CITY COUNCIL REGULAR MEETING

Tuesday, July 18, 2023, at 7:00 PM
Court Room/Council Chambers (2nd Floor) and Online
275 W. Main Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person –** Meetings are held on the 2nd floor in the Court Room/Council Chambers at City Hall
- **YouTube Live –** Public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at https://bit.ly/2P7ICfQ
  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. 06-20-2023 City Council Minutes
2. 06-28-2023 Special City Council Minutes

Bills

3. City Expenditures from 06-17-2023 to 07-14-2023 in the amount of $2,331,736.88

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Recognitions

4. Volunteer of the Month: Zack Corbett

Public Forum

FORMAL PUBLIC HEARING

5. Public Hearing: Tentative Budget -Transfers

BUILDING PERMIT & BUSINESS LICENSE REPORT

NEW BUSINESS

Resolutions

6. Resolution 07-01-2023 State of Utah Division of Forestry, Fire, & State Lands Cooperative Agreement
7. Resolution 07-02-2023 Approval of Utah SHOP Property Development Agreement

Ordinances

8. Ordinance 07-01-2023 Utah SHOP Property Rezone
9. Ordinance 07-02-2023 Adoption of the Parks, Recreation, Trails, & Open Space Master Plan, Impact Fee Analysis (IFA), and Impact Fee Facilities Plan (IFFP)

Discussion & Possible Action

10. Discussion & Possible Action: Hollow Flats Subdivision Preliminary Plan
11. Discussion & Possible Action: Ratification of City Hall Community Services Furniture Order
12. Discussion & Possible Action: Ratification of City Hall Administration Furniture Order

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

REPORTS BY MAYOR AND COUNCIL MEMBERS

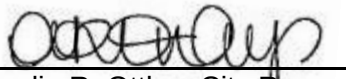
EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)

EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

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.org, in three physical locations (Santaquin City Public Safety Building, 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: 

Amalie R. Ottley, City Recorder

CITY COUNCIL REGULAR MEETING
Tuesday, June 20th at 7:00 PM
Court Room/Council Chambers (2nd floor) and Online

MINUTES

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

ROLL CALL
Councilors present included Councilors Adcock, Hathaway, Mecham, Montoya, and Siddoway.

Others present included City Recorder Amalie Ottley, City Manager Norm Beagley, Assistant City Manager Jason Bond, Legal Counsel Brett Rich, Community Services Director John Bradley.

Various members of the public attended the meeting.

PLEDGE OF ALLEGIANCE
Councilor Mecham led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT
Bryan Mecham offered an invocation.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST
No council members declared any conflicts of interest.

CONSENT AGENDA (MINUTES, BILLS, ITEMS)
1. 06-06-2023 Work Session Meeting Minutes
2. 06-06-2023 Regular Meeting Minutes
3. City Expenditures from 06-03-2023 to 06-16-2023 in the amount of $1,705,711.56.
4. Resolution 06-04-2023 – Surplus Property

Councilor Mecham motioned to approve the Consent Agenda items 1 through 4. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

DRAFT

PUBLIC FORUM

Ronda Hair with the Payson & Santaquin Area Chamber of Commerce attended the meeting. She talked about the upcoming Little Buckaroo Rodeo and pancake breakfast.

Councilor Montoya introduced Gracie Smith and Brooklyn Hales from the Youth City Council. They both graduated from Payson High School last month and received scholarships from the Youth City Council for their college careers. Councilor Montoya expressed her gratitude for both Gracie and Brooklyn. They in turn expressed what they loved about participating in the Youth City Council. They talked about what activities they enjoyed and how much they loved getting to serve the Santaquin community.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant Manager Bond presented the Building Permit Report. 96 residential units have been issued building permits in the current calendar year. Three new commercial spaces have been issued permits. In comparison, 146 single and multi-family residential units have been built in the current fiscal year. (July 2022 – June 2023) 6 new business licenses were issued in the last two weeks.

NEW BUSINESS

Discussion & Possible Action: RAP Tax Funding for FY 2023-2024 (Item #6)

Community Services Director John Bradley introduced Annie and Brooklyn Duckworth who had a proposition for the council to consider regarding RAP Tax Funding. They presented an idea to have a sign made and installed at the City's Rodeo Arena grounds. They discussed the materials for the sign being lumber and engraved metal. The Duckworths and members of the council discussed possible locations and design for the sign. Director Bradley suggested that the council consider using the remaining $3,000 in RAP Tax money to donate to the production of the sign. The sign is estimated to cost $18,000 to $20,000 total. The Duckworth's would fundraise for the remaining amount of cost for the sign. Manager Beagley stated that measurements and drawings for the sign will need to be looked at more closely as well as installation. Council Adcock indicated that he may know a citizen that would donate some lumber on the condition that it's not cut.

Councilor Montoya asked Director Bradley about placement of mirrors in the new City Hall building for dance classes. Director Bradley and Councilor Montoya discussed the most appropriate placement of the mirrors in that classroom.

Councilor Hathaway expressed his support for the rodeo sign project and expressed his appreciation to the RAP Tax Committee for their work in consideration of multiple projects throughout the city. Councilor Mecham asked Director Bradley if he thought it would be possible to have the sign ready before Orchard Days. Councilor Hathaway commended Brooklyn and Annie for having an idea and coming before the council to present it. He added that he likes the wood design over the 100% metal design.

Councilor Montoya made a motion to approve the RAP Tax Committee recommendations of $127,000 and include an additional $3,000 toward the Rodeo Grounds Sign in FY 2023-2024. Councilor Hathaway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved

Discussion: Presentation of Parks, Recreation, Trails, and Open Space Master Plan, Impact Fee Facility Plan (IFFP), and Impact Fee Analysis (IFA). (Item #7)

Mayor Olson presented the Parks, Recreation, Trails, and Open Space Master Plan. Manager Beagley discussed the purpose of analyzing the level of service for amenities in the city and how adding new parks and amenities through impact fees charged to new developments can fund projects identified in the Master Plan. Councilor Montoya inquired if private landowners are involved in proposed future plans for projects that are not on city owned property. Assistant Manager indicated that the expansion of plans onto current private property have been notified and any opposition to plans on private property has been taken into consideration. Councilors and Assistant Manager Bond discussed how impact fees may be used for new facilities, not upkeep/maintenance, and to support future levels of service. Councilor Montoya also inquired if the development agreement between the City and DR Horton for Foothill Village includes park improvements as well as the Grey Cliffs neighborhood. Manager Beagley and Assistant Manager Bond discussed land dedication and impact fees in both of those subdivisions and the improvements included in development agreements.

Ordinance 06-01-2023 Planned Unit Development (PUD) Code Amendment (Item #5)

Assistant Manager Bond presented the proposed Ordinance 06-01-2023 which would amend Santaquin City Code to allow for an approved strategy to comply with State moderate incoming housing requirements.

Councilor Montoya added that the State has cautioned municipalities if moderate income housing mandates are not followed that possible funding for transportation projects may not be awarded to cities and the State will fine cities for non-compliance. Councilor Montoya discussed the council's decision to make mandates as palatable as possible for the City as the process continues every year. Councilor Montoya and Assistant Manager Bond discussed the roles the City Council and the Planning Commission have to implement and enforce city code in any future developments, including Planned Unit Developments.

Councilor Mecham made a motion to adopt Ordinance 06-01-2023 which amends Section 10.20.170.E of Santaquin City Code which implements one of the approved strategies to comply with the State moderate income housing requirements. Councilor Siddoway seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

STAFF, COUNCIL, AND MAYOR REPORTS

Assistant Manager Bond discussed items on upcoming Development Review Committee (DRC) and Planning Commission (PC) meetings.

Manager Bond updated the council on the progress of the new City Hall Building. He added that start up tests will be performed at the Summit Ridge pump station soon. He discussed the damage in some parts of the city from gravel that travelled down the canyon and through waterways with the high-water runoff. He indicated that the Public Works department is working hard to clean up any debris and fix damage as best they can.

Councilor Montoya discussed a resident's concern about ATVs and dirt bikes being ridden in city limits and on city roads. Manager Beagley encouraged members of the public to call and report riders to the police department so that contact can be made. Officer Wall was in attendance at the meeting and added that there are officers who work ATV shifts and have issued several citations. Mayor Olson asked Officer Wall if the police department could also patrol the canyon and Prospector View Park for reckless drivers as well.

Councilor Adcock inquired about fields in town that need to be mowed and/or knocked down. Manager Beagley indicated that a new mower will be delivered any day and the city fields that need some attention will be taken of shortly.

Councilor Siddoway discussed a resident's concern about parking on 120 E. Orchard Hills Drive. He encouraged the resident to email the city with concerns so that traffic control requests may be reviewed by the Development Review Committee.

Councilor Mecham asked the City to review the Juneteenth Holiday again. Mayor Olson agreed that he would be willing to discuss the holiday taking into consideration both Federal and State recognized holidays as well as floating holidays that have been allotted to employees.

Councilor Hathaway discussed recent South Utah Valley Municipal Water Association (SUVMWA) and Mt. Nebo Water meetings. He also met with the Rodeo Planning Committee and expressed his excitement for the upcoming rodeo and Orchard Days events.

Mayor Olson and Manager Beagley discussed the continued water flow from the canyon. They stated that the runoff has slowed down quite a bit and the Summit Creek Irrigation Company is still working to manage the water through irrigation pipes and ditches and reservoirs. He discussed with the council the City's willingness to help neighbors who experienced loss during the high-water runoff this season.

EXECUTIVE SESSION

Councilor Mecham made a motion to enter into an Executive Session to discuss the character professional competence, or physical or mental health of an individual. Councilor Montoya seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

The Executive Session began at 8:41 p.m.

Mayor Olson, Councilor Montoya, Councilor Adcock, Councilor Siddoway, Councilor Mecham, Councilor Hathaway, City Manager Beagley, Assistant City Manager Bond, and Legal Counsel Brett Rich were all present in the Executive Session.

Councilor Mecham made a motion to end the Executive Session and return to the Regular City Council Meeting. Councilor Montoya seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

The Executive Session ended at 9:02 p.m.

ADJOURNMENT

Councilor Mecham made a motion to adjourn the Regular City Council meeting. Councilor Montoya seconded the motion.

Councilor Adcock	Yes
Councilor Hathaway	Yes
Councilor Mecham	Yes
Councilor Montoya	Yes
Councilor Siddoway	Yes

The vote was unanimously approved.

The Executive Session ended at 9:03 p.m.

DRAFT

ATTEST:

_____ _____

Daniel M. Olson, Mayor **Amalie R. Ottley, City Recorder**

DRAFT

SPECIAL CITY COUNCIL MEETING
Tuesday, June 28TH AT 5:30 PM
Court Room/Council Chambers (2nd floor) and Online

MINUTES

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

Councilor Mecham entered the meeting at 5:33 p.m.

ROLL CALL
Councilors present included Councilors Adcock, Hathaway, Mecham, Montoya, and Siddoway.

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Finance Director Shannon Hoffman, City Recorder Amalie Ottley.

Members of the public included Michael Romero, Bryan Mecham, Travis Keel, Brian Del Rosario.

PLEDGE OF ALLEGIANCE
Councilor Montoya led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT
Manager Beagley offered an invocation.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST
No council members declared any conflicts of interest.

NEW BUSINESS
1. Public Hearing: Santaquin City FY2022-2023 Budget Amendment #2
Councilor Montoya made a motion to enter into a Formal Public Hearing to address the Santaquin City Fiscal Year 2022-2023 Budget Amendment #2. Councilor Hathaway seconded the motion.

Councilor Montoya	Yes
Councilor Adcock	Yes
Councilor Siddoway	Yes
Councilor Mecham	Absent
Councilor Hathaway	Yes

The motion was unanimously approved.

The Public Hearing began at 5:33 p.m.

No members of the public wished to address the City Council in the Public Hearing.

Councilor Montoya made a motion to end the Formal Public Hearing. Councilor Siddoway seconded the motion.

Councilor Montoya	Yes
Councilor Adcock	Yes
Councilor Siddoway	Yes
Councilor Mecham	Yes
Councilor Hathaway	Yes

The motion was unanimously approved.

The Public Hearing ended at 5:35 p.m.

2. Resolution 06-05-2023 Approval of Budget Amendment #2 for Santaquin City FY2022-2023 Budget.
Councilor Siddoway made a motion to pass Resolution 06-05-2023 Approving Budget Amendment #2 for the Santaquin City Fiscal Year 2022-2023 Budget. Councilor Hathaway seconded the motion.

Councilor Montoya	Yes
Councilor Adcock	Yes
Councilor Siddoway	Yes
Councilor Mecham	Yes
Councilor Hathaway	Yes

The motion was unanimously approved.

3. Community Development & Renewal Agency Board Meeting
Councilor Mecham made a motion to convene a meeting for the Santaquin City Community Development & Renewal Agency (CDRA). Councilor Siddoway seconded the motion.

Councilor Montoya	Yes
Councilor Adcock	Yes
Councilor Siddoway	Yes
Councilor Mecham	Yes
Councilor Hathaway	Yes

The motion was unanimously approved.

The CDRA meeting was convened at 5:45 p.m.

Board Member Mecham made a motion to approve the expenditures for the Fiscal Year 2022-2023 Santaquin City Community Development & Renewal Agency. Board Member Siddoway seconded the motion.

Board Member Montoya	Yes

DRAFT

Board Member Adcock	Yes
Board Member Siddoway	Yes
Board Member Mecham	Yes
Board Member Hathaway	Yes

The motion was unanimously approved.

Board Member Mecham made a motion to end the Santaquin City Community Development & Renewal Agency meeting and re-enter into the Regular City Council Meeting. Board Member Hathaway seconded the motion.

Board Member Montoya	Yes
Board Member Adcock	Yes
Board Member Siddoway	Yes
Board Member Mecham	Yes
Board Member Hathaway	Yes

The motion was unanimously approved.

The CDRA Meeting ended at 5:50 p.m.

The Regular City Council Meeting reconvened at 5:50 p.m.

4. Santaquin City Local Building Authority Board Meeting

Councilor Mecham made a motion to enter into a Santaquin City Local Building Authority Meeting (LBA). Councilor Hathaway seconded the motion.

Councilor Montoya	Yes
Councilor Adcock	Yes
Councilor Siddoway	Yes
Councilor Mecham	Yes
Councilor Hathaway	Yes

The motion was unanimously approved.

The LBA Meeting began at 5:52 p.m.

Board Member Mecham made a motion to enter into a Formal Public Hearing to address the Santaquin City Local Building Authority Fiscal Year 2022-2023 Budget Amendment #1. Board Member Siddoway seconded the motion.

Board Member Montoya	Yes
Board Member Adcock	Yes
Board Member Siddoway	Yes
Board Member Mecham	Yes
Board Member Hathaway	Yes

DRAFT

The motion was unanimously approved.

The Public Hearing began at 5:52 p.m.

No members of the public wished to address the Santaquin City Local Building Authority Board in the Public Hearing.

Board Member Mecham made a motion to end the Public Hearing. Board Member Siddoway seconded the motion.

Board Member Montoya	Yes
Board Member Adcock	Yes
Board Member Siddoway	Yes
Board Member Mecham	Yes
Board Member Hathaway	Yes

The motion was unanimously approved.

The Public Hearing ended at 5:53 p.m.

Board Member Siddoway made a motion to pass Resolution 06-01-2023 LBA Approving Budget Amendment #1 for the Santaquin City Local Building Authority FY2022-2023 Budget. Board Member Mecham seconded the motion.

Board Member Montoya	Yes
Board Member Adcock	Yes
Board Member Siddoway	Yes
Board Member Mecham	Yes
Board Member Hathaway	Yes

The motion was unanimously approved.

Board Member Mecham made a motion to approve the expenditures for the FY2022-2023 Santaquin City Local Building Authority. Board Member Siddoway seconded the motion.

Board Member Montoya	Yes
Board Member Adcock	Yes
Board Member Siddoway	Yes
Board Member Mecham	Yes
Board Member Hathaway	Yes

The motion was unanimously approved.

DRAFT

Board Member Mecham made a motion to end the Santaquin City Local Building Authority Board meeting and reconvene the Regular City Council Meeting. Board Member Siddoway seconded the motion.

Board Member Montoya	Yes
Board Member Adcock	Yes
Board Member Siddoway	Yes
Board Member Mecham	Yes
Board Member Hathaway	Yes

The motion was unanimously approved.

The LBA Meeting ended at 5:56 p.m.

The Regular City Council Meeting reconvened at 5:57 p.m.

5. Santaquin City Special Service District Board Meeting

Councilor Hathaway made a motion to enter into a Santaquin City Special Service District meeting (SSD). Councilor Siddoway seconded the motion.

Councilor Montoya	Yes
Councilor Adcock	Yes
Councilor Siddoway	Yes
Councilor Mecham	Yes
Councilor Hathaway	Yes

The motion was unanimously approved.

The SSD Meeting began at 5:57 p.m.

Board Member Mecham made a motion to approve the expenditures for FY2022-2023 Santaquin City Special Service District. Board Member Hathaway seconded the motion.

Board Member Montoya	Yes
Board Member Adcock	Yes
Board Member Siddoway	Yes
Board Member Mecham	Yes
Board Member Hathaway	Yes

The motion was unanimously approved.

Board Member Siddoway made a motion to end the Santaquin City Special Service District Board Meeting. Board Member Mecham seconded the motion.

Board Member Montoya	Yes

DRAFT

Board Member Adcock	Yes
Board Member Siddoway	Yes
Board Member Mecham	Yes
Board Member Hathaway	Yes

The motion was unanimously approved.

The SSD Meeting ended at 5:58 p.m.

The Regular City Council Meeting reconvened at 5:58 p.m.

ADJOURNMENT

Councilor Mecham made a motion to adjourn the Regular City Council Meeting. Councilor Siddoway seconded the motion.

Councilor Montoya	Yes
Councilor Adcock	Yes
Councilor Siddoway	Yes
Councilor Mecham	Yes
Councilor Hathaway	Yes

The motion was unanimously approved.

The meeting adjourned at 6:02 p.m.

DRAFT

ATTEST:

_____ _____

Daniel M. Olson, Mayor **Amalie R. Ottley, City Recorder**

SANTAQUIN CITY CORPORATION
Check Register
CHECKING - ZIONS - 06/17/2023 to 07/14/2023

Payee Name	Payment Date	Amount	Description	Ledger Account
4IMPRINT, INC.	7/13/2023	$3,508.99	Rodeo Contestant Hats	6240260 - RODEO EXPENSE
6-STAR INSTALLATIONS & SALES	7/13/2023	$1,135.00	Vehicle lights and wigwags Chief 141 truck	7657250 - FIRE - EQUIPMENT MAINTENANCE
ACE RENTS INC.	6/30/2023	$1,696.25	Forklift rental for flood mitagation	5140240 - SUPPLIES
ACE RENTS INC.	6/30/2023	$1,696.25	Forklift rental for flood mitagation	5240240 - SUPPLIES
ACE RENTS INC.	6/30/2023	$1,130.83	Forklift rental for flood mitagation	5140240 - SUPPLIES
ACE RENTS INC.	6/30/2023	$1,130.83	Forklift rental for flood mitagation	5440240 - SUPPLIES
ACE RENTS INC.	6/30/2023	$1,130.84	Forklift rental for flood mitagation	5240240 - SUPPLIES
ACE RENTS INC.	6/30/2023	$171.21	Forklift for flood mitigation	5140240 - SUPPLIES
		$6,956.21		
ALL PRO SECURITY, LLC	6/22/2023	$149.60	Court Security Services 6-05-2023	1042310 - PROFESSIONAL & TECHNICAL
AMERICAN RAMP COMPANY	7/13/2023	$11,500.00	Park Impact Fee Skate Park Design	5740720 - IMPACT FEE
AMERICAN RAMP COMPANY	7/13/2023	$5,899.00	Utah County Grant	6740640 - UTAH COUNTY GRANT
		$17,399.00		
APPARATUS EQUIPMENT & SERVICE, INC (HAIX)	6/22/2023	$168.00	Class A foam	7657240 - FIRE - SUPPLIES
APPLICANTPRO	7/13/2023	$230.00	Hiring Software	4340500 - SOFTWARE EXPENSE
AT&T MOBILITY	6/30/2023	$202.67	Fire/EMS Phones	7657280 - TELEPHONE
BAKER, JERAME R.	6/30/2023	$1,253.12	Challenge Coins	1054240 - SUPPLIES
BANK OF UTAH - ATTN: JARED ANDERSON	7/3/2023	$45,801.75	Interest - 2018 Excise Tax Rev Bonds	4540882 - 2018 ROAD BOND - INTEREST
BANK OF UTAH - ATTN: JARED ANDERSON	7/3/2023	$417,000.00	Principal - 2018 Excise Tax Rev Bonds	4540881 - 2018 ROAD BOND - PRINCIPAL
		$462,801.75		
BIG O' TIRES - SANTAQUIN	6/30/2023	$26.99	Miller Flat Repair	1054250 - EQUIPMENT MAINTENANCE
BIG O' TIRES - SANTAQUIN	7/13/2023	$180.98	Bell Vehicle Maintenance	1054250 - EQUIPMENT MAINTENANCE
		$207.97		
BLAKE, ALLI	6/22/2023	$107.71	Miss Santaquin Dress and Shoes	6440605 - DRESS EXPENSE
BLOMQUIST HALE CONSULTING	7/13/2023	$516.80	Employee Assistance Program - July 2023	1022506 - EAP
BLUE STAKES OF UTAH 811	6/30/2023	$82.66	Blue Stakes	5440210 - BOOKS, SUBSCRIPTIONS & MEMBERS
BLUE STAKES OF UTAH 811	6/30/2023	$82.67	Blue Stakes	5140210 - BOOKS, SUBSCRIPTIONS & MEMBERS
BLUE STAKES OF UTAH 811	6/30/2023	$82.67	Blue Stakes	5240210 - BOOKS, SUBSCRIPT, MEMBERSHIPS
		$248.00		
BLUELINE BACKGROUND SCREEN	6/30/2023	$188.00	Pre-employment drug testing	1043310 - PROFESSIONAL & TECHNICAL
BONNEVILLE ASPHALT & REPAIR	6/30/2023	$29,925.00	Crack seal project	4540200 - ROAD MAINTENANCE
BONNEVILLE INDUSTRIAL SUPPLY CO	6/22/2023	$39.32	Safety Glasses	1060350 - SAFETY & PPE
BONNEVILLE INDUSTRIAL SUPPLY CO	6/22/2023	$39.32	Safety Glasses	5240350 - SAFETY & PPE
BONNEVILLE INDUSTRIAL SUPPLY CO	6/22/2023	$39.33	Safety Glasses	5140350 - SAFETY & PPE
BONNEVILLE INDUSTRIAL SUPPLY CO	6/22/2023	$39.33	Safety Glasses	5440350 - SAFETY & PPE
BONNEVILLE INDUSTRIAL SUPPLY CO	6/27/2023	$31.26	Safety Glasses	5140350 - SAFETY & PPE
		$188.56		
BOUNCIN BINS RENTALS, LLC- UTAH	7/13/2023	$3,508.78	Bounce houses for Family Night	6240245 - ORCHARD DAYS MISCELLENOUS
BROADHEAD, KEITH	7/13/2023	$300.00	concert in the park	6640720 - RAP TAX EXPENSE
BSN SPORTS	7/13/2023	$309.30	soccer goal nets	6140665 - YOUTH SPORTS

BUFFO'S TERMITE & PEST CONTROL	6/27/2023	$170.00	Vole killer	1070300 - PARKS GROUNDS SUPPLIES
BYWATER SOLUTIONS	7/13/2023	$1,800.00	Computer System Payment	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
CARQUEST AUTO PARTS STORES	6/30/2023	$118.56	Brush 141 Oil Change Supplies	7657250 - FIRE - EQUIPMENT MAINTENANCE
CARQUEST AUTO PARTS STORES	6/30/2023	$130.06	Oil Change Supplies Brush 142	7657250 - FIRE - EQUIPMENT MAINTENANCE
CARQUEST AUTO PARTS STORES	6/30/2023	$79.18	Oli Change supplies F-150	7657250 - FIRE - EQUIPMENT MAINTENANCE
CARQUEST AUTO PARTS STORES	6/30/2023	$19.94	Filter Brush 141	7657250 - FIRE - EQUIPMENT MAINTENANCE
CARQUEST AUTO PARTS STORES	6/30/2023	$36.74	Brush 141 Fuel Filter	7657250 - FIRE - EQUIPMENT MAINTENANCE
CARQUEST AUTO PARTS STORES	6/30/2023	$59.62	Brush 142 Batter Tender	7657250 - FIRE - EQUIPMENT MAINTENANCE
CARQUEST AUTO PARTS STORES	6/30/2023	$265.82	Brakes for PW12	5240250 - EQUIPMENT MAINTENANCE
		$709.92		
CENTRAL UTAH 911	6/30/2023	$3,713.50	Central Utah 911 April-June 2023	1054340 - CENTRAL DISPATCH FEES
CENTRAL UTAH RECREATION & PARKS ASSOCIATION	7/13/2023	$175.00	CURPA membership	6740230 - EDUCATION, TRAINING, & TRAVEL
CHAMBERLAIN, SCOTT A.	7/13/2023	$750.00	ORchard Days Magic Show	6240245 - ORCHARD DAYS MISCELLENOUS
CHEMTECH-FORD, INC	6/22/2023	$105.00	Effluent testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	6/22/2023	$150.00	Water quality testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	6/30/2023	$105.00	Effluent testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	7/13/2023	$159.00	Effluent testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	7/13/2023	$150.00	Water testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	7/13/2023	$66.00	Water testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
		$735.00		
CHILD SUPPORT SERVICES/ORS	6/23/2023	$255.46	Garnishment - Child Support	1022420 - GARNISHMENTS
CHILD SUPPORT SERVICES/ORS	7/7/2023	$255.46	Garnishment - Child Support	1022420 - GARNISHMENTS
		$510.92		
CODALE ELECTRIC SUPPLY	6/27/2023	$54.31	Fuses for UV	5240550 - WRF - EQUIPMENT MAINTENANCE
COLONIAL LIFE &	6/22/2023	$427.95	Sup Life Insurance - Employee Paid	1022505 - SUPPLEMENTAL
CORPORATE TRADITIONS	6/22/2023	$100.00	Gift cards for Tanner and Bryan	1043480 - EMPLOYEE RECOGNITIONS
CORPORATE TRADITIONS	6/22/2023	$25.00	Gift Card Volunteer of the Month - July 2023	1043610 - OTHER SERVICES
CORPORATE TRADITIONS	6/22/2023	$50.00	Pat of the Back Gift Card - Employee Luncheon	1043480 - EMPLOYEE RECOGNITIONS
CORPORATE TRADITIONS	7/13/2023	$130.00	July Birthday Employee Cards	1043480 - EMPLOYEE RECOGNITIONS
		$305.00		
CORRIENTE SADDLE CO	7/13/2023	$8,585.00	Saddles	6240260 - RODEO EXPENSE
CR MULCH, LLC	6/22/2023	$3,600.00	Landscape mulch for entry way	1070305 - ARBORTIST/LANDSCAPING
CUTLER'S INC	6/22/2023	$75.00	Blower repair	1077250 - EQUIPMENT MAINTENANCE
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	7/13/2023	$83.71	SENIORS	7540260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	7/13/2023	$102.67	ADMINISTRATION	1043260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	7/13/2023	$190.84	ENGINEERING	1048260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	7/13/2023	$319.08	INSPECTIONS	1068260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	7/13/2023	$439.59	COMMUNITY SERVICES	6740260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	7/13/2023	$567.46	CEMETERY	1077260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	7/13/2023	$567.46	PARKS	1070260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	7/13/2023	$567.46	PRESSURIZED IRRIGATION	5440260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	7/13/2023	$567.46	SEWER	5240260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	7/13/2023	$567.46	STREETS	1060260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	7/13/2023	$567.46	WATER	5140260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	7/13/2023	$1,876.26	FIRE & EMS	7657260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	7/13/2023	$5,925.70	POLICE	1054260 - FUEL
		$12,342.61		
DIVISION OF OCCUPATIONAL & PROFESSIONAL LICENSING	6/30/2023	$1,894.39	4th Quarter Building Permit Fee Surcharge Collections Quarterly Report	1068320 - BUILDING PERMIT STATE FEES

DOMINION ENERGY INC.	6/27/2023	$7.16	98 S CENTER STREET	1051270 - UTILITIES
DOMINION ENERGY INC.	6/27/2023	$12.40	200 S 400 W	1051270 - UTILITIES
DOMINION ENERGY INC.	6/27/2023	$23.88	1205 N CENTER STREET	1051270 - UTILITIES
DOMINION ENERGY INC.	6/27/2023	$35.25	110 South Center	1051270 - UTILITIES
DOMINION ENERGY INC.	6/27/2023	$40.59	1215 N CENTER STREET	5240500 - WRF - UTILITIES
DOMINION ENERGY INC.	6/27/2023	$41.38	275 W MAIN STREET	1051270 - UTILITIES
DOMINION ENERGY INC.	6/27/2023	$46.42	45 W 100 S	1051270 - UTILITIES
DOMINION ENERGY INC.	6/27/2023	$181.53	55 W 100 S	1051270 - UTILITIES
		$388.61		
DR HORTON	6/27/2023	$65.95	Refund: 33202950 - DR HORTON	5113110 - ACCOUNTS RECEIVABLE
DR HORTON, INC.	7/13/2023	$44,840.00	Progress Pay on Foothill Village Booster pump station reimbursement using impact fees collected	5540801 - FOOTHILL BOOSTER REIMBURSEMENT
DYKMAN ELECTRICAL INC	6/27/2023	$4,000.00	Harmonic testing for the plant	5240550 - WRF - EQUIPMENT MAINTENANCE
EFTPS	6/22/2023	$51.36	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	6/22/2023	$219.64	Social Security Tax	1022210 - FICA PAYABLE
EFTPS	6/22/2023	$265.59	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	6/27/2023	-$468.46	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	6/27/2023	-$63.22	Social Security Tax	1022210 - FICA PAYABLE
EFTPS	6/27/2023	-$14.80	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	6/27/2023	$100.62	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	6/27/2023	$430.24	Social Security Tax	1022210 - FICA PAYABLE
EFTPS	6/27/2023	$502.04	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	6/27/2023	$7,817.82	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	6/27/2023	$20,330.39	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	6/27/2023	$33,427.46	Social Security Tax	1022210 - FICA PAYABLE
EFTPS	6/22/2023	-$265.59	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	6/22/2023	-$219.64	Social Security Tax	1022210 - FICA PAYABLE
EFTPS	6/22/2023	-$51.36	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	6/22/2023	$51.36	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	6/22/2023	$219.64	Social Security Tax	1022210 - FICA PAYABLE
EFTPS	6/22/2023	$265.59	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	6/27/2023	-$502.04	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	6/27/2023	-$430.24	Social Security Tax	1022210 - FICA PAYABLE
EFTPS	6/27/2023	-$100.62	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	6/27/2023	$100.62	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	6/27/2023	$430.24	Social Security Tax	1022210 - FICA PAYABLE
EFTPS	6/27/2023	$502.04	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	7/11/2023	$5,663.48	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	7/11/2023	$14,593.70	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	7/11/2023	$24,215.58	Social Security Tax	1022210 - FICA PAYABLE
		$107,071.44		
ELLSWORTH PAULSEN CONSTRUCTION COMPANY	6/30/2023	$579,452.76	Ellsworth Paulsen Progress Payment for new City Hall	4140704 - NEW CITY HALL
ERIKS NORTH AMERICA, INC	7/13/2023	$17.28	Backpack Pump fitting B-142	7657250 - FIRE - EQUIPMENT MAINTENANCE
ERIKS NORTH AMERICA, INC	7/13/2023	$202.78	Hose for backhoe	1060250 - EQUIPMENT MAINTENANCE
		$220.06		
EZ FLEX LLC DBA EZ FLEX SPORT MATS	7/13/2023	$6,409.50	Cheer Mats	6640720 - RAP TAX EXPENSE
FARNSWORTH, GINA & WADE *	7/13/2023	$109.53	Refund: 7011932 - FARNSWORTH, GINA & WADE *	5113110 - ACCOUNTS RECEIVABLE
FIRST SOURCE FUELS	6/27/2023	$89.10	DEF	5140260 - FUEL
FIRST SOURCE FUELS	6/27/2023	$89.10	DEF	5240260 - FUEL
FIRST SOURCE FUELS	6/27/2023	$89.10	DEF	5440260 - FUEL
		$267.30		
FORENSIC NURSING SERVICES LLC	6/22/2023	$100.00	Employee Drug testing	1043310 - PROFESSIONAL & TECHNICAL
FP MAILING SOLUTIONS	6/30/2023	$40.00	Freight for new postage meter machine	1043310 - PROFESSIONAL & TECHNICAL

FREEDOM MAILING SERVICES, INC	6/27/2023	$78.61	Rec Flyer	6740610 - OTHER SERVICES
FREEDOM MAILING SERVICES, INC	6/27/2023	$880.68	Bill Processing	5140241 - UTILITY BILLING PROCESSING FEES
FREEDOM MAILING SERVICES, INC	6/27/2023	$880.68	Bill Processing	5240241 - UTILITY BILLING PROCESSING FEES
FREEDOM MAILING SERVICES, INC	6/27/2023	$880.68	Bill Processing	5440241 - UTILITY BILLING PROCESSING FEES
		$2,720.65		
GARBETT, LYNDSAY	7/13/2023	$150.00	EMS Instructor Class Reimbursment	7657235 - EMS - EDUCATION, TRAINING & TRAVEL
GARY R JACKSON DBA APEX SHED COMPANY	7/13/2023	$5,412.20	Archery Shed	6840725 - YOUTH ENRICHMENT
GENEVA ROCK	6/27/2023	$1,467.78	Concrete for Ahlin pond bowery	6640720 - RAP TAX EXPENSE
GENEVA ROCK	6/27/2023	$885.74	Rock for landscaping	4140704-003 - NEW CITY HALL - FF&E
		$2,353.52		
HACH COMPANY	6/22/2023	$215.16	Vials for turbidity meters	5240520 - WRF - SUPPLIES
HALES, BRADLEY R. & JESSICA B. HALES	6/27/2023	$10,000.00	LANDSCAPE BOND RELEASE FOR NEW 551 E 300 S	1022450-830 - (BOND-LANDSCAPE)580 E 300 S
HANSEN, ALLEN & LUCE, INC	7/13/2023	$2,731.45	HAL construction engineering progress payment.	5440749 - SR TANK & BOOSTER CAPITAL PROJECT
HANSEN, ALLEN & LUCE, INC	7/13/2023	$444.25	HAL Scenic Ridge System Analysis.	1048310 - PROFESSIONAL & TECHNICAL SVCS
		$3,175.70		
HEALTH EQUITY INC,	6/30/2023	$5.00	Replenish For HCRA - tiwr5sr	1022502 - FSA
HEALTH EQUITY INC,	6/30/2023	$41.65	Replenish For HCRA - vr8qqac	1022502 - FSA
HEALTH EQUITY INC,	6/30/2023	$1,260.00	FSA Prefunding for 23-24	1022502 - FSA
HEALTH EQUITY INC,	6/23/2023	$13.75	HSA Admin Fees - June 2023	1041310 - PROFESSIONAL & TECHNICAL
HEALTH EQUITY INC,	6/23/2023	$1,000.00	DCRA - Prefund for FY 23-24	1022502 - FSA
HEALTH EQUITY INC,	6/23/2023	$9,326.64	HSA Employee & Employeer Contributions - June 2023	1022503 - HSA
		$11,647.04		
HENRY SCHEIN	6/27/2023	$1,035.62	EMS supplies, medicTions	7657242 - EMS - SUPPLIES
HENRY SCHEIN	6/27/2023	$189.50	EMS supplies	7657242 - EMS - SUPPLIES
		$1,225.12		
HG UTAH 1, LLC	6/27/2023	$146,000.00	Reimbursement Agreement (4th Qtr 22 & 1st Qtr 23)	1022830 - SR PARKWAY COLLATERAL ESCROW
HILL, CHARLES	7/13/2023	$300.00	Refund: 5000101 - HILL, CHARLES	5113110 - ACCOUNTS RECEIVABLE
HOME DEPOT	6/27/2023	$58.92	Forms for concrete (Ahlin Pond)	1070300 - PARKS GROUNDS SUPPLIES
HONEY BUCKET	6/30/2023	$80.00	Portable for cemetery	1077300 - CEMETERY GROUNDS MAINTENANCE
HOOPER, ANGELA	6/22/2023	$400.00	Restitution Case# 221500123	1022430 - COURT FINES AND FORFEITURES
HOOSER, BILL	6/30/2023	$18.50	DLD Hearing- Zobell	1042310 - PROFESSIONAL & TECHNICAL
HOWARD, CORI	6/22/2023	$150.00	Rodeo Queen Sashes	6240260 - RODEO EXPENSE
HUMPHRIES INC	6/30/2023	$68.49	Medical Oxygen	7657242 - EMS - SUPPLIES
HUMPHRIES INC	7/13/2023	$105.35	Medical Oxygen	7657242 - EMS - SUPPLIES
		$173.84		
HYDROPOINT DATA SYSTEMS, INC	7/13/2023	$838.60	Subscription for smart clocks	1077300 - CEMETERY GROUNDS MAINTENANCE
HYDROPOINT DATA SYSTEMS, INC	7/13/2023	$3,354.40	Subscription for smart clocks	1070300 - PARKS GROUNDS SUPPLIES
		$4,193.00		
INDUSTRIAL SUPPLY	7/13/2023	$19.29	Gloves	1070350 - SAFETY - PPE
INDUSTRIAL SUPPLY	7/13/2023	$19.29	Gloves	5440350 - SAFETY & PPE
INDUSTRIAL SUPPLY	7/13/2023	$19.30	Gloves	1060350 - SAFETY & PPE
INDUSTRIAL SUPPLY	7/13/2023	$19.30	Gloves	5140350 - SAFETY & PPE
INDUSTRIAL SUPPLY	7/13/2023	$19.30	Gloves	5240350 - SAFETY & PPE
INDUSTRIAL SUPPLY	7/13/2023	$11.77	Gloves	1070350 - SAFETY - PPE
INDUSTRIAL SUPPLY	7/13/2023	$11.77	Gloves	5140350 - SAFETY & PPE

