



CITY COUNCIL REGULAR MEETING

Tuesday, February 03, 2026, at 7:00 PM

Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
- **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://www.youtube.com/@santaquincity> or by searching for Santaquin City Channel on YouTube.

ADA NOTICE

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

AGENDA

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION / INSPIRATIONAL THOUGHT

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

Minutes

1. 01-20-2026 City Council Work Session Meeting Minutes
2. 01-20-2026 City Council Regular Meeting Minutes

Bills

3. City Expenditures from 01-17-2026 to 01-30-2026 in the amount of \$474,228.23.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Recognitions

4. Volunteer of the Month - Kirk Hunsaker
5. 2025 Overall Winning Image of "What Do You LOVE About Santaquin"

Public Forum

6. Chamber of Commerce Report

BUILDING PERMIT & BUSINESS LICENSE REPORT

RESOLUTIONS, ORDINANCES, & DISCUSSION & POSSIBLE ACTION ITEMS

Resolution

7. Ratification of Resolutions 12-03-2025 (Sunset Ridge) Minor Clarifications

Ordinances

8. Ordinance 02-01-2026 - Central Business District Rezone
9. Ordinance 02-02-2026 - Temporary Business License Durations
10. Ordinance 02-03-2026 - Attached Accessory Dwelling Unit Parking Requirements
11. Ordinance 02-04-2026 - Retaining Wall Measurements

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

REPORTS BY MAYOR AND COUNCIL MEMBERS

CLOSED SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual, or deployment of security personnel, devices, or systems.)

CLOSED SESSION (May be called to discuss pending or reasonably imminent litigation; collective bargaining; and/or the purchase, exchange, or lease of real property, a proposed development agreement, a project proposal, or a financing proposal related to the development of land owned by the State.)

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.gov, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:



Stephanie Christensen, City Recorder



CITY COUNCIL WORK SESSION MEETING

Tuesday, January 20th, 2026, at 5:30 p.m.

Council Chambers at City Hall and Online

MINUTES

Mayor Olson called the meeting to order at 5:30 p.m.

ROLL CALL

Councilors present included Art Adcock, Travis Keel, Lynn Mecham, Jeff Siddoway and Brian Del Rosario

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Recorder Stephanie Christensen, Chief Rod Hurst, Lieutenant Mike Wall, Legal Counsel Brett Rich and many members of the public.

PLEDGE OF ALLEGIANCE

Councilor Del Rosario led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Adcock offered an invocation.

DISCUSSION ITEMS

1. High School Intern Police Academy Graduation

Lieutenant Mike Wall presented the graduates of the High School Police Academy Internship. Lieutenant Wall informed the council that they have hired quite a few kids from the program. The program lasts 16 weeks. They have investigated crime scenes, domestic violence, active shooters, etc. Lieutenant Wall stated that this allows the kids to see if this is something they would like to pursue (as a career). Lieutenant Wall brought each graduate up, presented them with their certificate and took pictures with Chief Hurst and Mayor Olson. Chief Hurst wanted to thank Christine Thomas, the program manager, for the high school internship. This is the 10th year and it has been a really good program.

Mayor Olson commended the graduates and let them know he thinks they are absolutely incredible.

2. FY 2025-2026 2nd Quarter Budget and Expenses Update

Financial Director Shannon Hoffman reported to the Mayor and Council members the FY 2025-2026 - 2nd quarter budget and expense report. Financial Director Hoffman went through a detailed spreadsheet with the council updating them on some of the details of the budget and expenses. We will need to do a budget amendment for the Main Street project later in the year. We will have the revenues coming from MAG to help with the Main Street project budget. Financial Director Hoffman stated everything looks to be about where it should be.

Councilor Del Rosario asked how much we are dependent on the ambulance fees if they dropped significantly. Councilor Del Rosario feels we are lacking a lot of funding in that department. Financial Director Hoffman informed the council that the fire department has brought in extra revenue with the Wildland Act. City Manager Norm Beagley stated the budget in the department is budgeted at \$405,000 and we are currently at \$179,000, so we are only slightly behind midway through the year.

3. Open Public Meeting Act Annual Training

City Manager Norm Beagley stated that they will be conducting a training (a video) as required by the legislator each year. This is for Open Public Meeting Act (OPMA) training. The Mayor and Council members watched half of the training video and will watch the second half at the next meeting on February 3, 2026. City Manager Beagley addressed a few items he wanted to point out, we do have an ordinance in place, as required, on electronic meetings and a quorum is defined at 3 council members.

4. Upcoming Agenda Items

City Manager Norm Beagley informed the council that there will be 2 sets of minutes to approve in the upcoming meeting. Also, the expenditures and a resolution for surplus property vehicles will be on the consent agenda. City Manager Beagley stated there will be 2 items on the Discussion and Possible Action area of the agenda. The first one will be for a CMGC contract for the new recreation and cemetery building site and interior finishes. The second one is a time change only order on the Main Street construction.

Councilor Del Rosario asked about the Grammarly subscription expense on the expenditures. City Manager Beagley said he will look into that and report back.

5. Other Business

There will be a closed session at the end of the regular City Council meeting.

ADJOURNMENT

Councilor Mecham made a motion to adjourn the City Council Work Session. Councilor Del Rosario seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The City Council Work Session Meeting adjourned at 6:29 p.m.

ATTEST:

Daniel M. Olson, Mayor

Stephanie Christensen, City Recorder



REGULAR CITY COUNCIL MEETING

Tuesday, January 20th, 2026, at 7:00 p.m.
Council Chambers at City Hall and Online

MINUTES

Mayor Olson called the meeting to order at 7:00 p.m.

ROLL CALL

Councilors present included Art Adcock, Lynn Mecham Travis Keel, Jeff Siddoway and Brian Del Rosario

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Recorder Stephanie Christensen, City Legal Counsel Brett Rich, City Engineer Jon Lundell and Dustin Hoffman

PLEDGE OF ALLEGIANCE

Councilor Adcock led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Keel offered an inspirational thought.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

No members of the City Council expressed any conflict of interest.

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

Minutes

1. 01-06-2026 City Council Work Session Minutes
2. 01-06-2026 City Council Regular Meeting Minutes

Bills

3. City Expenditures from 12-31-2026 to 01-16-2026 in the amount of \$764,891.86.

Resolutions

4. Resolution 01-03-2026 - A Resolution Declaring Surplus Property of Santaquin City.

City Manager Norm Beagley reported that there are 4 police vehicles for surplus on the resolution presented. Councilor Adcock asked what is the revenues we receive for the vehicles. City Manager Beagley stated he would report back once they are stripped down and sold. Councilor Del Rosario asked about the mileage and why we would surplus them with lower mileage than previously surplused vehicles. City Manager Beagley reported that he will verify with Chief Hurst and report back to the Council.

Councilor Del Rosario made a motion to approve the Consent Agenda items 1 through 4. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

PUBLIC FORUM

Dustin Holden addressed the Council and asked them how we can protect the health and safety, both physical and economical of Santaquin residents through specific actions that he feels are solely in control of the Council. Mr. Holden asked to expand the definition of nuisance to explicitly including emissions that cause health risk, offensive orders and air contaminates. Also, amend the city code regarding site reviews or conditional use permits. First, amend zoning of the data center to include conditional use permits and second become more restrictive and define further what is detrimental to public health, safety or welfare. He also stated he felt the City needed to amend the code only to allow certain EPA levels for the generators. Mr. Holden asked to specifically adopt into Santaquin's City code both EPA and DAQ limits as a requirement for the CUP. He asked the City to provide the air quality reports with the citizens and not hide them. Mr. Holden further stated to adopt into the code both State and international codes regarding environmental standards specifically for power generation equipment. He stated he feels we cannot and should not allow our air quality to get worse when we already have many red days. Mr. Holden said in regard to noise, set limits to lower the levels in the evenings. He asked the Council which comes first the health and safety of Santaquin residents or the revenue of enterprise expansion. Mr. Holden stated in all the documents provided he could not find how this development will not impact the health and safety of the residents. Mayor Olson thanked Mr. Holden for his comments and let him know they will take his comments into consideration.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant City Manager Bond presented the Building Permit Report. 9 residential units have been issued building permits in the current calendar year. In comparison, 81 single and multi-family residential units have been issued building permits in the current fiscal year (July 1, 2025 – June 30, 2026). We had 4 new business licenses issued in the last month.

RESOLUTIONS, ORDINANCES & DISCUSSION & POSSIBLE ACTION ITEMS

DISCUSSION & POSSIBLE ACTION ITEMS

5. Discussion and Possible Action - Award CMGC Contract for New Rec Building and Cemetery Building Site and Interior Finish

City Engineer Jon Lundell informed the Council that the Requests for Proposals (RFP's) closed last week regarding the contract for the new recreation building and cemetery building interior and exterior area finishes. This is to get a contractor onboard to help us with constructability and potential value engineering cost savings. There were 6 applicants that responded to the RFP. Upon review and scoring of the selection committee, they recommended Ellsworth-Paulsen Construction. They have done a lot of work for us historically. The 6 applicants were Ellsworth-Paulsen Construction, VanCon, Warner

Associates, Hall Construction and Engineer, Hogan Construction, and North Point Construction. Councilor Adcock asked why they couldn't select the lower price bid. City Engineer Lundell stated that there are a lot of additional factors to consider besides the cost including relevant experience and methodology. Assistant City Manager Jason Bond informed the Council that this is a recommendation they are presenting to the council after the committee's review process and they can decide from there.

Councilor Meacham made a motion to approve the CMGC Contract for New Rec Building and Cemetery Building Site and Interior Finish. Councilor Del Rosario seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

6. Discussion and Possible Action Item - Approve Main Street Construction Time Only Change Order

City Engineer Jon Lundell reported that this change order for Main Street is a time only extension allowing time for landscaping and punch list items to be completed. It is allowing for landscaping restoration for property owners that have not been completed yet. Some sprinkler systems and sod were not able to be replaced before the water was shut down for the irrigation season. The contractors will be held accountable for fixing and restoring those items and not the City. City Manager Beagley informed the council that the cement that is being torn up on the corners is to replace the ADA ramps that did not meet the UDOT code/specifications. There is no cost to the City to replace the ADA ramps since that was an error on the contractor's part.

Councilor Del Rosario made a motion to approve the Main Street Construction Time Only Change Order. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON

Assistant City Manager Bond informed the council that this Thursday we will be holding an ARC meeting to review Cortland Park and Apple Grove Condos. Next Tuesday for the DRC they could have Apple Grove Condos final plan, but they are addressing some red lines currently. We are waiting to hear back from them. The Santaquin Vet Clinic site plan could possibly be on the agenda as well. For the Planning Commission meeting, we are holding 4 public hearings. One public hearing is the potential removal of the CBD district. It will be a legislative process removing a zone and the change of language from the code. The other 3 public hearings are amending the code in regard to parking for ADU units. Also, a

public hearing on the definition of the retaining wall heights. The State is now requiring we measure from bottom of the footing to the top of the wall and the final public hearing is related to temporary use durations. There is a discrepancy in our code that needs to be adjusted. Assistant City Manager Bond also informed the council that there was no change of the Chair and Deputy Chair for the Planning Commission. Trevor Wood is the Chair and Mike Weight is the Deputy Chair

City Manager Norm Beagley informed the Mayor and Council members that January 29th is the open public meeting in the multi-purpose room at 6:00 p.m. regarding the data center. The developer will be present and available to answer questions. Also, on February 5th is the Chamber Gala. If you haven't RSVP'd, please let us know. We encourage you to attend. The legislative session started today. I will be spending most Mondays on the hill. A recent news headline said the affordable housing concerns dwarfed all other concerns for State Legislators. However, there are over 500 open bills on the first day. City Manager Beagley informed the group that in February the new City website will be coming online. City Manager Beagley said he will be asking for help from some of the council members to preview and test the new website.

Councilor Del Rosario stated there is a RAP Tax thank you open house February 24th in the multi-purpose room from 6:00 p.m. to 7:00 p.m. The purpose of this is to thank the community for supporting the RAP Tax. This is a great opportunity to showcase all the projects that were completed because of the RAP Tax program and inform the residents exactly what the RAP Tax is. The RAP Tax program is good for 10 years. If we want to continue with the program, we have to renew. Councilor Del Rosario said the Community Service Board meeting went great. The board is passionate about volunteering. Councilor Del Rosario is grateful to see the new City website centralizing a lot of the social media pages. This will allow a one-stop place for all the services the City offers. He stated he would like the City to work on google map pins showing the location of where to find areas in the city. It would make it so much easier for residents to find and know where places are in town. Councilor Del Rosario asked if during the budget meeting he could take some time to present some ideas. Councilor Del Rosario wanted the public and citizens to know that the whole data center process was huge for him. Councilor Del Rosario stated he expressed a lot of inquiry and confusion; he initially had some skepticism towards the project. He stated it even affected some of his relationships with members of the Council. He posted publicly on Facebook and other places, well in advance, to keep the citizens updated as to what was happening and also when and where the meetings were. Councilor Del Rosario said he had specially asked about air quality. He stated if you don't know him very well, he has electrified everything in his house except for his furnace. He stated he is very passionate about air quality. He said he did push back and ask a lot of questions and had the questions answered. Councilor Del Rosario said items were not in the groma request, but he hopes the residents know he puts his heart and soul into being a City Council member and is really trying his best and asking tough questions. He stated he sent multiply questions to multiple people asking questions. There were times that things had to be delayed going through the process because his questions hadn't been answered. Councilor Del Rosario wanted the public to know the tough questions had been asked and were answered. He stated he posted about the data center publicly and on his Facebook page. Councilor Del Rosario said not to hesitate to reach out and talk with him one on one. He stated he did his due diligence and asked the tough questions. He stated he is an open book and transparent about anything citizens want to know.

Councilor Adcock had the opportunity to watch staff and directors work together and wanted to thank them for their ability to work together and be considerate to each other while always keeping the City in

mind. Councilor Adcock report on Second East and Main Street it looks like something is happening with the Mountain America Credit Union. The Seniors has a movie night tomorrow night 7:00 p.m. The Senior attendance for 10 months is, Tuesdays attendance is approximately 41 Seniors and Thursday averaged about 88 Seniors.

Councilor Jeff Siddoway reported he is preparing for the legislative session that started today and goes through March 8th.

Council Lynn Mecham had nothing to report.

Councilor Travis Keel stated tomorrow morning he is taking the Youth City Council (YCC) to the Capitol building for Elected Officials' Day. Councilor Keel has coordinated with our rep, Doug Welton, and he will be giving the group a tour.

Mayor Olson reported that we are still making progress on the new interchange. Mayor Olson said his son is a professor at UVU and is also a geologist. He has a new class assigned to him and he wants to take an entire city and look at their water systems and make some evaluations. Mayor Olson stated they have chosen Santaquin for their research. He stated this gives us a chance to partner with UVU and we get a class full of students to work on our water system project. Mayor Olson also stated he feels our website needs a little work and it needs to be able to easily navigate. Mayor Olson reported he was in a MAG meeting where they were talking about warming centers. Mayor Olson stated he is a part of the warming center committee for the State. He is aware of homeless residents in our own town. Mayor Olson will be part of the community working on funding for these centers. Mayor Olson also stated one of the requirements being on the committee is to spend a night in one of the warming centers. He stated if other Council members wanted to attend, he feels it would be a good opportunity. Mayor Olson stated the Council always keeps the high road, we serve people with all of our hearts and work hard. He wanted to thank the Councilors for all their hard work and the many hours they spend. He said thank you, I appreciate it.

CLOSED SESSION

Councilor Meacham made a motion to enter into the closed session to discuss pending or reasonably imminent litigation; collective bargaining; and/or the purchase, exchange, or lease of real property, a proposed development agreement or a project proposal or a financing proposal related to the development of land owned by the State. Councilor Keel seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The closed session began at 8:01 p.m.

Present at the closed session included City Manager Norm Beagley, Legal Counsel Brett Rich, Mayor Dan Olson, Assistant City Manager Jason Bond, Councilor Travis Keel, Councilor Lynn Mecham, Councilor Jeff Siddoway, Councilor Brian Del Rosario and Councilor Art Adcock.

Councilor Mecham made a motion to end the closed session and enter back into the Regular City Council Meeting. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The closed session ended, and the Regular City Council Meeting reconvened at 8:15 p.m.

ADJOURNMENT

Councilor Mecham made a motion to adjourn the meeting. Councilor Keel seconded the motion.

Councilor Adcock	Yes
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The meeting was adjourned at 8:16 p.m.

