STANSBURY
SERVICE AGENCY
Parks and Recreation

Meeting of the Stansbury Service Agency Board of Directors Agenda

Date: Wednesday, November 18, 2026
Location: 1 Country Club Drive, STE 1, Stansbury Park, UT 84074
Time: 6:30 PM

I. Call to Order
II. Roll Call
III. Pledge of Allegiance
IV. Sheriff Update
V. Public Comments
VI. Presentation of Evaluation of Village, Galley, and Garrett Playgrounds by the Utah Local Government Trusts.
VII. General Manager Updates:
    A. Operations
    B. Projects
    C. Finances
VIII. Discussion Items
    A. Discussion of Evaluation of Village, Galley, and Garrett Playgrounds.
    B. Presentation of Millpond Bridge Rebuild.
    C. Discussion of Oscarson Park.
    D. Discussion of possible adjustment to the 2026 Amended budget.
    E. Discussion of possible adjustment to the 2027 budget.
    F. Discussion of request for annexation of property on Bates Canyon Rd into the Stansbury Service Agency by Eagle Point Homes.
    G. Discussion of changes to meeting procedures based partly on UASD information.
II. Action Items:
    A. 2026.11.02 A
        1. Board Review and possible approval of October 21, 2026, Board Meeting Minutes.
    B. 2026.11.03 A
        1. Board Review and possible approval of October financial Statements, Purchases, and Journal Entries.
    C. 2026.11.04 A
        1. Board Review and Possible Approval of a new General Manager and compensation.

Motion to Adjourn

1 Country Club Dr., Suite #1, Stansbury Park, UT 84074
Main Phone: 435-882-6188, Email: serviceagency@stansburypark.gov

Stansbury Park Stats October 2026

Details	Traffic Stops	Citations	Warnings	Accidents	DUI	Misdemeanor Arrests	Felony Arrests
279	125	43	67	3	2	17	1

Top Incident Natures

WELFARE CHECK	18
SUSPICIOUS	14
CIVIL PROBLEM	12
JUVENILE PROB	12
ANIMAL PROBLEM	11
CHILD ABUSE	8
EXTRA PATROL	8
KEEP THE PEACE	8
RECKLESS DRIVER	8
VANDALISM	8
VIN INSPECTION	7
ACCIDENT-PD	6
AGENCY ASSIST	6
DISTURBING PEAC	6
FAMILY DISPUTE	6
THEFT	6
CROSSING GUARD	5
JUV UNGOV	5
VERBAL ALTERCAT	5
ASSAULT	4
BREATHING PROB	4
BARKING DOG	3
FALLS	3
HANG UP 911	3
MOTORIST ASSIST	3
SUSPICIOUS VEH	3
TRAFFIC STOP	3
UNCONSCIOUS	3
VEHICLE BURG	3
VEHICLE LOCKOUT	3
ABANDONED VEH	2
ALARM-BUSINESS	2
ALARM-RES	2
ANIMAL ATTACKS	2
CHEST PAIN	2
CITIZEN ASSIST	2
DOMESTIC	2
FOUND PROPERTY	2
FRAUD	2
HARASSMENT	2
HIT & RUN-PD	2
NEIGHBOR DISPT	2
Others	61

If you have questions or would like the Sheriff's Office speed trailer, contact Lieutenant Eli Wayman at eli.wayman@tooeleco.org or Chief Deputy Brian White at 435-882-5600. Tooele County Sheriff's Office 1960 South Main Street Tooele Utah 84074

Mill Pond Bridge Rebuild — Proposed Project Schedule

Project Start:	**Sunday, October 25, 2026**
Projected Completion:	**Tuesday, May 25, 2027**

Total Calendar Days:	**213**
Total Work Days:	**147**

Step	Phase	Task	Start Date	End Date	Duration (Work Days)	Duration (Calendar Days)	Notes
1	1. Design & Bidding	Develop Final Design Drawings & Specifications	Sun Oct 25, 2026	Thu Nov 19, 2026	19	26	
2	1. Design & Bidding	Bid Documents & Plans Available	Mon Nov 23, 2026	Fri Jan 8, 2027	32	47	Pre-bid meeting to be held Dec 14, 2026.
3	1. Design & Bidding	Evaluate Bids & Award Contract	Mon Jan 11, 2027	Mon Jan 25, 2027	10	15	2 weeks. Starts the work day after bid documents close. Contract awarded at the end of this step.
4	2. Shop Drawings & Procurement	Develop Final Shop Drawings/Submissions & Review	Tue Jan 26, 2027	Tue Feb 16, 2027	15	22	3 weeks. Follows contract award.
5	2. Shop Drawings & Procurement	Order & Manufacture Glue-Lam Beams & Wood Decking	Wed Feb 17, 2027	Tue Mar 30, 2027	30	42	6 weeks.
6	2. Shop Drawings & Procurement	Order & Manufacture Steel Gussets / Connection Plates	Wed Feb 17, 2027	Tue Mar 16, 2027	20	28	4 weeks. Must be delivered before demolition.
7	3. Bridge Closure & Demolition	Post 2-Week Closure Notice / Close Bridge Access	Wed Mar 3, 2027	Tue Mar 16, 2027	10	14	2-week public notice.
8	3. Bridge Closure & Demolition	Remove Existing Bridge Structure & Concrete Landing	Wed Mar 17, 2027	Tue Mar 30, 2027	10	14	2 weeks. hydraulic crane on site for removal.
9	3. Bridge Closure & Demolition	Haul Bridge Away	Mon Mar 29, 2027	Fri Apr 2, 2027	5	5	1 week.
10	4. Construction & Installation	Install New Steel Cross Members & Deck	Wed Mar 31, 2027	Tue Apr 6, 2027	5	7	1 week. Starts after demolition is complete.
11	4. Construction & Installation	Install New Glue-Lam Beams & Steel Plates	Wed Apr 7, 2027	Tue Apr 13, 2027	5	7	1 week. Needs steel cross members in placeand glue-lam beams delivered.
12	4. Construction & Installation	Size & Place Decking & Perimeter Steel Angles	Wed Apr 14, 2027	Mon Apr 19, 2027	4	6	4 days. Starts after glue-lam beams are installed.
13	4. Construction & Installation	Replace Concrete Ramps	Mon Apr 19, 2027	Fri Apr 23, 2027	5	5	1 week. Starts on the last day of decking.
14	4. Construction & Installation	Stain & Seal Glue-Lams & Wood Decking (3 coats)	Tue Apr 20, 2027	Mon Apr 26, 2027	5	7	1 week. Starts after decking is placed.
15	4. Construction & Installation	Steel Railing Install	Tue Apr 27, 2027	Mon May 3, 2027	5	7	1 week. Starts after stain & seal is complete.
16	4. Construction & Installation	Polyurethane Coating on Steel Members (3 coats)	Thu Apr 29, 2027	Tue May 4, 2027	4	6	4 days. Starts 2 work days into railing install; runs at the same time as it.

Step	Phase	Task	Start Date	End Date	Duration (Work Days)	Duration (Calendar Days)	Notes
17	5. Site Restoration & Closeout	Site Cleanup & Rough Grade — South Hillside	Fri Apr 30, 2027	Thu May 6, 2027	5	7	1 week. Overlaps the end of polyurethane coating.
18	5. Site Restoration & Closeout	Landscape, Sprinklers & Rock	Thu May 6, 2027	Wed May 19, 2027	10	14	2 weeks. Starts on the last day of site cleanup.
19	5. Site Restoration & Closeout	Punch List Review	Thu May 20, 2027	Mon May 24, 2027	3	5	3 days. Starts after all construction and landscaping work is complete.
20	5. Site Restoration & Closeout	Project Completion / Ribbon-Ready	Tue May 25, 2027	Tue May 25, 2027	1	1	Final day: bridge cleared for public reopening.

Oscarson Park – Project Status & Design Fee Comparison

Task	Scope	Original Fee	% Complete (Original Fee)	Revised Fee	% Complete (Revised Fee)	Spent to Date	% Reduction	Savings	Remaining (Revised Fee – Spent)	What's Included
1.0	Mobilization	$5,900	100.0%	$5,900	100.0%	$5,900	-	-	-	Kick-off, site reconnaissance, supplemental site survey and boundary survey
2.0	Conceptual Design	$14,770	45.5%	$7,385	91.0%	$6,721	50.0%	$7,385	$664	Concept alternatives, rendered master plan, review meeting, cost estimate, soils report, community survey, public open house.
3.0	Design Development (60%)	$26,070	8.9%	$16,770	13.9%	$2,330	35.7%	$9,300	$14,440	Site plans, grading/drainage/utility, electrical & lighting, landscape & irrigation, cost estimate, comment resolution, structural
4.0	Final Construction Documents (90% & 100%)	$40,210	-	$27,310	-	-	32.1%	$12,900	$27,310	90% CD submittal and 100% bid documents incl. specifications and cost estimates
5.0	3D Modeling / Images	$4,800	-	-	-	-	100.0%	$4,800	-	Listed as optional, this has been removed entirely in updated proposal.
	TOTAL	$91,750	16.3%	$57,365	26.1%	$14,951	37.5%	$34,385	$42,414	

WHERE THE PROJECT STANDS

- Phase: schematic / concept. An updated schematic grading plan and earthwork quantities were issued 10/7/2026 following design discussions with the board
- Fee: the consultant has submitted a value-engineered (VE) fee of $57,365 in place of the original $91,750. Mobilization is unchanged; 3D modeling is removed; the other tasks are reduced 32–50%.
- Design intent: a park with a perimeter loop walking path, restroom, sod lawn, and a graded flat area reserved for future recreation (pickleball, playground etc.). Designing the grading to account for such amenities rather than doing it over again later.
- Earthwork: fill reduced about 20% to ~2,000 CY (Option A), or ~1,800 CY if the future recreation area is held 6" lower (Option B) (designing grade to account for future recreation now or not).
- Construction costs for this reduced design are estimated at $691,775.57

DECISIONS / OPEN ITEMS FOR THE BOARD

1. Proceed with the project under the VE fee ($57,365), or stop the contract altogether.
2. Approve/finalize the reduced design concept and everything in it for Blu Line to move forward with their tasks.
2. Select grading approach: Option A (keep finished grade now for future recreation areas) or Option B (recreation area held grade 6" lower – less fill now, less excavation later).
3. Decide whether to fund parallel parking (~$50–60K) in Phase 1 or defer.

Stansbury Service Agency
Proposed Amended Budget Report
10 General Fund - 01/01/2026 to 12/31/2026
100.00% of the fiscal year has expired

	[2026] Approved Budget	[2026] Actual	[2026] Proposed Amended Budget
Change In Net Position			
Revenue:			
Taxes	3,219,588	313,087	3,305,000
Intergovernmental revenue	39,000	20,000	39,000
Charges for services	1,280,280	1,364,069	1,366,712
Interest	80,000	145,784	150,000
Miscellaneous revenue	21,154	24,527	24,861
Contributions and transfers	325,625	0	325,625
Total Revenue:	**4,965,647**	**1,867,467**	**5,211,198**
Expenditures:			
General government			
Council	23,650	16,105	25,972
Administrative	724,400	498,161	593,920
Total General government	**748,050**	**514,267**	**619,892**
Parks, recreation, and public property			
Parks	1,379,600	832,302	1,068,201
Recreation Facilities	329,020	166,120	259,746
Golf Operations	947,320	667,871	864,607
Pro Shop	736,800	577,569	654,256
Pool	185,920	149,278	153,185
Library	27,960	21,927	28,160
Cemetery	30,385	22,168	32,636
Project Management	49,760	50,055	65,508
Total Parks, recreation, and public property	**3,686,765**	**2,487,290**	**3,126,299**
Non Departmental Expenditures	250,329	59,668	150,000
Transfers	280,503	0	1,315,007
Total Expenditures:	**4,965,647**	**3,061,225**	**5,211,198**
Total Change In Net Position	**0**	**(1,193,758)**	**0**

Stansbury Service Agency
Proposed Amended Budget Report
41 Capital Projects Fund - 01/01/2026 to 12/31/2026
100.00% of the fiscal year has expired

	[2026] Approved Budget	[2026] Actual	[2026] Proposed Amended Budget
Change In Net Position			
Revenue:			
Intergovernmental revenue	250,000	45,794	45,794
Contributions and transfers	788,523	0	788,523
Total Revenue:	**1,038,523**	**45,794**	**834,317**
Expenditures:			
Parks, recreation, and public property			
Parks	210,000	196,639	211,675
Recreation Facilities	456,000	7,218	45,200
Golf Operations	70,000	70,986	70,988
Pro Shop	45,000	49,177	49,268
Pool	57,000	40,556	40,558
Cemetery	0	5,912	5,913
Total Parks, recreation, and public property	**838,000**	**370,487**	**423,602**
Transfers	200,523	0	410,715
Total Expenditures:	**1,038,523**	**370,487**	**834,317**
Total Change In Net Position	**0**	**(324,693)**	**0**

Stansbury Service Agency
Proposed Amended Budget Report
44 Impact Fees Fund - 01/01/2026 to 12/31/2026
100.00% of the fiscal year has expired

	[2026] Approved Budget	[2026] Actual	[2026] Proposed Amended Budget
Change In Net Position			
Revenue:			
Intergovernmental revenue	609,184	0	0
Interest	40,000	27,726	30,000
Miscellaneous revenue	150,000	128,772	128,773
Contributions and transfers	642,412	0	179,858
Total Revenue:	**1,441,596**	**156,498**	**338,631**
Expenditures:			
General government			
Administrative	46,000	25,375	25,375
Total General government	**46,000**	**25,375**	**25,375**
Parks, recreation, and public property			
Parks	1,395,596	225,455	313,256
Total Parks, recreation, and public property	**1,395,596**	**225,455**	**313,256**
Total Expenditures:	**1,441,596**	**250,830**	**338,631**
Total Change In Net Position	**0**	**(94,332)**	**0**

Stansbury Service Agency
Proposed Budget Report
10 General Fund - 01/01/2027 to 12/31/2027
100.00% of the fiscal year has expired

	[2025] Actual	[2026] Approved Budget	[2027] Proposed Budget
Change In Net Position			
Revenue:			
Taxes	3,257,455	3,219,588	3,426,376
Intergovernmental revenue	19,000	39,000	24,000
Charges for services	1,325,712	1,280,280	1,288,590
Interest	144,937	80,000	110,000
Miscellaneous revenue	625,051	21,154	18,854
Contributions and transfers	0	325,625	100,329
Total Revenue:	**5,372,155**	**4,965,647**	**4,968,149**
Expenditures:			
General government			
Council	29,045	23,650	78,600
Administrative	536,401	724,400	815,000
Total General government	**565,446**	**748,050**	**893,600**
Parks, recreation, and public property			
Parks	995,327	1,379,600	1,438,200
Recreation Facilities	170,328	329,020	326,820
Golf Operations	629,527	947,320	966,100
Pro Shop	633,353	736,800	708,050
Pool	153,914	185,920	191,720
Library	27,517	27,960	28,035
Cemetery	20,289	30,385	28,945
Project Management	62,363	49,760	70,810
Total Parks, recreation, and public property	**2,692,618**	**3,686,765**	**3,758,680**
Non Departmental Expenditures	179,100	250,329	136,329
Transfers	0	280,503	179,540
Total Expenditures:	**3,437,164**	**4,965,647**	**4,968,149**
Total Change In Net Position	**1,934,991**	**0**	**0**

Stansbury Service Agency
Proposed Budget Report
41 Capital Projects Fund - 01/01/2027 to 12/31/2027
100.00% of the fiscal year has expired

	[2025] Actual	[2026] Approved Budget	[2027] Proposed Budget
Change In Net Position			
Revenue:			
Intergovernmental revenue	0	250,000	250,000
Miscellaneous revenue	96,038	0	0
Contributions and transfers	0	788,523	708,011
Total Revenue:	**96,038**	**1,038,523**	**958,011**
Expenditures:			
General government			
Administrative	96,038	0	0
Total General government	**96,038**	**0**	**0**
Parks, recreation, and public property			
Parks	285,509	210,000	15,000
Recreation Facilities	75,794	456,000	750,750
Golf Operations	76,037	70,000	0
Pro Shop	26,960	45,000	0
Pool	10,192	57,000	0
Total Parks, recreation, and public property	**474,492**	**838,000**	**765,750**
Transfers	0	200,523	192,261
Total Expenditures:	**570,530**	**1,038,523**	**958,011**
Total Change In Net Position	**(474,492)**	**0**	**0**

Stansbury Service Agency
Proposed Budget Report
44 Impact Fees Fund - 01/01/2027 to 12/31/2027
100.00% of the fiscal year has expired

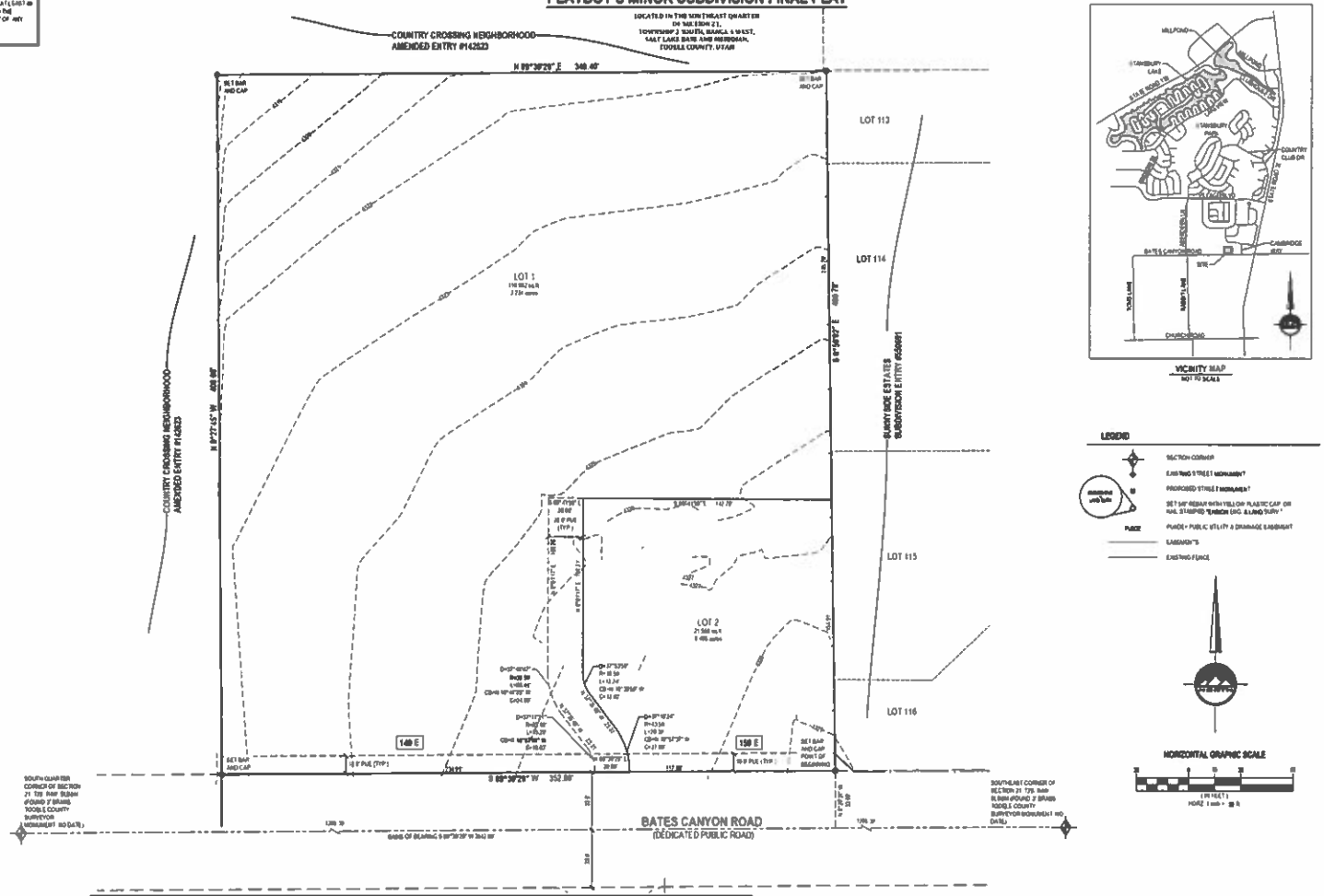
	[2025] Actual	[2026] Approved Budget	[2027] Proposed Budget
Change In Net Position			
Revenue:			
Intergovernmental revenue	134,747	609,184	200,000
Interest	59,471	40,000	4,000
Miscellaneous revenue	189,000	150,000	142,598
Contributions and transfers	0	642,412	418,402
Total Revenue:	**383,218**	**1,441,596**	**765,000**
Expenditures:			
General government			
Administrative	769	46,000	0
Total General government	**769**	**46,000**	**0**
Parks, recreation, and public property			
Parks	640,592	1,395,596	765,000
Recreation Facilities	673	0	0
Total Parks, recreation, and public property	**641,266**	**1,395,596**	**765,000**
Total Expenditures:	**642,035**	**1,441,596**	**765,000**
Total Change In Net Position	**(258,817)**	**0**	**0**

Entry # 631987
03/19/2026 04:34 PM PLAT

PLAYBOY'S MINOR SUBDIVISION FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH

CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION



VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PUE/DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- EXISTING FENCE

HORIZONTAL GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

SURVEYOR'S CERTIFICATE

I, DOUGLAS J. CLEGG, do hereby certify that I am a Professional Land Surveyor, and that I hold license no. 334575, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 of said code, and have verified all measurements, and have subdivided said tract of land into lots, together with streets, as shown on this plat, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that the monuments for the subdivision have been placed as represented on the plat, and that this plat is true and correct to the best of my knowledge, information, and belief, and that it complies with all applicable provisions of Title 17 Chapter 23 of the Utah Code and the Tooele County Subdivision Ordinance.

February 10, 2026

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 21, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at a point on the North line of Bates Canyon Road, said point being South 89°38'29" West 1,290.35 feet along the Section line and North 0°21'31" West 33.00 feet from the Southeast Corner of Section 21, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running

thence South 89°38'29" West 352.89 feet along said North line of Bates Canyon Road to the boundary of the Country Crossing Neighborhood Amended subdivision, as recorded January 13, 2006, under Entry no. 142823 in Book 698 at Page 482, in the Tooele County Recorder's Office;

thence North 0°21'45" West 468.88 feet along said subdivision boundary to a corner thereof;

thence North 89°38'29" East 348.46 feet along said subdivision boundary;

thence South 0°21'45" East 468.78 feet to and along an existing fence line to the Point of Beginning.

Parcel contains 148,318 square feet or 3.40 acres.

February 10, 2026
Douglas J Clegg
(License no. 334575)



OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owner(s) of the herein described tract of land and hereby cause the same to be divided into new regulars with easements as set forth hereafter to be known as

PLAYBOY'S MINOR SUBDIVISION FINAL PLAT

The undersigned hereby dedicate to Tooele County and to any and all public utility companies providing service to the herein described tract a perpetual non-exclusive easement over the public utility and drainage easements shown on this plat, the same to be used for drainage facilities and the installation, maintenance and operation of public utility service lines and facilities. The undersigned owner's also hereby dedicate any other easements or streets noted or used on this plat to the parties indicated and for the purposes shown and other stated hereon.

In witness whereof I / we have hereunto set our hand / s on the _____ day of _____, A.D. 20__

Jacob M Clegg — Feb 26, 2026
By: JACOB M CLEGG

Shaycat Clegg — Feb 26, 2026
By: SHAYCAT CLEGG

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah
County of Tooele } ss

On the _____ day of _____, A.D. 20 February 26, 2026
personally appeared before me JACOB M CLEGG & SHAYCAT CLEGG
the undersigned notary public in and for said County of _____ in said State of Utah who after being duly sworn, acknowledged to me that he/she/they signed the Owner's Dedication _____ of the above described and for the purposes therein described.