INDUSTRIAL SUPPLY	7/13/2023	$11.77	Gloves	5440350 - SAFETY & PPE
INDUSTRIAL SUPPLY	7/13/2023	$11.78	Gloves	1060350 - SAFETY & PPE
INDUSTRIAL SUPPLY	7/13/2023	$11.78	Gloves	5240350 - SAFETY & PPE
		$155.35		
INGRAM BOOK GROUP	7/13/2023	$589.69	books	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
INGRAM BOOK GROUP	7/13/2023	$68.97	books	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
		$658.66		
INTERMOUNTAIN FARMERS, INC.	6/27/2023	$314.55	Chalk for ball fields	1070310 - BALLFIELD MAINTENANCE
J-U-B ENGINEERING	6/30/2023	$37,474.41	JUB progress payment for Main Street widening design.	4140740 - MAIN STREET PROJECT
JAMES ROWLAND DBA JDK ASSOCIATES, LLC	7/13/2023	$2,045.00	car show tshirts	6240245 - ORCHARD DAYS MISCELLENOUS
JESSE GREGORY FOWKES TRUST	7/13/2023	$25,000.00	2nd Half of Payment	1051480 - CHRISTMAS LIGHTS
JOHN H. JACOBS, P.C.	6/27/2023	$2,166.65	Public Defender Services - June 2023	1042332 - LEGAL - PUBLIC DEFENDER
JOHNNY UTAH BAND, LLC	7/13/2023	$700.00	concert in the park	6640720 - RAP TAX EXPENSE
JOHNSON MARK LLC	6/23/2023	$435.00	Garnishment	1022420 - GARNISHMENTS
JOHNSON MARK LLC	7/7/2023	$435.00	Garnishment	1022420 - GARNISHMENTS
		$870.00		
JONES, RON	6/22/2023	$79.65	Time capsule photo album materials	6740641 - HISTORIC PRESERVATION GRANT
KBARSAM BUCKLES & MORE	7/13/2023	$1,410.00	Participant Award Buckles 2	6240260 - RODEO EXPENSE
KBARSAM BUCKLES & MORE	7/13/2023	$3,495.00	Participant Award Buckles	6240260 - RODEO EXPENSE
		$4,905.00		
KEITH JUDDS PRO-SERVICE, INC	6/22/2023	$30.00	Emissions for Hooser's old vehicle	1054250 - EQUIPMENT MAINTENANCE
KEITH JUDDS PRO-SERVICE, INC	6/22/2023	$30.00	Emissions	1060250 - EQUIPMENT MAINTENANCE
KEITH JUDDS PRO-SERVICE, INC	6/22/2023	$30.00	Emissions	1060250 - EQUIPMENT MAINTENANCE
		$90.00		
KELSEY, DUSTIN *	7/13/2023	$37.61	Refund: 9549800 - KELSEY, DUSTIN *	5113110 - ACCOUNTS RECEIVABLE
KEN'S AUTO BODY	6/22/2023	$500.00	Deductible for Insurance Claim #FYC1305	1022561 - INSURANCE CLAIMS - VEHICLES
L.N. CURTIS & SONS	6/30/2023	$2,759.00	SCBA Mask Service and Testing	7657250 - FIRE - EQUIPMENT MAINTENANCE
LANCE, NICHOLAS T.	7/13/2023	$390.00	Backflow testing for buildings	1051300 - BUILDINGS & GROUND MAINTENANCE
LANTIS PRODUCTIONS INC.	7/13/2023	$9,300.00	Fireworks	6240260 - RODEO EXPENSE
LERWILL, AUSTIN	7/13/2023	$70.00	Dog Food Reimbursement	1054706 - POLICE - K-9 EXPENDITURES
LES OLSON COMPANY	6/30/2023	$698.57	Copier Maintenance Contract & Usage - June 2023	4340300 - COPIER CONTRACT
LINCOLN-HILL PARTNERS	6/30/2023	$25,000.00	Lobbying & Consulting Services	5140310 - PROFESSIONAL & TECHNICAL SVCS
LINGO	6/22/2023	$188.52	Land line for PS Elevator, Fire Alarm and Emergency PD	4340240 - TELEPHONE & INTERNET
MACEYS - SANTAQUIN	6/22/2023	$55.65	City Council Dinner	1041610 - OTHER SERVICES
MAESTAS, ARZADIA	6/22/2023	$58.79	Miss Santaquin dress	6440605 - DRESS EXPENSE
MORTENSEN, KOLTEN & NIKTA	6/30/2023	$100.00	Mortensen Wedding - Employee significant event fund	1022375 - EMPLOYEE SIGNIFICANT EVENT FUN
MOUNTAIN ALARM	6/22/2023	$53.40	Alarm for public safety building	1051300 - BUILDINGS & GROUND MAINTENANCE
MOUNTAIN ALARM	6/22/2023	$1,968.91	Installation of Elevator Alarm - New City Hall	4140704-003 - NEW CITY HALL - FF&E
		$2,022.31		

MOUNTAINLAND SUPPLY	6/22/2023	$239.30	Relief valve for boiler	5140300 - BUILDING GROUNDS & MAINTENANCE
MOUNTAINLAND SUPPLY	6/22/2023	$57.67	Paint for blue stakes	5140240 - SUPPLIES
MOUNTAINLAND SUPPLY	6/22/2023	$57.67	Paint for blue stakes	5440240 - SUPPLIES
MOUNTAINLAND SUPPLY	6/27/2023	$1,493.05	Santaquin Peaks Project	5440749.001 - SR PARKWAY PIPE UPSIZING CAPITAL PROJECT
MOUNTAINLAND SUPPLY	6/30/2023	$23.82	Marking paint	5440240 - SUPPLIES
MOUNTAINLAND SUPPLY	6/30/2023	$255.90	Sprinkler parts for new city hall	4140704-003 - NEW CITY HALL - FF&E
MOUNTAINLAND SUPPLY	6/30/2023	$661.84	Culinary water parts	5140240 - SUPPLIES
MOUNTAINLAND SUPPLY	6/30/2023	$301.32	City hall landscaping	4140704-003 - NEW CITY HALL - FF&E
MOUNTAINLAND SUPPLY	6/30/2023	$429.51	Santaquin Peaks Offsite utilities	5440749.001 - SR PARKWAY PIPE UPSIZING CAPITAL PROJECT
MOUNTAINLAND SUPPLY	6/30/2023	$230.76	Santaquin Peaks Offsite improvements	5440749.001 - SR PARKWAY PIPE UPSIZING CAPITAL PROJECT
MOUNTAINLAND SUPPLY	7/13/2023	$2,879.91	Parts for diversion gates (SCIC)	5440751 - SUMMIT CREEK IRR REPAIR EXPENSES
		$6,630.75		
MURDOCK FORD	6/22/2023	$52.34	Jefferson oil change	1054250 - EQUIPMENT MAINTENANCE
MURDOCK FORD	6/30/2023	$76.02	Oil change for inspectors truck	1068250 - EQUIPMENT MAINT
		$128.36		
MUSIC FOR GOOD LLC	7/13/2023	$1,200.00	Rodeo Concert	6240260 - RODEO EXPENSE
NIELSEN & SENIOR, ATTORNEYS	6/22/2023	$21,988.60	Criminal Prosecution - June 2023	1043331 - LEGAL
NIELSEN & SENIOR, ATTORNEYS	6/22/2023	$7,369.35	General Civil Legal Services - June 2023	1043331 - LEGAL
		$29,357.95		
OLD PIONEER PRESS	7/13/2023	$85.00	Book Printing Barcode	6340220 - NOTICES, ORDINANCES, PUBLICATIONS
OUT BACK GRAPHICS, LLC	6/30/2023	$95.83	Hi-Viz Hats	5140350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$95.83	Hi-Viz Hats	5440350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$95.84	Hi-Viz Hats	5240350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$232.90	HI-Viz shirts	1060350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$232.90	HI-Viz shirts	1070350 - SAFETY - PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$232.90	HI-Viz shirts	5140350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$232.90	HI-Viz shirts	5240350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$232.90	HI-Viz shirts	5440350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$92.00	Hi-Viz hats for crew	5140350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$92.00	Hi-Viz hats for crew	5240350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$92.00	Hi-Viz hats for crew	5440350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$177.50	Hi-Viz Shirts for PW	1060350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$177.50	Hi-Viz Shirts for PW	1070350 - SAFETY - PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$177.50	Hi-Viz Shirts for PW	5140350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$177.50	Hi-Viz Shirts for PW	5240350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/30/2023	$177.50	Hi-Viz Shirts for PW	5440350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	7/13/2023	$985.00	Subdivision Street Signs	1022531 - STREET SIGNS (NEW DEVELOPMENT)
OUT BACK GRAPHICS, LLC	7/13/2023	$28.00	No Parking sign	1060490 - STREET SIGNS
		$3,628.50		
OVERDRIVE, INC.	7/13/2023	$500.00	Library Libby Program	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
PALFREYMAN, DERK *	6/27/2023	$119.65	Refund: 6110554 - PALFREYMAN, DERK *	5113110 - ACCOUNTS RECEIVABLE
PAPA DRUM	7/13/2023	$500.00	Concert in the Park	6640720 - RAP TAX EXPENSE
PAY PLUS	6/22/2023	$83.13	MEDICARE - ACH TRANSACTION FEES	7657211 - EMS BILLING SERVICES EXPENSE
PAYSON & SANTAQUIN AREA CHAMBER OF COMMERCE	7/13/2023	$6,000.00	Annual Membership	1041330 - DONATIONS
PAYSON AUTO SUPPLY - NAPA	7/13/2023	-$18.00	Battery core	1070250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	7/13/2023	$176.32	Supplies for shop	1060240 - SUPPLIES
		$158.32		
PELORUS METHODS	7/13/2023	$2,700.00	Accounting Software - 1st Quarter FY 23-24	4340400 - PELORUS CONTRACT
PEN & WEB COMMUNICATIONS c/o PENNY REEVES	6/30/2023	$966.30	Website & Social Media Contract - June 2023	4340113 - WEBSITE CONTENT MGT - PEN&WEB
POLYDYNE INC.	6/22/2023	$4,356.43	Polymer for plant	5240510 - WRF - CHEMICAL SUPPLIES

PURCELL TIRE & SERVICE CENTER	6/22/2023	$4,054.94	Engine 145 Tires	7657250 - FIRE - EQUIPMENT MAINTENANCE
RAWLINSON, DANESSA	6/22/2023	$124.00	Little Miss Pageant	6240482 - LITTLE MISS
REPUBLIC SERVICES LLC #864	6/27/2023	$55.25	Dumpster Services for City Facilities	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	6/30/2023	$912.09	Dumpster Services - June 2023	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	6/30/2023	$718.08	Fuel Recovery Fee	1062312 - RECYCLING PICKUP CHARGES
REPUBLIC SERVICES LLC #864	6/30/2023	$1,486.65	Fuel Recovery Fee	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	6/30/2023	$2,982.48	Garbage Pickup Services (1156 2nd Cans)	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	6/30/2023	$12,838.40	Recycle Pickup Services (2176 Cans)	1062312 - RECYCLING PICKUP CHARGES
REPUBLIC SERVICES LLC #864	6/30/2023	$25,157.02	Disposal of Residential Waste (740.13 Tons)	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	6/30/2023	$26,849.80	Garbage Pickup Services (4505 1st Cans)	1062311 - WASTE PICKUP CHARGES
		$70,999.77		
REVCO	7/13/2023	$515.38	Copy Machine Lease - Admin & CD	4340300 - COPIER CONTRACT
REVCO	7/13/2023	$170.05	Copies Machine Lease - PW	4340300 - COPIER CONTRACT
		$685.43		
RH BORDEN AND COMPANY, LLC	7/13/2023	$29,241.38	Acoustic assessment and manhole inspections	5240325 - SEWER LINE CLEANOUT EXPENSE
ROCK MOUNTAIN TECHNOLOGY	7/13/2023	-$1,682.45	Customer Deposit for MS Licensing Annual - Credit for Pre-payment	4340507 - MICROSOFT OFFICE 365 LICENSES
ROCK MOUNTAIN TECHNOLOGY	7/13/2023	$5.85	Microsoft Azure Directory	4340507 - MICROSOFT OFFICE 365 LICENSES
ROCK MOUNTAIN TECHNOLOGY	7/13/2023	$150.00	Splashtop Remote Premium (15 users)	4340500 - SOFTWARE EXPENSE
ROCK MOUNTAIN TECHNOLOGY	7/13/2023	$192.00	Back up of email accounts (128 @1.50)	4340500 - SOFTWARE EXPENSE
ROCK MOUNTAIN TECHNOLOGY	7/13/2023	$207.90	Microsoft Exchange Online (54 users)	4340507 - MICROSOFT OFFICE 365 LICENSES
ROCK MOUNTAIN TECHNOLOGY	7/13/2023	$264.00	Splashtop Premium (96 users)	4340500 - SOFTWARE EXPENSE
ROCK MOUNTAIN TECHNOLOGY	7/13/2023	$447.30	Customer Deposit for MS Licensing Annual	4340507 - MICROSOFT OFFICE 365 LICENSES
ROCK MOUNTAIN TECHNOLOGY	7/13/2023	$1,303.50	Estimate #2775 (Norm Beagley) 3 Client Solid state Drive - PD Watchguard Cameras Storage	4340230 - MISC EQUIPMENT EXPENSE
ROCK MOUNTAIN TECHNOLOGY	7/13/2023	$1,640.70	Microsoft 365 Business (77 users)	4340507 - MICROSOFT OFFICE 365 LICENSES
ROCK MOUNTAIN TECHNOLOGY	7/13/2023	$1,819.80	Cloud Backup (10,110 GB)	4340500 - SOFTWARE EXPENSE
ROCK MOUNTAIN TECHNOLOGY	7/13/2023	$1,910.91	Estimate #2808 (Norm Beagley) Cisco Maraki MS Switch & Licensing for Harvest	5740514 - HARVEST VIEW PARK - PHASE II
ROCK MOUNTAIN TECHNOLOGY	7/13/2023	$2,850.00	Monthly Service Contract	4340100 - COMPUTER SUPPORT CONTRACT - RMT
ROCK MOUNTAIN TECHNOLOGY	7/13/2023	$5,264.30	Estimate #2808 (Norm Beagley) 4 Verkada Cameras Harvest View Park	5740514 - HARVEST VIEW PARK - PHASE II
		$14,373.81		
ROCKY MOUNTAIN POWER	6/22/2023	$12.69	1000 N CENTER PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/22/2023	$396.75	1215 N CENTER ST - PUBLIC WORKS BLDG	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	6/22/2023	$627.28	10 W GINGER GOLD ROAD (LIFT STATION)	5240270 - UTILITIES
ROCKY MOUNTAIN POWER	6/22/2023	$11,080.17	1215 N CENTER	5240500 - WRF - UTILITIES
ROCKY MOUNTAIN POWER	6/22/2023	$5.44	80 E 770 N	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/22/2023	$17.78	154 E 950 S	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/22/2023	$33.09	1005 S RED BARN	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/22/2023	$46.95	415 TRAVERTINE WAY	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/22/2023	$17.21	1026 E MAIN STREET	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/22/2023	$18.68	115 W 860 N - STRONGBOX	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/22/2023	$24.35	1269 S RED CLIFF DRIVE	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/22/2023	$27.19	1230 BLUFF ST.	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/22/2023	$44.40	1595 S LONGVIEW ROAD	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/22/2023	$120.49	759 S BADGER WAY	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/22/2023	$2,925.48	1100 S CANYON ROAD	5440273 - UTILITIES
		$15,397.95		
ROYAL WHOLESALE ELECTRIC	6/30/2023	$500.22	Conduit for sprinkler system parts	4140704-003 - NEW CITY HALL - FF&E
ROYAL WHOLESALE ELECTRIC	6/30/2023	$42.39	Pulling string for new city hall	4140704-003 - NEW CITY HALL - FF&E
		$542.61		
SANTAQUIN CITY UTILITIES	6/23/2023	$815.00	Utilities	1022350 - UTILITIES PAYABLE
SANTAQUIN CITY UTILITIES	7/7/2023	$765.00	Utilities	1022350 - UTILITIES PAYABLE
SANTAQUIN CITY UTILITIES	7/13/2023	$120.00	Utility Assistance Program - July 2023	5221600 - SEWER FUND DONATIONS
		$1,700.00		
SANTAQUIN MARKET ACE	6/27/2023	$32.35	Brush 142 repairs	7657250 - FIRE - EQUIPMENT MAINTENANCE
SANTAQUIN MARKET ACE	6/27/2023	$28.78	Map gas for welding	5140240 - SUPPLIES

		$61.13		
SCOTT, MADILYNN M.	6/30/2023	$817.15	Basketball Camp Contract Instructor	6140685 - HEALTH & WELLNESS PROGRAMS
SELECTHEALTH, INC	6/30/2023	$50.00	HSA Fees - June 2023 for July Coverage	1043310 - PROFESSIONAL & TECHNICAL
SELECTHEALTH, INC	6/30/2023	$68,632.33	June billing for July Coverage	1022500 - HEALTH INSURANCE
		$68,682.33		
SHAUNA JO EVES	6/22/2023	$126.01	Pickleball Tournament	6240251 - COMMUNITY EVENTS EXPENSE
SHRED-IT US JV LLC	6/30/2023	$89.29	Paper Shredding Services - June 2023	1043310 - PROFESSIONAL & TECHNICAL
SIDDONS MARTIN EMERGENCY GROUP LLC	6/30/2023	$505.00	Parts	7657250 - FIRE - EQUIPMENT MAINTENANCE
SILENCERCO	6/22/2023	$489.50	Suppressor- Reimburse from Friends of Santaquin Funds	1054240 - SUPPLIES
SKAGGS PUBLIC SAFETY UNIFORM	6/22/2023	$173.85	Event Shirts, 2 newest officers	1054240 - SUPPLIES
SKAGGS PUBLIC SAFETY UNIFORM	6/30/2023	$17.84	Jefferson Belt Liner	1054740 - CAPITAL-VEHICLES & EQUIPMENT
		$191.69		
SKM INC	6/22/2023	$23.75	FOOTHILL BOOSTER PROGRAMMING	5140310 - PROFESSIONAL & TECHNICAL SVCS
SKM INC	6/22/2023	$285.00	4TH NORTH BOOSTER PROGRAMMING	5440310 - PROFESSIONAL & TECHNICAL SVCS
		$308.75		
SO UT VALLEY ANIMAL SHELTER	6/22/2023	$60.00	Dog Licenses x 2	1054350 - UTAH COUNTY ANIMAL SHELTER
SOUTH UTAH VALLEY SOLID WASTE DISTRICT	7/13/2023	$3,274.11	Tipping fees for recycle	1062312 - RECYCLING PICKUP CHARGES
SPANISH FORK BUILDERS SUPPLY	6/27/2023	$140.30	Base for shed 558 Summit trails	5440240 - SUPPLIES
SPRINKLER SUPPLY	6/22/2023	$12,349.25	Sprinkler system parts for new city hall	4140704-003 - NEW CITY HALL - FF&E
SPRINKLER SUPPLY	6/27/2023	$1,168.72	Sprinkler system parts (new city hall)	4140704-003 - NEW CITY HALL - FF&E
SPRINKLER SUPPLY	6/30/2023	$280.15	Sprinkler parts for new city hall	4140704-003 - NEW CITY HALL - FF&E
SPRINKLER SUPPLY	6/30/2023	$474.50	Sprinkler parts	1070300 - PARKS GROUNDS SUPPLIES
SPRINKLER SUPPLY	6/30/2023	$296.25	City hall landscaping	4140704-003 - NEW CITY HALL - FF&E
SPRINKLER SUPPLY	7/13/2023	$984.91	Sprinkler parts	1077300 - CEMETERY GROUNDS MAINTENANCE
SPRINKLER SUPPLY	7/13/2023	$44.11	Sprinkler parts for new city hall	4140704-003 - NEW CITY HALL - FF&E
SPRINKLER SUPPLY	7/13/2023	$63.64	Valve repair Entryway	1070300 - PARKS GROUNDS SUPPLIES
		$15,661.53		
SPRINT SOLUTIONS, INC	7/13/2023	$59.15	Jared's phone	1068280 - TELEPHONE
SPRINT SOLUTIONS, INC	7/13/2023	$74.15	Greggs phone	5240280 - TELEPHONE
		$133.30		
STAPLES	6/22/2023	$27.66	Office Supplies	1043240 - SUPPLIES
STAPLES	6/22/2023	-$2.52	Credit on Office Supplies	1043240 - SUPPLIES
		$25.14		
STEVENS & GAILEY	7/13/2023	$108.00	Public Defender Services - Hernandez	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	7/13/2023	$48.00	Public Defender Services - Hunter	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILEY	7/13/2023	$48.00	Public Defender Services - Vazquez	1042332 - LEGAL - PUBLIC DEFENDER
		$204.00		
STRINGHAM'S HARDWARE	6/22/2023	$7.49	Safety glasses	1070350 - SAFETY - PPE
STRINGHAM'S HARDWARE	6/22/2023	$109.47	Door knob	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$23.14	Hardware	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$49.47	Mounting hardware and equipment B142	7657250 - FIRE - EQUIPMENT MAINTENANCE
STRINGHAM'S HARDWARE	6/22/2023	$5.49	Wasp Spray	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$25.78	Street supplies	1060240 - SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$7.50	Hardware for old pipe excavation	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$65.60	Supplies for water truck	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$20.98	Sprinkler repair parts	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$29.84	Key Keepers for rigs	7657250 - FIRE - EQUIPMENT MAINTENANCE
STRINGHAM'S HARDWARE	6/22/2023	-$88.50	Return	1070300 - PARKS GROUNDS SUPPLIES

STRINGHAM'S HARDWARE	6/22/2023	$111.86	Salt for seniors water softener	5140300 - BUILDING GROUNDS & MAINTENANCE
STRINGHAM'S HARDWARE	6/22/2023	$39.90	Route Flagging Supplies	4140828 - PROSPECTOR VIEW PARK
STRINGHAM'S HARDWARE	6/22/2023	$38.96	Sprinkler parts	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$74.44	Supplies to excavate old wood pipe from Prospector View Park	5440240 - SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$3.42	Garbage can relocation (Ahlin Pond)	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$17.85	Keys, cable key ring, key holder	1054240 - SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$15.38	garbage can relocation Ahlin Pond	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$37.98	LAWN SEED FOR CEMETERY	1077300 - CEMETERY GROUNDS MAINTENANCE
STRINGHAM'S HARDWARE	6/22/2023	$43.98	Weed preventer	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$57.82	sprinkler line repair	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$30.96	Bathroom Supplies	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$26.98	CONCRETE PAD SUPPLIES (AHLIN POND)	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$20.99	Batteries for Paper Towel Dispenser	1054240 - SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$4.99	line for ball fields	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$46.31	B142 wiring of lights	7657250 - FIRE - EQUIPMENT MAINTENANCE
STRINGHAM'S HARDWARE	6/22/2023	$6.80	Hardware for WRF	5240550 - WRF - EQUIPMENT MAINTENANCE
STRINGHAM'S HARDWARE	6/22/2023	$21.98	Wire connectors for irrigation	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$4.58	Latex gloves	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$11.78	Irrigation parts	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$28.11	Ahlin Pond concrete pad	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$8.41	Parts for dog park drinking fountain	5140300 - BUILDING GROUNDS & MAINTENANCE
STRINGHAM'S HARDWARE	6/22/2023	$9.49	Saw blade	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$14.02	Mounting hardware B142	7657250 - FIRE - EQUIPMENT MAINTENANCE
STRINGHAM'S HARDWARE	6/22/2023	$25.99	Garden Hose for parks	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$0.88	Hardware	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/22/2023	$59.22	Keys	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/27/2023	$59.96	Fabric for landscaping	4140704-003 - NEW CITY HALL - FF&E
STRINGHAM'S HARDWARE	6/27/2023	$20.99	Garbage grabber	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/27/2023	$12.99	Fabric for landscaping	4140704-003 - NEW CITY HALL - FF&E
STRINGHAM'S HARDWARE	6/27/2023	$16.28	Screws for bowery ceiling	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/27/2023	$76.97	Cleaning tools	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/27/2023	$19.95	Landscaping supplies	4140704-003 - NEW CITY HALL - FF&E
STRINGHAM'S HARDWARE	6/27/2023	$18.99	Batteries for locator	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	6/27/2023	$3.29	Pipe repairs WRF	5240550 - WRF - EQUIPMENT MAINTENANCE
STRINGHAM'S HARDWARE	6/27/2023	$32.28	Batteries for paper towel and soap dispensers	5140300 - BUILDING GROUNDS & MAINTENANCE
STRINGHAM'S HARDWARE	6/27/2023	$85.97	Building maintenance	5140300 - BUILDING GROUNDS & MAINTENANCE
STRINGHAM'S HARDWARE	6/27/2023	$16.76	Plumbing parts for WRF	5240250 - EQUIPMENT MAINTENANCE
STRINGHAM'S HARDWARE	6/30/2023	$11.99	Sprinkler parks	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/30/2023	$2.79	Sprinkler parts	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/30/2023	$34.57	Sprinkler parts	4140704-003 - NEW CITY HALL - FF&E
STRINGHAM'S HARDWARE	6/30/2023	$212.79	Sprinkler parts for new city hall	4140704-003 - NEW CITY HALL - FF&E
STRINGHAM'S HARDWARE	6/30/2023	$30.97	Supplies and drill bits for sign installation	1060240 - SUPPLIES
STRINGHAM'S HARDWARE	6/30/2023	$12.90	Tubing for sampler	5240520 - WRF - SUPPLIES
STRINGHAM'S HARDWARE	6/30/2023	$11.99	Bug poison for flower boxes	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/30/2023	$32.96	Parts for new city hall	4140704-003 - NEW CITY HALL - FF&E
STRINGHAM'S HARDWARE	6/30/2023	$32.99	Hardware for signs	1060240 - SUPPLIES
STRINGHAM'S HARDWARE	6/30/2023	$21.99	Sprinkler parts for new city hall	4140704-003 - NEW CITY HALL - FF&E
STRINGHAM'S HARDWARE	6/30/2023	$12.48	Saw blades	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/30/2023	$33.97	Gloves for crew	1070350 - SAFETY - PPE
STRINGHAM'S HARDWARE	6/30/2023	$14.98	Gloves for crew	1070350 - SAFETY - PPE
STRINGHAM'S HARDWARE	6/30/2023	$26.99	Landscaping	4140704-003 - NEW CITY HALL - FF&E
STRINGHAM'S HARDWARE	6/30/2023	$110.97	Tools for parks	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/30/2023	$27.99	Gloves for parks crew	1070350 - SAFETY - PPE
STRINGHAM'S HARDWARE	6/30/2023	$17.27	City hall landscaping	4140704-003 - NEW CITY HALL - FF&E
STRINGHAM'S HARDWARE	6/30/2023	$10.99	Tape for signs	1070300 - PARKS GROUNDS SUPPLIES
STRINGHAM'S HARDWARE	6/30/2023	$21.96	City hall landscaping	4140704-003 - NEW CITY HALL - FF&E
STRINGHAM'S HARDWARE	6/30/2023	$9.49	New city hall landscaping	4140704-003 - NEW CITY HALL - FF&E
		$2,076.80		
SUNDANCE TECHNOLOGIES	7/13/2023	$85,000.00	Progress payment for audio visual for new City Hall.	4140704-003 - NEW CITY HALL - FF&E
SWANK MOTION PICTURE, INC	7/13/2023	$395.00	Movie in the Park	6240251 - COMMUNITY EVENTS EXPENSE
THE CLASSIC CAR WASH OF SANTAQUIN LLC	6/30/2023	$150.00	June 2023 Carwash	1054250 - EQUIPMENT MAINTENANCE

THE CLASSIC CAR WASH OF SANTAQUIN LLC	6/30/2023	$16.80	Car wash for pw trucks	5140240 - SUPPLIES
		$166.80		
THE HARTFORD	6/21/2023	$3,709.42	Life, ADD, LTD & Sup Life - June 2023	1022504 - LIFE/ADD
THOMSON REUTERS - WEST	7/13/2023	$245.19	CLEAR Subscription June 2023	1054311 - PROFESSIONAL & TECHNICAL
TOWN OF GENOLA	7/13/2023	$3,801.20	Genola Court Fines	1022430 - COURT FINES AND FORFEITURES
TOWN OF GOSHEN	7/13/2023	$366.60	Goshen Court Fines	1022430 - COURT FINES AND FORFEITURES
UPPER CASE PRINTING	7/13/2023	$159.50	News Letter	5240241 - UTILITY BILLING PROCESSING FEES
UPPER CASE PRINTING	7/13/2023	$159.50	News Letter	5440241 - UTILITY BILLING PROCESSING FEES
UPPER CASE PRINTING	7/13/2023	$159.51	News Letter	5140241 - UTILITY BILLING PROCESSING FEES
UPPER CASE PRINTING	7/13/2023	$1,412.78	Printing and mailing costs for property tax mailer for public involvement efforts	1041310 - PROFESSIONAL & TECHNICAL
		$1,891.29		
UTAH ASSOCIATION OF PUBLIC TREASURERS	7/13/2023	$75.00	APT Membership - Joyce Lamb	1043210 - BOOKS,SUBSCRIPTIONS,MEMBERSHIP
UTAH COUNTY LODGE #31	6/23/2023	$234.00	FOP Dues (Ut County Lodge #31)	1022425 - FOP DUES
UTAH COUNTY LODGE #31	7/7/2023	$234.00	FOP Dues (Ut County Lodge #31)	1022425 - FOP DUES
		$468.00		
UTAH COUNTY MAJOR CRIMES	7/13/2023	$3,938.81	Major Crimes Task Force 2023-2024	1054330 - CRIMES TASK FORCE
UTAH LOCAL GOVERNMENT TRUST	6/22/2023	$89,535.00	Annual General Liability Insurance Premium	1043510 - INSURANCE AND BONDS
UTAH LOCAL GOVERNMENT TRUST	6/22/2023	$36,409.00	Annual Auto Insurance Premium	1043510 - INSURANCE AND BONDS
UTAH LOCAL GOVERNMENT TRUST	6/22/2023	$67,309.00	Annual Auto Insurance Premium	1043510 - INSURANCE AND BONDS
		$193,253.00		
UTAH OFFICE OF VICTIMS OF CRIME	7/13/2023	$100.00	Restitution - Hier Case	1022430 - COURT FINES AND FORFEITURES
UTAH STATE DIVISION OF FINANCE	7/14/2023	$4,485.30	Principal - 2011A-2 Sewer Revenue	522540.2 - 2011A-2 Sewer Revenue Bond repaic
UTAH STATE DIVISION OF FINANCE	7/14/2023	$6,085.70	Interest - 2011A-2 Sewer Revenue	5240820 - DEBT SERVICE - INTEREST
		$10,571.00		
UTAH STATE RETIREMENT	6/22/2023	$5.00	Traditional IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/22/2023	$387.01	Retirement Loan Payment	1022325 - RETIREMENT LOAN PAYMENT
UTAH STATE RETIREMENT	6/22/2023	$943.44	457	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/22/2023	$1,065.00	Roth IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/22/2023	$1,399.12	401K - Tier 1 Parity	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/22/2023	$5,064.26	401K	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/22/2023	$27,323.03	Retirement	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/27/2023	$107.06	Retirement	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/27/2023	-$1,158.98	Retirement	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/27/2023	$5.00	Traditional IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/27/2023	$387.01	Retirement Loan Payment	1022325 - RETIREMENT LOAN PAYMENT
UTAH STATE RETIREMENT	6/27/2023	$1,085.00	Roth IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/27/2023	$1,147.81	457	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/27/2023	$1,399.12	401K - Tier 1 Parity	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/27/2023	$4,963.62	401K	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/27/2023	$28,340.82	Retirement	1022300 - RETIREMENT PAYABLE
		$72,463.32		
UTAH STATE TAX COMMISSION	6/27/2023	$8,401.22	State Income Tax	1022230 - STATE WITHHOLDING PAYABLE
UTAH STATE TAX COMMISSION	6/27/2023	$71.16	State Income Tax	1022230 - STATE WITHHOLDING PAYABLE
UTAH STATE TAX COMMISSION	6/27/2023	-$65.56	State Income Tax	1022230 - STATE WITHHOLDING PAYABLE
UTAH STATE TAX COMMISSION	6/27/2023	$11,898.55	State Income Tax	1022230 - STATE WITHHOLDING PAYABLE
		$20,305.37		
UTILITEM (UTILITY COST MANAGEMENT CONSULTANTS)	6/27/2023	$11.85	Utility Savings Progam	1051270 - UTILITIES
VALUE PROPOSITION ENTERPRISES, INC (BIG T RECREATION)	6/22/2023	$386.85	swing replacement	1070300 - PARKS GROUNDS SUPPLIES

VERIZON WIRELESS	6/27/2023	$463.21	Officer Phones	1054280 - TELEPHONE
VERIZON WIRELESS	6/27/2023	$680.27	Officer Jetpacks	1054340 - CENTRAL DISPATCH FEES
VERIZON WIRELESS	6/27/2023	$130.46	Fire/EMS Telephone	7657280 - TELEPHONE
VERIZON WIRELESS	6/27/2023	$120.03	Comm Dev Jetpacks	1068280 - TELEPHONE
VERIZON WIRELESS	6/27/2023	$40.01	GPS Data Collector	1048280 - TELEPHONE
VERIZON WIRELESS	6/27/2023	$164.44	Pub Works PI Monitors	5140240 - SUPPLIES
		$1,598.42		
WALMART BRC - GE CAPITAL RETAIL BANK	6/22/2023	$20.94	PD-WATER for Animal Vaccination Clinic	1054240 - SUPPLIES
WALMART BRC - GE CAPITAL RETAIL BANK	6/22/2023	$21.15	SENIORS FOOD	7540480 - FOOD
WALMART BRC - GE CAPITAL RETAIL BANK	6/22/2023	$46.17	LITTLE MISS ORCHARD DAY SUPPLIES	6240245 - ORCHARD DAYS MISCELLENOUS
WALMART BRC - GE CAPITAL RETAIL BANK	6/22/2023	$61.73	UNPLUGGED & ART/SUMMER	6240251 - COMMUNITY EVENTS EXPENSE
WALMART BRC - GE CAPITAL RETAIL BANK	6/22/2023	$83.32	LITTLE MISS AWARDS	6240245 - ORCHARD DAYS MISCELLENOUS
		$233.31		
WAXIE SANITARY SUPPLY	7/13/2023	$117.26	Liners for building garbage cans	1051240 - SUPPLIES
WAXIE SANITARY SUPPLY	7/13/2023	$530.00	Liners for garbage cans	1070300 - PARKS GROUNDS SUPPLIES
		$647.26		
WHEELER CAT - WHEELER MACHINERY CO	7/13/2023	$6,679.00	Trackhoe rental	7657246-001 - EMERGENCY MANAGEMENT - FLOOD MITIGATION
WPA ARCHITECTURE, PC	7/13/2023	$2,397.60	City Hall architectural services during construction.	4140704-002 - NEW CITY HALL - ARCHITECTURAL SERVICES
X-FACTOR STRATEGIC COMMUNICATIONS, LLC	7/13/2023	$4,556.25	X-Factor progress payment for public involvement work.	1041310 - PROFESSIONAL & TECHNICAL
YOLI DAVEY CORDOVA & J MIGUEL ARENA S *	7/13/2023	$10.57	Refund: 361109 - YOLI DAVEY CORDOVA & J MIGUEL ARENA S *	5113110 - ACCOUNTS RECEIVABLE
ZIONS BANK-CASH	7/13/2023	$150.00	Petty Cash yard Sale	6340240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC-AMALIE OTTLEY	6/30/2023	$2.23	Credit Card Fee Utah County Recorders Office- Recording for Santaquin Peaks	1043610 - OTHER SERVICES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$25.00	Maceys - Gift card for Nicci McNeff	1041610 - OTHER SERVICES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$53.98	Wal-Mart - Employee of the Month gift basket (June)	1043480 - EMPLOYEE RECOGNITIONS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$64.00	Jimmy Johns - CC dinner 06/06	1041610 - OTHER SERVICES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$84.00	Utah County Recorder - recording fees for Santaquin Peaks subdivision	1043610 - OTHER SERVICES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$200.97	Maceys 06/20 CC dinner, water, candy, silverware	1041610 - OTHER SERVICES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$257.27	Adobe Acrobat subscription for Recorderâ€™s use, approved by Norm.	4340500 - SOFTWARE EXPENSE
ZIONS BANK-SANTAQUIN-CC-BRYAN MECHAM	6/30/2023	$22.32	Treâ€™s last day of work lunch	1070230 - EDUCATION, TRAINING & TRAVEL
ZIONS BANK-SANTAQUIN-CC-CHRIS LINDQUIST	6/30/2023	$35.87	Memorial Day Doughnuts	7657246 - EMERGENCY MANAGEMENT
ZIONS BANK-SANTAQUIN-CC-DAN OLSON	6/30/2023	$40.76	Aroma Cafe - Lunch Meeting with Staff	1043610 - OTHER SERVICES
ZIONS BANK-SANTAQUIN-CC-FIRE DEPARTMENT	6/30/2023	$48.44	Breakfast Propane	7657242 - EMS - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$56.96	Ice Hog rings and shampoo dispenser for shower	7657242 - EMS - SUPPLIES
ZIONS BANK-SANTAQUIN-CC-HATTIE ROWBURY	6/30/2023	$254.44	Supplies for concession stand	6140484 - SNACK SHACK FOOD
ZIONS BANK-SANTAQUIN-CC	6/30/2023	-$129.99	Costco incorrectly charged us for a samsung	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$3.79	Supplies for teen day camps and adaptive sports	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$7.35	Supplies for Ninja camp for martial arts	6840809 - MARTIAL ARTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$8.99	Worms for fishing class	6840725 - YOUTH ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$12.41	worms for fishing class	6840725 - YOUTH ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$12.41	worms for fishing class	6840725 - YOUTH ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$19.57	Supplies for teen day camps and adaptive sports	6840725 - YOUTH ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$24.13	YCC treat after monthly meeting	1041670 - YOUTH CITY COUNCIL EXPENSES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$25.74	Snacks & Water for YCC Movie Night	1041670 - YOUTH CITY COUNCIL EXPENSES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$25.98	Supplies for little miss orchard days pageant	6240245 - ORCHARD DAYS MISCELLENOUS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$33.33	supplies for race	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$34.78	Paid social media ads for basketball camp and picklebal	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$45.00	Provo Rec day passes for teen day camp	6840725 - YOUTH ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$50.00	Gift certificates for winners for family fitness 5k/ 1 mile	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$65.00	Gift certificates for winners for family fitness 5k/ 1 mile	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$66.54	Fishing class end of camp bbq	6840725 - YOUTH ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$74.99	Paid social media ads for basketball camp and picklebal	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$150.77	Snacks for summer camps, accidently charged for a samsung, refund already processed.	6840725 - YOUTH ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$162.95	Extension Cords	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$203.40	bags of color to throw at color run	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$300.00	3 $100 gift cards for ycc to go to bondocks	1041670 - YOUTH CITY COUNCIL EXPENSES
ZIONS BANK-SANTAQUIN-CC-JASON BOND	6/30/2023	$50.00	Employee Recruitment Lunch Meeting	1043610 - OTHER SERVICES

