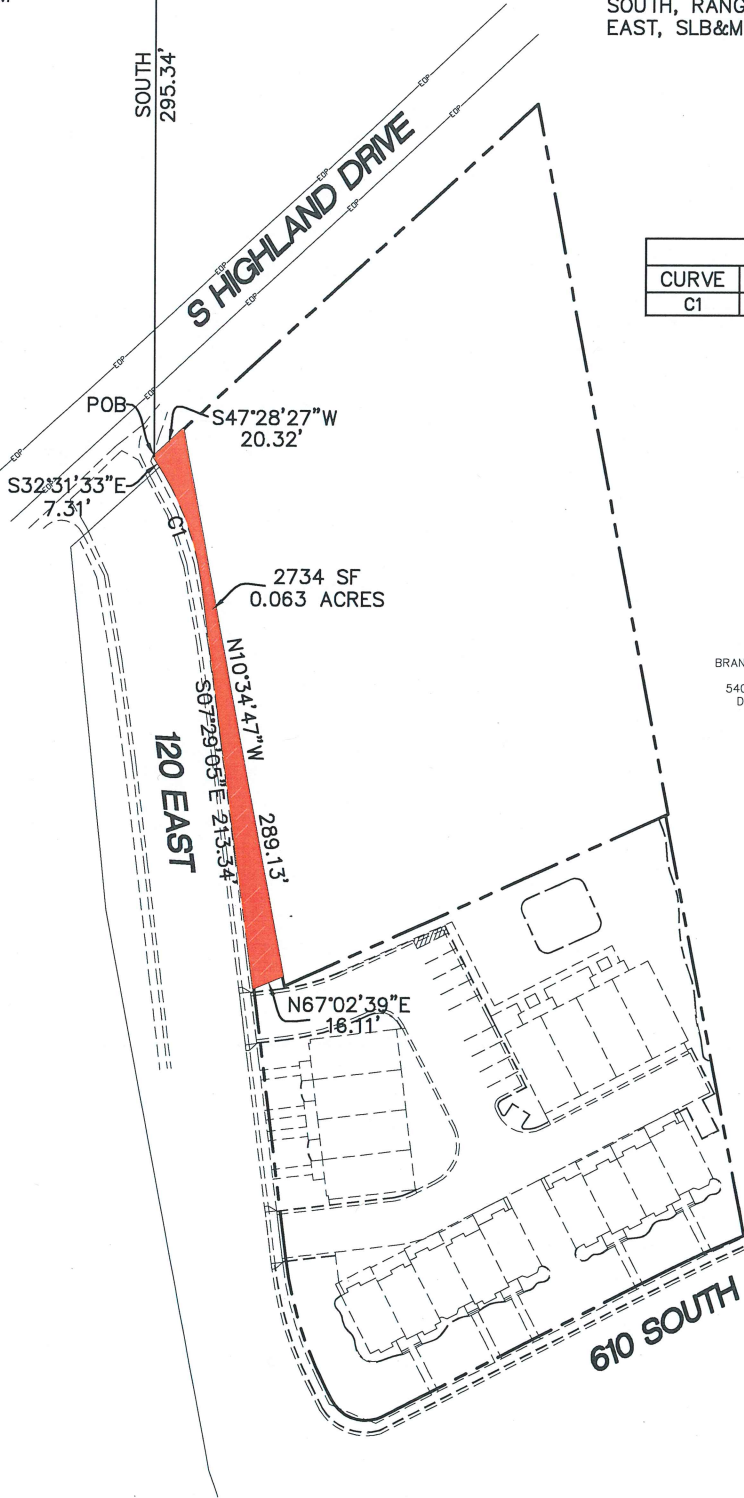
S87°07'54"W - SECTION LINE - BASIS OF BEARING S87°07'54"W

1092.83'

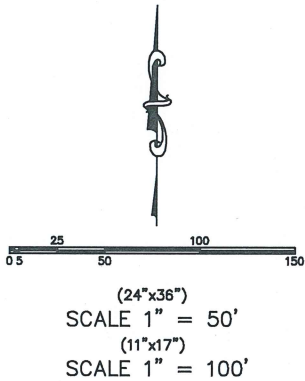
SOUTH 295.34'

NORTH 1/4
CORNER OF
SECTION 12,
TOWNSHIP 10
SOUTH, RANGE 1
EAST, SLB&M

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	145.00	63.37	62.87	N 20°00'19" W	25°02'28"



BRANDON, DENNIS C AND
KATHY
540 SOUTH HIGHLAND
DRIVE, SANTAQUIN



Beginning at a point at the Intersection of the South Line of Highland Drive and the East Line of 120 East Street, which point lies North 87°07'54" East 1092.83 feet along the Section Line and South 295.34 feet from the Northwest Corner of Section 12, Township 10 South, Range 1 East, Salt Lake Base and Meridian; and running thence along said 120 East Street the following three (3) courses to wit: (1) South 32°31'33" East 7.31 feet, (2) Southeasterly 63.37 feet along the arc of a 145.00 foot radius curve to the right through a central angle of 25°02'28", the chord bears South 20°00'19" East 62.87 feet, (3) South 7°29'05" East 213.34 feet; thence North 67°02'39" East 16.11 feet; thence North 10°34'47" West 289.13 feet to the South Line of Highland Drive; thence South 47°28'27" West 20.32 feet along said street to the point of beginning. Containing 0.063 acres.

ORCHARD HILL PH.2



PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

ROW VACATION
120 EAST

SANTAQUIN, UTAH

SHEET NO.

