



CITY COUNCIL

APRIL 1, 2025



HISTORY OF THE EAST BAY RV PARK

1. 1999 - RV Park Developed
2. 2000 - First Settlement Agreement
3. 2012 - Ordinance passed - RV stay limited to 120 days.
4. 2014 - Second Settlement Agreement
5. 2020 - Third Settlement Agreement



1999 - RV PARK DEVELOPED

Ordinance -
RV stays up
to 15 days.

Short
duration
stays

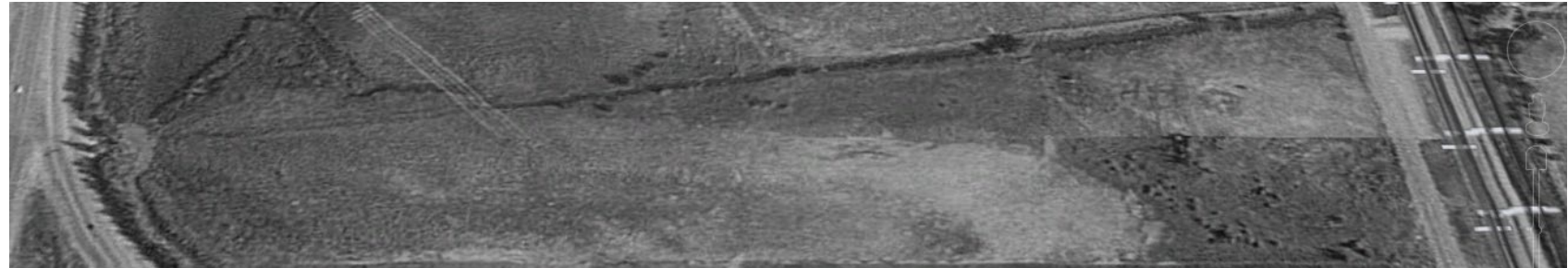




1999 - RV PARK DEVELOPED

Ordinance -
RV stays up
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Comply with city laws, Springville RV park told Guests overstay the 15-day limit, mayor complains

Published: Feb 11, 1999, 12:00 a.m. MST



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By Deseret News, Jeff Call staff writer

SPRINGVILLE -- City officials want an RV park in town to clean up its businesses practices.

Mayor Hal Wing says East Bay RV Park and Campground, 1750 W. 1600 North, has created



2000 - FIRST SETTLEMENT AGREEMENT

First
Settlement
Agreement
-RV stays
up to 15
days with 7
repeat
stays.





2011 - NEW OWNER AND LEGAL ACTION

First
Settlement
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An aerial photograph of a residential area. In the foreground, there is a multi-lane road with a few cars. Above the road is a row of green and white storage units or small trailers. Further back, there are houses and a parking lot. To the right, there are railroad tracks. A large, rounded teal rectangle is overlaid in the center of the image, containing white text.

Amended Ordinance
- RVs may stay 120
days in a calendar
year.



2014 - SECOND SETTLEMENT AGREEMENT

Second
Settlement
Agreement -
Two RV stays
allowed:

- Winter
- 120 days

-Permanent
Units Out in
2024.

Utah RV Park Sues City to Extend RVers Visits

by Rick Kessler — July 29, 2013 in Industry News

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Entrance sign to Easy Bay RV Park in Springville, Utah

The owners of an RV park are asking officials in Springville, Utah, to allow patrons to stay longer at the park.

In February 2011, the Winkel family purchased the East Bay RV Park near the freeway entrance to Springville, a paved 175-site facility. Since then, they have come to the city asking for a change in city ordinance to accommodate longer-staying patrons. City officials, however, are concerned about people essentially moving in and never leaving, the *Daily Herald*, Provo, reported.



2020 - THIRD SETTLEMENT AGREEMENT

Third
Settlement
Agreement
-RV stays
may be up
to 120 days
in a
calendar
year.





PROPERTY HOLDINGS POLICY (FOLLOW UP)

Historical Strategy:

- Main Principle - What's in the best interests of the residents? (fiduciary duty)
- What does our master plans require?
- Excitement for a good deal.
 - 72 acres in the canyon
 - Suntana Property
- Replacement Property
 - Once sell property, look to replace the asset with property
 - One time money
- Schedule of property holdings found in legal, parks, and finance.