ZIONS BANK-SANTAQUIN-CC-JENNIFER WAGNER	6/30/2023	$6.72	Amzn book summer reading	7240320 - PROGRAMS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$9.49	Amzn programs paint plates	7240320 - PROGRAMS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$12.72	Wm programs Salt dough	7240320 - PROGRAMS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$13.41	Amzn book	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$18.98	Maceys supplies storytime/programs middle chapter	7240240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$22.58	Amzn dvds	7240240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$31.49	Amzn books	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$31.92	Amzn story time program	7240320 - PROGRAMS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$31.98	Amzn office supplies	7240240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$32.93	Maceys supplies storytime/programs middle chapter	7240320 - PROGRAMS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$33.78	Zurchers- Summer reading	7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$35.10	Wm Supercenter summer reading	7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$44.92	Wal-Mart summer reading	7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$49.97	Zurchers- summer reading	7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$76.84	Amzn Mktp Us summer reading	7240320 - PROGRAMS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$139.00	Amzn books story time leaders training/treats	7240230 - EDUCATION, TRAINING & TRAVEL
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$310.88	Amzn story time, middle, magic treehouse	7240320 - PROGRAMS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$353.21	Amzn summer reading	7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES
ZIONS BANK-SANTAQUIN-CC-JOHN BRADLEY	6/30/2023	-$3.37	Credit Voucher Interwest-Utah. Swapped sizes of poles for Prospector View Park Signs	4140828 - PROSPECTOR VIEW PARK
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$16.23	Purchase Pidj.Co. Sport Division Texting Monthly Fee	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$20.60	Pickleball Tournament Supplies	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$35.98	Museum Military Room Supplies	6340240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$49.99	Museum Exhibit Supplies	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$90.03	Pickleball Tournament Awards	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$90.04	Harvest View Pickleball Courts: zip ties and supplies	5740514 - HARVEST VIEW PARK - PHASE II
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$231.35	Smartsign slow down signs "	4140828 - PROSPECTOR VIEW PARK
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$247.39	Museum Pipeline Exhibit Table	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$267.40	Interwest-Utah. Prospector View Trail Sign Posts	4140828 - PROSPECTOR VIEW PARK
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$379.62	Purchase Jones Paint Glass Provo. Plexiglass for Museum Exhibit Box	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$2,628.01	Creative Signs - vehicle wrap mural on fun bus	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC-JON LUNDELL	6/30/2023	$128.57	Engineering Dropbox subscription	1048210 - BOOKS, SUBSCRIPT, MEMBERSHIP
ZIONS BANK-SANTAQUIN-CC-LISA WILKEY	6/30/2023	$50.00	Sympathy flowers for Zaloma Goodall (former councilwoman)	1043610 - OTHER SERVICES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$78.61	June Birthday luncheon	1043480 - EMPLOYEE RECOGNITIONS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$79.95	Qtrly theme - Wellness treats	1043480 - EMPLOYEE RECOGNITIONS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$109.78	Pulled pork for June Birthday luncheon	1043480 - EMPLOYEE RECOGNITIONS
ZIONS BANK-SANTAQUIN-CC-MELINDA MATHESON	6/30/2023	-$1.24	Walmart: Refund back to card for a duplicate charge	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$7.56	Walmart - Hot dog buns for the concession stands	6140484 - SNACK SHACK FOOD
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$7.76	Amazon: Supplies for concession stand (snow cone machine)	6140484 - SNACK SHACK FOOD
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$7.98	Maceys: Food supplies for concession stands	6140484 - SNACK SHACK FOOD
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$7.98	Maceys: Supplies for concession stands	6140484 - SNACK SHACK FOOD
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$15.20	Livingston Photography: Cardstock supplies for bottle rockets (Not Your Typical Sports Camp)	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$20.73	Maceys: Food supplies for the snack shack	6140484 - SNACK SHACK FOOD
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$23.37	Amazon: Supplies purchased for Not Your Typical Summer Camp	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$30.98	Amazon: Laminating pouches	6140335 - MISC SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$35.94	Sams Club: Supplies for the Not Your Typical Sports Camp	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$37.80	Smash Athletics: TBall shirts	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$38.49	Amazon: Supplies for the Not Your Typical Sports Camp	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$38.62	Amazon: Snow cone supplies for concession stands	6140484 - SNACK SHACK FOOD
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$43.93	Walmart - Supplies for the Not Your Typical Sports Camp	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$60.00	WhenIWork: Employee scheduling program	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$67.21	Amazon: Snow cone supplies	6140484 - SNACK SHACK FOOD
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$77.51	Dollar Tree: Not Your Typical Camp Supplies	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$82.98	Amazon: Sand volleyball equipment	6140670 - ADULT SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$107.25	TuggysTees: Staff shirts	6140335 - MISC SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$139.64	Sams Club: Supplies for the concession stands	6140484 - SNACK SHACK FOOD
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$140.84	SamsClub: Concession stand supplies	6140335 - MISC SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$179.90	SamsClub: Supplies for concession stands	6140484 - SNACK SHACK FOOD
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$208.88	SP Arbor Scientific: Bottle Rocket launchers for the Not Your Typical Sports Camp	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$229.58	Costco: Not Your Typical Camp Supplies	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$462.00	E1 Sports: Tball/Coach Pitch Equipment	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC-NORMAN BEAGLEY	6/30/2023	-$3,201.64	Cr. voucher Hoo*hootsuite Inc refund entire amount due to sales tax charged on the orig. invoice	4340500 - SOFTWARE EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$17.15	Zoom.Us 888-799-9666	4340500 - SOFTWARE EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$21.19	Kars Food And Fuel Engineering design Business lunch Norm B & Joe S	1043230 - EDUCATION, TRAINING AND TRAVEL
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$73.86	Business lunch after sewer lift station tour in Francis Utah (Norm B, Jason C, Jon L)	1043240 - SUPPLIES

ZIONS BANK-SANTAQUIN-CC	6/30/2023	$143.61	Zoom.Us 888-799-9666 Zoom Pro Account Payment	4340500 - SOFTWARE EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$2,988.00	Hoo*hootsuite Inc Hootsuite Software	4340500 - SOFTWARE EXPENSE
ZIONS BANK-SANTAQUIN-CC-ROD HURST	6/30/2023	$12.90	USPS shipping for return of broken sight	1054240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$29.60	FedEx shipping return of broken sight	1054240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$179.40	Richardson hats for K9 program	1054706 - POLICE - K-9 EXPENDITURES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$343.15	Eotech replacement for broken sight	1054240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$343.15	Replacement for broken weapon sight	1054240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$352.00	Tipler Interrogation Training in Idaho	1054230 - EDUCATION, TRAINING & TRAVEL
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$370.96	Tumblers for K9	1054706 - POLICE - K-9 EXPENDITURES
ZIONS BANK-SANTAQUIN-CC-RYAN LIND	6/30/2023	$16.56	Vinyl repair for ambo	7657252 - EMS - EQUIPMENT MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$24.73	Paper goods for breakfast. Will be reimbursed by Fire Associtior	7657242 - EMS - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$35.99	QuickQwack cares membership	7657250 - FIRE - EQUIPMENT MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$85.89	Tool bags, B142 organization of fittings	7657250 - FIRE - EQUIPMENT MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$120.00	Radio adapter	7657242 - EMS - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$143.84	HB144 Jack, saw files and bags for saw kits	7657250 - FIRE - EQUIPMENT MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$168.21	Office supplies and radio headset	7657242 - EMS - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$211.16	Bottled Water for rehab	7657242 - EMS - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$229.59	Dry deck tiles for B142 as HB144	7657250 - FIRE - EQUIPMENT MAINTENANCE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$269.37	Brush coats and tools	7657242 - EMS - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$351.30	Nps- Orem	7657741 - FIRE - PPE ROTATION
ZIONS BANK-SANTAQUIN-CC-SHANNON HOFFMAN	6/30/2023	$40.00	Main Street Pizza Santaquin-Dinner for Merissa/Surgery	1041610 - OTHER SERVICES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$822.00	Stampli For 5-2023	4340118 - STAMPLI - AP OCR SOFTWARE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$3,038.80	Usps.Com Postal Store - Pre-stamped envelopes	1043240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC-SHAUNA JO EVES	6/30/2023	-$28.12	Arts and Summer in the park supplies	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$3.86	Youth Pickleball awards	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$4.97	Summer/Arts in Park popsicle sticks for Craft	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$6.83	Chalk Line cotton for Archery bows	6840725 - YOUTH ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$7.99	Popcorn for movies in the park concessions	6140484 - SNACK SHACK FOOD
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$15.29	HDMI Cord for the movies in the park	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$15.47	Youth sports, supplies for Camp and t -ball	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$22.70	Youth Pickelball Session last day party	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$24.24	Craft Supplies for Summer/arts in park	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$27.84	Summer/Arts in park craft supplies and tools	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$27.96	Numbers for the Little Miss Orchard Days pageant	6240482 - LITTLE MISS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$28.12	Summer Arts in the park Duplicate Transaction	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$28.12	Summer/Arts in the park Supplies	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$30.97	Wraps for electrical cords	6240240 - SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$35.94	Water for Arts and Summer in the Park	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$39.22	Summer and arts in the park supplies	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$40.00	Pipes for archery bows. - Unplugged camp	6840725 - YOUTH ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$42.00	Cutouts for T-ball - Feet and arrows	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$69.71	Rocks for Museum	6340650 - GIFT SHOP
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$71.93	awards for Summer Smash pickleball tour	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$79.66	Snacks for Art/Summer in the park	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$85.00	URPA Training	6740230 - EDUCATION, TRAINING, & TRAVEL
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$90.00	Yoga Fitness mats	6840800 - AEROBICS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$95.36	Fitness Equipment - yoga Balls	6840800 - AEROBICS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$107.99	New Fitness Equipment	6840800 - AEROBICS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$111.25	Arts brushes pots for summer arts in park	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$112.12	Office Supplies for the office	6840300 - MISC SUPPLIES
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$119.97	T- Balls for t-ball and coach pitch	6140665 - YOUTH SPORTS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$125.84	Small Fitness balls	6840800 - AEROBICS
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$125.94	Teen Camp Coin Crazy fees	6840725 - YOUTH ENRICHMENT
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$159.08	Snacks for Arts and Summer in the Park	6640720 - RAP TAX EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$167.94	Pickleball Summer Smash Tournament Awards	6240251 - COMMUNITY EVENTS EXPENSE
ZIONS BANK-SANTAQUIN-CC	6/30/2023	$538.45	Aerobics equipment	6840800 - AEROBICS
ZIONS BANK-SANTAQUIN-CC-SUSAN B-FARNSWORTH	6/30/2023	$19.10	Get Trained Utah	7657235 - EMS - EDUCATION, TRAINING & TRAVEL
		$19,903.88		
TOTAL:		$2,331,736.88		

Santaquin

July 2023

Volunteer of the month



Zack Corbett

Thank You For Your Service!

Santaquin City
2023-2024 Tentative Budget Transfers

General Fund Transfers In:

Fund	Acct No	Amount
General Fund	10-39-909	$ 300,000
General Fund	10-39-910	$ 700,000
General Fund	10-39-911	$ 700,000
General Fund	10-39-915	$ 20,000
Total GF Transfer In		**$ 1,720,000**

Transfer From:

Fund	Acct No	Amount
P. Irrigation Fund *(13.2% of Enterprise Fund)*	54-40-790	$ 300,000
Water Fund *(27.2% of Enterprise Fund)*	51-40-900	$ 700,000
Sewer Fund *(21.5% of Enterprise Fund)*	52-40-830	$ 700,000
Santaquin CDA Fund	Separate Entity	$ 20,000
Total Transfer Out:		**$ 1,720,000**

General Fund Transfers Out:

Fund	Acct No	Amount
General Fund	10-90-200	$ 53,000
General Fund	10-90-205	$ 8,300
General Fund	10-90-300	$ 15,200
General Fund	10-90-400	$ 90,000
General Fund	10-90-500	$ 50,000
General Fund	10-90-510	$ 200,000
General Fund	10-90-520	$ 65,000
General Fund	10-90-550	$ 100,000
General Fund	10-90-600	$ 192,000
General Fund	10-90-700	$ 252,000
General Fund	10-90-800	$ 100,000
General Fund	10-90-860	$ 754,300
General Fund	10-90-870	$ 592,391
General Fund	10-90-882	$ 141,763
General Fund	10-90-884	$ 188,801
Total GF Transfer Out:		**$ 2,802,755**

Transfer To:

Fund	Acct No	Amount
CS-Sports Fund	61-39-100	$ 53,000
CS-Royalty Fund	64-39-100	$ 8,300
CS-Chieftain Museum	63-39-100	$ 15,200
CS-Library Fund	72-39-410	$ 90,000
CS-Seniors Fund	75-39-100	$ 50,000
CS-Administration Fund	67-39-100	$ 200,000
CS-Classes	68-39-100	$ 65,000
Computer Capital Fund	49-39-100	$ 100,000
Capital Projects	41-39-100	$ 192,000
Capital Vehicles & Equipment	42-39-100	$ 252,000
Santaquin Events	62-39-100	$ 100,000
Fire Department Fund	73-39-100	$ 754,300
Road Capital Project Fund	45-39-100	$ 592,391
Transporation Impact Fee	59-38-200	$ 141,763
Local Building Authority	Separate Entity	$ 188,801
Total Transfers In:		**$ 2,802,755**

Other Fund Transfers Out:

Water Fund	51-40-910	$ 75,000
Sewer Fund	52-40-905	$ 75,000
Water Fund	51-40-902	$ 150,000
Sewer Fund	52-40-902	$ 150,000
Pressurized Irrigation Fund	54-40-905	$ 75,000
Water Fund	51-40-901	$ 106,224
Sewer Fund	52-40-901	$ 104,256
Pressurized Irrigation Fund	54-40-901	$ 96,312
Pressurized Irrigation Fund	54-40-253	$ 42,000
Water Fund	51-40-917	$ 200,000
Sewer Fund	52-40-920	$ 200,000
PI Impact Fee Fund	60-40-910	$ 775,778
Culinary Impact Fee Fund	54-40-905	$ 93,080
Pressurized Irrigation Fund	54-40-920	$ 100,000
Sewer Impact Fee Fund	56-40-900	$ 511,272
Storm Drainage Fund	50-40-901	$ 52,688
Total Other Transfers From:		**$ 2,806,610**

Other Fund Transfers In:

Computer Capital Fund	43-39-110	$ 75,000
Computer Capital Fund	43-39-120	$ 75,000
Roads Capital Project Fund	45-39-110	$ 150,000
Roads Capital Project Fund	45-39-120	$ 150,000
Computer Capital Fund	43-39-130	$ 75,000
PW Capital Fund	44-39-110	$ 106,224
PW Capital Fund	44-39-120	$ 104,256
PW Capital Fund	44-39-130	$ 96,312
Santaquin Water District	Separate Entity	$ 42,000
Capital Vehicles Fund	42-39-103	$ 200,000
Capital Vehicles Fund	42-39-104	$ 200,000
Pressurized Irrigation Fund	54-39-100	$ 775,778
Culinary Fund	51-39-105	$ 93,080
Capital Vehicles Fund	42-39-105	$ 100,000
Sewer Fund	52-38-910	$ 511,272
PW Capital Fund	44-39-140	$ 52,688
Total Other Transfers In:		**$ 2,806,610**

SANTAQUIN CITY
FIRE & EMS DEPARTMENT

Fire Chief Ryan Lind
firechief@santaquin.org

Phone: 801-754-3211 *Cell: 385-329-6271*

To: Mayor Olson, City Council Members,
From: Ryan Lind, Fire Chief
Date: July 13, 2023
RE: Cooperative Agreement

Mayor and Council Members:
Santaquin City, and Santaquin Fire and EMS has had a contract with the Utah Division of Forestry, Fire and State Lands (FFSL) for several years. The most recent contract we have on file expired on July 1st, 2023. These contracts are updated every five (5) years with FFSL.
This contract is the same as the previous year and has been reviewed by Brett Rich.
For Santaquin Fire and EMS to receive payments for services provided on fires on State or Federal land, we need to have a current contract in place.
For this reason, we have requested your support with this contract, and seek approval for Mayor Olson to sign the contract on behalf of Santaquin City, and Santaquin Fire and EMS.
Please let me know if you have any questions.

Santaquin City Resolution 07-01-2023

A RESOLUTION OF THE SANTAQUIN CITY COUNCIL TO APPROVE A COOPERATIVE AGREEMENT WITH THE UTAH DIVISION OF FORESTRY, FIRE AND STATE LANDS

WHEREAS, Santaquin City is a political subdivision of the State of Utah and has a responsibility to provide fire suppression services for the preservation of life and property; and

WHEREAS, The Utah Division of Forestry, Fire and State Lands (FFSL) is responsible to provide payment to Santaquin City to supply certain wildland fire suppression services pursuant to Utah Code § 65A-8-201 et seq. (2017); and

WHEREAS, the FFSL is desirous of contracting with Santaquin City for the performance of certain services to assist FFSL to provide adequate fire suppression services; and

WHEREAS, Santaquin City has fire protection capabilities and is willing to provide fire protection to FFSL, and finds that the terms and conditions set forth in the agreement attached hereto titled “Cooperative Agreement Between the Utah Division of Forestry, Fire and State Lands and Santaquin” are in the best interests of Santaquin City and its residents; and

WHEREAS, all the privileges and immunities from liability which surround the activities of the FFSL or municipal corporation fire-fighting force or fire department when performing its functions within the governmental unit's territorial limits shall apply to the activities of that governmental unit's fire-fighting force or department while furnishing fire protection outside its territorial limits under any contract pursuant to Utah Code § 11-7-3.

NOW THEREFORE, BE IT RESOLVED, by the Santaquin City Council that the attached Cooperative Agreement between Utah Division of Forestry, Fire, and State Lands and Santaquin City is hereby approved, and that the City’s Mayor and Recorder are authorized and directed to execute and deliver said Agreement, on behalf of the City for wildland fire suppression services.

This resolution shall be effective on the date it is adopted.

Approved and adopted by the Santaquin City Council this 18th day of July, 2023.

_____
Daniel M. Olson, Santaquin City Mayor

Councilmember Art Adcock	Voted ___
Councilmember Elizabeth Montoya	Voted ___
Councilmember Lynn Mecham	Voted ___
Councilmember Jeff Siddoway	Voted ___
Councilmember David Hathaway	Voted ___

Attest:

_____
Amalie R. Ottley, Santaquin City Recorder

COOPERATIVE AGREEMENT
BETWEEN THE
UTAH DIVISION OF FORESTRY, FIRE AND STATE LANDS
AND

SANTAQUIN

This agreement shall become effective on the date of the last authorized signature and will remain in effect until December 31, 2024. This agreement may only be amended by mutual written agreement of the parties. In the event of disagreement between this agreement and any statute or regulation, the statute or regulation shall control. No waiver of any terms of this agreement will be valid unless in writing in accordance with R652-122-200 (2017).

SECTION I: RECITALS AND GLOSSARY OF TERMS

A. Pursuant to Utah Code § 65A-8-203 (2021), this Cooperative Agreement is required for a county, municipality, or certain other eligible entity ("Participating Entity") and the State of Utah, Division of Forestry, Fire and State Lands ("FFSL")(collectively "parties") to cooperatively discharge their joint responsibilities for protecting non-federal land from wildland fire.

B. Glossary of Terms
   a. Annual Participation Commitment Report – a report prepared by the Participating Entity detailing the expenditures and activities conducted in compliance with the Participation Commitment during the past fiscal year.
   b. Cooperative Agreement – an agreement between FFSL and an Eligible Entity wherein the Eligible Entity agrees to meet a Participation Commitment and provide Initial Attack for wildland fire in the entity's jurisdiction, and FFSL agrees to pay for wildland fire suppression costs following a Delegation of Fire Management Authority as found in Utah Code § 65A-8-203.1 (2017), as well as all aviation asset costs charged to the incident.
   c. Eligible Entity – as defined in Utah Code § 65A-8-203 (2021) means:
      i. a county, a municipality, or a special service district, local district, or service area with wildland fire suppression responsibility as described in Utah Code § 11-7-1(2017); and wildland fire suppression cost responsibility and taxing authority for a specific geographic jurisdiction; or
      ii. upon approval by the FFSL director, a political subdivision established by a county, municipality, special service district, local district, or service area that is responsible for providing wildland fire suppression services; and paying for the cost of wildland fire suppression services
   d. Extended Attack – actions taken in response to wildland fire after Initial Attack.
   e. Initial Attack – actions taken by the first resources to arrive at any wildland fire incident. Initial actions may be size-up, patrolling, monitoring, holding action, or aggressive suppression action. All wildland fires that are controlled by suppression forces undergo initial attack. The kind and number of resources

responding to initial attack varies depending on fire danger, fuel type, values to be protected and other factors. Generally, initial attack involves a small number of resources and the incident size is small. Regardless of fire type, location, or property/resources being threatened, firefighter and public safety is always the highest priority. (NWCG Wildland Fire Incident Management Field Guide, 2013)

f. Participation Commitment – prevention, preparedness, and mitigation actions and expenditures undertaken by a Participating Entity to reduce the risk of wildland fire and meet the intent of Utah Code § 65A-8-202 (2017) and Utah Code § 65A-8-202.5(2017).
g. Annual Participation Commitment Statement – a statement prepared by FFSL and sent to the Participating Entity detailing the Participation Commitment for the upcoming fiscal year.
h. Participating Entity – an Eligible Entity with a valid Cooperative Agreement.
i. Fiscal Year - a consecutive 12-month period for financial reporting, as determined by the Participating Entity's budget cycle.

SECTION II: CERTIFICATION OF QUALIFICATIONS

FFSL and the Participating Entity certify that the following qualifications have been met:

A. The Participating Entity is a qualifying eligible entity.

B. The Participating Entity agrees to adopt a Community Wildfire Preparedness Plan (CWPP) (or equivalent approved by FFSL).
   a. If the Participating Entity has a CWPP at the time of executing this agreement, the Participating Entity agrees to maintain and implement the CWPP for the duration of this agreement.
   b. If the Participating Entity does not have a CWPP at the time of executing this agreement, the Participating Entity agrees to make a good faith effort to develop and adopt a CWPP prior to the expiration of this agreement.

C. The Participating Entity's fire department or fire service provider as defined in Utah Code § 65A-8-203 (2021) meets minimum standards for wildland fire training, certification, and equipment based on nationally accepted standards as specified by FFSL in R652-122-1400 (2017).

D. FFSL agrees to provide an Annual Participation Commitment Statement and the Participating Entity agrees to review, approve, and return the signed Annual Participation Commitment Statement to FFSL before the start of the Participating Entity's fiscal year.

E. The Participating Entity agrees to implement prevention, preparedness, and mitigation actions, which are identified in their CWPP and lead to reduction of wildfire risk, according to their Annual Participation Commitment Statement.

F. The Participating Entity is not ineligible for a Cooperative Agreement pursuant to R652-122-200 (2017), R652-121-400 (2017), or R652-121-600 (2017)

G. If the Participating Entity is a county or has jurisdiction over unincorporated private land, the county in question has adopted a wildland fire ordinance based on minimum standards established by FFSL in R652-122-1300 (2017).

H. If the Participating Entity is a county or has jurisdiction over unincorporated private land, the county in question has a designated fire warden as described in Utah Code § 65A-8-209.1 (2022) and has entered into a County Warden Agreement (Addendum A).

SECTION III: PARTICIPATION COMMITMENT

FFSL and the Participating Entity agree to the following provisions:

A. Participation Commitment
   a. The Participating Entity agrees to fulfill a Participation Commitment as contained in R652-122-800 (2017) and R652-122-200(6)(c) (2017).
   b. The Participation Commitment includes prevention, preparedness, and mitigation actions identified in an FFSL-approved CWPP or equivalent wildland fire preparedness plan.

B. Participation Commitment Expenditures and Activities
   a. The Participation Commitment may be met through either direct expenditures or in-kind activities.
      i. Direct expenditures include funds spent by the Participating Entity to implement wildland fire prevention, preparedness or mitigation actions identified in Addendum B or with the approval of the Participating Entity's respective FFSL Area Manager.
      ii. In-kind activities include wildland fire prevention, preparedness or mitigation efforts identified in Addendum B or with the approval of the Participating Entity's respective FFSL Area Manager.
         1. In-kind expenditures are valued at the rate calculated by the "Independent Sector" (https://www.independentsector.org/), the same source used for FFSL's Fire Department Assistance Grant program.
      iii. Participation Commitment cannot be met through direct payment to the State.
   b. FFSL staff (e.g., County Warden, WUI Coordinator, FMO, or Area Manager) may assist the Participating Entity with identifying valid Participation Commitment actions and activities based on the Participating Entity's FFSL-approved CWPP or equivalent wildfire preparedness plan.

C. Participation Commitment Accounting and Reporting

a. The Participating Entity is responsible for accounting for its respective Participation Commitment activities and expenditures.
    i. The value of Participation Commitment expenditures and activities may, in certain instances, "carry-over" to the next fiscal year with the approval of the respective FFSL Area Manager.
        1. The value of capital improvement projects--typically, large "preparedness-type" projects--can carry-over for five years, with no single project's value accounting for more than 25% of the Participating Entity's total Participation Commitment for any of those years. This is the same 25% annual maximum that applies to all preparedness activities as noted on Addendum B.
        2. All other non-capital improvement actions (e.g., a large fuels reduction project) can carry over for three years. No maximum value applies to mitigation actions as described in Addendum
        3. It is the responsibility of the Participating Entity to receive approval from their respective FFSL Area Manager in advance of pursuing a carry-over
        4. It is the responsibility of the Participating Entity to account for, track and report in their annual Participation Commitment Report the carry-over from year to year.

b. The Participating Entity agrees to provide an Annual Participation Commitment Report detailing the Participation Commitment activities and expenditures to their local FFSL Area Office at the conclusion of the Participating Entity's fiscal year (via the County Fire Warden) for annual review and approval by FFSL.
    i. FFSL shall have the right to review and verify records related to the Participation Commitment. FFSL shall also have the right to deny unverifiable or incorrect records.

D. Annual Participation Commitment Statement
    a. In advance of a Participating Entity's fiscal year, FFSL will send the Participating Entity an Annual Participation Commitment Statement.
    b. In order to continue participation for the Participating Entity's upcoming fiscal year, the Participating Entity's executive officer must approve, sign, and return the Annual Participation Commitment Statement to FFSL by the due date contained in the Statement. Failure to do so will terminate this agreement at the conclusion of the Participating Entity's current fiscal year.
    c. The Annual Participation Commitment Statement is based on the Participating Entity's fiscal year, and the corresponding Participation Commitment must be met throughout the Participating Entity's next fiscal year.

E. Participation Commitment Calculation
    a. The Participation Commitment is based on two elements, a wildfire risk assessment by acres ("Risk Assessment") conducted by FFSL, and the historic fire cost average ("Fire Cost Average") in each Participating Entity's jurisdiction.
        i. The Risk Assessment is determined by FFSL's "Utah Wildfire Risk

Assessment Portal" (UWRAP), which will be updated as data sources, technology, and funding allow.

ii. The Fire Cost Average is based on historic suppression costs accrued by a Participating Entity. Only wildland fire suppression costs accrued and paid by the State on behalf of a Participating Entity are counted toward that entity's historic fire cost average. This includes State-paid costs after a Delegation of Fire Management Authority and Transfer of Fiscal Responsibility has occurred.

1. The Fire Cost Average is calculated on a rolling ten-year average, dropping the highest and lowest cost years and adjusting for inflation (using the Consumer Price Index); therefore, each ten-year average will have eight data points.
2. The Fire Cost Average will only include State-paid suppression costs for areas for which the Participating Entity has fire suppression responsibility and taxing authority.

b. FFSL will calculate the Participation Commitment for the Participating Entity according to the formula found in R652-122-300 (2017), R652-122-400 (2017) and R652-122-500 (2017).

F. Participation Commitment Appeals

a. Decisions related to the Participation Commitment may be informally appealed to the State Forester.

SECTION IV: INITIAL ATTACK, DELEGATION OF FIRE MANAGEMENT AUTHORITY, TRANSFER OF FISCAL RESPONSIBILITY, and EXTENDED ATTACK

A. Initial Attack

a. The Participating Entity agrees to primary responsibility for Initial Attack ("IA"). IA is defined as actions taken by the first resources to arrive at any wildland fire incident. Initial actions may be size-up, patrolling, monitoring, holding action, or aggressive suppression action. All wildland fires that are controlled by suppression forces undergo initial attack. The kind and number of resources responding to initial attack varies depending on fire danger, fuel type, values to be protected and other factors. Generally, initial attack involves a small number of resources and the incident size is small. Regardless of fire type, location, or property/resources being threatened, firefighter and public safety is always the highest priority (NWCG Wildland Fire Incident Management Field Guide, 2013).

b. Effective wildland fire IA will be determined by FFSL based on the definition above and pursuant to Utah Code § 65A-8-202 (2017), defined as what is reasonable for the entity.

c. The Participating Entity agrees to financial responsibility for all IA costs except aviation assets, which are the responsibility of the State.

d. FFSL agrees to financial responsibility for all costs of aviation assets, including both IA and extended incidents.

i. Aviation assets on initial run cards as established by the State will not:
    1. be counted towards a Participating Entity's historic fire cost average for purposes of annually calculating the Participating Entity's Participation Commitment; and,
    2. cause the Delegation of Fire Management Authority or Transfer of Fiscal Responsibility.

B. Delegation of Fire Management Authority and Transfer of Fiscal Responsibility
    a. Delegation of Fire Management Authority and Transfer of Fiscal Responsibility ("Delegation") occur simultaneously with one of the following events:
        i. State or federally owned lands are involved in the incident; or,
        ii. firefighting resources are ordered through an Interagency Fire Center (beyond "pre-planned dispatch"); or,
        iii. at the request of the Participating Entity having jurisdiction by the local fire official on scene; or,
        iv. by decision of the State Forester after consultation with local authorities.
    b. Delegation to FFSL means FFSL or its designee becomes the primary incident commander, in a unified command environment with the agency having jurisdiction.

C. Extended Attack
    a. Upon Delegation a timestamp will be recorded via radio with the Interagency Fire Center servicing the incident.
    b. Delegation documentation will be signed by all parties on the incident organizer and resource needs will be reevaluated in the transition from initial to extended attack.
    c. This timestamp will also be reflected on the Crew Time Reports (CTR)/Shift Ticket of all resources that are not covered by a no-cost local agreement, such as an automatic aid system or other inter-local agreement.
    d. At the time of the Delegation, a new CTR/Shift Ticket will be started for all resources to be used in the extended attack effort.
    e. FFSL agrees to be financially responsible for the wildland fire suppression costs beyond IA if a Delegation occurs and the Participating Entity meets the terms of Code, Rule, and this Agreement.

SECTION V: WILDLAND FIRE RESPONSE TRAINING, CERTIFICATION AND EQUIPMENT STANDARDS

A. Wildland Fire Response Training and Certification
    a. FFSL prefers certification by the Utah Fire Certification Council as Wildland Firefighter I, as certified by the Utah Fire and Rescue Academy (UFRA).
    b. At a minimum, the Participating Entity will ensure that firefighters providing Initial Attack to wildland fire within the Participating Entity's jurisdiction will be trained in NWCG S130 Firefighter Training and S190 Introduction to Wildland Fire Behavior. FFSL also recommends S215 Wildland Urban Interface Firefighting Operations.

i. This includes firefighters who are directly involved in the suppression of a wildland fire; firefighters on scene who have supervisory responsibility or decision-making authority over those involved in the suppression of a wildland fire; or individuals who have fire suppression responsibilities within close proximity of the fire perimeter.
ii. This does not include a person used as a courier, driver of a vehicle not used for fire suppression, or a person used in a non-tactical support or other peripheral function not in close proximity to a wildland fire.
iii. Upon the Delegation of Fire Management Authority, Firefighters not certified by the Utah Fire Certification Council as Wildland Firefighter I will be released from Initial Attack or reassigned to other firefighting duties.
iv. FFSL reserves the right to reevaluate these requirements.

c. The Participating Entity will ensure that firefighters providing Initial Attack to wildland fire within the Participating Entity's jurisdiction will complete RT130 Annual Fireline Safety Refresher Training prior to each statutory "closed fire season" as found in Utah Code § 65A-8-211(2017).
d. In order to be eligible for state reimbursement for wildland fire suppression response outside of its jurisdiction,
   i. a Participating Entity's firefighters and fire departments must follow the qualifications outlined in the FFSL Memorandum of Understanding; or
   ii. the County or participating entity fire departments for qualified resources used under this agreement on federal, state or out-of-county (or out-of-entity) fires pursuant to the terms and conditions outlined in the fire department MOU and rate agreement

B. Wildland Fire Response Equipment Standards
   a. The Participating Entity will ensure that engines, water tenders, hand tools, and water handling equipment used for response to wildland fire on non-federal land within the Participating Entity's jurisdiction will meet the standard for the type of equipment as determined by the National Wildfire Coordinating Group and/or as indicated in FFSL's annual Fire Department Manual.

SECTION VI: WILDLAND FIRE COST RECOVERY LEGAL ACTIONS

A. Pursuant to Utah Code § 65A-3-4 (2020), the Participating Entity agrees to initiate a civil action to recover suppression costs incurred by the Participating Entity and the State of Utah on non-federal land within the Participating Entity's jurisdiction for wildland fire caused negligently, recklessly, or intentionally.

B. Counsel for FFSL will provide assistance with these actions.

C. Any costs recovered may reduce the Participating Entity's Historic Fire Cost Average and Participation Commitment.

SECTION VII: BREACH AND TERMINATION

A. If, at the end of a fiscal year, FFSL determines that the Participating Entity has not complied with the terms of this agreement, including but not limited to, failing to comply with the Participation Commitment or failing to comply with the terms stated in Utah Code § 65A-8-203(4) (2021), the entity will be placed on Probation Status by FFSL and given notice of this decision, the reasons for this decision, and actions required to remove Probation Status.

B. A decision to place the Participating Entity on Probation Status may be appealed to the State Forester. The State Forester may conduct an investigation, hold an informal hearing, and/or request further information from the Participating Entity and/or FFSL.

C. During Probation Status, the Participating Entity may continue to receive assistance as provided in this Cooperative Agreement, but the Participating Entity must come into compliance with the Cooperative Agreement by the end of the fiscal year.

D. If the Participating Entity comes into compliance with the Cooperative Agreement by the end of the first Probation Status fiscal year, the Probation Status shall be lifted.
    a. If the reason for the Probation Status is that the Participating Entity has failed to fulfill its Participation Commitment during the previous fiscal year, the Participating Entity must fulfill the Participation Commitment for the previous year, as well as the Participation Commitment for the current fiscal year by the end of the fiscal year in order to have its probation status lifted.
        i. If during the first Probation Status year, the Participating Entity fulfills its Participation Commitment for the previous fiscal year, but not for the first Probation Status year, the Probation Status may be extended for a second fiscal year.
        ii. If during the second Probation Status year, the Participating Entity fails to fulfill the Participation Commitment for both the first and second Probation Status years, the Cooperative Agreement shall be revoked as specified in subsection VII(E) herein below
    b. Participation Commitment expenditures and actions shall be credited towards the outstanding obligation before being credited to the current obligation.

E. If the Participating Entity does not come into compliance with the terms of this Cooperative Agreement by the end of the first Probation Status fiscal year (or second Probation Status fiscal year if the non-compliance is failure to meet the Participation Commitment), this Cooperative Agreement shall be revoked pursuant to Utah Code § 65A-8-203 (2021) and the entity shall not be eligible for assistance from the Wildland Fire Suppression Fund and shall be responsible for wildland fire suppression costs within its jurisdiction pursuant to Utah Code § 65A-8-203.2 (2017)

F. If the Participating Entity is on probation or otherwise non-compliant with the terms of this or a prior agreement with FFSL, and enters into a new cooperative agreement with FFSL, the

prior obligations and status remain in effect until rectified according to the terms of this agreement.

G. Either party may terminate this agreement by providing the other party with written notice 30 days prior to the termination date.

H. If either party terminates this agreement, the Participating Entity shall only be allowed to enter into a new cooperative agreement pursuant to R652-121-600 (2017).

UTAH DIVISION OF FORESTRY, FIRE, AND STATE LANDS:

R. Joseph Anderson

Digitally signed by R. Joseph Anderson
Date: 2023.06.13 08:06:14 -06'00'

Authorized Signature

6/13/2023

Date

Wasatch Front Area Manager

Title

PARTICIPATING ENTITY:

Authorized Signature

Date

Title

APPROVED AS TO FORM: Tony Clinger, Assistant Attorney General, March 29, 2023

RESOLUTION 07-02-2023

A RESOLUTION APPROVING THE SANTAQUIN RESEARCH & TECH CENTER LCM MASTER DEVELOPMENT AGREEMENT BETWEEN SANTAQUIN CITY AND SANTAQUIN INDUSTRIAL II, LLC

WHEREAS, Utah SHOP, LLC owns approximately 31.9 acres of property (Parcel # 32:021:0020 and Parcel # 32:021:0018) located at approximately 1972 S. Frontage Road; and

WHEREAS, Santaquin Industrial II, LLC is under contract to purchase the property and has requested that Santaquin City rezone the property from PC Planned Community to CLM Commercial Light Manufacturing with the intention to develop the property; and

WHEREAS, Santaquin Industrial II, LLC has consent from Utah SHOP, LLC to request a property rezone.

WHEREAS, the Santaquin City Planning Commission held a public hearing and reviewed the proposed rezone of the property and the conceptual layout of the proposed development in a public meeting on February 14, 2023, and they provided a recommendation to the City Council regarding the proposal; and

WHEREAS, Santaquin Industrial II, 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 approve the development agreement.

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

SECTION 1: The attached documents represent the Santaquin Research & Tech Center LCM Master Development Agreement.

SECTION 2: This Resolution shall become effective upon passage.

Approved on this 18th day of July, 2023.

City of Santaquin,

_____
Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

_____
Amalie R. Ottley, City Recorder

MASTER DEVELOPMENT AGREEMENT
FOR
SANTAQUIN RESEARCH & TECH CENTER LCM DEVELOPMENT

July 18, 2023

WHEN RECORDED, RETURN TO:

Land Entitlement & Acquisition Partners, LLC
Attn: Tyler Dow
902 Michie Ln
Midway, UT 84049

MASTER DEVELOPMENT AGREEMENT ("MDA") FOR SANTAQUIN RESEARCH & TECH CENTER LCM DEVELOPMENT

THIS MASTER DEVELOPMENT AGREEMENT is made and entered into as of the July 18, 2023, by and between Santaquin City, a Utah municipality and Santaquin Industrial II, LLC a Utah limited liability company.

RECITALS

A. The capitalized terms used in this MDA and in these Recitals are defined in Section 1.2, below.

B. Master Developer is developing the Property.

C. Master Developer and the City desire that the Property be developed to preserve the value, cohesiveness, and integrity of the Property and the surrounding properties.

D. The Parties acknowledge that development of the Property pursuant to this MDA may result in significant planning benefits to the City and its residents by, among other things requiring orderly development of the Property known as the Santaquin Research & Tech Center LCM Development and increasing property tax and other revenues to the City based on improvements to be constructed on the Property. (See Exhibit C)

E. The Parties desire to enter into this MDA to specify the rights and responsibilities of the Master Developer and Subdevelopers to develop the Property as expressed in this MDA and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this MDA.

F. The Parties understand and intend that this MDA is a "development agreement" within the meaning of, and entered into pursuant to the terms of Utah Code Ann. §10-9a-101 (2023) *et seq*.

G. The Property is currently zoned Planned Community Zone (PC) as shown on the City's Zoning Map as of July 2023. Pursuant to the City's Vested Laws, except as provided in an approved development agreement, portions of the Property that are designated as commercial in the development plan shall become subject to land use regulations contained within the Commercial Light Manufacturing (CLM) zone.

H. This MDA conforms with the intent of the City's General Plan and the Zoning.

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

TERMS

1. **Incorporation of Recitals and Exhibits/ Definitions.**

1.1. **Incorporation.** The foregoing Recitals and Exhibits "A" - " B" - "C" - "D"- "E" - "F" are hereby incorporated into this MDA.