1

ORDINANCE NO. 09-07-2020

AN ORDINANCE ENACTING TITLE 4, CHAPTER 5 OF THE SANTAQUIN CITY CODE ESTABLISHING POLICIES, PROCEDURES AND REQUIREMENTS PERTAINING TO PUBLIC ASSEMBLIES AND SPECIAL EVENTS, CODIFICATION, INCLUSION IN THE CODE, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Santaquin is a municipality and political subdivision of the State of Utah; and

WHEREAS, the City is authorized to enact regulations to promote the health, safety and welfare of the City's residents and visitors; and

WHEREAS, the City provides certain services, facilities and infrastructure to promote public health, safety and welfare, and works to allocate those resources to best serve the interests of the City's residents and visitors and provide opportunities for them to gather, enjoy activities together and express opinions; and

WHEREAS, the Santaquin City Council finds that adequate information and organization regarding certain special events and public assemblies are necessary to efficiently allocate resources, including police protection, fire protection, emergency medical services and use of City facilities; and

WHEREAS, the Santaquin City Council finds that establishing a permitting process, together with policies and procedures for special events and public assemblies will provide necessary information to assist the City in providing allocation of City facilities and services; and

WHEREAS, the City desires now to enact an ordinance to establish appropriate policies, procedures and requirements pertaining to special events and public assemblies; and

WHEREAS, the Santaquin City Council finds that the adoption of this ordinance is necessary for the health, safety and general welfare of the City and its residents;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SANTAQUIN CITY, UTAH, AS FOLLOWS:

SECTION I. Enactment of Title 4, Chapter 5 – Public Assemblies and Special Events.

Title 4, Chapter 5 of the Santaquin City Code is hereby enacted establishing policies, procedures and requirements pertaining to public assemblies and special events as set forth in Exhibit A hereto.

SECTION II. Codification, Inclusion in the Code, and Scrivener's Errors.

It is the intent of the City Council that the provisions of this ordinance be made part of the City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished, sections of the ordinance may be re-numbered or re-lettered. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

SECTION III. Severability.

If any section, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity for the remaining portions thereof.

SECTION IV. Effective Date

The City Recorder shall deposit a copy of this ordinance in the official records of the City on September __, 2020, and before 5:00 p.m. on that same day, shall place a copy of this ordinance in three places within the City. This ordinance shall become effective at 5:00 p.m. on September __, 2020.

Passed and duly adopted this ____ day of September, 2020.

Mayor Kirk F. Hunsaker

Councilmember Nick Miller	Voted ____
Councilmember Elizabeth Montoya	Voted ____
Councilmember Lynn Meacham	Voted ____
Councilmember Jennifer Bowman	Voted ____
Councilmember David Hathaway	Voted ____

ATTEST:

K. Aaron Shirley, City Recorder

EXHIBIT A

TITLE 4, CHAPTER 5 - PUBLIC ASSEMBLIES AND SPECIAL EVENTS

SECTION 4-5-1. INTENT

(1) It is the intent of Santaquin City in this Chapter to regulate, consistent with the provisions of the Constitutions of the United States and the State of Utah, public assemblies and special events within Santaquin City in order to protect the health, safety and welfare of all persons within the City, residents and visitors alike. It is the policy of Santaquin City to accommodate public assemblies and special events subject to reasonable time, place and manner restrictions.

(2) The issuance or nonissuance of a permit described in this Chapter is intended to be an action immune from suit as described in the Utah Governmental Immunity Act, Utah Code Section 63G-7-201, as amended.

SECTION 4-5-2. DEFINITIONS

As used in this Chapter, unless the context shall otherwise require, the following terms shall have the following meanings:

“Applicant” means the individual, group or organization sponsoring or organizing a special event and applying for a special event permit pursuant to this Chapter.

“Application” or **“Permit application”** means the City’s written application for a permit to hold a special event.

“Business days” means Mondays through Thursdays, between the hours of 9:00 a.m. and 5:00 p.m. and Fridays between the hours of 9:00 a.m. and 1:00 p.m., and does not include Saturdays, Sundays, or legal holidays as outlined in Utah Code Section 63G-1-301, plus Christmas Eve (or December 24th if Christmas Eve is on a weekend) and excepting Veterans Day.

“Chief Building Official” means the Chief Building Official of the City of Santaquin, Utah.

“City” means the City of Santaquin, Utah.

“City Manager” means the person appointed by the City Council as City Manager pursuant to Section 1-6A-2 of the Santaquin City Code.

“Event Review Committee” or **“ERC”** means the committee established to review, and grant or deny applications for Special events, Temporary mass gathering permits, and other applications required by this chapter.

“Fire Chief” means the Chief of the Fire Department of the City of Santaquin, Utah.

“Health Director” means the Executive Director of the Utah County Health Department, or other Utah government official with the authority to grant a temporary mass gathering permit.

“Parade” means any march, walk or run, procession, demonstration, motorcade, or other similar activity consisting of persons, animals, vehicles or any combination thereof, upon any public street, sidewalk, alley or other public right-of-way within the City, that interferes with the normal flow or regulation of traffic upon the streets, sidewalks, alley or other public right-of-way within the City.

“Person” means any individual human being, firm, partnership, association, corporation, company, or organization of any kind.

“Police Chief” means the Chief of the Police Department of the City of Santaquin, Utah.

“Public assembly” means a gathering of persons on public property with the purpose of exercising free speech, association, assembly and similar rights protected by the United States and Utah Constitutions which interferes or has a tendency to interfere with the normal flow or regulation of pedestrian or vehicular traffic upon any public way, or other public grounds within the City, or does not comply with normal or usual traffic regulation or controls; or which occupies any public area open to the general public to the exclusion of others.

“Public way” means any public highway, street, alley, sidewalk, or other public right-of-way within the City.

“Public Works Director” means the Director of the Public Works Department of the City of Santaquin, Utah.

“Sidewalk” means any area or way set aside or open to the public for purposes of pedestrian traffic, whether or not it is paved.

“Special event” means:

(a) Any event, activity, or series of activities, including a planned public assembly, which: (i) occurs on public property and significantly restricts or otherwise impacts the normal access or use of the public property by the general public or adjacent property owners; or (ii) occurs on public or private property and is subject to the requirement of obtaining a temporary mass gathering permit.

(b) Special events may include but are not limited to block parties, street parties, fundraisers, public assemblies, movie productions and other filming, protests and rallies, runs, races, walks, parades, and similar community events.

(c) The term “special event” does not include a gathering of persons at a location with permanent facilities designed for that specific assembly (unless the designed occupancy levels are exceeded), including: (i) privately sponsored events which rent space inside City facilities; (ii) programmed activities provided or managed by the City, i.e., recreational or senior center programs; (iii) any event that would otherwise fall within the definition of a special event held

in a Santaquin City park but which involves fewer than thirty-five (35) people at the same time within a circumscribed one hundred (100) foot radius and does not interfere with the regular use of the park by those who have reserved adjacent park facilities and/or the general public; (iv) an activity on, and the permitting of, sports fields, sports facilities, park pavilions, or other similar government facilities otherwise regulated by the Santaquin City Community Services Department.