ATTEST:

Daniel M. Olson, Mayor

Stephanie Christensen, City Recorder

SANTAQUIN CITY CORPORATION
Check Register
CHECKING - ZIONS - 01/17/2026 to 01/30/2026

Payee Name:	Payment Date:	Amount:	Description:	Ledger Account:
AT&T MOBILITY	1/22/2026	\$25.24	Tablets	5140280 - TELEPHONE
AT&T MOBILITY	1/22/2026	\$25.24	Tablets	5440280 - TELEPHONE
		\$50.48		
AUTOZONE PARTS	1/22/2026	\$31.67	WD-40 Gallon	1054240 - SUPPLIES
AXON ENTERPRISES, INC	1/22/2026	\$4,394.82	Taser X26P CEW + Warranty x 12	1054705 - EQUIPMENT ROTATION PROGRAM
BEEHIVE CHAPTER OF UTAH ICC	1/22/2026	\$35.00	ICC Beehive Chapter of Utah Membership Renewal for Jared Shepherd	1068210 - BOOKS, SUBSCRIPTIONS, MEMBERSH
BEEHIVE CHAPTER OF UTAH ICC	1/22/2026	\$35.00	ICC Beehive Chapter of Utah Membership Renewal for Jon Hepworth	1068210 - BOOKS, SUBSCRIPTIONS, MEMBERSH
BEEHIVE CHAPTER OF UTAH ICC	1/22/2026	\$45.00	ICC Beehive Chapter of Utah Membership Renewal for Randy Spadafora	1068210 - BOOKS, SUBSCRIPTIONS, MEMBERSH
		\$115.00		
BLOMQUIST HALE CONSULTING	1/29/2026	\$580.64	Employee Assistance Program - Jan 2026	1022506 - EAP
BRYAN R. JOHNSON	1/28/2026	\$1,488.00	Dept Party	7657132 - EMPLOYEE RECOGNITIONS
BUFFO'S TERMITE & PEST CONTROL	1/29/2026	\$170.00	Monthly Rodent Service-Harvest View Soccer Fields	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
CANYON VIEW MEDICAL GROUP	1/22/2026	\$22.00	Medical Records - Taylor	1054311 - PROFESSIONAL & TECHNICAL
CARLING, KAILEY	1/29/2026	\$66.00	Craft Class Instructor	6840725 - YOUTH ENRICHMENT
CENTRAL UTAH RECORDERS ASSOCIATION	1/29/2026	\$75.00	Central Utah Recorders Association Membership Dues for Stephanie Christensen	1043210 - BOOKS, SUBSCRIPTIONS, MEMBERSHIP
CHEMTECH-FORD, LLC	1/22/2026	\$35.00	Water Testing-1223 S Red Cliff	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, LLC	1/22/2026	\$160.00	Water Testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, LLC	1/29/2026	\$113.00	Effluent Testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, LLC	1/29/2026	\$113.00	Effluent Testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, LLC	1/29/2026	\$160.00	Water Testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
		\$581.00		
CHILD SUPPORT SERVICES/ORS	1/30/2026	\$170.31	Garnishment - Child Support	1022420 - GARNISHMENTS
COLONIAL FLAG	1/29/2026	\$1,513.00	Flag Pole for Entry Way	1060240 - SUPPLIES
CORPORATE TRADITIONS	1/22/2026	\$25.00	Volunteer of the Month	1041610 - OTHER SERVICES
CORPORATE TRADITIONS	1/22/2026	\$50.00	Directors Pre- Budget Meeting activity	1041610 - OTHER SERVICES
		\$75.00		
COURT SERVICES OF UTAH, LLC	1/29/2026	\$87.53	Bailiff Services - 1/23/26	1042310 - PROFESSIONAL & TECHNICAL
DEPARTMENT OF HEALTH CARE FINANCING	1/22/2026	\$5,555.57	State Medicaid Assessment	7657300 - STATE MEDICAID ASSESSMENT
DIEGO ARMANDO GARCIA HERNANDEZ	1/22/2026	\$196.26	Bail Refund - Case #255500091	1022430 - COURT FINES AND FORFEITURES
EFTPS	1/20/2026	\$7,179.06	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	1/20/2026	\$18,682.03	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	1/20/2026	\$30,696.56	Social Security Tax	1022210 - FICA PAYABLE
		\$56,557.65		
ELITE EXTRICATION & EQUIPMENT	1/22/2026	\$1,350.00	Extrication tool sevice	7657250 - FIRE - EQUIPMENT MAINTENANCE
EPIC ENGINEERING	1/22/2026	\$138.00	Epic Engineering testing for Santaquin Peaks Lot 1	1022451-008.01 - (WNTV)Santaquin Peaks Industrial Lot 1
EPIC ENGINEERING	1/22/2026	\$207.00	Epic Engineering testing for Tanner Flats phase 1	1022450-0932 - (INSP & TESTING)Tanner Flats Santaquin Phase 01
EPIC ENGINEERING	1/22/2026	\$2,942.00	Epic Engineering testing for Stratton Meadows	1022451-005.01 - (INSP&TESTING)Stratton Meadows
EPIC ENGINEERING	1/22/2026	\$2,361.00	Epic Engineering testing for Cortland Townhomes	1022451-011.01 - (INSP&TESTING)Cortland Park Phase A
EPIC ENGINEERING	1/22/2026	\$1,499.00	Epic Engineering testing for WRF phase 3 expansion	5240730.001 - CP - WATER RECLAMATION FACILITY UPGRADES
EPIC ENGINEERING	1/22/2026	\$1,079.00	Epic Engineering testing for Tanner Flats phase 2 amended	1022451-012.01 - (INSP&TESTING)Tanner Flats Phase 2

EPIC ENGINEERING	1/22/2026	\$8,784.00 \$17,010.00	Epic Engineering testing for Tanner Flats Phase 3	1022451-009.01 - (INSP&TESTING)Tanner Flats Phase 3
FLEETPRIDE	1/29/2026	\$50.00	PW58 Exhaust Pipe Repair	1060250 - EQUIPMENT MAINTENANCE
FREEDOM MAILING SERVICES, INC	1/22/2026	\$1,138.27	UTILITY BILL PROCESSING & NEWSLETTERS	5140241 - UTILITY BILLING PROCESSING FEES
FREEDOM MAILING SERVICES, INC	1/22/2026	\$1,138.27	UTILITY BILL PROCESSING & NEWSLETTERS	5240241 - UTILITY BILLING PROCESSING FEES
FREEDOM MAILING SERVICES, INC	1/22/2026	\$1,138.27	UTILITY BILL PROCESSING & NEWSLETTERS	5440241 - UTILITY BILLING PROCESSING FEES
FREEDOM MAILING SERVICES, INC	1/29/2026	\$1,140.90	UTILITY BILL PROCESSING & NEWSLETTERS	5240241 - UTILITY BILLING PROCESSING FEES
FREEDOM MAILING SERVICES, INC	1/29/2026	\$1,140.90	UTILITY BILL PROCESSING & NEWSLETTERS	5440241 - UTILITY BILLING PROCESSING FEES
FREEDOM MAILING SERVICES, INC	1/29/2026	\$1,140.91	UTILITY BILL PROCESSING & NEWSLETTERS	5140241 - UTILITY BILLING PROCESSING FEES
		\$6,837.52		
FREEWAY FENCING	1/22/2026	\$43.65	Fence Repair on Summit Ridge Parkway	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
GENEVIEVE ABBOTT DBA IMPACT HATS	1/22/2026	\$448.00	Adult Softball Award Sweatshirts	6140670 - ADULT SPORTS
HANSEN, ALLEN & LUCE, INC	1/22/2026	\$17,365.15	Design services for connection to CUWCD ULS pipeline - Capital Project	5440750.001 - ULS PIPELINE CONNECTION
HANSEN, ALLEN & LUCE, INC	1/22/2026	\$10,700.75	HAL progress payment for Drinking water MP update	5540730 - CAPITAL FACILITY PLAN UPDATE
HANSEN, ALLEN & LUCE, INC	1/22/2026	\$13,867.75	HAL progress payment for PI MP update	6040730 - CAPITAL FACILITY PLAN UPDATE
HANSEN, ALLEN & LUCE, INC	1/22/2026	\$18,452.00	HAL progress payment for Sewer IFA & IFFP update	5640735 - CAPITAL FACILITY PLAN UPDATE
		\$60,385.65		
HENRY SCHEIN	1/29/2026	\$432.04	EMT class supplies	7657235 - EMS - EDUCATION, TRAINING & TRAVEL
HOFFMAN, DREW	1/29/2026	\$250.00	Planning Commission Reimbursement for Drew Hoffman	1078310 - PROFESSIONAL & TECHNICAL
INGRAM BOOK GROUP	1/22/2026	\$477.82	Books	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
INNOVATIVE MAINTENANCE SYSTEMS	1/22/2026	\$300.00	MAINTENANCE SOFTWARE	4340613 - FIRE DEPARTMENT SOFTWARE
INNOVATIVE MAINTENANCE SYSTEMS	1/22/2026	\$900.00	MAINTENANCE SOFTWARE	4340614 - PUBLIC WORKS SOFTWARE
		\$1,200.00		
INTERMOUNTAIN CONCRETE SPECIALTIES	1/29/2026	\$780.00	Screed	1060240 - SUPPLIES
INTERMOUNTAIN CONCRETE SPECIALTIES	1/29/2026	\$780.00	Screed	5140240 - SUPPLIES
INTERMOUNTAIN CONCRETE SPECIALTIES	1/29/2026	\$780.00	Screed	5240240 - SUPPLIES
INTERMOUNTAIN CONCRETE SPECIALTIES	1/29/2026	\$780.00	Screed	5440240 - SUPPLIES
		\$3,120.00		
JOLENE ALEXANDER	1/22/2026	\$34.00	Senior Event cancellation & refund	7540310 - EVENTS
JONES PAINT & GLASS	1/22/2026	\$60.00	East Park Bathroom	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
JONES, RON	1/22/2026	\$68.00	Senior Event cancellation & refund	7540310 - EVENTS
KEITH JUDDS PRO-SERVICE, INC	1/22/2026	\$241.09	Rear Brake Pads, Golding	1054250 - EQUIPMENT MAINTENANCE
KEITH JUDDS PRO-SERVICE, INC	1/22/2026	\$193.32	New Battery, Baldwin's Vehicle	1054250 - EQUIPMENT MAINTENANCE
		\$434.41		
KING, LEEANN	1/22/2026	\$34.00	Senior Event cancellation & refund	7540310 - EVENTS
KRUKIEWICZ, CORI	1/29/2026	\$25.00	EMS Recert Fees Utah	7657235 - EMS - EDUCATION, TRAINING & TRAVEL
LAMINATING AND BINDING SOLUTIONS, INC DBA LAMINATOR.COM	1/29/2026	\$177.84	LIBRARY SUPPLIES	7240240 - SUPPLIES
LENNAR HOMES OF UTAH LLC	1/29/2026	\$237.66	Refund: 9206830 - LENNAR HOMES OF UTAH LLC	5113110 - ACCOUNTS RECEIVABLE
LES OLSON COMPANY	1/29/2026	\$784.66	Copier Maintenance & Usage	4340240 - TELEPHONE & INTERNET
LGI HOMES	1/29/2026	\$131.29	Refund: 2112170 - LGI HOMES	5113110 - ACCOUNTS RECEIVABLE
LGI HOMES	1/29/2026	\$146.60	Refund: 1212080 - LGI HOMES	5113110 - ACCOUNTS RECEIVABLE
		\$277.89		
LOGAN FUHRIMAN & COLLETTE ZEIGLER *	1/29/2026	\$69.01	Refund: 5114632 - LOGAN FUHRIMAN & COLLETTE ZEIGLER *	5113110 - ACCOUNTS RECEIVABLE

LUNDELL, JON	1/22/2026	\$364.60	Jon Lundell Per Diem & Mileage for UCEA 2026 conference	1048230 - EDUCATION, TRAINING, TRAVEL
MACEYS - SANTAQUIN	1/22/2026	\$19.14	Library program supplies	7240320 - PROGRAMS
MACEYS - SANTAQUIN	1/22/2026	\$43.12	Directors Pre-Budget Meeting Breakfast	1041610 - OTHER SERVICES
MACEYS - SANTAQUIN	1/22/2026	\$20.97	Senior Christmas Party food	7540310 - EVENTS
MACEYS - SANTAQUIN	1/22/2026	\$5.49	library program supplies	7240320 - PROGRAMS
MACEYS - SANTAQUIN	1/22/2026	\$13.47	supplies	7240240 - SUPPLIES
MACEYS - SANTAQUIN	1/22/2026	\$59.07	program supplies	7240320 - PROGRAMS
MACEYS - SANTAQUIN	1/22/2026	\$8.59	Class Supplies	6840300 - MISC SUPPLIES
MACEYS - SANTAQUIN	1/22/2026	\$45.55	Christmas Luncheon Beverages	1043483 - EMPLOYEE ENGAGEMENT
MACEYS - SANTAQUIN	1/22/2026	\$12.57	Library Program Supplies	7240240 - SUPPLIES
		\$227.97		
MERITAGE HOMES OF UTAH	1/29/2026	\$98.47	Refund: 85319430 - MERITAGE HOMES OF UTAH	5113110 - ACCOUNTS RECEIVABLE
MERITAGE HOMES OF UTAH	1/29/2026	\$142.86	Refund: 85209220 - MERITAGE HOMES OF UTAH	5113110 - ACCOUNTS RECEIVABLE
MERITAGE HOMES OF UTAH	1/29/2026	\$98.47	Refund: 85129210 - MERITAGE HOMES OF UTAH	5113110 - ACCOUNTS RECEIVABLE
MERITAGE HOMES OF UTAH	1/29/2026	\$100.19	Refund: 85139010 - MERITAGE HOMES OF UTAH	5113110 - ACCOUNTS RECEIVABLE
		\$439.99		
MOUNTAIN ALARM	1/29/2026	\$233.38	Alarm Monitoring for City Hall and Public Safety Building	1051300 - BUILDINGS & GROUND MAINTENANCE
MOUNTAINLAND SUPPLY	1/29/2026	\$2,018.16	Meters	5140242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	1/29/2026	\$2,018.16	Meters	5240242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	1/29/2026	\$2,018.18	Meters	5440242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	1/29/2026	\$3,522.88	Meter Swap Out Project	5140750 - CAPITAL PROJECTS
MOUNTAINLAND SUPPLY	1/29/2026	\$20.37	Parks-Brass Nipple	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
MOUNTAINLAND SUPPLY	1/29/2026	\$2,873.95	Fire Hydrant Meter and Valve	5140240 - SUPPLIES
MOUNTAINLAND SUPPLY	1/29/2026	\$2,873.95	Fire Hydrant and Valve	5140240 - SUPPLIES
		\$15,345.65		
MURDOCK FORD	1/29/2026	\$4,479.30	Transmission Rebuild	7657250 - FIRE - EQUIPMENT MAINTENANCE
NCH CORPORATION DBA CERTIFIED LABORATORIES	1/29/2026	\$694.45	Oils for Blowers	5240550 - WRF - EQUIPMENT MAINTENANCE
NEBO SCHOOL DISTRICT (ORCHARD HILLS ELEMENTARY)	1/22/2026	\$100.00	Holly Days Event Cougar Choir Performance	6240251 - COMMUNITY EVENTS EXPENSE
NIXON, BREANNA	1/29/2026	\$200.00	Planning Commission Reimbursement for BreAnna Nixon	1078310 - PROFESSIONAL & TECHNICAL
O'BRYANT, CATHY	1/22/2026	\$34.00	Senior Event cancellation & refund	7540310 - EVENTS
OUT BACK GRAPHICS, LLC	1/29/2026	\$65.90	Signs for Theodore Ahlin Park-No Motorized Vehicles	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
PAY PLUS	1/22/2026	\$36.04	MEDICARE - ACH TRANSACTION FEES	7657211 - EMS BILLING SERVICES EXPENSE
PAYSON AUTO SUPPLY - NAPA	1/29/2026	\$176.88	PW15 Repair	1060250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	1/29/2026	\$176.88	PW15 Repair	1070250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	1/29/2026	\$176.89	PW15 Repair	5440250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	1/29/2026	\$149.99	Repairs to 2016 Ford F-150 Building Inspection Truck	1068250 - EQUIPMENT MAINT
PAYSON AUTO SUPPLY - NAPA	1/29/2026	\$68.37	PW6-Tie Rod End	1070250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	1/29/2026	\$26.34	Supplies-ATF Fluid	1060240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	1/29/2026	\$37.90	Battery for PW36	1060250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	1/29/2026	\$37.90	Battery for PW36	5140250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	1/29/2026	\$37.90	Battery for PW36	5240250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	1/29/2026	\$37.91	Battery for PW36	5440250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	1/29/2026	\$21.31	Supplies	1060240 - SUPPLIES
		\$948.27		
PAYSON CHRONICLE	1/22/2026	\$500.00	Passport Office Ad in the Payson Chronicle Newspaper	1043245 - PASSPORT SUPPLIES
PAYSON LOCK & KEY	1/29/2026	\$33.50	Keys	1051300 - BUILDINGS & GROUND MAINTENANCE
PAYSON LOCK & KEY	1/29/2026	\$5.50	Keys	1051300 - BUILDINGS & GROUND MAINTENANCE
PAYSON LOCK & KEY	1/29/2026	\$37.61	Keys	1051300 - BUILDINGS & GROUND MAINTENANCE
		\$76.61		