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

1.2.1. **Act** means the Municipal Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 (2023), *et seq*.

1.2.2. **Administrative Modifications** means those modifications to certain limited aspects of the MDA that may be made by the Administrator pursuant to Section 9, below.

1.2.3. **Administrator** means the person designated by the City as the

Administrator of this MDA.

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

1.2.5. **Buildout** means the completion of all of the development on the entire Project in accordance with the approved plans.

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

1.2.7. **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.

1.2.8. **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 a part of the Project, which contradict or change the City's Vested Laws, and which may or may not be applicable to the Development Application depending upon the provisions of this MDA.

1.2.9. **City's Vested Laws** means the substantive ordinances, policies, standards and procedures of the City, related to land use regulations affecting the Project (i.e., Santaquin City Code, Titles 10 and 11, except as modified herein, including in Exhibit "F" hereto), in effect as of the date of this MDA, a digital copy of which is attached as Exhibit "B".

1.2.10. **Commercial Light Manufacturing Uses** means those commercial, retail, office, light manufacturing, and other described uses as set forth in the City's Vested Laws except for those uses specifically prohibited within Exhibit F of this Agreement.

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

1.2.12. **Default** means a material breach of this MDA as specified herein.

1.2.13. **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.

1.2.14. **Development** means the development of a portion of the Property pursuant to an approved Development Application.

1.2.15. **Development Application** means an application to the City for development of a portion of the Project including a Subdivision or any other permit or other authorization from the City required for development of the Project.

1.2.16. **Final Plat** means the recordable map or other graphical representation of land that complies with Utah Code Ann. § 10-9a-603 (May 2022), or any successor provision, and the City's Vested Laws, and is approved by the City, effectuating a Subdivision of any portion of the Project.

1.2.17. **Impact Fees** means fees imposed by the City to mitigate the impacts of new development as provided in the Impact Fees Act. Utah Code Ann. § 11-36a-101 et seq.

1.2.18. **Master Developer** means Santaquin Industrial II, LLC, and its assignees or transferees as permitted by this MDA.

1.2.19. **MDA** or this Agreement means this Master Development Agreement and any amendments thereto, including all its Exhibits.

1.2.20. **Notice** means any notice to or from any Party to this MDA that is either required or permitted to be given to another Party.

1.2.21. **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 MDA.

1.2.22. **Parcel** means all or a portion of the Property that is created by the Master Developer to be sold to a Subdeveloper as a Subdivision.

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

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

1.2.25. **Project** means the total development to be constructed on the Property pursuant to this MDA with the associated public and private facilities.

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

1.2.27. **Public Infrastructure** means those elements of infrastructure that are planned, agreed, or required to be dedicated to the City as a condition of the approval of a Development Application.

1.2.28. **Subdeveloper** means a person or an entity not "related" (as defined by Section 165 of the Internal Revenue Code) to Master Developer which purchases or leases a Parcel for development.

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

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

1.2.31. **User** means those Subdevelopers, individuals, or entities developing adjacent to and connecting to Public Infrastructure.

1.2.32. **Zoning** means the zoning for the Property in effect or as approved at the time of approval of this MDA.

1.2.33. **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 MDA as a part of the City's Vested Laws.

2. **Development of the Project**.

2.1. **Compliance with this MDA.** 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 MDA), and this MDA. Any site plans or concept plans for the development of the Project or any portion of the Property must be approved by the Master Developer (i) prior to submission of the Development Application to the City, and (ii) again following any substantive changes made to the Development Application in response to comments or requirements imposed by the City.

2.2. **Limitation and No Guarantee.** Master Developer acknowledges that the development of the Project requires that each Development Application comply with the City's Vested Laws including, without limitation, the City's geological hazards requirements. Notwithstanding any contrary provision of this Agreement, the City's entry into this MDA does not guarantee that the Master Developer will be able to construct the Project until and unless all the applicable requirements of the City's Vested Laws are complied with.

2.3. Master Developer acknowledges and agrees that its proposal to develop the Property in the manner described in Exhibit D and in accordance with the architectural designs and components set forth in Exhibit E is an essential portion of the consideration for the City entering into this MDA. Master Developer agrees that development of the Project will substantially conform to the content of those exhibits.

2.4. Notwithstanding anything to the contrary in this Agreement, no portion of the Property shall be developed or used as "Storage Unit Facilities" as defined in Section 10.08 of the Santaquin City Code.

2.5. Notwithstanding anything to the contrary in this Agreement, no portion of the Property shall be developed or used with portable shipping and or other types of storage containers for external storage or for any form of building construction.

2.6. **Power of Eminent Domain.** The City agrees that in the event that an Applicant needs to obtain easements or rights of way for the purpose of constructing infrastructure improvements for a Project and is otherwise unable to negotiate a reasonably acceptable contract for such easements or rights of way, the City, upon the request of the Applicant, may consider, but is not required to, exercise its power of eminent domain to obtain such easements or rights of way, any and all costs of which shall be borne by the Applicant so requesting.

3. **Vested Rights.**

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

3.2. **Exceptions.** The restrictions on the applicability of the City's Future Laws to the Project as specified in Section 3.1 are subject to only the following exceptions:

3.2.1. Master Developer Agreement. City's Future Laws that Master Developer

agrees in writing apply to the Project;

3.2.2. State and Federal Compliance. 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;

3.2.3. 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;

3.2.4. 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;

3.2.5. 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;

3.2.6. 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 (2022) *et seq*.;

3.2.7. Planning and Zoning Modification. Changes by the City to its planning

principles and design standards such as architectural or design requirements, setbacks, or similar items so long as such changes, are generally applicable across the entire City and do not materially and unreasonably increase the costs of any Development; or

3.2.8. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2023).

3.3. **Reservation of Legislative Authority**. Notwithstanding anything to the contrary in this Agreement, nothing in this Agreement shall limit the City Council's authority in the future to (a) enact a land use regulation; or (b) take any action allowed under Utah Code Ann. § 10-8-84 as amended.

4. **Term of Agreement.** This MDA shall become effective on September 1, 2023, so long as Master Developer acquires fee simple title to the Property on or before that date. This MDA shall expire on December 31, 2033, unless Master Developer is not in Default as of December 31, 2033, in which case this MDA shall be automatically extended for a period of five (5) years, unless otherwise terminated pursuant to this Agreement.

5. **Zoning**.

5.1. **Applicability of Current Zoning.** The Project shall be developed in accordance with the Commercial Light Manufacturing Zoning and the City's Vested Laws.

5.2. **Process.** When and as a Development Application is filed for the Property or a Parcel, that Development Application shall specify any restrictions or limitations on the Zoning such as limiting the types of Commercial Light Manufacturing Uses that may be allowed. So long as the Development Application does not add to the types of allowable

Commercial Uses permitted under this MDA and in the City's Commercial Light Industrial CLM zone (see Exhibit F), the Development Application may be approved administratively. If the Development Application seeks a use that is not allowable in the City's Commercial Light Industrial CLM zone, then application must proceed through the standard City zoning approval processes.

6. **Processing of Development Applications.**

6.1. **Processing of Development Applications.** Processing of Development Applications will be governed by City Code.

6.2. **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.

6.3. **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.

6.4. **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 MDA, the Zoning and/or the City's

Vested Laws (or, if applicable, the City's Future Laws). The City may amend such written determination as necessary.

6.5. **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.

6.6. **Mediation of Development Application Denials.**

6.6.1. 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.

6.6.2. Mediation Process. If the City and Applicant are unable to resolve a disagreement subject to mediation, 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. 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.

6.7. **Parcel Sales.** The City acknowledges that the precise location and details of the public improvements, lot layout and design, and any other similar item regarding the development of a particular Parcel may not be known at the time of the creation of or sale of a Parcel. Master Developer may obtain approval of a Subdivision as is provided in Utah Code Ann., Section 10-9a-103(65)(c)(v) (2022) that does not create any individually developable lots in the Parcel without being subject to any requirement in the City's Vested Laws to complete or provide security for any Public Infrastructure at the time of such subdivision. The responsibility for completing and providing security for completion of any Public Infrastructure in the Parcel shall be that of the Master Developer or a Subdeveloper upon a subsequent re-Subdivision of the Parcel that creates individually developable lots. However, construction of improvements shall not be allowed until the Master Developer or Subdeveloper complies with the City's Vested Laws and the City's security requirements in effect at the time of a completed Development Application.

7. **Upsizing/Modifications/Reimbursements to Master Developer.**

7.1. **"Upsizing".** All Public Infrastructure shall be of sufficient capacity to service the entire Project at Buildout. The City shall not require Master 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 Master Developer and the City are made to compensate Master Developer for the incremental or additive costs of such upsizing, through Impact Fees derived from the Project using reimbursement agreements, or through connectors agreements. 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 Master Developer for the 10%

cost increase. An acceptable financial arrangement for upsizing of improvements means reimbursement agreements, payback agreements, and impact fee credits and reimbursements. Providing Public Infrastructure with sufficient capacity to serve the entire Project at Buildout is not considered upsizing for purposes of this MDA, and all associated costs thereof are the sole responsibility of the Master Developer, and not the responsibility of the City.

7.2. **"Modification".** Master Developer may submit modifications to the City that conserve resources that are approved by the state and/or county, and/or City for alternative infrastructure solutions for sewer, water, storm drain, and/or power that may reduce demand on City/project maintenance, capital improvement/replacement needs, and/or in general to the project, City, and taxpayers. Such modifications shall not impede the City's ability to safely and effectively deliver services to existing or surrounding parcels. Nothing in this section shall obligate City to consider or accept any such proposed modifications.

8. **Default.**

8.1. **Notice.** If Master Developer or a Subdeveloper 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 Notice to the other Party. If the City believes that the Default has been committed by a Subdeveloper then the City shall also provide a courtesy copy of the Notice to Master Developer.

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 MDA that is claimed to be in

Default;

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

8.2.4. Optional Cure. If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) calendar days duration.

8.3. **Remedies.** If the parties are not able to resolve the Default by "Mediation", the parties may have the following remedies.

8.3.1. Law and Equity. Unless otherwise provided herein, all rights and remedies available at law and in equity, including, but not limited to, 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 Master Developer, or in the case of a default by a Subdeveloper, development of those Parcels owned by the Subdeveloper until the Default has been cured.

8.4. **Emergency Defaults.** Anything in this MDA notwithstanding, 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 Notice to Master Developer and/or any applicable Subdeveloper of any public meeting at which an emergency default is to be considered.

8.5. **Extended Cure Period.** If any Default cannot be reasonably cured within thirty (30) calendar days, then such cure period shall be extended so long as the defaulting party is pursuing a cure with reasonable diligence.

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

8.7. **Limitation on Recovery for Default – No Damages.** Anything in this MDA notwithstanding, no Party shall be entitled to any claim for any monetary damages as a result of any breach of this MDA and each Party waives any claims thereto. The sole remedy available to Master Developer or any Subdeveloper shall be that of specific performance.

8.8. **City Inspections.** 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. **Modifications and Amendments.**

9.1. **Allowable Administrative Modifications.** The following modifications to this MDA may be considered and approved by the Administrator and Master Developer:

9.1.1. Infrastructure. Modification of the location and/or sizing and/or type of the infrastructure for the Project that does not materially change the functionality of the infrastructure, so long as costs are born by the applicant.

9.1.2. General. Any other modifications deemed to be minor modifications by the Administrator.

10. **Notices.** All notices required or permitted under this MDA 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 Master Developer:

Santaquin Industrial II, LLC
Attn: Jon Jensen
PO BOX 970271
Orem, UT 84097

With a Copy to:

Land Entitlement & Acquisition Partners, LLC
Attn: Tyler Dow
900 Michie Ln
Midway, UT 84049
Email: td@tylerrdow.com

To the City:

Santaquin City
Attn: City Manager
Norm Beagley
275 West Main Street
Santaquin, UT 84655
nbeagley@santaquin.org
(801) 754-3200

With a Copy to:

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

10.1. **Effectiveness of Notice.** Except as otherwise provided in this MDA, each Notice shall be effective and shall be deemed delivered on the earlier of:

10.1.1. 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.

10.1.2. 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.

10.1.3. 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 MDA by giving written Notice to the other party in accordance with the provisions of this Section.

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

12. **No Third-Party Rights/No Joint Venture.** This MDA does not create a joint venture relationship, partnership or agency relationship between the City or Master Developer. Further, the parties do not intend this MDA to create any third-party beneficiary rights. The Parties acknowledge that this MDA 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 or unless the City has accepted the dedication of such improvements at which time all rights and responsibilities—except for warranty bond requirements under City's Vested Laws and as allowed by state law—for the dedicated public improvement shall be the City's.

13. **Assignability.** The rights and responsibilities of Master Developer under this MDA may be assigned in whole or in part, respectively, by Master Developer with the consent of the City as provided herein.

13.1. **Sale of Lots.** Master 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 Master Developer.

13.2. **Related Entity.** Master Developer's transfer of all or any part of the Property to any entity "related" to Master Developer (as defined by regulations of the Internal

Revenue Service in Section 165), Master Developer's entry into a joint venture for the development of the Project or Master Developer's pledging of part or all of the Project as security for financing shall be deemed to be an "assignment" subject to the above-referenced approval by the City.

13.3. **Notice.** Master Developer shall give Notice to the City of any proposed assignment 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.

13.4. **Time for Objection.** Unless the City objects in writing within thirty (30) calendar days of notice, the City shall be deemed to have approved of and consented to the assignment.

13.5. **Partial Assignment.** If any assignment is for less than all of Master Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this MDA to which the assignee succeeds. Upon any such approved partial assignment Master 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.

13.6. **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 Master Developer proposed to be assigned or there is an existing breach of a development obligation owed to the City by the assignee or related entity that has not either been cured or 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 6.6.

13.7. **Assignees Bound by MDA.** Any assignee shall consent in writing to be bound by the assigned terms and conditions of this MDA as a condition precedent to the effectiveness of the assignment. That consent shall specifically acknowledge the provisions of Section 2.

14. **Insurance and Indemnification**. Master Developer shall defend and hold the City and its officers, employees, and consultants harmless for any and all claims, liability and damages arising from a possible rezoning of the Property, construction on the Property, or operation performed under this Agreement by (a) Master Developer or any of its contractors, subcontractors, agents or employees, or (b) any one or more persons directly or indirectly employed by, or acting as agent for Master Developer or any of its contractors or subcontractors. Nothing in this Agreement shall be construed to mean the Master Developers shall defend, indemnify, or hold the City or its elected and appointed representatives, officers agents and employees 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 dedicated to and accepted by the City.

14.1. **Referendum**. If sponsors of a referendum timely challenge this Agreement and/or any land use regulation enacted specifically in relation to this Agreement in accordance with Utah law, and Master Developer does not rescind the same pursuant to Utah law, Master Developer shall indemnify the City for all costs and attorneys' fees incurred by the City arising from the referendum and associated proceedings.

14.2. **Hazardous, Toxic and/or Contaminating Materials**. Master Developer 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 negligence or willful misconduct of the City.

14.3. **Bodily Injury and Property Damage Insurance**. Master Developer agrees to and shall indemnify and hold the City and its elected and appointed boards, officers, agents, employees, and consultants harmless from and against all liability, loss, damage, costs or expense (including reasonable attorneys' fees and court costs) arising from or as a result of the death of any person or any accident, injury, loss, or damage whatsoever caused to any person or to the property of any person, directly or indirectly caused by any acts done on or with respect to the Property by Master Developer or its agents, servants, employees, or contractors, except for willful misconduct or negligent acts or omissions of the City or its elected and appointed boards, officers, agents, employees, and consultants.

14.4. **Insurance Certificates**. Prior to any construction of the Property, Master Developer shall furnish or cause to be furnished to the City appropriate certificates of insurance naming the City as an additional insured, in amounts corresponding to the limits of liability specified in the Utah Governmental Immunity Act

15. **Binding Effect.** The provisions of this MDA shall run with the land.

16. **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.

17. **Severability.** If any provision of this MDA is held by a court of competent jurisdiction

to be invalid for any reason, the Parties consider and intend that this MDA shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this MDA shall remain in full force and affect.

18. **Survival**. If this MDA is terminated for any reason the provisions of Sections 14, 24, 25 and 26 shall survive the termination.

19. **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.

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

21. **Appointment of Representatives.** To further the commitment of the Parties to cooperate in the implementation of this MDA, the City and Master Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Master Developer. The initial representative for the City shall be the City Manager or his designee. The initial representative for Master Developer shall be Jon Jensen. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this MDA and the development of the Project.

22. **Estoppel Certificate.** Upon twenty (20) days prior written request by Master Developer or a Subdeveloper, the City will execute an estoppel certificate to any third party certifying

whether Master Developer or a Subdeveloper, as the case may be at that time, has been declared to be in default of the terms of this Agreement, and whether the City is aware of any circumstances that would constitute such a default.

23. **Applicable Law.** This MDA 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.

24. **Venue.** Any action to enforce this MDA shall be brought only in the Fourth District Court for the State of Utah, Provo Division.

25. **Entire Agreement.** This MDA, together with 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.

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

27. **Recordation and Running with the Land.** This MDA shall be recorded in the chain of title for the Project. This MDA shall be deemed to run with the land. The data disk of the City's Vested Laws, Exhibit "B", shall not be recorded in the chain of title. A secure copy of Exhibit "B" shall be filed with the City Recorder and each party shall also have an identical copy.

28. **Authority.** The Parties to this MDA each warrant that they have all of the necessary authority to execute this MDA. Specifically, on behalf of the City, the signature of the Mayor is affixed to this MDA lawfully binding the City pursuant to Resolution No. 07-02-2023 adopted by the City on July 18, 2023.

[Signatures and Acknowledgments Follow]

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

CITY
Santaquin City

_____
By: Daniel M. Olson,
Its: Mayor
Date: _____

Attest:

_____
City Recorder

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF UTAH)

On the ____ day of July, 2023 personally appeared before me _____ 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 said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that he executed the same.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

MASTER DEVELOPER
Santaquin Industrial II, LLC,
a Utah limited liability company

_____
By: _____
Its: _____
Date: _____

MASTER DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF UTAH)

On the ____ day of July, 2023 personally appeared before me _____, who being by me duly sworn, did say that he is the _____ of Land Entitlement & Acquisition Partners, LLC, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and that he signed the same in behalf of said company.

_____
NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

TABLE OF EXHIBITS

Exhibit “A” Legal Description of Property
Exhibit “B” City’s Vested Laws
Exhibit “C” Description of Project
Exhibit “D” Concept Plan
Exhibit “E” Building Elevations
Exhibit “F” Change from City’s Vested Law Regarding Uses (Prohibited)

Exhibit “A”
Legal Description of Property

Parcel 1:
COM S 2711.86 FT & W 868.97 FT FR NE 1/4 SEC. 15, T10S, R1E, SLB&M.; S 31 DEG 22' 40" W 689.45 FT; N 89 DEG 56' 17" W 755.1 FT; S 0 DEG 6' 20" E 363.08 FT; N 89 DEG 56' 17" W 367.94 FT; S 48 DEG 27' 55" W 316.34 FT; N 0 DEG 6' 19" W 1160.25 FT; E 1720.3 FT TO BEG. AREA 26.406 AC.

Parcel 2:
COM N 89 DEG 31' 57" E 524.88 FT & N 1644.62 FT FR S 1/4 COR. SEC. 15, T10S, R1E, SLB&M.; N 0 DEG 6' 20" W 363.04 FT; S 89 DEG 56' 17" E 760.09 FT; S 31 DEG 22' 44" W 25.28 FT; S 28 DEG 28' 47" W 388.22 FT; N 89 DEG 56' 17" W 561.13 FT TO BEG. AREA 5.500 AC.

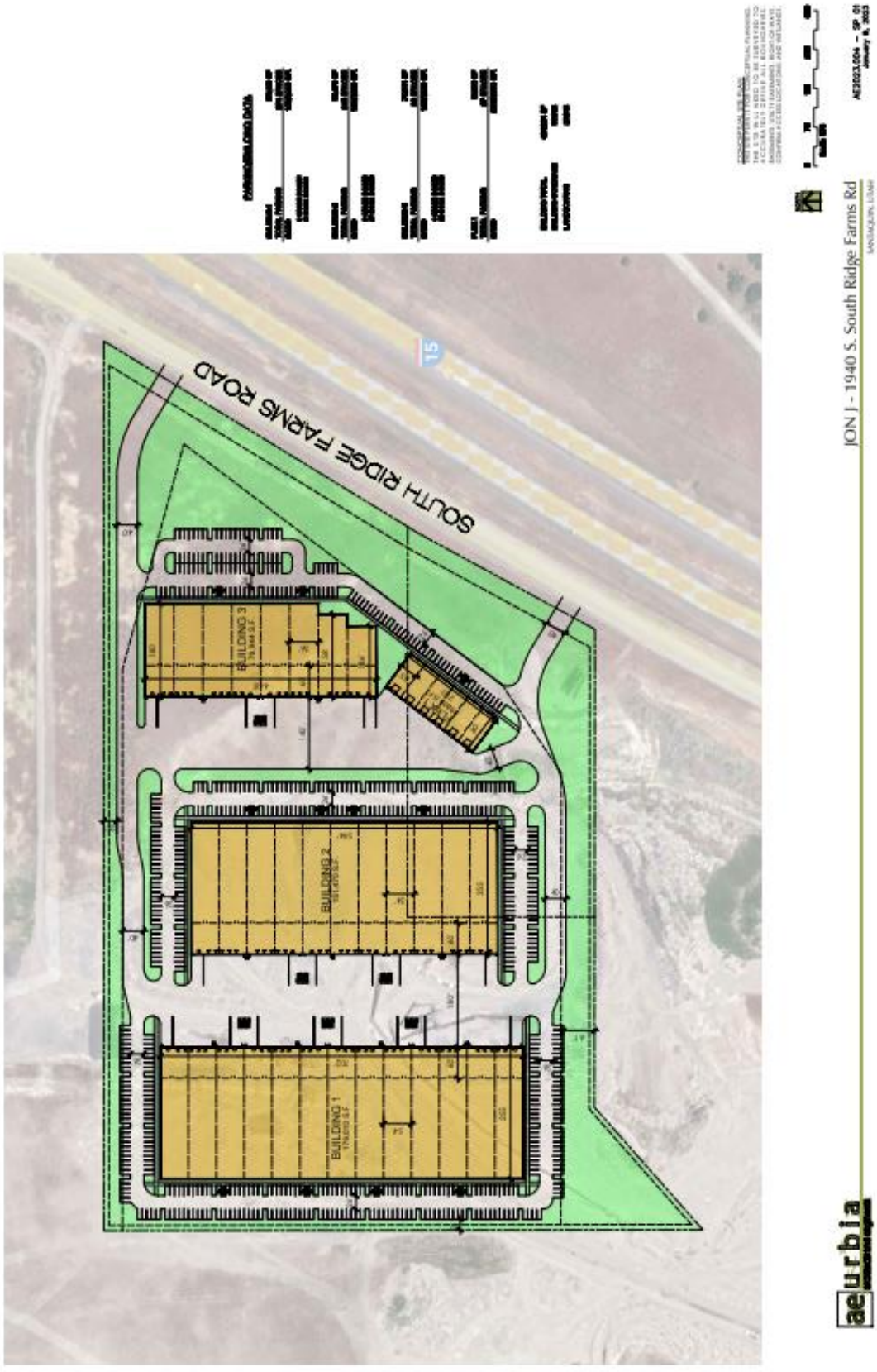
Exhibit “B”
City’s Vested Laws

Exhibit “C”
Description of Project

This project is located just south of Exit 242 on the west side of the freeway in Santaquin, UT. This project contains approximately 400,000 square feet of light commercial manufacturing building space.

The project contains dock high doors, flex space ground level doors, office space, and warehouse areas. The project has various landscape components designed to be drought and water conscious. The architectural features will be simple but pleasing using colors, textures, and articulations to help create the pleasing effect.

Exhibit “D”
Concept Plan



PARKING/BUILDING DATA

BUILDING 1	179,010 SF
TOTAL PARKING	274 SPACES
RATIO	1.53/1,000 S.F.

6 GRADE DOORS
31 DOCK DOORS

BUILDING 2	161,470 SF
TOTAL PARKING	245 SPACES
RATIO	1.62/1,000 S.F.

6 GRADE DOORS
27 DOCK DOORS

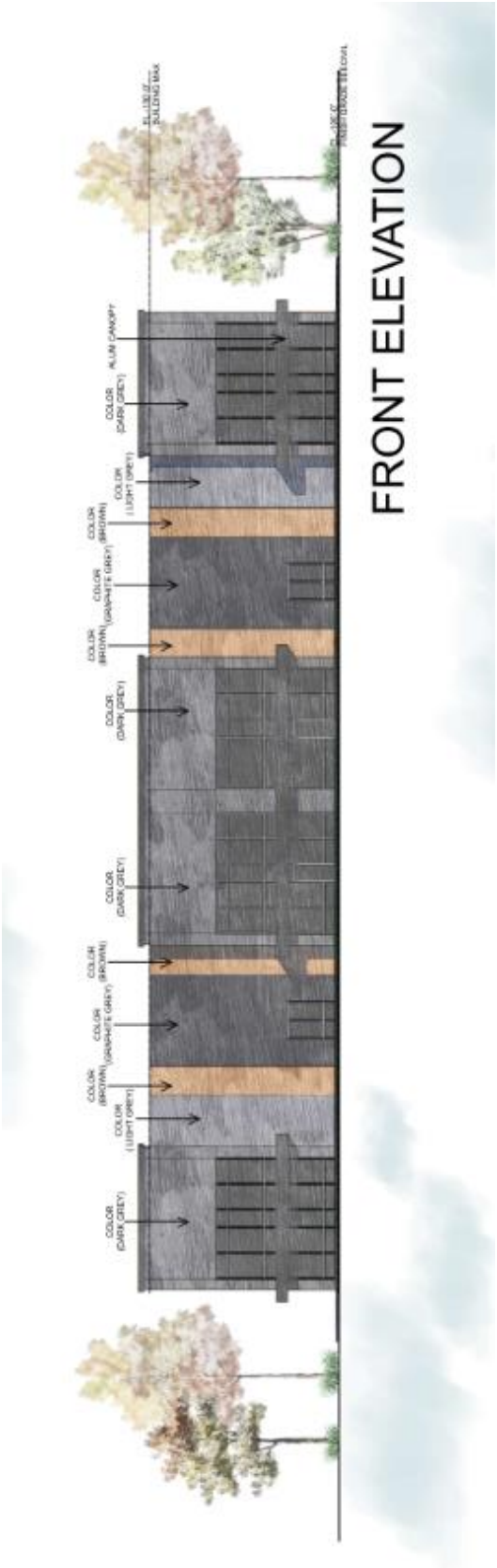
BUILDING 3	76,944 SF
TOTAL PARKING	96 SPACES
RATIO	1.25/1,000 S.F.

4 GRADE DOORS
20 DOCK DOORS

FLEX 1	16,800 SF
TOTAL PARKING	37 SPACES
RATIO	2.20/1,000 S.F.

BUILDING TOTAL	424,224 SF
BUILDING COVERAGE	30.56%
LANDSCAPING	29.84%

Exhibit “E”
Building Elevations






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Exhibit “F”
Change from City’s Vested Law Regarding Uses (Prohibited)

N	The listed use is a prohibited use within the zone.

Storage Unit Facilities/STORAGE UNIT FACILITIES	N
Portable/Non-Permanent Structures	N
Shipping Containers	N

ORDINANCE NO. 07-01-2023

AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY, MORE SPECIFICALLY, APPROVING THE REZONING OF APPROXIMATELY 31.9 ACRES FROM PC PLANNED COMMUNITY ZONE TO CLM COMMERCIAL LIGHT MANUFACTURING 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, providing for the public safety, health, morals, and welfare; and

WHEREAS, the Santaquin City Planning Commission held a public hearing during their February 14, 2023 meeting, 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 31.9 acres of property from PC Planned Community zone to CLM Commercial Light Manufacturing zone, which property is located at approximately 15393 Frontage Road (Parcel Nos. 32:021:0020 & 32:021:0018).

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 the City be amended such that approximately 31.9 acres of property from PC Planned Community zone to CLM Commercial Light Manufacturing 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 of 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, July 19, 2023. 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 18th day of July, 2023.

_____
Daniel M. Olson, Mayor

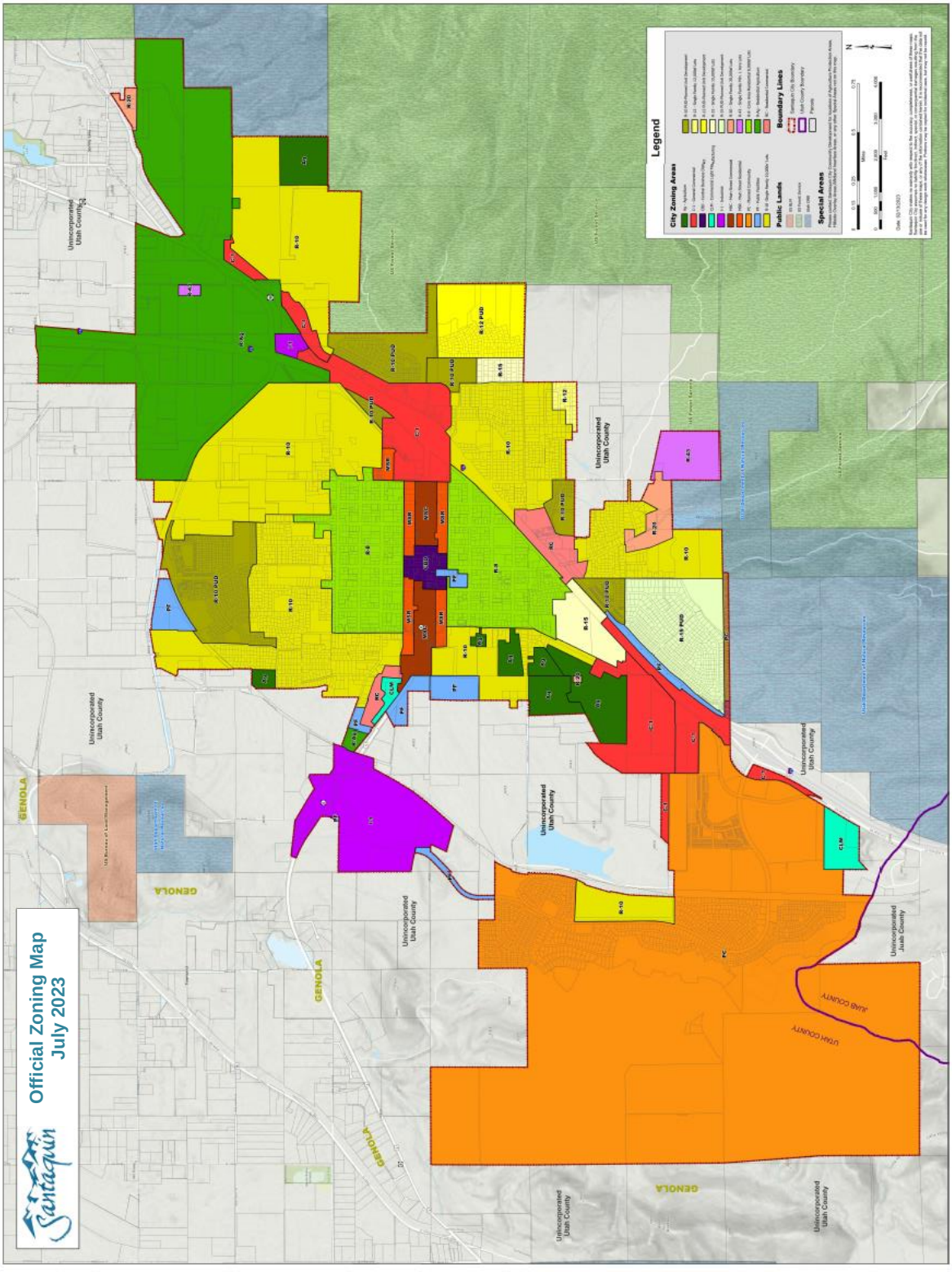
Councilmember Art Adcock	Voted ___
Councilmember Elizabeth Montoya	Voted ___
Councilmember Lynn Mecham	Voted ___
Councilmember Jeff Siddoway	Voted ___
Councilmember David Hathaway	Voted ___

ATTEST:

_____
Amalie R. Ottley, City Recorder

Exhibit A

(Santaquin City Zoning Map)



STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, Deputy 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 18th day of July 2023, entitled

"AN ORDINANCE AMENDING THE ZONING MAP OF SANTAQUIN CITY, MORE SPECIFICALLY, APPROVING THE REZONING OF APPROXIMATELY 31.9 ACRES FROM PC PLANNED COMMUNITY ZONE TO CLM COMMERCIAL LIGHT MANUFACTURING 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 18th day of July 2023.

_____
Amalie R. Ottley
City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Amalie R. Ottley, 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.

I further certify that copies of the ordinance were posted online at www.santaquin.org, in three physical locations (Santaquin City Public Safety Building, 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.

_____
Amalie R. Ottley
Santaquin City Recorder

The foregoing instrument was acknowledged before me this ___ day of _____, 20__, by AMALIE R.OTTLEY.

My Commission Expires:

_____
Notary Public

Residing at Utah County

ORDINANCE 07-02-2023

AN ORDINANCE ADOPTING A PARKS, RECREATION, TRAILS, AND OPEN SPACE MASTER PLAN ("MASTER PLAN"), IMPACT FEE FACILITY PLAN ("IFFP"), AND IMPACT FEE ANALYSIS ("IFA"), PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Santaquin City (the *"City"*) is a political subdivision of the State of Utah, authorized and organized under applicable provisions of Utah law; and

WHEREAS, Santaquin has experienced significant growth in the past and anticipates more growth in the future; and

WHEREAS, a Master Plan, IFFP, & IFA are necessary for the management of parks, recreation, trails, and open space within the community, and Santaquin anticipates needing to expand its parks, recreation, trails, and open space facilities as future growth occurs; and

WHEREAS, the City commissioned Blue Line Designs to prepare a Parks, Recreation, Trails, and Open Space Master Plan, IFFP, & IFA to establish long term plans for management of parks, recreation, trails, and open space in the City.

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

SECTION I. Adoption

The attached Master Plan, IFFP, & IFA are hereby adopted as the official Santaquin City Parks, Recreation, Trails, and Open Space Master Plan, IFFP, and IFA.

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

It is the intent of the City Council that the provisions of this ordinance be made part of the 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 III. 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 of 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 IV. Effective Date

This ordinance shall become effective at 5:00 p.m. on Wednesday, July 19, 2023. 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 18th day of July 2023

_____
Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted ___
Councilmember Elizabeth Montoya	Voted ___
Councilmember Lynn Mecham	Voted ___
Councilmember Jeff Siddoway	Voted ___
Councilmember David Hathaway	Voted ___

ATTEST:

_____
Amalie R. Ottley, City Recorder

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, AMALIE R. OTTLEY, 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 18th day of July 2023, entitled

"AN ORDINANCE ADOPTING A PARKS, RECREATION, TRAILS, AND OPEN SPACE MASTER PLAN ("MASTER PLAN"), IMPACT FEE FACILITY PLAN ("IFFP"), AND IMPACT FEE ANALYSIS ("IFA"), PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE."

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 18th day of July 2023.

_____
Amalie R. Ottley
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

I, Amalie R. Ottley, 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.

I further certify that copies of the ordinance were posted online at www.santaquin.org, in three physical locations (Santaquin City Public Safety Building, 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.

_____
Amalie R. Ottley
Santaquin City Recorder

The foregoing instrument was acknowledged before me this ___ day of _____, 20__, by AMALIE R.OTTLEY.

My Commission Expires:

_____
Notary Public

Residing at Utah County

Santaquin

A Breath of Fresh Air

PARKS, RECREATION, TRAILS AND OPEN SPACE MASTER PLAN | JUNE 2023

Mural Art provided by : Santaquin Mural Art Class at Ivanov Market. Funded by RA

photo credit: 2020 Overall Photo Contest Winner - Clay Craig

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Santaquin

A Breath of Fresh Air

photo credit: 2020 Overall Photo Contest Winner - Clay Craig

acknowledgements

Item # 9.

photo credit: March 2018 Winner - Kayla Hobbs

Mayor
Danel M. Olson

City Manager
Norm Beagley

City Council
Lynn Mecham
David Hathaway
Betsy Montoya
Arthur Adcock
Jeff Siddoway

Planning Commission
Trevor Wood
Kylie Lance
Drew Hoffman
BreAnna Nixon
Michael Weight
Nicci McNeff
Michael Romero

Community Services Board
Kyle Vincent-Chair
Sara Olson
Jessica Tolman
Keela Goudy
David Harris
Michael Yost
David Hathaway
John Bradley

Santaquin City Staff

Jason Bond	Assistant City Manager/Community Development
John Bradley	Community Services Director
Jon Lundell	City Engineer

Consultant Team

blu line designs	Planning
Zions Public Finance	Impact Fee Analysis

photo credit: Joey Leavitt

table of contents



photo credit: February 2022 Photo Contest Winner -Laurie Kauer

table of contents

1 | INTRODUCTION & PURPOSE 1
- 1.1 - Introduction & Purpose 1
- 1.2 - Existing Considerations & Emphasis 1
- 1.3 - Executive Summary 3

2 | EXISTING CONDITIONS, NEEDS ASSESSMENT, & LEVEL OF SERVICE ANALYSIS 5
- 2.1 - Existing Conditions Analysis 5
- 2.2 - Needs Assessment 12
  - 2.2.1 - Existing Park Distribution 12
  - 2.2.2 - Existing Trails 12
  - 2.2.3 - Non-City Park and Recreation Facilities 12
  - 2.2.4 - NRPA Standards 12
  - 2.3 - Level of Service Analysis 13

3 | PROPOSED IMPROVEMENTS 15
- 3.1 - Parks & Open Space 15
- 3.2 - Recreation Facilities 15
- 3.3 - Trails 15
- 3.4 - Results/Recommendations 15

4 | FUNDING OPPORTUNITIES 45
- 4.1 - Impact Fees 45
- 4.2 - Bonds 45
- 4.3 - Special Taxes 45
- 4.4 - User Fees 45
- 4.5 - Grants 45
- 4.6 - Service Districts 45
- 4.7 - Public/Private Partnerships 45
- 4.8 - Development Agreements 45
- 4.9 - Private Donations/Fundraising 45

LIST OF FIGURES & TABLES

FIGURE 2.1 - Existing Parks & Trails System 6
FIGURE 2.2 - Existing Park Distribution Service Analysis 7
FIGURE 3.1 - Proposed Park Distribution Service Analysis 16
FIGURE 3.2 - Parks, Recreation, Trails & Open Space Master Plan 17
FIGURE 3.3 - City Cemetery 19
FIGURE 3.4 - City Center Park 20
FIGURE 3.5 - Flood Control Parcels Park 21
FIGURE 3.6 - Foothill Badger Way Park 22
FIGURE 3.7 - Foothill Village Linear Park 23
FIGURE 3.8 - Foothill Village Park 24
FIGURE 3.9 - Harvest View Sports Complex 25
FIGURE 3.10 - High School/Recreation Center Park 26
FIGURE 3.11 - Highline Park 27
FIGURE 3.12 - Nebo School District Park 28
FIGURE 3.13 - Peter Rabbit Springs Park 29
FIGURE 3.14 - Rodeo Grounds 30
FIGURE 3.15 - Sageberry Drive Park 31
FIGURE 3.16 - Santaquin Estates Debris Basin Park 32
FIGURE 3.17 - Stone Hollow Park 33
FIGURE 3.18 - Stone Hollow Park (Phase 1) 34
FIGURE 3.19 - Stone Hollow Park North Entry 35
FIGURE 3.20 - Summit Creek Reservoir #2 36
FIGURE 3.21 - Theodore Ahlin Park 37
FIGURE 3.22 - Cliff Park (Grey Cliffs) 38
FIGURE 3.23 - Juniper Ridge Park (Grey Cliffs) 39
FIGURE 3.24 - Sage Meadows Park (Grey Cliffs) 40
FIGURE 3.25 - Sunset Park (Grey Cliffs) 41
FIGURE 3.26 - Grey Cliffs Open Space 42
FIGURE 3.27 - Prospector View Park & Trailhead, and Santaquin Canyon Trails 43

TABLE 2.1 - Existing Parks Inventory 5
TABLE 2.2.4 - NRPA Standards Comparison 12
TABLE 2.3 - Level of Service Comparison 13

APPENDICES

A | Project Cost Estimates

chapter one



photo credit: August 2022 Photo Contest Winner - Chelsea Rowley



chapter one | introduction & purpose

Santaquin City continues to experience a significant period of growth and anticipates that this growth will continue as a result of both natural increase and migration into the state. The improvement and increase of the city's parks, recreation, trails and open space system and facilities needs to accommodate and match this recent and anticipated growth. This master plan document evaluates the current state of the city's parks and recreation system and proposes future improvements through the year 2045.