(d) The term “special event” does not include an unplanned or spontaneous public assembly which due to nature and scope of the event does not result in the unreasonable obstruction of City streets or sidewalks, nor unreasonably compromise the City’s ability to respond timely to a fire, medical emergency, or other public safety emergency.

“Special event location” means the geographic area authorized by the City where a special event is to take place.

“Special event permit” or **“permit”** means the permit issued by the City for a special event.

“Street” means any place or way set aside or open to the public for purposes of vehicular traffic, including any berm or shoulder parkway, right-of-way, or median strip thereof.

“Support services” means those police, fire, inspection, sanitation and other special services, other than basic routine everyday services, that are provided by the City for a fee, and that are necessary for the safe and successful execution of the special event.

“Support services fees” means those fees set forth on the City’s Uniform Fee Schedule that are charged by the City for providing support services for a special event, including a temporary mass gathering.

“Temporary mass gathering permit” means the permit defined in, and issued pursuant to, Utah Administrative Rule 392-400.

SECTION 4-5-3. APPLICATION AND PERMIT REQUIRED

(1) All persons sponsoring, maintaining, promoting, or conducting a special event shall pay the application processing fee, complete a permit application, and obtain a special event permit prior to conducting the special event. A valid permit to hold a special event shall authorize any person expressly named in the permit to engage in any lawful activity described in the permit.

(2) A special event permit shall normally be granted upon: (i) proper completion of the application for the permit; (ii) the availability of the special event location for reservation; (iii) the payment of all required fees; (iv) the presentation of evidence that the applicant has complied with the conditions set forth in Section 4-5-4, Santaquin City Code, and has secured all necessary inspections and permits, including a temporary mass gathering permit, if required; and (v) the applicant’s certification that the conduct of the event will be in compliance with all applicable laws and regulations. Notwithstanding the foregoing, the ERC may deny the issuance of a permit if after a careful and thorough review of the application,

the ERC makes written findings that: (a) there are compelling grounds to believe that the special event would either endanger the public's health, safety or welfare or interfere with another previously approved public assembly or special event; and (b) the ERC cannot through reasonable governmental action address the concerns raised in Subsection (2)(a) of this Section. In taking reasonable government action to facilitate and protect the orderly conduct of public assemblies and special events, the ERC is authorized to create buffer zones between groups by executive order where there is a history of violence between groups. The ERC is also authorized to take such other actions consistent with free exercise of constitutional rights to prevent conflicting special events from interfering with each other or otherwise endangering the public's health, safety or welfare.

(3) A separate event permit shall be required for each location for which a temporary mass gathering permit is required. The permit shall identify the maximum number of people, vehicles, and/or animals permitted to assemble at the special event location. The specific activities to take place shall also be expressly stated in the permit. The permit holder shall not sell tickets to, nor allow to assemble at the special event location, more people, vehicles, and animals than the maximum permissible number specified in the permit.

(4) The permit requirements of this Chapter shall apply to government-sponsored fairs and other special events held on regularly established fairgrounds or other government property, and to public assemblies and special events sponsored by Santaquin City or expressly authorized by the Santaquin City Code, City ordinances, or other City regulations.

SECTION 4-5-4. CONDITIONS FOR ISSUING A PERMIT

(1) In addition to identifying the maximum number of people, vehicles, and/or animals that will gather at the special event location as a condition for receiving the permit, applicants for permits shall certify that the maximum number of persons at the special event location shall not exceed the number which can reasonably safely gather at the special event location given the nature of the event; provided, that if the special event is to continue overnight, the maximum number shall not be more than are allowed to sleep within the boundaries of the special event location by the Santaquin City Code, City and County zoning or health ordinances, or other applicable health, safety or public welfare laws, ordinances, and regulations.

(2) An application that otherwise satisfies the requirements and conditions of this Chapter shall normally be approved if:

(a) The Fire Chief or the Fire Chief's designee finds: (i) the special event complies with all applicable fire code rules and regulations; (ii) if the special event location is to be enclosed, the plans therefor include a reasonable means of ingress and egress under normal and emergency conditions for all persons attending the special event; and (iii) the plans include reasonable provisions for a first aid station which shall be sufficient to handle minor medical complaints;

(b) The Chief Building Official or the Chief Building Official's designee finds: if bleachers, a stage, or other similar structure(s) are to be used as part of the special event, the structures meet the minimum requirements of all applicable building codes;

(c) A valid temporary mass gathering permit has been issued by the appropriate health official, if such a permit is required under Utah Administrative Code Rule R392-400, as amended;

(d) The Director of the Department of Public Works or the Director's designee finds that the application for the special event includes plans for a reasonable method of collecting and disposing of all solid waste generated by the special event;

(e) The Chief of Police or the Chief of Police's designee finds that the application for the special event includes adequate provisions for rerouting pedestrian and vehicular traffic and public safety for the special event, including, in the Chief's or the Chief's designee's discretion, that not less than one (1) security guard, licensed under the Utah Security Personnel Licensing Act, Utah Code 58-63-101 et seq., as amended, is provided by the applicant for every seven hundred fifty (750) people expected to attend; and

(f) The applicant has complied with the insurance and fee requirements contained in this Section and Section 4-5-5, Santaquin City Code.

(3) The plans, specifications, prerequisites, and preconditions set forth in this Subsection that are incorporated into the application form the basis for the approval of the permit issued by the City and shall be performed by the applicant. Failure to perform the plans, specifications, prerequisites, and preconditions incorporated into the application shall be grounds for the suspension or revocation of the permit. The intentional or negligent noncompliance with said plans, specifications, prerequisites and preconditions shall be unlawful.