POLYDYNE INC.	1/29/2026	\$4,570.56	Clarifloc for WRF	5240510 - WRF - CHEMICAL SUPPLIES
PUSH CONSULTING AND ENGINEERING LLC	1/22/2026	\$32.50	Push Consulting inspections for Cortland Townhomes Subdivision	1022451-011.01 - (INSP&TESTING)Cortland Park Phase A
PUSH CONSULTING AND ENGINEERING LLC	1/22/2026	\$130.00	Push Consulting Subdivision Inspections for Vincent Oaks	1022450-979 - (INSP&TESTING)Vincent Oaks
PUSH CONSULTING AND ENGINEERING LLC	1/22/2026	\$227.50	Push Consulting Siteplan Inspections for 1544 Sageberry LDS Chapel	1022451-014.01 - (INSP&TESTING)1544 Sageberry Dr
PUSH CONSULTING AND ENGINEERING LLC	1/22/2026	\$292.50	Push Consulting inspections for Stratton Meadows Subdivision	1022451-005.01 - (INSP&TESTING)Stratton Meadows
PUSH CONSULTING AND ENGINEERING LLC	1/22/2026	\$325.00	Push Consulting Subdivision Inspections for Tanner flats phase 3	1022451-009.01 - (INSP&TESTING)Tanner Flats Phase 3
PUSH CONSULTING AND ENGINEERING LLC	1/22/2026	\$2,372.50	Push Consulting inspections for Amsource Subdivision	1022451-010.01 - (INSP&TESTING)Amsource Subdivision
PUSH CONSULTING AND ENGINEERING LLC	1/22/2026	\$11,862.50	Push Consulting Subdivision Inspections for Hills Plat N	1022451-013.01 - (WNTY)(Plat N)The Hills
		\$15,242.50		
RASMUSSEN, CONNIE	1/22/2026	\$34.00	Senior Event cancellation & refund	7540310 - EVENTS
REPUBLIC SERVICES LLC #864	1/22/2026	\$583.20	Fuel Recovery Fee	1062312 - RECYCLING PICKUP CHARGES
REPUBLIC SERVICES LLC #864	1/22/2026	\$1,223.28	Fuel Recovery Fee	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	1/22/2026	\$4,224.36	Garbage Pickup Services (1498 2nd Cans)	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	1/22/2026	\$15,673.50	Recycle Pickup Services (2430 Cans)	1062312 - RECYCLING PICKUP CHARGES
REPUBLIC SERVICES LLC #864	1/22/2026	\$20,614.95	Disposal of Residential Waste (571.68Tons)	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	1/22/2026	\$33,181.47	Garbage Pickup Services (5097 1st Cans)	1062311 - WASTE PICKUP CHARGES
		\$75,500.76		
REVCO	1/22/2026	\$597.51	Copy Machine Lease - City Hall	4340300 - COPIER CONTRACT
ROCKY MOUNTAIN POWER	1/22/2026	\$41.13	509 FIRESTONE DRIVE	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	1/22/2026	\$16.75	1250 S CANYON ROAD	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	1/22/2026	\$4.91	80 E 770 N	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	1/22/2026	\$24.23	154 E 950 S	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	1/22/2026	\$53.65	1005 S RED BARN	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	1/22/2026	\$55.58	415 TRAVERTINE WAY	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	1/22/2026	\$24.08	1026 E MAIN STREET	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	1/22/2026	\$440.32	1100 S CANYON ROAD	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	1/22/2026	\$25.36	1000 N CENTER PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	1/22/2026	\$511.75	1215 N CENTER ST - PUBLIC WORKS BLDG	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	1/22/2026	\$903.57	10 W GINGER GOLD ROAD (LIFT STATION)	5240270 - UTILITIES
ROCKY MOUNTAIN POWER	1/22/2026	\$14,967.93	1215 N CENTER	5240500 - WRF - UTILITIES
ROCKY MOUNTAIN POWER	1/22/2026	\$31.54	1852 S MARIGOLD WAY	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	1/22/2026	\$32.72	115 W 860 N - STRONGBOX	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	1/22/2026	\$34.75	1269 S RED CLIFF DRIVE	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	1/22/2026	\$40.19	150 S 900 E	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	1/22/2026	\$52.50	1230 S BLUFF STREET	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	1/22/2026	\$93.20	1595 S LONGVIEW ROAD	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	1/22/2026	\$226.03	759 S BADGER WAY	1060270 - UTILITIES - STREET LIGHTS
		\$17,580.19		
ROMERO, MICHAEL	1/29/2026	\$225.00	Planning Commission Reimbursement for Michael Romero	1078310 - PROFESSIONAL & TECHNICAL
SALT LAKE COMMUNITY COLLEGE	1/29/2026	\$228.00	Dec 2025 POST Cadet Meals for Armstrong	1054230 - EDUCATION, TRAINING & TRAVEL
SANTAQUIN CITY UTILITIES	1/30/2026	\$90.00	Cemetery	1022350 - UTILITIES PAYABLE
SANTAQUIN CITY UTILITIES	1/30/2026	\$870.00	Utilities	1022350 - UTILITIES PAYABLE
		\$960.00		
SHEPHERD, KAYSON	1/29/2026	\$436.89	Hotel + Per Diem for ACO Conference 2026	1054230 - EDUCATION, TRAINING & TRAVEL
SHRED-IT US JV LLC	1/22/2026	\$192.95	Paper Shredding Service - City Hall	1043310 - PROFESSIONAL & TECHNICAL
SKAGGS PUBLIC SAFETY UNIFORM	1/22/2026	\$107.89	Uniform Items	7657244 - UNIFORMS
SKAGGS PUBLIC SAFETY UNIFORM	1/29/2026	-\$88.00	Class A Uniform Hat A. Duke	7657244 - UNIFORMS
SKAGGS PUBLIC SAFETY UNIFORM	1/29/2026	\$157.84	Name Plates and Ties for Funeral	7657244 - UNIFORMS
SKAGGS PUBLIC SAFETY UNIFORM	1/29/2026	\$55.22	white dress shirts for funerals	7657244 - UNIFORMS
		\$232.95		
SPRINKLER SUPPLY	1/29/2026	\$569.29	Parks-Filters and Supplies	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES

SPRINKLER SUPPLY	1/29/2026	\$191.64 \$760.93	Supplies for Parks	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STAPLES	1/22/2026	\$148.66	Printer Ink Cartridges	1048240 - SUPPLIES
STAPLES	1/22/2026	\$15.05	Office Supplies	1043240 - SUPPLIES
STAPLES	1/22/2026	\$21.40 \$185.11	Office Supplies	1042240 - SUPPLIES
STEVE REGAN CO. - SRC CORP	1/29/2026	\$212.00	Grass Seed	1077300 - CEMETERY GROUNDS MAINTENANCE
SURINDER COUPE	1/29/2026	\$150.00	Interpreter Services - Justice Court	1042310 - PROFESSIONAL & TECHNICAL
SYMBOL ARTS, LLC	1/22/2026	\$2,513.35	Uniform patches	7657244 - UNIFORMS
T-MOBILE	1/22/2026	\$31.70	Internet Service for Prospector View Park	4340240 - TELEPHONE & INTERNET
T-MOBILE	1/22/2026	\$46.04 \$77.74	Jared Shepherd Cell Phone	1068280 - TELEPHONE
THATCHER COMPANY	1/29/2026	\$3,496.25	T-Chlor for WRF	5240510 - WRF - CHEMICAL SUPPLIES
TRAILER PARTS WHOLESALE	1/29/2026	\$258.90	PW6-Rear Spring Repair	1060250 - EQUIPMENT MAINTENANCE
TRAILER PARTS WHOLESALE	1/29/2026	\$258.90	PW6-Rear Spring Repair	1070250 - EQUIPMENT MAINTENANCE
TRAILER PARTS WHOLESALE	1/29/2026	\$258.92	PW6-Rear Spring Repair	5140250 - EQUIPMENT MAINTENANCE
TRAILER PARTS WHOLESALE	1/29/2026	\$44.96	Supplies-D-Rings	1060240 - SUPPLIES
		\$821.68		
USDA FOREST SERVICE	1/22/2026	\$2,019.75	Spring Line Lease	5140240 - SUPPLIES
USDA FOREST SERVICE	1/22/2026	\$2,019.76 \$4,039.51	Spring Line Lease	5440240 - SUPPLIES
UTAH COUNTY LODGE #31	1/30/2026	\$276.00	FOP Dues (Ut County Lodge #31)	1022425 - FOP DUES
UTAH STATE RETIREMENT	1/23/2026	\$19.24	Jared Shepherd - End of Year Sick Leave Transfer to 401K	1068130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$90.40	Shad Eva - End of Year Sick Leave Transfer to 401K	5040130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$96.88	Shannon Hoffman - End of Year Sick Leave Transfer to 401K	5440130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$128.82	Jason Callaway - End of Year Sick Leave Transfer to 401K	5040130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$145.33	Shannon Hoffman - End of Year Sick Leave Transfer to 401K	5140130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$145.33	Shannon Hoffman - End of Year Sick Leave Transfer to 401K	5240130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$180.81	Shad Eva - End of Year Sick Leave Transfer to 401K	5140130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$180.81	Shad Eva - End of Year Sick Leave Transfer to 401K	5240130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$180.81	Shad Eva - End of Year Sick Leave Transfer to 401K	5440130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$181.22	Pat Hatfield - End of Year Sick Leave Transfer to 401K	5240130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$181.22	Pat Hatfield - End of Year Sick Leave Transfer to 401K	5440130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$193.23	Jason Callaway - End of Year Sick Leave Transfer to 401K	1060130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$197.06	Norm Beagley - End of Year Sick Leave Transfer to 401K	5440130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$197.07	Norm Beagley - End of Year Sick Leave Transfer to 401K	5140130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$197.07	Norm Beagley - End of Year Sick Leave Transfer to 401K	5240130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$271.21	Shad Eva - End of Year Sick Leave Transfer to 401K	1060130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$322.05	Jason Callaway - End of Year Sick Leave Transfer to 401K	5140130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$322.05	Jason Callaway - End of Year Sick Leave Transfer to 401K	5240130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$322.05	Jason Callaway - End of Year Sick Leave Transfer to 401K	5440130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$362.43	Pat Hatfield - End of Year Sick Leave Transfer to 401K	5140130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$394.13	Norm Beagley - End of Year Sick Leave Transfer to 401K	1048130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$581.30	Shannon Hoffman - End of Year Sick Leave Transfer to 401K	1043130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$985.33	Norm Beagley - End of Year Sick Leave Transfer to 401K	1043130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$1,273.61	Mike Wall - End of Year Sick Leave Transfer to 401K	1054130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/23/2026	\$1,785.95	Rod Hurst - End of Year Sick Leave Transfer to 401K	1054130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	1/30/2026	\$5.00	Traditional IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	1/30/2026	\$411.94	Post Retirement (After 7/2010)	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	1/30/2026	\$473.90	Retirement Loan Payment	1022325 - RETIREMENT LOAN PAYMENT
UTAH STATE RETIREMENT	1/30/2026	\$1,251.96	401K - Tier 1 Parity	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	1/30/2026	\$1,588.00	Roth IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	1/30/2026	\$2,505.93	457	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	1/30/2026	\$5,581.62	401K	1022300 - RETIREMENT PAYABLE

UTAH STATE RETIREMENT	1/30/2026	\$31,523.79	State Retirement	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	1/30/2026	\$79.50	State Retirement	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	1/30/2026	\$189.74	401K	1022300 - RETIREMENT PAYABLE
		\$52,546.79		
UTAH STATE TAX COMMISSION	1/29/2026	\$30.02	Sales Tax on Book Sales - Oct to Dec 2025	7238810 - MISC.- BOOK SALES
UTAH STATE TAX COMMISSION	1/29/2026	\$49.25	Sales Tax on Snack Shack Sales - Oct to Dec 2025	6134200 - SNACK SHACK PROCEEDS
		\$79.27		
WEIGHT, MICHAEL DAVID	1/29/2026	\$225.00	Planning Commission Reimbursement for Michael Weight	1078310 - PROFESSIONAL & TECHNICAL
WHITELOCK, PATRICE	1/22/2026	\$34.00	Senior Event cancellation & refund	7540310 - EVENTS
WILKEY, ANNETTA	1/22/2026	\$34.00	Senior Event cancellation & refund	7540310 - EVENTS
WILKEY, JANET	1/22/2026	\$34.00	Senior Event cancellation & refund	7540310 - EVENTS
WILKINSON, KATHRYN	1/22/2026	\$34.00	Senior Event cancellation & refund	7540310 - EVENTS
WILSON, MEGAN	1/22/2026	\$364.60	UCEA travel reimbursement for Megan Wilson	1048230 - EDUCATION, TRAINING, TRAVEL
WOOD, TREVOR	1/29/2026	\$250.00	Planning Commission Reimbursement for Trevor Wood	1078310 - PROFESSIONAL & TECHNICAL
ZIONS BANK-CASH	1/29/2026	\$200.00	MASQUERADE BALL PETTY CASH	6234400 - LITTLE MISS
ZIONS BANK-SANTAQUIN-CC-AMANDA VICTOR	1/19/2026	\$433.60	Costco Whse #1118 - Sponsor Appreciation	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC-CHRISTIAN ABBOTT	1/19/2026	\$43.69	Amazon Mktpl - Floor Hockey Stick Bags	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$71.91	Little Caesars 3460-0003 - Basketball Staff Training	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC-DAN OLSON	1/19/2026	\$24.82	Maceys In Santaquin - Business Meeting State Reps	1041610 - OTHER SERVICES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$99.04	Aroma Cafe - Business Meeting w/State Reps	1041610 - OTHER SERVICES
ZIONS BANK-SANTAQUIN-CC-FIRE DEPARTMENT	1/19/2026	\$78.80	Maceys In Santaquin - crew meal for working Thanksgiving holiday at the station	7657239 - OFFICE SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$99.00	Amazon Mktpl - IFC book for Allen Duke	7657210 - BOOKS, SUBSCRIPTIONS, MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$180.00	Amazon - Scanner for FM Office	7657239 - OFFICE SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$593.37	Amazon - office supplies Duke	7657239 - OFFICE SUPPLIES
ZIONS BANK-SANTAQUIN-CC-IVAN MANGUM	1/19/2026	-\$15.18	Walmart - return of glitter and foam balls	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$67.86	USPS - Stamps for Santa Letters	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$120.13	Walmart - Foam balls, glitter, ribbon	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC-JACKIE BACKMAN	1/19/2026	\$5.94	Wal-Mart #5167 - Part time employee Christmas party decor-5.94	6740230 - EDUCATION, TRAINING, & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$14.99	Amazon Mktpl- Dance costume	6840725 - YOUTH ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$20.48	Wal-Mart #4068-Crafty Kids restock supplies- Popsicle sticks	6840725 - YOUTH ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$20.98	Creative Signs- Recreation truck stickers	6740240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$25.70	Wal-Mart #5167 - Dance recital treats	6840725 - YOUTH ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$26.38	Wal-Mart #5167- Part Time Employee Christmas Party	6740230 - EDUCATION, TRAINING, & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$27.96	Little Caesars 3460-0003- Shauna used for Archery	6840735 - ARCHERY
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$30.24	Maceys In Santaqui- Ladies Craft Night Supplies	6840730 - ADULT ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$50.61	Wm Supercenter #4068- Part Time Staff Christmas Party	6740230 - EDUCATION, TRAINING, & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$75.23	Wm Supercenter #5167-Ladies Craft Night Supplies	6840730 - ADULT ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$84.00	Wm Supercenter #5167-Part Time Staff Christmas Party	6740230 - EDUCATION, TRAINING, & TRAVEL
ZIONS BANK-SANTAQUIN-CC-JANESHA JACKSON	1/19/2026	-\$644.68	Amazon - Refund for underwater camera. It was going to be used for the Passport Office.	1043245 - PASSPORT SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	-\$267.55	Amazon - Refund for photo printer. It was going to be used for the Passport Office.	1043245 - PASSPORT SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$8.40	Usps.Com Clicknship - Passport Office - Shipping Applicaitions	1043245 - PASSPORT SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$8.40	Usps.Com Clicknship - Passport Office - Shipping Applications	1043245 - PASSPORT SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$8.40	Usps.Com Clicknship - Passport Office - Shipping Applications	1043245 - PASSPORT SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$13.50	Nothing Bundt Cake - 2 Gluten Free mini cakes. For 2025 Christmas Party	1043483 - EMPLOYEE ENGAGEMENT
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$16.80	Usps.Com Clicknship - Passport Office - Priority Mail Shipping	1043245 - PASSPORT SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$16.80	Usps.Com Clicknship - Passport Office - Shipping Applications	1043245 - PASSPORT SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$16.80	Usps.Com Clicknship - Passport Office - Shipping Applications	1043245 - PASSPORT SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$16.80	Usps.Com Clicknship - Passport Office - Shipping Applications	1043245 - PASSPORT SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$16.80	Usps.Com Clicknship - Passport Office - Shipping Passport Applications	1043245 - PASSPORT SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$16.80	Usps.Com Clicknship - Passport Office - Shipping Applications	1043245 - PASSPORT SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$16.80	Usps.Com Clicknship - Passport Office - Shipping Applications	1043245 - PASSPORT SUPPLIES
ZIONS BANK-SANTAQUIN-CC-JASON BOND	1/19/2026	\$107.95	Maceys In Santaquin - Christmas Bonus Gift Card for City Attorney Brett Rich	1043480 - EMPLOYEE RECOGNITIONS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$215.00	Intl Code Council Inc - ICC Building Safety Professional Member Renewal for Randy Spadafora	1068210 - BOOKS, SUBSCRIPTIONS, MEMBERSH
ZIONS BANK-SANTAQUIN-CC-JASON CALLAWAY	1/19/2026	-\$174.18	Credit Voucher Amazon Mktpl Pmts/Solenoid for Cemetery well.	5140250 - EQUIPMENT MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	-\$7.84	Credit Voucher Grainger/Tax refund	5140240 - SUPPLIES

ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$8.06	When I Work, Inc./Scheduling software for Carla	1051300 - BUILDINGS & GROUND MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$12.99	Amazon Mktpl/Chainsaw Parts	1077250 - EQUIPMENT MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$35.98	Amazon Mktpl/Cord hide for Passport Desk	1051300 - BUILDINGS & GROUND MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$44.72	Lowes #03427/Portland Cement for headstone repair.	1077300 - CEMETERY GROUNDS MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$44.99	Amazon Mktpl/Cleaning supplies	1051240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$48.44	Amazon Mktpl/Pencil desk for Passport Office	1051300 - BUILDINGS & GROUND MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$49.98	Amazon Mktpl/Batteries for soap and towel dispensers	1051240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$74.25	Lowes #03427/Tre for cemetery lost child memorial	1051480 - CHRISTMAS LIGHTS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$75.00	Deq Storm Water/Collections Certification renewal for Pat Hatfield	5240210 - BOOKS, SUBSCRIPT, MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$80.00	Fsp*intermountain Section/Water training APWA	5140230 - EDUCATION, TRAINING & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$124.73	Grainger/Solenoid for Cemetery well oiler	5140250 - EQUIPMENT MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$174.18	Amazon Mktpl/Solenoid for cemetery well	5140250 - EQUIPMENT MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$198.00	Deq Dw/Water Certification renewal for Shad Eva.	5140210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$262.97	Geneva Hydraulics/Hydraulic motor for sander PW59	1060250 - EQUIPMENT MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$328.44	Lowes #03427/Concrete for new sign posts	1022531 - STREET SIGNS (NEW DEVELOPMENT)
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$450.00	Greenes Inc/Curb cut for Archery Range	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$550.00	Fsp*weau/American Water College training for Collections and Water Treatment.	5240230 - EDUCATION, TRAINING & TRAVEL
ZIONS BANK-SANTAQUIN-CC-JENNIFER WAGNER	1/19/2026	\$1.99	Kindle book	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$2.99	Kindle book	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$6.99	Kindle book	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$6.99	Kindle book	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$6.99	Kindle book	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$7.00	Amazon storytime crafts	7240320 - PROGRAMS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$9.99	Kindle book	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$12.98	Kindle book	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$29.94	Amazon batteries	7240240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$43.47	Amazon middle chapter and teen program	7240320 - PROGRAMS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$46.13	Usps ILL grant	7240760 - OTHER GRANT EXPENSES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$58.63	Libro.Fm Audiobooks	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$59.02	Usps ILL grant	7240760 - OTHER GRANT EXPENSES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$60.00	Amazon adult book club xmas party prize	7240320 - PROGRAMS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$95.98	Amazon booktok xmas party	7240320 - PROGRAMS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$215.00	American Library Association - PLA membership	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$338.54	Paypal staff shirts	7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$364.00	Maritz At&PLA - conference registration	7240230 - EDUCATION, TRAINING & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$1,084.90	Hyattregen - PLA conference hotel	6740230 - EDUCATION, TRAINING, & TRAVEL
ZIONS BANK-SANTAQUIN-CC-JOHN BRADLEY	1/19/2026	-\$28.76	Credit Voucher The Webstaurant Store Inc. Sales Tax Refund for Table Senior Kitchen.	7540240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$8.12	McDonalds. URPA Director Retreat Breakfast	6740230 - EDUCATION, TRAINING, & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$8.57	Ace Hardware. Banner Holder Cap Supplies	6740240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$14.06	Pidj.Co. Event Texting Fee	6840310 - PROFESSIONAL & TECHNICAL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$17.76	Pidj.Co. Sport Texting Fee	6140310 - PROFESSIONAL & TECHNICAL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$19.19	Amazon.Com. CS Department Instructor Holiday Party gift supplies	6740230 - EDUCATION, TRAINING, & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$20.56	Maceys. CS Department Instructor Christmas Party supplies	6740230 - EDUCATION, TRAINING, & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$40.04	Wm Supercenter. Holiday items	6740240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$46.99	Amazon. Martial Arts Mat Tape	6740240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$63.20	Wheniwork.Com. Monthly Sport Staff Scheduling Software.	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$70.00	National Recreation and Parks Association CPRP Certification Renewal. John Bradley.	6740230 - EDUCATION, TRAINING, & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$72.27	Amazon. CS Department Instructor Holiday Party supplies	6740230 - EDUCATION, TRAINING, & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$450.00	Utah Recreation And Parks Association Conference Registration. John Bradley.	6740230 - EDUCATION, TRAINING, & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$454.11	The Webstaurant Store Inc. New Table for Mixer in Senior Kitchen.	7540240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$2,551.60	Repair Hobart Mixer in Senior Kitchen.	7540630 - OTHER SERVICES
ZIONS BANK-SANTAQUIN-CC-JON LUNDELL	1/19/2026	\$50.00	Div. of Water Rights - Application fee for water right extension request from Utah Div. of Water Resources	5140310 - PROFESSIONAL & TECHNICAL SVCS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$77.08	Jo Banditos - Lunch with WRF crew during tour at Central Davis Treatment plant	1048230 - EDUCATION, TRAINING, TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$330.00	Bluebeam Inc. - additional license Allan Duke for DRC reviews.	4340500 - SOFTWARE EXPENSE
ZIONS BANK-SANTAQUIN-CC-LISA WILKEY	1/19/2026	\$4.84	Dollar Tree - Employee Christmas cards	1043480 - EMPLOYEE RECOGNITIONS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$8.10	Walmart- cake servers for the Christmas party	1043480 - EMPLOYEE RECOGNITIONS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$22.56	Dollar Tree - Employee Christmas cards	1043480 - EMPLOYEE RECOGNITIONS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$344.00	Nothing Bundt Cakes - Employee Christmas Party	1043483 - EMPLOYEE ENGAGEMENT
ZIONS BANK-SANTAQUIN-CC-MARISSA OVESON	1/19/2026	\$500.00	Restaurant Depot - To go containers & Food for Seniors Lunch	7540480 - FOOD
ZIONS BANK-SANTAQUIN-CC-NORM BEAGLEY	1/19/2026	\$315.81	Sguzs - Hp St.Georgeconve 2026 UCEA Conference Norm Beagley	1043230 - EDUCATION, TRAINING & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$350.00	2026 Utah City Engineers Association Conference Registration Norm Beagley	1043230 - EDUCATION, TRAINING & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$779.88	Adobe Inc Adobe Pro & Cloud Annual Licensure	4340500 - SOFTWARE EXPENSE
ZIONS BANK-SANTAQUIN-CC-ROD HURST	1/19/2026	\$6.31	Amazon 9V batteries	1054240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$17.99	Costco Whse #1118- B-Day Flowers for Hoosier Grave	1054707 - POLICE - USE OF DONATED FUNDS

ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$35.47	Amazon 2032 batteries + USB drives	1054240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$50.43	Wm Supercenter #5167-Prize for PD Internship Interview	1054240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$60.00	Nephi City Police- Dr. Stone Wellness Training- Basham & Worthen	1054230 - EDUCATION, TRAINING & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$129.29	Amazon Mkpl - Wood Plaques for Officer Awards)	1054210 - BOOKS, SUBSCRIPT, MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$130.80	Nartec, Inc.- Heroin/Meth test kits	1054240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$135.00	Amazon WD 3TB portable hard drive for evidence extraction	1054240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC-RYAN LIND	1/19/2026	\$14.74	Quickquack* car wash membership Lindquist	7657240 - FIRE - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$37.99	Quickquack car wash membership	7657250 - FIRE - EQUIPMENT MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$45.25	Mountain View Family P Medications	7657242 - EMS - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$47.94	Costco Whse water and batteries	7657240 - FIRE - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$49.70	Lynn Card Company Business Cards Allen Duke	7657239 - OFFICE SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$63.30	In *blue Flame Propane Of propane for Holidays	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$75.00	Udoh-Bureauemrgmedsrvs Course CoordinatorRLind	7657235 - EMS - EDUCATION, TRAINING & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$120.00	In *santaquin Fliz LlcDiet Coke bib	1043610 - OTHER SERVICES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$130.00	Nafi NAFI Membership renewal	7657210 - BOOKS, SUBSCRIPTIONS, MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$130.00	Sq *sids Alignment Alignment for 2022 Amb	7657252 - EMS - EQUIPMENT MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$189.99	Amazon Office supplies Duke	7657239 - OFFICE SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$241.04	AmazonOffice supplies Lindquist Office	7657239 - OFFICE SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$300.00	Udoh- EMT Class registration fee	7657235 - EMS - EDUCATION, TRAINING & TRAVEL
ZIONS BANK-SANTAQUIN-CC-SANTAQUIN SENIOR CENTER	1/19/2026	-\$335.60	Provo Arts Center-REFUND for return of tax charged & discounted price for tickets already bought	7540310 - EVENTS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$7.00	Maceys In Santaquin - Rec Department Part-time employee Christmas Party Rolls	6740230 - EDUCATION, TRAINING, & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$22.95	Wal-Mart #5167-Snacks for after the Festival of Lights senior trip	7540310 - EVENTS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$36.66	Maceys In Santaquin -National Chocolate Day Seniors Event-Treats for the chocolate fountain	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC-SHANNON HOFFMAN	1/19/2026	-\$93.57	Credit Voucher Amazon Mkpllace Pmts - Refund on returned office supplies	1043240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$74.07	Credit Voucher Amazon Mkpllace Pmts - Refund on Returned Office Supplies	1043240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$31.19	Credit Voucher Amazon Mkpllace Pmts - Refund on Returned Office Supplies	1043240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$24.69	Credit Voucher Amazon Mkpllace Pmts - Refund on returned office supplies	1043240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$17.90	Credit Voucher Amazon Mkpllace Pmts - Refund on return - Bowls for employee lunch wrong size	1043480 - EMPLOYEE RECOGNITIONS
ZIONS BANK-SANTAQUIN-CC	1/19/2026	-\$8.99	Credit Voucher Amazon Mkpllace Pmts - Refund on Office Supplies	1043240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	-\$8.99	Credit Voucher Amazon Mkpllace Pmts - Refund on Returned Office Supplies	1043240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$17.90	Amazon Mkpl - Bowl for Christmas Party	1043483 - EMPLOYEE ENGAGEMENT
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$20.15	Amazon Mkpl - Office Supplies	1043220 - NOTICES,ORDINANCES,PUBLICATION
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$30.86	Amazon Mkpl - Bowls for Christmas Party	1043483 - EMPLOYEE ENGAGEMENT
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$31.57	Wal-Mart #5167 - Office Christmas Supplies	1043240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$35.31	Amazon Mkpl - Passport Office Supplies	1043240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$93.57	Amazon Mkpl - Christmas Supplies 2of2	1043240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$129.95	Amazon Mkpl - Christmas Supplies 1 of 2	1043240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$450.00	Utcourts.Gov - Court Clerks Conference Registration X3 (Mindi, Lori, Merissa)	1042230 - EDUCATION, TRAINING & TRAVEL
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$735.00	Stampli For 11-2025 - AP software	4340118 - STAMPLI - AP OCR SOFTWARE
ZIONS BANK-SANTAQUIN-CC-SHAUNA JO EVES	1/19/2026	\$27.96	Little Caesars 3460-0003 tumbling party city hall classes	6840807 - TUMBLING
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$34.55	Maceys In Santaquin water for tumbling	6840807 - TUMBLING
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$43.00	Family Dollar table cloths, gift bags and ribbon for Holly days boutique	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$50.00	Fliz Drinks Santaquin hollydays ginger bread houses and widow display competition gift cards prizes	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$50.00	Maceys In Santaquin - gift card for Holly days window display winners	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$55.92	Little Caesars 3460-0003 tumbling party rec building classes	6840807 - TUMBLING
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$177.69	Amazon s'mores supplies holidays	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$722.72	Costco Whse #1118 costco and more gift cards for the prizes for h	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC-STEPHANIE CHRISTENSEN	1/19/2026	\$16.92	Wm Supercenter #5167-Business Spotlight Gift Basket	1041610 - OTHER SERVICES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$35.00	Maceys In Santaquin-Business Spotlight Gift Basket	1041610 - OTHER SERVICES
ZIONS BANK-SANTAQUIN-CC	1/19/2026	\$40.50	Wm Supercenter #5167-Water, Hot Chocolate, Candy, Ribbon	1043480 - EMPLOYEE RECOGNITIONS
		\$17,432.41		
ZIONS FIRST NATIONAL BANK	1/22/2026	\$87,638.50	Interest - 2021 Water Rev & Ref	5440820 - DEBT SERVICE - INTEREST
ZIONS FIRST NATIONAL BANK	1/22/2026	-\$2,511.46	Less Cash on Hand as of 1/07/2026	5440820 - DEBT SERVICE - INTEREST
ZIONS FIRST NATIONAL BANK	1/22/2026	\$250.00	Paying Agent Fees	5440825 - DEBT SERVICE - TRUSTEE FEES
		\$85,377.04		
TOTAL:		\$474,228.23		

February
2026

Volunteer of the Month



Kirk Hunsaker



Thank You For Your
Service!

February 2026 Volunteer of the Month – Kirk Hunsaker

Our February 2026 Volunteer of the Month is Kirk Hunsaker. Known to many as former Mayor Hunsaker, Kirk has devoted many years to serving the citizens of Santaquin in both official and informal capacities.

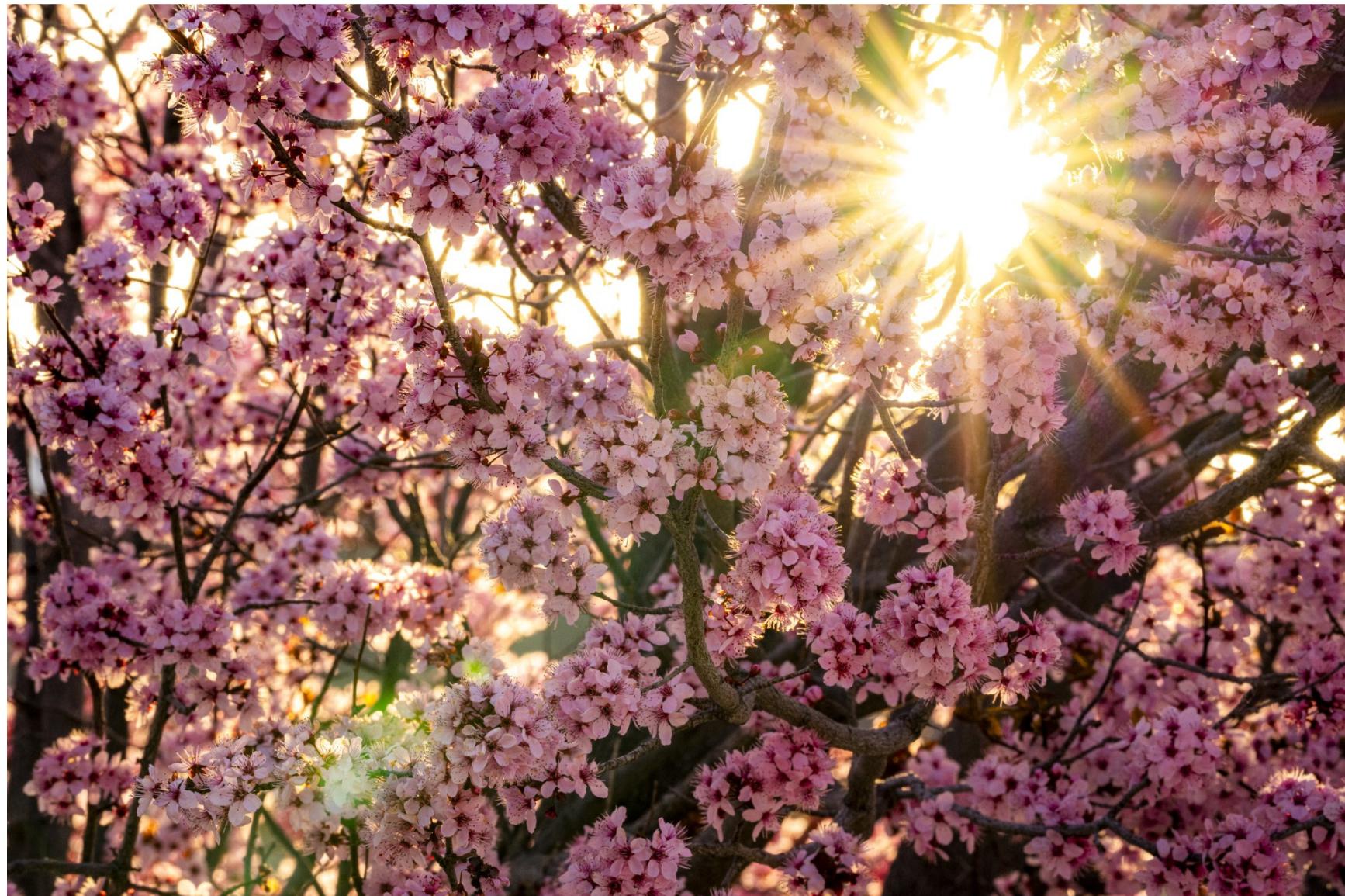
Most recently, Kirk noticed that the fire hydrant near his home was chipped and showing signs of wear. After checking with the Public Works Department to see if he could repaint it, they gladly provided him with a gallon of paint and encouraged him to use as much as needed. What began with one hydrant quickly grew into a neighborhood effort. After repainting his own hydrant and those near his in-laws' home, Kirk recognized that many more in the Summit Ridge neighborhood needed attention. He got to work, and 35 hydrants later, he finally set down his brush. His thoughtful service did not go unnoticed by city staff or residents. In fact, as he painted one hydrant, he noticed a hissing sound which was a telltale sign that the hydrant had a leak. The Public Works Department is grateful the leak was caught in a timely manner.

Kirk's commitment to service spans a lifetime. He served as Santaquin's mayor for eight years, spent approximately a year and a half on the City Council, and currently serves on the Friends of Santaquin Committee. He has also been deeply involved in his church throughout his life, including about 15 years with the Boy Scouts of America and seven years as a member of a stake presidency.

Professionally, Kirk worked as a Superintendent, Forman and Operator with VanCon, Inc. for 31 years. Many of Santaquin City's water system improvements were shaped in some way by Kirk and the equipment he operated or the men he supervised.

Kirk and his wife, Kim, have lived in Santaquin for the past 16 years. They have raised five wonderful children and are now proud grandparents to 22. They feel truly blessed to call Santaquin home and look forward to many more opportunities to serve and connect with the remarkable people of this community.

2025 Overall Winner of “What Do You LOVE About Santaquin?” Photo Contest – Image by Henrik Patterson



Item # 5.



RATIFICATION OF RESOLUTION 12-03-2025

A RESOLUTION APPROVING THE SUNSET RIDGE DEVELOPMENT AGREEMENT BETWEEN SANTAQUIN CITY AND URBAN HOMES LLC

WHEREAS, Urban Homes LLC owns or will own approximately 22.60 acres of property (Parcel # 32:040:0073 and Parcel # 32:040:0061 located at approximately 1025 E Main Street in Santaquin; and

WHEREAS, owners of the property desired to develop portions of their property and Santaquin City had a need for land to maintain and construct facilities that would mitigate flood water and debris flows; and

WHEREAS, the Santaquin City Planning Commission held a public hearing and in a public meeting on December 9, 2025, and they provided a recommendation to the City Council regarding the aspects of the proposed development agreement that would be exceptions from Santaquin City Code; and

WHEREAS, Urban Homes LLC and Santaquin City have negotiated terms for the development of the property in a development agreement; and

WHEREAS, the Santaquin City Council desires to ratify the approval of the development agreement.