My Commission Expires June 26, 2026 Comm. # 731836

Residing in Tooele County
Notary Public Feb 26, 2026

ROCKY MOUNTAIN POWER COMPANY

1 PURSUANT TO UTAH CODE ANN. §54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATOR(S) OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2 PURSUANT TO UTAH CODE ANN. § 10-9a-603 (3) and § 17-27a-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROVES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
(1) A RECORDED EASEMENT OR RIGHTS OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, 20__
ROCKY MOUNTAIN POWER
BY: Jason Hancock — Feb 26, 2026
TITLE: _____

ENBRIDGE GAS

APPROVED THIS _____ DAY OF _____, 20__
BY: Mar 2, 2026
TITLE: _____

TOOELE COUNTY ENGINEER

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20__
Feb 26, 2026
TOOELE COUNTY ENGINEER

TOOELE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20__
BY THE TOOELE COUNTY HEALTH DEPARTMENT
Feb 27, 2026
TOOELE COUNTY HEALTH DEPARTMENT

DEVELOPER

JACOB M. CLEGG
189 BATES CANYON ROAD
STANSBURY PARK, UTAH
801-808-0828

ENSIGN
TOOELE
169 North Main Street Unit 1
Tooele, Utah 84074
Phone 435.843.3590
Fax 435.578.0393

SHEET 1 OF 1
PROJECT NUMBER T7893
MANAGER J.CLEGG
DRAWN BY J.CLEGG
CHECKED BY D.KARRAS
DATE 2/9/2026

PLAYBOY'S MINOR SUBDIVISION FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH

TOOELE COUNTY ATTORNEY'S

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20__
Feb 26, 2026
TOOELE COUNTY ATTORNEY

STANSBURY PARK IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 20__
BY THE STANSBURY PARK IMPROVEMENT DISTRICT
Mar 18, 2026
STANSBURY PARK IMPROVEMENT DISTRICT

TOOELE COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20__
BY THE TOOELE COUNTY SURVEY DEPARTMENT
RECORD OF SURVEY FILE #2014-0464
Feb 27, 2026
TOOELE COUNTY SURVEY DIRECTOR

TOOELE COUNTY COMMUNITY DEVELOPMENT

APPROVED THIS _____ DAY OF _____, 20__
BY THE TOOELE COUNTY COMMUNITY DEVELOPMENT
Mar 19, 2026
DIRECTOR, TOOELE COUNTY COMMUNITY DEVELOPMENT

TOOELE COUNTY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20__
BY THE TOOELE COUNTY FIRE DEPARTMENT
Feb 27, 2026
TOOELE COUNTY FIRE DEPARTMENT CHIEF

TOOELE COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20__
BY THE TOOELE COUNTY PLANNING COMMISSION
Mar 19, 2026
CHAIR, TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY TREASURER

APPROVED THIS _____ DAY OF _____, 20__
BY THE TOOELE COUNTY TREASURER
Feb 26, 2026
TOOELE COUNTY TREASURER

TOOELE COUNTY RECORDER

RECORDED # 631987
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE
REQUEST OF: JACOB M CLEGG
DATE 3/19/2026 TIME 4:34 PM BOOK 28 PAGE 12
54.00
FEE
TOOELE COUNTY RECORDER

811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

BENCHMARK

MONUMENT CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4XX.XX'

COLT CROSSING SUBDIVISION

149 EAST BATES CANYON ROAD
ERDA, UTAH

INDEX OF DRAWINGS

1-1	SUBDIVISION PLAT
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FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
November 2, 2020

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

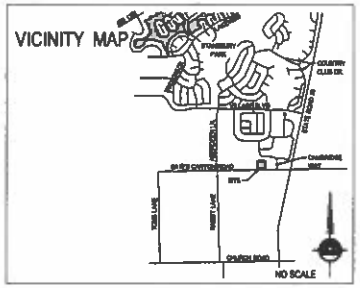
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO OBTAIN EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VICINITY MAP



GENERAL NOTES

1. ALL WORK SHALL CONFORM TO STANSBURY PARK IMPROVEMENT DISTRICT AND TOOELE COUNTY STANDARDS & SPECIFICATIONS.
2. CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
3302 N Tooley Way, Ste 200
Erda, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

JOB
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT
CLIENT CONTACT
PHONE: XXX.XXX.XXXX

COLT CROSSING SUBDIVISION

149 EAST BATES CANYON ROAD
STANSBURY PARK, UTAH

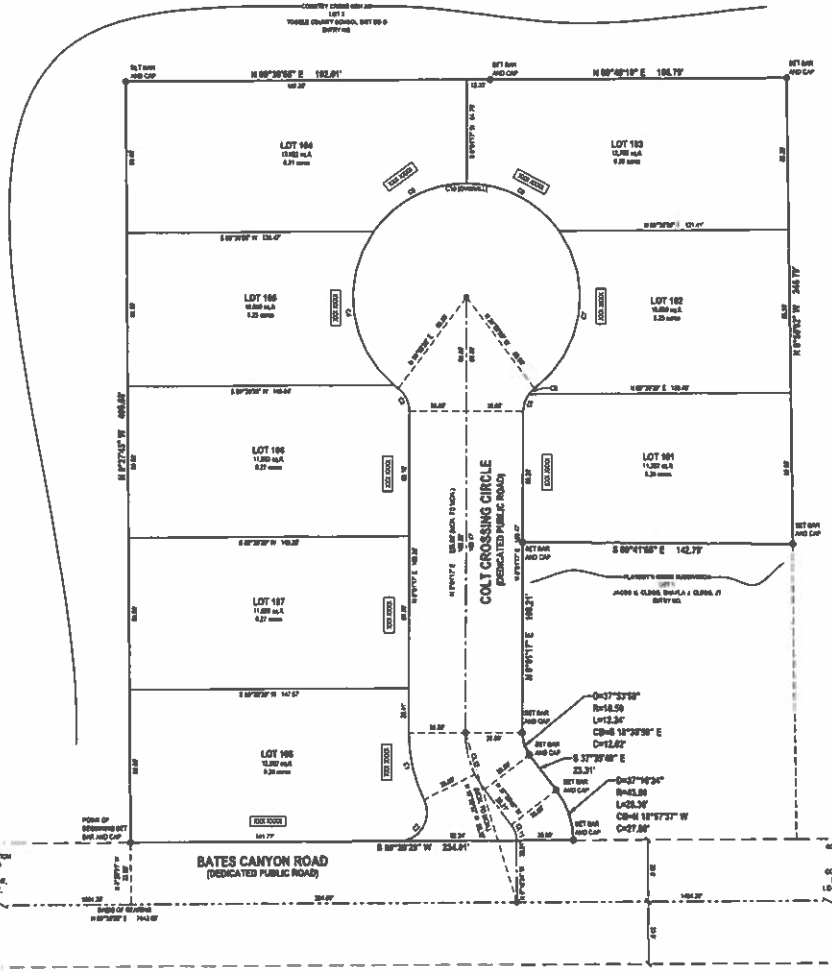
JACOB M. GLEED
CERTIFIED PROFESSIONAL ENGINEER
STATE OF UTAH

COVER

C-000

COLT CROSSING SUBDIVISION
FINAL PLAT
(AMENDING PLAYBOY'S MINOR SUBDIVISION)
LOCATED IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY, UTAH

811 — Blue Stake, Inc. Utah 811.com
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



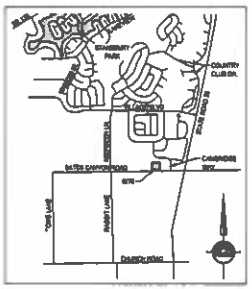
LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG & LAND SURV" AT ALL LOT CORNERS, EXPECT PINS TO BE PLACED IN BACK OF CURBS
- PUDE — PUBLIC UTILITY & DRAINAGE EASEMENT
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS

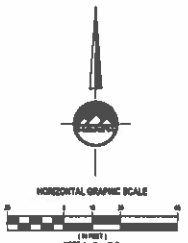
CURVE TABLE

CURVE	Radius	Length	DELTA	BEARING	CHORD
C1	76.50'	36.32'	27°12'14"	S13°14'55"E	35.97'
C2	16.50'	24.30'	118°16'36"	S59°57'14"E	20.48'
C3	16.50'	13.01'	45°10'40"	N35°35'32"W	12.67'
C4	49.50'	69.41'	80°18'40"	S77°39'08"E	61.20'
C5	49.50'	17.37'	20°06'47"	S62°34'54"W	16.36'
C6	49.50'	52.10'	60°18'06"	N82°48'48"W	49.74'
C7	49.50'	63.71'	73°44'40"	N19°58'21"E	59.39'
C8	16.50'	4.28'	14°51'55"	S66°32'27"W	4.26'
C9	16.50'	5.29'	18°22'01"	S16°46'25"W	5.27'
C10	49.50'	203.77'	235°50'23"	N55°49'54"W	75.80'
C11	12.00'	1.76'	8°24'24"	N16°56'29"W	0.82'
C12	49.50'	31.64'	36°37'02"	N10°46'44"W	31.37'

VICINITY MAP
NOT TO SCALE



HORIZONTAL GRAPHIC SCALE



I, COLBY J. CLEGG, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 8946 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, together with easements, hereafter to be known as COLT CROSSING SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat. I further certify that the requirements of all applicable statutes and ordinances governing subdivisions have been complied with in the preparation of this plat.

Date: 11/02/2026
Douglas J. Wheelwright
License No. 8946

For Review 11/02/2026 5:21:39 PM

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section 31, Township 3 South, Range 4 West, and the Southwest Quarter of Section 30, Township 3 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Bates Canyon Road, said point being South 89°39'29" East, 1404.20 feet and North 0°20'31" East 33.00 feet from the monument representing the South Quarter Corner of Section 31, Township 3 South, Range 4 West, and running

thence North 0°20'31" West 660.00 feet;
thence North 0°20'31" West 10.00 feet;
thence North 89°39'29" East 100.01 feet;
thence North 0°20'31" West 100.79 feet;
thence North 89°39'29" East 192.01 feet;
thence South 0°20'31" East 760.79 feet;
thence South 89°41'55" West 142.79 feet;
thence South 0°20'31" East 165.21 feet;
thence Southerly 18.84 feet along the arc of a 16.50 foot radius non-tangent curve to the left (curve bears South 89°12'42" East and the long chord bears South 18°26'39" East 17.83 feet through a central angle of 32°40'14");
thence South 0°20'31" East 33.31 feet;
thence Southerly 18.26 feet along the arc of a 45.50 foot radius non-tangent curve to the right (curve bears South 16°57'37" West and the long chord bears South 0°47'55" East 17.97 feet through a central angle of 23°00'11");
thence along a line non-tangent to said curve, South 89°39'29" West, a distance of 65.22 feet to the Northerly right of way of Bates Canyon Road;
thence South 89°39'29" West 254.91 feet along said Northerly right of way and to the Point of Beginning.

Contains 176,291 square feet or 4.05 acres

OWNER'S DEDICATION

We, the undersigned owners of the tract of land and do hereby cause the same to be subdivided and platted together with easements, as to be hereafter known as

COLT CROSSING SUBDIVISION
FINAL PLAT
(AMENDING PLAYBOY'S MINOR SUBDIVISION)

We dedicate to Tooele County the lands of land designated on this plat as public lands. We also convey to any and all public and private utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the purposes and the installation, maintenance, and operation of utility service lines and facilities.

In witness whereof I / we have hereunto set our hand this ____ day of _____, A.D., 20____.

_____
JACOB M. CLEGG

_____
By: SHAYLA J. CLEGG

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)
County of Tooele) ss.

On the ____ day of _____, A.D., 20____, _____ personally appeared before me, the undersigned notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that he/she/they signed the Owner's Dedication.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
County of Tooele) ss.

On the ____ day of _____, A.D. 20____, _____ personally appeared before me, the undersigned notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that he/she/they signed the Owner's Dedication, _____ its member, freely and voluntarily for the purposes therein mentioned.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY

ENBRIDGE GAS

ENBRIDGE GAS UTAH - NOTE:
ENBRIDGE GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THIS PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT AFFECT ANY RIGHT, EASEMENT AND UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS OR ANY PROVISION OF LAW. (2) CONFIRM ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THIS PLAT, AND (3) GUARANTEE ANY SERVICE OR FUTURE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR THE SERVICE.

APPROVED THIS _____ DAY OF _____, 20____

ENBRIDGE GAS UTAH/QUESTAR GAS ENBRIDGE GAS UTAH

BY: _____

TITLE: _____

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 10-9a-603 AND § 17-79 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENTS AND APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROVES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT VACATE OR ABROGATE ANY RIGHT ROCKY MOUNTAIN POWER HAS THROUGH:
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
(4) ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, 20____

ROCKY MOUNTAIN POWER

BY: _____

TITLE: _____

TOOELE COUNTY ENGINEER

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____

_____
TOOELE COUNTY ENGINEER

ENSIGN
THE STANDARD ON ENGINEERING
TOOELE
2998 N Tooley Way, Ste 200
Erda, UT 84074
Phone: 435.843.3590
WWW.ENSIGNENG.COM

SHEET 1 OF 4
PROJECT NUMBER: T-19245
DRAWN BY: S. KIMBALL
CHECKED BY: D. SWENSEN
DATE: 2026-11-02

TOOELE COUNTY ATTORNEY'S

APPROVED AS TO FORM ON THIS _____ DAY OF _____ A.D. 20____

_____
TOOELE COUNTY ATTORNEY

TOOELE COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY HEALTH DEPARTMENT

_____
TOOELE COUNTY HEALTH DEPT.

TOOELE COUNTY SURVEY DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY SURVEY DEPARTMENT

RECORD OF SURVEY FILE #2014-0004-01

_____
TOOELE COUNTY SURVEY DIVISION

TOOELE COUNTY COMMUNITY DEVELOPMENT APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY COMMUNITY DEVELOPMENT

_____
TOOELE COUNTY COMMUNITY DEVELOPMENT

TOOELE COUNTY FIRE DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY FIRE DEPARTMENT

_____
TOOELE COUNTY FIRE DEPARTMENT, CHIEF

TOOELE COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY PLANNING COMMISSION

_____
CHAIR, TOOELE COUNTY PLANNING COMMISSION

TOOELE COUNTY TREASURER

APPROVED THIS _____ DAY OF _____, 20____
BY THE TOOELE COUNTY TREASURER

_____
TOOELE COUNTY TREASURER

TOOELE COUNTY RECORDER

RECORDED #: _____
STATE OF UTAH, COUNTY OF TOOELE, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____
FEE: _____
_____
TOOELE COUNTY RECORDER

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA [CURRENT EDITION], AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE ORDER LISTED ABOVE IS APPROVED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE GOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, FRENCH DRAIN/TERRACE FILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH GOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OR CRACKING OF EXISTING UTILITIES
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PAINTBRUSH" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL STAKE INSTALLATION AS LONG POSTS OF ALL NEW BINARY UTILITY LINES
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY'S FOUND, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITH OUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. MATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. RAND CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NEITHER FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL SHOWN. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
   16.1 CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITIES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THIS PROJECT CONSTRUCTION, BEING CAUSED ON DRY DATE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN IF THIS CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
   16.2 CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER DEPTH AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WHERE THE DESIGN GRADE MODIFICATION OF THE EXISTING UTILITIES IS CONFLICTED AS OUTLINED IN 16.1 ABOVE.
   16.3 IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROGRESS FOR ALL CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES
   16.4 IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT
   16.5 IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTORS NEGLIGENCE OR IDENTITY AMONG POTHOLE EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT MEETS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE ESTIMABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE, ALL WATER, POWER, SANITARY FACILITIES AND TEMPORARY BARRICADE AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ASSEMBLY, SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, CHANGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY
26. CONTRACTOR SHALL MAINTAIN A NEARLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED WHERE NECESSARY, AS-BUILT DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR, PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REQUIRED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 (48 HOURS IN ADVANCE) OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND PLOWMEN ORDER NUMBER ON DRAWER AND SHOWER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICES ON THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS FOR POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTORS EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION, SECTION 33 08 30 - BACKFILLING TRENCHES), OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NOTED OTHERWISE ON THESE PLANS, NO NATIVE BACKFILLS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNERS FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL REASONABLE NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIGHER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTION REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, CLEANOUT BOX CONNECTIONS MUST BE GRADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION
12. ALL LINES AND BOXES ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL ROAD RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHERENT OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE WIDTH SHALL BE SO SHAPED THAT THE PIPE LAYING MAY TAKE PLACE IN SATISFIED CONDITIONS
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES ADEQUATE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND PROPERLY ALL WATER ENCOUNTERED OR ENTERING THE TRENCH EXCAVATION
16. ALL SEWER LINES AND OTHER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET (EDGE TO EDGE) FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE ACHIEVED, CONTRACT PRIOR GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M [illegible])
2. MARKINGS AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT MUTCD
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND SIGNING, AT INTERVENING STRIPES BY SHADED EXISTING. THE INTERVENING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY
7. TRAFFIC CONTROL DEVICES (CONE SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREIN SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROADS BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLAGMEN, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE, ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL HAVE/ARE HEREBY WITH THE SIDE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, BRUSH ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF ROLLED TO IDENTIFY ANY SOFT AREAS, WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
3. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT
4. ALL DOWNSPOUTS, AREA DRAINS SHOULD BE REMOVED AND INSULED AWAY FROM SIDE OR HOME AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT
6. THE CONTRACTOR SHALL CREATE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND CLEANUP ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THESE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO ELIMINATE THE DRAWN BANDAGE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS ADVISED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES AND WORK SIMULATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT OF WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, MUD OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AB	AGGREGATE BASE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CUBIC FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	ENDS WEST
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HP	HANDICAP
HP	HIGH POINT
INV	INVERT
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MDC	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESERVE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRES	PRESERVE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: ANY CERTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET

LEGEND

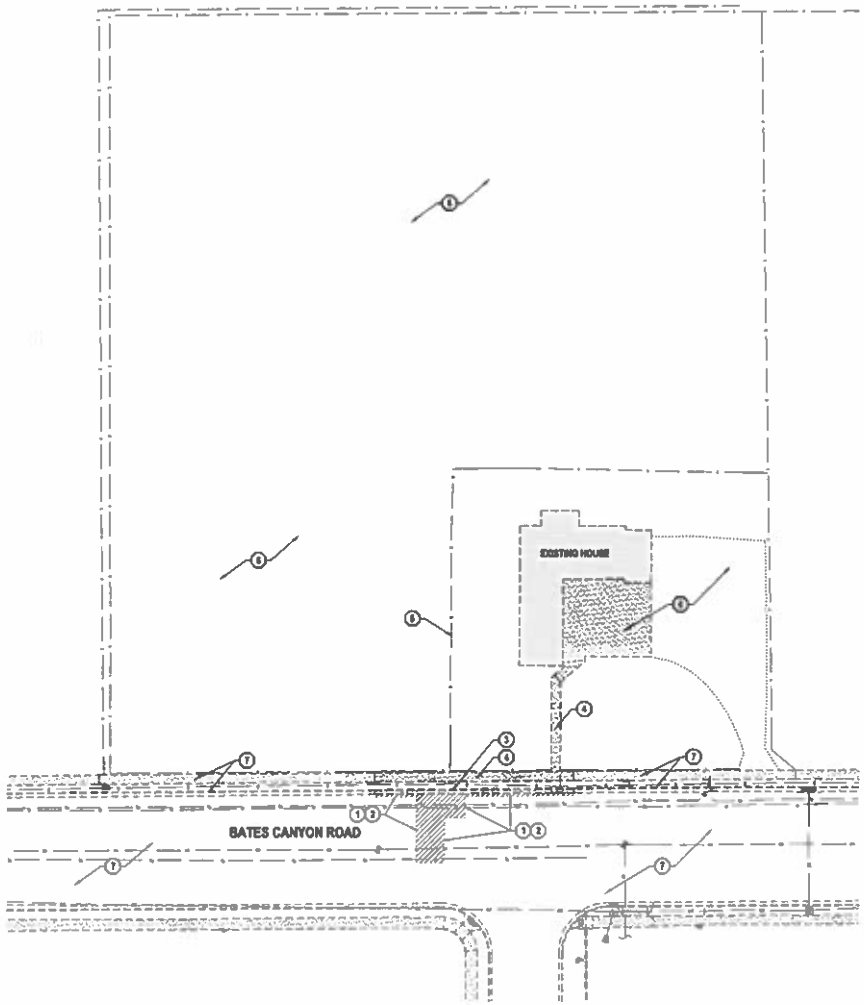
SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING BRASS AND CAP	PROPOSED STRIPING
SET 5/8INCH REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	CURB STOP
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHBASIN
PROPOSED FIRE HYDRANT	INLET BOX
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION VALVE	PROPOSED LAND DRAIN SERVICE LINE
EXISTING SANITARY SEWER MANHOLE	EXISTING CULINARY WATER LINE
PROPOSED SANITARY SEWER MANHOLE	PROPOSED CULINARY WATER LINE
EXISTING SANITARY CLEAN OUT	PROPOSED CULINARY WATER SER

811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 32
TOWNSHIP 2 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4445.89'



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD. THE CONTRACTOR WILL MAINTAIN SUCH DEVICES AS ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING FOR THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.
4. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE SIDEWALK.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
6. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IF THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
7. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).

HORIZONTAL GRAPHIC SCALE

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
3302 N Tooley Way, Ste 208
Erda, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

PTCN
CLIENT
CLIENTS ADDRESS
CLIENT CITY STATE ZIP

CONTACT
CLIENT CONTACT
PHONE: 801.000.0000

COLT CROSSING SUBDIVISION

149 EAST BATES CANYON ROAD
STANSBURY PARK, UTAH

DEMOLITION PLAN

T.HESC
J. CLEGG
R.F.SH

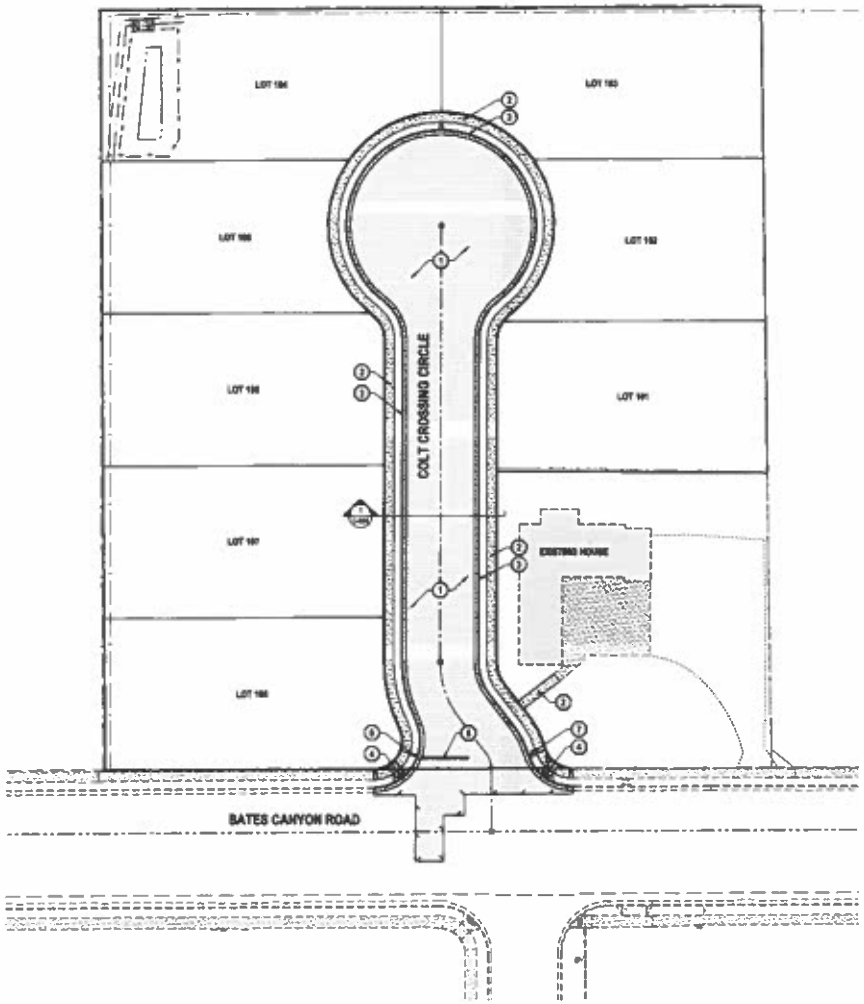
C-100

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST SALT LAKE BASE AND MERIDIAN

ELEV = [illegible]



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. ALL SURFACE IMPROVEMENTS DISPLACED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STANDARD BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL [illegible]
2. 6" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
3. 30" TYPE "A" CURB AND GUTTER PER APWA STANDARD PLAN NO. [illegible]
4. HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. [illegible] WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. [illegible]
5. 12" WIDE SOLID WHITE STOP BAR PER M.U.T.C.D. STANDARD PLANS.
6. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
7. STREET NAME SIGN PER TOOELE COUNTY AND [illegible] STANDARDS AND SPECIFICATIONS.

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HORIZ. 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
3950 N Teaby Way, Ste 208
Erda, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.888.1463

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: [illegible]

COLT CROSSING SUBDIVISION

149 EAST BATES CANYON ROAD
STANSBURY PARK, UTAH

SITE PLAN

PROJECT MANAGER: TWBOC
PROJECT NUMBER: J. CLEGG
DRAWING NO: R. FISH

C-200

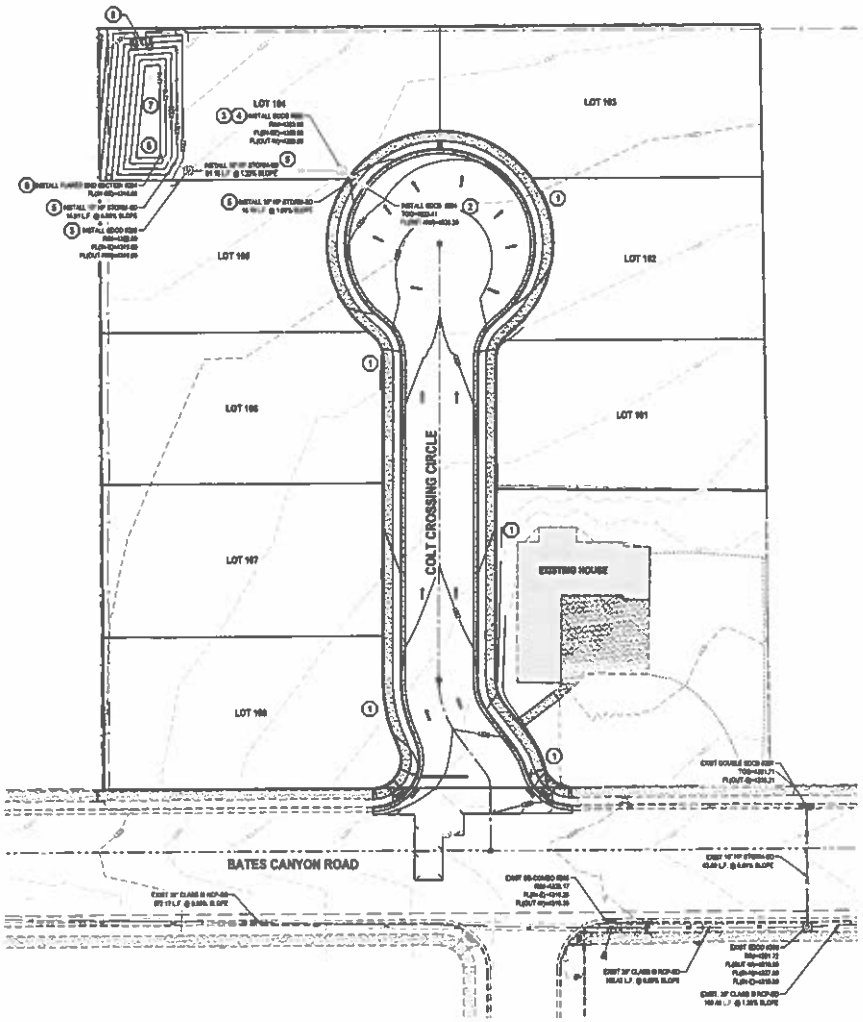
811
Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

SOUTHEAST CORNER OF SECTION 27
TOWNSHIP 3 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN

ELEV = 4245.97



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER FORMALLY INCLUDING, BUT NOT LIMITED TO, ADDITION OF UNCONSOLIDATED FILL, GRUBBING, PLACEMENT OF SUBSURFACE DRAIN LINES AND SUBDRAINS, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. 5[XX] REPRESENTS AN ELEVATION OF 4500.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SWEEPING. TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SWEEPING. TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INCLUDED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTORS FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ARE NOT INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
10. INSTALL MANHOLE COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MANHOLE COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUT/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN SEWER OR STORM BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING FOR THE SPECIFICS NOTED ONCE OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. CAP/LIGHT TO EXISTING GROUND WITH MAXIMUM 3:1 SLOPE.
2. SMALL CENTER INLET BOX (SICB) PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARD Drawing 305, WITH BICYCLE-SAFE GRATING AND FRAME PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARD DRAWING 304.
3. CLEANOUT BOX PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARD DRAWINGS 301-A AND 301-B.
4. SHOUT 12" OR APPROVED EQUAL CUT PIPE FLUSH WITH STRUCTURAL WALL. ENSURE INFRASTRUCTURE INTERFACE IS SMOOTH AND FREE OF DEBRIS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. INSTALL ON WEST SIDE OF STORM DRAIN BOX.
5. 18" STORM STORM DRAIN LINE PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS. STORM DRAIN PIPE WEDGING PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARD DRAWING 401-C.
6. OUTLET RIP RAP, SEE RRAS SPECIFICATIONS ON SHEET C-500.
7. RETENTION BASIN (SEE DETAIL, SHEET C-500)
   TOP OF BERM ELEVATION = 4[XX.X]
   SPILLWAY ELEVATION = 4[XX.X]
   HIGH WATER ELEVATION = 4[XX.X]
   BOTTOM OF BASIN ELEVATION = 4[XX.X]
   VOLUME REQUIRED = [XXX] CU. FT.
   VOLUME PROVIDED = [XXX] CU. FT.
8. FLARED END SECTION PER APWA STANDARD PLAN NO. 302.1.
9. OVERFLOW CONCRETE SPILLWAY PER DETAIL 4/C-500.