(4) Insurance is required for special events unless the event is a public assembly that qualifies for an exemption pursuant to Subsection 5 of this Section. Depending on the type of event, number of participants and other risk factors, applicants may be required to submit a risk mitigation plan even for events in which insurance is not required. Applicants required to provide insurance may provide a certificate of insurance with coverage of at least one million dollars (\$1,000,000.00) per occurrence with a two million dollar (\$2,000,000.00) aggregate limit naming Santaquin City, its officers, employees and volunteers as additional insureds. Required coverage limits will be determined based on the type of event, number of participants and other relevant risk factors. The certificate shall also state that coverage will not be canceled without ten (10) days' prior written notice to the City. Applicants required to provide insurance shall provide such evidence of insurance prior to the issuance of a permit. Applicants shall also execute a standard City indemnification agreement if required to provide insurance.

(5) The applicant for a permit for a planned public assembly who is indigent shall not be required to provide insurance. To evidence indigency, the applicant shall submit a notarized affidavit certifying that: (a) the costs for insurance to be imposed exceed the available

resources of the applicant and the applicant does not reasonably foresee such funds becoming available before, during, or within a reasonable period after the planned public assembly, and (b) the applicant is not charging participation fees or other admittance fees to the general public for the planned public assembly, and (c) no other person is underwriting the cost of the planned public assembly.

(6) Permits for a special event that is a planned public assembly shall:

(a) Contain only such restrictions on time, place, and manner as are reasonably related to Santaquin City's significant interests in furthering the public's health, safety and welfare;

(b) Be issued upon applicant's agreement to pay for support services fees that reflect the City's cost of providing support services for the planned public assembly, unless the applicant is indigent. If the applicant for the planned public assembly permit can evidence indigency, the support services fee shall be a nominal fee reasonably related to the services requested by the applicant, based on the financial resources of the applicant. To evidence indigency, the applicant for a planned public assembly permit shall submit a notarized affidavit disclosing the resources available to the applicant and certifying that: (i) the full cost for support services to be imposed exceeds the available resources of the applicant and the applicant does not reasonably foresee such funds becoming available within a reasonable period before, during, or within a reasonable period after the public assembly; (ii) the applicant is not charging participation fees or other admittance fees to the general public for the public assembly; and (iii) no other person is underwriting the cost of the planned public assembly.

(7) By signing the application, the applicant:

(a) Agrees to abide by all Federal, State and local laws, ordinances, rules, regulations, and administrative directives pertaining to the event, including all provisions of the Santaquin City Code, including, but not limited to: (a) the noise provisions of Title 4, Chapter 2A, Santaquin City Code; and (b) the nuisance provisions of Title 4, Chapter 2, Santaquin City Code, as amended.

(b) Acknowledges that, unless expressly authorized in the special event permit, no special event shall take place between the hours of 12:00 a.m. and 6:00 a.m. and that no person associated with the special event shall place, construct, erect, use, or employ any tent or other enclosed shelter, vehicle, or trailer. Further, applicant agrees to return the special event location to public use promptly upon the expiration of the special event permit without damage, to remove all personal property, equipment, vehicles, other property, and trash from the special event location, and to be responsible for leaving the special event location in a clean and orderly condition.

SECTION 4-5-5. APPLICATION – FEES – COST RECOVERY

(1) Application for a permit to hold an actual or anticipated special event shall be made in writing to the Santaquin City Event Review Committee on an application form prepared by the City.

(2) The application shall contain a certification made upon oath or affirmation that the statements contained therein are true and correct to the best knowledge of the applicant and shall be signed and sworn to or affirmed by the person making the application, or the person's duly authorized agent. A false statement shall be unlawful.

(3) The application shall contain and disclose:

(a) The name, age, residence and mailing address of the individual signing the application and the names and addresses of the person(s) applying for the special event permit; and, in the case of a person not a natural person, a certified copy of the legal document(s) creating said entity;

(b) The address and legal description of all property upon which the assembly is to be held together with the name, residence and address of the record owner(s) of such property or a map providing such information;

(c) If the property is not owned or controlled by Santaquin City, proof of ownership, lease, license or right to use all property upon which the special event is to be held or a statement made upon oath or affirmation by the record owner(s) of all such property that the applicant has permission to use such property for the special event;

(d) The nature or purpose of the special event;

(e) The total number of days and/or hours during which the special event will be held;

(f) The maximum number of persons, vehicles, and animals which the applicant shall permit to assemble at any time, not to exceed the maximum number which can reasonably assemble at the location of the special event as provided by this Chapter;

(g) The maximum number of tickets to be sold, if any;

(h) A complete description of all plans and arrangements made to comply with Section 4-5-4, Santaquin City Code, including the following information:

(i) If the event is or includes a parade:

(i) The proposed route to be traveled, including the starting point and the termination point;

(ii) The approximate number of persons who, and number and type of animals and vehicles which, will constitute the parade;

(iii) The proposed time when the parade will start and terminate;

(iv) A statement as to whether the parade is intended to occupy all or only a portion of the width of the streets proposed to be traversed;

(v) The proposed location of any assembly and disbanding areas for such parade;

(vi) The proposed time at which units of the parade will begin to assemble at the assembly area and will be finished disbanding at the disbanding area;

(vii) Minimum and maximum speed of parade units;

(viii) Maximum interval of space to be maintained between parade units;

(ix) The maximum length of the parade in miles or fractions thereof;

(j) The portions of the streets or sidewalks that may be occupied by the special event;

(k) The number and location of tents, booths, bleachers, or other temporary structures to be used;

(l) The timing, location, and use of fireworks, smoke, or special effects or activities that may create a risk of fire or injury;

(m) A description of any sound amplification equipment, including the number and the proposed amplifying range and decibel level;

(n) A description of any banners, signs, or other attention getting devices proposed to be used in connection with the event;

(o) A description of the types of animals; the types of vehicles to be used; the number of bands and other musical units and sound trucks to be used;

(p) The number of persons who will be designated to monitor the event and the name of the person in charge; and

(q) Such other information as the Fire Chief and/or Police Chief, or the Police Chief and/or Fire Chief's designee(s) shall find necessary for the proper enforcement of this Chapter and the preservation of public safety.

(4) An application review fee shall be collected at the time an application is submitted to the City's Licensing Division. The application review fee for special events shall be the amount set forth in the Santaquin City Uniform Fee Schedule. This fee is intended to cover the City's cost of reviewing the application and therefore is not refundable even if the permit is denied.