1.1 - INTRODUCTION & PURPOSE

At the base of Dry Mountain, between the southern Wasatch Mountain Range and the East Tintic Mountain Range, and just south of Utah Lake, Santaquin is well situated in a inherently rich recreational environment. Santaquin City is dedicated to capitalizing on this opportunity and enhancing this environment by providing significant and meaningful recreational opportunities to its existing and future residents. These needs will be met through a combination of City-provided, regional, and natural recreational amenities and features including parks, recreational facilities and programs, trails, and open space. To this end, Santaquin most recently completed a Parks, Recreation, Trails and Open Space Facility Plan and associated Impact Fee Analysis in 2016. The City has a need and desire to update the Plan and have an Impact Fee Facility Plan and Impact Fee Analysis prepared accordingly.
The City's current General Plan that was adopted in 2022 also addresses many of the parks and recreational needs of the City but does so in a general manner.

This ***Parks, Recreation, Trails and Open Space Master Plan*** document will further the recommendations of the 2022 General Plan and the 2016 Plan by providing specific direction and designs based on the needs analysis and community involvement process performed. Other documents that were reviewed and considered as part of this process included the Santaquin Active Transportation Plan.

1.2 - EXISTING CONSIDERATIONS AND EMPHASIS

Based on previous plans, strategies identified in the General Plan, and community input, the guiding considerations of this plan include:

1 - Establish minimum levels of service (LOS) for parks, recreation facilities, open spaces and paths in order to provide recreation opportunities for all types of recreationists.

- The City should maintain a Level of Service (LOS) of at least 7.5 acres of developed park for every 1,000 residents.
- The City shall adopt and maintain a 5-year Parks and Recreation Capital Facilities Plan. The plan should be reviewed and amended annually in order to maintain the adopted LOS.
- The City shall establish or amend its land development regulations and policies to require parks, open space and paths or access to such, to be dedicated to the public as part of every development.
- Every Santaquin City resident should have a public park within a 1/4 mile of their residence.

2 - Establish a trail system that will meet the needs of local and regional recreationists, provide connectivity between parks and other open spaces, and have strategically located trailheads for access onto and along such trails, especially those leading to the mountains or other critical open spaces.

- The City should seek public participation when planning the type, number and locations of paths.
- The City shall coordinate in the planning and implementation of regional path plans that may serve to link Santaquin with other communities in Utah County or statewide systems such as the Bonneville Shoreline or Goshen Valley Rail Trail.
- Emphasize the construction and improvement of trails on mountainsides. Work with state and federal agencies to open Santaquin Canyon, implement the Bonneville Shoreline Trail, and improve trails on Dry Mountain.
- Focus on funding and building a city-wide trail loop over time, and pedestrian friendly streets to connect neighborhoods, local destinations, downtown, the surrounding mountains to the east, and the hills to the west.
- Include wayfinding signage based on a theme or brand and historic or educational information.
- Include defined trailheads with amenities where trail systems enter more natural areas, such as the Bonneville Shoreline Trail.
- Build more trails to better connect neighborhoods to the City-wide trail system. Use the trail system plan to design and connect neighborhoods. Prioritize trail system sections based on patronage potential, creating better connections, and to provide access to natural areas.
- The City shall adhere to the Active Transportation Plan and the Parks, Recreation, Trails, and Open Space Master Plan, and the General Plan which identifies the general locations of urban and equestrian trails.
- Include bike lanes on City streets, especially downtown, where street widths are particularly wide.
- The City shall make every attempt to educate residents, property owners and trail users of potential trail use conflicts through signage, public information meetings and publications regarding path use and City regulatio

Item # 9.



Harvest View Sports Complex

3 - Encourage citywide beautification of both public and private open spaces and neighborhoods.

- The City shall enforce nuisance ordinances and require property owners to maintain their property free of weeds, abandoned vehicles and equipment, unsightly buildings, trash and debris.
- The City should adopt an urban forestry scheme and seek "Tree City, USA" status.
- The City should work closely with volunteer organizations, businesses and other agencies to coordinate beautification activities and funding opportunities for beautification projects.

4 - Promote growth patterns that encourage the development of parks and recreation facilities and preserve open space.

- The City will consider land development regulations that may allow flexible lot sizes and clustering of residential units or densities; dedication of open spaces; establishment of urban and rural path systems; transfer of development rights or other techniques used to set aside open space or parks.
- The City will consider, to the maximum extent possible, prohibit residential development to occur without making adequate provisions for the creation of parks and recreation facilities to serve the minimum LOS needs of the residents of such development.
- The City will consider to take advantage of development opportunities by partnering with developers for the creation of parks, open space and path facilities.
- The City will consider programs to encourage the preservation of agricultural areas as open space. Such programs could include purchase, land trusts, transfer of development rights, clustering or density bonuses in exchange for preservation of agricultural lands.
- The City will consider providing in their land development regulations for the opportunity for developers to negotiate potential development credits in exchange for open spaces, trails, or parks within their projects. Such a program may provide economic or other benefit to the developers in exchange for increased open space and construction of recreation facilities. Density credits should be in accordance with the residential density plans established by the General Plan.

5 - Optiminze existing and future park facilities, schools, or other open spaces and corridors to meet the city's parks and recreational needs.

- Create a civic center/gathering place along 100 South, including recreational opportunities.
- Create low-cost/free activities for youth/families (e.g. skatepark, mountain bike park, etc.).
- Explore some potential opportunities to create a large, trail-connected, city park near Summit Creek Irrigation Reservoir. Find opportunities to connect this area with trails to downtown, so it can be enjoyed by the whole city.
- Provide additional facilities and opportunities for senior citizens.
- Expand the city cemetery to meet future needs.

6 - Provide funds for the construction of future parks and recreation improvements with the city.

- Explore different funding options to help purchase land for more parks and trails.
- Create a multi-faceted funding program, including research grant opportunities for trail construction, a crowd sourcing effort, a voter approved bond or tax increase such as Recreation, Arts, and Parks (RAP) tax, and charitable donations.

1.3 -EXECUTIVE SUMMARY

In summary, the ***Parks, Recreation, Trails and Open Space Master Plan*** documents the analysis/assessment component of the project, recommends proposed improvements based on that analysis, and identifies potential funding opportunities and strategies to implement those improvements.

1.3.1 - EXISTING CONDITIONS, NEEDS ASSESSMENT & LEVEL OF SERVICE ANALYSIS

EXISTING CONDITIONS ANALYSIS

Existing parks and recreation facilities are identified and generally inventoried. Improvements made based on recommendations from the 2016 Parks, Recreation, Trails and Open Space Facilities Plan are recognized. This section also defines City standard park and trail types.

NEEDS ASSESSMENT

A multi-faceted approach was taken to identify the future needs of the City's parks and recreation facilities. These include identifying deficiencies in the City's current distribution of parks and recreation facilities through a Service Radius Study; through consideration of non-City facilities; through comparing existing facilities to National Park and Recreation Association recommendations; and finally through public input.

LEVEL OF SERVICE (LOS) ANALYSIS

This document identifies the City's existing level of service (LOS) and adopted LOS. Historically, the City has identified the City's (LOS) in regards to parks and recreation facilities in an acreage per 1,000 residents. For purposes of this document, that methodology is maintained. However, the companion Impact Fee Facilities Plan and Impact Fee Analysis discuss LOS in dollars per 1,000 residents. It is recognized that the adopted planning LOS is not equivalent to the established impact fee LOS due to the City's desire to provide improvements above and beyond a historic level and beyond what can be paid for legally through impact fees. UC11-36-202(1)(a)(ii).

1.3.2 - PROPOSED IMPROVEMENTS

PARKS AND OPEN SPACE

Based on the needs identified, future park locations and improvements are identified. Preliminary conceptual designs and estimates are also included. These include:

- City Cemetery Expansion
- City Center Park
- Flood Control Parcels
- Foothill Badger Way Park
- Foothill Village Linear Park
- Foothill Village Park
- Grey Cliffs Natural Open Space
- Harvest View Sports Complex (addition)
- High School/Recreation Center Park
- Highline Park
- Juniper Ridge Park (Grey Cliffs)
- Nebo School District Park
- Peter Rabbit Springs Park
- Sage Meadows Park (Grey Cliffs)
- Sageberry Drive Park
- Santaquin Estates Debris Basin
- Stone Hollow Park
- Summit Creek Reservoir #2
- Summit Ridge Natural Open Space
- Sunset Park (Grey Cliffs)
- Theodore Ahlin Park (addition)

RECREATION FACILITIES

This section includes the improvement to the Rodeo Grounds based on its popularity and usage and the development of a new recreation center and park in conjunction with the proposed High School site.

TRAILS

The City has a very extensive long-term plan for the City-wide trail system. This section identifies trails that are proposed within the horizon of this plan and beyond.

1.3.3 - FUNDING OPPORTUNITIES

As recognized above, the City's desired LOS exceeds what may be paid for through future collection of impact fees. Because of this, there is a need to fund future parks and recreation improvements through alternative funding sources. This section outlines possible funding opportunities and strategies to implement those improvements.



Santaquin Mural

chapter two

photo credit: January Photo Contest Winner - Shaili Draper

Item # 9.



To establish a vision and determine a clear direction for the future of the santaquin parks and recreation system a multi-step analysis was conducted to understand the existing system and facilities, to understand the desires and needs of the citizens, and to understand how Santaquin 's level of service (LOS) compares to other similar communities and national standards.

2.1 - EXISTING CONDITIONS ANALYSIS

2.1.1 - EXISTING PARKS

Santaquin's current parks and recreation system includes a diversity of facilities and amenities ranging from small pocket parks and neighborhood parks to larger sports field facilities and the rodeo grounds. Currently the City has approximately 84.91 acres in developed parks ***(see Table 2.1 - Existing Parks and Recreation Inventory and Figure 2.1 - Existing Parks and Trails System)***.

Summaries of the existing park and recreation facilities, organized by park type, are within this section.

IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS NOTE

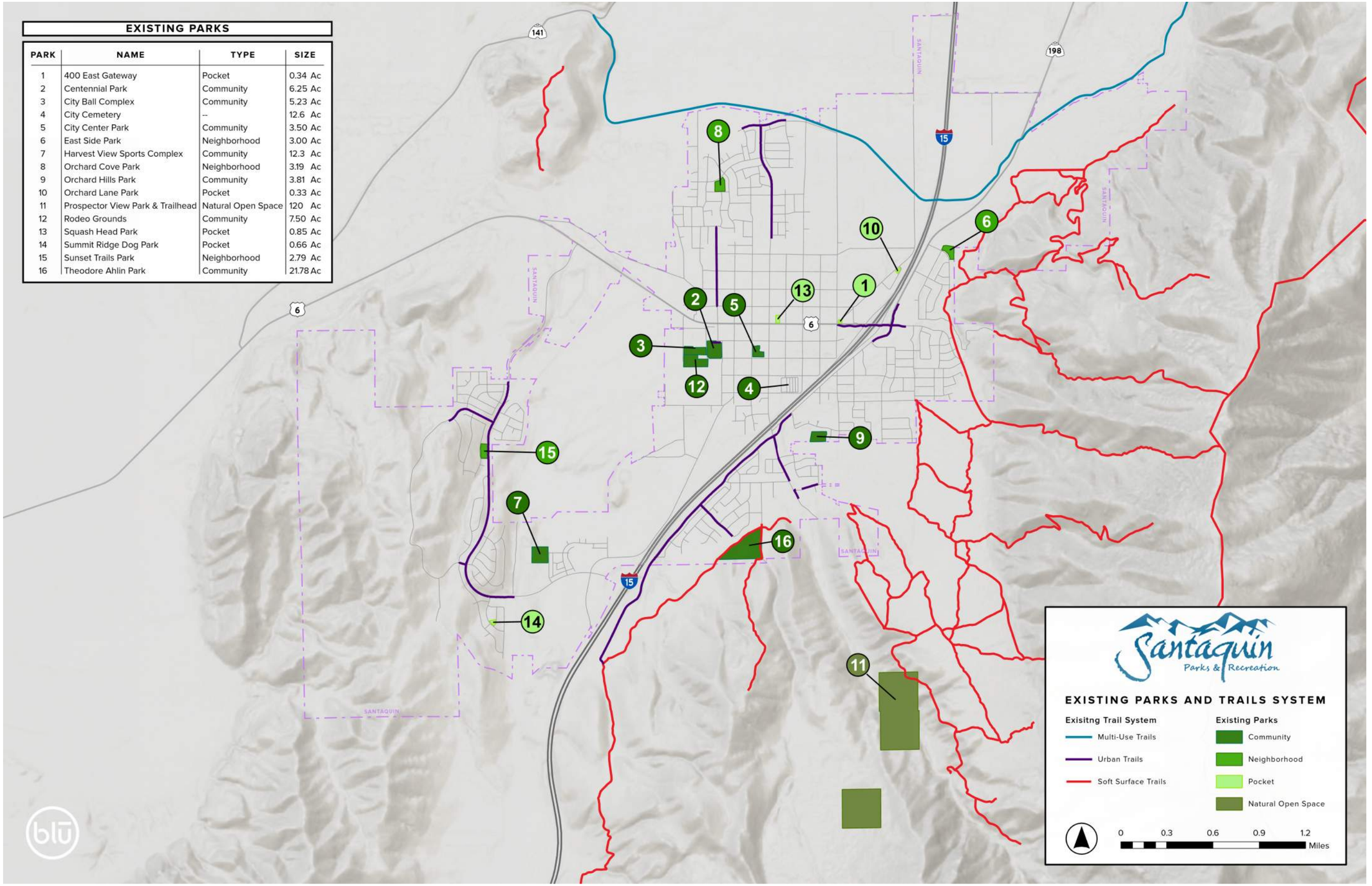
For purposes of this master plan, all park types are considered to provide for the community at large and calculated in the existing level of service calculations.

For purposes of the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA), however, Pocket Parks are considered "Project Improvements" that don't provide service to the community at large, and not considered "System Improvements" which provide services to the community at large. Neighborhood Parks and Community Parks are considered "System Improvements". See IFFP and IFA for additional information.

Table 2.1 Existing Parks Inventory

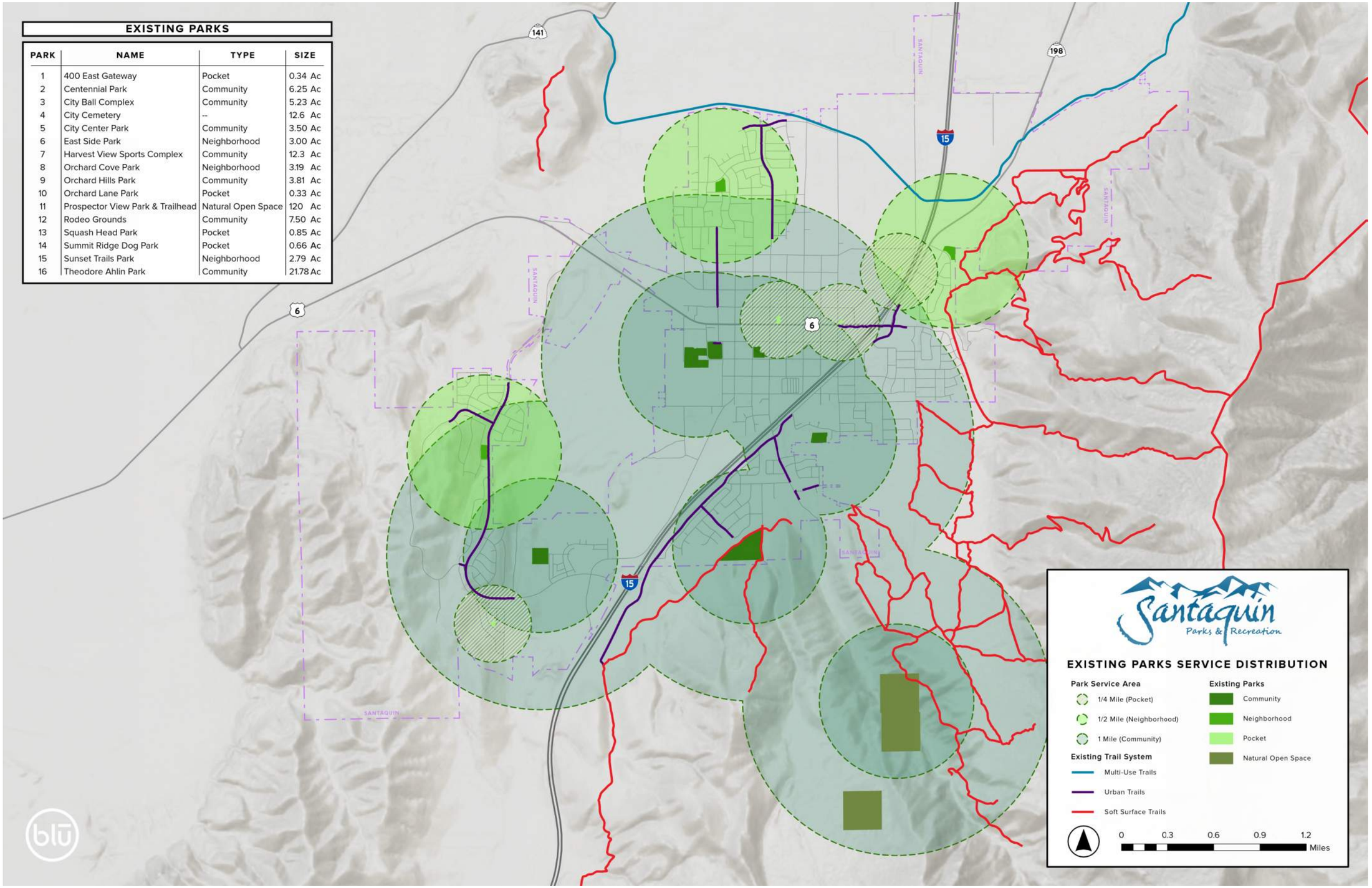
EXISTING PARK INVENTORY		
NAME	TYPE	SIZE
400 East Gateway	Pocket	0.34 ac
Centennial Park	Community	6.25 ac
City Ball Complex	Community	5.23 ac
City Cemetery	--	12.6 ac
City Center Park	Community	3.5 ac
East Side Park	Neighborhood	3.0 ac
Harvest View Sports Complex	Community	35 ac (12.3 ac developed)
Orchard Cove Park	Neighborhood	3.19 ac
Orchard Hills Park	Community	3.81 ac
Orchard Lane Park	Pocket	0.33 ac
Prospector View Park and Trailhead	Natural Open Space	120 ac (0.78 ac developed)
Rodeo Grounds	Community	7.5 ac
Squash Head Park	Pocket	0.85 ac
Summit Ridge Dog Park	Pocket	0.66 ac
Sunset Trails Park	Neighborhood	2.79 ac
Theodore Ahlin Park	Community	21.78 ac
	Total =	226.83 ac (84.91 ac developed)

Figure 2.1 Existing Parks & Trails System



Item # 9.

Figure 2.2 Existing Park Distribution Service Analysis



POCKET PARKS

Pocket Parks are generally less than one (1) acre in size, often located between buildings or homes in areas with few other places for people to gather, relax, or to enjoy the outdoors. They are small-scale open spaces that provide a safe and inviting environment for surrounding community members. They also may have specific historic or cultural significance. Due to size, amenities may be limited and generally passive in use.

400 East Gateway (Myron Olson Plaza)



Location: 400 East Main Street
Park Type: Pocket Park
Size: 0.34 Acres
Amenities: Plaza, Clock Tower, Truss Gateway, Benches, Trash Receptacles, Bollard Lights, Raised Planters, Commemorative Plaque

Improvements Since 2016: All Improvements New

Planned Improvements: WeatherTrak Irrigation System

Orchard Lane Park



Location: 310 North 700 East
Park Type: Pocket Park
Size: 0.33 Acres
Amenities: Small Bowery, Basketball Court, Picnic Tables, Trash Receptacles, Drinking Fountain, Park Light

Improvements Since 2016: --

Planned Improvements: Paint, Fencing

Squash Head Park



Location: 50 East Main Street
Park Type: Pocket Park
Size: 0.85 Acres
Amenities: Small Bowery, Benches, Picnic Tables, Drinking Fountain, Two Historical Monuments

Improvements Since 2016: Park Sign

Planned Improvements: Trees, WeatherTrak Irrigation System, Small Playground, Possible Property Acquisition to Provide Northwest Access to Park

Summit Ridge Dog Park



Location: 1783 Sawtooth Blvd
Park Type: Pocket Park
Size: 0.66 Acres
Amenities: Fencing, Benches with Shade Canopy, Trash Receptacles, Drinking Fountain

Improvements Since 2016: All Improvements New

- Planned improvements to existing parks are not all impacet fee eligible.

NEIGHBORHOOD PARKS

Neighborhood Parks are generally a minimum of 2 1/2 acres and less than 10 acres in size and located to provide easy and convenient access from surrounding residential development. Typical amenities may include playground equipment, small sports/tennis courts, picnic tables, and walking paths.

East Side Park



Location: 398 North Cherry Lane
Park Type: Neighborhood Park
Size: 3.0 Acres
Amenities: Bowery, Restroom, Fire Pit, Playground

Improvements Since 2016: Park Sign, WeatherTrak Irrigation System

Planned Improvements: Trees, Shade Over Playground, Connection to Future Grey Cliffs Development

Orchard Cove Park



Location: 750 North 280 West
Park Type: Neighborhood Park
Size: 3.19 Acres
Amenities: Large Bowery, Tennis Courts, Basketball Court, Picnic Tables, Picnic Pavilions, Drinking Fountain, Restroom, Multi-use Play Field, Trash Receptacles

Improvements Since 2016: Tennis Nets, Park Sign

Planned Improvements: Tennis Hitting Wall, Trees, Pickleball Courts, WeatherTrak Irrigation System, Shade Over Playground

NATURAL OPEN SPACE PARKS

Open Space "Parks" are intended for the enjoyment and awareness of the natural habitat and wildlife that exists in the non-developed areas of the City, though minimal development may occur to facilitate access and provide convenience. They serve as recreation and learning opportunities with typical uses such as picnic areas, hiking and biking trails, trailheads, interpretive signage, and general low-impact recreation. The location of these parks can be used to limit the development impacts on wildlife corridors and critical habitat. These parks may also be strategically located to preserve view corridors, mitigate geologic hazards around developments or limit impacts to wetlands. These open space parks can often be developed with the partnership of other government entities and funds.

Prospector View Park & Trailhead



Location: Santaquin Canyon Road
Park Type: Natural Open Space Park
Size: 120 Acres (0.78 Acres Developed)
Amenities: Parking Lot, Sign, Restroom, 3 miles of trails

Improvements Since 2016: All Improvements New

Planned Improvements: Trails *(see Figure 3.27)*

COMMUNITY PARKS

Community Parks are generally ten (10) acres in size or have a specialized use that would serve the community as a whole and may include ball fields, pavilions, formal and semi-formal landscaping, sport courts, lighting for playing fields and along pedestrian paths and other community-wide recreational amenities. These parks are developed based on the City's overall community recreation needs according to citizen input, National Parks and Recreation Association (NRPA) standards, funding opportunities, and periodic adjustments to the General Plan. These parks often become central gathering spaces for a community where festivals, markets, outdoor entertainment, and sport tournaments are conducted. To maintain a central gathering place within the City, these parks should be enhanced and retrofitted to serve not only recreation needs but also the social and cultural needs of the City.

Centennial Park



Location: 300 West 100 South
Park Type: Community Park
Size: 6.25 Acres
Amenities: Baseball Field, Bleachers, Bowery, Restrooms, Playground, Picnic Tables, Benches, Trash Receptacles, Sand Volleyball Court, Two Horseshoe Pits

Improvements Since 2016: Homerun Fence on Callaway Field, New Scoreboard, Two Cornhole Courts, Post-tensioned Basketball Court

Planned Improvements: Replace Pea Gravel in Playground with Engineered Wood Fiber, Walking Path around the Park, Curb, Gutter, and Parking around Park, Extend Baseball Fence, Small Pavilion, Backstop Fencing on Calaway Field

- Planned improvements to existing parks are not all impacet fee eligible.

City Ball Complex

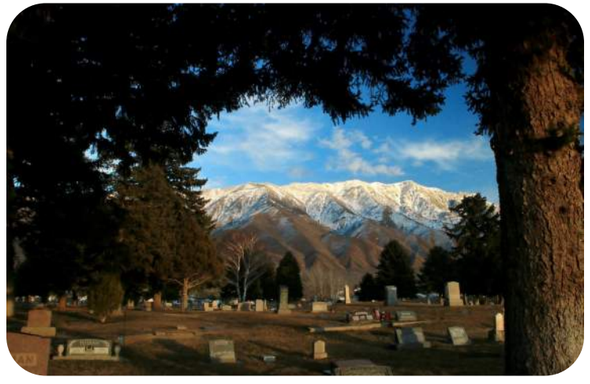


Location: 175 South 400 West
Park Type: Community Park
Size: 5.23 Acres
Amenities: Three Little League Fields, Five Soccer Fields, Flag Football Field, Batting Cage, Restrooms, Snack Shack, Picnic Tables, Bleachers, Drinking Fountain, and Garbage Cans

Improvements Since 2016: Updated interior of Snack Shack and Restrooms, including New Exterior Doors, Batting Cages, Fence replacement

Planned Improvements: Baseball Lights, New Bleachers, Cement Pad under Batting Cages, Shade over Bleachers, Scoreboards, Paint Exterior of Snack Shack

City Cemetery



Location: 100 East 300 South
Park Type: Community Park
Size: 12.6 Acres
Amenities: Cemetery, Veterans Memorial

Improvements Since 2016: New Roads, New Burial Plots, Landscaping and Irrigation, New Work area, New entrance from Center Street

Planned Improvements: New Fencing, Landscaping, Repave Roads, Cremation Gardens, Center Street and 300 South Corner Enhancements, Maintenance Building, Material Storage Area/Bins, WeatherTrak System *(see Figure 3.3)*

City Center Park



Location: 45 West 100 South
Park Type: Neighborhood Park
Size: 3.50 Acres
Amenities: Basketball Hoops, Multi-use Grass Field

Improvements Since 2016: --

Planned Improvements: New Master Plan due to New City Hall, New Restroom to Serve Museum and Park *(see Figure 3.4)*

Harvest View Sports Complex



Location: 1400 South Harvest View Drive
Park Type: Community Park
Size: 35 Acres Total (12.3 Acres Developed)
Amenities: Multi-use Sports Fields, Field Lighting, Restrooms, Eight Pickleball Courts, Parking Lot, Promenade, Playground

Improvements Since 2016: All Improvements New

Planned Improvements: Soccer Field Drainage, Park Sign, Baseball Fields, Concessions/Restroom/Scorer's Building, Parking, Bike Park, Security Cameras

- Planned improvements to existing parks are not all impacet fee eligible.

COMMUNITY PARKS (continued)

Orchard Hills Park



Location: 168 East 610 South
Park Type: Community Park
Size: 3.81 Acres
Amenities: Two Softball Fields, Two Soccer Fields, Restrooms, Snack Shack

Improvements Since 2016: Homerun Fencing

Planned Improvements: Trees, Shade over Bleachers, Scoreboards, New Lights, Security Cameras *(see Appendix for cost estimate)*

Rodeo Arena



Location: 175 South 400 West
Park Type: Community Park
Size: 7.5 Acres
Amenities: Rodeo Arena, Hillside Seating, Bucking Chutes, Roping Chute, Catch Pens, Announcer Stand, Arena Lights

Improvements Since 2016: Arena Lights, Fencing

Planned Improvements: Grand Stands, Parking, Concessions, Additional Restrooms, Announcer Booth, WeatherTrak Irrigation System, New Fencing around Arena *(see Figure 3.14)*

Sunset Trails Park



Location: 729 Sunset Drive
Park Type: Community Park
Size: 2.79 Acres
Amenities: Medium Bowery, Picnic Pavilions, Restroom, Picnic Tables, Drinking Fountain, Playground, Splash Park, Basketball Court, Trash Receptacles

Improvements Since 2016: Park Sign

Planned Improvements: Shade Over Playground, WeatherTrak Irrigation System, Resurface Basketball Court

Theodore Ahlin Park



Location: Pole Canyon Road
Park Type: Community Park
Size: 21.78 Acres
Amenities: Pavilion, Fish Cleaning Station, Restroom, Reservoir, 9-hole Disc Golf Course, Natural Playground

Improvements Since 2016: 9-hole Disc Golf Course, Natural Playground, Park Sign, Expanded Gateway

Planned Improvements: Small Fishing Spots with Cement Blocks, Pavilion, Trees, Amphitheater, Paved Parking, Equestrian Parking, Trail Connections *(see Figure 3.21)*

- Planned improvements to existing parks are not all impacet fee eligible.

OTHER PARK TYPES:

MULTI-USE PARKS:
Multi-use Parks are generally less than four (4) acres in size and may be created by City storm drainage detention basins. These facilities will also have path/trail linkages to one another as identified in the City's overall trails plan. They may contain recration facilities such as picnic areas, ball fields, or other amenities as funding opportunities allow.

2.2 - NEEDS ASSESSMENT

A multi-faceted approach was taken to identify the future needs of the City's parks and recreation facilities. This included identifying deficiencies in the City's current distribution of parks and recreation facilities through a Service Radius Study; through consideration of non-City facilities; through comparing existing facilities to National Park and Recreation Association recommendations; and finally through public input.

2.2.1 - EXISTING PARK DISTRIBUTION

As shown on the Existing Park Distribution Service Analysis map ***(Figure 2.2)*** there are deficiencies in the coverage of the existing parks system. Santaquin would like to have a public park facility within 1/4 mile of every residence. The proposed park facilities and improvements shown on this map and as described in ***Chapter 3 - Proposed Improvements*** begin to better satisfy this goal, but still fall a little short. Specifically, the area along 400 North between the Core Area Neighborhood and the North Orchards Neighborhood; and the area in the East Bench Neighborhood near Ridge Road and 300 South are lacking public park facilities. There is a private park with limited public access, however, at approximately 580 East 300 South that contains a large bowery, a sand volleyball court, and a baseball backstop. Based on the current City boundary, there are other gaps in service, but these are in less developed areas with minimal or no residences. As these areas develop and homes are built, park facilities will need to be provided.

2.2.2 - EXISTING TRAILS

Existing trails are shown on ***Figure 2.1 -Existing Parks & Trails System.*** There are four types of trails within the Santaquin trail system ***(see City Standard Details and Active Transportation Plan)***:

- Natural Surface
- Urban
- Multi-use
- Equestrian

NATURAL SURFACE TRAILS

This type of trail is a more narrow soft surface or natural trail for equestrian, mountain biking, and non-motorized use in mountainous, open space, and/or natural areas where the need for a paved trail is not needed nor appropriate. This type of trail would include the Bonneville Shoreline Trail, a planned regional facility that links most of the Wasatch Front along the east bench area of the mountain ranges running from Nephi to Ogden.

URBAN

This type of trail would typically consist of an asphalt or concrete path wide enough to accommodate bicyclists, joggers and other non-motorized recreationists. These trails run through the more urban and developed neighborhoods of Santaquin and serve to enhance the connectivity of residents to City parks, conduct recreationists toward less developed/natural areas of the City, and provide safe and enhanced walking routes along roadways within the City's urban core.

MULTI-USE

This type of trail would typically consist of an asphalt or natural path wide enough to accommodate bicyclists, joggers and other non-motorized recreationists. These trails occur on the periphery of Santaquin and provide connections between the City's urban core to less developed areas, natural areas, and regional trails/amenities outside of the City boundaries.

EQUESTRIAN

This type of trail typically occurs as a companion to the urban and multi-use trails described above that provides a separate and parallel trail of natural or soft surface construction for equestrian riders.

The City has a good start at a framework of trails but has many more planned that will provide better connectivity within the City and to the surrounding existing and planned recreational amenities.

2.2.3 - NON-CITY PARK AND RECREATION FACILITIES

There are many recreation opportunities around Santaquin that its residents have access to, including state, regional and community provided facilities. State and regional attractions which are in close proximity to Santaquin or accessed through Santaquin include Utah Lake, Mona Reservoir, Little Sahara Recreation Area, the historic Tintic mining area, the Nebo Scenic Byway, BLM State Lands, State Trust Lands, and Uinta National Forest. Due to the lack of a local recreation center and/or pool, Santaquin residents travel to the Payson Community Pool for that use.

2.2.4 - NATIONAL RECREATION AND PARKS ASSOCIATION (NRPA) STANDARDS

The National Recreation and Parks Association (NRPA) has historically recommended at least 5 to 8 acres of developed park per 1,000 residents. Today the NRPA recommends that park space and recreation facilities should be provided based upon a formula of estimated use (persons per day), availability of the park space (# of days per year that the park is open and available for use), and the total population served.

Historically, the NRPA has also provided standards for the type of park facilities needed at certain population levels. Using a modified version of these standards, deficiencies in Santaquin's current parks facilities can be identified (***see Table 2.2.4 - NRPA Standards Comparison***).

Though the City is meeting the needs of the current population in many categories and in overall park acreage based on NRPA standards, the City's population will quickly outpace the City's ability to fund and construct recreation facilities. Based on this comparison, most notable deficiencies are in tennis courts and trails. Current trends show that pickleball court popularity has far exceeded that of tennis courts. The City's short and long term capital facilities plans should begin to account for those facilities which will be the most expensive and most desired in the near future. Future development plans and current development agreements will likely determine the final timing and location for desired facilities.

Table 2.2.4 NRPA Standards Comparison

TYPE OF RECREATIONAL FACILITY	NATIONAL STANDARD	CURRENT EXISTING	NEED @ CURRENT POP. 16,750	NEED @ POP. 20,000	NEED @ POP. 30,000
Baseball Field, Little League	1/5,000	3	3.35	4	6
Baseball Field, Standard	1/30,000	1	0.56	0.67	1
Softball Field	1/5,000	2	3.35	4	6
Soccer Field	1/10,000	8	1.67	2	3
Football Field	1/20,000	0	0.84	1	1.5
Track - 1/4 mile	1/20,000	0	0.84	1	1.5
Basketball Court, Outdoor	1/5,000	5	3.35	4	6
Tennis Court	1/2,000	2	8.38	10	15
Volleyball/Badminton	1/5,000	1	3.35	4	6
Recreation Center	1/25,000	0	0.67	0.8	1.2
Swimming Pool	1/20,000	0	0.84	1	1.5
Trails - Miles	1/2 /1,000	9.36	8.38	10	15
Playground	1/2,000	6	8.38	10	15
Picnic Pavilion	1/2,000	8	8.38	10	15
Total Acres per City LOS	5/1,000	84.91*	125.63**	150**	225**

* 84.91 acres of developed park acres.
** At a target if 7.5 acres/1,000 residents.

2.3 - LEVEL OF SERVICE ANALYSIS

The City's historic Level of Service (LOS) per the 2016 Impact Fee Analysis is $1,031,854 per 1,000 residents. By acreage, the City is currently providing 5.07 acres of developed park acreage per 1,000 residents. The City's target LOS for developed park space is 7.5 acres of developed parks per 1,000 residents. It is recognized that this planned LOS is higher than the impact fee LOS and therefore all proposed park improvements that exceed the impact fee LOS will need to be funded by alternative sources other than collected impact fees.

Current projections, based on recent developments and agreements by the City, show that Santaquin will need approximately 137 acres by 2025 (estimated population of 18,303) and approximately 159 acres by 2030 (estimated population of 21,218) to meet the desired LOS. As referenced above, the NRPA has historically recommended at least 5 to 8 acres of developed park per 1,000 residents. Santaquin's target LOS and existing LOS fall within this guideline, though the existing LOS is currently lower than the target (5.07 vs. 7.5). Based on the City's existing park acreage and their desired LOS, the City will need to develop an additional 52 acres of park land by 2025 and 74 acres of park land by 2030.

Santaquin's adopted LOS was also compared to other similar municipalities along the Wasatch Front ***(see Table 2.3 - Level of Service Comparison)***. Overall the average LOS of the considered municipalities is 6.46 acres of park per 1,000 residents. Santaquin's planned LOS of 7.5 acres of developed parks per 1,000 residents is above this average.

Table 2.3 Level of Service Comparison

LEVEL OF SERVICE COMPARISON			
CITY	POPULATION	ACRES/1000	NOTES
Bluffdale	18,898	5.8	From Bluffdale Parks and Recreation Plan - 2015
Centerville	17,415	15.26/3.24 developed	From Centerville General Plan
Clinton	23,386	4.2	From Clinton Parks and Recreation Plan - 2018
Farmington	24,531	10	From Farmington General Plan - 2009
Heber	16,856	5.2	From Heber Recreation and Open Space Plan - 2020
Herriman	58,198	3.7	
Highland	19,348	2.62	From Highland General Plan - 2009
Hurricane	15,032	6	From 2009 State of City Address
Lindon	11,397	6.96	From Lindon Parks, Trails & Recreation Master Plan - 2008
Magna	29,251	7.9	From Magna General Plan Update - 2020
Mapleton	11,365	4.92	From Mapleton General Plan - Recreation Update - 2020
North Logan	10,986	7.9	From North Logan Parks & Recreation Master Plan
North Ogden	20,986	8.9	From North Ogden General Plan - 2015
North Salt Lake	21,907	6.74	From North Salt Lake Parks, Trails, & Recreation Master Plan - 2005
Orem	97,861	2.8	
Payson	21,101	7.09	
Riverdale	8,592	6-8	From Riverdale City General Plan
Santaquin	16,750	7.5	From Santaquin City Parks, Recreation, Trails & Open Space Master Plan - 2016
Saratoga Springs	24,356	5.93	From Saratoga Springs Parks, Recreation, Trails, and Open Space MP - 2011
South Ogden	17,488	3.01	From South Ogden Parks and Recreation Master Plan - 2019
South Salt Lake	26,777	1.6	From South Salt Lake Park and Recreation Master Plan - 2015
Vernal	10,844	10.3	From Vernal General Plan - 2009
Vineyard	12,543	10.8	From Vineyard General Plan - 2019
Washington	27,993	3.69	From Washington Parks and Recreation Master Plan - 2019
Woods Cross	11,410	5.6	From Woods Cross Recreation and Open Space Plan - 2019
	Average =	6.46	
* All population data are 2022 estimates from US Census Bureau			

chapter three

Item # 9.

photo credit: 2019 Overall Image Winner - Janelle Kropf

Based on the existing system, the needs assessment, and the City's desired level of service (LOS) this chapter presents proposed improvements and additions to the city's parks, recreation, and trail facilities. In addition to identifying these improvements, conceptual plans are provided. see ***(Figure 3.2) - Parks, Recreation, and Trails Master Plan*** showing both existing and proposed parks, recreation, and trail facilities.