HORIZONTAL GRAPHIC SCALE

0 10 20 40 60

1 inch = 30 ft.

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PHONE: 801.555.5555

COLT CROSSING SUBDIVISION

149 EAST BATES CANYON ROAD
STANSBURY PARK, UTAH

GRADING AND DRAINAGE PLAN

T100SC | 2020-11-02

C-300

NRCS
Natural Resources Conservation Service

Rock Outlet Protection



What is rock outlet protection?

A pad or **apron** of heavy rock **placed** at the **outlet end of culverts or** ditches

When is rock outlet protection used?

Rock outlet protection is **installed** a how the energy in the outlets of culverts or chutes are sufficient to erode the receiving channel or area. This fact sheet does not apply to continuous rock linings of channels or streams. Pipes that dump water at the top of a slope, or down slopes steeper than 10 percent, or flow at more greater than 50 feet per second require a site specific design that is beyond the scope of this fact sheet

How is rock outlet protection installed?

Apron length. **Apron length (La) shall be determined from Table 1**

Apron width. The apron width is based on the diameter of the discharge pipe (Do). The apron width at fill or AB at the upstream end (Wu), and the downstream width (Wd) will be equal to 3D + La. The apron shall extend across the channel bottom and up side slopes for a minimum height equal to the diameter of the pipe. (D)

Alignment. The apron shall be located so that there are no bends in the downstream alignment. The apron should be level across its length, and the downstream end of the apron must be the same as the elevation of the receiving channel or adjacent ground

Thickness. The required apron thickness is shown in Table 1

Geotextile. Where a geotextile separator is used it shall be made of durable woven polyamide cloth woven fabric fabricated in such a manner that the yarns, ends, and fill can be considered at the crossings into one more monolithic unit. It shall have filter

Materials. Quality processes may be done using rock, riprap, gabion mattresses, or concrete the apron. The rock shall consist of field stone or rough angular quarry stone. The stone shall be hard and angular and of a quality that will not disintegrate when exposed to water or weathering. Broken concrete may be used provided it does not have any exposed steel or protruding bars, and that it is broken into blocks pieces such that the largest dimension of each piece is no more than the specified thickness. The required rock size is shown in Table 1 and 2. In all cases, a geotextile (filter fabric) shall be placed between the apron and the underlying soil to prevent soil movement into and through the riprap

Helping People Help the Land

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USDA NRCS 210 Fact Sheet rock outlet protection

What type of maintenance is required?

Inspect rock outlet protection after heavy rains or any flooding. Immediately make all needed repairs to prevent further damage. Remove any debris that has collected on the outlet pad

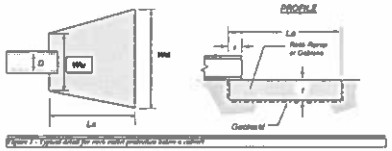

Figure 1 - Typical detail for rock outlet protection below a culvert

Culvert Size D, (inches)	Stone Size d_{50} (inches)	Apron Length La, (feet)	Upstream Width Wu, (feet)	Downstream Width Wd, (feet)	Thickness t, (inches)	Quantity (Tons)
12	6	12	4	18	12	1.5
18	9	16	6.5	19	12	3
21	9	18	7	20	24	4.5
24	9	20	8	22	24	6.5
30	9	22	9.5	23	24	7.5
36	12	24	9	27	30	12
42	18	26	10.5	29	36	20
48	18	28	12	32	36	21.5

TABLE 1 - Rock outlet protection apron dimensions

Gradation Mark	Smallest Dimension in Inches				% of mass smaller than size shown
	$6^{"}d_{50}$	$9^{"}d_{50}$	$12^{"}d_{50}$	$18^{"}d_{50}$	
9	3.5	5.5	7.5	10	100
6	3	4.5	6	9	50-70
4	2	3	4	6	35-50
1	1	2	3	4	2-10

TABLE 2 - Required rock gradations

NOTE: After a few heavy rains are washed from leaving around the base of the apron. The base can fail over as water flows without warning. Shallow rooted trees can also fail. Therefore be extremely alert when around behind trees

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COLT CROSSING SUBDIVISION

149 EAST BATES CANYON ROAD
STANSBURY PARK, UTAH

DRAINAGE CALCULATIONS AND DETAILS

PROJECT MANAGER: TWEBC	PROJECT DATE: 2025-01-03
PROJECT ENGINEER: J. CLEGG	DRAWN BY: R. FISH

C-301

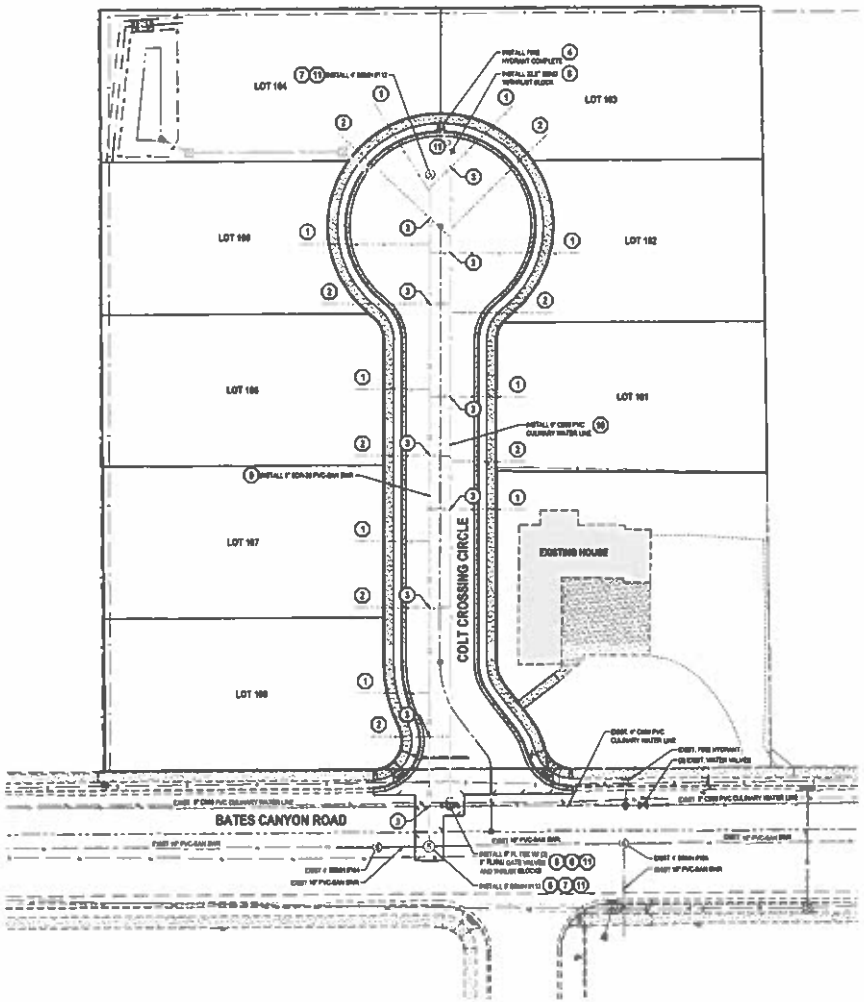
811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

Call before you dig

BENCHMARK

SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 4 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4349.97



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND R309-[illegible] INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. INSTALL 4" PVC ASTM D-3034 SDR-35 PVC SANITARY SEWER LATERAL @ 2.0% MINIMUM SLOPE PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARD DRAWING SW. CONTRACTOR TO MAINTAIN 10' OF SEPARATION BETWEEN INTERSECTING PIPE LINES, TYPICAL.
2. INSTALL 3/4" CULINARY WATER SERVICE LATERAL AND 3/4" METER SET PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARD DRAWINGS 101, 102-A, 102-C, AND 103-A. ALL WATER SERVICE LATERALS TO BE STUBBED BEYOND THE PAVED CONTRACTOR TO MAINTAIN 10' OF SEPARATION BETWEEN INTERSECTING PIPE LINES, TYPICAL.
3. CONTRACTOR TO MAINTAIN "UTAH" OF SEPARATION BETWEEN INTERSECTING PIPE LINES PER APWA STANDARD PLAN NO. 548.1 WHEN APPLICABLE.
4. FIRE HYDRANT ASSEMBLY PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARD DRAWING 105.
5. CONNECT TO EXISTING SANITARY SEWER MAIN PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
6. CONNECT TO EXISTING CULINARY WATER MAIN PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS.
7. INSTALL SANITARY SEWER MANHOLE PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARD DRAWINGS SW, 300, AND 303-A.
8. INSTALL THRUST BLOCK AND JOINT RESTRAINTS PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARD DRAWINGS 1104 AND 1124.
9. SDR-35 PVC SANITARY SEWER LINE PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS, SANITARY SEWER PIPE TRENCHING PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARD DRAWING SW-6.
10. C-900 PVC CULINARY WATER LINE PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS, CULINARY WATER LINE PIPE TRENCHING PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARD DRAWINGS SW-6A AND SW-6B.
11. UTILITY CONCRETE COLLAR PER STANSBURY PARK IMPROVEMENT DISTRICT STANDARD DRAWING SW.

HORIZONTAL GRAPHIC SCALE

0 10 20 40 80

(IN FEET)

1 INCH = 20 FT.

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CONTACT:
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COLT CROSSING SUBDIVISION

149 EAST BATES CANYON ROAD
STANSBURY PARK, UTAH

UTILITY PLAN

PROJECT NUMBER: T14682C
PLOT DATE: 2023-11-07
PROJECT ENGINEER: J. CLEGG
DRAWN BY: R. PASH

C-400

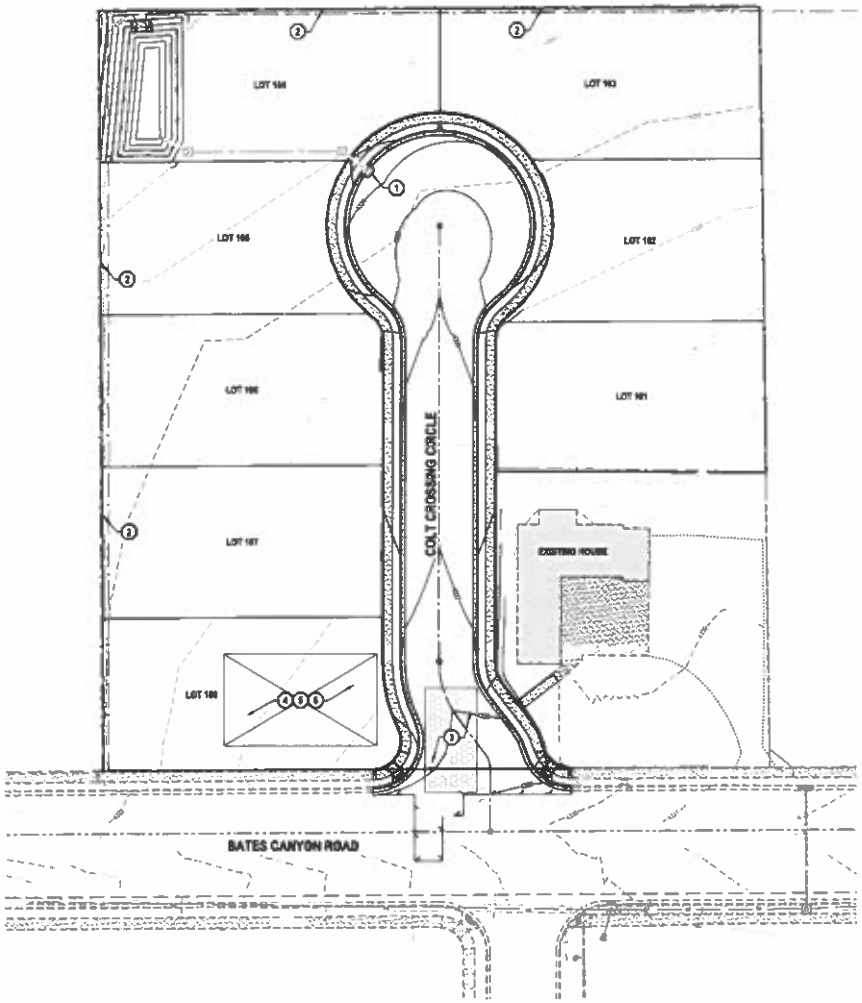
811 Blue Stake, Inc. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION

BENCHMARK

BENCHMARK CONSIST OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4445.97



GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPROACH, OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADD ADDITIONAL BEST MANAGEMENT PRACTICES (BMPS) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE CONTRACTOR/OPERATOR WHERE AND RECORDED BY THE CONTRACTOR/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. SEEDED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO ESTABLISH GOOD 4" LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE TAILORED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPS TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMPS HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A NPDES (EPA) POLLUTANT DISCHARGE ELIMINATION SYSTEMS PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

1. INLET PROTECTION PER DETAIL EC-605.
2. SILT FENCE PER DETAIL EC-600
3. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL EC-625
4. PORTABLE TOILET PER DETAIL EC-635.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, STAIRWAY, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA

HORIZONTAL GRAPHIC SCALE

0 10 20 40

(IN FEET)

1 INCH = 20 FT

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COLT CROSSING SUBDIVISION

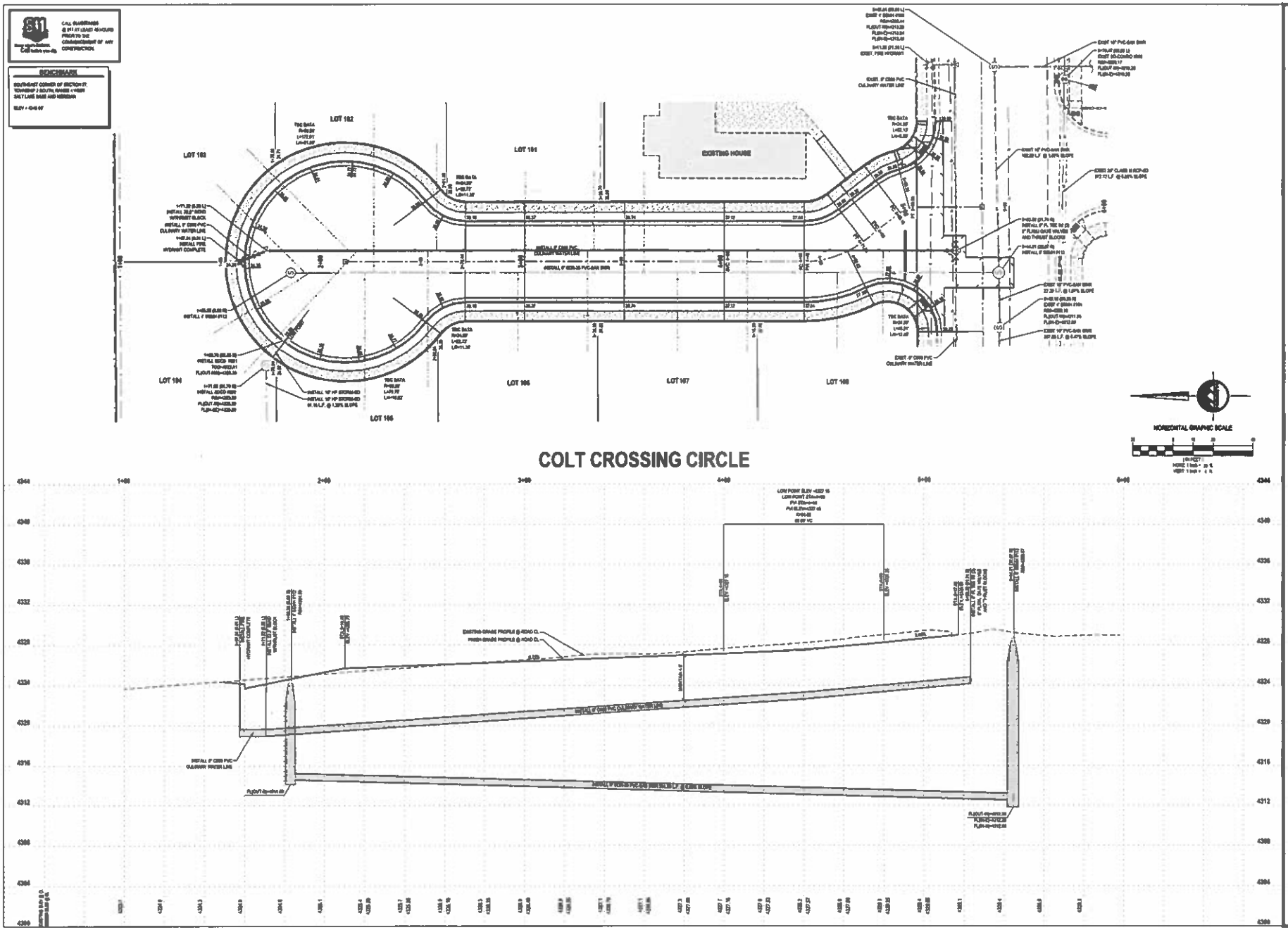
149 EAST BATES CANYON ROAD
STANSBURY PARK, UTAH



EROSION CONTROL PLAN

PROJECT NUMBER: T18EC
DRAWING DATE: 2020-11-03
DRAWN BY: J. CLEGG
CHECKED BY: R. PIDH

C-500



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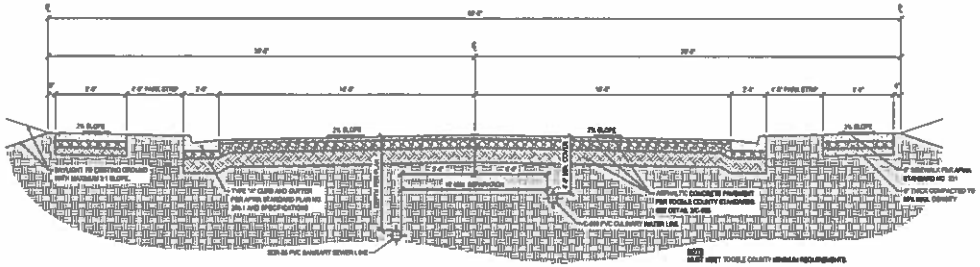
COLT CROSSING SUBDIVISION

149 EAST BATES CANYON ROAD
STANSBURY PARK, UTAH

PLAN AND PROFILE
COLT CROSSING CIRCLE

PP-1

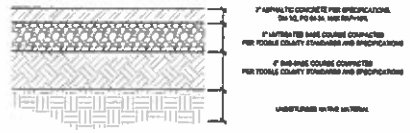


1 TYPICAL 60' ROAD CROSS SECTION

SCALE: NONE

ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



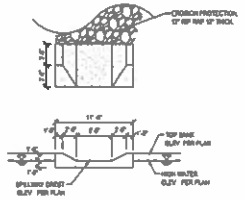
2 STANDARD ASPHALT SECTION

SCALE: NONE



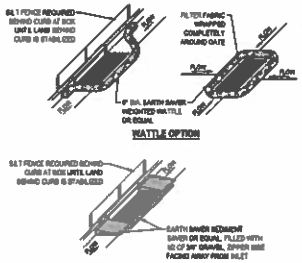
3 RETENTION BASIN LAYOUT

SCALE: NONE



4 CONCRETE SPILLWAY

SCALE: NONE

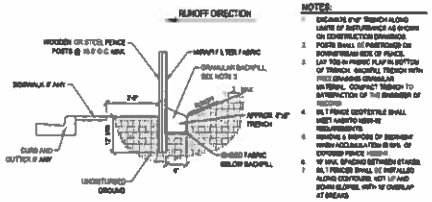


NOTES:

1. PLACE SILT FENCE OR GRAVEL BAGS 1 FOOT AGAINST CURB TO PREVENT SEDIMENT LADEN WATER FROM GETTING BETWEEN CURB AND SILT FENCE.
2. PLACE SILT FENCE OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTER LINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS. SEDIMENT IS MORE EFFICIENT TO ENSURE THAT SEDIMENT CONTROL IS GETTING TO DESIGN INTENT MAINTAIN AND/OR REPLACE AS NEEDED
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, ESTABLISHION OF LAND BEHIND CURB, ENSURE PAVED, MAINTAIN TOP OF INLET AT 3" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENT AFTER GROUND SOIL MAINTAIN SILT FENCE BEHIND BOP UNTIL LAND BEHIND CURB IS STABILIZED.

5 SAG INLET PROTECTION

SCALE: NONE

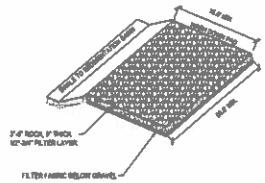


NOTES:

1. EXCAVATE 8"x8" TRENCH ALONG LINE OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-09 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATED TO 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCE SHALL BE INSTALLED ALONG CONTOURS, WITH 10' UP AND DOWN SLOPE, WITH 10' OVERLAP AT BREAKS

6 TEMPORARY SILT FENCE

SCALE: NONE

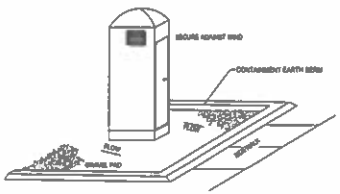


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE "CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

7 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



8 PORTABLE TOILET

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
3302 N Tooley Way, Ste 200
Erda, UT 84074
Phone: 435.843.3590

SANDY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

PREPARED FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP

CONTACT:
CLIENT CONTACT
PHONE: 801.000.0000

COLT CROSSING SUBDIVISION

149 EAST BATES CANYON ROAD
STANSBURY PARK, UTAH

DETAILS

PROJECT NUMBER: T16EDC
ISSUE DATE: 2020-11-02
PROJECT ENGINEER: J. CLEGG
DESIGNED BY: R. FISH

C-600

STANSBURY SERVICE AGENCY
Parks and Recreation

Combined Meetings of the Stansbury Recreation, Stansbury Greenbelt Service Areas Board of Trustees, and the Stansbury Service Agency Board of Directors Minutes

Date: Wednesday, October 21, 2026
Location: 1 Country Club Drive, STE 1, Stansbury Park, UT 84074
Time: 6:30 PM

Stansbury Service Agency Board of Directors Meeting

I. Call to Order

A. Call to Order by Brett Palmer at 6:30 PM.

II. Roll Call

A. Board Members

1. Brett Palmer – Present
2. John H. Wright – Present
3. Kyle Shields – Present
4. Brock Petersen – Present
5. Wayne V. Nielson – Present
6. Kasey Nobles – Present

B. Staff

1. James Hanzelka – Present
2. Ingrid Swenson – Present
3. Daisy LeBleu – Present
4. Shawn Chidester – Present

III. Pledge of Allegiance

A. Pledge of Allegiance led by Wayne V. Nielson.

IV. Sheriff Update

A. The Deputy discussed ongoing contacts with an unhoused individual and efforts to connect the individual with resources. The Deputy asked staff to report further problems and explained that staff could request trespass enforcement for Agency property.

B. John H. Wright raised concerns about student safety and school traffic with the approaching daylight-saving time change. The Deputy said two school resource officers were instructed to make morning rounds at area schools and that additional patrols could be requested.

C. James Hanzelka asked about trailers and landscaping vehicles parked near the curve across from the Links. The Deputy advised reporting traffic hazards so deputies could assess the situation and contact the operators; the Deputy did not confirm a state requirement for traffic cones.

DRAFT

1 Country Club Dr., Suite #1, Stansbury Park, UT 84074
Main Phone: 435-882-6188, Email: serviceagency@stansburypark.gov

V. Presentation: Youth Recognition presentation made by Stacy Smart

A. The presentation was deferred until after the Stansbury Greenbelt Service Area Board of Trustees Meeting and is recorded below.

VI. Public Comments

A. No public comments were offered at this point in the meeting. Chris Smith later addressed the Board after General Manager Updates, as recorded below.

VII. Review of Public Comments from last meeting

A. No public comments were received at the October 7, 2026, Board Meeting.

VIII. Review of Board Member Comments from last meeting

A. Kasey Nobles: James Hanzelka reported that final budget, fee schedule, and 2026 budget-amendment approval were planned for December 16. Staff would seek one additional vehicle from state surplus. Staff painted the school no-parking curb, repaired damaged sprinklers, and installed temporary fencing to discourage parking and improve crossing-guard visibility. Additional no-parking signs remained under consideration. The Board review of comments was added to the agenda.

B. Brock Petersen: James Hanzelka was considering how to explain the swimmer-safety purpose of fishing restrictions without overcrowding the signs. Safety explanations would continue in public notices.

C. Wayne V. Nielson: James Hanzelka confirmed that the bridge remained the highest-priority project. He explained that the design needed further development before a reliable cost estimate could be prepared and reported, and he met with the engineers that day.

D. John H. Wright: James Hanzelka reported that the skate-park safety letter had been distributed and the resident invited to address the Board. Staff planned to reclean and video the hole-three drainage pipe, depending on contractor availability. School curb painting was complete, and the County forwarded approval of the Mill Pond Park lighting controls to the electrician.

1. Soundwall Trail: James Hanzelka reported indications that UDOT might extend the 20/80 funding split to increased costs, while the Finance Committee recommended not funding the project. Reimbursement timing for this project and Mill Pond Park could require temporary internal borrowing or other financing. Possible State funding remained unconfirmed, and the delay raised the need to rebid the project.

2. Other follow-up: James Hanzelka reported that golf-cart road-use regulations had not been advanced because the County was not currently enforcing the issue. A regulation would need to be drafted, approved by the Board, and submitted to the County for approval.

3. The royalty bat-box QR code has been corrected; the royalty was seeking student participation, and staff planned further follow-up.

E. Kyle Shields: An additional golf-fee link had been added to the golf-course website, alongside the existing Agency fee-schedule link. Winterization, winter training, and spring startup would be used to update WeatherTRAK information.

F. Brett Palmer: Staff had located the sprinkler west of the restroom near hole three. Water and electrical connections needed to be located and irrigation restored before reseeding.

Stansbury Recreation Service Area Board of Trustees Meeting

I. Call to Order

A. Call to Order by John H. Wright at 6:48 PM.

II. Roll Call

A. Board Members

1. John H. Wright – Present
2. Kyle Shields – Present
3. Wayne V. Nielson – Present

III. Public Comments

A. No public comments were received.

IV. Action Items

A. 2026.10.01

1. Board Review and possible approval of the 2027 Tentative Budget.
2. John H. Wright asked about the increase in projected tax revenue. James Hanzelka explained that growth in households, fees in lieu of taxes, and delinquent-tax collections contributed to the increase; the proposed budget remained within the applicable tax-rate limits.