(5) If the application requires or requests the use of any City services, the applicant shall reimburse the City for all charges applicable for any such services agreed to be provided by the City. Unless rates for City services have been established by ordinance of the City Council, standardized rates for City services may be established by the Mayor, which rates may not exceed the reasonable costs of providing such service. Rates established by the Mayor shall be reviewed annually and are subject to revision or updating, as needed, because of such review.

(6) Immediately after the special event, the permit holder shall be responsible for cleaning the special event area of litter and debris, and disposing of all waste in accordance with City rules and regulations unless the City has agreed to provide such services. The permit holder shall also be responsible for immediately restoring property damaged, disturbed, or defaced in connection with the special event to the same condition existing before the event.

(7) Prior to the issuance of a special event permit, the applicant shall provide a deposit, in an amount equal to an estimate of:

(a) All City services agreed to be provided by the City; and

(b) The City's cost of cleaning the special event area of litter and debris and restoring any City property damaged in connection with the special event, if not adequately performed by the applicant.

Such deposit shall be in the form of a cash deposit, or a bond issued by surety acceptable to the City or an irrevocable letter of credit issued by a federally insured bank or savings institution licensed by the State of Utah, which bond or letter of credit shall be in a form approved by the City Attorney or the City Attorney's designee. Such deposit may be reduced for good performance by the applicant for three (3) consecutive years at previous special events as evidenced by prior events or other documentation and no outstanding amount owed to the City.

(8) Within a reasonable time after the conclusion of the event, the City shall mail or deliver to the permit holder an invoice for the cost of City services provided by the City and any costs incurred by the City in restoring the site. If the amount exceeds any cash deposit, the permit holder shall pay the unpaid portion of the invoice amount within thirty (30) days of the date that the invoice was mailed or delivered. If the amount is less than any cash deposit, the City shall return the excess to the permit holder within thirty (30) days.

(9) Provision of City services is based on availability. If such services are not available from the City, it shall be the applicant's responsibility to procure the services, either desired by the applicant or determined to be necessary by the City, at the sole expense of the applicant. Notwithstanding anything to the contrary in this Chapter, the City shall not be required to provide any service beyond basic public safety services and those services that are necessary to keep the peace and maintain order.

(10) Indigent applicants for planned public assembly permits may be exempted from certain fees upon compliance with Sections 4-5-4 (5) and (6) Santaquin City Code.

(11) The City shall also be entitled to recover from the special event applicant any costs incurred by the City that are attributable to the unlawful conduct of the applicant and any fees originally waived by the City for the applicant for a planned public assembly permit who claimed indigency on the application, but who is found not to be indigent.

(12) Applications for special event permits shall be submitted at least forty-five (45) days prior to the date of the desired special event. Applications submitted after forty-five (45) days

may be denied if the City in the ordinary course of business is unable to arrange the necessary support services for the special event. Applications for a special event shall not be accepted sooner than October 1 of the prior calendar year.

(13) Applications for a special event shall:

(a) Be evaluated on a content-neutral basis to the extent required by law;

(b) Be evaluated and responded to by the City within thirty (30) days from the receipt of the application, or within five (5) business days from the receipt of a completed permit application for a planned public assembly (i) that is intended to respond to current events, and (ii) which depends for its value on a timely response.

(14) Special event applications that require support services shall be referred to and reviewed by the Special Events Review Committee. Given the City's limited resources and the impact to the community, the Mayor shall have authority to limit the number of special event permits in any one calendar year and may establish courses for parades and races to minimize disruption to the public or prevent conflict among groups seeking to use the same route, time, location, or resources.

SECTION 4-5-6. ISSUANCE, SUSPENSION, REVOCATION – CURE – APPEAL

(1) *Issuance.* The Licensing Division shall issue a permit only after receipt of an application together with evidence that all terms, conditions, and provisions of this Chapter have been met.

(2) *Suspension or Revocation.* A special event permit may be suspended or revoked by the ERC, or by the Chief of Police or Fire Chief, or their respective designees, if it is determined that any required information submitted by the applicant was materially incorrect or fraudulently provided, or that the permittee has violated any of the terms, conditions or provisions of the permit, any of the provisions of this Chapter, or other Federal, State, or City law, ordinance, regulation or administrative directive.

(3) *Service of Notice.* Where reasonably possible, a copy of the notice of revocation and notice to cure shall be provided to the holder of the permit. At the applicant's request, a copy of the notice may be sent by mail, fax, or email.

(4) *Cure.* If the person responsible for the revocation or suspension under Subsection 2 of this Section or the ERC determines that any permit that has been suspended or revoked pursuant to this Chapter is subject to reinstatement if certain conditions are met, notice to cure may be provided and the permit holder may be provided a reasonable opportunity to cure the unfulfilled condition, deficiency, or violation within a reasonable time frame.

(5) *Failure to Cure.* Failure to cure within the time frame designated in the notice shall result in the permit's permanent suspension or revocation.

(6) *Appeal.* If for any reason an opportunity to cure is denied, an application is denied or not issued, or a permit is suspended or revoked, the applicant or the permit holder may appeal that decision to the Mayor by following the administrative hearing process set forth in Section 2-4-7 of the Santaquin City Code with modifications as necessary for the purposes of this Section.

SECTION 4-5-7. CONFLICTING APPLICATIONS

(1) *Conflict Priority Evaluation.* When more than one (1) application for a special event or public assembly, each of which is compliant with this Chapter, is received for the same day and time and for the same or conflicting locations or routes, the Licensing Division shall issue a permit, subject to the other provisions of this Chapter, based on the following order of priorities:

(a) Events planned, organized or presented by State, Federal, or City governmental entities or their agents, if the governmental request is made in good faith and not with the intent or purpose of improperly chilling constitutionally protected rights of competing applicants;

(b) Historic usage by commercially related special events or advance planned free expression activities where the same applicant has been granted use of a particular City forum at a particular date, time, and place for more than three (3) consecutive years;

(c) If neither Subsection (1)(a) nor (b) of this Section is applicable, priority shall be given to a first in time filing; and

(d) Notwithstanding anything in this Subsection to the contrary, exceptions may occur when the ERC finds that one (1) event provides greater benefit to the public than the competing event.