NOW THEREFORE, be it resolved by the Santaquin City Council as follows:

SECTION 1: The attached documents represent the Scenic Ridge Estates Development Agreement.

SECTION 2: This Resolution shall become effective upon passage.

Approved and Ratified on this 3rd day of February 2026.

City of Santaquin,

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted <input type="text"/>
Councilmember Brian Del Rosario	Voted <input type="text"/>
Councilmember Travis Keel	Voted <input type="text"/>
Councilmember Lynn Mecham	Voted <input type="text"/>
Councilmember Jeff Siddoway	Voted <input type="text"/>

ATTEST:

Stephanie Chrsitensen, City Recorder

**DEVELOPMENT AGREEMENT
FOR
URBAN HOMES, LLC**

December 16, 2025
February 3, 2026

WHEN RECORDED, RETURN TO:

**SANTAQUIN CITY
110 SOUTH CENTER STREET
SANTAQUIN, UTAH 84655**

**DEVELOPMENT AGREEMENT
FOR
SUNSET RIDGE**

THIS DEVELOPMENT AGREEMENT is made and entered into as of the ____ day of
_____, 2025 2026, by and between Santaquin City, a Utah municipality and Urban
Homes, LLC, a Utah Limited Liability Company (“Developer”).

RECITALS

- A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1.2, below.
- B. Developer owns certain real property located in Santaquin, Utah, more particularly described in Exhibit A hereto (the “Property”). Developer desires to develop portions of the Property for residential lots.
- C. Developer and the City desire that the Property be developed in a unified and consistent fashion pursuant to the Concept Plan.
- D. The Parties acknowledge and intend that development of the Property pursuant to this Agreement will result in significant planning benefits to the City and its residents by, among other things, requiring orderly development of the Property, increasing safety and protection of residents based on improvements to be constructed on the Property, and by promoting the goals of increasing availability of affordable and moderate income housing as established by the City and the Utah Legislature.
- E. The Parties desire to enter into this Agreement to specify the rights and responsibilities

of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

F. This Agreement conforms with the intent of the City's General Plan.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree to the following:

TERMS

1. Incorporation of Recitals and Exhibits/ Definitions.

1.1. Incorporation. The foregoing Recitals and Exhibits A - E are hereby incorporated into this Agreement.

1.2. Definitions. As used in this Agreement, the words and phrases specified below shall have the following meanings:

1.2.1. **Act** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 *et seq.*

1.2.2. **Agreement** means this Development Agreement and any amendments thereto, including all of its Exhibits.

1.2.3. **Applicant** means a person or entity submitting a Development Application.

1.2.4. **Buildout** means the completion of all of the development on the entire Project pursuant to the approved plans.

1.2.5. **City** means Santaquin City, a Utah municipality.

1.2.6. **City Consultants** means those outside consultants employed by the City in various specialized disciplines such as traffic, hydrology or drainage for reviewing certain aspects of the development of the Project.

1.2.7. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for all or part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.

1.2.8. **City's Vested Laws** means Titles 10 and 11 of the Santaquin City Code in effect as of the date of this Agreement.

1.2.9. **Concept Plan** means the plan for the development of the Property, a copy of which is attached hereto as Exhibit B.

1.2.10. **Council** means the elected City Council of the City.

1.2.11. **Default** means a material breach of this Agreement as specified herein.

1.2.12. **Denied** means a formal denial issued by the final decision-making body of the City for a particular type of Development Application but does not include review comments or “redlines” by City staff.

1.2.13. **Development** means the development of all or part of the Project pursuant to an approved Development Application.

1.2.14. **Development Application** means an application to the City for development of all or part of the Project including a Subdivision or any other permit, certificate or other authorization from the City required for development of the Project.

1.2.15. **Developer or Owner** means Urban Homes, LLC and its assignees or transferees as permitted by this Agreement.

1.2.16. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.

1.2.17. **Open Space** shall have the meaning specified in Section 10.08.020 of the Santaquin City Code to and including the debris basin and conveyance channel contemplated herein.

1.2.18. **Outsource or Outsourcing** means the process of the City contracting with City Consultants or paying overtime to City employees to provide technical support in the review and approval of the various aspects of a Development Application as is more fully set out in this Agreement.

1.2.19. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.

1.2.20. **Planning Commission** means the City's Planning Commission.

1.2.21. **Project** means the total development to be constructed on the Property by Developer pursuant to this Agreement with the associated public and private facilities.

1.2.22. **Property** means the real property proposed for development by Developer more fully described in Exhibit A.

1.2.23. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City as a condition of the approval of a Development Application.

1.2.24. **Subdeveloper** means a person or an entity not “related” (as defined by Section 165 of the Internal Revenue Code) to Developer which purchases a portion of the Property for development.

1.2.25. **Subdivision** means the division of any portion of the Project into developable lots pursuant to State Law and/or the Zoning Ordinance.

1.2.26. **Subdivision Application** means the application to create a Subdivision.

1.2.27. **Zoning** means the zone for the Property in effect on the effective date of this Agreement.

1.2.28. **Zoning Ordinance** means the City’s Land Use and Development Ordinance adopted pursuant to the Act that was in effect as of the date of this Agreement and includes the City’s Vested Laws.

2. Development of the Project.

2.1. **Compliance with the Concept Plan and this Agreement.** Development of the Project shall be in accordance with the City’s Vested Laws, the City’s Future Laws (to the extent that these are applicable as otherwise specified in this Agreement), the Concept Plan, and this Agreement, with consideration of the goals of increasing the availability of affordable housing and the promotion of home ownership in the City.

2.2. **Design and Construction Obligations of the City.** The City has sought funding from the federal government for the design and construction of a stormwater conveyance channel and piping and a debris basin as depicted in Exhibit C attached hereto. These stormwater conveyance channel and piping and debris basin improvements are intended to mitigate the effects of storm run-off citywide. The City shall utilize available federal funding as authorized by the National Resource Conservation Service (“NRCS”), to

design and construct the stormwater conveyance channel and piping and a debris basin as specifically set forth in this Agreement.

2.3. Dedication and Transfer of Property to the City.

2.3.1. Owner shall dedicate and transfer to the City by General Warranty Deed approximately 5.58 acres of the Property more particularly described in Exhibit D hereto for the improvements to and maintenance of the existing and any future construction of a storm water conveyance channel and or conveyance piping through and a stormwater debris basin on the Property for the purpose of collecting, controlling, routing, and conveying upstream storm water flows on and through the Property and for Open Space purposes. Owner shall also dedicate and transfer to City by General Warranty Deed approximately 0.34 acres of Property more particularly described as "Area F" in Exhibit B and Exhibit D for the purposes of Open Space, a trailhead, BLM/Forest Service access, and other City purposes.

2.3.1.1. The property to be dedicated and transferred to the City pursuant to Section 2.3.1 above includes the dedication of approximately 1.79. acres as open space for development of the Property, which is the future conveyance channel, conveyance piping, and debris basin and future addition to City parks and open space. Additionally, in exchange for approximately 0.87 acres of the aforementioned dedicated and transferred property, the City will transfer to Developer approximately 0.87 acres of real property currently owned by the City and more particularly described in Exhibit E. Additionally, in exchange for the

remaining approximately 3.26 acres of the aforementioned dedicated and transferred property, the City agrees to pay \$176,000 per acre \rightarrow \$176,000 x 3.26 acres \rightarrow \$573,760 total for the remainder of the debris basin deeded property.

2.3.2. The dedication of said property described in Sections 2.3.1 above shall satisfy Developer's open space dedication requirement set forth in this Agreement. Moreover, Developer shall have no obligation to improve said Open Space as may otherwise be required by Santaquin City Code. The improvement of the property dedicated to the City by Developer shall be the responsibility of the City and shall also include designing and constructing the conveyance channel, piping, and debris basin as depicted in Exhibit C.

2.3.3. Timing of Land and Easement Dedication. Developer shall convey the property and the easement described in Subsection 2.3.1 of this Agreement within 90 days of the execution of this Agreement.

2.3.4. City acknowledges the need for a perpetual easement for a pipeline associated with the debris basin infrastructure. City agrees to pay \$1.00 per square foot for the needed pipe easement of 15,062 square feet \rightarrow \$1.00 times 15,062 sf = \$15,062.00 total for the easement.

2.3.5. Developer acknowledges and agrees that the dedication of a portion of its property to the City and the pipe easement as provided in this Section 2.3 might alter or otherwise preclude other potential uses for said property, including potential building lots or other improvements but will certainly benefit both the development of the Property and the City, and is central to the Parties' willingness to enter into this Agreement.

2.3.6. Developer may, in its sole discretion, choose to install a large diameter pipe, in lieu of the City constructing the above identified storm water conveyance mechanism (i.e. conveyance channel and piping). In such event, Developer shall pay all costs to furnish and install the large diameter pipe and any appurtenances.

In the event that the available federal funding as authorized by the National Resource Conservation Service (“NRCS” is available for a possible reimbursement to Owner, City will work with NRCS and Owner to facilitate such reimbursement.

2.3.7. Upon final approval of this Agreement, the City agrees that approximately 2.41 acres of the Property will be zoned C-1 Interchange Commercial as depicted in Exhibit B. Additionally, upon final approval of this Agreement, City agrees that approximately 1.10 acres of the Property will be zoned Main Street Residential (MSR) as depicted in Exhibits B & D. Furthermore, upon final approval of this Agreement, City and Developer agree that approximately 6.56 acres of the Property will be zoned Public Facilities (PF) as depicted in Exhibit B.

2.3.8. At Developer's written request, City agrees to negotiate in good faith, a future agreement that would allow Developer to excavate a portion of the debris basin identified herein, process, and utilize existing soil materials for future onsite City infrastructure improvements, specifically for Property purposes. Any utilization of said existing materials must meet all Santaquin City Codes, Specifications, and requirements and the design and intent of the future debris basin. No marketing or sale of onsite materials excavated from the future debris basin is allowed unless expressly agreed to in writing by the Parties.

2.3.9. The Parties agree to a possible, future shared parking agreement as identified by Santaquin City Code 10.48.030, for a portion of the property currently owned and that will continue to be owned by City. Any shared parking agreement shall be as mutually agreed to by the Parties. Such shared parking will be for the benefit of the City for a trailhead and other City purposes. Such shared parking will also be for the benefit of the Developer for commercial business parking purposes and for access to adjacent townhome parking. No residential parking will be included in any shared parking agreement area. The Parties agree that the costs for the identified shared parking improvements will be paid on a proportional basis and as agreed to in writing by the Parties.

2.4. **Limitation and No Guarantee.** Developer acknowledges that the development of every aspect of the Concept Plan requires that each Development Application comply with the City's Vested Laws, and with the City's Future Laws to the extent they are specifically applicable as set forth in the agreement. Notwithstanding any contrary provision of this Agreement, the City's entry into this Agreement does not guarantee that the Developer will be able to construct any aspect of the Project until and unless all applicable requirements are met.

3. Public Infrastructure

3.1. **Construction by Developer.** Except as otherwise specifically provided in this Agreement, Developer shall be responsible for all design and construction of all infrastructure improvements as required by Santaquin City Code. Developer shall have the right and the obligation to design, construct, and install, or cause to be designed, constructed and installed, all Public Infrastructure reasonably and lawfully required as a

condition of approval of the Development Application pursuant to the City's Vested Laws and applicable Future Laws. For all property transferred from the City to Developer, Developer shall have the right and the obligation to design, construct, and install, or cause to be designed, constructed, and installed, all Public Infrastructure reasonably and lawfully required as a condition of approval of each Development Application pursuant to the City's Vested Laws and with the City's Future Laws to the extent they are specifically applicable as set forth in the agreement.

3.2. **Bonding.** Unless otherwise provided by Chapter 10-9a of the Utah Code as amended, Applicant shall provide security in conjunction with its application for a building permit for any Public Infrastructure or private infrastructure required by the City, in a form acceptable to the City, as specified in the City's ordinances in effect at the time of application. Partial releases of any such required security shall be allowed as work progresses based on the City's laws then in effect.

4. Upsizing/Reimbursements to Developer.

4.1. **Upsizing.** All Public Infrastructure shall be of sufficient capacity to service the entire Project at Buildout. The City shall not require Developer to upsize any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing. For example, if an upsizing to a water pipe size increases costs by 10% but adds 50% more capacity, the City shall only be responsible to compensate Developer for the 10% cost increase. An acceptable financial arrangement for upsizing of improvements means reimbursement agreements, connector agreements, payback agreements, and impact fee

credits and reimbursements, as agreed by the Parties. Providing Public Infrastructure with sufficient capacity to serve the entire Project at Buildout is not considered upsizing for purposes of this Agreement, and all associated costs thereof are the sole responsibility of the Developer, and not the responsibility of the City.

5. Vested Rights.

5.1. Vested Rights Granted by Approval of this Agreement. To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants Developer all rights to develop the Project in fulfillment of this Agreement, the City's Vested Laws, the Zoning and the Concept Plan except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2023).

5.2. Application of City's Future Laws. The City's Future Laws in effect on the date of a completed development application apply to the development to the extent they do not contradict the City's Vested Laws. In the event of a conflict with the City's Vested Laws, the City's Future Laws shall apply in the following circumstances:

5.2.1. Developer Agreement. Those City's Future Laws that Developer has agreed in writing will apply to the Project;

5.2.2. State and Federal Compliance. Those City's Future Laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

5.2.3. Codes. Any City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, fire, or

similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

5.2.4. **Taxes.** Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;

5.2.5. **Fees.** Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

5.2.6. **Impact Fees.** Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City and which meet all requirements of the U. S. Constitution, Utah Constitution, law and applicable statutes, including but not limited to Utah Code Ann. Section 11-36a-101 (2025) *et seq.*;

6. **Term of Agreement.** This Agreement shall take effect on the date when both Parties have executed the Agreement, and shall expire on December 15, 2035, or at Buildout, whichever is earlier.

7. **Processing of Development Applications.**

7.1. **Processing of Development Applications.** City Code will govern Processing of Development Applications.

7.2. Acceptance of Certifications Required for Development Applications. Any Development Application requiring the signature, endorsement, or certification and/or stamping by a person holding a license or professional certification required by the State of Utah in a particular discipline shall be so signed, endorsed, certified or stamped signifying that the contents of the Development Application comply with the applicable regulatory standards of the City.

7.3. Independent Technical Analyses for Development Applications. If the City needs technical expertise beyond the City's internal resources to determine impacts of a Development Application such as for structures, bridges, water tanks, and other similar matters which are not required by the City's Vested Laws to be certified by such experts as part of a Development Application, the City may engage such experts as City Consultants, with the actual and reasonable costs being the responsibility of Applicant .

7.4. City Denial of a Development Application. If the City denies a Development Application the City shall provide a written determination advising the Applicant of the reasons for denial including specifying the reasons the City believes that the Development Application is not consistent with this Agreement, the Zoning and/or the City's Vested Laws (or, if applicable, the City's Future Laws). The City shall work with the Applicant in good faith to explain the reasons for the denial.

7.5. City Denials of Development Applications Based on Denials from Non-City Agencies. If the City's denial of a Development Application is based on the denial of the Development Application by a Non-City Agency, Applicant shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified below. Applicant's failure to successfully appeal any such denial shall preclude

any action by Applicant against City for City's denial so long as the City did not otherwise cause the Non-City Agency to issue the denial.

7.6. Mediation of Development Application Denials.

7.6.1. Issues Subject to Mediation. Issues resulting from the City's Denial of a Development Application that the parties are not able to resolve shall be mediated.

7.6.2. Mediation Process. If the City and Applicant are unable to resolve a disagreement which is subject to mediation pursuant to Section 7.6.1, the parties shall attempt within thirty (30) calendar days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the City and Applicant are unable to agree on a single acceptable mediator, they shall each, within fifteen (15) calendar days, appoint their own representative. These two representatives shall, between them, choose the single mediator. In the alternative, the City and the Applicant may jointly submit the matter to the Office of the Property Rights Ombudsman for mediation at the earliest available time for the Ombudsman, the Applicant, and the City. Applicant and the City shall split the fees of the chosen mediator, each Party paying 50% of the fees. The chosen mediator shall within thirty (30) calendar days, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the parties.

8. Default.

8.1. Notice. If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide written Notice to the other Party.

8.2. Contents of the Notice of Default. The Notice of Default shall:

8.2.1. Specific Claim. Specify the claimed event of Default;

8.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default;

8.2.3. Materiality. Identify why the Default is claimed to be material; and

8.2.4. Cure Period. If appropriate, the City will propose in a Notice to Developer a time for Developer to cure the Default which shall be of no less than thirty (30) calendar days duration.

8.3. Remedies. As to any uncured Default, the parties shall submit the matter to mediation consistent with the procedures set forth in Section 7.6. If the parties are not able to resolve the Default by mediation, the parties may have the following remedies, except as otherwise specifically limited in this Agreement:

8.3.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, administrative or legal appeals, injunctive relief, and/or specific performance.

8.3.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

8.3.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in

the case of a default by Developer, until the Default has been cured.

8.4. Emergency Defaults. Notwithstanding anything in this Agreement to the contrary, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City, then the City may impose the remedies of Section 8.3 without the requirements of Section 8.2. The City shall give specific written Notice to Developer and/or any applicable Subdeveloper of any public meeting at which an emergency default is to be considered and the Developer and/or any applicable Subdeveloper shall be provided with a full and fair opportunity to respond to the Notice.

8.5. Default of Assignee. A default of any obligations assumed by an assignee of Developer shall not be deemed a default of Developer.