Motion by Kyle Shields to approve the 2027 Tentative Budget for the Stansbury Recreation Service Area in the amount of $1,713,188. Seconded by Wayne V. Nielson.

Vote as Follows:

John H. Wright – Aye; Kyle Shields – Aye; Wayne V. Nielson – Aye.

Motion Passed Unanimously

V. Adjourn

Motion by Kyle Shields to adjourn the Stansbury Recreation Service Area Board of Trustees Meeting. Seconded by Wayne V. Nielson.

Vote as Follows:

John H. Wright – Aye; Kyle Shields – Aye; Wayne V. Nielson – Aye.

Motion Passed Unanimously

Stansbury Greenbelt Service Area Board of Trustees Meeting

I. Call to Order

A. Call to Order by Brett Palmer at 6:53 PM.

II. Roll Call

A. Board Members

1. Brett Palmer – Present
2. Kasey Nobles – Present
3. Brock Petersen – Present

III. Public Comments

A. No public comments were received.

IV. Action Items

A. 2026.10.01

1. Board Review and possible approval of the 2027 Tentative Budget.
2. Brock Petersen asked whether the proposed increase included recognition of Starside Phase Three. James Hanzelka confirmed that it did; the discussion identified approximately $70,000 in additional revenue associated with that phase.
3. Kasey Nobles requested a comparison of 2025 actual revenue, the best available 2026 actual or projected revenue, and the proposed 2027 budget. Staff explained that much of the tax revenue arrives late in the year and discussed providing a separate comparison alongside the required budget presentation.

Motion by Brock Petersen to approve the 2027 Tentative Budget for the Stansbury Greenbelt Service Area in the amount of $1,713,188. Seconded by Kasey Nobles.

Vote as Follows:

Brett Palmer – Aye; Kasey Nobles – Aye; Brock Petersen – Aye.

Motion Passed Unanimously

V. Adjourn

Motion by Kasey Nobles to adjourn the Stansbury Greenbelt Service Area Board of Trustees Meeting. Seconded by Brock Petersen.

Vote as Follows:

Brett Palmer – Aye; Kasey Nobles – Aye; Brock Petersen – Aye.

Motion Passed Unanimously

Meeting Adjourned at 6:58 PM.

Stansbury Service Agency Board of Directors Meeting

The Stansbury Service Agency Board of Directors Meeting resumed following the Greenbelt meeting.

Presentation: Youth Recognition presentation made by Stacy Smart

Stacy Smart presented at approximately 6:59 PM. She invited Board members to a Stansbury Strong Community Coalition key-leader dinner and orientation at the clubhouse. The event would explain the Communities That Care framework and local data, with no speaking assignment required of Board members.

Stacy Smart recognized Erika Shields, nominated through Stansbury High School, for leadership, service, and inclusion. She highlighted Erika's work with Key Club, Book Club, FCCLA, and Stansbury Strong, including a school-supply drive, book-sale fundraiser, and helping another student participate.

IX. General Manager Updates:

A. Operations

1. Records access: Agency files had been moved from SharePoint to OneDrive to improve searching. James Hanzelka said access for Board members should remain substantially the same.
2. Phragmites: Staff was coordinating with the County on treatment supplies and seeking a resident lead. Because of overspray concerns, the County had advised the Agency against treating phragmites adjoining private property. Residents would be asked to treat those areas, while the Agency would treat phragmites adjoining its own property. Brett Palmer suggested exploring cutting submerged stems as an alternative.
3. Wildhorse access: Residents had requested permanent closure of the access to Porter Way Park, but the Fire Department required it to remain available for emergency access. The bollard-and-chain entrance would remain locked with Fire Department access while the Fire Marshal and County addressed the conflicting prior closure letter. Brock Petersen suggested exploring a lot sale and alternate access; Kasey Nobles questioned County authority over Agency-maintained property. Property boundaries, zoning, and costs would need review before any change.
4. Vandalism: Repeated break-ins had damaged locks and the old exterior restroom areas at the clubhouse, including a wall adjoining the downstairs women's restroom. Staff had video of one individual but lacked a clear identification.
5. Dog park: A resident suggested forming a nonprofit to fund and maintain a dog park. James Hanzelka had contacted County staff about whether the County's developing trails nonprofit could support a similar arrangement on Agency property.
6. Clubhouse transformer: Following a transformer failure, Rocky Mountain Power identified insufficient door clearance, a high curb, and a hazardous gap at the transformer base. James Hanzelka proposed evaluating removal of the utility enclosure and installation of fencing and larger gates rather than relocating the transformer. Staff also planned to seal the unused exterior restroom doors and adapt an interior alcove for a washer and dryer.

B. Projects

1. Capital maintenance: James Hanzelka reviewed completed work and remaining projects, including the main entry, utility area, and proposed automatic restroom locks. The Gordon Well variable frequency drive had been moved to capital projects for equipment tracking. Downspout and stucco work had been moved to 2027.
2. Restroom locks: The Board discussed magnetic locks, push-to-exit operation, door sensors, Wi-Fi limitations, continued physical checks, and door swing direction. Brock Petersen requested further planning discussion before proceeding.
3. Completed capital projects: James Hanzelka reviewed pool work, fire suppression, the well variable frequency drive and associated rebate, cemetery fencing, entry fountains, and equipment purchases. Repairing the pool filter pump avoided replacement and moved that work to capital maintenance. The bridge and West Bank offloading area were moved to 2027, and camera-system expansion remained deferred pending better Wi-Fi planning.
4. Porter Way ball field: Staff was leveling and preparing the remaining playing surface. Sod was preferred over seed to make the field usable in spring; savings from adjustments to other equipment purchases would help cover the change.

5. Oscarson Park: Staff had asked Blu Line to revise the scope to the lowest development level and identify design-cost savings. The initial phase would focus on grading, restroom connections, irrigation, and sod while allowing later amenities to be added as funding became available. Kasey Nobles asked staff to avoid repeated paid scope revisions.
6. Mill Pond Bridge and Mill Pond Park: Reavely was completing bridge plans and engineering estimates. The park's lighting-control waiver had been received and sent to the electrician to finalize plans and costs. Brock Petersen requested that the minutes record the expectation of engineering estimates by the November Board meeting. James Hanzelka said both design firms had been advised that estimates were needed for 2027 planning; he hoped to allow a planning review before Board consideration.

C. Finances

1. Revenue: General government and golf revenue were ahead of expectations, while parks and recreation and pool revenue were behind. Reduced food-truck receipts and field rentals affected parks revenue. The pool opened one week late for training, and James Hanzelka identified Deseret Peak competition as a likely contributor to lower attendance, which improved near season's end. Overall revenue was projected approximately $188,000 above budget.
2. Expenses: James Hanzelka reported projected spending approximately $869,000 below budget based on the September review. Savings reflected unfilled or delayed positions, lower staffing costs, deferred capital maintenance, and timing of the replacement GM hire. Mowing and irrigation work had been affected by staff shortages.
3. Staffing and carryover: John H. Wright asked about carrying unused funds into 2027 and recruiting difficulties. James Hanzelka explained that the Agency's wage offers had been below competing communities, leading to greater reliance on seasonal staff. James Hanzelka said he was trying to retain more skilled employees through winter to reduce rehiring and training needs and support an earlier start the following year. The Board would address fund transfers with the budget items.

Public Comments (continued)

Chris Smith addressed the Board about skate-park safety and improvements. He identified a rail ending near a wall, settled concrete transitions creating abrupt lips, and a poorly spaced drop and rail as hazards. He said he could probably donate approximately $10,000 toward improvements and offered help with design, builders, grants, and fundraising. He described skateboarding as an accessible recreational activity and cited a petition with more than 500 signatures demonstrating demand in Tooele County.

In response to Board questions, Chris Smith discussed repairing or relocating features and adding amenities as funding allowed. Members encouraged him to work with the General Manager on safety repairs and potential grants, while expressing concern about the cost of a new park. No formal action was taken.

X. Discussion Items

A. Presentation of Evaluation of Village Playground for Repair or Replacement and Board Discussion.

1. James Hanzelka reviewed safety concerns at Village, Galley, and Garrett, prior repairs, unavailable manufacturer parts, replacement spring rockers awaiting installation, and continued replenishment of playground surfacing. He explained that the matter was before the Board for direction on repairs or replacement.

2. Kasey Nobles emphasized that both the Agency's certified inspector and an outside evaluator had identified risks; the outside Village report recommended immediate closure and repair or remediation of all hazards. He expressed concern about disregarding documented findings and the resulting Agency liability, and urged respect for staff expertise and documented preventive maintenance.
3. Kyle Shields and Brett Palmer said their site visits supported repairing identified issues rather than immediate replacement. Kyle recommended correcting missing or loose hardware, addressing the damaged pole at Galley, pursuing grants, and reinspecting after repairs. Brett supported adding future replacements to the project list while addressing current safety concerns.
4. Brock Petersen questioned the independence of an evaluator that also supplied or installed equipment. He requested an unbiased third-party assessment and a single, ongoing project-priority list so identified needs would not disappear. John H. Wright described Galley as being in worse condition than Village, questioned replacement costs and relative community benefit, and supported annual funding for repairs and eventual replacement rather than deferring maintenance.
5. Shawn Chidester reported approximately $60,000 in repairs to six of the twelve playgrounds, including impact surfacing, over roughly the preceding year and a half. He inspected three playgrounds weekly, rotating through all twelve each month, and offered more detailed reports or another outside inspection.
6. The discussion favored repairing identified hazards, documenting the work, reinspecting, and planning funds for eventual replacement. Members emphasized that known maintenance needs must be corrected and that longer-term replacement should remain on the priority list. No formal motion to close or replace a playground was made.

B. Discussion of Potential Legal Review of Restrictive Covenants Attached to Property Adjacent to the Reserve Subdivision.

1. James Hanzelka requested direction on obtaining Agency counsel's review of restrictions designating the property for agriculture and use by Reserve residents. The County wanted the restrictions and transfer requirements reviewed before moving forward with further proposals.
2. John H. Wright supported review and discussed possible commercial use along SR 36 to help support recreation on the remaining property. Brock Petersen raised valuation concerns and requested that potential commercial use remain commercial in perpetuity. Kasey Nobles emphasized determining whether the covenants could be modified before considering development options. With no objection, the Board directed staff to obtain legal review. The Board did not approve any property sale, exchange, or development.

C. Discussion of how board members receive information in preparation for board meetings.

1. Members compared emailed attachments with OneDrive folders. Wayne V. Nielson and Brett Palmer preferred attachments; John H. Wright could use either method but wanted consistency. Kyle Shields was flexible. Kasey Nobles preferred the organized folders, and Brock Petersen supported that approach while requesting more background for discussion and action items. Staff agreed to accommodate individual delivery preferences, subject to email size limitations.

XI. Action Items:

A. 2026.10.08 A

1. Board Review and possible approval of October 7, 2026, Board Meeting Minutes.
2. John H. Wright stated that the minutes were substantially correct.

Motion by John H. Wright to approve the October 7, 2026, Board Meeting Minutes. Seconded by Kasey Nobles.

Vote as Follows:

Brett Palmer – Aye; John H. Wright – Aye; Kyle Shields – Aye; Brock Petersen – Aye; Wayne V. Nielson – Aye; Kasey Nobles – Aye.

Motion Passed Unanimously

B. 2026.10.09 A

1. Board Review and possible approval of September financial Statements, Purchases, and Journal Entries.

Motion by Brock Petersen to approve the September 2026 financial statements, purchases, and journal entries in the amount of $253,125.13. Seconded by Kasey Nobles.

Vote as Follows:

Brett Palmer – Aye; John H. Wright – Aye; Kyle Shields – Aye; Brock Petersen – Aye; Wayne V. Nielson – Aye; Kasey Nobles – Aye.

Motion Passed Unanimously

C. 2026.10.10 A.

1. Board Review and possible approval of the 2027 Capital Project list.
2. James Hanzelka explained available funding and the additional transfers needed to reach lower-priority projects. Members agreed that the Mill Pond Bridge and pool resurfacing were the first two priorities, with the remaining order dependent on estimates and funding. John H. Wright requested greater priority for playgrounds and the Mill Pond weir gate. Members discussed skate-park safety repairs rather than replacement, with Brett Palmer suggesting approximately $15,000 could make meaningful improvements.
3. James Hanzelka said he had requested the bridge engineering estimate and final design by November 18 and wanted estimates for both the bridge and Mill Pond Park by the next Board review. Members agreed that remaining priorities could be adjusted as firmer information became available.

Motion by Kasey Nobles to approve the 2027 Capital Project list with priority one being repair of the existing Mill Pond Bridge and priority two being pool resurfacing, with all other priorities remaining fluid, in the amount of $848,471. Seconded by John H. Wright.

Vote as Follows:

Brett Palmer – Aye; John H. Wright – Aye; Kyle Shields – Aye; Brock Petersen – Aye; Wayne V. Nielson – Aye; Kasey Nobles – Aye.

Motion Passed Unanimously

D. 2026.10.11 A.

1. Board Review and possible approval of the 2026 Tentative Amended Budget, 2027 Tentative Budget, and 2027 Tentative Fees Schedule.
2. James Hanzelka explained proposed 2026 amendments and transfers of remaining funds to support 2027 capital projects, including the effect of leaving funds unallocated without an amendment. He reviewed the tentative budgets and noted that no tax-rate increase was proposed. Kyle Shields asked whether the $10 annual nonresident library-card fee remained; staff confirmed that it did.

Motion by Brock Petersen to approve the 2026 Tentative Amended Budget, 2027 Tentative Budget, and 2027 Tentative Fees Schedule. Seconded by Kasey Nobles.

Vote as Follows:

Brett Palmer – Aye; John H. Wright – Aye; Kyle Shields – Aye; Brock Petersen – Aye; Wayne V. Nielson – Aye; Kasey Nobles – Aye.

Motion Passed Unanimously

E. 2026.10.12 A

1. Board Review and possible approval of adding a November 12 board meeting.
2. The additional meeting was proposed for the GM hiring process, including presentation of candidates and possible closed-session discussion of individuals.

Motion by Kyle Shields to add a Board meeting on November 12, 2026, at 6:30 PM at the clubhouse. Seconded by Brock Petersen.

Vote as Follows:

Brett Palmer – Aye; John H. Wright – Aye; Kyle Shields – Aye; Brock Petersen – Aye; Wayne V. Nielson – Aye; Kasey Nobles – Aye.

Motion Passed Unanimously

F. 2026.10.13 A

1. Board Review and possible approval of changing the 2026 Amended Budget, 2027 Fees Schedule, and 2027 Budget Public Hearing from Nov 18, 2026, to Dec 02, 2026.
2. James Hanzelka explained that the later hearing would allow more time to review the budgets and project estimates before public comment and final consideration.

Motion by Kasey Nobles to move the public hearing on the 2026 Amended Budget, 2027 Fees Schedule, and 2027 Budget from the November 18, 2026, meeting to the December 2, 2026, meeting. Seconded by John H. Wright.

Vote as Follows:

Brett Palmer – Aye; John H. Wright – Aye; Kyle Shields – Aye; Brock Petersen – Aye; Wayne V. Nielson – Aye; Kasey Nobles – Aye.

Motion Passed Unanimously

Board member reports and requests.

Open comment session for individual Board Members to present final thoughts on any subject covered in the meeting, updates on individual projects not covered by the GM, and requests for future board actions.

G. Wayne V. Nielson commended Mac and the golf-course crew for restoring long-neglected sprinklers and improving course conditions.

H. Kyle Shields had no substantive additional report.

I. Kasey Nobles thanked maintenance and office staff and asked about revisiting adopt-a-fairway or similar volunteer programs. James Hanzelka said irrigation staff opposed volunteers operating irrigation because of safety concerns, but other work, such as weeding or adopting a greenbelt area, could be explored with appropriate policies.

J. Brock Petersen reiterated his request for independent playground inspections to reduce pressure on staff. James Hanzelka said staff would probably ask the Trust, the Agency's insurer, to inspect after allowing a few weeks for repairs. Members supported correcting hazards first and then using the inspection to determine whether further work or replacement was needed.

K. John H. Wright asked about pool-boiler winterization and the utility work affecting the bridge. James Hanzelka confirmed that the boilers were cleaned and winterized and that the building would remain heated. Rocky Mountain Power was still awaiting a subcontractor's date to redrill the required hole. John also requested preventive review of aging clubhouse equipment, especially the water heater, before a failure caused damage.

L. Brett Palmer thanked staff for managing extensive maintenance demands and fellow Board members for their work on behalf of the community.

Motion to Adjourn

Motion by Kyle Shields to adjourn the Stansbury Service Agency Board of Directors Meeting. Seconded by Brock Petersen.

Vote as Follows:

Brett Palmer – Aye; John H. Wright – Aye; Kyle Shields – Aye; Brock Petersen – Aye; Wayne V. Nielson – Aye; Kasey Nobles – Aye.

Motion Passed Unanimously

Meeting Adjourned at 9:35 PM.

The content of these minutes is neither intended nor presented as a verbatim transcript of the meeting. Rather, they serve as a concise summary of the key discussions and actions that took place.

Approved this Date: *Date*

_____

Brett Palmer, Stansbury Service Agency Board Chair

_____

Brett Palmer, Stansbury Greenbelt Service Area Board Chair

_____

John H. Wright, Stansbury Recreation Service Area Board Chair

Stansbury Service Agency
Financial Statement Report - Monthly with Percent
10 General Fund - 10/01/2026 to 10/31/2026
83.33% of the fiscal year has expired

	Current Period	YTD Balance
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents	9,858	3,306,807
Other current assets	(5)	100
Total Current Assets	**(108,227)**	**3,296,888**
Total Assets:	**(108,227)**	**3,296,888**
Liabilites and Fund Equity:		
Liabilities:		
Current liabilities	(58,358)	203,387
Total Liabilities:	**(58,358)**	**203,387**
Equity - Paid In / Contributed	(3,143,370)	(3,093,501)
Total Liabilites and Fund Equity:	**(3,201,728)**	**(2,890,114)**
Total Net Position	**3,093,501**	**6,187,002**

Stansbury Service Agency
Financial Statement Report - Monthly with Percent
10 General Fund - 10/01/2026 to 10/31/2026
83.33% of the fiscal year has expired

	Approved Budget	Current Period	YTD Balance	Percent (Approved Budget)	Projected Actual	Percent (Projected Actual)
Change In Net Position						
Revenue:						
Taxes	3,219,588	118,826	313,087	9.72%	3,305,000	9.47%
Intergovernmental revenue	39,000		20,000	51.28%	39,000	51.28%
Charges for services	1,280,280	94,096	1,331,258	103.98%	1,366,712	97.41%
Interest	80,000	12,726	145,784	182.23%	150,000	97.19%
Miscellaneous revenue	21,154	983	23,671	111.90%	24,861	95.21%
Contributions and transfers	325,625				325,625	
Total Revenue:	**4,965,647**	**226,631**	**1,833,800**	**36.93%**	**5,211,198**	**35.19%**
Expenditures:						
General government						
Council	23,650	2,957	5,013	21.20%	25,972	19.30%
Administrative	724,400	38,413	479,058	66.13%	593,920	80.66%
Total General government	**748,050**	**41,371**	**484,071**	**64.71%**	**619,892**	**78.09%**
Parks, recreation, and public property						
Parks	1,379,600	115,136	777,360	56.35%	1,068,101	72.78%
Recreation Facilities	329,020	11,396	156,647	47.61%	259,646	60.33%
Golf Operations	947,320	59,108	645,479	68.14%	864,607	74.66%
Pro Shop	736,800	41,278	560,734	76.10%	654,256	85.71%
Pool	185,920	(2,002)	149,161	80.23%	153,185	97.37%
Library	27,960	3,491	20,046	71.69%	28,160	71.18%
Cemetery	30,385	2,024	21,734	71.53%	32,636	66.60%
Project Management	49,760	4,193	45,523	91.48%	65,508	69.49%
Total Parks, recreation, and public prop	**3,686,765**	**234,623**	**2,376,683**	**64.47%**	**3,126,099**	**76.03%**
Non Departmental Expenditures	250,329	506	59,334	23.70%	144,528	41.05%
Transfers	280,503				1,320,679	
Total Expenditures:	**4,965,647**	**276,500**	**2,920,089**	**58.81%**	**5,211,198**	**56.03%**
Total Change In Net Position		**(49,869)**	**(1,086,289)**			

Stansbury Service Agency
Financial Statement Report - Monthly with Percent
41 Capital Projects Fund - 10/01/2026 to 10/31/2026
83.33% of the fiscal year has expired

	Current Period	YTD Balance
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents	(46,135)	32,571
Total Current Assets	**(52,821)**	**8,884**
Total Assets:	**(52,821)**	**8,884**
Liabilites and Fund Equity:		
Liabilities:		
Current liabilities	(18,902)	15,210
Total Liabilities:	**(18,902)**	**15,210**
Equity - Paid In / Contributed	(27,593)	6,326
Total Liabilites and Fund Equity:	**(46,495)**	**21,536**
Total Net Position	**(6,326)**	**(12,652)**

Stansbury Service Agency
Financial Statement Report - Monthly with Percent
41 Capital Projects Fund - 10/01/2026 to 10/31/2026
83.33% of the fiscal year has expired

	Approved Budget	Current Period	YTD Balance	Percent (Approved Budget)	Projected Actual	Percent (Projected Actual)
Change in Net Position						
Revenue:						
Intergovernmental revenue	250,000	30,000	45,794	18.32%	45,794	100.00%
Contributions and transfers	788,523				788,523	
Total Revenue:	**1,038,523**	**30,000**	**45,794**	**4.41%**	**834,317**	**5.49%**
Expenditures:						
Parks, recreation, and public property						
Parks	210,000	63,797	195,705	93.19%	211,675	92.46%
Recreation Facilities	456,000	123	7,147	1.57%	45,200	15.81%
Golf Operations	70,000		70,986	101.41%	70,988	100.00%
Pro Shop	45,000		31,299	69.55%	52,268	59.88%
Pool	57,000		40,556	71.15%	40,558	99.99%
Cemetery			5,912		5,913	99.98%
Total Parks, recreation, and public prop	**838,000**	**63,919**	**351,604**	**41.96%**	**426,602**	**82.42%**
Transfers	200,523				407,715	
Total Expenditures:	**1,038,523**	**63,919**	**351,604**	**33.86%**	**834,317**	**42.14%**
Total Change in Net Position		**(33,919)**	**(305,810)**			**0113,262,837.04%**

Stansbury Service Agency
Financial Statement Report - Monthly with Percent
44 Impact Fees Fund - 10/01/2026 to 10/31/2026
83.33% of the fiscal year has expired

	Current Period	YTD Balance
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents	16,454	965,667
Total Current Assets	**16,454**	**958,208**
Total Assets:	**16,454**	**958,208**
Liabilites and Fund Equity:		
Liabilities:		
Current liabilities	956	1,018
Total Liabilities:	**956**	**1,018**
Equity - Paid In / Contributed	(941,692)	(957,190)
Total Liabilites and Fund Equity:	**(940,736)**	**(956,172)**
Total Net Position	**957,190**	**1,914,379**

Stansbury Service Agency
Financial Statement Report - Monthly with Percent
44 Impact Fees Fund - 10/01/2026 to 10/31/2026
83.33% of the fiscal year has expired

	Approved Budget	Current Period	YTD Balance	Percent (Approved Budget)	Projected Actual	Percent (Projected Actual)
Change In Net Position						
Revenue:						
Intergovernmental revenue	609,184					
Interest	40,000	2,730	27,726	69.31%	30,000	92.42%
Miscellaneous revenue	150,000	15,416	124,918	83.28%	128,773	97.01%
Contributions and transfers	642,412				179,858	
Total Revenue:	**1,441,596**	**18,146**	**152,644**	**10.59%**	**338,631**	**45.08%**
Expenditures:						
General government						
Administrative	46,000		25,375	55.16%	25,375	100.00%
Total General government	**46,000**		**25,375**	**55.16%**	**25,375**	**100.00%**
Parks, recreation, and public property						
Parks	1,395,596	2,648	222,602	15.95%	313,256	71.06%
Total Parks, recreation, and public prop	**1,395,596**	**2,648**	**222,602**	**15.95%**	**313,256**	**71.06%**
Total Expenditures:	**1,441,596**	**2,648**	**247,977**	**17.20%**	**338,631**	**73.23%**
Total Change In Net Position	**0**	**15,498**	**(95,333)**	**119,166,425.00%**		

Stansbury Service Agency
Invoice Register: 10/1/2026 to 10/31/2026 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
32756	3C Business Solutions	ACH	9/15/2026	10/15/2026	$43.50			
					21.75	1052-311	Security	Billing for CCTV
					21.75	1054-311	Security	Billing for CCTV
1525665	Ace Disposal	ACH	9/30/2026	10/25/2026	$407.70			
					88.86	1052-260	Waste/Trash	Golf Course Garbage
					216.96	1053-260	Waste/Trash	1/3 clubhouse and shop
					50.94	1054-277	Waste/Trash - Clubhouse	Clubhouse Garbage
					50.94	1058-260	Waste/Trash	Pro Shop Garbage
20261013	Adobe Inc	CC	10/13/2026	10/13/2026	$21.37			
					21.37	1051-312	IT expense	Acropro Subscription
09152026	All West Fiber	ACH	9/15/2026	10/6/2026	$214.00			
					214.00	1051-272	Telephone, Internet	Fiber
10152026	All West Fiber	ACH	10/15/2026	10/28/2026	$214.00			
					214.00	1051-272	Telephone, Internet	Fiber
	Vendor Total:				**$428.00**			
11NY-LX3F-4KH	Amazon	ACH	9/24/2026	10/24/2026	$28.49			
					28.49	1051-240	Office supplies & PPE	Hanging Files
13P7-TXD9-CPM	Amazon	ACH	9/10/2026	10/10/2026	$10.49			
					10.49	1051-240	Office supplies & PPE	Trash Can
14L6-RND7-CQ4	Amazon	ACH	9/15/2026	10/15/2026	$13.74			
					13.74	1051-240	Office supplies & PPE	File Folders
14RK-GDTG-KC	Amazon	ACH	9/21/2026	10/21/2026	$97.48			
					97.48	1058-410	Inventory, food	Ice bags
1CD9-GR6W-J4	Amazon	ACH	10/1/2026	10/31/2026	$14.85			
					14.85	1058-240	Office supplies	Liners
1LCD-GXTG-PX	Amazon	ACH	9/21/2026	10/21/2026	$255.95			
					255.95	1053-252	Equipment Repairs & Maintenan	Fuel Transfer Pump, Jumper cab
1LXG-YMDF-3D	Amazon	ACH	9/29/2026	10/29/2026	$8.81			
					8.81	1057-240	Office supplies	Receipt Book
1MKY-YLND-FQ	Amazon	ACH	9/28/2026	10/28/2026	$99.99			
					99.99	1053-240	Office supplies & PPE	Log Book
1MRC-YPGQ-1D	Amazon	ACH	9/17/2026	10/17/2026	($8.48)			
					-8.48	1051-321	Community Outreach - Stansbur	REFUND Poster Markers
1NMF-CPVN-1G	Amazon	ACH	9/17/2026	10/17/2026	($23.97)			
					-23.97	1051-321	Community Outreach - Stansbur	REFUND Kids Tri - cupcake liner
1NXR-CWX7-R3	Amazon	ACH	9/11/2026	10/11/2026	$22.78			
					22.78	1051-240	Office supplies & PPE	Sticky notes
1P7J-J74F-3N37	Amazon	ACH	9/9/2026	10/9/2026	$38.10			
					38.10	1058-258	Housekeeping	Urinal Cakes
1R6D-3MKL-TFH	Amazon	ACH	9/16/2026	10/16/2026	$709.98			
					709.98	1051-740	Small Equipment under $1000	Scanner
1VNX-RGVD-KW	Amazon	ACH	10/1/2026	10/31/2026	$296.61			
					16.77	1053-240	Office supplies & PPE	Pen
					279.84	1053-250	Parks & Greenbelts Maintenanc	Dog Waste Bags
1WKY-WJ9D-4D	Amazon	ACH	9/28/2026	10/29/2026	$27.99			
					27.99	1051-240	Office supplies & PPE	WIRELESS MOUSE
1WKY-WJ9D-4Y	Amazon	ACH	9/28/2026	10/29/2026	$174.54			
					116.36	1054-256	Clubhouse Maintenance	Flag (X2)