(2) *Consideration for Unsuccessful Applicant.* After granting the successful applicant's request for the time, place, manner and date, the Licensing Division shall authorize the unsuccessful applicant to use an appropriate public forum at another suitable time, place, date and manner.

SECTION 4-5-8. ENFORCEMENT

(1) The provisions of this Chapter may be enforced by any remedy available in law or equity.

(2) The holding of a special event in violation of any of the provisions or conditions contained in this Chapter shall be unlawful and shall be deemed a public nuisance, which may be abated as such.

(3) If a sworn law enforcement officer or fire official determines that any failure to cure a violation of this Chapter creates the clear and present danger of immediate significant harm to life, public safety, or property; such danger cannot be reasonably mitigated by increased public safety enforcement; and such danger, on balance, outweighs the constitutionally protected rights of the organizers or participants in the special event or public assembly, then

the applicant, or the applicant's on-site representative, shall be notified that the permit is revoked and that the special event or public assembly must immediately cease and desist. Such a determination may only be made after consultation with the Police Chief or Fire Chief, or their respective designee.

(4) Any person who violates a cease and desist order issued pursuant to Subsection 3 of this Section, or who fails or refuses to comply with, do, undertake, or perform any representation in their special event application or the plans thereto, shall be guilty of a misdemeanor. Each day that a violation continues shall constitute a separate violation.

SECTION 4-5-9. FREE EXPRESSION REGULATION

(1) It is the policy of Santaquin City that persons and groups have a right to organize and participate in peaceful expressive activities including demonstrations, rallies, parades, signature gathering, marches, picketing or other similar actions conducted for the purpose of exercising their constitutional rights on those public grounds of the City, as defined herein, subject to reasonable time, place and manner restrictions designed to protect public safety, persons, and property and to accommodate the interests of persons not participating in the assemblies, including their interests in using the streets and sidewalks to travel to their intended destinations, and to use the parks and park facilities for recreational purposes. In accordance with Section 11-61-104, Utah Code, Santaquin City may impose a generally applicable time, place, and manner restriction on expressive activity on public grounds:

(a) By ordinance; or

(b) By policy or practice that comports with this Section.

(2) For purposes of this Section:

(a) **"Public grounds"** means the area outside a public building, as that term is defined in Section 11-61-102(6), Utah Code, that is a traditional public forum where members of the public may safely gather to engage in expressive activity;

(b) **"Traditional public forum"** refers to: a public park or street, or a public sidewalk, as defined by the United States Supreme Court, or as that Court may later define it;

(c) **"Public grounds"** do not include:

(i) The interior of a public building; or

(ii) Any public property that is not a traditional public forum, such as, but not limited to, sidewalks constructed primarily to assist patrons to negotiate the space between a parking lot and the entrance of a Santaquin City facility as defined in accordance with the rulings of the United States Supreme Court.

(3) In accordance with Section 11-61-103, Utah Code, this Section does not apply to:

(a) A restriction on expressive activity on public grounds that is imposed to comply with Title 20A, Utah Code, Election Code;

(b) Property that Santaquin owns or leases:

(i) That is closed to public access; or

(ii) Where State or Federal law restricts expressive activity; or

(c) A limited or nonpublic forum.

(4) A generally applicable or individually applicable time, place, and manner restriction on expressive activity on public grounds imposed by City ordinance, policy, or practice shall comport with State law, constitutional law, and case law, and, in accordance with Section 11-61-104 of the Utah Code, shall be:

(a) Narrowly tailored to serve an important governmental interest, including public access to the public building, public safety, and protection of public property;

(b) Unrelated to the suppression of a particular message or the content of the expressive activity that the restriction addresses; and

(c) Leave open reasonable alternative means for the expressive activity.

(5) The Mayor is authorized to establish policies and practices consistent with this Section for City property and may delegate such authority to department directors regarding the City property they manage.

(6) This Section is not intended to infringe on the rights individuals have to use public forums in accordance with State law.



MEMORANDUM

To: Mayor & Council
From: Benjamin A. Reeves, Santaquin City Manager
Date: September 1, 2020
Subject: 9.d. Purchase of Real Property for the Construction of a New City Hall