3.1 - PARKS AND OPEN SPACE

To enhance the existing system and to address deficiencies in the City's current coverage, improvements to the City Cemetery ***(Figure 3.3)***, City Center Park ***(Figure 3.4)***, Rodeo Grounds ***(Figure 3.14)***, Harvest View Sports Complex ***(Figure 3.9)***, Prospector View Park & Trailhead, and Theodore Ahlin Park ***(Figure 3.21)*** are identified and seventeen other new park facilities are proposed. These include:

- Cliff Park (Grey Cliffs) ***(Figure 3.22)***
- Flood Control Parcels ***(Figure 3.5)***
- Foothill Badger Way Park ***(Figure 3.6)***
- Foothill Village Linear Park ***(Figure 3.7)***
- Foothill Village Park ***(Figure 3.8)***
- Grey Cliffs Natural Open Space ***(Figure 3.26)***
- High School/Recreation Center Park ***(3.10)***
- Highline Park ***(Figure 3.11)***
- Juniper Ridge Park (Grey Cliffs) ***(Figure 3.23)***
- Nebo School District Park ***(Figure 3.12)***
- Peter Rabbit Springs Park ***(Figure 3.13)***
- Sage Meadows Park (Grey Cliffs) ***(Figure 3.24)***
- Sageberry Drive Park ***(Figure 3.15)***
- Santaquin Estates Debris Basin Park ***(Figure 3.16)***
- Stone Hollow Park ***(Figure 3.17)***
- Summit Creek Reservoir #2 ***(Figure 3.20)***
- Summit Ridge Natural Open Space
- Sunset Park (Grey Cliffs) ***(Figure 3.25)***

The addition of these parks better meets the City's desire to have a developed public park facility within a 1/4 mile of every residence ***(see Figure 3.1 - Proposed Park Distribution Service Analysis)***. These improvements and proposed facilities are described below with conceptual plans.

3.2 - RECREATION FACILITIES

As noted from previous Community Survey results, Santaquin has a desire for a recreation center and pool. Currently Santaquin residents need to travel to Payson to enjoy such a facility. This section proposes the construction of a new recreation center, pool, and park in association with the development and construction of a new high school by Nebo School District ***(see Figure 3.10)***. Enhancements and expansion to the existing Rodeo Grounds are also presented ***(see Figure 3.15)***.

The City is also currently building a new City Hall building that includes space specifically for recreational purposes. This space is to be used for additional recreational programming and activities as the City continues to experience additional growth, including recreation staff offices, instruction rooms, and classrooms.

The City will also look for opportunities to partner with the Nebo School District in the future as they build schools that have the possiblity of recreational facilities such as gymnasiums, etc. This was successfully done in with the construction of Apple Valley Elementary where the City participated in the costs to enlarge the gymnasium, bleachers, and install a scoreboard.

3.3 - TRAILS

Trails and shared use paths are an essential recreation and open space amenity since they have the potential to provide connectivity between parks, access to regional facilities, and potential access to hillside and mountain recreation opportunities. Trails are identified as one of the community's highest priorities. The ***Parks, Recreation, Trails and Open Space Master Plan (Figure 3.2)*** identifies proposed trails to be built as part of this plan. These include new natural surface, urban, multi-use, and equestrian trails. Some land acquisition may be required as these trails are developed, but generally they will occur within existing or future right-of-way. See the Santaquin Active Transportation Plan (2022).

NATURAL SURFACE TRAILS

This includes the Bonneville Shoreline Trail with approximately 6 miles of unconstructed trails within the plan area. The City will need to cooperate with the Uinta National Forest to complete portions of the trail near Santaquin. Other natural surface trails are shown to extend into the Uinta National Forest and also into the open spaces around Summit Ridge. Trails within the National Forest will need to be coordinated through the Uinta National Forest. A network of mountain bike trails are planned in Santaquin Canyon in conjunction with the Prospector View Park and Trailhead ***(see Figure 3.27)***. These trails are intended for low-impact recreationists including equestrian riders, backpackers, hikers, or mountain bikers. They will generally be constructed from native materials.

URBAN

These trails will run through the more urban and developed neighborhoods of Santaquin and serve to enhance the connectivity of residents to City parks, conduct recreationists toward larger recreation opportunities within the City, and provide safe and enhanced walking routes along roadways within the City's urban core.

MULTI-USE

One of these trail segments follows the current Tintic Rail Corridor. This corridor has been abandoned by the Union Pacific Railroad (UPPR) and the County has asphalted over it at many crossing places. It is the City's desire to work with UPPR and the Rails to Trails organization to convert this rail bed into a regional trail that would extend out to the historic Tintic mining area as well as an opportunity to interact with federally controlled wetlands at the southern end of Utah Lake.

These trails have also been planned along the fringe of Santaquin's urban areas as a means to connect equestrian riders as well as non-motorized recreationists with the open space lands on both sides of the City. These trails have also been planned along the corridors already utilized by equestrian riders in and out of Santaquin City.

3.4 - RESULTS/RECOMMENDATIONS

Recommendations of this plan include an additional 100+ miles of trails and over 100 acres in additional developed park land. If constructed, these improvements will satisfy the City's desired Level of Service and also help meet the NRPA standards in the majority of cases with an additional six courts, eleven baseball/softball fields, four multi-use fields, twelve restrooms, twenty two pavilions, ten playgrounds, and interactive water feature, and a recreation center/pool. A potential deficiency may still exist in the number of courts across the City, though this should be monitored by demand. Also, though not physically shown on any of the proposed plans contained in this document, the City has a desire to construct a skate park somewhere in the City. Consideration will be given to the most appropriate location for this amenity.

CITY PRIORITIES

Though all identified projects are important to help the City keep up with ongoing growth and recreational needs, the following are priorities that should be addressed in a 5-year horizon:

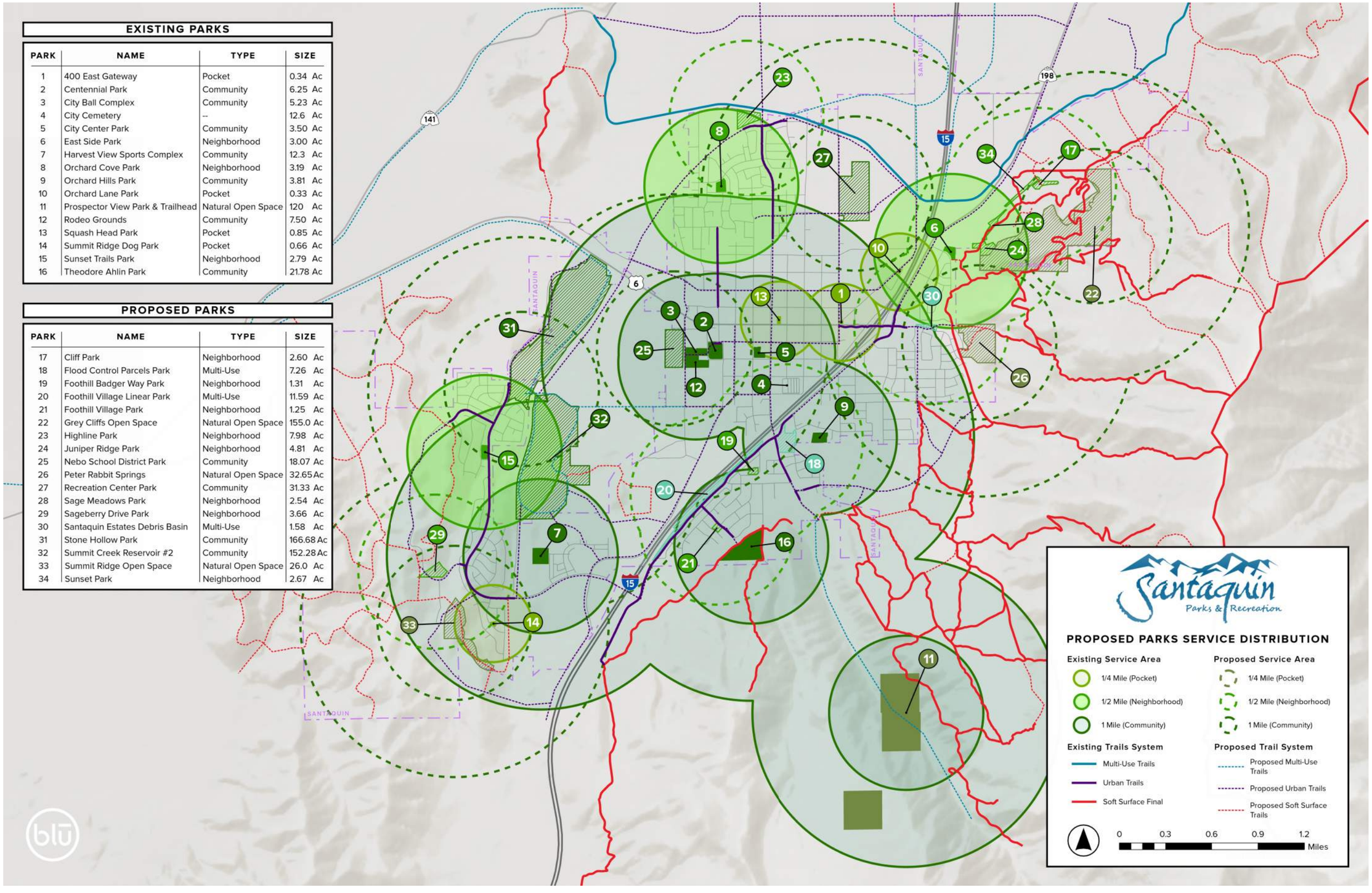
- **Cliff Park (Grey Cliffs)**
- **City Center Park**
- **City Hall Basement Recreational Improvements**
- **Flood Control Parcels**
- **Grey Cliffs Natural Open Space**
- **Harvest View Spors Complex Additions**
- **High School/Recreation Center Park**
- **Highline Park**
- **Juniper Ridge Park (Grey Cliffs)**
- **Nebo School District Park**
- **Peter Rabbit Springs Park**
- **Prospector View Trails**
- **Sageberry Drive Park**
- **Sage Meadows Park (Grey Cliffs)**
- **Santaquin Estates Debris Basin**
- **Skate Park (location TBD)**
- **Stone Hollow Park - Phase 1**
- **Summit Creek Reservoir #2**
- **Summit Ridge Natural Open Space**
- **Sunset Park (Grey Cliffs)**
- **Rodeo Grounds Additions**
- **Theodore Ahlin Park Additions**
- **Trails**

Table 3.1 - Proposed Park Inventory

PROPOSED PARK INVENTORY

NAME	TYPE	SIZE
Cliff Park (Grey Cliffs)	Neighborhood	2.60 ac
City Ball Complex	Community	-5.23 ac
Flood Control Parcels	Mulit-Use	7.26 ac
Foothill Badger Way Park	Neighborhood	1.31 ac
Foothill Village Linear Park	Multi-Use	11.59 ac
Foothill Village Park	Neighborhood	1.25 ac
Grey Cliffs Natural Open Space	Natural Open Space	155 ac
Harvest View Sports Complex (addition)	Community	22.7 ac
Highline Park	Neighborhood	7.98 ac
Juniper Ridge Park (Grey Cliffs)	Neighborhood	4.81 ac
Nebo School District Park	Community	18.07 ac
Peter Rabbit Springs	Natural Open Space	32.65 ac
Recreation Center Park	Community	31.33 ac
Rodeo Grounds (addition)	Community	3.62 ac
Sage Meadows Park (Grey Cliffs)	Neighborhood	2.54 ac
Sageberry Drive Park	Neighborhood	3.66 ac
Santaquin Estates Debris Basin	Multi-Use	1.58 ac
Stone Hollow Park	Neighborhood	166.68 ac
Summit Creek Reservoir #2	Community	152.28 ac
Summit Ridge Open Space	Natural Open Space	26 ac
Sunset Park (Grey Cliffs)	Neighborhood	2.67 ac
	Total=	650.35 ac

Figure 3.1 - Proposed Park Distribution Service Analysis



Item # 9.

Figure 3.2 - Parks, Recreation, Trails & Open Space Master Plan

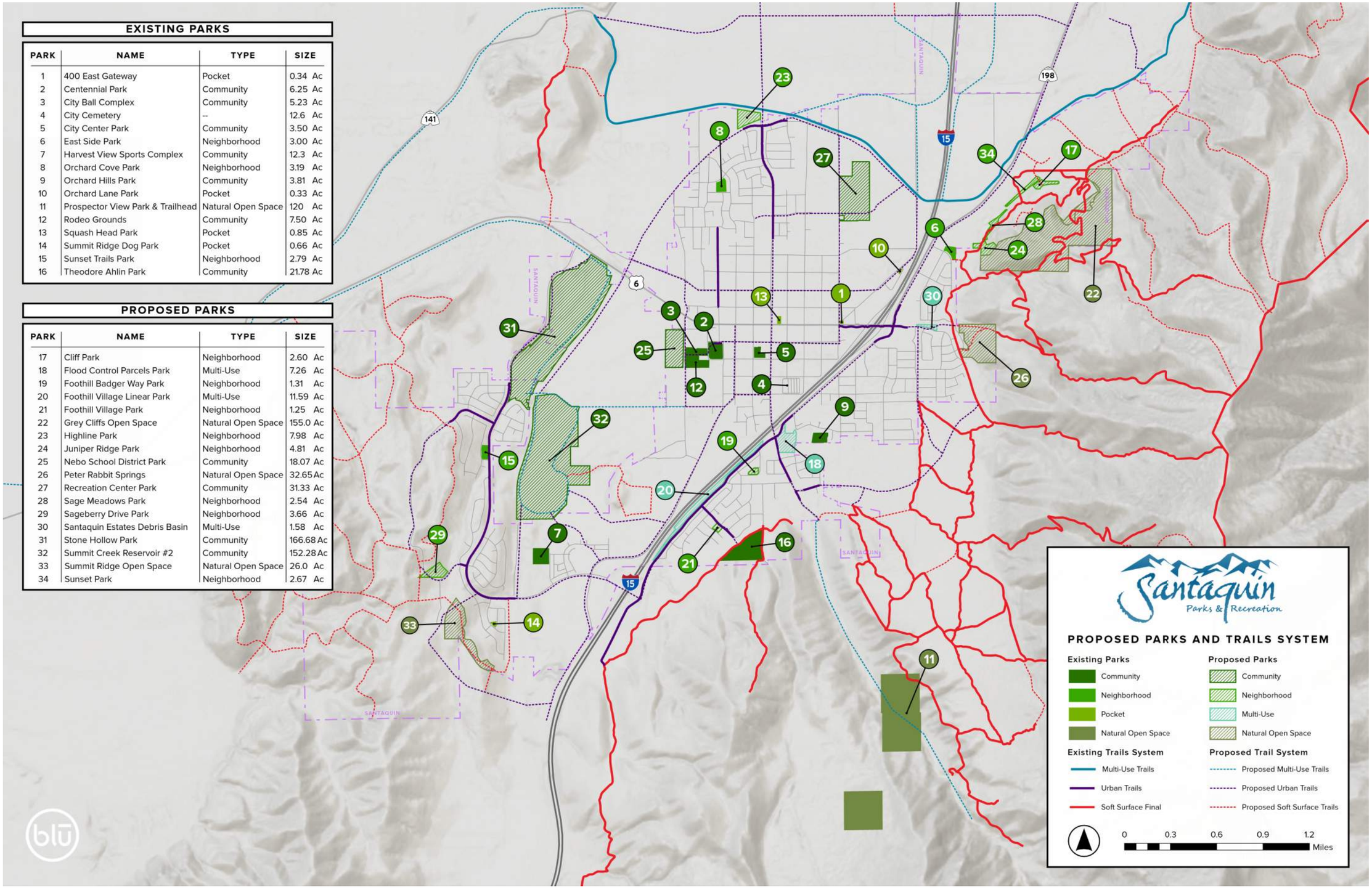




photo credit: Gary Jackson

Figure 3.3 - City Cemetery



CITY CEMETERY

Location: 100 East 300 South
Park Type: --
Size: 12.6 Acres
Narrative:
The existing cemetery is not completely built-out with the un-plotted acreage on the western third of the site unplotted turf. This plan proposes a monument entry beginning with a tree allee access road from Center Street, circulation roads, a plaza and connection to the existing Memorial Plaza at the end of this new access road, additional landscaping including proposed street trees around the perimeter of the site, and a new wrought iron fence that is more contextual to the cemetery than the existing chain link fence.

Just North of E 300 S on 100 E is a proposed area designated for a Maintence Building, Maintence Yard, and several 12' x 16' Material Bins

Estimated Cost: $1,976,501
(see Appendix for full estimate)

CITY CENTER PARK

Location: 45 West 100 South
Park Type: Community
Size: 3.5 Acres
Narrative:
This plan proposes the redevelopment of the City Center Park to respond to and compliment the new City Hall building located on the northeast corner of the block. The new plan has a central stage surrounded by open space lawn, programable strips of lawn that can accommodate a farmers market, food trucks, and the like. The stage is also flanked by a shared parking lot for the park itself, the new city hall, an interactive water feature, public restrooms, and the Chieftain Museum. On the South side of the of the park along 200 South lies a generously sized berm providing visitors with a reclined and raised viewshed to the center stage. Between the berm and the stage a large circular grass area is encompassed by a foot path with 2 shade pavilions and a restroom.

The Park has various trees throughout the site to provide interest and shade including an allee for the vehicular entrance from Center Street.

Estimated Cost: $7,342,277
(see Appendix for full estimate)

Figure 3.4 City Center Park

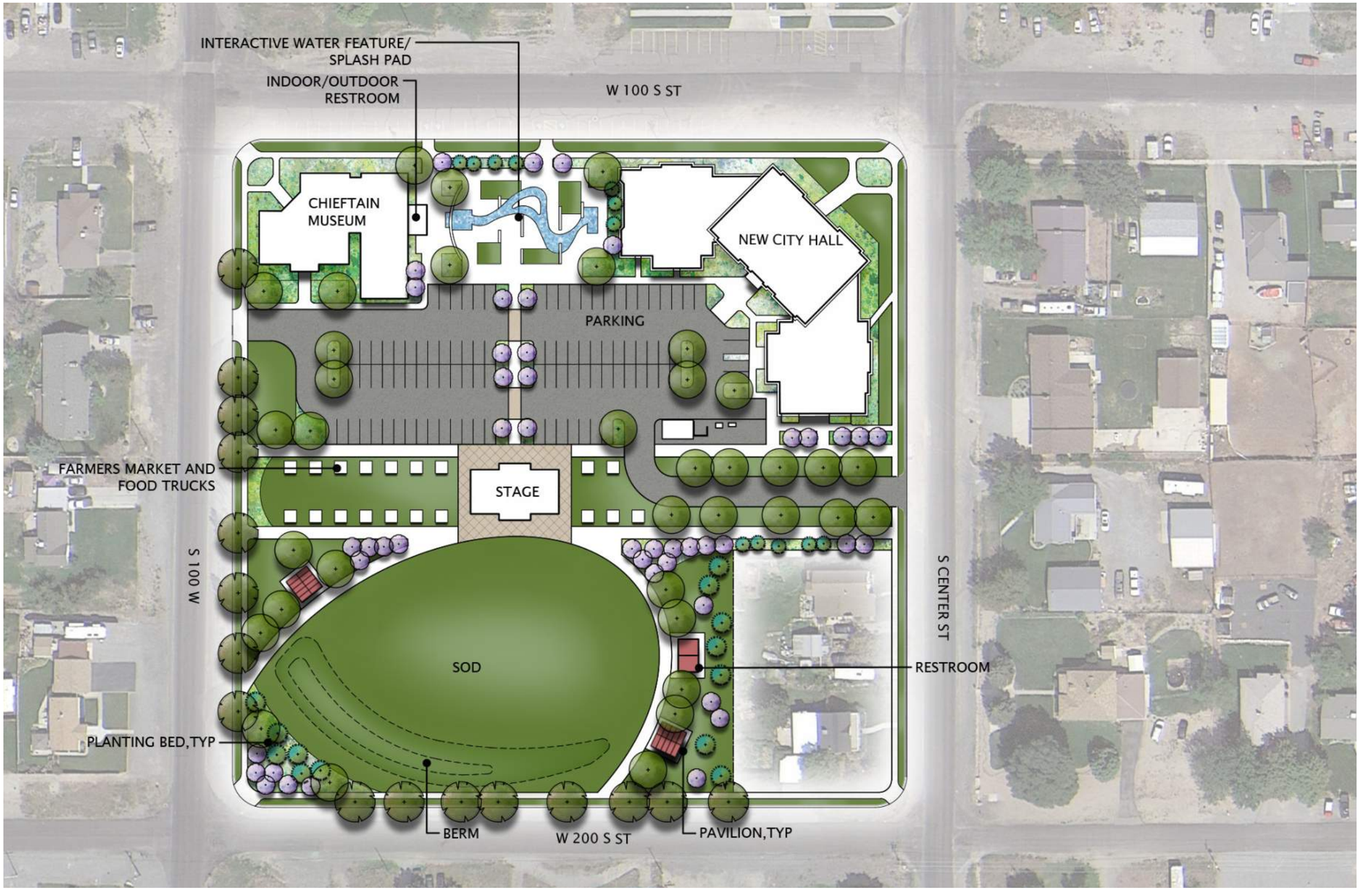


Figure 3.5 Flood Control Parcels



FLOOD CONTROL PARCELS

Location: Highland Dr & S Cyn Rd (Verify)
Park Type: Multi-Use Park
Size: 7.26 Acres
Narrative:
The Flood Control Parcels Multi-Use Park's vehicular entrance and parking is from 100 E. Just north of the parking is a large circular grass area encompassed by a foot path. The park takes advantage of the natural terrain by providing a seated overlook area facing West perfect for viewing sunsets or a respite area for bikers and hikers to traverse the site. Meandering soft surface trails provide walking paths through the flood control areas providing passive walking, hiking, and running opportunities.

Estimated Cost: $1,496,707
(see Appendix for full estimate)

FOOTHILL BADGER WAY PARK

Location: Badger Way and Horizon Loop
Park Type: Neighborhood
Size: 1.31 Acres
Narrative:
Foothill Badger Way Park uses a single central pavilion to provide shade and respite from the elements for the visitors using either the large lawn area, the children's playground, or the two pickleball courts on site. At the South West corner of the site where South Horizon Loop and Badger Way is grove of shade trees perfect for picnics.

Estimated Cost: $1,229,164
(see Appendix for full estimate)

Figure 3.6 Foothill Badger Way Park

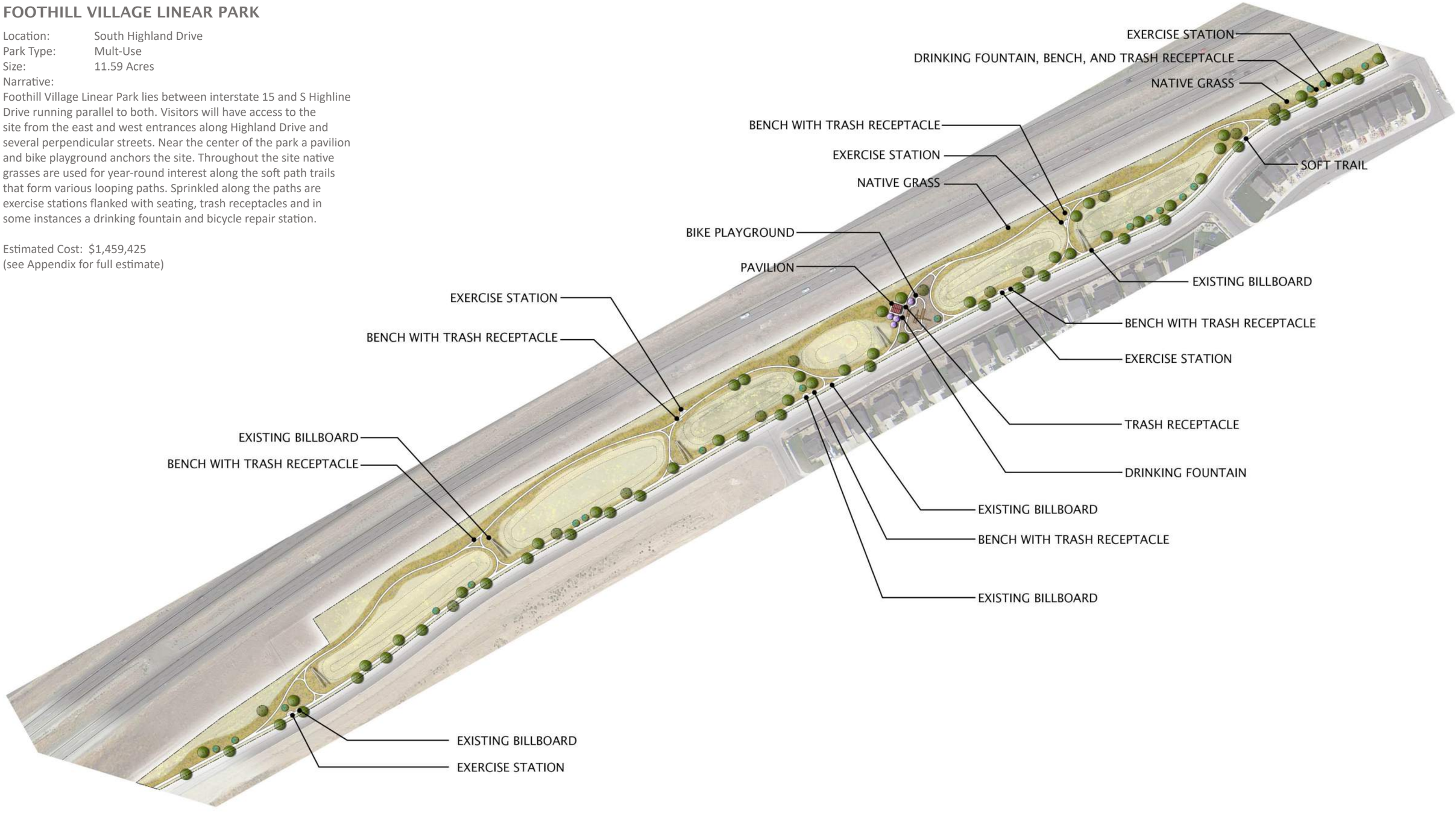


Figure 3.7 Foothill Village Linear Park

FOOTHILL VILLAGE LINEAR PARK

Location: South Highland Drive
Park Type: Mult-Use
Size: 11.59 Acres
Narrative:
Foothill Village Linear Park lies between interstate 15 and S Highline Drive running parallel to both. Visitors will have access to the site from the east and west entrances along Highland Drive and several perpendicular streets. Near the center of the park a pavilion and bike playground anchors the site. Throughout the site native grasses are used for year-round interest along the soft path trails that form various looping paths. Sprinkled along the paths are exercise stations flanked with seating, trash receptacles and in some instances a drinking fountain and bicycle repair station.

Estimated Cost: $1,459,425
(see Appendix for full estimate)

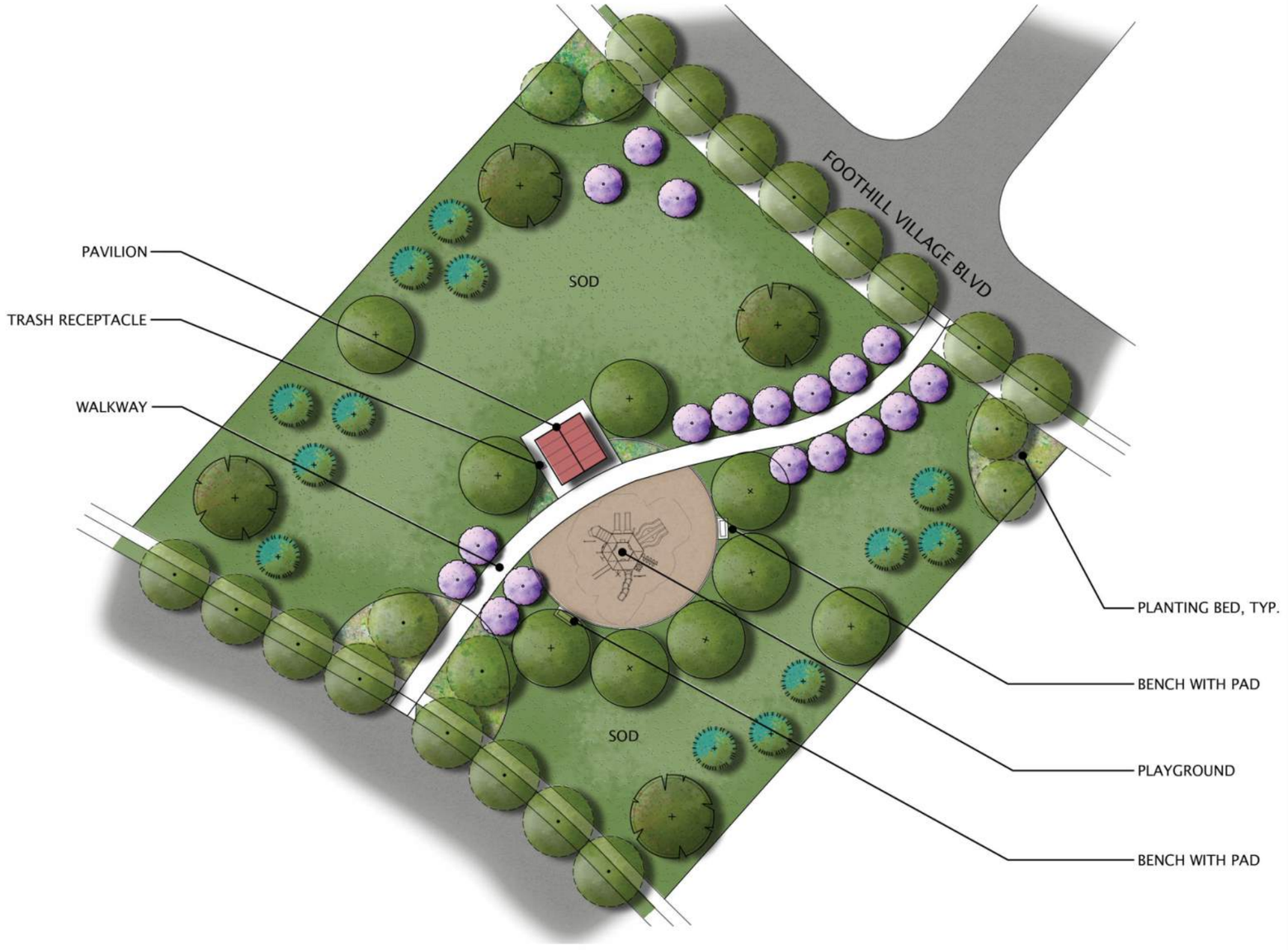


FOOTHILL VILLAGE PARK

Location: Foothill Village Boulevard and Red Barn View Drive
Park Type: Neighborhood
Size: 1.25 Acres
Narrative:
Foothill Village Park provides connection to the regional trail along the north side of the park while also providing a midblock connection through the neighborhood. Along the connecting path, the park is highlighted by a central pavilion and playground. The park will be highlighted by a combination of shade, evergreen, and ornamental flowering trees.

Estimated Cost: $748,545
(see Appendix for full estimate)

Figure 3.8 Foothill Village Park



Item # 9.

Figure 3.9 Harvest View Sports Complex



HARVEST VIEW SPORTS COMPLEX (ADDITION)

Location: Approx. 1300 Hillshire Drive
Park Type: Community
Size: 22.6 Acres
Narrative:
Building upon the existing improvements built over the last few years, including multi-use soccer fields, pickleball courts, restrooms, walkways, and a playground, the proposed plan includes additional soccer fields, three baseball fields, and bike park improvements. With continued growth in the area and across Santaquin, this will be a premier sports complex in the region.

Estimated Cost: $12,022,945 (see Appendix for full estimate)

HIGH SCHOOL/RECREATION CENTER PARK

Location: Approx. 600 E 600 N
Park Type: Community
Size: 31.33 Acres
Narrative:
One of the largest desires voiced in the community survey was the need for a community recreation center/pool. This plan proposes a joint development with the Nebo School District in constructing a planned high school in conjunction with a community recreation center and pool. Further recognizing the need for additional sports fields, the plan also proposed 4 baseball/softball fields and one soccer field for City recreational use and programming. The screened back portion of the plan would be Nebo School District owned, constructed, operated, and maintained.

Estimated Cost: $55,490,872 (see Appendix for full estimate)

Figure 3.10 High School / Recreation Center Park



Item # 9.

Figure 3.11 Highline Park



HIGHLINE PARK

Location: Approx. Strawberry Canal Road & 5600 West
Park Type: Neighborhood Park
Size: 7.89 Acres
Narrative:
Adjacent to the new Public Works facility and with convenient access to the Highline Trail, Highline Park will be a neighborhood park with amenities supporting newer development on the north end of town. Proposed amenities of the park include an open multi-use field, a large pavilion with restroom, a playground, a basketball court, and a volleyball court based on specific input received from the community survey. Other unique features of the park may include a small off-leash dog park and a practice disc golf course. The proposed landscaping recommends bosques of ornamental trees reminiscent of the nearby orchards.

Estimated Cost: $3,334,306 (see Appendix for full estimate)

NEBO SCHOOL DISTRICT PARK

Location: 30 South 500 West
Park Type: Community
Size: 18.07 Acres
Narrative:
Taking advantage of this property adjacent to the existing City Ball Fields and the Rodeo Grounds, this plan proposes four new ballfields, a playground and pavilion, parking, a meandering circulation trail, and expanded arena facilities. The proposed fields would replace the fields lost when the rodeo grounds expand.

Estimated Cost: $18,379,321 (see Appendix for full estimate)

Figure 3.12 Nebo School District Park

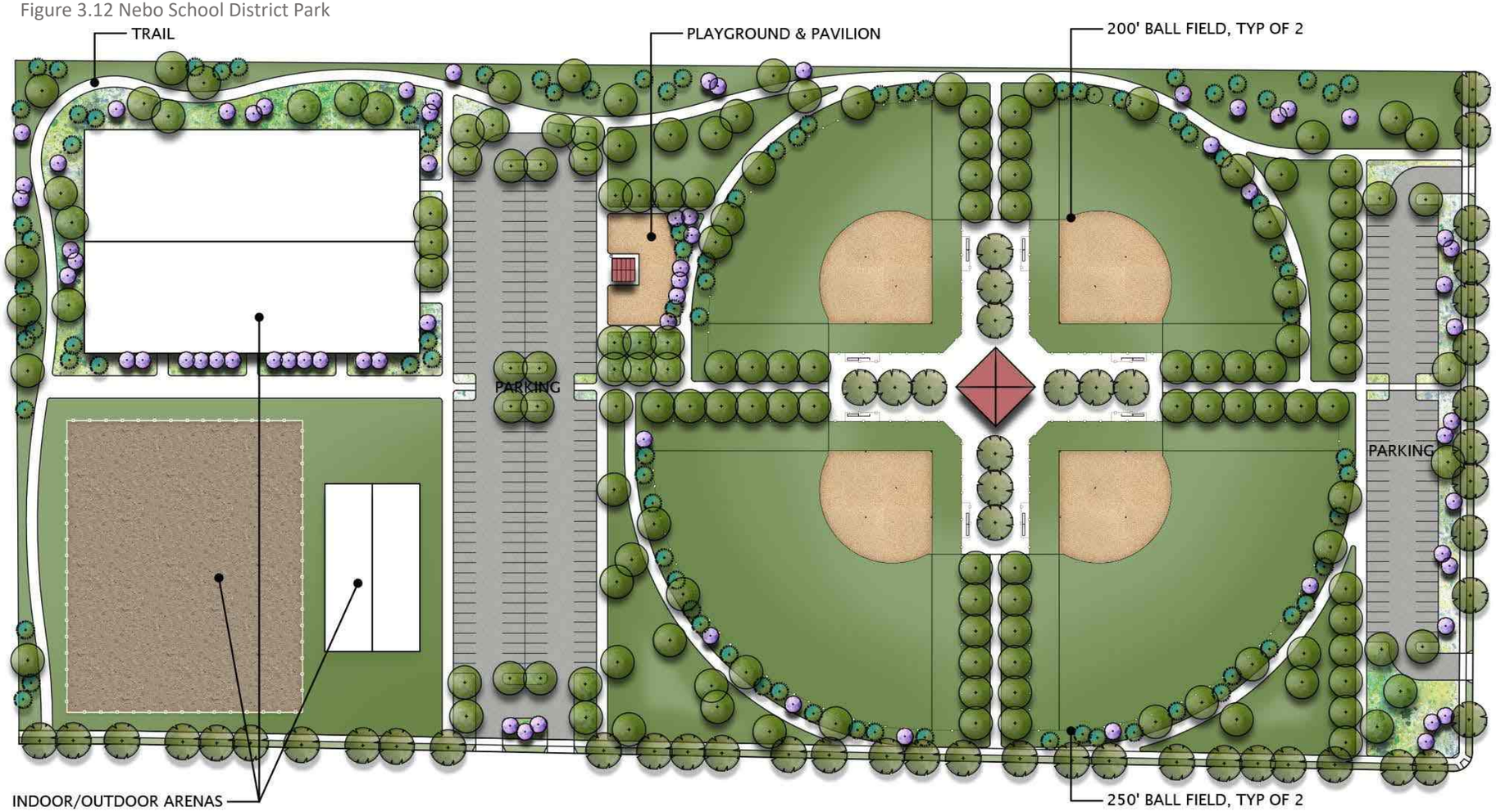


Figure 3.13 Peter Rabbit Springs Park



PETER RABBIT SPRINGS PARK

Location: Approx. 200 S Oak Summit DrivePark
Type: Community Park
Size: 32.65 Acres
Narrative:
At the eastern edge of the City, Peter Rabbit Springs Park will serve as a transition between the urban and natural interface. The park will capitalize on its location by providing a playground nestled within existing vegetation, access to the regional trail system and existing natural trails in the foothills, vehicular access for both cars and equestrian trailers, a large overlook pavilion at the top of the hill to provide breathtaking views across the valley, and restrooms. The natural vegetation will be enhanced by selective turf areas to provide for informal play and relaxation.