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
					58.18	1057-250	Maintenance	Flag
1WYK-9C3K-FK	Amazon	ACH	9/1/2026	10/1/2026	$114.95			
					114.95	1053-252	Equipment Repairs & Maintenan	Tires
1YNK-19C6-6M7	Amazon	ACH	9/15/2026	10/15/2026	$35.44			
					35.44	1050-240	Supplies	Batteries for microphones
	Vendor Total:				**$1,917.74**			
10202026	Auto Zone	CC	10/20/2026	10/20/2026	$198.82			
					198.82	1053-252	Equipment Repairs & Maintenan	Ball Joint Press Set, Lithium Batt
10212026	Auto Zone	CC	10/21/2026	10/21/2026	($181.73)			
					-181.73	1053-252	Equipment Repairs & Maintenan	RETURN - Ball Joint Press Set
	Vendor Total:				**$17.09**			
10222026	Barco Products, LLC		10/22/2026	10/22/2026	$6,483.99			
					6,483.99	1053-250	Parks & Greenbelts Maintenanc	2 Picnic Tables (Sagers Park) 3
10012026	Beacon Athletics	CC	10/1/2026	10/1/2026	$880.36			
					880.36	417400	Park Improvement	Porter Way Park - Bases, Hex Pl
10152026	Best of Signs (Design Print Banner LLC)	CC	10/8/2026	10/8/2026	$84.24			
					84.24	1056-325	Tooele County Recreation Grant	Banners
20261029	Best of Signs (Design Print Banner LLC)	CC	10/29/2026	10/29/2026	$481.86			
					481.86	1051-320	Community Outreach	Banners for Turkey Trot and Chri
	Vendor Total:				**$566.10**			
4060	BLU Line Designs	ACH	10/8/2026	10/20/2026	$1,360.00			
					1,360.00	447250	Oscarson Park	Conceptual Design
4085	BLU Line Designs	ACH	10/8/2026	10/28/2026	$1,012.50			
					1,012.50	447254	Millpond Park	Millpond Phase 2 irrigation desig
	Vendor Total:				**$2,372.50**			
10082026	Book Depot	CC	10/8/2026	10/8/2026	$167.19			
					167.19	1056-325	Tooele County Recreation Grant	BOOKS
BCTC22	C-A-L Ranch Stores, Inc	32724	9/10/2026	10/10/2026	$360.91			
					60.92	1053-250	Parks & Greenbelts Maintenanc	Sweeper Nozzle, Screen filter, Fl
					299.99	1053-740	Small tools under $1000	Extended Ratchet
943245179	Callaway, LLC	ACH	8/24/2026	10/23/2026	$303.60			
					303.60	1058-415	Inventory, Pro Shop	Club
20261023	Camping World	CC	10/22/2026	10/22/2026	$2,779.97			
					2,779.97	1053-250	Parks & Greenbelts Maintenanc	Boat Motor
26-6753	Chanshare Farms	ACH	10/28/2026	10/28/2026	$10,211.76			
					10,211.76	417400	Park Improvement	Porter Way Park Ball Field - Sod
PR092726-160	Child Support Services	32717	10/1/2026	10/1/2026	$218.77			
					218.77	102107	Other payroll liabilities	Child Support
PR101126-160	Child Support Services	32731	10/15/2026	10/15/2026	$218.77			
					218.77	102107	Other payroll liabilities	Child Support
PR102526-160	Child Support Services	32741	10/29/2026	10/29/2026	$218.77			
					218.77	102107	Other payroll liabilities	Child Support
	Vendor Total:				**$656.31**			
10212026	Collaborative Summer Library Program	CC	10/21/2026	10/21/2026	$438.62			
					438.62	1056-325	Tooele County Recreation Grant	Bookmarks, Posters, Sports Bag
10022026	Costco	CC	10/2/2026	10/2/2026	$251.46			
					251.46	1058-415	Inventory, Pro Shop	Food for Golf Tournament

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
10152026	Costco	CC	10/15/2026	10/15/2026	$476.03			
					11.39	1051-331	SafetyTraining	pepper
					237.38	1053-258	Park Housekeeping	gloves
					227.26	1058-410	Inventory, food	Pastries, hot dogs, protein bars
10222026	Costco	CC	10/22/2026	10/22/2026	$458.56			
					164.59	1051-320	Community Outreach	Halloween - Kids Party - Candy,
					22.59	1053-250	Parks & Greenbelts Maintenanc	Towels
					67.77	1053-251	Irrigation Repairs & Maintenanc	batteries
					203.61	1058-410	Inventory, food	Hot Dogs, Buns, Candy, Protein
20261001	Costco	CC	10/1/2026	10/1/2026	($5.99)			
					-5.99	1051-331	SafetyTraining	RETURN - Lettuce for Safety Tr
20261001a	Costco	CC	10/1/2026	10/1/2026	($8.19)			
					-8.19	1051-331	SafetyTraining	RETURN - Tomatoes for Safety
20261001B	Costco	CC	10/1/2026	10/1/2026	$1,001.11			
					16.19	1051-240	Office supplies & PPE	Bins
					14.18	1051-331	SafetyTraining	Food for training
					31.18	1051-331	SafetyTraining	Food for training
					31.18	1052-331	Safety Training	Food for training
					35.66	1053-258	Park Housekeeping	Garbage bags
					28.99	1053-258	Park Housekeeping	Toilet Paper
					31.18	1053-331	Safety Training	Food for training
					480.00	1054-250	Parks Facilities Maintenance	Gloves, Fabuloso, Garbage Bag
					31.18	1054-331	Safety Training	Food for training
					28.99	1058-258	Housekeeping	Toilet Paper
					38.89	1058-258	Housekeeping	paper towels
					31.18	1058-331	Safety Training	Food for training
					202.31	1058-410	Inventory, food	Hotdogs, buns, condiments, can
20261008	Costco	CC	10/8/2026	10/8/2026	$499.79			
					23.79	1052-250	Facility Maintenance	Bleach
					38.89	1052-250	Facility Maintenance	Paper Towels
					60.38	1052-250	Facility Maintenance	Trash Bags
					237.38	1053-258	Park Housekeeping	gloves
					47.58	1053-258	Park Housekeeping	Bleach
					91.77	1058-410	Inventory, food	Candy, chips
20261029	Costco	CC	10/29/2026	10/29/2026	$686.10			
					18.79	1051-240	Office supplies & PPE	Dogs Bones
					22.59	1051-240	Office supplies & PPE	Tape
					6.19	1051-331	SafetyTraining	Food for training
					3.03	1051-331	SafetyTraining	Food for training
					30.19	1052-250	Facility Maintenance	Garbage bags
					53.08	1052-250	Facility Maintenance	Lysol, Toilet Paper
					22.59	1052-251	Irrigation Repairs & Maintenanc	batteries
					6.19	1052-331	Safety Training	Food for training
					3.03	1052-331	Safety Training	Food for training
					150.95	1053-258	Park Housekeeping	Garbage bags
					3.03	1053-331	Safety Training	Food for training
					6.19	1053-331	Safety Training	Food for training
					78.36	1054-256	Clubhouse Maintenance	Bleach, trash bags, gloves
					6.19	1054-331	Safety Training	Food for training
					3.03	1054-331	Safety Training	Food for training
					9.99	1058-258	Housekeeping	Dishsoap
					3.03	1058-331	Safety Training	Food for training

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
					6.19	1058-331	Safety Training	Food for training
					253.46	1058-410	Inventory, food	Chips, candy, pastries
	Vendor Total:				**$3,358.87**			
20261021	Demco	CC	10/21/2026	10/21/2026	$44.94			
					44.94	1056-325	Tooele County Recreation Grant	Poster
20261019	Descript	CC	10/19/2026	10/19/2026	$37.45			
					37.45	1051-312	IT expense	Transcript Program
10012026	DLL Finance LLC	ACH	9/1/2026	10/1/2026	$5,766.60			
					5,766.60	1058-741	Equipment Rental	Golf Cart Rental
14393	Elevated Service & Supply	CC	10/2/2026	10/7/2026	$526.50			
					526.50	1052-252	Equipment Repairs/Maintenanc	Vac Hose, Grasshopper Leaf Ho
14394	Elevated Service & Supply	CC	10/2/2026	10/7/2026	$91.84			
					91.84	1052-252	Equipment Repairs/Maintenanc	Fuel Cell Swivel, Garden Hose
14424	Elevated Service & Supply	CC	10/6/2026	10/7/2026	$429.98			
					429.98	1052-252	Equipment Repairs/Maintenanc	Fuel Hoses
	Vendor Total:				**$1,048.32**			
October2026	Enbridge	ACH	10/5/2026	10/27/2026	$522.47			
					522.47	1055-271	Natural gas	Pool
October2026a	Enbridge	ACH	10/5/2026	10/27/2026	$7.22			
					7.22	1058-271	Natural gas	Pro Shop
October2026c	Enbridge	ACH	10/5/2026	10/27/2026	$7.22			
					7.22	1052-271	Natural gas	Palace
October2026d	Enbridge	ACH	10/5/2026	10/27/2026	$15.06			
					15.06	1054-274	Natural gas - Clubhouse	Clubhouse
	Vendor Total:				**$551.97**			
1060	Erda Sod	32727	9/30/2026	10/15/2026	$16.40			
					16.40	1053-250	Parks & Greenbelts Maintenanc	Sod
20261013	FDMS	ACH	10/13/2026	10/13/2026	$128.40			
					128.40	1051-621	Bank fees	FDMS Merchant Fees
20261013	Fiserv - Clover	ACH	10/13/2026	10/13/2026	$25.55			
					25.55	1051-621	Bank fees	Monthly Service Fee
20261013A	Fiserv - Clover	ACH	10/13/2026	10/13/2026	$32.02			
					32.02	1055-621	Bank Fees	Monthly Service Fee
	Vendor Total:				**$57.57**			
20261022	Fred's Marine	CC	10/22/2026	10/22/2026	$2,145.00			
					2,145.00	1053-250	Parks & Greenbelts Maintenanc	Boat
F2702E00977	Fuel Network	32718	9/1/2026	10/1/2026	$4,708.16			
					4,708.16	1053-280	Fuel	FUEL
4023521	General Distribution Company	ACH	9/24/2026	10/4/2026	$121.38			
					121.38	1058-406	Inventory, Alcohol	Alcohol
20261030	Harbor Freight, Inc	CC	10/30/2026	10/30/2026	$169.99			
					169.99	1052-740	Small Tools under $1000	S ton low profile floor
372249	Heritage Homes & Adobe Brothers Con	ACH	10/12/2026	10/23/2026	$15,290.00			
					15,290.00	417400	Park Improvement	Porter Way Park
20261006	High Country Gardens	CC	10/5/2026	10/5/2026	$499.25			
					499.25	1053-262	Gardening maintenance	Clover, Wildflower, Lanceleaf, Inf
1010971	Home Depot	ACH	8/3/2026	10/31/2026	$286.36			
					286.36	1051-321	Community Outreach - Stansbur	Spray Paint

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
11787	Home Depot	ACH	8/14/2026	10/31/2026	$253.76			
					229.88	1051-321	Community Outreach - Stansbur	trash cans
					23.88	1053-250	Parks & Greenbelts Maintenanc	Keys
11788	Home Depot	ACH	8/14/2026	10/31/2026	$157.42			
					149.94	1051-321	Community Outreach - Stansbur	Coolers
					7.48	1054-256	Clubhouse Maintenance	Wood Filler
3012325	Home Depot	ACH	8/21/2026	10/31/2026	$47.76			
					47.76	1054-250	Parks Facilities Maintenance	Keys
3511954	Home Depot	ACH	8/11/2026	10/31/2026	$56.63			
					56.63	447254	Millpond Park	Sprinkler parts for millpond irriga
4623822	Home Depot	ACH	7/31/2026	10/31/2026	$59.70			
					59.70	1052-250	Facility Maintenance	Keys
5021352	Home Depot	ACH	7/30/2026	10/31/2026	$84.94			
					84.94	1052-740	Small Tools under $1000	600V Auto Ranging, Test Lead S
624346	Home Depot	ACH	8/4/2026	10/31/2026	$177.87			
					65.94	1053-251	Irrigation Repairs & Maintenanc	Barrier Fence
					111.93	1054-256	Clubhouse Maintenance	Wallplates, Wall Protect, Repair
7623472	Home Depot	ACH	7/28/2026	10/31/2026	$150.90			
					150.90	1058-250	Proshop Maintenance	Paint, Flags, Compressor, Drain
8011203	Home Depot	ACH	8/6/2026	10/31/2026	$251.57			
					251.57	1053-251	Irrigation Repairs & Maintenanc	Rainbird Gear Drive, Sensi Smar
	Vendor Total:				**$1,526.91**			
20261029	Instacart	CC	10/29/2026	10/29/2026	$21.19			
					4.23	1051-331	SafetyTraining	Food for Safety Training
					4.23	1052-331	Safety Training	Food for Safety Training
					4.27	1053-331	Safety Training	Food for Safety Training
					4.23	1054-331	Safety Training	Food for Safety Training
					4.23	1058-331	Safety Training	Food for Safety Training
SER230103-1	Intermountain Aquatech	ACH	9/11/2026	10/11/2026	$7,826.65			
					7,826.65	417201	Swimming pool equipment	New Boiler
10092026	Intermountain Golf Cars Inc	ACH	10/9/2026	10/9/2026	$7,826.65			
					7,826.65	1058-250	Proshop Maintenance	Miscoding
10092026a	Intermountain Golf Cars Inc	ACH	10/9/2026	10/9/2026	($7,826.65)			
					-7,826.65	1058-250	Proshop Maintenance	Miscoding
389265	Intermountain Golf Cars Inc	ACH	9/22/2026	10/21/2026	$21.80			
					21.80	1058-252	Proshop Equipment Repairs/Mai	Sleeve, Bushing, Screw
	Vendor Total:				**$21.80**			
SI-220763	JC Golf Accessories	32728	8/25/2026	10/13/2026	$652.86			
					652.86	1058-415	Inventory, Pro Shop	Golf Balls
SI-221403	JC Golf Accessories	32728	9/14/2026	10/14/2026	$294.84			
					294.84	1058-415	Inventory, Pro Shop	Grips for customer (mendenhall)
	Vendor Total:				**$947.70**			
20261029	Karl Malone Powersports Salt Lake	32743	10/29/2026	10/29/2026	$13,614.24			
					13,614.24	417401	Park Equipment	2026 Kawasaki Mule Crew Cab
20261029A	Karl Malone Powersports Salt Lake	CC	10/29/2026	10/29/2026	$500.00			
					500.00	417401	Park Equipment	Down Payment - 2026 Kawasaki
	Vendor Total:				**$14,114.24**			
5499560504	M&M Distributing	ACH	9/23/2026	10/3/2026	$200.54			
					200.54	1058-406	Inventory, Alcohol	Alcohol

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
22681	Manning Curtis Bradshaw & Bednar PL	32729	9/30/2026	10/14/2026	$4,467.50			
					4,467.50	1051-310	Professional services	Policy Update and Review
14468	Mile High Turfgrass LLC	32730	9/19/2026	10/19/2026	$279.00			
					279.00	1052-253	Fertilizer/Chemical	GlycoFuze (5 Gallon Case)
10302026	MK Rittenhouse		10/30/2026	10/30/2026	$3,395.00			
					3,395.00	1053-250	Parks & Greenbelts Maintenanc	Hydroseeder
1475	Morning Dew Services	ACH	9/1/2026	10/1/2026	$800.00			
					800.00	1051-321	Community Outreach - Stansbur	Bathrooms for S. Days
4898	Mountain West Power Equipment	32725	8/3/2026	10/6/2026	$89.95			
					89.95	1053-252	Equipment Repairs & Maintenan	Nuts, Bolts, Screw and Fuse
44598	Mountain West Worx	32735	10/1/2026	10/30/2026	$182.50			
					182.50	1053-610	Miscellaneous	Drug Screen - Cobb, Finau, Jen
20261026	Mountainland Supply Co		10/26/2026	10/26/2026	$25.59			
					25.59	1053-252	Equipment Repairs & Maintenan	Switch, A Break
086426	Napa Auto Parts	ACH	9/2/2026	10/20/2026	($78.79)			
					-78.79	1053-252	Equipment Repairs & Maintenan	RETURN - Air and Fuel Filters
086428	Napa Auto Parts	ACH	9/2/2026	10/20/2026	$310.62			
					310.62	1053-252	Equipment Repairs & Maintenan	Oil Filters, Oil
086429	Napa Auto Parts	ACH	9/2/2026	10/20/2026	$37.21			
					37.21	1053-252	Equipment Repairs & Maintenan	Fuel and Oil Filter
086430	Napa Auto Parts	ACH	9/2/2026	10/20/2026	$340.53			
					340.53	1052-252	Equipment Repairs/Maintenanc	Oil and Fuel Filter, Oil
086431	Napa Auto Parts	ACH	9/2/2026	10/20/2026	$254.39			
					254.39	1053-252	Equipment Repairs & Maintenan	Hydraulic Filter, Oil Filter, Oil
087483	Napa Auto Parts		9/11/2026	10/20/2026	$222.23			
					222.23	1053-252	Equipment Repairs & Maintenan	Battery, Head Lights, Wiper Blad
087852	Napa Auto Parts	ACH	9/15/2026	10/20/2026	$71.46			
					71.46	1052-251	Irrigation Repairs & Maintenanc	Hydraulic Oil
088205	Napa Auto Parts	ACH	9/18/2026	10/20/2026	$168.14			
					168.14	1053-252	Equipment Repairs & Maintenan	Fuel Treatment, Battery, Air and
089297	Napa Auto Parts	ACH	9/29/2026	10/20/2026	$21.92			
					21.92	1053-252	Equipment Repairs & Maintenan	Spark Plug
089405	Napa Auto Parts	ACH	9/30/2026	10/20/2026	$52.02			
					52.02	1053-252	Equipment Repairs & Maintenan	Oil Filters, Anti Freeze
	Vendor Total:				**$1,399.73**			
INV-PW261232	Par West Turf Services, Inc	ACH	10/1/2026	10/31/2026	$279.13			
					279.13	1052-252	Equipment Repairs/Maintenanc	Replacement Blade
012405032	PEHP Group Insurance	ACH	9/20/2026	10/10/2026	$127.53			
					127.53	102108	Accrued life insurance	Sept Life Insurance
882587	PEHP Group Insurance	ACH	9/15/2026	10/1/2026	$15,623.25			
					15,623.25	102104	Accrued health insurance	Oct Health Insurance
PR092726-437	PEHP Group Insurance	ACH	10/1/2026	10/1/2026	$163.76			
					163.76	102110	Accrued LTD	Longterm Disability Insurance
PR101126-437	PEHP Group Insurance		10/15/2026	10/15/2026	$172.96			
					172.96	102110	Accrued LTD	Longterm Disability Insurance
PR102526-437	PEHP Group Insurance		10/29/2026	10/29/2026	$172.03			
					172.03	102110	Accrued LTD	Longterm Disability Insurance

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
	Vendor Total:				**$16,259.53**			
35854809	Pepsi Beverages Company	ACH	9/14/2026	10/15/2026	$646.06			
					646.06	1058-410	Inventory, food	energy drink, soda, gatorade,
41738903	Pepsi Beverages Company	ACH	10/1/2026	10/15/2026	$1,079.82			
					1,079.82	1058-410	Inventory, food	coffee, energy drink, Juice, soda
	Vendor Total:				**$1,725.88**			
10202026	Power Turf Renovation LLC	CC	10/20/2026	10/20/2026	$1,015.00			
					507.50	1053-250	Parks & Greenbelts Maintenanc	Blades
					507.50	1053-265	Sports Fields Maintenance	Blades
2026472	Power Turf Renovation LLC		10/30/2026	10/30/2026	$1,015.00			
					507.50	1053-250	Parks & Greenbelts Maintenanc	Blades
					507.50	1053-265	Sports Fields Maintenance	Blades
	Vendor Total:				**$2,030.00**			
10212026	RCM Landscape & Maintenance LLC	32736	10/21/2026	10/28/2026	$1,200.00			
					1,200.00	1053-262	Gardening maintenance	Moving rocks from fountains to g
IN-384053-26	Rhinehart Oil	ACH	9/25/2026	10/6/2026	$1,957.74			
					1,957.74	1052-280	Fuel	Deisel/Gas
IN-397724-26	Rhinehart Oil	ACH	10/7/2026	10/17/2026	$760.10			
					760.10	1052-280	Fuel	Deisel/Gas
	Vendor Total:				**$2,717.84**			
Oct2026a	Rocky Mountain Power	ACH	10/5/2026	10/27/2026	$12.20			
					12.20	1053-270	Electricity - Misc Meters	Delgada Detention Basin
Oct2027	Rocky Mountain Power	ACH	10/5/2026	10/27/2026	$5,374.59			
					1,632.38	1052-270	Electricity	Golf Course Wells
					1,600.56	1053-270	Electricity - Misc Meters	Parks and Rec
					992.50	1054-275	Electricity - Clubhouse	Clubhouse
					11.58	1057-270	Electricity	Cemetery
					1,137.57	1058-270	Electricity	Pro Shop
	Vendor Total:				**$5,386.79**			
10012026	Sam's Club	CC	10/1/2026	10/1/2026	$44.35			
					8.87	1051-331	SafetyTraining	Food for Safety Training
					8.87	1052-331	Safety Training	Food for Safety Training
					8.87	1053-331	Safety Training	Food for Safety Training
					8.87	1054-331	Safety Training	Food for Safety Training
					8.87	1058-331	Safety Training	Food for Safety Training
10012026	Smith Food	CC	10/1/2026	10/1/2026	$161.28			
					32.25	1051-331	SafetyTraining	Food for Safety Training Lunch
					32.25	1052-331	Safety Training	Food for Safety Training Lunch
					32.25	1053-331	Safety Training	Food for Safety Training Lunch
					32.25	1054-331	Safety Training	Food for Safety Training Lunch
					32.28	1058-331	Safety Training	Food for Safety Training Lunch
10202026	Smith Food	CC	10/20/2026	10/20/2026	$90.00			
					90.00	1051-320	Community Outreach	Halloween - Kid Party - Gfit Card
	Vendor Total:				**$251.28**			
126140	Smith, Jon	32721	9/15/2026	10/1/2026	$500.00			
					500.00	1051-320	Community Outreach	DJ Services for Halloween Adult
XT9355	Sprinkler Supply	ACH	9/1/2026	10/10/2026	$1,194.99			
					1,194.99	1053-251	Irrigation Repairs & Maintenanc	Bushing, Coupler, Canister

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
XT9356	Sprinkler Supply	ACH	9/1/2026	10/10/2026	$245.00			
					245.00	1053-251	Irrigation Repairs & Maintenanc	Black Steel Edging
XU1772	Sprinkler Supply	ACH	9/3/2026	10/10/2026	$536.06			
					536.06	1053-251	Irrigation Repairs & Maintenanc	Repair Coupler, Tee, Coupling
XU3034	Sprinkler Supply	ACH	9/4/2026	10/10/2026	$797.50			
					797.50	1053-262	Gardening maintenance	Weed Fabric
XU5697	Sprinkler Supply	ACH	9/9/2026	10/10/2026	$23.54			
					23.54	1052-251	Irrigation Repairs & Maintenanc	Nozzles
XU6928	Sprinkler Supply	ACH	9/10/2026	10/10/2026	$786.45			
					786.45	1053-251	Irrigation Repairs & Maintenanc	Cable Fault Locator
XV1887	Sprinkler Supply	ACH	9/16/2026	10/10/2026	$22.00			
					22.00	417400	Park Improvement	Porter Way Park - Slip Cap
XV4983	Sprinkler Supply	ACH	9/21/2026	10/10/2026	$1,761.70			
					1,761.70	1053-251	Irrigation Repairs & Maintenanc	Stock-Buttress, nipple. adapter,
XV5977	Sprinkler Supply	ACH	9/22/2026	10/10/2026	$922.16			
					922.16	417400	Park Improvement	Porter Way Park - Elbow, Primer,
	Vendor Total:				**$6,289.40**			
9068759 SO	Srixon/Clevelend/XXIO - Dunlop Sports	32737	6/29/2026	10/27/2026	$520.00			
					520.00	1058-255	Range Expense	Range Balls
6959852	Staker Parson Companies	32732	9/24/2026	10/20/2026	$16,104.68			
					16,104.68	417400	Park Improvement	Porter Way Park - Blended Base
6960479	Staker Parson Companies	32732	9/26/2026	10/24/2026	$9,172.97			
					9,172.97	417400	Park Improvement	Porter Way Park - Blended Base
6964730	Staker Parson Companies	32738	10/1/2026	10/31/2026	$3,207.72			
					3,207.72	417400	Park Improvement	Porter Way Park - Blended Base
	Vendor Total:				**$28,485.37**			
BGMC15	Standard Plumbing Supply Co.	32726	9/24/2026	10/10/2026	$84.18			
					84.18	1053-251	Irrigation Repairs & Maintenanc	Porter Way Park Irrigation parts
Sept 2026	Stansbury Park Improvement District	32733	10/9/2026	10/21/2026	$19,081.87			
					9,030.75	1052-273	Water	Golf Course
					8,483.30	1053-273	Water	parks and greenbelts
					91.82	1054-276	Water - Clubhouse	Clubhouse
					1,246.65	1055-273	Water	Pool
					163.23	1057-273	Water	Cemetery
					66.12	1058-273	Water	ProShop
09302026	Stansbury Service Agency	X999	10/1/2026	10/1/2026	($46,725.75)			
					-46,725.75	101512	Returned Checks and Other Cle	
10012026	Surplus Property Office	CC	10/1/2026	10/1/2026	$949.66			
					949.66	417401	Park Equipment	2021 Ford Explorer (Down paym
10082026	Surplus Property Office	32723	10/1/2026	10/1/2026	$8,298.00			
					8,298.00	417401	Park Equipment	2021 Ford Explorer
20261030A	Surplus Property Office	CC	10/30/2026	10/30/2026	$869.53			
					869.53	417401	Park Equipment	Down Paymen - 2019 Dodge Ra
74068	Surplus Property Office	32742	10/29/2026	10/29/2026	$7,597.80			
					7,597.80	417401	Park Equipment	2019 Dodge Ram Promaster Clt
	Vendor Total:				**$17,714.99**			
5580	Target River BE	ACH	10/1/2026	10/1/2026	$5,500.00			
					5,500.00	1058-326	Tourism Tax Grant	Marketing for Golf Course