Mayor & Council,

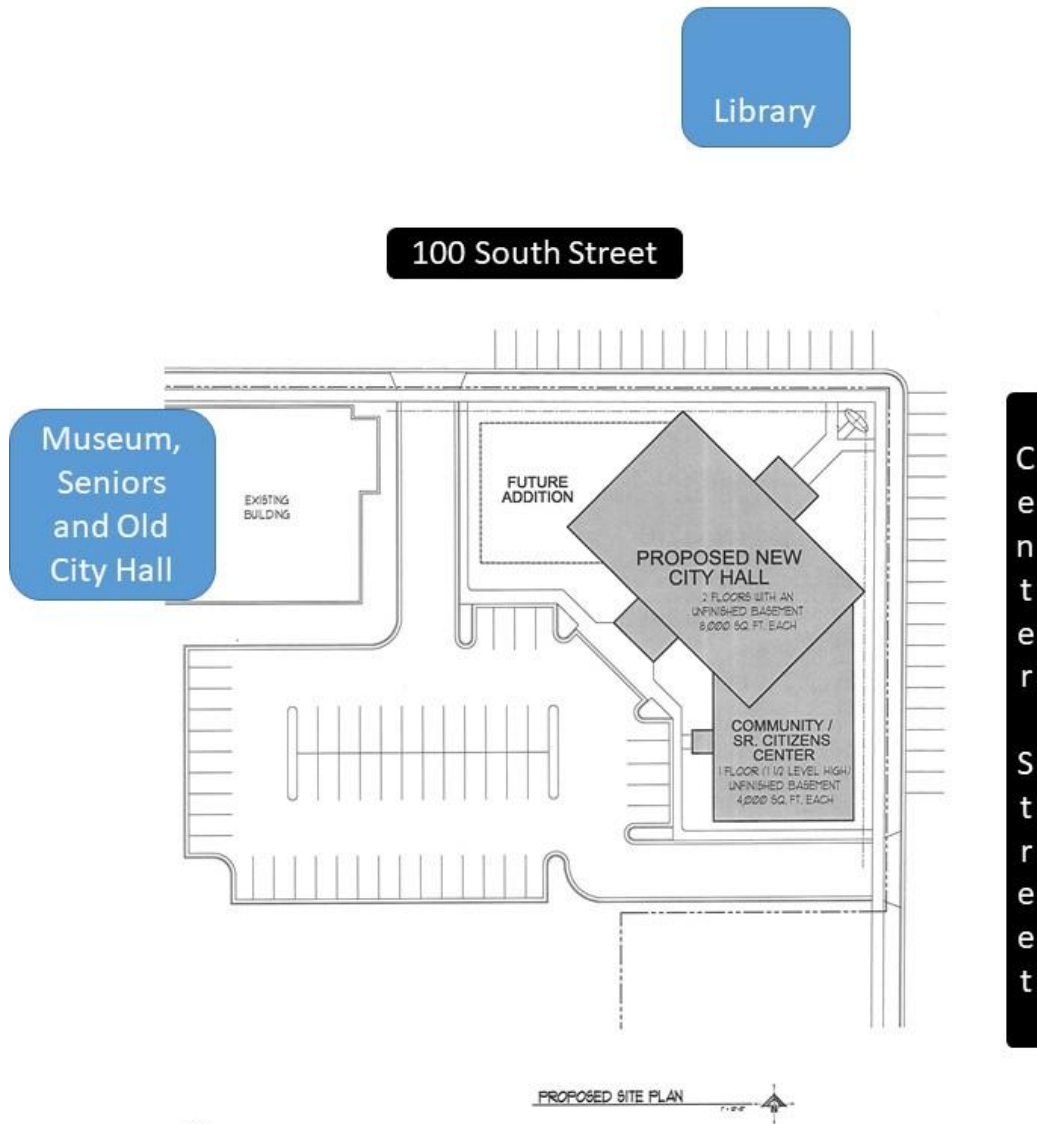
Pursuant to your direction and authorization, Santaquin City has negotiated in good faith with the owners of real property along the corner of Center Street and 100 South for the construction of a New City Hall. The intent and purpose of acquiring these parcels is to facility construction of the new building such that it will provide the following:

- Concurrent Use - Construction should not require the displacement of the current uses on the existing city property (e.g. Seniors, Veterans, Museum and Recreational Programming),
- Preservation of Field Space – As the community continues to grow with infill development, the preservation of green field space in the core of the community has grown in priority,
- Prominent Presence – The building site location should create an inviting and long lasting aesthetic appeal that will be enjoyed by its residents for generations to come. Hence, a building facing Center Street will provide this prominent presence while also creating a bookend to the Museum Building at the western end of the same block.

It is anticipated that the new building will be designed and similarly modeled after the construction of the Santa Clara City Hall (with the use of brick instead of sandstone):

(Proposed Layout and on the following page)





To facilitate the design and construction of the proposed facility, your formal approval of the acquisition of the property is needed. With your approval, funding for these purchases will come out of the bond proceeds as a budgeted. *Note: The total project budget is anticipated to be \$7.1M plus any grant funding obtained for possible enhancements such as a backup emergency operation center, A/V equipment to enhance public transparency and participation encouraging social distancing, emergency power backup, etc.*

Recommended Motion:

Motion to Approve Resolution 09-01-2020 “A Resolution Approving the Purchase of Real Property 09-065-0001 and 09-065-0006 and to Approve Resolution 09-09-2020 “A Resolution Approving the Purchase of Real Property 09-065-0002 and 09-065-0007” utilizing budget bond proceeds for reimbursement as soon as they become available.



RESOLUTION 09-01-2020

A RESOLUTION APPROVING THE PURCHASE OF REAL PROPERTY 09-065-0001 and 09-065-0006 (APPROXIMATELY 11 WEST 100 SOUTH)

WHEREAS, the Santaquin City Council is planning for the construction a New City Hall near the Chieftain Museum in the Heart of the Community; and

WHEREAS, three primary considerations were evaluated by the Santaquin City Council when prioritizing the specific building site location for the construction of the new building, which included:

- Concurrent Use - Construction should not require the displacement of the current uses on the property (e.g. Seniors, Veterans, Museum and Recreational Programming),
- Preservation of Field Space – As the community continues to grow with infill development, the preservation of green field space in the core of the community has grown in priority,
- Commanding Presence – The building site location should create an inviting and long lasting aesthetic appeal that will be enjoyed by its residents for generations to come; and

WHEREAS, the acquisition of property adjacent to the Old City Hall and Museum, near the corner of Center Street and 100 South, would facilitate construction while also meeting the three aforementioned considerations; and

WHEREAS, Santaquin City and the owner of said parcels have negotiated in good faith to a reach mutually agreeable terms for the acquisition of said parcels;

NOW THEREFORE, be it resolved by the Santaquin City Council to approve the purchase of real property 09-065-0001 and 09-065-0006 (approximately 11 West 100 South) for an amount not to exceed Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00) plus related closing costs.

ADOPTED AND PASSED by the City Council of the City of Santaquin, Utah this 1st day of September, 2020.

CITY OF SANTAQUIN

Kirk F. Hunsaker, Mayor

Attest:

K. Aaron Shirley, City Recorder



RESOLUTION 09-02-2020

A RESOLUTION APPROVING THE PURCHASE OF REAL PROPERTY 09-065-0002 and 09-065-0007 (APPROXIMATELY 148 SOUTH CENTER STREET)

WHEREAS, the Santaquin City Council is planning for the construction a New City Hall near the Chieftain Museum in the Heart of the Community; and

WHEREAS, three primary considerations were evaluated by the Santaquin City Council when prioritizing the specific building site location for the construction of the new building, which included:

- Concurrent Use - Construction should not require the displacement of the current uses on the property (e.g. Seniors, Veterans, Museum and Recreational Programming),
- Preservation of Field Space – As the community continues to grow with infill development, the preservation of green field space in the core of the community has grown in priority,
- Commanding Presence – The building site location should create an inviting and long lasting aesthetic appeal that will be enjoyed by its residents for generations to come; and

WHEREAS, the acquisition of property adjacent to the Old City Hall and Museum, near the corner of Center Street and 100 South, would facilitate construction while also meeting the three aforementioned considerations; and

WHEREAS, Santaquin City and the owner of said parcels have negotiated in good faith to a reach mutually agreeable terms for the acquisition of said parcels;

NOW THEREFORE, be it resolved by the Santaquin City Council to approve the purchase of real property 09-065-0002 and 09-065-0007 (approximately 148 South Center Street) for an amount not to exceed Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00) plus related closing costs.