Estimated Cost: $3,534,208 (see Appendix for full estimate)

RODEO GROUNDS

Location: 175 S 400 W
Park Type: Community Park
Size: 3.62 Acres (addition)
Narrative:
With the popularity and success of the rodeo and the relocation of the public works facility, the City has a need to expand and improve its rodeo facilities to compete with adjacent communities. This includes grandstand bleachers built into the existing grass berms; dedicated trailer parking near the arena; vendor booth areas; a warm up pen; the conversion of the existing public works building into a rodeo office and restrooms; a new barn structure; an entry ticketing and restroom structure; and parking lot to accommodate over 200 vehicles. This proposed expansion does eliminate the fields operated as the City Ball Complex. This expansion will need to be timed to allow for field development in other locations to mitigate the loss of fields at this location.

Estimated Cost: $3,890,518 (see Appendix for full estimate)

Figure 3.14 Rodeo Grounds



Figure 3.15 Sageberry Drive Park



SAGEBERRY DRIVE PARK

Location: Cypress Point Drive
Park Type: Neighborhood
Size: 3.66 Acres
Narrative:
When driving South on Sageberry Drive from S Mountain View the topography descends the Sageberry Drive forms a loop and then intersects S Longview Rd. At the Apex of that loop is a proposed fire station and to surrounding the fire station is Sageberry Drive Park taking advantage of the typography on the East of the fire station by creating a downhill bike course. On the North of side of the Fire Station there is a large central Playground flanked by two open space areas, a pavilion and restroom. Parking for visitors is a the North West area of the site.

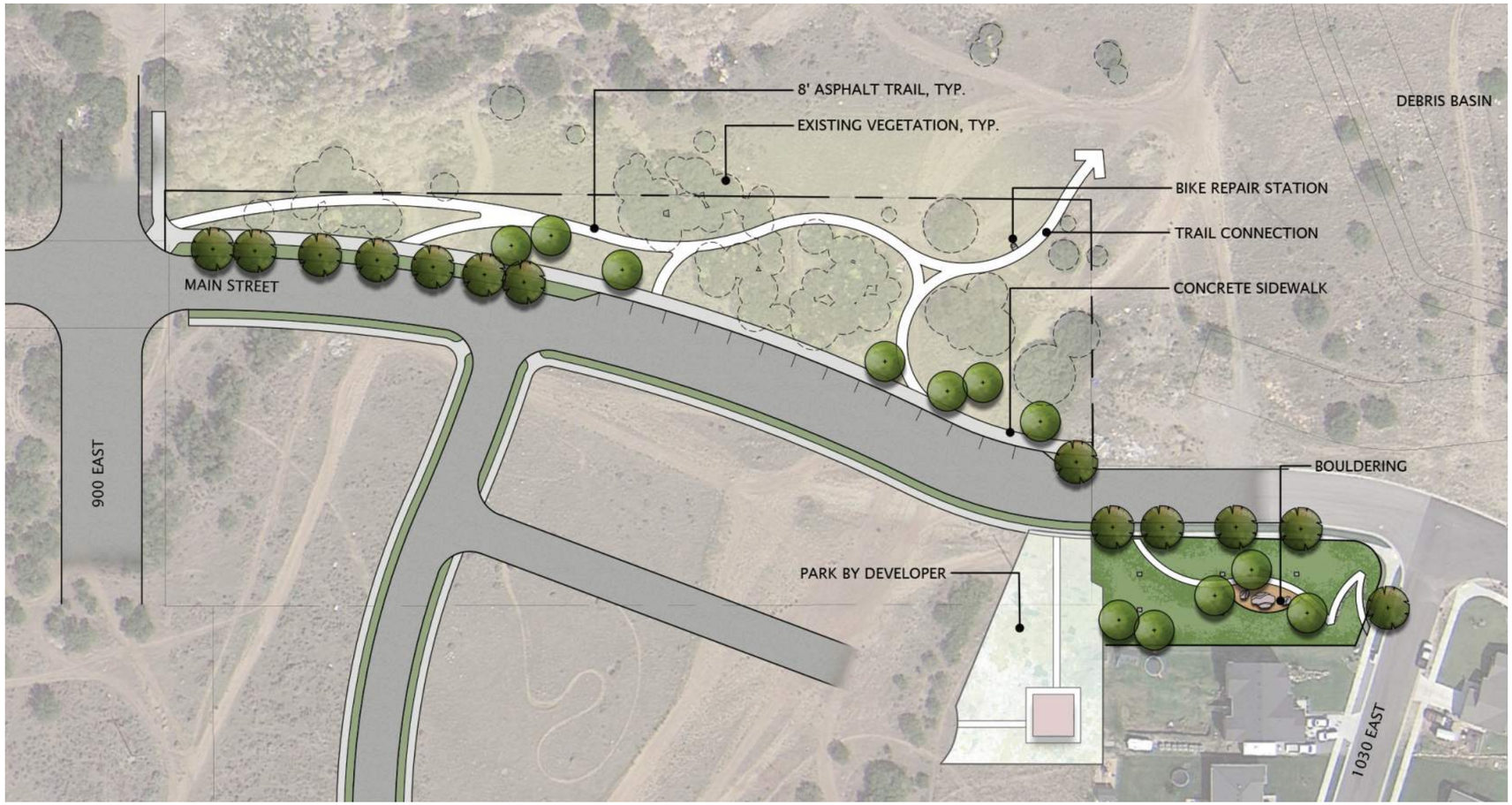
Estimated Cost: $2,353,953 (see Appendix for full estimate)

SANTAQUIN ESTATES DEBRIS BASIN

Location: 950 East Main Street
Park Type: Multi-Use
Size: 1.58 Acres
Narrative:
Santaquin Estates Debris Basin of Bouldering area at the intersection of Main Street and 1030 East. The bouldering area is adjacent to a meandering foot path within an open space area adjacent to proposed park by a developer. Across Main Street there are several entrances into existing vegetation areas via the proposed 8' asphalt trails merging into a Northwest direction into a trail connection.

Estimated Cost: $517,248 (see Appendix for full estimate)

Figure 3.16 Santaquin Estates Debris Basin



Item # 9.

Figure 3.17 Stone Hollow Park



STONE HOLLOW PARK

Location: Approx. 14400 S Summit Ridge Parkway
Park Type: Community
Size: 166.68 Acres
Narrative:
This plan shows the design for a greater regional park development that extends from the Summit Ridge development on the south all the way to US 6 on the north. The full development of the park will be long term with the development of Phase I (see Figure 3.8b) a focus of this master plan document. In addition to the neighborhood park type amenities proposed in Phase I, the greater park may include miles of trails around the recharge basins, natural vegetation and potential amenities such as an off-leash dog park, a disc golf course, a bike skills course, an overlook structure, wetland boardwalks, parking, and an equestrian trailhead.

Estimated Cost: To be determined

STONE HOLLOW PARK (PHASE I)

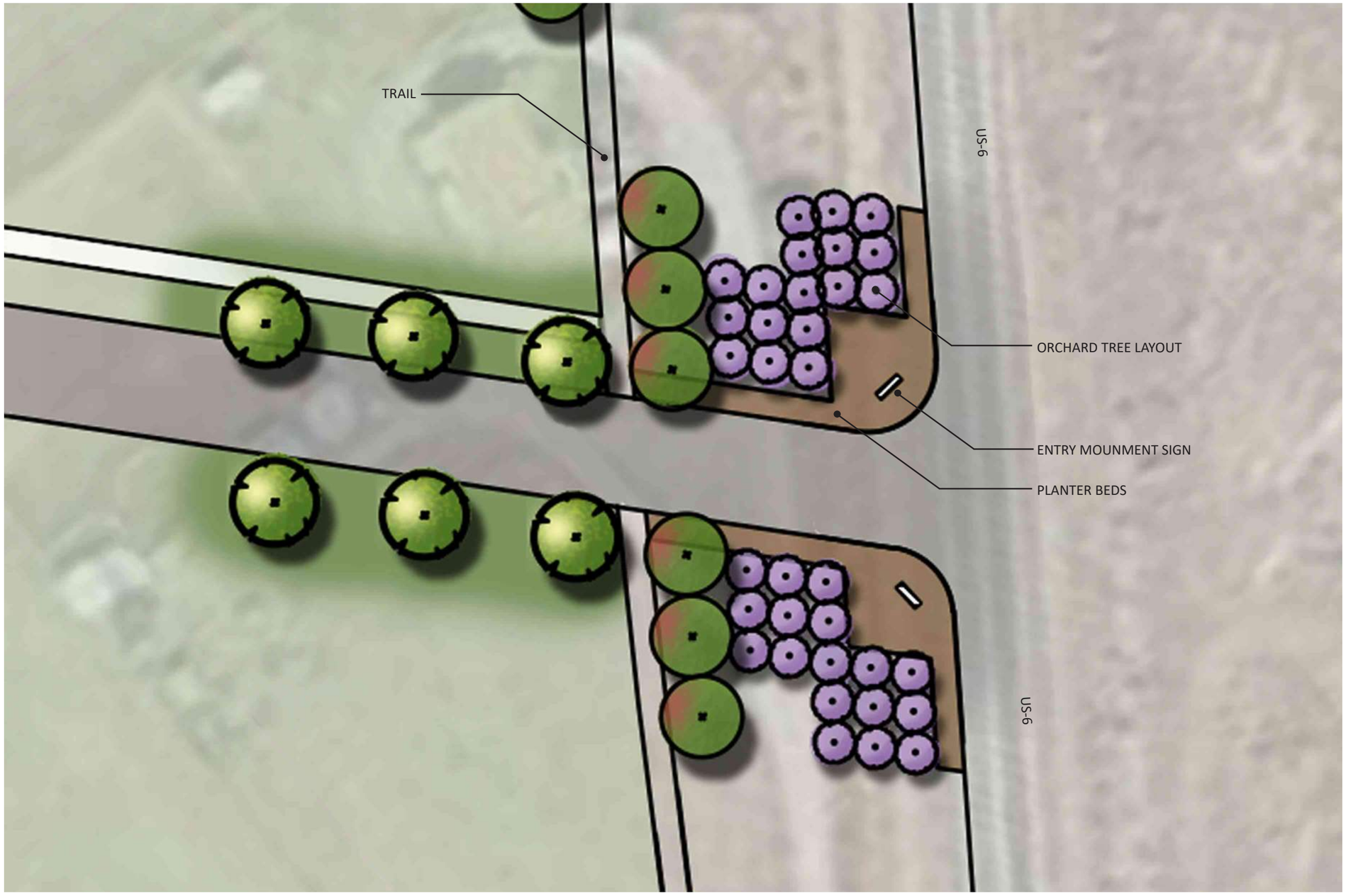
Location: Approx. 14400 S Summit Ridge Parkway
Park Type: Neighborhood
Size: 15.34 Acres
Narrative:
Phase I of the greater proposed Stone Hollow Park located at the northern end of Summit Ridge's existing development, this park will provide for existing and future residents with amenities such as a multi-purpose field, sport courts, a large pavilion with restroom, meandering paths, and a playground. Dense bosques of ornamental trees are proposed along Summit Ridge Parkway to give the park a distinctive character consistent with Santaquin's heritage. This Phase will also include a trail connection from the developed park area along Summit Ridge Parkway up to Highway 6.

Estimated Cost: Phase I - $6,792,665 (see Appendix for full estimate)

Figure 3.18 Stone Hollow Park (Phase I)



Figure 3.19 Stone Hollow Park North Entry



STONE HOLLOW PARK NORTH ENTRY

Location: Summit Ridge Parkway and US-6
Park Type: NA
Size: NA
Narrative:
This proposed entry will provide an entry statement to the northwest quadrant of the City, including entry monumentation/signage, trail connections, and structured entry plantings.

Estimated Cost: To be determined

Summit Creek Reservoir #2

Location: Harvest View Drive and 900 South
Park Type: Community
Size: 152.28 Acres
Narrative:
The desire is to build upon this existing body of water as a recreational amenity. Proposed improvements include both day use areas and overnight camping facilities. Reservable pavilions, restrooms, lawn areas, parking, a playground, trails, and a sandy beach providing access to the reservoir water support these uses. Development of this recreational amenity will provide naturalized recreational opportunities and access to water play and enjoyment throughout the year, but specifically during the warm summer months.

Estimated Cost: $14,410,045 (See Appendix for full estimate)

Figure 3.20 Summit Creek Reservoir #2



Item # 9.

Figure 3.21 Theodore Ahlin Park



THEODORE AHLIN PARK

Location: Approx. 1125 S Pole Canyon Rd.
Park Type: Community Park
Size: 21.78 Acres
Narrative:
This plan proposes adding on the existing infrastructure and improvements that already exist - irrigation pond, fish cleaning station, natural playground, disc golf course, and restroom. The plan proposes Theodore Ahlin Park to be further amenitized with elements such as a large pavilion, meandering paths, picnicking opportunities, fishing docks, and a community amphitheater overlooking the pond and the valley to the east. With minimal irrigated turf areas, the plan proposes to capitalize on the beautiful natural setting with natural berming, materials, and landscaping.

Estimated Cost: $3,216,001 (see Appendix for full estimate)

CLIFF PARK

Tabulations

Total Park Area 113,422 SF

Improved Features

SOD	18,600 SF
Asphalt Parking	25 Stalls
10’ x 10’ Pavilion	1
Natural Trails	.05 MI
Restroom	1
Planting Beds	30,000 SF

Unimproved Features

Native Seed	70,000 SF

Sod

Native Seed

Figure 3.22 Cliff Park (Grey Cliffs)



Figure 3.23 Juniper Ridge Park (Grey Cliffs)



JUNIPER RIDGE PARK

Tabulations

Total Park Area 209,480 SF

Improved Features

SOD	13,600 SF
Asphalt Parking	20 Stalls
10’x10’ Pavilion	1
Restroom	1
Natural Trails	.30 MI
6’ Asphalt Trails	930 LF
Planter Bed	30,000 SF

Unimproved Features

Native seed	70,000 SF

Sod

Native Seed

Figure 3.24 Sage Meadows Park (Grey Cliffs)

SAGE MEADOWS PARK TABULATIONS

Total Park Area 110,633 SF

Improved Features

SOD	13,600 SF
Asphalt Parking	20 Stalls
10’x10’ Pavilion	1
Restroom	1
Natural Trails	.30 MI
Pump Track	930 LF
Planter Bed	30,000 SF

Unimproved Features

Native Seed	70,000 SF

Sod

Native Seed



Figure 3.25 Sunset Park (Grey Cliffs)



SUNSET PARK

Tabulations

Total Park Area 116,213 SF

Improved Features

SOD	11,000 SF
Asphalt Parking	15 Stalls
10'x10' Pavilion	6
Restroom	1
Natural Trails	.25 MI
6' Asphalt Trails	.25 MI
Planter Bed	17,000 SF

Unimproved Features

Natural Lanscape 86,000 SF

Sod

Native Seed

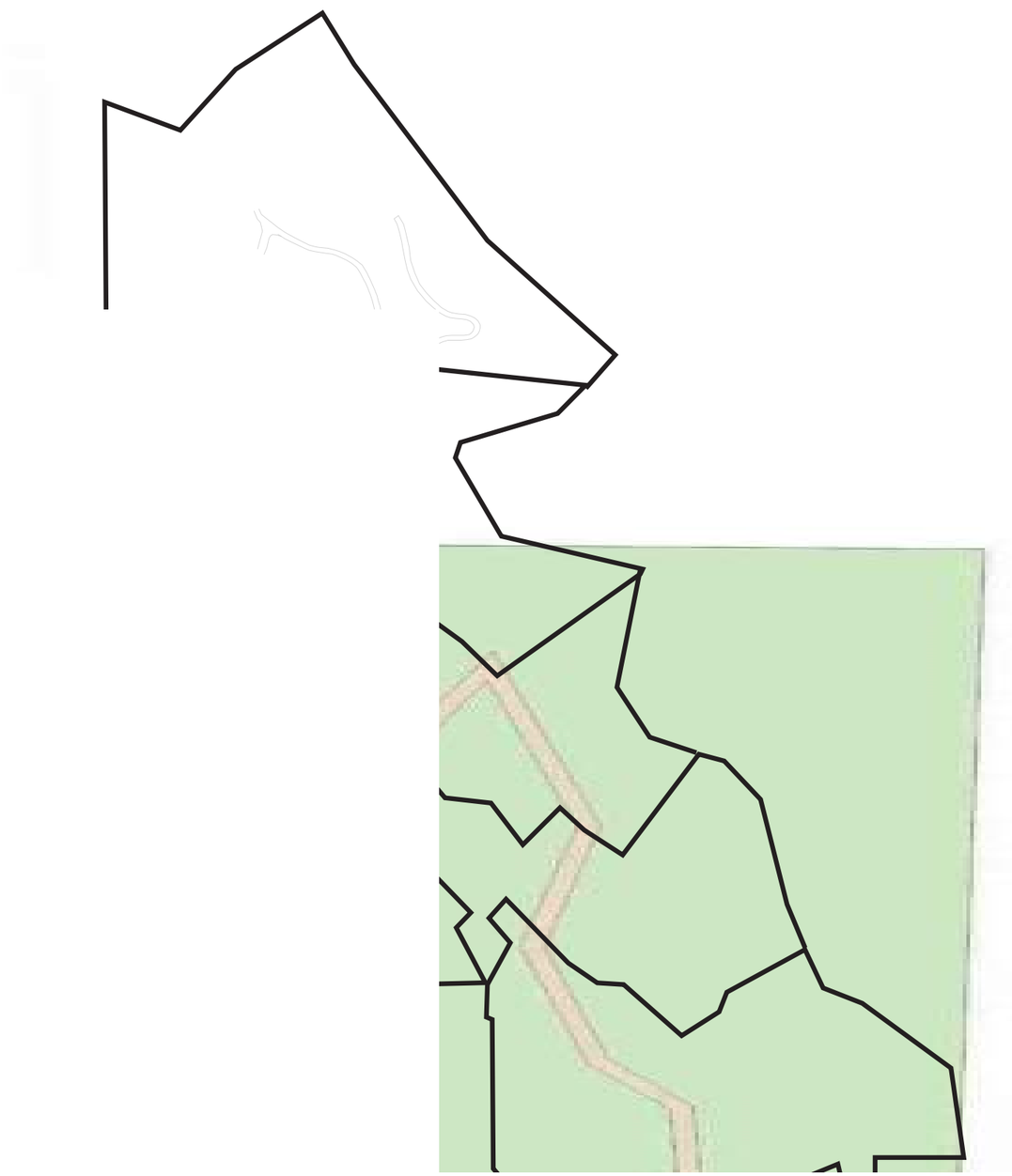
GREY CLIFFS OPEN SPACE TABULATIONS

Total Open Space Area 155 AC

Natural Open Space

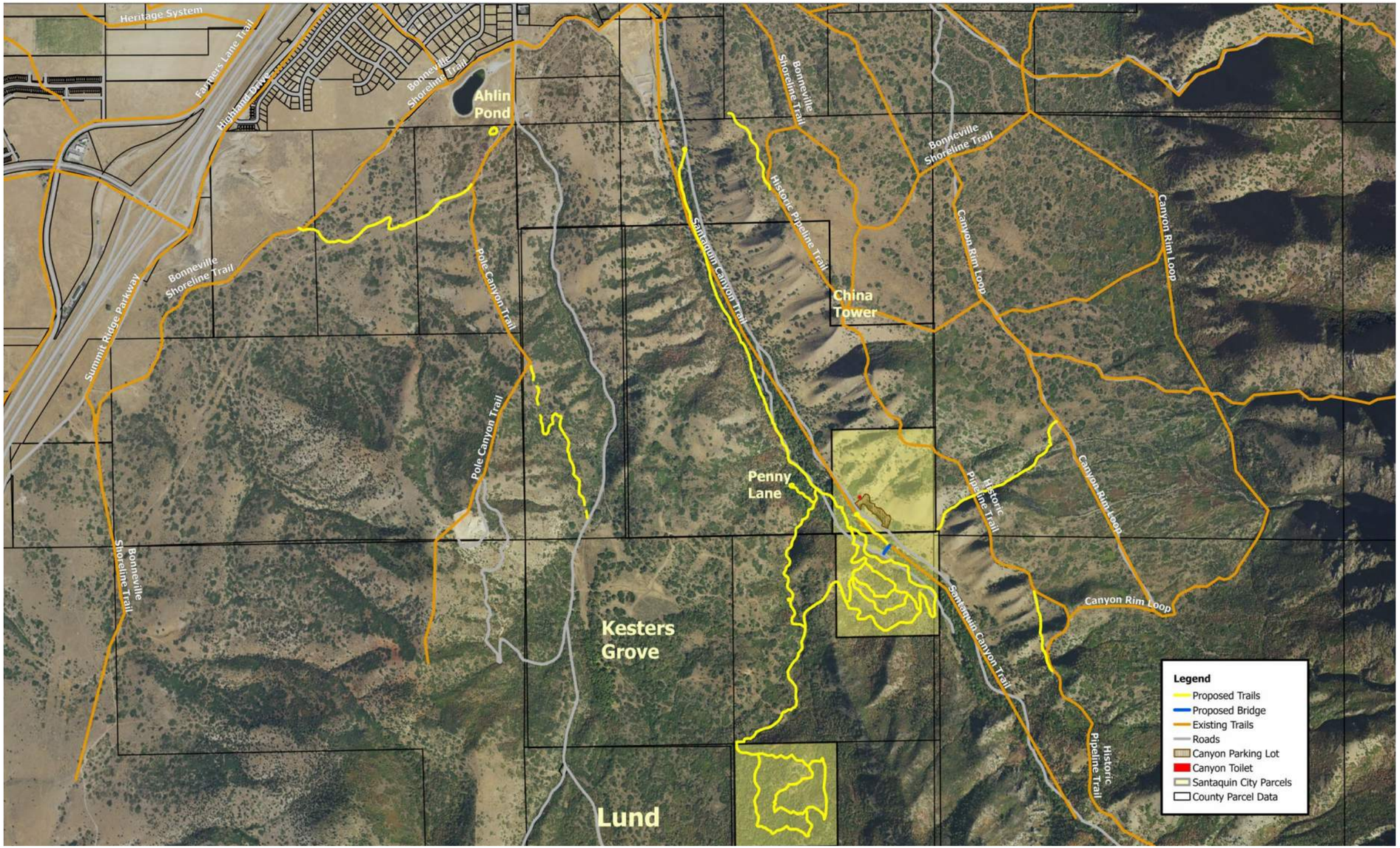
Natural Surface Trails

Figure 3.26 Grey Cliffs Open Space



Item # 9.

Figure 3.27 Prospector View Park & Trailhead, and Santaquin Canyon Trails



- This trails exhibit is as included in Appendix A of the Santaquin Active Transportation Plan.

PROSPECTOR VIEW PARK & TRAILHEAD, AND SANTAQUIN CANYON TRAILS

Location: Santaquin Canyon
Park Type: Natural Open Space
Size: 120 Acres
Narrative:
The Prospector View Park Trailhead was recently completed and is just the beginning for the proposed recreational amenities up Santaquin Canyon. Over 5 miles of additional soft surface and mountain biking trails are planned connecting the trailhead with the 3 parcels of ground that make up Prospector View Park.

Estimated Cost: To be determined

chapter four



photo credit: March 2016 Winner - Maria Hannifin



photo credit: October 2018 Winner - Robert Westover

chapter four | funding opportunities

Recognizing the discrepancy between the city's adopted level of service (LOS) and the established impact fee level of service, there is a need for alternative funding sources other than impact fees to pay for the parks, recreation, trails, and open space improvements contained in this master plan document. This section outlines possible funding opportunities and strategies to implement the proposed improvements in addition to impact fees.

4.1 - IMPACT FEES

Impact fees are collected with new development projects to help pay for the costs of providing public services to new development. The collection and use of impact fees are governed by Utah law - UC11-36-202(1)(a)(ii). *See Parks and Recreation Impact Fee Facilities Plan and Impact Fee Analysis*.

Proposed parks and recreation facilities that exceed this impact fee level of service may not be paid for by collected impact fees. Neither can ongoing annual maintenance and operational costs for existing parks and the expanded parks system be funded with impact fees.

4.2 - BONDS

General Obligation Bonds (G.O. Bonds) are a low interest financing option for local government projects. Though low interest, this option is sometimes unpopular because it represents an additional tax burden on the City's residents. These bonds would need to be approved by the public through a G.O. Bond election and are therefore subject to success or failure based on the popularity of the proposed project.

Like Impact Fees, G.O. Bond funding may only be used for a project's capital expenditures and may not be used for on-going maintenance and operational costs. Other bond alternatives include Sales Tax Revenue Bonds and Lease Revenue Bonds.

4.3 - SPECIAL TAXES

Special taxes such as the Zoo, Arts & Parks (ZAP) tax or the Recreation, Arts & Parks (RAP) tax have been initiated and voted on by multiple Utah communities. These have successfully provided millions of dollars of improvements across the state. However this funding option is again voted on and approved by the public with an increased tax burden. Other special taxes may be utilized for parks and recreation development, but again would need to be approved by Santaquin's citizens.

4.4 - USER FEES

The City may elect, particularly in the case of a large facility with significant operational costs - such as a recreation center or swimming pool complex - to collect a fee from users of such facilities. These funds may be used to either retire obligations resulting from the construction of the facilities or on-going operations and maintenance. This funding alternative relies upon the success of the specific facility and its popularity. Without significant use, the facility will not be able to pay back its initial capital costs and will need to be continually subsidized by other City funds in order to stay open.

4.5 - FEDERAL & STATE FUNDING/GRANTS

There are many types of federal and state grants that may be utilized for parks and recreation facilities but are often minimal in nature and difficult to acquire. Some of these include:

- Community Development Block Grants (CDBG): funding provided and used in low and moderate income areas. Certain restrictions and guidelines apply to how these funds are utilized.
- Land and Water Conservation Fund
- Utah Trails and Pathways / Non-motorized Trails Program
- Federal Recreation Trails Program
- UDOT Transportation Alternatives Program (MAP-21)
- Historic Preservation Funds

4.6 - SERVICE DISTRICTS

The City or a collection of municipalities within a common region may create a Special Recreation District that provides recreational services to residents of the coverage area (such as the Uintah Recreation District). The established District levies a property tax assessment on citizens of the coverage area to pay for both improvements and on-going maintenance and operations. Such a district may be created by Santaquin to construct specific facilities such as a recreation center or pool.

4.7 - PUBLIC/PRIVATE PARTNERSHIPS

Santaquin may partner with other public entities or private groups/developers on facilities that service the public but are also attractive and beneficial to the private partner. This will result in a shared cost, thus reducing the up-front burden carried by the City, but may result in a pay-to-use facility that is not free to public use.

4.8 - DEVELOPMENT AGREEMENTS

Establishing development agreements with new developments within Santaquin is an established way to receive dedication of park land and in some cases developed park land and/or trails for public use. The City may elect to exchange the donation of park land and/or recreation facilities for developer concessions or negotiated considerations. Such considerations may include, but are not limited to: increased densities, reduced lot sizes, impact fee credits, future reimbursements for oversized facilities or credits for multi-use facilities such as storm drainage and park space. This practice is beneficial to the City and the developer.

4.9 - PRIVATE DONATIONS/FUNDRAISING

The potential for local investment and interest in parks and recreation projects that are important to special interest groups, neighborhoods, businesses, or even individuals and/or families should not be overlooked. This interest may result in focused fundraising efforts or at least in the donation of time and services. However, this type of funding usually requires a significant time and focused effort by municipal staff.

blu line designs

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Santaquin City

DRAFT Parks, Recreation, Trails and Open Space Impact Fee Analysis

June 2023

ZIONS PUBLIC FINANCE, INC.

Item # 9.

Table of Contents

Summary of Impact Fee Analysis (IFA) 3
Background 3
Impact on Consumption of Existing Capacity - *Utah Code 11-36a-304(1)(a)* 3
Impact on System Improvements by Anticipated Development Activity - *Utah Code 11-36a-304(1)(b)* 3
Relationship of Anticipated Impacts to Anticipated Development Activity - *Utah Code 11-36a-304(1)(c)* 4
Proportionate Share Analysis - *Utah Code 11-36a-304(1)(d)(i)(ii)* 4
Manner of Financing - *Utah Code 11-36a-304(2)(c)(d)(e)(f)(g)(h)* 4
Utah Code 11-36a 5
Impact Fee Analysis 7
Impact on Consumption of Existing Capacity 7
Demand Placed on Facilities by New Development Activity 7
Park Land 7
Trails 8
Impact on System Improvements by Anticipated Development 10
Activity 10
Relationship of Anticipated Impacts to Anticipated Development 12
Activity 12
Proportionate Share Analysis 12
Costs for Existing Excess Capacity 12
Costs Reasonably Related to New Development Activity 12
..... 14
Manner of Financing 14
Certification 15

Summary of Impact Fee Analysis (IFA)

Background

Santaquin City ("City") is experiencing increased demand on its parks, trails, recreation and open space facilities from the rapid residential growth that is occurring in the City. In order to maintain service levels, the City has updated its current Parks, Trails, Recreation and Open Space Master Plan and Impact Fees to reflect current growth conditions, service levels and growth-related facility needs.

The City has determined that there is one service area citywide and that there is no excess capacity in any of the City's parks, trails, recreation and open space facilities. Only residential development is considered to create demand for parks, trails and recreation facilities and therefore only residential growth has been considered in the determination of impact fees. The City has further decided not to include its recreation facilities in the calculation of impact fees.

Population projections are for growth of 3,966 persons by 2030.

TABLE 1: PROJECTED POPULATION GROWTH, 2023-2030

Year	Population
2023	17,253
2030	21,218
Population Growth, 2023-2030	**3,966**

Source: Santaquin City; ZPFI

This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

Impact on Consumption of Existing Capacity - *Utah Code 11-36a-304(1)(a)*

The IFFP considers only *system* facilities in the calculation of impact fees. For the City, this has been determined to mean neighborhood and community parks and trail systems. Pocket parks are considered *project* improvements and have not been included in the calculation of impact fees.

Impact on System Improvements by Anticipated Development Activity - *Utah Code 11-36a-304(1)(b)*

The table below shows the declining service levels (LOS) that would occur in the City due to population growth if no new facilities are added.

TABLE 2: IMPACTS TO SERVICE LEVELS DUE TO NEW DEVELOPMENT IF NO IMPROVEMENTS ARE MADE

	2023	2030 LOS
Parks – land acres per 1000 population	2.03	1.65
Parks - open space acres per 1000 population	6.96	5.66
Parks - improvement acres per 1000 population	8.97	7.30
Trails – asphalt linear feet per capita	1.50	1.22
Trails – concrete linear feet per capita	0.25	0.20

Relationship of Anticipated Impacts to Anticipated Development Activity - *Utah Code 11-36a-304(1)(c)*

The demand placed on existing public park facilities by new development activity is attributable to population growth. The City has a 2023 population of 17,253 persons and as a result of anticipated development activity will grow to a projected 21,218 persons by 2030 – an increase of 3,966 persons. As growth occurs as a result of increased development activity, more parks and trails are needed to maintain existing service levels.

Proportionate Share Analysis - *Utah Code 11-36a-304(1)(d)(i)(ii)*

Costs Reasonably Related to New Development Activity

The cost of new system improvements required to maintain the service levels related to new development activity are based on the costs of system-wide park, open space and trail facilities, as well as the consultant fees for the preparation of the Impact Fee Facilities Plan and the Impact Fee Analysis.

The maximum cost calculated is $1,411.72 per capita. However, the actual fee charged will be based on the average household size of a residential unit.

TABLE 3: SUMMARY OF MAXIMUM IMPACT FEE CALCULATION – PER CAPITA

Summary of Impact Fees	
Park Land and Improvements	$1,488.67
Trails - Asphalt	$179.95
Trails - Concrete	$34.72
Consultant Cost	$2.77
Fund Balance - Credit	($294.40)
Cost per Capita	**$1,411.72**

The per capita cost is then multiplied by the average household size to arrive at the maximum impact fee that can be charged.

TABLE 4: MAXIMUM IMPACT FEE CALCULATION

Residential Unit Type	HH Size	Max Fee
Single-Family	3.89	$5,491.58
Multi-Family	3.18	$4,489.26
Overall HH Size	3.78	$5,336.29

Manner of Financing - *Utah Code 11-36a-304(2)(c)(d)(e)(f)(g)(h)*

An impact fee is a one-time fee that is implemented by a local government on new development to help fund and pay for all or a portion of the costs of public facilities that are needed to serve new development. Additionally, impact fees allow new growth to share in the cost of existing facilities that have excess capacity.

Impact Fee Credits

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. No future fees are anticipated and no credits have been made. Further, the City does not have any bonds currently outstanding for parks, open space or trails.

Utah Code 11-36a

Preparation of Impact Fee Analysis. Utah Code requires that "each local political subdivision… intending to impose an impact fee shall prepare a written analysis (Impact Fee Analysis or IFA) of each impact fee" (Utah Code 11-36a-303). This IFA follows all legal requirements as outlined below. Santaquin City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Analysis in accordance with legal requirements.

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to identify the following:

> anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
>
> anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
>
> how anticipated impacts are reasonably related to the anticipated development activity
>
> the proportionate share of:
>
> > costs for existing capacity that will be recouped; and
> >
> > costs of impacts on system improvement that are reasonably related to the new development activity; and
> >
> > how the impact fee was calculated

Further, in analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

> the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;
>
> the cost of system improvements for each public facility;
>
> other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by means such as user charges, special assessments, or payment from the proceeds of general taxes;

the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;

the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;

extraordinary costs, if any in servicing the newly developed properties; and

the time-price differential inherent in fair comparisons of amounts paid at different times.

Calculating Impact Fees. Utah Code 11-36a-305 states that for purposes of calculating an impact fee, a local political subdivision or private entity may include the following:

construction contract price;

cost of acquiring land, improvements, materials, and fixtures;

cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and

for a political subdivision, debt service charges if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Certification of Impact Fee Analysis. Utah Code 11-36a-306 states that an impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis. This certification is included at the conclusion of this analysis.

Impact Fee Enactment. Utah Code 11-36a-202 states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Notice of Intent to Prepare Impact Fee Analysis. A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Analysis (Utah Code 11-36a-503(1)). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice.

Impact Fee Analysis

Utah Code allows cities to include only system-wide parks for the purpose of calculating impact fees. Project-wide parks cannot be used to establish levels of service eligible to be maintained through impact fees. Based on input from the City and the consultants, a system-wide park is defined as a park that serves more than one local development area. System improvements in Santaquin include neighborhood and community parks, open space, and trail systems.

This IFA is organized based on the legal requirements of Utah Code 11-36a-304.

1 Impact on Consumption of Existing Capacity

Utah Code 11-36a-304(1)(a): an impact fee analysis shall identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity

Demand Placed on Facilities by New Development Activity

Park Land

Existing park land (impact fee eligible) service levels would decline, due to new development activity, from the existing service level of 2.03 impact-fee eligible acres (land) per 1,000 persons to 1.65 per 1,000 persons if no improvements are made.

TABLE 5: PARK LAND IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Year	Population	LOS with No New Improvements (Acres per 1,000 Persons)
2023	17,253	2.03
2024	17,770	1.97
2025	18,303	1.92
2026	18,852	1.86
2027	19,418	1.81
2028	20,000	1.75
2029	20,600	1.70
2030	21,218	1.65

Open Space

Existing open spaced service levels would decline, due to new development activity, from the existing service level of 6.96 acres per 1,000 persons to 5.66 acres per 1,000 persons if no improvements are made.

TABLE 6: OPEN SPACE IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Open Space	Population	Open Space Acres	Acres per 1,000 Population
2023	17,253	120	6.96
2024	17,770	120	6.75

Open Space	Population	Open Space Acres	Acres per 1,000 Population
2025	18,303	120	6.56
2026	18,852	120	6.37
2027	19,418	120	6.18
2028	20,000	120	6.00
2029	20,600	120	5.83
2030	21,218	120	5.66
Growth 2023-2030	**3,966**		

Park Improvements

Existing improved acre service levels would decline, due to new development activity, from the existing service level of 8.97 acres per 1,000 persons to 7.30 acres per 1,000 persons if no improvements are made.

TABLE 7: PARK IMPROVEMENT IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Year	Population	Impact-Fee Eligible Improvement Acres	LOS - Acres per 1,000 Population
2023	17,253	154.79	8.97
2024	17,770	154.79	8.71
2025	18,303	154.79	8.46
2026	18,852	154.79	8.21
2027	19,418	154.79	7.97
2028	20,000	154.79	7.74
2029	20,600	154.79	7.51
2030	21,218	154.79	7.30

Trails

The existing level of service of 1.50 asphalt linear feet per capita will decline to 1.22 linear feet per capita if no new improvements are made.

TABLE 8: ASPHALT TRAIL LINEAR FEET PER CAPITA SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Year	Population	LOS with No New Improvements (lf per capita)
2023	17,253	1.50
2024	17,770	1.46
2025	18,303	1.41
2026	18,852	1.37
2027	19,418	1.33
2028	20,000	1.29
2029	20,600	1.26
2030	21,218	1.22

The existing level of service of 0.25 concrete linear feet per capita will decline to 0.20 linear feet per capita if no new improvements are made.

TABLE 9: CONCRETE TRAIL LINEAR FEET PER CAPITA SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Year	Population	LOS with No New Improvements (lf per capita)
2023	17,253	0.25
2024	17,770	0.24
2025	18,303	0.23
2026	18,852	0.23
2027	19,418	0.22
2028	20,000	0.21
2029	20,600	0.21
2030	21,218	0.20

2 Impact on System Improvements by Anticipated Development Activity

Utah Code 11-36a-304(1)(b): an impact fee analysis shall identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;

Park Land

In order to maintain current service levels, the City will need to invest over $2.8 million in park land by 2030.

TABLE 10: PARK FACILITY NEEDS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Year	Population	Total Park Acres to Maintain Proposed LOS	Costs
2023	17,253	36.07	$12,278,000
2024	17,770	37.09	$12,646,340
2025	18,303	38.14	$13,025,730
2026	18,852	39.21	$13,416,502
2027	19,418	40.32	$13,818,997
2028	20,000	41.46	$14,233,567
2029	20,600	42.63	$14,660,574
2030	21,218	43.83	$15,100,391
Growth 2023-2030	**3,966**	**8.06**	**$2,822,391**

Open Space

In order to maintain current service levels, the City will need to invest over $275,000 in open space by 2030.

TABLE 11: OPEN SPACE NEEDS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Year	Population	Total Open Space Acres to Maintain Proposed LOS	Costs
2023	17,253	120.00	$1,200,000
2024	17,770	123.60	$1,236,000
2025	18,303	127.31	$1,273,080
2026	18,852	131.13	$1,311,272
2027	19,418	135.06	$1,350,611
2028	20,000	139.11	$1,391,129
2029	20,600	143.29	$1,432,863
2030	21,218	147.58	$1,475,849
Growth 2023-2030	**3,966**	**27.58**	**$275,849**

Park Improvements

In order to maintain current service levels, the City will need to invest nearly $3.1 million in park improvements by 2030.