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
39444057	Taylor Made	ACH	8/25/2026	10/9/2026	$1,063.08			
					1,063.08	1058-415	Inventory, Pro Shop	Special Order - Clubs
39447575	Taylor Made	ACH	8/21/2026	10/5/2026	$619.40			
					619.40	1058-415	Inventory, Pro Shop	Special Order - Clubs
39501768	Taylor Made	ACH	9/10/2026	10/25/2026	$244.50			
					244.50	1058-415	Inventory, Pro Shop	Special Order - Tomlin
	Vendor Total:				**$1,926.98**			
20261026	Tello	CC	10/26/2026	10/26/2026	$3.00			
					3.00	1055-272	Telephone, Internet	Pool Phone
20261013	The UPS Store	CC	10/13/2026	10/13/2026	$17.88			
					17.88	1055-312	IT Expense	Box to return clover device
9000040899	Titleist	ACH	8/17/2026	10/16/2026	$336.51			
					336.51	1058-415	Inventory, Pro Shop	Gloves
9000112981	Titleist	ACH	8/25/2026	10/24/2026	$578.52			
					578.52	1058-415	Inventory, Pro Shop	Golf Balls For Resale
9000141900	Titleist	ACH	8/27/2026	10/26/2026	$578.52			
					578.52	1058-415	Inventory, Pro Shop	Titl Pro V1
922317872	Titleist	ACH	2/24/2026	10/22/2026	$432.46			
					432.46	1058-415	Inventory, Pro Shop	Clubs
923691310	Titleist	ACH	7/17/2026	10/13/2026	$1,180.17			
					1,180.17	1058-415	Inventory, Pro Shop	Golf Balls
	Vendor Total:				**$3,106.18**			
102026	Tooele Valley Nursery	32739	10/20/2026	10/31/2026	$1,874.21			
					1,874.21	1053-262	Gardening maintenance	Plants
09302026	Tractor Supply	CC	9/30/2026	10/1/2026	$65.00			
					65.00	1054-250	Parks Facilities Maintenance	RV Safe Antifreeze
10082026	Tractor Supply	CC	10/8/2026	10/8/2026	$139.99			
					139.99	1053-252	Equipment Repairs & Maintenan	Sandblaster
10132026	Tractor Supply	CC	10/13/2026	10/13/2026	$68.96			
					68.96	1053-252	Equipment Repairs & Maintenan	Ratchet, Blade Trailer, 4-Wire Fl
10152026	Tractor Supply	CC	10/15/2026	10/15/2026	$368.91			
					99.99	1053-253	Fertilizer & Chemicals	FW In-Out 1Gal
					268.92	1054-740	Small tools under $1000	Plier Sets, Snow Shovels, Wren
10212026	Tractor Supply	CC	10/21/2026	10/21/2026	$160.98			
					160.98	1053-252	Equipment Repairs & Maintenan	Fuel Nozzle, Swivel Connector
10262026	Tractor Supply	CC	10/26/2026	10/26/2026	$35.98			
					35.98	1052-251	Irrigation Repairs & Maintenanc	D Battery
20261006	Tractor Supply	CC	10/6/2026	10/6/2026	$84.95			
					84.95	1053-251	Irrigation Repairs & Maintenanc	For Blower
20261009	Tractor Supply	CC	10/9/2026	10/9/2026	$104.98			
					40.00	1053-250	Parks & Greenbelts Maintenanc	Snowshovel
					64.98	1053-252	Equipment Repairs & Maintenan	Trailer Jack, Base Plate
20261020	Tractor Supply	CC	10/20/2026	10/20/2026	$135.07			
					135.07	1055-252	Equipment Repairs & Maintenan	Bolts and nuts, tarp with bungee
20261023	Tractor Supply	CC	10/23/2026	10/23/2026	$11.98			
					11.98	1055-252	Equipment Repairs & Maintenan	Hose Clamps
20261027	Tractor Supply	CC	10/27/2026	10/27/2026	$904.96			
					904.96	1053-250	Parks & Greenbelts Maintenanc	Rake Attachment for Tractor & H

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
20261027a	Tractor Supply	CC	10/27/2026	10/27/2026	$461.60			
					69.99	1053-250	Parks & Greenbelts Maintenanc	Glyphosate
					219.98	1053-265	Sports Fields Maintenance	Glyphosate
					123.75	1053-740	Small tools under $1000	Tool Storage, Screwdriver Set x2
					47.88	1054-250	Parks Facilities Maintenance	RV Safe Antifreeze
20261028	Tractor Supply	CC	10/28/2026	10/28/2026	$285.87			
					285.87	1053-252	Equipment Repairs & Maintenan	Caliper, Jump starter, Cable, dus
	Vendor Total:				**$2,829.23**			
3044276-03	Turf Equipment & Irrigation	ACH	9/15/2026	10/14/2026	$2,457.50			
					2,457.50	1052-251	Irrigation Repairs & Maintenanc	Sprinkler Heads
3044276-04	Turf Equipment & Irrigation	ACH	9/16/2026	10/15/2026	$3,127.80			
					3,127.80	1052-251	Irrigation Repairs & Maintenanc	Sprinkler Heads
	Vendor Total:				**$5,585.30**			
213121441	Uline	ACH	9/10/2026	10/8/2026	$640.00			
					640.00	1053-250	Parks & Greenbelts Maintenanc	Sign Posts
PR092726-615	United States Treasury	ACH	10/1/2026	10/1/2026	$12,687.47			
					7,363.08	102101	Accrued federal payroll taxes	Social Security Tax
					1,722.04	102101	Accrued federal payroll taxes	Medicare Tax
					3,602.35	102101	Accrued federal payroll taxes	Federal Income Tax
PR101126-615	United States Treasury	ACH	10/15/2026	10/15/2026	$12,604.88			
					7,284.72	102101	Accrued federal payroll taxes	Social Security Tax
					1,703.74	102101	Accrued federal payroll taxes	Medicare Tax
					3,616.42	102101	Accrued federal payroll taxes	Federal Income Tax
PR102526-615	United States Treasury	ACH	10/29/2026	10/29/2026	$12,052.06			
					6,938.04	102101	Accrued federal payroll taxes	Social Security Tax
					1,622.62	102101	Accrued federal payroll taxes	Medicare Tax
					3,491.40	102101	Accrued federal payroll taxes	Federal Income Tax
	Vendor Total:				**$37,344.41**			
591455563	US Bank	ACH	9/20/2026	10/14/2026	$200.61			
					200.61	1051-741	Equipment Rental	Printer for Office
PR092726-626	Utah Department of Workforce Services		10/1/2026	10/1/2026	$453.85			
					453.85	102105	Accrued state unemployment	State Unemployment
PR101126-626	Utah Department of Workforce Services		10/15/2026	10/15/2026	$436.23			
					436.23	102105	Accrued state unemployment	State Unemployment
PR102526-626	Utah Department of Workforce Services		10/29/2026	10/29/2026	$378.37			
					378.37	102105	Accrued state unemployment	State Unemployment
	Vendor Total:				**$1,268.45**			
1628929	Utah Local Governments Trust	ACH	9/2/2026	10/2/2026	$2,476.27			
					2,476.27	1051-510	Insurance	Worker's Comp
PR092726-632	Utah Retirement Systems	ACH	10/1/2026	10/1/2026	$7,237.81			
					3,615.50	102103	Accrued state retirement	URS State Retirement
					1,467.14	102103	Accrued state retirement	URS 401k
					125.00	102103	Accrued state retirement	Additional 401k
					100.00	102103	Accrued state retirement	URS IRA Roth
					23.60	102103	Accrued state retirement	URS State Retirement - Post Re
					1,906.57	102103	Accrued state retirement	URS Roth 401k
PR101126-632	Utah Retirement Systems	ACH	10/15/2026	10/15/2026	$7,525.25			
					3,967.08	102103	Accrued state retirement	URS State Retirement

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
					1,417.83	102103	Accrued state retirement	URS 401k
					125.00	102103	Accrued state retirement	Additional 401k
					100.00	102103	Accrued state retirement	URS IRA Roth
					8.77	102103	Accrued state retirement	URS State Retirement - Post Re
					1,906.57	102103	Accrued state retirement	URS Roth 401k
PR102526-632	Utah Retirement Systems	ACH	10/29/2026	10/29/2026	$7,715.99			
					4,081.35	102103	Accrued state retirement	URS State Retirement
					1,479.83	102103	Accrued state retirement	URS 401k
					125.00	102103	Accrued state retirement	Additional 401k
					100.00	102103	Accrued state retirement	URS IRA Roth
					23.24	102103	Accrued state retirement	URS State Retirement - Post Re
					1,906.57	102103	Accrued state retirement	URS Roth 401k
	Vendor Total:				**$22,479.05**			
Oct 2026	Utah State Tax Commission	EFT	10/31/2026	10/31/2026	$6,041.97			
					90.05	1054-520	Rental Sales tax - payable	Dept 54 sales tax
					5,951.92	1058-520	Pro Shop Sales tax - payable	Dept 58 sales tax
PR092726-636	Utah State Tax Commission		10/1/2026	10/1/2026	$2,140.44			
					2,140.44	102102	Accrued state withholding	State Income Tax
PR101126-636	Utah State Tax Commission		10/15/2026	10/15/2026	$2,164.54			
					2,164.54	102102	Accrued state withholding	State Income Tax
PR102526-636	Utah State Tax Commission		10/29/2026	10/29/2026	$2,069.85			
					2,069.85	102102	Accrued state withholding	State Income Tax
	Vendor Total:				**$12,416.80**			
6152510268	Verizon Wireless	ACH	9/2/2026	10/2/2026	$797.91			
					485.71	1051-272	Telephone, Internet	phones and internet
					59.60	1052-272	Telephone, Internet	golf internet
					119.99	1053-272	Telephone, Internet	recreation phone and internet
					26.03	1055-272	Telephone, Internet	phone
					22.60	1056-272	Telephone, Internet	library internet
					22.60	1057-272	Telephone, Internet	cemetery internet
					61.38	1058-272	Telephone, Internet	phone
6152510269	Verizon Wireless	ACH	9/2/2026	10/2/2026	$180.89			
					39.60	1051-272	Telephone, Internet	gateway
					62.09	1054-319	Food Truck Expenses	Food Truck Phone
					39.60	1055-272	Telephone, Internet	gateway
					39.60	1058-272	Telephone, Internet	gateway
	Vendor Total:				**$978.80**			
10082026	Vivint	CC	10/8/2026	10/8/2026	$74.15			
					74.15	1058-311	Security	Pro Shop Security
10082026A	Vivint	CC	10/8/2026	10/8/2026	$64.15			
					64.15	1058-311	Security	Pro Shop Security
20261014	Vivint	ACH	10/14/2026	10/14/2026	$52.16			
					52.16	1054-311	Security	Maintenance Bdg Security
	Vendor Total:				**$190.46**			
340890	Vosen's Bread Paradise	32740	8/28/2026	10/28/2026	$51.00			
					51.00	1058-410	Inventory, food	12 Sandwiches
341389	Vosen's Bread Paradise	32740	9/11/2026	10/28/2026	$51.00			
					51.00	1058-410	Inventory, food	12 Sandwiches
341652	Vosen's Bread Paradise	32740	9/18/2026	10/28/2026	$34.00			
					34.00	1058-410	Inventory, food	8 Sandwiches

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
341910	Vosen's Bread Paradise	32740	9/25/2026	10/28/2026	$51.00			
					51.00	1058-410	Inventory, food	12 Sandwiches
342440	Vosen's Bread Paradise	32740	10/9/2026	10/28/2026	$51.00			
					51.00	1058-410	Inventory, food	12 Sandwiches
342695	Vosen's Bread Paradise	32740	10/16/2026	10/28/2026	$51.00			
					51.00	1058-410	Inventory, food	12 Sandwiches
	Vendor Total:				**$289.00**			
10222026	Walmart	CC	10/22/2026	10/22/2026	$61.40			
					61.40	1051-320	Community Outreach	Candy for kid halloween party
526748	Wilkinson Supply	ACH	9/15/2026	10/14/2026	$464.91			
					464.91	1053-252	Equipment Repairs & Maintenan	Trim, Rear, Shipping
814075	Zion's bank	ACH	9/28/2026	10/18/2026	$1,616.63			
					1,616.63	1052-741	Equipment Rental	Rough Mower
814924	Zion's bank	ACH	9/25/2026	10/25/2026	$1,848.05			
					1,848.05	1052-741	Equipment Rental	Tri Plex
	Vendor Total:				**$3,464.68**			
			Total:		**$256,261.79**			

GL Account Summary

-46,725.75	101512	Returned Checks and Other Cle
37,344.41	102101	Accrued federal payroll taxes
6,374.83	102102	Accrued state withholding
22,479.05	102103	Accrued state retirement
15,623.25	102104	Accrued health insurance
1,268.45	102105	Accrued state unemployment
656.31	102107	Other payroll liabilities
127.53	102108	Accrued life insurance
508.75	102110	Accrued LTD
35.44	1050-240	Supplies
161.06	1051-240	Office supplies & PPE
953.31	1051-272	Telephone, Internet
4,467.50	1051-310	Professional services
58.82	1051-312	IT expense
1,297.85	1051-320	Community Outreach
1,433.73	1051-321	Community Outreach - Stansbur
97.14	1051-331	SafetyTraining
2,476.27	1051-510	Insurance
153.95	1051-621	Bank fees
709.98	1051-740	Small Equipment under $1000
200.61	1051-741	Equipment Rental
266.03	1052-250	Facility Maintenance
5,738.87	1052-251	Irrigation Repairs & Maintenanc
1,667.98	1052-252	Equipment Repairs/Maintenanc
279.00	1052-253	Fertilizer/Chemical
88.86	1052-260	Waste/Trash
1,632.38	1052-270	Electricity
7.22	1052-271	Natural gas
59.60	1052-272	Telephone, Internet
9,030.75	1052-273	Water
2,717.84	1052-280	Fuel
21.75	1052-311	Security
85.75	1052-331	Safety Training
254.93	1052-740	Small Tools under $1000
3,464.68	1052-741	Equipment Rental

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
					116.76	1053-240	Office supplies & PPE	
					17,877.54	1053-250	Parks & Greenbelts Maintenanc	
					5,078.61	1053-251	Irrigation Repairs & Maintenanc	
					2,676.96	1053-252	Equipment Repairs & Maintenan	
					99.99	1053-253	Fertilizer & Chemicals	
					737.94	1053-258	Park Housekeeping	
					216.96	1053-260	Waste/Trash	
					4,370.96	1053-262	Gardening maintenance	
					1,234.98	1053-265	Sports Fields Maintenance	
					1,612.76	1053-270	Electricity - Misc Meters	
					119.99	1053-272	Telephone, Internet	
					8,483.30	1053-273	Water	
					4,708.16	1053-280	Fuel	
					85.79	1053-331	Safety Training	
					182.50	1053-610	Miscellaneous	
					423.74	1053-740	Small tools under $1000	
					640.64	1054-250	Parks Facilities Maintenance	
					314.13	1054-256	Clubhouse Maintenance	
					15.06	1054-274	Natural gas - Clubhouse	
					992.50	1054-275	Electricity - Clubhouse	
					91.82	1054-276	Water - Clubhouse	
					50.94	1054-277	Waste/Trash - Clubhouse	
					73.91	1054-311	Security	
					62.09	1054-319	Food Truck Expenses	
					85.75	1054-331	Safety Training	
					90.05	1054-520	Rental Sales tax - payable	
					268.92	1054-740	Small tools under $1000	
					147.05	1055-252	Equipment Repairs & Maintenan	
					522.47	1055-271	Natural gas	
					68.63	1055-272	Telephone, Internet	
					1,246.65	1055-273	Water	
					17.88	1055-312	IT Expense	
					32.02	1055-621	Bank Fees	
					22.60	1056-272	Telephone, Internet	
					734.99	1056-325	Tooele County Recreation Grant	
					8.81	1057-240	Office supplies	
					58.18	1057-250	Maintenance	
					11.58	1057-270	Electricity	
					22.60	1057-272	Telephone, Internet	
					163.23	1057-273	Water	
					14.85	1058-240	Office supplies	
					150.90	1058-250	Proshop Maintenance	
					21.80	1058-252	Proshop Equipment Repairs/Mai	
					520.00	1058-255	Range Expense	
					115.97	1058-258	Housekeeping	
					50.94	1058-260	Waste/Trash	
					1,137.57	1058-270	Electricity	
					7.22	1058-271	Natural gas	
					100.98	1058-272	Telephone, Internet	
					66.12	1058-273	Water	
					138.30	1058-311	Security	
					5,500.00	1058-326	Tourism Tax Grant	
					85.78	1058-331	Safety Training	
					321.92	1058-406	Inventory, Alcohol	
					3,090.77	1058-410	Inventory, food	
					6,535.92	1058-415	Inventory, Pro Shop	
					5,951.92	1058-520	Pro Shop Sales tax - payable	

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
					5,766.60	1058-741	Equipment Rental	
					158,365.13		**Total**	
					7,826.65	417201	Swimming pool equipment	
					55,811.65	417400	Park Improvement	
					31,829.23	417401	Park Equipment	
					95,467.53		**Total**	
					1,360.00	447250	Oscarson Park	
					1,069.13	447254	Millpond Park	
					2,429.13		**Total**	
					$256,261.79		**GL Account Summary Total**	

Stansbury Service Agency
Journal Register - 10/01/2026 to 10/31/2026

Journal

Account No.	Account Name	Entry Description	Debit Amount	Credit Amount
Number:	653			
Date:	10/31/2026			
Code:				
Description:	RECLASS 58-120 to 58-133			
10 58-120	Proshop Seasonal	RECLASS 58-120 to 58-133		32.37
10 58-133	Retirement Benefit	RECLASS 58-120 to 58-133	32.37	
			$32.37	**$32.37**
Number:	654			
Date:	10/31/2026			
Code:				
Description:	RECLASS - Sales Tax Discount			
10 58-520	Pro Shop Sales tax - payable	RECLASS - Sales Tax Discount	80.20	
10 4401	Golf Green Fees	RECLASS - Sales Tax Discount		80.20
			$80.20	**$80.20**
			$112.57	**$112.57**

Board Meeting of the Stansbury Service Agency Board of Directors

NOVEMBER 18, 2026

Agenda

Stansbury Service Agency Board of Directors Meeting

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Sheriff Update

V. Public Comments

VI. Review of Public Comments from last meeting

VII. Presentation of Evaluation of Village, Galley, and Garrett Playgrounds by the Utah Local Government Trusts.

VIII. General Manager Updates:

- Operations
- Projects
- Finances

Agenda

Stansbury Service Agency Board of Directors Meeting

Discussion Items

A. Discussion of Evaluation of Village, Galley, and Garrett Playgrounds.
B. Presentation of Millpond Bridge Rebuild.
C. Discussion of Oscarson Park.
D. Discussion of possible adjustment to the 2026 Amended budget.
E. Discussion of possible adjustment to the 2027 budget.
F. Discussion of request for annexation of property on Bates Canyon Rd into the Service Agency by Eagle Point Homes.
G. Discussion of changes to meeting procedures based partly on UASD information.

Action Items:

2026.11.02 A

- Board Review and possible approval of October 21, 2026, Board Meeting Minutes.

2026.11.03 A

- Board Review and possible approval of October financial Statements, Purchases, and Journal Entries.

2026.11.04 A

- Board Review and Possible Approval of new General Manager and compensation

Motion to Adjourn

Sheriff Update

Public Comments

Presentation of Evaluation of Village, Galley, and Garrett Playgrounds by the Utah Local Government Trusts

GM Update

Operations

Admin

18 November 2026

- Cemetery Support Software Update

Parks and Rec

18 November 2026

- Winterization complete
- First winter snow
- Working on winter maintenance projects
  - Tree Trimming
  - Facility Repair
  - Re-seeding
- Washer/Dryer moved to clubhouse

Golf Course

18 November 2026

Pro Shop

- Renovation of snack bar area/lockers
- Golf Course

Greens

- Hole #11 irrigation installation
- Reseeding

Projects

Capital Maintenance

18 November 2026

2026 Capital Maintenance

Priority	Project/Equipment	Category	Dept.	Estimated		Executed	Committed	Planned
8	Add Automatic Locks to Bathrooms*	Project	Operations	$10,000	☐	Moved to 2027 Project List		$0
9	Remodel Golf Course Bathroom (hole 17)	Project	Golf Course	$25,000	☑	$16,500		
14	Rebuild Portion of Pro Shop Roof on Pro Shop	Project	Pro Shop	$5,329	☑	$1,750		
16	VFD for Gordon Well #1*	Project	Golf Course	$25,000	☑	Moved to Capital Projects		
24	Main Entry to Clubhouse Rebuilt	Project	Clubhouse	$20,000	☐	$1,551	$14,350	$15,650
9	North Side of Clubhouse Wall rebuilt/remediated/Sealed	Project	Clubhouse	$45,000	☑	$13,578		
18	Repair and Repaint GC Maintance Building	Project	Golf Course	$35,000	☑	$5,318		
19	Repair of Pool Deck, Lights and Valve	Project	Pool	$10,000	☑	$2,298		
27	Clubhouse Roof Repair to Stop Leaks	Project	Clubhouse	$25,000	☑	$785	Deferred	
28	Electrical Rewire of Clubhouse	Project	Clubhouse	$25,000	☑	$5,121	$6,000	
20	Rework Downspout and Stucco on Clubhouse	Project	Clubhouse	$25,000	☐	Moved to 2027 Project List		
6	Rebuild of Pool Pump	Repair	Pool		☑	$1,044		
10	Widen Walkway to new pool entrance*	Project	Pool		☑	$3,400		
	Concrete Around Signboard at Lake	Project	Operations		☑	$3,200		
	Concrete next to the Storage Shed	Project	Operations		☑	$2,100		
	Trim for Clubhouse floors	Project	Operations		☑	$250		
33	Repair of Utility Area by Clubhouse	Project	Operations		☐	$1,318		$15,000
	Repair of water line in Golf Maint	Project	Golf Course		☐	$1,455		$11,860
				Estimated		**Executed**	Committed	Planned
				$250,329		**$59,668**	**$20,350**	**$42,510**

LEGEND
Project Definition
Safety
Facility Protection
Operational Improvement/Customer Satisfaction
Capital Equipment

Department
Clubhouse
Operations
Pool
Golf Course
Pro Shop
Cemetery

Utility Structure

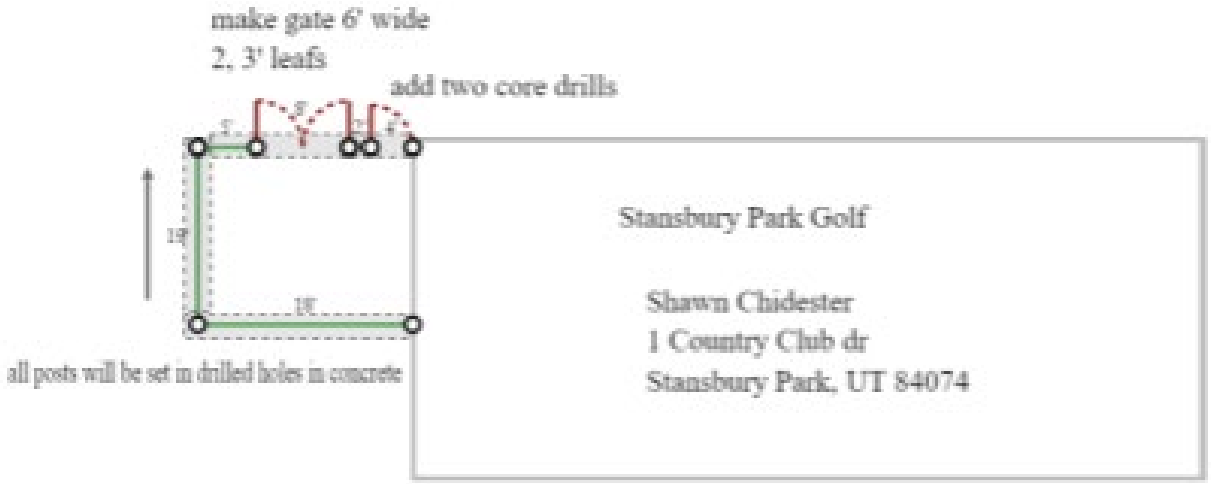
18 November 2026





Clubhouse Utility Enclosure

18 November 2026



The project consists of removing the existing Structure and replacing it with a 3-sided Enclosure of either a solid wood fence Or a metal fence.