8.6. Limitation on Recovery for Default – No Damages. Notwithstanding anything in this Agreement to the contrary, no Party shall be entitled to any claim for any monetary damages as a result of any breach of this Agreement and each Party waives any and all claims thereto. The sole remedy available to Developer or any Subdeveloper shall be that of specific performance.

8.7. Authority of City Inspectors. Nothing in this Section 8 shall be construed to limit the ability or authority of City's inspectors to assure compliance with construction standards and practices through the procedures applied generally to construction projects in the City.

9. Notices. All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the

following address:

To the Developer:

Urban Homes, LLC
1185 North SR 51
Spanish Fork, Utah 84660
chbird88@gmail.com
801-368-1884

To the City:

Santaquin City
Attn: City Manager
Norm Beagley
110 South Center Street
Santaquin, UT 84655
nbeagley@santaquin.gov
(801) 754-3200

With a Copy to:

Brett B. Rich
Nielsen & Senior, P.C.
P.O. Box 970663
Orem, UT 84097
bbr@ns-law.com
(801) 701-7074

9.1. Effectiveness of Notice. Except as otherwise provided in this Agreement, each

Notice shall be effective and shall be deemed delivered on the earlier of:

9.1.1. Hand Delivery. Its actual receipt, if delivered personally, by courier service, or by facsimile provided that a copy of the facsimile Notice is mailed or personally delivered as set forth herein on the same day and the sending party has confirmation of transmission receipt of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

9.1.2. Electronic Delivery. Its actual receipt if delivered electronically by email,

provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending party has an electronic receipt of the delivery of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

9.1.3. **Mailing.** On the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail. Any party may change its address for Notice under this Agreement by giving written Notice to the other party in accordance with the provisions of this Section.

10. **Headings.** The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidences of intent.

11. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and Developer. Further, the parties do not intend this Agreement to create any third-party beneficiary rights. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to, any third parties concerning any improvements to the Property, unless the City has accepted the dedication of such improvements, at which time all rights and responsibilities—except for warranty bond requirements for the dedicated public improvement, shall be the City's.

12. **Assignability.** The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part, respectively, by Developer, only upon written approval of the City as provided herein. Any assignee shall consent in writing to be bound by the assigned terms and

conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

That consent shall specifically acknowledge the provisions of Section 2.

12.1. Sale of Lots. Developer's selling or conveying lots in any approved Subdivision or Parcels to builders, users, or Subdevelopers, shall not be deemed to be an "assignment" subject to the above-referenced approval by the City unless specifically designated as such an assignment by Developer.

12.2. Related Entity. Developer's transfer of all or any part of the Property to any entity "related" to Developer (as defined by regulations of the Internal Revenue Service in Section 165), or Developer's entry into a joint venture for the development of the Project shall also be deemed to be an "assignment" subject to the above-referenced approval by the City.

12.3. Notice. Developer shall give Notice to the City of any proposed assignment within fifteen (15) calendar days after the event has occurred and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

12.4. Time for Denial. Unless the City denies the proposed assignment in writing within thirty (30) calendar days of Notice, the City shall be deemed to have approved of and consented to the assignment.

12.5. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds.

Upon any such approved partial assignment, Developer shall not be released from any

future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations herein.

12.6. Basis for Denial. The City may only withhold its consent if the City is not reasonably satisfied of the assignee's financial ability to perform the obligations of Developer proposed to be assigned or, there is an existing breach of a development obligation owed to the City by the Developer, assignee or related entity that has not either been cured or is in the process of being cured in a manner acceptable to the City. Any refusal of the City to accept an assignment shall be subject to the Mediation process specified in Section 7.6.

13. Insurance and Indemnification. To the fullest extent permitted by law, Owner shall indemnify and hold harmless the City, which for purposes of the section includes its elected and appointed officials, representatives, officers, employees, and agents, from and against any and all claims, demands, causes of action, orders, decrees, judgements, losses, risks of loss, damages, expenses (including litigation expenses and attorneys' fees), and liabilities arising out of or related: to (1) any referendum, or any action contesting the legality of this agreement; (2) acts, errors or omissions of Owner or its agents, servants, employees, or contractors in performance of this Agreement. Nothing in this section shall be construed to mean that Owner shall defend, indemnify, or hold the City or its elected and appointed officials, representatives, officers, employees, and agents, harmless from any claims of personal injury, death or property damage or other liabilities arising from (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent maintenance or repair by the City of improvements that have been offered for dedication and accepted by the City for maintenance. Prior to any construction on the Property, Owner shall furnish or cause to be

furnished to the City duplicate originals or appropriate certificates of insurance as might be required by the City's Vested Laws within the R-10 Residential zone.

13.1. **Hazardous, Toxic, and/or Contaminating Materials.** Owner further agrees to defend and hold the City and its elected and/or appointed boards, officers, agents, employees, and consultants, harmless from any and all claims, liability, costs, fines, penalties, charges and/or claims of any kind whatsoever relating to the existence and removal of hazardous, toxic and/or contaminating materials on the Property, except where such claims, liability, costs, fines, penalties, charges and/or claims are due to the actions of the City.

14. **Binding Effect.** If Developer sells or conveys portions of the Property to Subdevelopers or related parties, the property so sold and conveyed shall bear the same rights, privileges, configurations, and conformity to the Concept Plan as applicable to such property and be subject to the same limitations and rights of the City as when owned by Developer, and as set forth in this Agreement without any required approval, review, or consent by the City except as otherwise provided herein.

15. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

16. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

17. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation

under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

18. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

19. **Applicable Law.** This Agreement is entered into in Utah County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

20. **Venue.** Any action to enforce this Agreement shall be brought only in the Fourth District Court for the State of Utah, Provo Department.

21. **Entire Agreement.** This Agreement, including all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

22. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

23. **Recordation and Running with the Land.** This Agreement shall be recorded in the chain of title for the Project. This Agreement shall be deemed to run with the land. The data disk of the City's Vested Laws, shall not be recorded in the chain of title. A secure copy of City's Vested Laws shall not be filed with the City Recorder but each party shall have a copy.

24. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement pursuant to Resolution No. 12-03-2025 adopted by the City on December 16, 2025.

(This portion left blank intentionally.)

**SIGNATURE PAGE FOR
DEVELOPMENT AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

DEVELOPER: Urban Homes, LLC

By: _____

Name: Chris Bird

Title: Managing Member

Date: December 16, 2025 February 3, 2026

STATE OF UTAH)
:ss.

COUNTY OF UTAH)

On the 16th-3rd day of December, 2025 February, 2026, personally appeared before me _____, who being by me duly sworn, did say that he/she is the _____ of Urban Homes, LLC, a Utah Limited Liability Company and that he/she signed the foregoing instrument, which was duly authorized by the company at a lawful meeting held by authority of its operating agreement.

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NOTARY PUBLIC

**SIGNATURE PAGE FOR
DEVELOPMENT AGREEMENT (CONT.)**

**CITY:
SANTAQUIN CITY**

By: _____
Name: Daniel M Olson
Title: Mayor
Date: December 16, 2025 February 3,
2026

Attest: Stephanie Christensen

City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) :ss.

On the 16th-3rd day of December, 2025 February 2026, personally appeared before me Daniel M. Olson who being by me duly sworn, did say that he is the Mayor of Santaquin City, a political subdivision of the State of Utah, and that he signed said instrument on behalf of the City by authority of its City Council.

Formatted: Superscript

NOTARY PUBLIC

TABLE OF EXHIBITS

Exhibit A	Legal Description of Property
Exhibit B	Concept Plan
Exhibit C	Debris Basin Site Plan
Exhibit D	Property Deeded to City
Exhibit E	Property Deeded to Developer

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

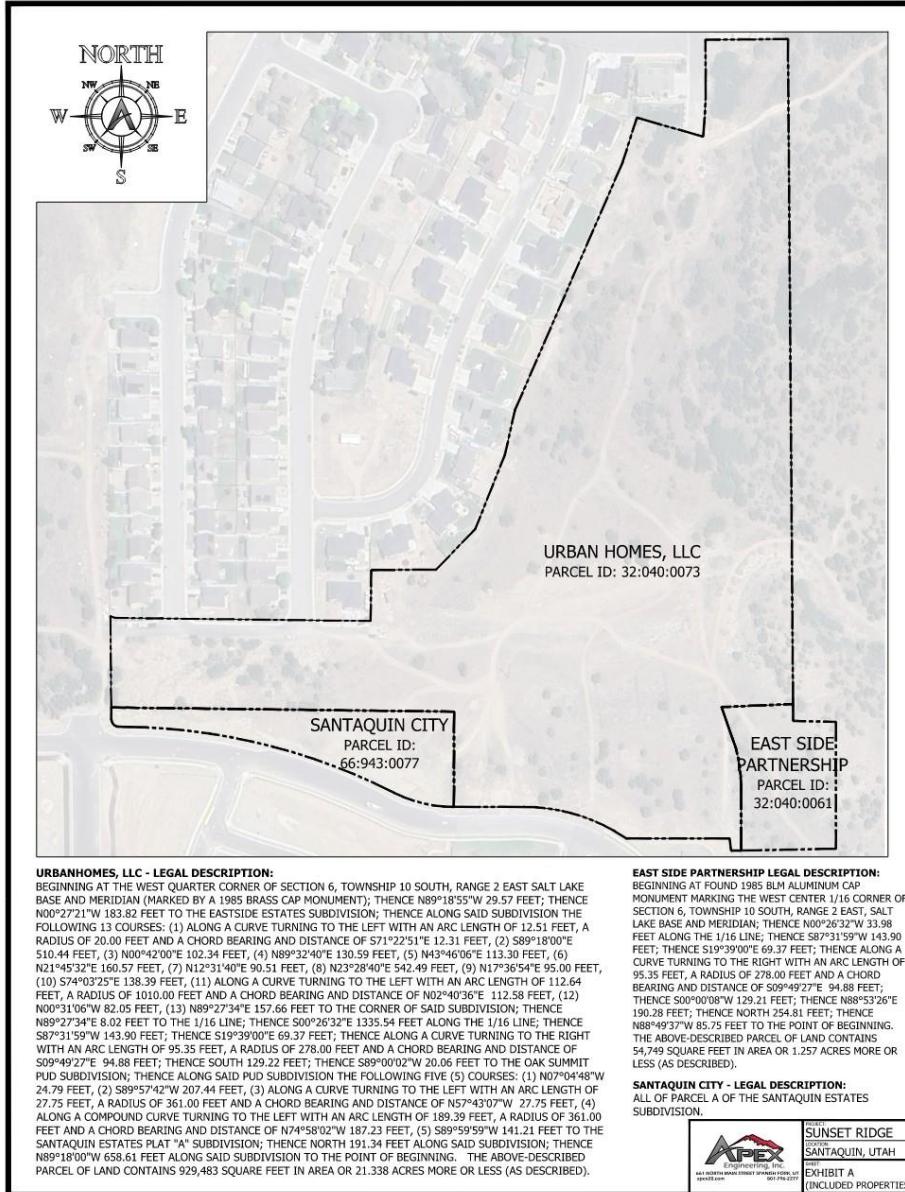
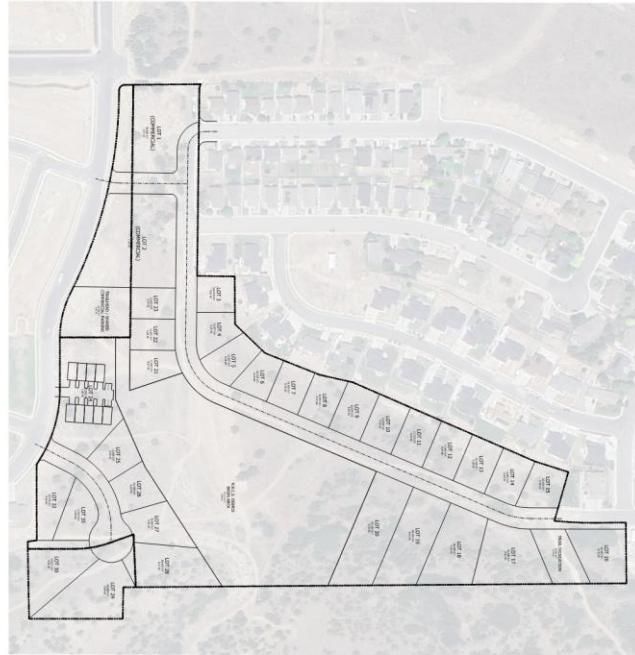


EXHIBIT B
CONCEPT PLAN



SUNSET RIDGE - CONCEPT PLAN



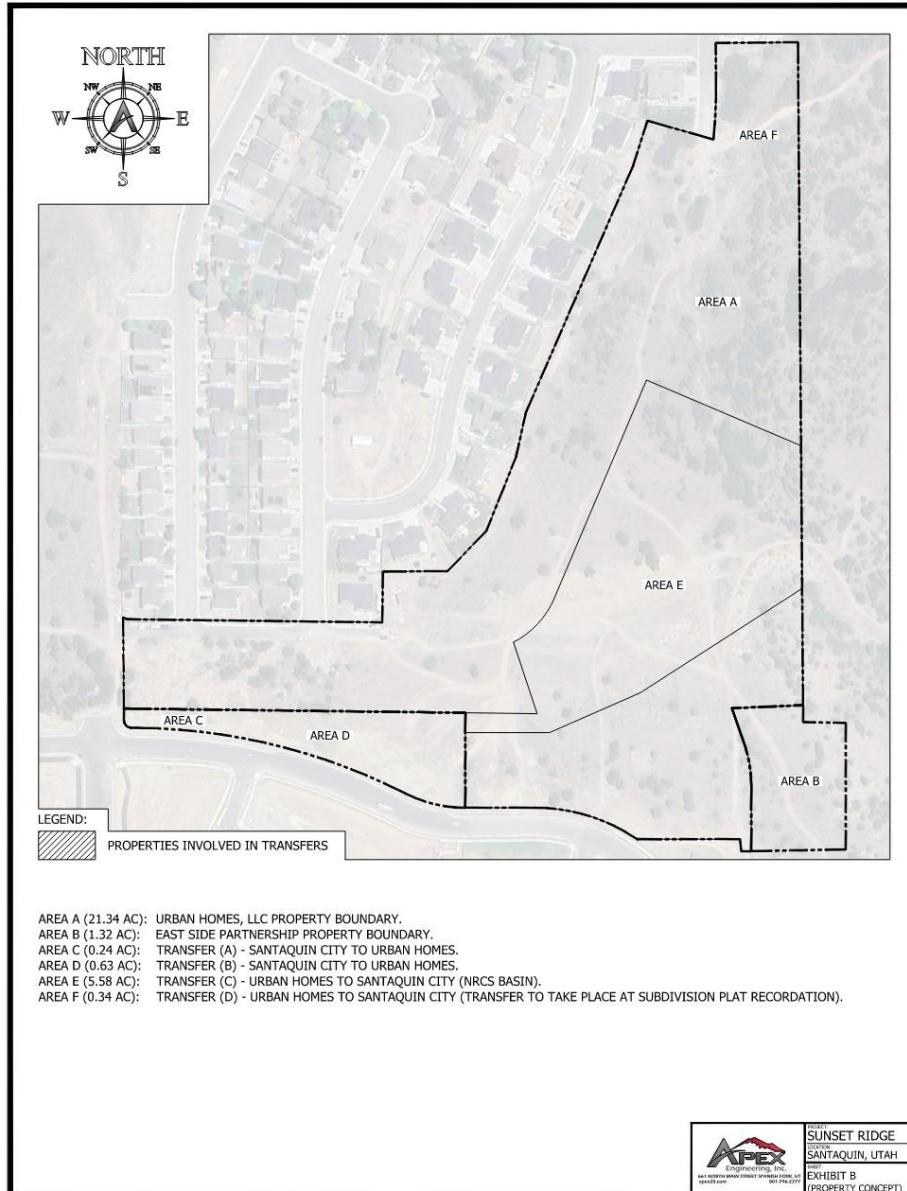
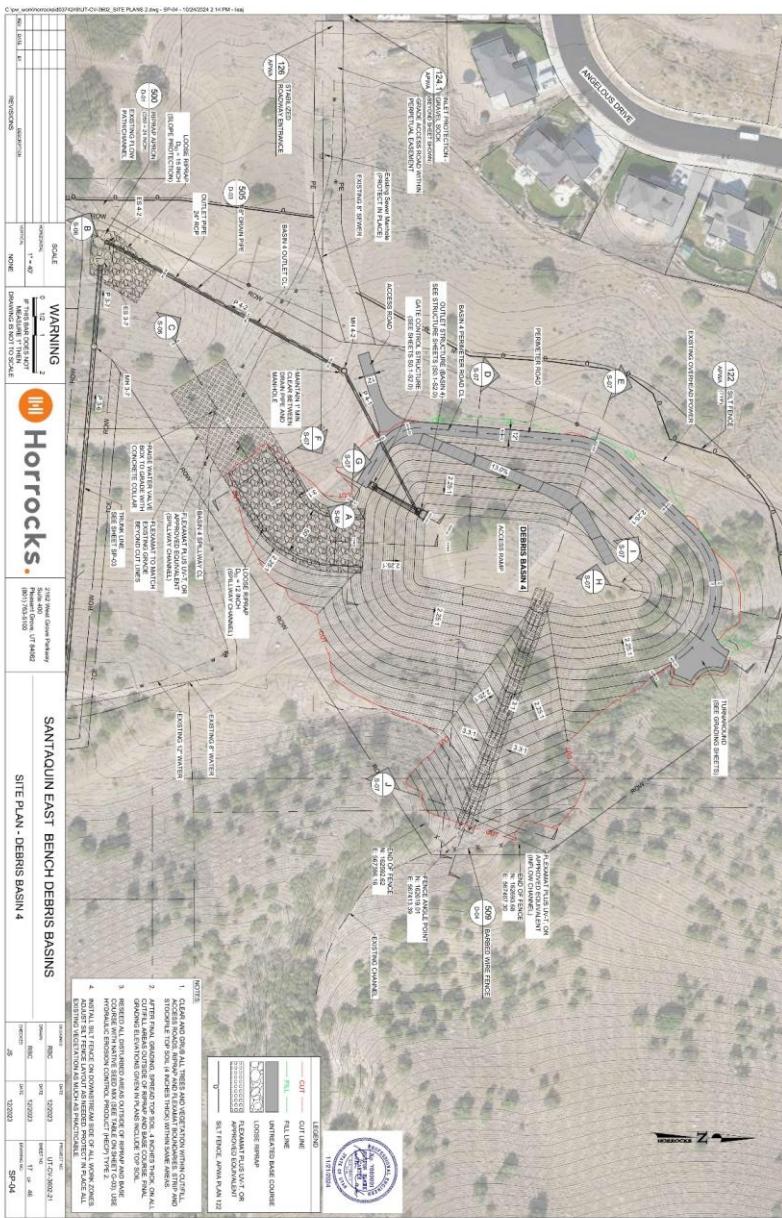