PROPERTY HOLDINGS POLICY - PURPOSE

- **Purpose:**
 - Establish guidelines for acquisition, disposition, and oversight of property
 - Ensure efficient stewardship of public access, promote transparency, and maximize value.



PROPERTY HOLDINGS POLICY - SCOPE

- **Scope - Policy Applies to:**
 - Land and buildings,
 - Infrastructure and public facilities, and
 - Leasehold interests.



PROPERTY HOLDINGS POLICY - INVENTORY

- **Inventory:**
 - Internal Service Department keeps a comprehensive inventory of properties.
 - Inventory will include:
 - Physical location and acreage,
 - Date of acquisition,
 - Original cost,
 - Estimated current FMV, and
 - Current use.



PROPERTY HOLDINGS POLICY - ANNUAL REPORT

- **Annual Report:**
 - Annual Report will be presented to Council in January of each year.
 - Included:
 - Estimate of remaining needed property for buildout,
 - Strategies to purchase property, and
 - Any properties recommended for surplus and sale.
- Once the Annual Report is created, it will act as a Property Holdings Master Plan.



PROPERTY HOLDINGS POLICY - ACQUISITIONS

- **Property Acquisitions:**
 - Factors staff will follow when evaluating a potential property acquisition:
 - City Council Direction;
 - City's general plan, master plans, ordinances, and strategic objectives;
 - Public needs or benefits;
 - Financial feasibility;
 - Long-term cost implications and sustainability;
 - Legal or regulatory constraints; and
 - Economic returns.
 - All offered donations will be discussed with Council.



PROPERTY HOLDINGS POLICY - FUND

- **Property Acquisition Fund:**
 - Establish a fund with at least 10% of estimated value of property to be purchased for buildout needs.
 - Initially funded with property sale proceeds.



PROPERTY HOLDINGS POLICY - DISPOSITION

- **Methods of Disposition:**
 - Sealed bid process
 - Request for proposals
 - Negotiated sale, or
 - Lease agreement.



PROPERTY HOLDINGS POLICY - SALE PROCEEDS

- **Sale Proceeds utilized in the following order:**
 - Pay off any debts associated with property,
 - Increase Property Acquisition Fund by at least 50% of sale proceeds,
 - Fund City Council projects as directed,
 - Reinvest into property to maintain current value of property holdings, or
 - Fund top priority infrastructure and property project needs.



PROPERTY STRUCTURES AND FIXTURES

Structures and Fixtures Valuation (2018 - Roughly 200 Structures):

Public Works

- Pump Stations/Well Houses \$7.5 million
- Water Tanks \$15 million
- Public Works Buildings \$3.5 million
- Misc. Structures \$10 million

Parks and Rec

- Pavilions \$1.7 million
- Outdoor Restrooms/Structures \$9.5 million
- Rec Buildings \$32.1 million

Power

- Substations/Hydro Plants \$4.1 million
- Whitehead Power Plant/Offices \$44.2 million

Library \$13.5 million

Art Museum \$8.7 million

Fire Stations \$5 million

Civic Center \$14.5 million

Total Structures and FFE
Value = \$208,134,190.00 +

Total All Real Property
Assets (w/FFE) =
\$395,000,000.00 plus



MOVING FORWARD?

- Purpose and Goals
 - Economic development, public use, affordable housing, etc.
 - Policy that aligns with goals and general/master plans.
- Acquisition Policy with Clear Criteria
 - Sustainability (72 acres?)
 - Community Needs, Strategic Plans
 - Potential for economic development and economic return (community benefit)
 - How do we treat donations?
- Inventory and Management Policy (Parks and Internal Services)
- Continue with Transparency of Property Sales and Purchases (ordinances)
- Surplus Property Protocols - Lease, Sale, Demolition, Other Options (ordinances)
- Revenue Use and Accountability
 - Reinvest into community property priorities (infrastructure, additional property, property needs (affordable housing)).
 - Keep a property purchase fund on hand, maybe \$2 million or so.
 - Start an annual reporting mechanism. Metrics, meeting long-term planning, needed updates to policies, etc.