Capital Projects

18 November 2026

CAPITAL PROJECTS

Priority	Title	Type	Dept.	Estimated		Executed	Committed	Planned
1	Reroute Backflush From Pool	Project	Pool	$50,000	☑	$29,812		
2	Repair of Existing Millpond Bridge*	Project	Operations	$456,000	☐	$6,664	$20,580	Deferred
3	Add Fire Supression to Golf Cart Area	Project	Pro Shop	$20,000	☑	$31,254		
5	Hydraulic Excavator	Equip	Operations	$60,000	☑	$69,661		
6	Replacement Filter Pump for Pool	Equip	Pool	$7,000	☑	$0		
12	West Bank Off Loading Area	Project	Operations	$50,000	☐	Deferred to 2027 pending grant		
13	Replace and Relocate A/C Unit on Pro Sho	Equipmen	Pro Shop	$25,000	☑	$18,767		
15	Mechanics Truck	Equip	Ops/GC	$60,000	☑	$9,220		
16	VFD for Gordon Well #1**	Project	Golf Course	$0	☑	$8,187		
17	Bunker Rake for Golf Course	Equip	Golf Course	$40,000	☑	$21,372		
18	Irrigation Cart	Equip	Golf Course	$30,000	☑	$17,500		
23	Extend Camera System throughout the park	Project	operations	$15,000	☐	$247		
24	Porter Way Ball Field #1 Infield	Project	Operations	$78,570	☐	$62,911		$15,659
	Replacement for Damaged Truck	Equip	Operations	$0	☑	$2,141		
	Move of Cemetary Fence	Project	Cemetary	$0	☑	$5,912		
	Large Area Seeder	Equipmen	Golf Course	$0	☑	$23,927		
	Repair of Front Fountains	Project	Operations	$0	☑	$12,026		
				Budget		Executed	Committed	Planned
				$1,038,523		**$271,448**	**$20,580**	**$15,659**

LEGEND
Project Definition
Safety
Facility Protection
Operational Improvement/Customer Satisfaction
Capital Equipment

Department
Clubhouse
Operations
Pool
Golf Course
Pro Shop
Cemetery

Porter Way Ballfield

18 November 2026



Cost Summary - Spent
Infield - $43,847
Outfield - $12,589
Irrigation - $5,583
Equipment - $880

Remaining Funds - $15,659
To be used for Equipment

Entry Way Repair – The Waterfall Room

18 November 2026



Entry Way Repair

18 November 2026



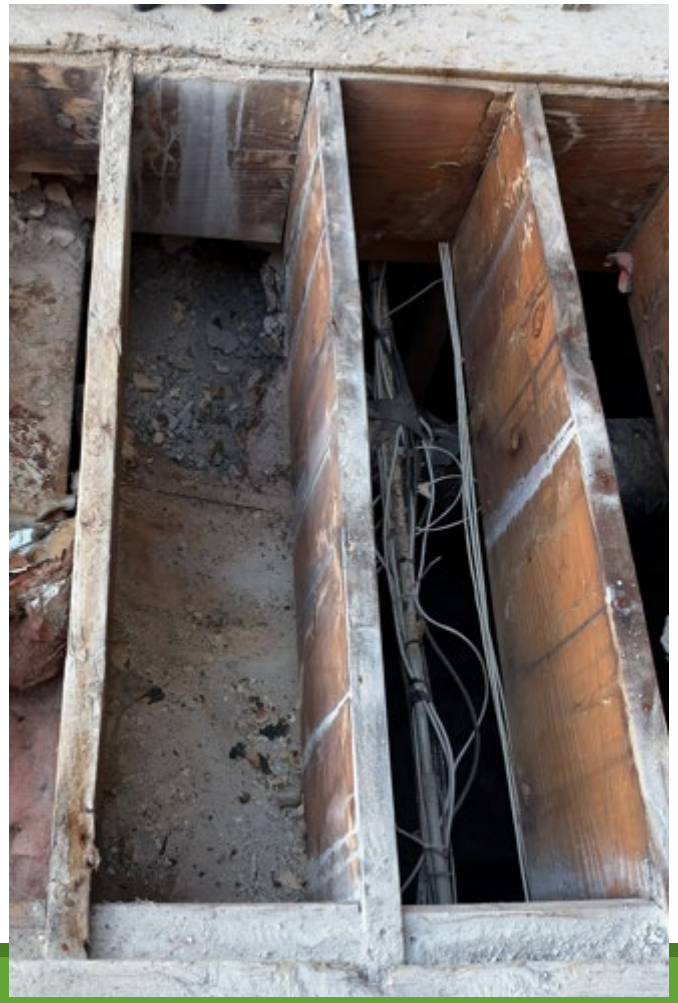




Entry Way Repair

18 November 2026





Entry Way Repair

18 November 2026





Finances

TOTAL REVENUE – GENERAL FUND

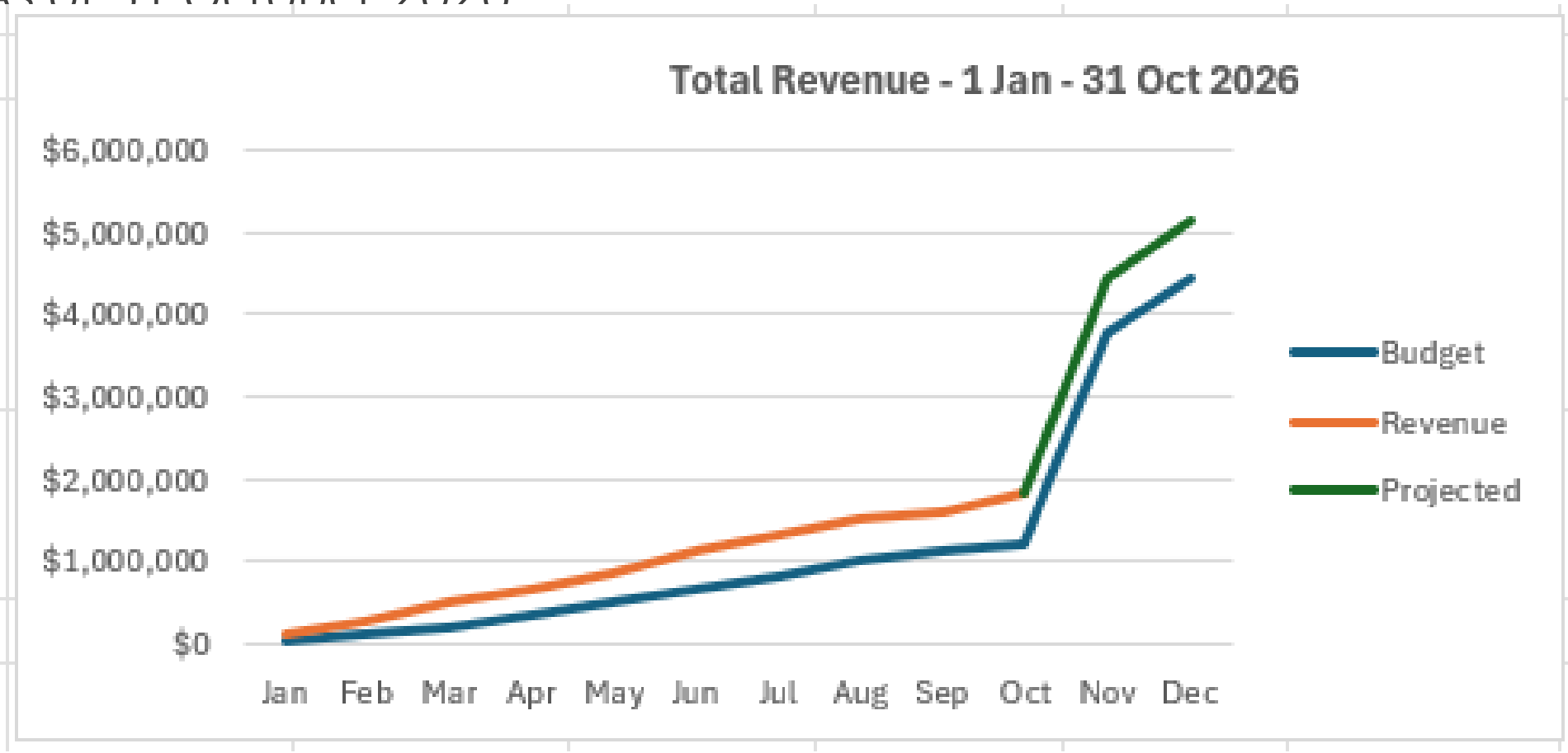
1 January – 31 October 2026

REVENUE - JAN THRU OCT 2026										
	APPROVED Annual Budget	Planned Revenue to Date	Actual Revenue to Date	Variation in Actual From Expected to Date	Percent Variance from Estimated to Date	Revenue Expected in Budget	Estimated Expected Revenue	Estimated Total Revenue	Anticipated Variance from Approved Budget	Percent Variance Anticipated at the End of the Year
	From Accounting Software	From Budget Spreadsheet	From Revenue Report	(CUM ACT - CUM BUD)	(CUM VAR/ CUM BUD) %	(BUD -CUM ACT)	GM Estimate	(CUM ACT + ETC)	(EAC-BUD)	(VAR/BUD
Department	(BUD)	(CUM BUD)	(CUM ACT)	(CUM VAR)	(%CUMVAR)	(REMF)	(ETC)	(EAC)	(VAR)	(%VAR)
General Government	$3,693,567	$271,130	$526,912	$255,782	194%	$3,166,655	$3,849,806	$3,849,857	$156,290	104%
Golf Course	$1,080,100	$977,389	$1,168,371	$190,982	120%	-$88,271	$48,354	$1,216,725	$136,625	113%
Parks and Rec	$93,400	$89,606	$58,709	$30,897	66%	$34,691	$2,099	$60,808	$32,592	65%
Pool	$72,500	$72,500	$56,887	$15,613	78%	$15,613	$0	$56,887	$15,613	78%
Library	$4,080	$70	$271	$201	387%	$3,809	$4,000	$4,271	$191	105%
Cemetery	$22,000	$18,000	$22,650	$4,650	126%	-$650	$0	$22,650	$650	103%
Total	**$4,965,647**	**$1,428,695**	**$1,833,800**	**$405,105**	**128%**	**$3,131,847**	**$3,904,259**	**$5,211,198**	**$245,551**	**105%**



TOTAL REVENUE – GENERAL FUND

As of 31 October 2026



TOTAL EXPENSES – GENERAL FUND

1 January – 31 October 2026

EXPENSES - JAN THRU OCT 2026										
	APPROVED Annual Budget	Planned Expenses to Date	Actual Expenses to Date	Variation in Actual From Expected to Date	Percent Variance from Estimated to Date	Funds Remaining to do Expected Work	Estimated Expenses to do Remaining Work	Estimated Total Expense to do Work	Anticipated Variance from Approved Budget	Percent Variance Anticipated at the End of the Year
	From Accounting Software	From Budget Spreadsheet	From Expense Report	(CUM ACT - CUM BUD)	(CUM VAR/ CUM BUD) %	(BUD -CUM ACT)	GM Estimate	(CUM ACT + ETC)	(BUD - EAC)	(VAR/BUD
Department	(BUD)	(CUM BUD)	(CUM ACT)	(CUM VAR)	(%CUMVAR	(REMF)	(ETC)	(EAC)	(VAR)	(%VAR)
General Government	$748,050	$610,731	$484,071	$126,660	79%	$263,979	$135,821	$619,892	$128,158	83%
Golf Course	$1,684,120	$1,443,799	$1,206,482	$237,317	84%	$477,638	$312,381	$1,518,863	$165,257	90%
Parks and Rec	$1,772,780	$1,607,985	$978,834	$629,151	61%	$793,946	$414,621	$1,393,455	$379,325	79%
Pool	$185,920	$183,818	$149,161	$34,657	81%	$36,759	$4,024	$153,185	$32,735	82%
Library	$27,960	$20,452	$20,046	$406	98%	$7,914	$8,114	$28,160	($200)	101%
Cemetery	$30,385	$27,371	$21,734	$5,637	79%	$8,651	$10,902	$32,636	($2,251)	107%
Capital Repairs	$250,329	$227,892	$59,334	$168,558	26%	$190,995	$85,194	$144,528	$105,801	58%
Total	**$4,699,544**	**$4,122,047**	**$2,919,662**	**$1,202,385**	**71%**	**$1,779,882**	**$971,057**	**$3,890,719**	**$808,825**	**83%**

Past

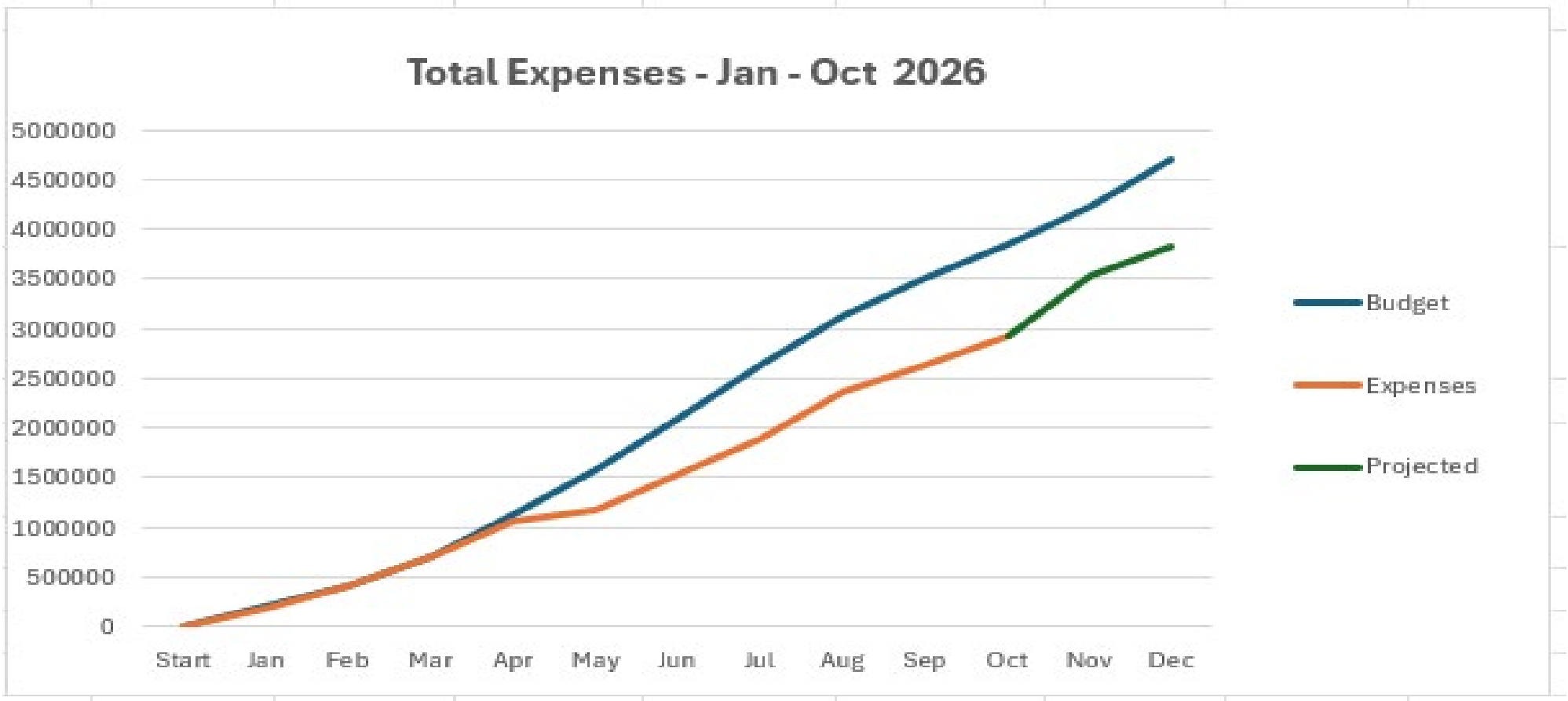




Future

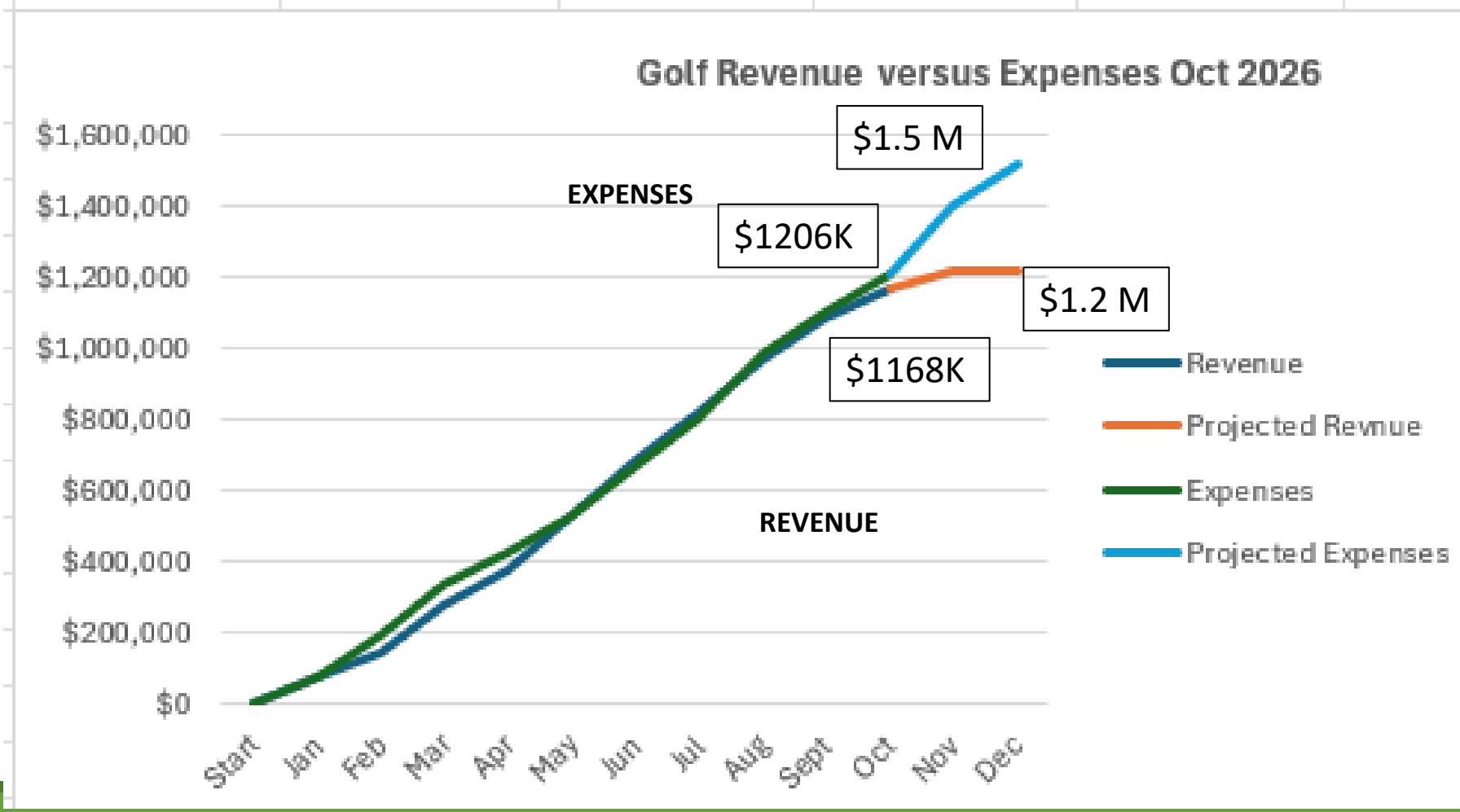
TOTAL EXPENSES

As of 31 October 2026



EXPENSES vs REVENUE –GOLF COURSE

As of 30 September 2026



Discussion Items

Discussion of Evaluation of Village, Galley, and Garrett Playgrounds.

Playground Safety

18 NOVEMBER 2026

Park Repair List

2024

Large Scale Purchase of Wood Chips						$35,000.00			
WOODLAND									
Stairs broken on Tube slide		Remove and Replace with All Abilities playground equipment. Add Wood Chips				$10,000.00			
Rusted support bars on overhead holds									
Missing wood chips, exposed concrete									
Missing slides									
Missing and damaged rubber mats									
Broken clamp on overhead bars									
Tube Slide Damaged top and bottom									
Steps rusted and broken									
Parts missing from overheads									
Yellow Tube slide not attached properly									
Climbing steps not attached									
Slide Missing									
Steps not attached properly, loose									
Missing clamps and bolts from verticles									
Bolt missing from clamp on stairs									
Holes in steps leading to platform									
Clamps missing from platform									
Broken and missing rails									
VILLAGE									
Broken plastic supports									
Missing handle on overheads									
Graffitti									
Wood chips needed	See Purchase Above								
Damage step on stairs									
Matting on steps missing									
Overhead bracing loose									
Damaged doors on restrooms									
SAGERS									
Steps Rusted									
Needs wood chips	See Purchase Above								
Broken and cracked slide									
Missing handholds on overhead									
PORTERS WAY									
Swings missing/damaged									
Needs wood chips	See Purchase Above								
Climbing net damaged									
Rubber gromets damaged on romper									
Runing pad damaged									
Swings damaged									
PONDEROSA									
Need woodchips	See Purchase Above								
Weed cover exposed									
Broken welds on landing (slide area)									
Missing paint on metal structures									
Needs age signs									

PARKVIEW				
Slide cracked and damaged				
Guard rail on slides steps missing				
Verticle pole rusted and damaged				
Bathroom Graffitti				
Missing part on stairs				
Needs wood chips	See Purchase Above			
Concrete exposed in slide area				
GATEWAY				
Rusted climbing ladder				
Damaged Step on slide ladder				
Needs wood chips	See Purchase Above			
GARRETT/SUTTON				
Merry go round damaged	Remove			
Riding Dinosaur damaged	Remove			
Broken climbing structure				
Needs wood chips	See Purchase Above			
Bent swingset structure				
Missing swings				
GALLEY				
Steps rusted and peeling				
Plastic poles cracking				
Bench rusting and tagged				
Ladder rusting, cracked and bent				
Pole Cover missing				
Plastic peelin from Pole				
Plastic panels cracked				
Picnic table top damaged				
Missing Parts				
Needs wood chips	See Purchase Above			
broken steps				
Broken and bent struts				
Bridge broken, gaps in sections				
FAIRWAY				
Broken Play Toy				
Needs wood chips				
CAPTAINS ISLAND				
Needs wood chips	See Purchase Above			
ANGEL WAY				
Needs wood chips	See Purchase Above			
Missing part on play structue				

Village Playground

18 November 2026





Manufacturer indicates that it looks like it was installed incorrectly.

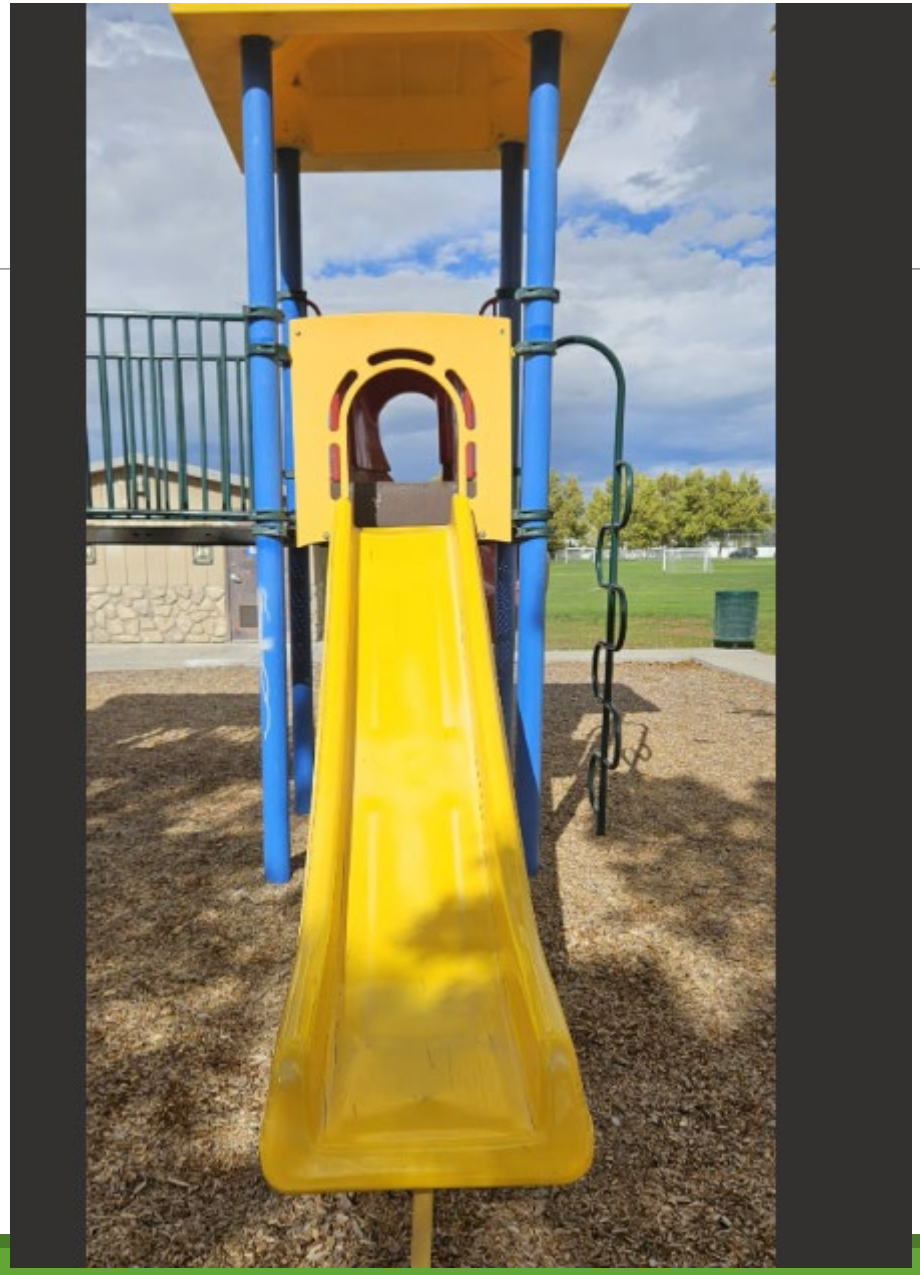




Village Playground

18 November 2026





Galley Park

18 November 2026





Garrett Park

18 November 2026

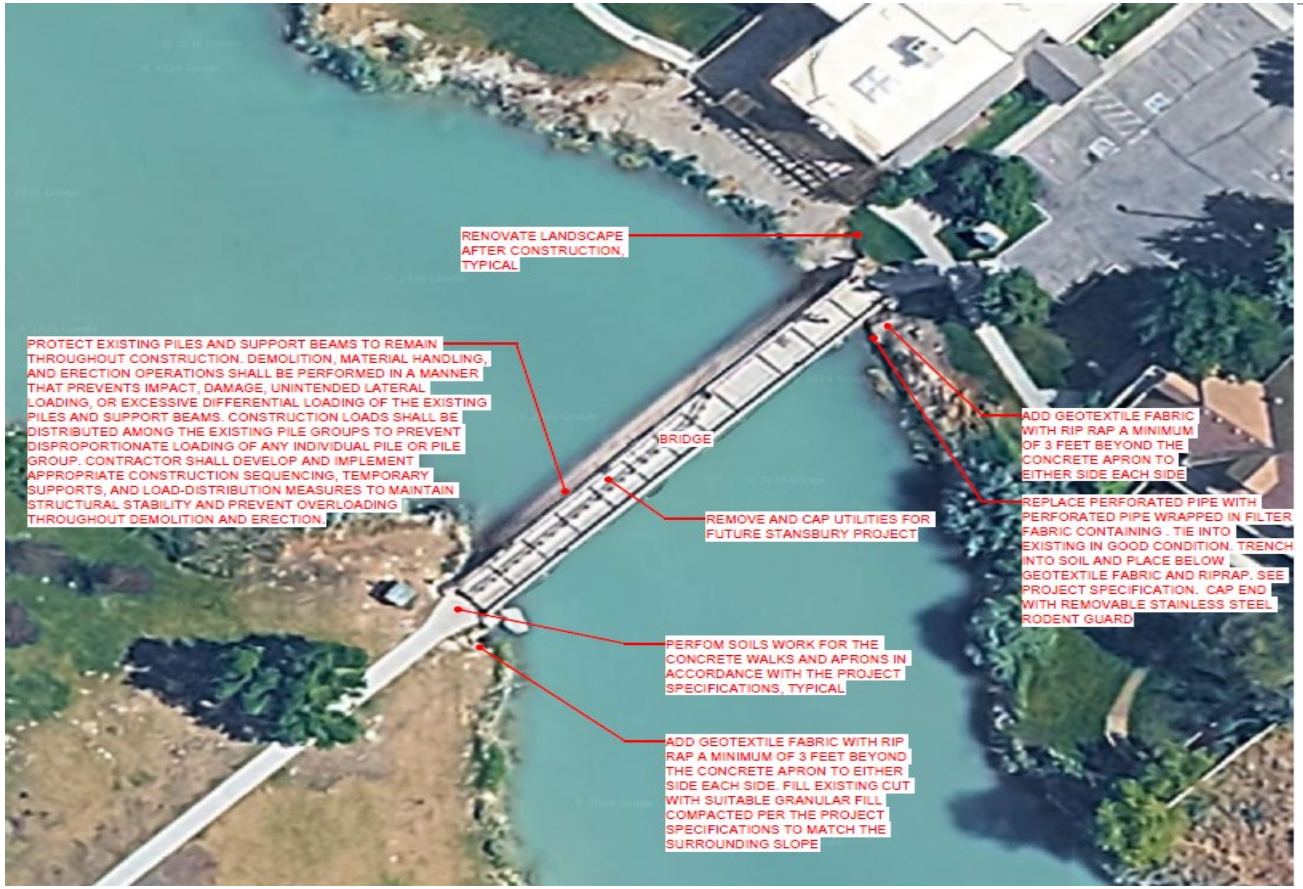




Presentation of Millpond Bridge Rebuilt.