EXHIBIT C
DEBRIS BASIN SITE PLAN



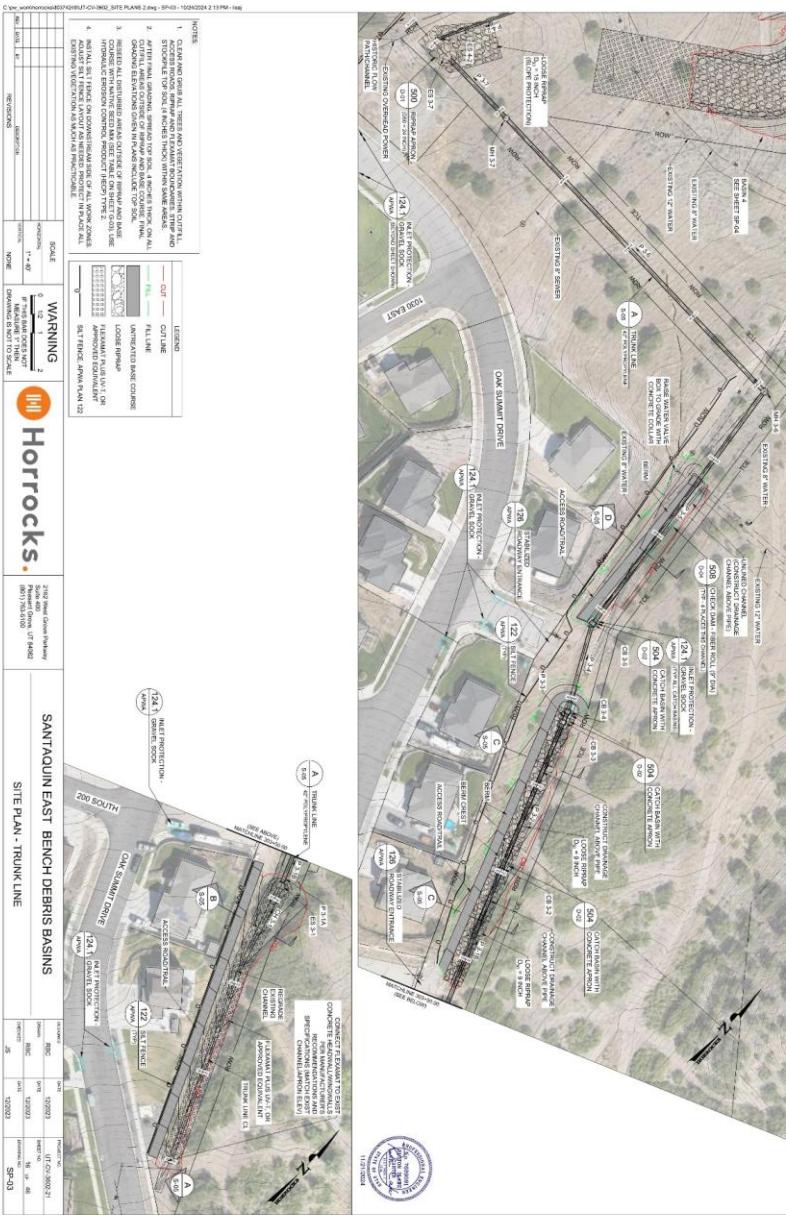
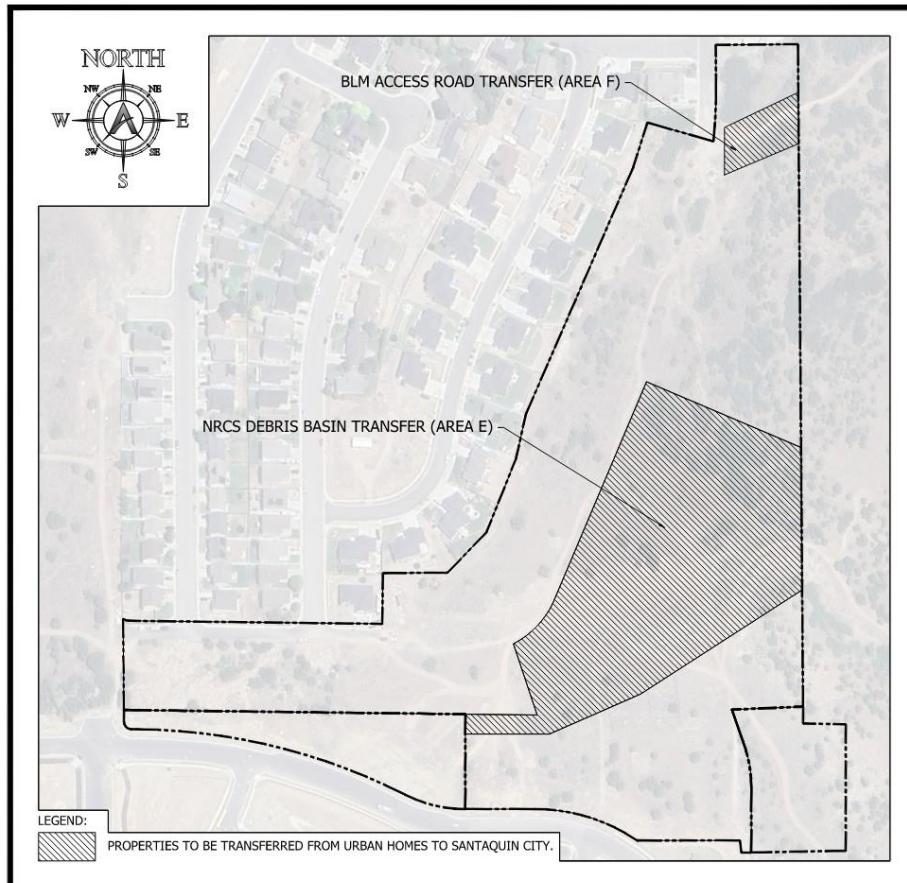


EXHIBIT D
PROPERTY DEEDED TO CITY



NRCS DEBRIS BASIN (AREA E) LEGAL DESCRIPTION:

BEGINNING 1339.37 FEET S 88°51'40" E ALONG THE 1/2 SECTION LINE AND 269.10 FEET N00°26'32"W ALONG THE 1/16 LINE FROM THE WEST 1/4 CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S57°08'47"W 387.64 FEET; THENCE S66°20'15"W 200.25 FEET; THENCE N89°57'00"W 169.58 FEET; THENCE N00°02'31"E 40.00 FEET; THENCE S89°18'00"E 144.65 FEET; THENCE N18°23'59"W 151.39 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 119.36 FEET, A RADIUS OF 179.55 FEET AND A CHORD BEARING AND DISTANCE OF N43°32'48"E 117.17 FEET; THENCE N22°55'22"E 481.48 FEET; THENCE S66°57'21"E 338.26 FEET; THENCE S00°26'32"E 287.36 FEET TO THE POINT OF BEGINNING.

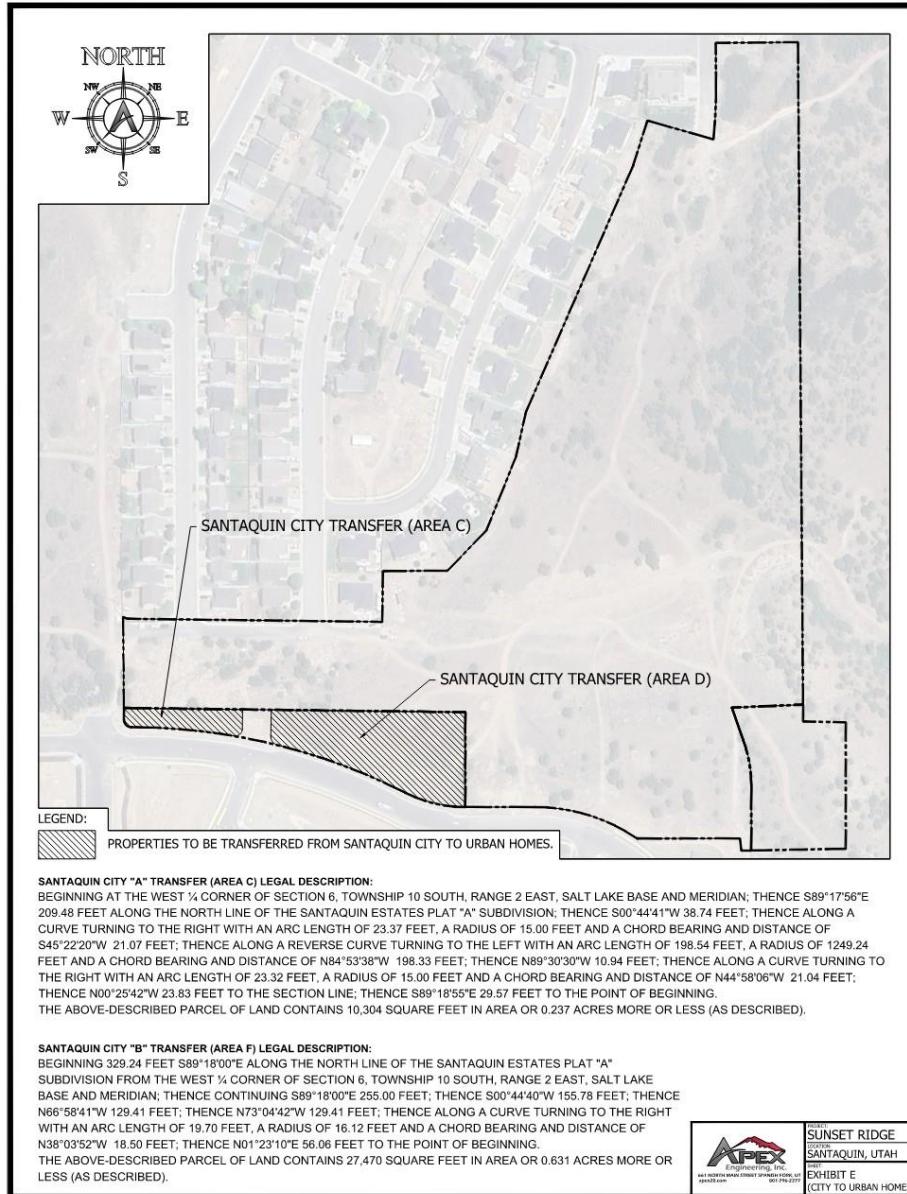
THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 243,103 SQUARE FEET IN AREA OR 5.581 ACRES MORE OR LESS AS DESCRIBED.

BLM ACCESS ROAD (AREA F) LEGAL DESCRIPTION:

TO BE DEDICATED TO THE CITY AS PART OF FUTURE SUBDIVISION PLAT (0.34 ACRES)



EXHIBIT E
PROPERTY DEEDED TO DEVEOPER



MEMO



To: Mayor Olson and City Council
From: Jason Bond, Assistant City Manager
Date: January 30, 2026
RE: **Rezone & Removal of the Central Business District**

It is proposed that the City Council consider repealing the Central Business District (CBD) of the Main Street Business Districts Zone from Santaquin City Code and the Official Zoning Map. This has been discussed with both the Planning Commission and the City Council in previous work session discussions. In summary, some of the reasons for considering this change are due to changes to the area (Main Street widening), availability of potential development or redevelopment in the CBD zoned areas, and more restrictive zoning that has been a challenge for some property owners and businesses. These points raise the question of whether or not the CBD zoning regulations are accomplishing the goals and objectives of what the intersection of Main Street and Center Street should be with the development trends of the area.

Regardless of the decision made on this proposal, it is anticipated that this important core area of the city will be discussed and reevaluated in the future as part of a General Plan update or as otherwise directed by the Mayor or City Council.

The Planning Commission held a public hearing, reviewed the proposal, and provided the following recommendation:

Commissioner Weight made a motion to remove the Central Business District from the Santaquin City Official Zoning Map. Commissioner Hoffman seconded the motion.

Commissioner Mike Weight, Yes; Commissioner Drew Hoffman, Yes; Commissioner Trevor Wood, Yes; Commissioner BreAnna Nixon, Yes; Commissioner LaDawn Moak, Yes. The motion passed.

The Planning Commission's recommendation did not include repealing the code language for the CBD from Santaquin City Code. They felt like it wouldn't hurt to keep the CBD language for the time being and it might help with the transition of repealing the CBD altogether. The CBD could also possibly be modified and reused elsewhere of the City in the future as needed. Therefore, their recommendation just includes removing the CBD from the zoning map and replacing it with Main Street Commercial District (MSC) and Main Street Residential District (MSR) zoning as shown on Exhibit A of the attached draft ordinance.

The attached ordinance had been prepared to be consistent with the Planning Commission's recommendation.

RECOMMENDED MOTION: "Motion to adopt Ordinance No. 02-01-2026, an ordinance amending the Official Zoning Map of Santaquin City, more specifically the rezoning of approximately 3.7 acres from Central Business District (CBD) to Main Street Residential (MSR) District of the Main Street Business Districts (MSBD) zone and approximately 20.4 acres from the Central Business District (CBD) to the Main Street Commercial (MSC) District of the MSBD zone"

ORDINANCE NO. 02-01-2026

AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY, MORE SPECIFICALLY APPROVING THE REZONING OF APPROXIMATELY 3.7 ACRES FROM CENTRAL BUSINESS DISTRICT TO MAIN STREET RESIDENTIAL DISTRICT OF THE MAIN STREET BUSINESS DISTRICTS ZONE AND APPROXIMATELY 20.4 ACRES FROM CENTRAL BUSINESS DISTRICT TO MAIN STREET COMMERCIAL DISTRICT OF THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING SEVERABILITY AND AN EFFECTIVE DATE FOR THE ORDINANCE.

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

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

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

WHEREAS, the Santaquin City Planning Commission held a public hearing on January 27, 2026, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City in accordance with Section 10-9a-205 of the Utah State Code; and

WHEREAS, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council regarding the proposed rezoning of property; and

WHEREAS, the Santaquin City Council desires to amend the Official Zoning Map of Santaquin City, more specifically the rezoning of approximately 3.7 acres from Central Business District (CBD) to Main Street Residential (MSR) District of the Main Street Business Districts (MSBD) zone and approximately 20.4 acres from the Central Business District (CBD) to the Main Street Commercial (MSC) District of the MSBD zone.

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

Section I.

That the Official Zoning Map of Santaquin City be amended such that approximately 3.7 acres be rezoned from the CBD to MSR and approximately 20.4 acres be rezoned from the CBD to MSC of the MSBD zone as shown on the attached map labeled as Exhibit "A" and by this reference made part hereof.

Section II. Severability

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

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, February 4th, 2026. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 3rd day of February, 2026.