ADOPTED AND PASSED by the City Council of the City of Santaquin, Utah this 1st day of September, 2020.

CITY OF SANTAQUIN

Kirk F. Hunsaker, Mayor

Attest:

K. Aaron Shirley, City Recorder



MEMORANDUM

To: Mayor & Council
From: K. Aaron Shirley, Finance Director
Date: September 1, 2020
Subject: Website & Codification Services

Mayor & Council,

Background

The City has contracted with CivicLive for website hosting for the last 3 ½ years and with Sterling Codifiers for codification services the last 25 years, however, both service providers have demonstrated a troubling trend of decreased service quality over the last year. Our current website provider allows for little to no backend access for changes and likewise our codifiers have not updated any city code since October of 2019. For these reasons, I began looking into alternative service providers for both website hosting and codification services.

Research & Findings

Former City Recorder Susan Farnsworth initially recommended Municode to me when I took over her position last year after hearing positive reviews from other City Recorders around Utah. Staff attended remote demonstrations from the website and codification branches of Municode and unanimously agreed that both products were superior because of the 1) quality, 2) functionality, 3) features, 4) ease of use, and 5) greater degree of control provided to the City and its staff.

Meeting management software that integrates into both the website and codification software was also considered an important add on product to promote transparency and ease of access for residents to City meeting agendas, packets, and minutes.

Costs for each of the three products are outlined below and broken out by cost types. Itemized costs and more detailed information can be found below in the attachment to this memo.

Product/Service	One Time Costs	Annual Costs	Total
Website Design & Hosting	\$10,500	\$2,200	\$12,700
Self-Publishing Codification	\$2,278	\$2,495	\$4,773
Meeting & Agenda Management	\$0	\$3,800	\$3,800



Recommendation

I recommend that the City contract with service provider Municode for 1) website design & hosting, 2) codification self-publishing software, and 3) meeting & agenda management software.

In addition to the higher quality product and the greater degree of control over the product that would be provided by Municode, their services are cheaper than our current service providers as demonstrated by the chart below though the overall annual software and technology costs would be going up by adding an additional software component.

Product/Service	Current Annual Costs	Proposed Annual Costs
Website Design & Hosting	\$4,140	\$2,200
Self-Publishing Codification	\$2,846 ¹	\$2,495 ²
Meeting & Agenda Management	\$0	\$3,800
Total	\$6,986	\$8,495

Recommended Motion:

Motion to approve a product/service agreement proposal with Municode for 1) website design & hosting, 2) codification self-publishing software, and 3) meeting & agenda management software as outlined in the September 1st, 2020 staff memo.

¹ Current service provider charges by pages of Ordinances codified instead so the annual cost varied. This figure represents an average cost of the previous three fiscal years.

² Municode, the proposed service provider, charges a flat rate.



RESOLUTION 09-03-2020

A RESOLUTION AUTHORIZING A PARTIAL (2ND) SPENDING PLAN FOR THE USE OF SANTAQUIN CITY'S ALLOCATION OF CARES ACT FUNDING

WHEREAS, in March 2020, the US Federal Government signed the Coronavirus, Relief and Economic Security Act, known as the CARES Act, which in part, provided federal relief to local governments to combat the economic effects of the coronavirus pandemic utilizing a method of funding distribution modeled after the Community Development Block Grant (CDBG) program in which some local governments fall subject to the authority of other local governments; and

WHEREAS, Santaquin City was allocated \$878,243.62 in CARES Act Funding by Utah County via Resolution 06-06-2020 "A Resolution Adopting an Interlocal Cooperation Agreement with Utah County for Disbursement of Coronavirus Relief Funds" approved on June 30, 2020; and

WHEREAS, pursuant to the terms of the CARES Act, federal guidance from the U.S. Treasury Department, as well as state and county regulation, Santaquin City is desires to approve a spending plan to meet the public health and safety needs of our community as well as to provide economic stimulus to the local economy; and

WHEREAS, it is anticipated that proposed changes to federal legislation may result in a change of law and/or guidance regarding the use of said funds resulting in Santaquin City's desire to approve and authorize spending of said funds in stages;

NOW THEREFORE, be it resolved by the Santaquin City Council to approve and authorize a partial (2nd) spending plan for the use of Santaquin City's Allocation of CARES Act funding as outlined in the attached schedule;

ADOPTED AND PASSED by the City Council of the City of Santaquin, Utah this 1st day of September, 2020.

CITY OF SANTAQUIN

Kirk F. Hunsaker, Mayor

Attest:

K. Aaron Shirley, City Recorder

Santaquin City CARES Act Spending Plan – Phase 2

(Phase 1 Approved with Resolution 08-04-2020)

Yellow Items:

- **3 Laptop Computers \$4,000** (For check-out for quarantine purposes and continuity of our labor force)
- **100 Candle Stick Cones \$2,500** (These cones are necessary to provide the needed traffic pattern and control the movement of citizens and provide the necessary social distancing to ensure safety of personnel directing traffic)
- **10 Traffic Control A-Frames \$500** (These A-Frames are necessary to provide the needed traffic pattern and control the movement of citizens and provide the necessary social distancing to ensure safety of personnel directing traffic)
- **Retrofit Fire Department Mechanics Room into Decontamination Room for the Washing of FD Turnout Gear with an Extractor \$45,000** (Currently, we do not have a decontamination room for members or items that are contaminated while performing duties as first responders)

Orange Items:

- **Fire Department Bay Ventilation System \$30,000** (This system is designed to exchange all the air in the bay area. This helps ensure that any contaminated air is pulled from the workspace and fresh air is pulled into the workspace (e.g. contaminants, exhaust, etc.) This fresh air limits the spread and growth of bacteria and virus.

Remaining Unallocated Funding: \$174,623.79