Millpond Bridge Rebuild

18 November 2026

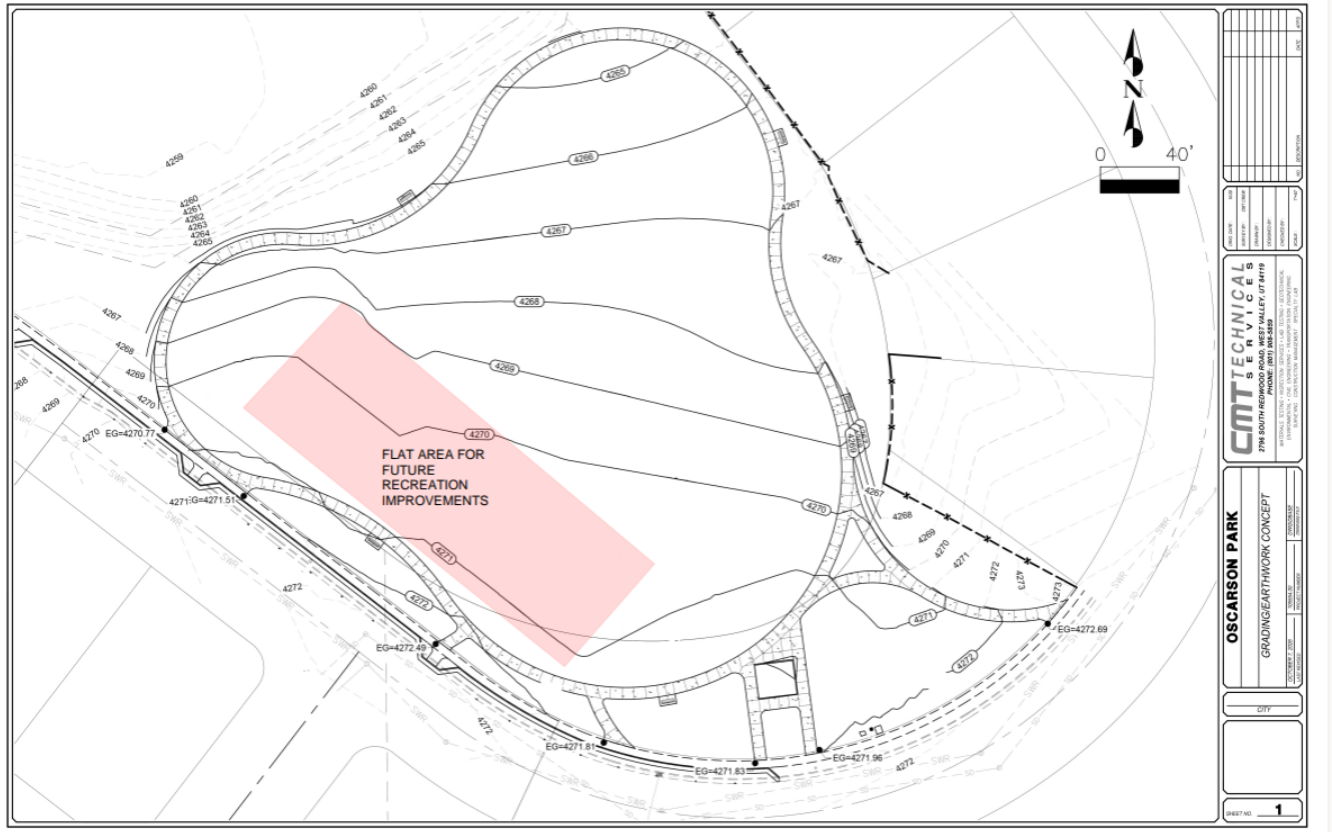


Engineer’s Cost Estimate - $562,593
(Obtaining 2 additional estimates)

Discussion of Oscarson Park.

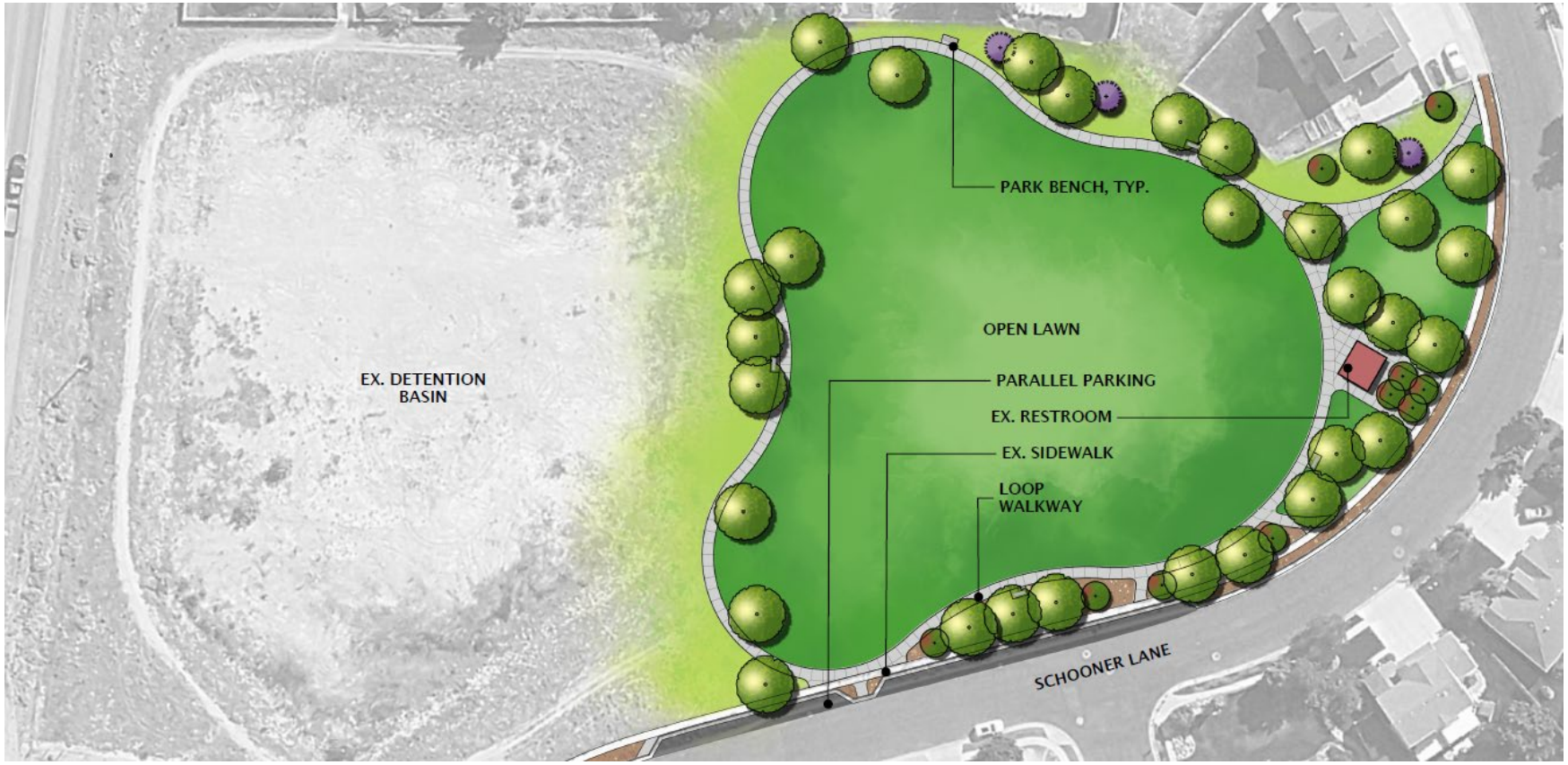
Oscarson Park Grading Concept

18 November 2026



Oscarson Park – Concept Design

18 November 2026



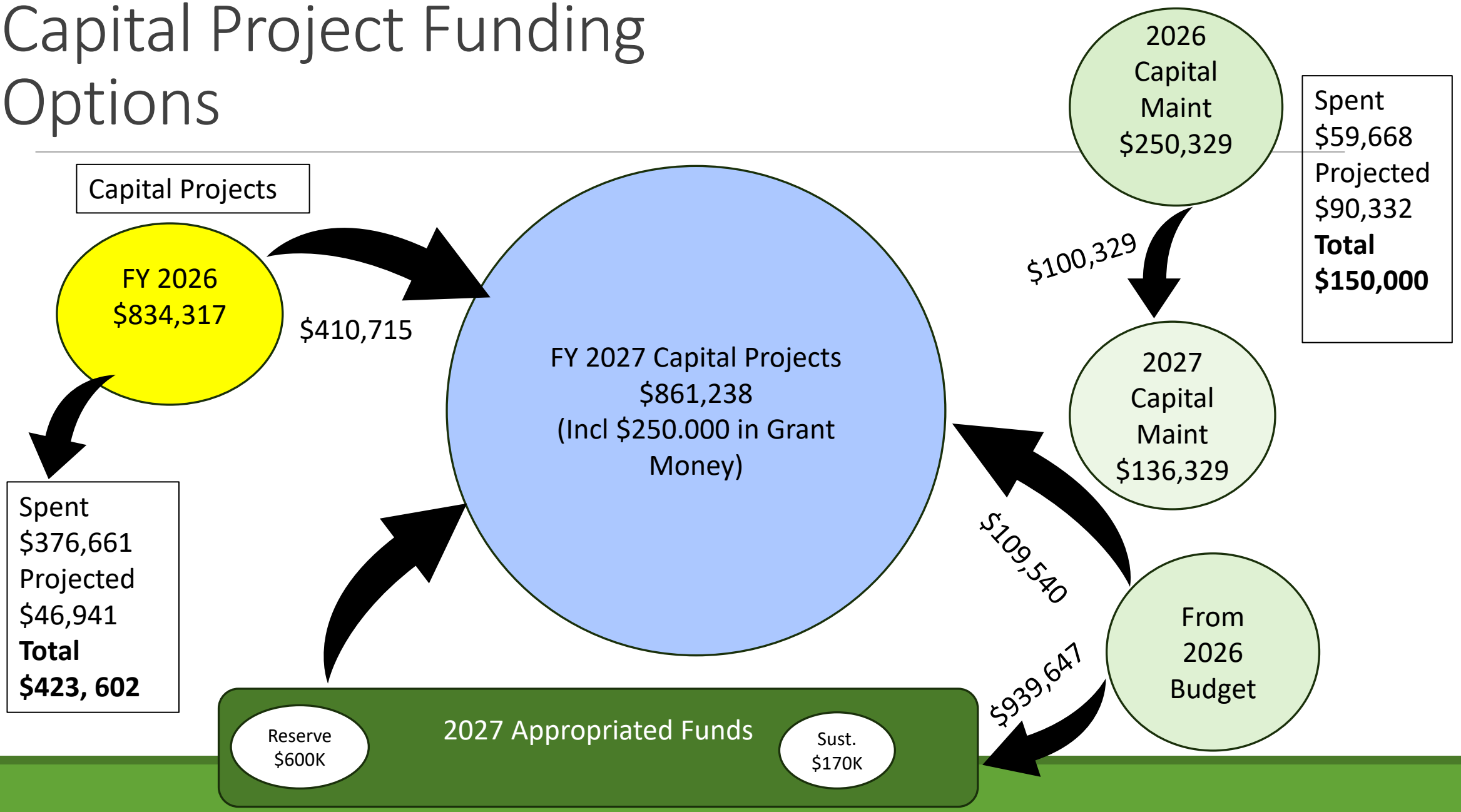
Oscarson Park Planning

18 November 2026

Task	Scope	Original Fee	Revised Fee	Savings	% Reduction	Spent to Date	Remaining (Revised Fee – Spent)
1.0	Mobilization	$5,900	$5,900	-	-	$5,900	-
2.0	Conceptual Design	$14,770	$7,385	$7,385	50.0%	$6,721	$664
3.0	Design Development (60%)	$26,070	$16,770	$9,300	35.7%	-	$16,770
4.0	Final Construction Documents (90% & 100%)	$40,210	$27,310	$12,900	32.1%	-	$27,310
5.0	3D Modeling / Images	$4,800	-	$4,800	100.0%		-
	TOTAL	$91,750	$57,365	$34,385	37.5%	$12,621	$44,744

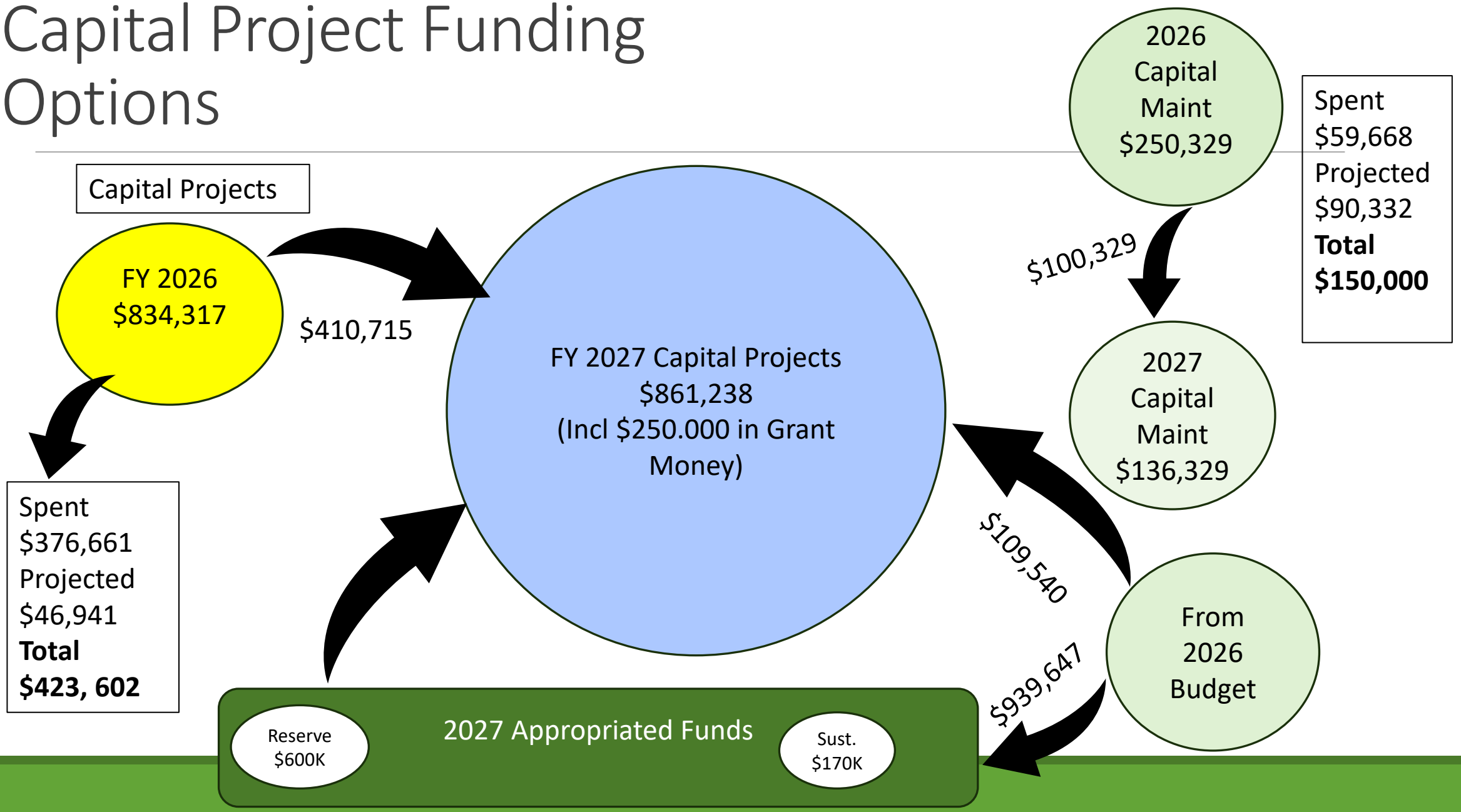
Possible adjustment to the 2026 Amended budget.

Capital Project Funding Options



Possible adjustment to the 2027 budget.

Capital Project Funding Options



Capital Maintenance 2027

18 November 2026

CAPITAL MAINTENANCE			
4	Repair/Remove Skate Park	Project	Facilities
5	Replace Village Park Playground	Project	Facilities
6	Replace Galley Park Playground	Project	Facilities
11	Repair/Replace Sager's Pavilion	Project	Facilties
12	Weir Repair behind hole 3	Project	Golf Course
18	Structure on outside of back deck damaged need to be repaired	Project	Facilities

Capital Projects 2027

CAPITAL PROJECTS			
Priority	Project/Equipment	Category	Dept.
1	Repair of Existing Millpond Bridge*	Project	Facilities
2	Resurface Ashpalt Around Maintenance Shops	Projects	Facilities
3	Resurface of Pool	Project	Pool
7	West Bank Off Loading Area	Project	Operations
8	Add fencing to Clubhouse parking lot**	Project	Operations
9	Repair/Replace Millpond Weir Gate	Project	Operations
10	Cart Path Repairs/Additions	Project	Golf course
13	Additional Mower	Equipment	Operations
16	Shop Air Compressor	Equipment	Operations
17	Hole 3 drain line line repair**	Project	Golf Course
19	Toro Field Pro 6040 (baseball)	Equipment	Operations
20	Water Gator	Equipment	Operations
21	Front 9 Bathroom Renovation	Project	Golf Course
22	Extend Cameras Throughout the Park	Project	Operations
23	Add Automatic Door Locks to Bathrooms	Project	Operations
24	Clubhouse Cart Staging	Project	Pro Shop
25	Range Ball Picker	Equipment	Pro Shop
26	Move irrigation of portions of clubhouse to Culinary water and add backflow	Project	Operations
27	Replace Piping under Village for Rabbit Ditch	Project	Operations
28	Roof Leak under HVAC Area	Project	Facilities
29	Restore/Replace Tennis Court in Rose Park	Project	Facilities
30	Resurface Main Parking Lot	Project	Facilities
31	Slurry Seal Parking Lot	Project	Facilities

2027 Capital Project List ($848,478)

18 November 2026

- Added $150,000 to repave asphalt around the maintenance shop/SPID Shop
  - Uneven asphalt has already caused an injury
  - Higher priority than the pool
- We could do Bridge, Asphalt, and Pool Projects based on current estimates.
- Or, if we don't do the pool, we could do the West Bank Offloading and the fencing around the clubhouse
- Potentially could do more if we get the grant for the offloading project

Pool Cost versus Revenue Summary

Pool

		2023 Actual	2024 Actual	2025 Actual	2026 Actual	2027 Estimated
Revenue						
	Admission	$ 14,719	$ 47,531	$ 42,689	$ 23,063	$ 20,300
	Teams/lessons/party	$ 8,085	$ 28,297	$ 36,126	$ 33,824	$ 33,200
Total		$ 22,804	$ 75,828	$ 78,815	$ 56,887	$ 53,500
Expenses						
	Operation	$ 105,547	$ 120,383	$ 164,106	$ 189,834	$ 299,720
Total		$ 105,547	$ 120,383	$ 164,106	$ 189,834	$ 299,720
	Difference	(82,743.00)	(44,555.00)	(85,291.00)	(132,947.00)	(246,220.00)

hourly pay on average $4 less than Deseret Peak and Pratt; and the cracks repair is not included in the quote (just the pool resurfacing is)

2027 Capital Project List ($848,478)

18 November 2026

- Based on the previous slide, with pool resurfacing removed
- Could add the West Bank Offloading and Clubhouse Fencing
- If we transfer additional funds, we can do additional projects
- Potential for a grant to free up money for more projects

Millpond Park Initial Cost Estimate

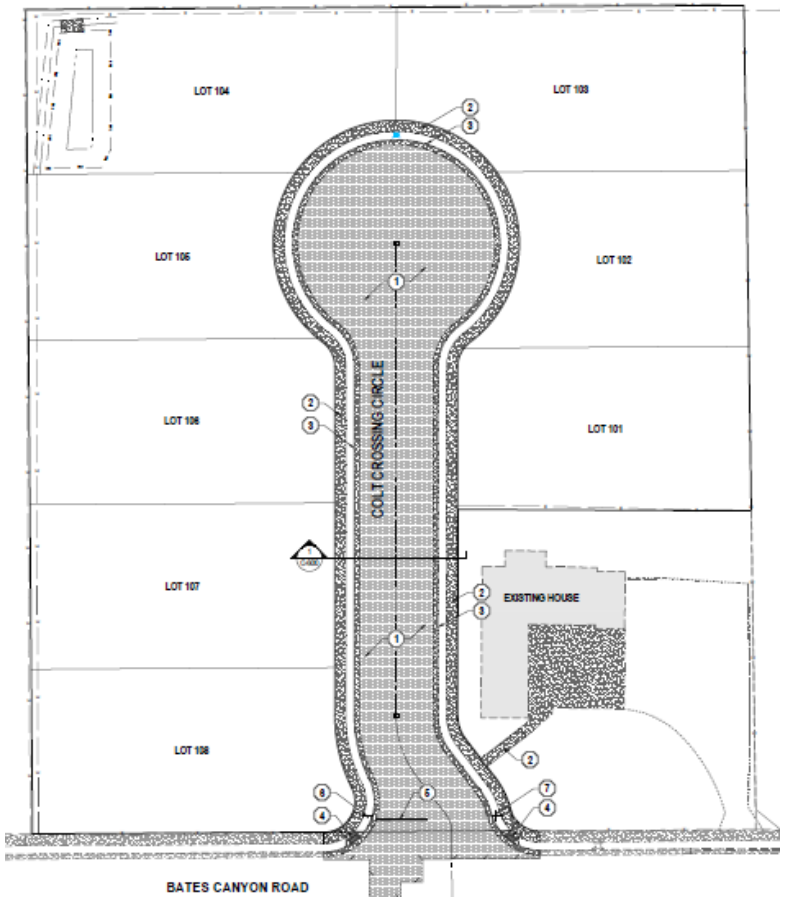
18 November 2026

Phase	Phase name	What gets built	Direct cost
Phase 1	Site Prep, Earthwork, Sleeves, Trails & Hardscape	Mobilize and erosion control; clear, grub and demolish; cut/fill rough grade; irrigation and electrical sleeves under the future trail; road base and 3" asphalt trail; concrete plaza, curb, edger, ADA ramp and trash pads; armored gravel; trash receptacles.	$401,922
Phase 2	Irrigation, Electrical, Turf & Seeding	Irrigation system; electrical system, wiring and lighting; 4" topsoil; bluegrass sod, meadow and native seed with hydromulch; cobble on weed fabric.	$342,904
	TOTAL PROJECT		$744,826

Discussion of request for annexation of property on Bates Canyon Rd into the Stansbury Service Agency by Eagle Point Homes .

Colt Crossing Subdivision

18 November 2026



Jake Clegg's former property

Annexation Process

18 November 2026

- Application from Developer
- Individual Boards (Greenbelt and Recreation) Pass a Resolution to Formally Annex into Each Special District.
  - Approved by a majority of the Board
  - Signed by Board Chair
- Filed with State and County

Discussion of changes to meeting procedures based partly on UASD information.

UASD Guidance From Annual Meeting

18 November 2026

- Scrutiny of Special Districts and Adherence to Open Meetings Acts
  - Lawyers Actively Looking at Meeting Process
- Advised not to discuss any topic not specifically noted on the agenda
  - Potential issue with the comments section of our current process.
    - No consensus from lawyers.
- Can only respond in a meeting to comments from the public, not board-raised issues
- Strictly adhere to the issue of creating a quorum
  - Bit murky in our case.
  - In no case should all members of one Board (Greenbelt or Recreation) meet in private to discuss business related to their board or the AGENCY.

Action Items

2026.11.02

Board Review and possible approval of October 21, 2026, Board Meeting Minutes.

2026.11.03

Board Review and possible approval of October financial Statements, Purchases, and Journal Entries.

Financials Approval Verbiage

21 October 2026

"I MAKE A MOTION TO APPROVE THE OCTOBER 2026 FINANCIALS, JOURNAL ENTRIES, AND EXPENDITURES IN THE AMOUNT OF $170,109.81."

2026.11.04

Board Review and Possible Approval of new General Manager and compensation.

Motion

"I MOVE THAT WE APPOINT JOSHUA BAKE TO SERVE AS GENERAL MANAGER OF THE STANSBURY SERVICE AGENCY ON THE FOLLOWING CONDITIONS:

- At-will employee
- Salary: $ 135,000; and
- Start date: 12/31/2026"

Motion to Adjourn