Daniel M. Olson, Mayor

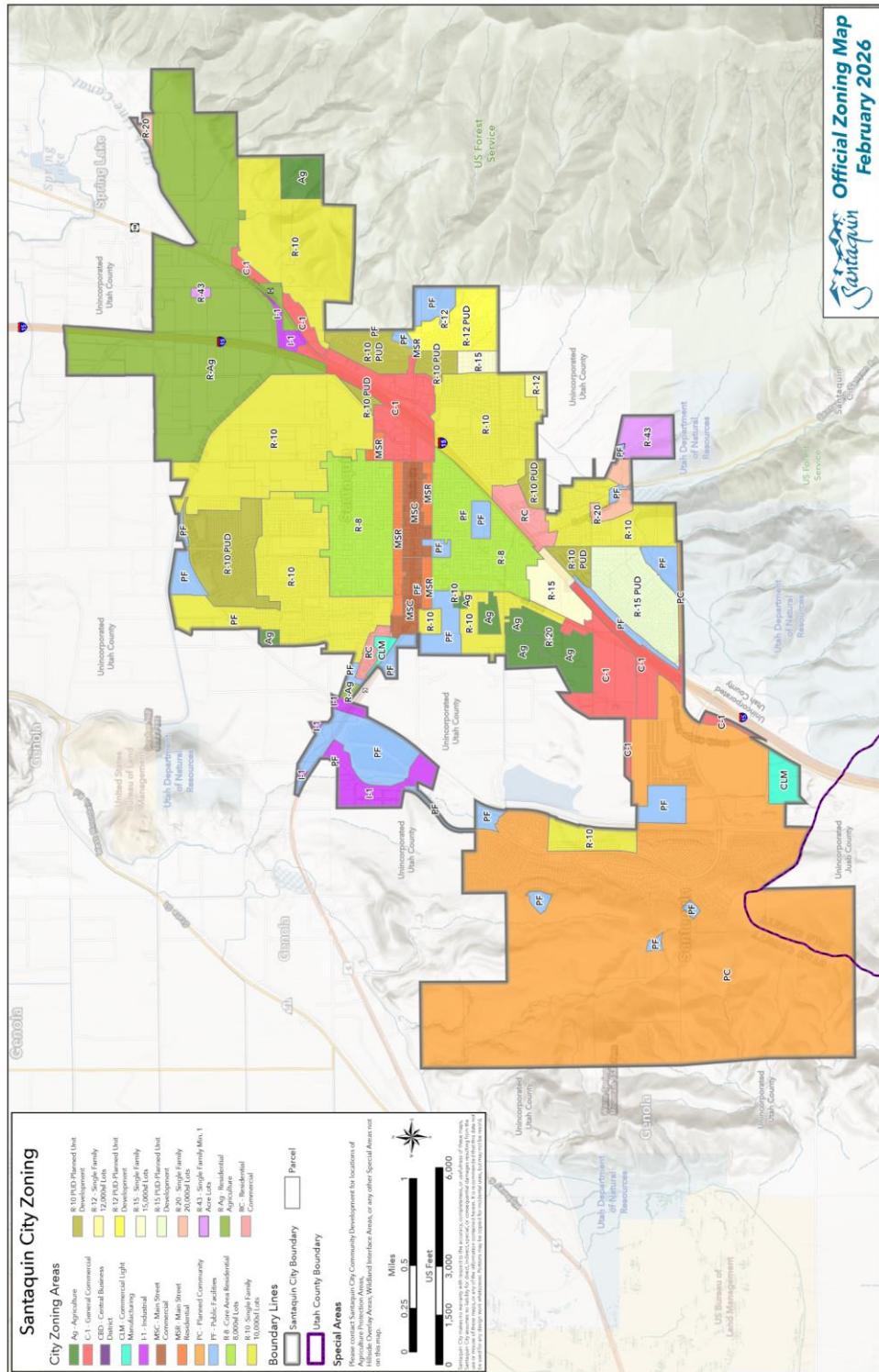
Councilmember Art Adcock	Voted <input type="text"/>
Councilmember Brian Del Rosario	Voted <input type="text"/>
Councilmember Lynn Mecham	Voted <input type="text"/>
Councilmember Jeff Siddoway	Voted <input type="text"/>
Councilmember Travis Keel	Voted <input type="text"/>

ATTEST:

Stephanie Christensen, City Recorder

Exhibit A

(Santaquin City Zoning Map)



Item # 8.

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 3rd day of February 2026, entitled

“AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY, MORE SPECIFICALLY APPROVING THE REZONING OF APPROXIMATELY 3.7 ACRES FROM CENTRAL BUSINESS DISTRICT TO MAIN STREET RESIDENTIAL DISTRICT OF THE MAIN STREET BUSINESS DISTRICTS ZONE AND APPROXIMATELY 20.4 ACRES FROM CENTRAL BUSINESS DISTRICT TO MAIN STREET COMMERCIAL DISTRICT OF THE MAIN STREET BUSINESS DISTRICTS ZONE, PROVIDING SEVERABILITY AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 3rd day of February 2026.

Stephanie Christensen
Santaquin City Recorder
(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)

COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, at the City Hall Building at 110 S. Center Street and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

STEPHANIE CHRISTENSEN
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ____ day of ____ 2026, by
STEPHANIE CHRISTENSEN.

My Commission Expires:

Notary Public

MEMO



To: Mayor Olson and City Council
From: Jason Bond, Assistant City Manager
Date: January 30, 2026
RE: Code Amendment Amending Temporary Business License Durations

It is proposed that the City Council consider amending Santaquin City Code (SCC) 3.28.010 to be consistent with the durations of temporary uses listed in Santaquin City Code (SCC) 10.16.300. No changes to the specific types of uses and their corresponding durations is being proposed.

The Planning Commission held a public hearing, reviewed the proposal, and provided the following recommendation:

Commissioner Nixon made a motion to amend Santaquin City Code amend the discrepancy of duration requirements for temporary business licenses. Commissioner Moak seconded the motion.

Commissioner Mike Weight, Yes; Commissioner Drew Hoffman, Yes; Commissioner Trevor Wood, Yes; Commissioner BreAnna Nixon, Yes; Commissioner LaDawn Moak, Yes. The motion passed.

The draft ordinance is attached for the City Council to review.

RECOMMENDED MOTION: “Motion to adopt Ordinance No. 02-02-2026, an ordinance amending Santaquin City Code to clarify the durations for temporary business licenses and uses.”

ORDINANCE NO. 02-02-2026

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO CLARIFY THE DURATIONS FOR TEMPORARY BUSINESS LICENSES AND USES, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

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

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

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

WHEREAS, the City Council desires to amend Santaquin City Code Title 3, Chapter 28, Section 010 to update temporary business license durations to be consistent with temporary uses listed in Title 10 Chapter 16 Section 300; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on January 27, 2026, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

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

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

Section I. Amendments

Title 3 Chapter 28 Section 010 is amended as follows: (underlined text is added, stricken text is deleted)

3.28.010 Temporary Business Licenses

C. Duration: The duration of temporary business licenses shall be the same as the corresponding temporary uses outlined in SCC 10.16.300.B. Temporary business licenses which do not correspond to a listed temporary use in SCC 10.16.300.B may not exceed one hundred twenty (120) days or the length of the approved temporary use permit, in any one location, whichever is less.

Section II. Severability

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

Section III. Contrary Provisions Repealed

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

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

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

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, February 4th, 2026. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 3rd day of February, 2026.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted <input type="text"/>
Councilmember Brian Del Rosario	Voted <input type="text"/>
Councilmember Lynn Mecham	Voted <input type="text"/>
Councilmember Jeff Siddoway	Voted <input type="text"/>
Councilmember Travis Keel	Voted <input type="text"/>

ATTEST:

Stephanie Christensen, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 3rd day of February 2026, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO CLARIFY THE DURATIONS FOR TEMPORARY BUSINESS LICENSES AND USES, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 3rd day of February 2026.

Stephanie Christensen
Santaquin City Recorder
(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, at the City Hall Building at 110 S. Center Street and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

STEPHANIE CHRISTENSEN
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ____ day of ____ 2026, by
STEPHANIE CHRISTENSEN.

My Commission Expires:

MEMO



To: Mayor Olson and City Council
From: Jason Bond, Assistant City Manager
Date: January 13, 2026
RE: Code Amendment Amending Parking Requirement for Attached Accessory Dwelling Units

It is proposed that the City Council consider amending Santaquin City Code (SCC) 10.16.080 to require only one parking stall for internal accessory dwelling units (ADUs) to be consistent with the requirements in Utah State Code 10.21.303.

The Planning Commission held a public hearing, reviewed the proposal, and provided the following recommendation:

Commissioner Moak made a motion to amend the city code to reduce parking space requirements for attached accessory dwelling units (ADUs) from two spaces to one per Utah State Code. Commissioner Nixon seconded the motion.

Commissioner Mike Weight, Yes; Commissioner Drew Hoffman, Yes; Commissioner Trevor Wood, Yes; Commissioner BreAnna Nixon, Yes; Commissioner LaDawn Moak, Yes. The motion passed.

The draft ordinance is attached for the City Council to review.

RECOMMENDED MOTION: "Motion to adopt Ordinance No. 02-03-2026, an ordinance amending Santaquin City Code to reduce parking requirements for attached accessory dwelling units."

ORDINANCE NO. 02-03-2026

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO REDUCE PARKING REQUIREMENTS FOR ATTACHED ACCESSORY DWELLING UNITS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

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

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

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

WHEREAS, the City Council desires to amend Santaquin City Code Title 10, Chapter 16, Section 080 to reduce the parking requirement for attached accessory dwelling units to be consistent with Utah State Code; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on January 27, 2026, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

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

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

Section I. Amendments

Title 10 Chapter 16 Section 080 is amended as follows: (underlined text is added, stricken text is deleted)

10.16.080 ACCESSORY DWELLING UNITS

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

1. Location: Attached accessory dwelling units shall not be allowed on any parcel except those containing a single-family dwelling.
2. Parking: Any property containing an attached accessory dwelling unit shall provide ~~two~~ one off-street parking spaces for residents of the unit. **Tandem parking will not qualify as approved parking.**

Section II. Severability

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

Section III. Contrary Provisions Repealed

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

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

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

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, February 4th, 2026. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 3rd day of February 2026.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	_____
Councilmember Brian Del Rosario	Voted	_____
Councilmember Lynn Mecham	Voted	_____
Councilmember Jeff Siddoway	Voted	_____
Councilmember Travis Keel	Voted	_____

ATTEST:

Stephanie Christensen, City Recorder

STATE OF UTAH)
)
) ss.
COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 3rd day of February 2026, entitled

“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO REDUCE PARKING REQUIREMENTS FOR ATTACHED ACCESSORY DWELLING UNITS, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 3rd day of February 2026

Stephanie Christensen
Santaquin City Recorder
(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, STEPHANIE CHRISTENSEN, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at www.santaquin.org, at the City Hall Building at 110 S. Center Street and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

STEPHANIE CHRISTENSEN
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ____ day of ____ 2026, by
STEPHANIE CHRISTENSEN.

My Commission Expires:

MEMO



To: Mayor Olson and City Council
From: Jason Bond, Assistant City Manager
Date: January 30, 2026
RE: Code Amendment Amending Measurements of Retaining Walls

It is proposed that the City Council consider amending Santaquin City Code (SCC) 10.16.260, 10.20.120, and 10.20.230 to require all retaining walls to be measured from the bottom of the footing to the top of the wall to be consistent with requirements in Utah State Code 19.95.100.

The Planning Commission held a public hearing, reviewed the proposal, and provided the following recommendation:

Commissioner Nixon made a motion to amend city code to require all retaining walls of four feet in height or greater to be measured from the bottom of the footing to the top of the wall to match Utah State Code. Commissioner Weight seconded the motion.

Commissioner Mike Weight, Yes; Commissioner Drew Hoffman, Yes; Commissioner Trevor Wood, Yes; Commissioner BreAnna Nixon, Yes; Commissioner LaDawn Moak, Yes. The motion passed.

The draft ordinance is attached for the City Council to review.

RECOMMENDED MOTION: “Motion to adopt Ordinance No. 02-04-2026, an ordinance amending Santaquin City Code to clarify that retaining wall measurements be from the bottom of the footing to the top of the wall.”

ORDINANCE NO. 02-04-2026

AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO CLARIFY THAT RETAINING WALL MEASUREMENTS BE FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.

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

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

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

WHEREAS, the City Council desires to amend Santaquin City Code Title 10, Chapter 16, Section 260; Title 10 Chapter 20, Section 120; and Title 10, Chapter 20, Section 230 to amend retaining walls measurement requirements to be consistent with Utah State Code 19.95.100; and

WHEREAS, the Santaquin City Planning Commission held a public hearing on January 27, 2026, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

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

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

Section I. Amendments

Title 10 Chapter 16 Section 260 is amended as follows: (underlined text is added, stricken text is deleted)

10.16.260 FENCES, WALLS, AND HEDGES

- B. Retaining Walls: All retaining walls of four feet (4') in height or greater, from ~~finished grade~~ bottom of the footing to top of the wall, are to be approved by the city and shall be designed, drawn, and the plans stamped by an engineer licensed to work in the state of Utah. In the event fencing is to be placed on top of a retaining wall, the height of the fence shall be measured from finished grade along the side of the retaining wall where earth is being retained.

Title 10 Chapter 20 Section 120 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.120 COMMERCIAL ZONES

F. Site Standards: In general, buildings should be located so as to be visible from major roadways and entries, to provide clear orientation and access for vehicular and pedestrian traffic alike. Likewise, structures should be located in consideration of the existing built context, the location of adjoining uses, and the location of major roadways. Appropriately located pedestrian courtyards, common gathering areas and accessible, well landscaped environments that encourage pedestrian movement both within the new commercial development and among adjacent land uses are encouraged.

1. Lot Standards: No minimum lot area and width standards are specified for parcels within commercial zones, except that an area sufficient to accommodate building location requirements, off street parking, loading and unloading, and vehicular access shall be provided and maintained by the owner.
2. Building Location Standards: The following standards shall apply to structure locations within the respective commercial zones.
 - a. Submittal Of Plan: Where a development is to be completed in phases and with multiple buildings, a plan showing the overall commercial development, including all building and improvement locations must be submitted to the planning commission for concept review and approval prior to any site plan approvals for an individual building site or location. Construction of buildings on pad sites may not commence until construction has begun on the major anchor tenants of the property, without architectural review committee approval.
 - b. Setback Requirements:

		C-1	PO
Front setbacks:			
From primary public frontage to building/ parking	10/10	20/10	
From secondary public frontage to building/ parking ¹	10/10	20/10	
From private frontage	0	10	
Side setbacks ² :			
Minimum from adjacent property to building/ parking	0 or 10'0 if shared or 5'	10' plus 5' per building stories above	
If side abuts a residential zone	15'		

			1/5'
	Minimum from private street/drive aisle curb	10'	10'
Rear setbacks:			
	Minimum from adjacent property to building/ parking	10'0" if shared or 5'	20/5
	If rear abuts a residential zone	15'	20'
	Minimum from private street/drive aisle curb	10'	10'

Notes:

¹ Secondary frontage shall be the frontage on the lower classification of road if the development fronts onto 2 streets of differing classification. Where both fronted streets are equally classified, the secondary frontage shall be the street with lower traffic volumes.

² Commercial buildings may be designed and constructed to be conjoined or share a common wall along a side or rear property line, with a neighboring commercial building if the adjoining building is planned as a part of the same commercial development or plan, whether or not in subsequent phases and as long as all other applicable standards are still met. If no wall is to be shared along the side or rear property lines, then the greater setback shall be required.

c. Accessory Structures: Accessory structures (e.g., trash enclosures, storage buildings, etc.) may not be located in required front yard setback or landscape yard areas and must comply with all applicable landscape requirements found within SCC 10.52.050.



enclosures shall be located so as to minimize disturbance to adjacent residential development.

3. Grading Standards: Site planning must take into consideration the existing grade and slope of the site. Grading of property should be sensitive to and compatible with surrounding properties and public streets. Commercial properties adjacent to existing or future residential properties will be restricted in raising or cutting the elevation of the commercial site near property lines unless approved by the city with appropriate buffering measures.
 - a. The use of landscaped, sloped areas is usually preferable to retaining walls. The use of terraced parking lots, stepped building pads, retaining walls and larger setbacks may be necessary to achieve this.
 - b. Retaining wall heights are limited to a maximum height of four feet (4') measured from the ~~highest point of grade~~ the bottom of the footing to the top of the wall, unless otherwise authorized by the architectural review committee. Cast in place concrete walls may not be utilized for retaining purposes unless a decorative stone or other approved veneer material and/or elements will be placed on the visible portions of the wall.

Title 10 Chapter 20 Section 230 is amended as follows: (underlined text is added, stricken text is deleted)

10.20.230 HILLSIDE DEVELOPMENT OVERLAY ZONE

- H. Cuts And Fills: The following standards shall be met when designing street layouts, subdivision improvements, presale lot grading and home construction plans:
 1. Slopes: Slopes caused by either an excavation or fill shall not be steeper than one vertical to two horizontal (1:2). Slopes shall not be steeper than one vertical to four horizontal (1:4) within fifteen feet (15') of abutting dwelling lot property lines unless a developer provided retaining wall is installed consistent with the retaining wall standards outlined below.
 2. Permanent Fill: Permanent fill shall be located so that settlement or erosion shall not damage or cover any street, curb, gutter, sidewalk, or building.
 3. Standards: All fill and degrees of compaction shall comply with the standards established by the city engineer in accordance with applicable codes and standards adopted by the city.
 4. Water Diversion: Water diversion systems shall be installed to channel water runoff away from cut or fill slopes and retaining walls. Protection of such systems is to be noted on any development plats.
 5. Slope Edges: The top or bottom edges of slopes caused by an excavation or fill up to ten (10) vertical feet shall be at one vertical to three (3) horizontal feet for a distance of six feet (6') from the property line and/or street right of way lines. Cut and/or fills greater than ten (10) vertical feet shall be set back an appropriate distance as determined by the city engineer.
 6. Vertical Height: The maximum vertical height of any nonretained cut or

fill slope exceeding one vertical to three horizontal (1:3) shall be ten feet (10').

7. Setback: Any structure, except a retaining wall or soil stabilization improvement, shall have a setback from the crest/base of a cut or fill a minimum distance equal to the depth of the fill or the height of the cut, unless an engineered retaining wall is built for the cut or fill slope. Retaining walls may be a part of a dwelling unit.
8. Nonretained Slope: The distance from any structure to the toe of a natural or development caused nonretained slope shall be at least the height of the slope divided by two (H/2), up to fifteen feet (15').
9. Retaining Walls:
 - a. Required: Retaining walls shall be required in any area of disturbance where the grade exceeds a 2.5:1 slope.
 - b. Design; Approval: Any retaining wall that is four feet (4') in height or taller shall be designed by a licensed engineer and approved by the city building official in accordance with applicable codes adopted by the city.
 - c. Wall Heights: Retaining wall heights shall be measured from the bottom of the ~~foundation of the wall~~ [footing](#) to the top of the wall ~~vertically above the bottom point of measurement~~. No retaining wall shall exceed ten feet (10') in height.

Section II. Severability

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

Section III. Contrary Provisions Repealed

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

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

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

Section V. Posting and Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, February 4th, 2026. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 3rd day of February 2026.

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted <input type="text"/>
Councilmember Brian Del Rosario	Voted <input type="text"/>
Councilmember Lynn Mecham	Voted <input type="text"/>
Councilmember Jeff Siddoway	Voted <input type="text"/>
Councilmember Travis Keel	Voted <input type="text"/>

ATTEST:

Stephanie Christensen, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

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STEPHANIE CHRISTENSEN
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this ____ day of ____ 2026, by
STEPHANIE CHRISTENSEN.

My Commission Expires:

Item # 11.