TABLE 12: PARK IMPROVEMENT NEEDS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Year	Population	Total Acres with Improvements to Maintain Proposed LOS	Costs
2023	17,253	154.79	$13,405,203
2024	17,770	159.43	$13,807,359
2025	18,303	164.22	$14,221,579
2026	18,852	169.14	$14,648,227
2027	19,418	174.22	$15,087,674
2028	20,000	179.44	$15,540,304
2029	20,600	184.83	$16,006,513
2030	21,218	190.37	$16,486,708
Growth 2023-2030	**3,966**	**35.58**	**$3,081,506**

Trails

In order to maintain current service levels, the City will need to invest an estimated $851,377 in trail facilities by 2030, including asphalt and concrete trails.

TABLE 13: TRAIL FACILITY NEEDS FROM NEW DEVELOPMENT ACTIVITY, 2022-2030

Year	Population	Asphalt LF to Maintain LOS	Concrete LF to Maintain LOS	Asphalt Costs	Concrete Costs	TOTAL Trail Costs
2023	17,253	25,872	4,279	$3,104,640	$599,032	$3,703,672
2024	17,770	26,648	4,407	$3,197,779	$617,003	$3,814,782
2025	18,303	27,448	4,539	$3,293,713	$635,513	$3,929,226
2026	18,852	28,271	4,676	$3,392,524	$654,578	$4,047,102
2027	19,418	29,119	4,816	$3,494,300	$674,216	$4,168,515
2028	20,000	29,993	4,960	$3,599,129	$694,442	$4,293,571
2029	20,600	30,893	5,109	$3,707,103	$715,276	$4,422,378
2030	21,218	31,819	5,262	$3,818,316	$736,734	$4,555,049
Increase, 2023-2030	**3,966**	**5,947**	**984**	**$713,676**	**$137,702**	**$851,377**

3 Relationship of Anticipated Impacts to Anticipated Development Activity

Utah Code 11-36a-304(1)(c): an impact fee analysis shall subject to Subsection (2), demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;

The demand placed on existing park and trail facilities by new development activity is attributed to population growth. The City has a 2023 population of 17,253 persons and as a result of anticipated development activity will grow to a projected 21,218 persons by 2030 – an increase of 3,966 persons. As growth occurs as a result of increased development activity, more parks and trails are needed to maintain existing service levels.

4 Proportionate Share Analysis

Utah Code 11-36a-304(1)(d)(i)(ii): an impact fee analysis shall estimate the proportionate share of costs for existing capacity that will be recouped; and the costs of impacts on system improvements that are reasonably related to the new development activity;

Costs for Existing Excess Capacity

The City has no parks, open space or trails facilities with excess capacity in 2023.

Costs Reasonably Related to New Development Activity

The cost of new system improvements required to maintain the existing level of parks and trail services related to new development activity is based on the cost of system-wide park and trail facilities, as well as consultant fees for the preparation of the Impact Fee Facilities Plan and the Impact Fee Analysis.

The cost per capita for maintaining existing service levels for parks and open space is $1,558.22.

TABLE 14: PER CAPITA COST TO MAINTAIN LOS FOR PARK LAND, OPEN SPACE AND IMPROVEMENTS

Description	Amount
Park Land	
2023 LOS Park Land Acres per 1000	2.033
Cost per Acre Land	$350,000
Acres Needed, 2023-2030	8.06
Land Investment Required, 2023-2030	$2,822,391
Park Land Cost per Capita	**$711.66**
Park Improvements	
2023 Park Improvement Acres per 1000	8.97
Cost per Acre of Improvements	$86,603
Improvement Acres Needed, 2023-2030	35.58
Improvement Investment Required, 2023-2030	$3,081,506
Improvement Cost per Capita	**$777.00**
Open Space	
2023 Open Space Acres per 1000	6.96
Cost per Acre	$10,000
Open Space Acres Needed, 2023-2030	27.58

Description	Amount
Open Space Investment Required, 2023-2030	$275,849
Open Space Cost per Capita	**$69.56**
TOTAL COST PER CAPITA	**$1,558.22**

The per capita cost to maintain the existing level of service for trails is $214.67 for asphalt and concrete trails combined.

TABLE 15: PER CAPITA COST TO MAINTAIN LOS FOR TRAILS

TRAILS	Amount
Asphalt	
Asphalt Trails lf	25,872
2023 LOS - lf per capita	1.50
Cost per lf	$120.00
Linear feet needed, 2023-2030	5,947
Investment Needed	$713,676
Cost per capita - Asphalt	**$179.95**
Concrete	
Concrete Trails lf	4,279
2023 LOS - lf per capita	0.2480
Cost per lf	$140.00
Linear feet needed, 2023-2030	983.58
Investment Needed	$137,702
Cost per capita - Concrete	**$34.72**
TOTAL TRAILS	**$214.67**

The Impact Fee Facilities Plan and Impact Fee Analysis consultant cost is $2.77 per capita.

TABLE 16: PER CAPITA CONSULTANT COSTS

Description	Amount
Consultant Costs	$11,000
Population Growth, 2023-2030	3,966
Cost per Capita	**$2.77**

A credit must be made for the impact fee fund balance of nearly $1.2 million that can be used to offset the costs associated with new development.

TABLE 17: FUND BALANCE CREDIT

Impact Fee Fund Balance	
Fund Balance	$1,167,549.71
Growth, 2023-2030	3,966
Credit per Capita	**($294.40)**

The total cost is $1,411.72 per capita.

TABLE 18: COST PER CAPITA

Summary of Impact Fees	
Park Land and Improvements	$1,488.67
Trails - Asphalt	$179.95
Trails - Concrete	$34.72
Consultant Cost	$2.77
Fund Balance - Credit	($294.40)
Cost per Capita	**$1,411.72**

The per capita cost is then multiplied by the average household size to arrive at the maximum impact fee that can be charged.

TABLE 19: MAXIMUM ALLOWABLE IMPACT FEE

Residential Unit Type	HH Size	Max Fee
Single-Family	3.89	$5,491.58
Multi-Family	3.18	$4,489.26
Overall HH Size	3.78	$5,336.29

5 Manner of Financing

Utah Code 11-36a-304(2)(c)(d)(e)(f)(g)(h): an impact fee analysis shall identify, if applicable: other than impact fees, the manner of financing for each public facility such as user charges, special assessments, bonded indebtedness, federal taxes, or federal grants;

An impact fee is a one-time fee that is implemented by a local government on new development to help fund and pay for all or a portion of the costs of public facilities that are needed to serve new development. These fees are usually implemented to help reduce the economic burden on local jurisdictions that are trying to deal with population and commercial growth within the area. As a matter of policy and legislative discretion, a City may choose to have new development pay the full cost of its share of new public facilities if the facilities would not be needed except to service new development. However, local governments may use other sources of revenue to pay for the new facilities required to service new development and use impact fees to recover the cost difference between the total cost and the other sources of revenue. Additionally, impact fees allow new growth to share in the cost of existing facilities that have excess capacity.

At the current time, no other sources of funding other than impact fees have been identified, but to the extent that any are identified and received in the future, then impact fees will be reduced accordingly.

Additional system-wide park land and recreation facility improvements beyond those funded through impact fees that are desired to maintain a higher proposed level of service will be paid for by the community through other revenue sources such as user charges, special assessments, GO bonds, general taxes, etc.

Impact Fee Credits

The Impact Fees Act requires credits to be paid back to development for future fees that may be paid to fund system improvements found in the IFFP so that new development is not charged twice. Credits may also be paid back to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item for which a developer receives credit should be included in the IFFP and must be agreed upon with the City before construction begins.

In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the City.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

In order to meet the City's moderate income housing objectives, impact fees may be modified for moderate-income housing, although alternate sources of funding for the recreation facilities must be identified. Moderate income housing objectives are required by the State of Utah.

Certification

Zions Public Finance, Inc. certifies that the attached impact fee analysis:

1. includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. does not include:
    a. costs of operation and maintenance of public facilities; or
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;

3. offsets costs with grants or other alternate sources of payment; and

4. complies in each and every relevant respect with the Impact Fees Act.



Santaquin City

DRAFT Parks, Recreation, Trails and Open Space Impact Fee Facilities Plan

June 2023

ZIONS PUBLIC FINANCE, INC.

Item # 9.

Contents

Contents 2
Summary 3
Background 3
Identify the Existing and Proposed Levels of Service and Excess Capacity 3
Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service 4
Identify How the Growth Demands Will Be Met 4
Consideration of Revenue Sources to Finance Impacts on System Improvements 4
Utah Code Legal Requirements 5
Notice of Intent to Prepare Impact Fee Facilities Plan 5
Preparation of Impact Fee Facilities Plan 5
Certification of Impact Fee Facilities Plan 6
Existing Service Levels, Proposed Service Levels and Excess Capacity 6
Growth in Demand 6
Existing Service Levels 6
Parks 6
Trails 8
Proposed Service Levels 8
Identify Excess Capacity 9
Identify Demands Placed on Existing Public Facilities by New Development Activity at Proposed Level of Service and How Those Demands Will Be Met 9
Demand Placed on Facilities by New Development Activity 9
Park Land 9
Trail Miles 10
Identify the Means by Which the Political Subdivision Will Meet the Growth Demands 11
Consideration of All Revenue Sources 13
Grants 13
Bonds 13
Transfer from General Fund 13
Impact Fees 13
Anticipated or Accepted Dedications of System Improvements 14
Certification 14
Appendix A 15

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Summary

Background

Santaquin City ("City") is experiencing increased demand on its parks, trails and recreation facilities from the residential growth that is rapidly occurring in the City. In order to maintain service levels, the City is updating its current Parks, Recreation, Trails and Open Space Impact Fees Master Plan to reflect current growth conditions, service levels and growth-related facility needs.

The City has determined that there is one service area citywide and that there is no excess capacity in any of the City's parks, recreation, trails and open space facilities. Only residential development is considered to create demand for parks, recreation, trails and open space facilities and therefore only residential growth has been considered in the determination of impact fees.

Projections for population growth in the City are as follows:

TABLE 1: PROJECTED POPULATION GROWTH, 2023-2030

Year	Population
2023	17,253
2030	21,218
Population Growth, 2023-2030	**3,966**

Source: Santaquin City; ZPFI

Identify the Existing and Proposed Levels of Service and Excess Capacity

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

The IFFP considers only *system* facilities in the calculation of impact fees. For the City, this has been determined to mean neighborhood and community parks and trail systems. Pocket parks are considered *project* improvements and have not been included in the calculation of impact fees.

Existing service levels are based on the current (2023) levels of service in the City for parks and trails. Existing and proposed service levels are shown in the table below. Proposed service levels are to *at least* maintain existing service levels.

TABLE 2: EXISTING AND PROPOSED SERVICE LEVELS

	Existing	Proposed	Excess Capacity
Parks - impact fee eligible land acres per 1,000 population	2.03	2.03	0
Parks - open space acres per 1000 population	6.96	6.96	0
Parks - impact fee eligible improvement acres per 1,000 population	8.97	8.97	0
Trails - asphalt linear feet (lf) per capita	1.50	1.50	0
Trails - concrete linear feet (lf) per capita	0.25	0.25	0

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The City intends to at least maintain current service levels for parks and trails. Any increased service levels will be funded through means other than impact fees.

Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service

Utah Code 11-36a-302(1)(a)(iv)

The table below shows the declining service levels that would occur in the City, due to population growth, if no new facilities are added. Each of these declining service levels is discussed in more detail in the body of this report.

TABLE 3: IMPACTS TO SERVICE LEVELS DUE TO NEW DEVELOPMENT IF NO IMPROVEMENTS ARE MADE

	2023	2030 LOS
Parks – land acres per 1000 population	2.03	1.65
Parks - open space per 1000 population	6.96	5.66
Parks - improvement acres per 1000 population	8.97	7.30
Trails – asphalt lf per capita	1.50	1.22
Trails – concrete lf per capita	0.25	0.20

Identify How the Growth Demands Will Be Met

Utah Code 11-36a-302(1)(a)(v)

In order to maintain the existing level of service for parks and trails facilities, the City will need to spend over $7 million by 2030.

TABLE 4: NEW FACILITIES NEEDED TO MEET THE DEMANDS OF NEW GROWTH, 2023-2030

Facilities	Amount
Parks	$6,179,746
Trails - asphalt and concrete	$851,377
TOTAL	**$7,031,123**

Consideration of Revenue Sources to Finance Impacts on System Improvements

Utah Code 11-36a-302(2)

This Impact Fee Facilities Plan includes a thorough discussion of all potential revenues sources for parks, recreation, trails and open space improvements. These revenue sources include grants, bonds, interfund loans, transfers from the General Fund, impact fees and anticipated or accepted dedications of system improvements.

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Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Facilities Plan (IFFP) before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. The City has retained Zions Public Finance, Inc. (ZPFI) to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Plan (Utah Code §11-36a-501). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFFP by posting notice.

Preparation of Impact Fee Facilities Plan

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan. (Utah Code 11-36a-301).

Section 11-36a-302(a) of the Utah Code outlines the requirements of an impact fee facilities plan which is required to identify the following:

(i) identify the existing level of service;
(ii) establish a proposed level of service;
(iii) identify any excess capacity to accommodate future growth at the proposed level of service;
(iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
(v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

(i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
(ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

(a) grants;
(b) bonds;
(c) interfund loans;
(d) transfers from the General Fund;
(e) impact fees; and

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(f) anticipated or accepted dedications of system improvements.

Certification of Impact Fee Facilities Plan

Utah Code states that an impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan. This certification is included at the conclusion of this analysis.

Existing Service Levels, Proposed Service Levels and Excess Capacity

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

Growth in Demand

Impacts on parks and trails facilities will come from residential development only. Residential growth is projected as follows:

TABLE 5: HISTORICAL AND PROJECTED POPULATION GROWTH

Year	Population
2023	17,253
2024	17,770
2025	18,303
2026	18,852
2027	19,418
2028	20,000
2029	20,600
2030	21,218
Population Growth, 2023-2030	**3,966**

Source: Santaquin City; ZPFI

Existing Service Levels

Parks

City parks are shown in the table below. The property for some of these parks was donated to the City, or acquired with grant funds, therefore the property acquisition for some of these parks has not been included in the impact fee eligible LOS.

TABLE 6: IMPACT-FEE ELIGIBLE SYSTEM PARKS

Name	Location	Donated	Size (Acres)
Rodeo Arena	200 South 400 West	No	7.50
City Ball Complex	200 South 400 West	No	5.23
Centennial Park	200 South 400 West	No	6.25
City Center Park	200 South Center Street	No	3.50
Eastside Park	400 North Cherry Lane	Improvement and land dedicated with Eastside Estates Subdivision	3.00

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Name	Location	Donated	Size (Acres)
Orchard Hills (Santaquin Meadows)	268 East 610 South	Property dedicated with Santaquin Meadows Subdivision	3.81
Orchard Cove Park	300 West Royal Land Drive	Property dedicated with Orchard Cove Subdivision	3.19
Sunset Trails Park	750 Summit Ridge Parkway	Property dedicated with Sunset Trails Subdivision	2.79
Theodore Ahlin Park	1200 South 100 West	Property Dedicated as part of Ahlin Property annexation	21.78
City Cemetery	400 South Center Street	No	12.60
Peter Rabbit Springs		Property Dedicated with Oak Summit Subdivision	32.64
Stone Hollow Park	350 South Summit Ridge Parkway	Property dedicated with Stone Hollow Subdivision	12.54
Highline Park	1200 North Center Street	Property Dedicated with Orchards Development	7.98
Harvest View Sports Park	1592 W Summit Ridge Parkway	Property Dedicated with Summit Ridge Annexation	34.98
Highland Drive Linear Park	Foothill Village Blvd and Highland Drive	Property Dedicated with Foothill Village	
Prospector View Trailhead		No	120
Summit Ridge Dog Park		Donated	
Total Impact-Fee Eligible Land Acres			**35.08**
Total Open Space Acres			**120**
TOTAL Impact-Fee Eligible Improvement Acres			**157.79**

Park improvements have been identified for each eligible park as shown in the table below. While the land for many of the parks shown in Table 6 above cannot be included because the land was donated or granted, in most cases the City has paid for the improvements at those parks. Therefore, those improvements can be included in the impact-fee eligible LOS. A summary of improvements is shown in Table 7. A detailed list of improvements by park is included in Appendix A.

TABLE 7: EXISTING PARK IMPROVEMENTS

Improvement	# of Units	Cost per Unit	Total Cost
Park Acres	35.08	$350,000	$12,278,000
Open Space Acres	120.00	$10,000	$1,200,000
Mowed Sq Ft.	1,988,374	$2.25	$4,473,841
Parking Stalls	533	$2,000	$1,066,000
Restrooms	9	$150,000	$1,350,000
Dry Restroom (Forest Service/Pit Toilet)	1	$65,000	$65,000
Pavilions - Small	6	$25,000	$150,000
Pavilions - Medium	2	$75,000	$150,000
Pavilions - Large	3	$150,000	$450,000
Picnic Tables	30	$2,000	$60,000
Playgrounds	5	$175,000	$875,000

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Improvement	# of Units	Cost per Unit	Total Cost
Skate Park	0		$0
Tennis Courts	2	$140,000	$280,000
Pickleball Courts	8	$75,000	$600,000
Basketball Courts	4	$75,000	$300,000
Soccer Fields	8	$5,000	$40,000
Softball Field	2	$70,000	$140,000
Baseball Field, Little League	3	$75,000	$225,000
Baseball Field, Standard	1	$100,000	$100,000
Splashpad	1	$125,000	$125,000
Sand Volleyball	1	$25,000	$25,000
Disc Golf Course	1	$10,000	$10,000
Cornhole courts	2	$2,000	$4,000
Concession Stand	3	$100,000	$300,000
Walking Paths linear feet (not counted in trails)	810	$120	$97,200
Sports Lighting			$1,125,000
Recreation Center			$1,394,162
TOTAL			**$26,883,203**

Trails

The City currently has 25,872 linear feet (lf) of impact-fee eligible asphalt trail miles and 4,279 linear feet of concrete trail miles. The cost for asphalt trails is $120 per lf; the cost for concrete trails is $140 per lf.

TABLE 8: EXISTING SYSTEM IMPACT-FEE ELIGIBLE TRAIL IMPROVEMENTS AND COSTS

Trail Cost Breakdown	Linear Feet	Cost per Linear Foot	Total Cost
Asphalt	25,872	$120.00	$3,104,640
Concrete	4,279	$140.00	$599,032
TOTAL	**30,151**		**$3,703,672**

Proposed Service Levels

The City has determined that its parks and trails are currently at capacity and that it desires to at least maintain existing service levels in the future, as new development occurs.

The City has recently completed a Parks and Trails Master Plan which identifies the need for future projects as follows:

TABLE 9: FUTURE PLANNED PARKS AND TRAILS

Park #	Name	Type	Acres
17	Cliff Park	Neighborhood	2.60
18	Flood Control Parcels Park	Multi-Use	7.26
19	Foothill Badger Way Park	Neighborhood	1.31
20	Foothill Village Linear Park	Multi-Use	11.59
21	Foothill Village Park	Neighborhood	1.25
22	Grey Cliffs Open Space	Natural Open Space	155.00

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Park #	Name	Type	Acres
23	Highline Park	Neighborhood	7.98
24	Juniper Ridge Park	Neighborhood	4.81
25	Nebo School District Park	Community	18.07
26	Peter Rabbit Springs	Natural Open Space	32.65
27	Recreation Center Park	Community	31.33
28	Sage Meadows Park	Neighborhood	2.54
29	Sageberry Drive Park	Neighborhood	3.66
30	Santaquin Estates Debris Basin	Multi-Use	1.58
31	Stone Hollow Park	Community	166.68
32	Summit Creek Reservoir #2	Community	152.28
33	Summit Ridge Open Space	Natural Open Space	26.00
34	Sunset Park	Neighborhood	2.67

Source: Santaquin City Parks and Trails Master Plan

Identify Excess Capacity

The City has determined that there is currently no excess capacity in its parks or trails.

Identify Demands Placed on Existing Public Facilities by New Development Activity at Proposed Level of Service and How Those Demands Will Be Met

Utah Code 11-36a-302(1)(a)(iv)(v)

Demand Placed on Facilities by New Development Activity

Park Land

Existing park land (impact fee eligible) service levels would decline, due to new development activity, from the existing service level of 2.03 impact-fee eligible acres (land) per 1,000 persons to 1.65 per 1,000 persons if no improvements are made.

TABLE 10: PARK LAND IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Year	Population	LOS with No New Improvements (Acres per 1,000 Persons)
2023	17,253	2.03
2024	17,770	1.97
2025	18,303	1.92
2026	18,852	1.86
2027	19,418	1.81
2028	20,000	1.75
2029	20,600	1.70
2030	21,218	1.65

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Open Space

Existing open spaced service levels would decline, due to new development activity, from the existing service level of 6.96 acres per 1,000 persons to 5.66 acres per 1,000 persons if no improvements are made.

TABLE 11: OPEN SPACE IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Open Space	Population	Open Space Acres	Acres per 1,000 Population
2023	17,253	120	6.96
2024	17,770	120	6.75
2025	18,303	120	6.56
2026	18,852	120	6.37
2027	19,418	120	6.18
2028	20,000	120	6.00
2029	20,600	120	5.83
2030	21,218	120	5.66
Growth 2023-2030	**3,966**		

Park Improvements

Existing improved acre service levels would decline, due to new development activity, from the existing service level of 8.97 acres per 1,000 persons to 7.30 acres per 1,000 persons if no improvements are made.

TABLE 12: PARK IMPROVEMENT IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Year	Population	Impact-Fee Eligible Improvement Acres	LOS - Acres per 1,000 Population
2023	17,253	154.79	8.97
2024	17,770	154.79	8.71
2025	18,303	154.79	8.46
2026	18,852	154.79	8.21
2027	19,418	154.79	7.97
2028	20,000	154.79	7.74
2029	20,600	154.79	7.51
2030	21,218	154.79	7.30

Trails

The existing level of service of 1.50 asphalt linear feet per capita will decline to 1.22 linear feet per capita if no new improvements are made.

TABLE 13: ASPHALT TRAIL LINEAR FEET PER CAPITA SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Year	Population	LOS with No New Improvements (lf per capita)
2023	17,253	1.50
2024	17,770	1.46
2025	18,303	1.41
2026	18,852	1.37
2027	19,418	1.33
2028	20,000	1.29

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Year	Population	LOS with No New Improvements (lf per capita)
2029	20,600	1.26
2030	21,218	1.22

The existing level of service of 0.25 concrete linear feet per capita will decline to 0.20 linear feet per capita if no new improvements are made.

TABLE 14: CONCRETE TRAIL LINEAR FEET PER CAPITA SERVICE LEVEL IMPACTS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Year	Population	LOS with No New Improvements (lf per capita)
2023	17,253	0.25
2024	17,770	0.24
2025	18,303	0.23
2026	18,852	0.23
2027	19,418	0.22
2028	20,000	0.21
2029	20,600	0.21
2030	21,218	0.20

Identify the Means by Which the Political Subdivision Will Meet the Growth Demands

Park Land

In order to maintain current service levels, the City will need to invest over $2.8 million in park land by 2030.

TABLE 13: PARK FACILITY NEEDS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Year	Population	Total Park Acres to Maintain Proposed LOS	Costs
2023	17,253	36.07	$12,278,000
2024	17,770	37.09	$12,646,340
2025	18,303	38.14	$13,025,730
2026	18,852	39.21	$13,416,502
2027	19,418	40.32	$13,818,997
2028	20,000	41.46	$14,233,567
2029	20,600	42.63	$14,660,574
2030	21,218	43.83	$15,100,391
Growth 2023-2030	**3,966**	**8.06**	**$2,822,391**

Open Space

In order to maintain current service levels, the City will need to invest over $275,000 in open space by 2030.

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TABLE 14: OPEN SPACE NEEDS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Year	Population	Total Open Space Acres to Maintain Proposed LOS	Costs
2023	17,253	120.00	$1,200,000
2024	17,770	123.60	$1,236,000
2025	18,303	127.31	$1,273,080
2026	18,852	131.13	$1,311,272
2027	19,418	135.06	$1,350,611
2028	20,000	139.11	$1,391,129
2029	20,600	143.29	$1,432,863
2030	21,218	147.58	$1,475,849
Growth 2023-2030	**3,966**	**27.58**	**$275,849**

Park Improvements

In order to maintain current service levels, the City will need to invest nearly $3.1 million in park improvements by 2030.

TABLE 15: PARK IMPROVEMENT NEEDS FROM NEW DEVELOPMENT ACTIVITY, 2023-2030

Year	Population	Total Acres with Improvements to Maintain Proposed LOS	Costs
2023	17,253	154.79	$13,405,203
2024	17,770	159.43	$13,807,359
2025	18,303	164.22	$14,221,579
2026	18,852	169.14	$14,648,227
2027	19,418	174.22	$15,087,674
2028	20,000	179.44	$15,540,304
2029	20,600	184.83	$16,006,513
2030	21,218	190.37	$16,486,708
Growth 2023-2030	**3,966**	**35.58**	**$3,081,506**

Trails

In order to maintain current service levels, the City will need to invest an estimated $851,377 in trail facilities by 2030, including asphalt and concrete trails.

TABLE 16: TRAIL FACILITY NEEDS FROM NEW DEVELOPMENT ACTIVITY, 2022-2030

Year	Population	Asphalt LF to Maintain LOS	Concrete LF to Maintain LOS	Asphalt Costs	Concrete Costs	TOTAL Trail Costs
2023	17,253	25,872	4,279	$3,104,640	$599,032	$3,703,672
2024	17,770	26,648	4,407	$3,197,779	$617,003	$3,814,782
2025	18,303	27,448	4,539	$3,293,713	$635,513	$3,929,226
2026	18,852	28,271	4,676	$3,392,524	$654,578	$4,047,102

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Year	Population	Asphalt LF to Maintain LOS	Concrete LF to Maintain LOS	Asphalt Costs	Concrete Costs	TOTAL Trail Costs
2027	19,418	29,119	4,816	$3,494,300	$674,216	$4,168,515
2028	20,000	29,993	4,960	$3,599,129	$694,442	$4,293,571
2029	20,600	30,893	5,109	$3,707,103	$715,276	$4,422,378
2030	21,218	31,819	5,262	$3,818,316	$736,734	$4,555,049
Increase, 2023-2030	**3,966**	**5,947**	**984**	**$713,676**	**$137,702**	**$851,377**

Consideration of All Revenue Sources

Utah Code 11-36a-302(2)

Grants

The City anticipates that future trail land will be acquired through easements and grants, as it has in the past, and has therefore not included any cost for trail land in the calculation of impact fees. The City is unaware of any potential grant sources for future parks and trails facilities. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.

While the City has been donated some park property in the past, it has no future indication of any gifts that will be received by the City. Further, the City has conservatively excluded any donated properties, or properties acquired through grant funds, from establishing its level of service used in the calculation of impact fees.

Bonds

The City has no outstanding bonds for parks and trails facilities. While the City could issue bonds in the future in order to fund parks or trail facilities, no bonds are currently being contemplated and therefore no costs associated with bond issuance have been included in the calculation of impact fees.

Transfer from General Fund

To the extent that the City is able to generate net revenues in its General Fund, it may choose to transfer all or a portion of the net revenues to the City's capital fund for parks and trails. It is most likely that, if net revenues should be generated, they will be used to increase service levels and not to offset the capital costs associated with new development.

Impact Fees

Because of the growth anticipated to occur in the City, impact fees are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis for Parks, Recreation, and Trails may be prepared and the City may charge impact fees for Parks, Recreation, and Trails.

Anticipated or Accepted Dedications of System Improvements

Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements.

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Certification

Zions Bank Public Finance certifies that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. Does not include:
    a. costs of operation and maintenance of public facilities; or
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;

3. Complies in each and every relevant respect with the Impact Fees Act.

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Appendix A

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MEMO

To: Mayor Olson and City Council

From: Jason Bond, Assistant City Manager

Date: July 14, 2023

RE: **Hollow Flats Subdivision Preliminary Plan**

Zone: R-10
Size: 49.38 acres
Lots: 135

Ivory Development is proposing the Hollow Flats Subdivision. The is located at approximately 900 South and Summit Ridge Parkway and consists of 49.38 acres. The property is zoned R-10 with a development agreement that was approved in conjunction with the annexation of the property.

The applicant is proposing 135 residential lots, and a 1.10 acre (48,086 sq. ft) improved park. The proposed subdivision is consistent with the layout that was agreed to with the annexation agreement. All residential lots meet the R-10 Residential zoning requirements for lot area, width, and building setbacks. The proposed lots sizes range from 10,000 sq ft (0.23 acres) to 23,590 sq ft (0.54 acres).

The proposed development is in an area that will require significant cuts and fills to facilitate the construction of roadways and private homes. Due to the work that is needed within the development, Ivory homes is required to provide testing results for the placement of the fill materials within roadways and future lots to minimize potential settlement issues. This will need to be done in accordance with the Geotechnical Compaction Testing Requirements provided by IGES.

The Planning Commission reviewed the preliminary plans on July 11, 2023 and provided the following recommendation:

> Commissioner Nixon made a motion to forward a positive recommendation of the Hollow Flats Preliminary Plan to the City Council. Commissioner Weight seconded the motion.
>
> Commissioner Wood, Yes; Commissioner Lance, Yes; Commissioner Moak, Absent; Commissioner Nixon, Yes; Commissioner Romero, Absent; Commissioner Weight, Yes; Commissioner Hoffman, Yes. The motion passed unanimously.

Recommended Motion: "Motion to approve the Hollow Flats preliminary plan."

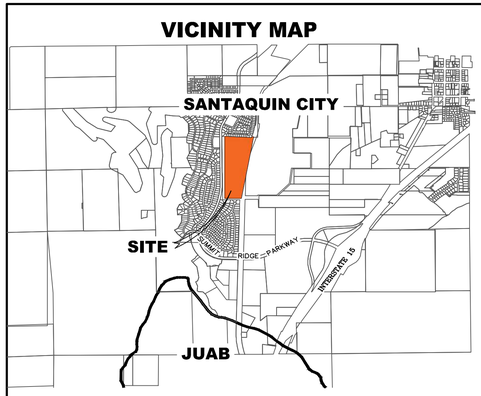
Attachments:

1. Preliminary Plans
2. IGES Compaction Testing requirements

Hollow Flats @ Summit Ridge
- Preliminary Plat / Plans -
June 23

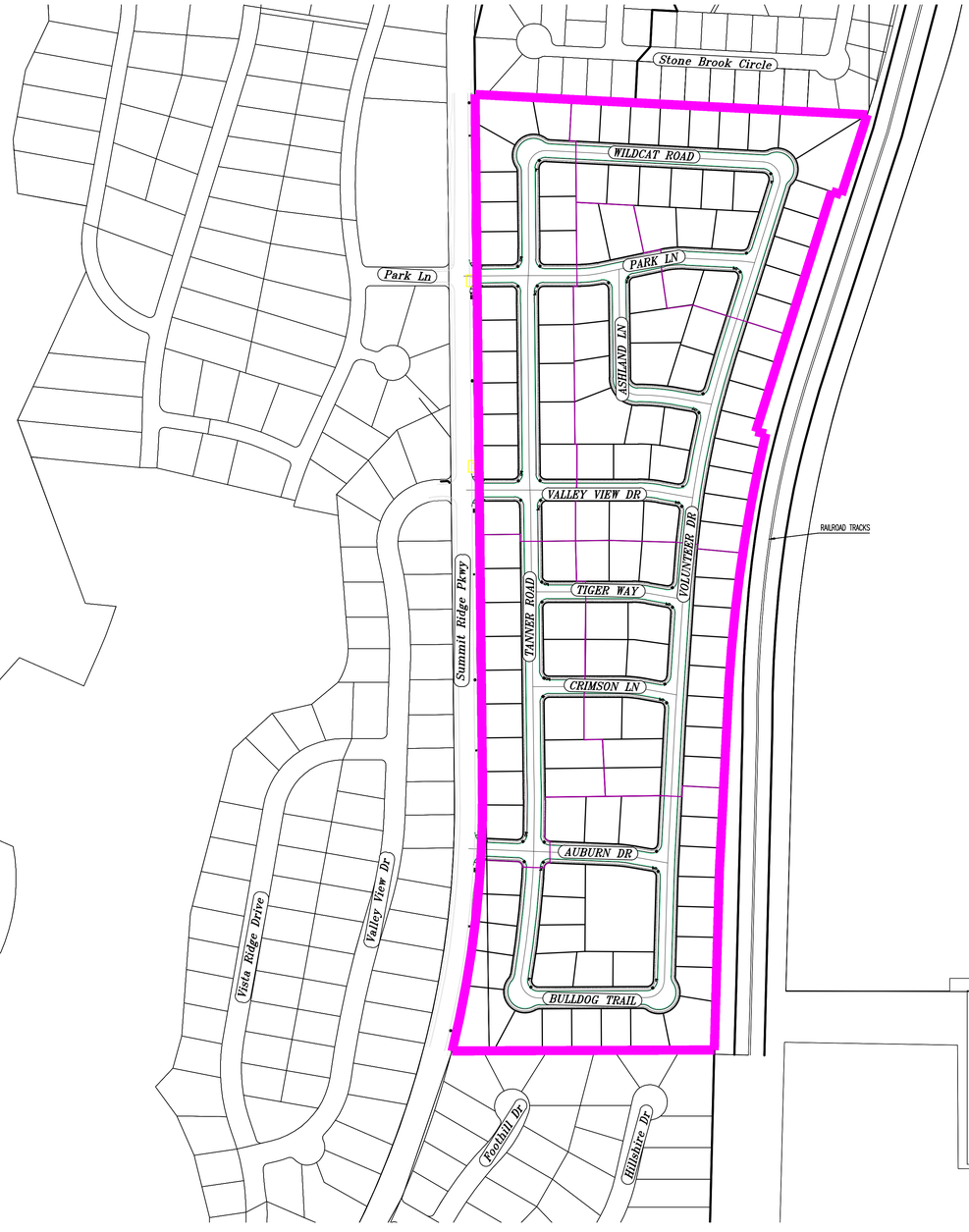
Santaquin, Utah County, Utah

VICINITY MAP



ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

A 3 BOX NCBU TO BE LOCATED ON THE SOUTH SIDE OF EACH ROAD ENTRANCE FROM SUMMIT RIDGE PARKWAY



AREA BREAKDOWN	
TOTAL PLAT ACREAGE	49.38 ACRES
TOTAL LOT ACREAGE	35.80 ACRES
TOTAL ROW ACREAGE	12.48 ACRES
TOTAL OPEN SPACE	1.10 ACRES
ZONE	R-10
DENSITY	2.73 / dua
NUMBER OF LOTS	135 LOTS

PROJECT DEVELOPER

Skylar Tolbert
Ivory Development
801-520-9127

skylart@ivorydevelopment.com

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

INDEX OF PLAN SHEETS

SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
EX-01	EXISTING CONDITIONS MAP
PH-01	PHASE PLANS
PLAT	PLAT SHEETS
SS-01	SEWER PLAN
UP-01-5	SITE & UTILITY PLANS
GR-01-5	GRADING PLANS
CF-01-3	CUT/FILL MAPS
LS-01	PRELIMINARY PARK PLAN
FEN-01	FENCING PLAN
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01-02	TYPICAL DETAILS

NOTES:

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND SHEET DT-02 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI. STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

PROFESSIONAL LAND SURVEYOR — 187023 — Donald L. Lyster — STATE OF UTAH — 6/29/2023

HOLLOW FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023

PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: COVER SHEET & NOTES

SHEET: CS-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\CS-01

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region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

HOLLOW FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023

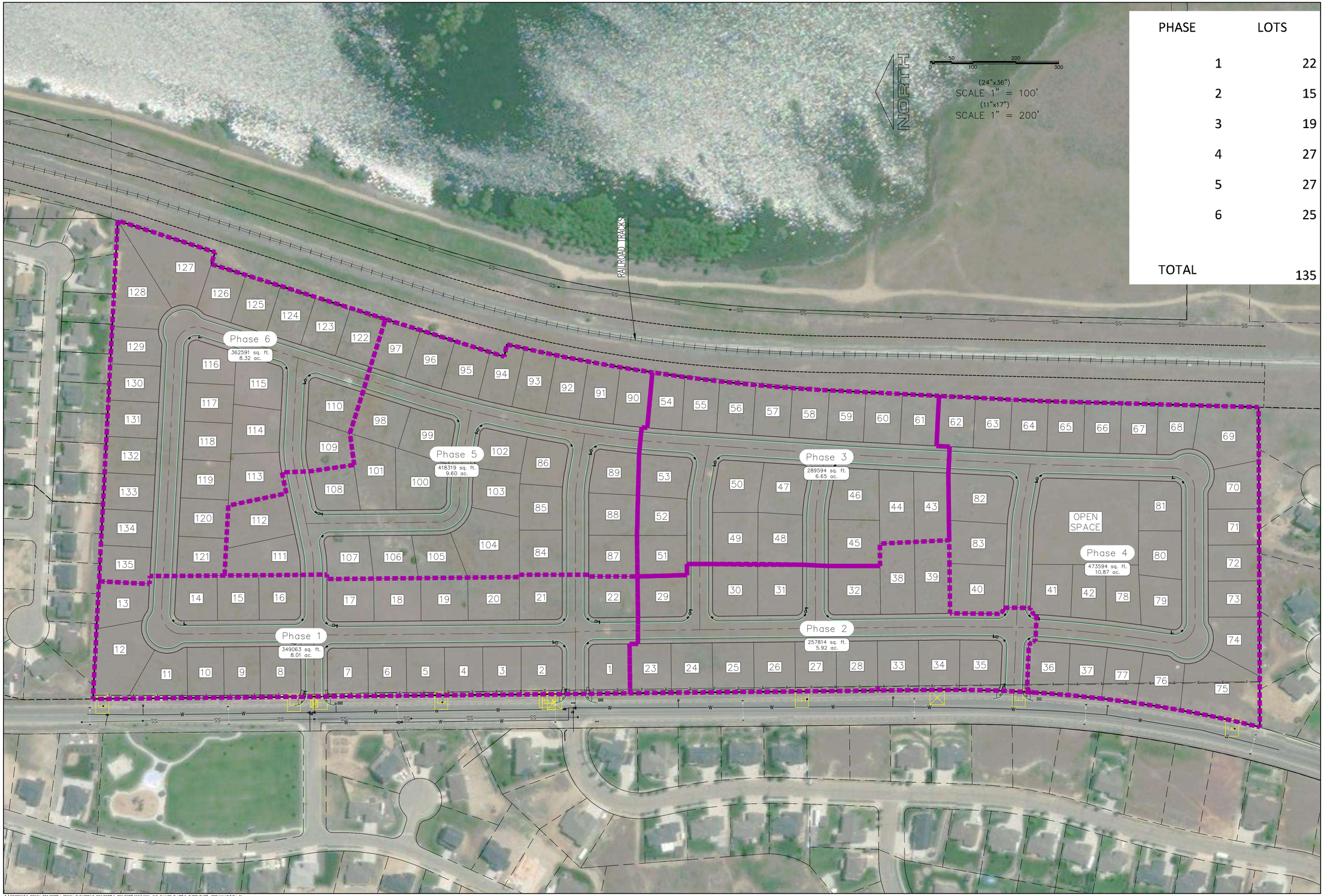
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: EXISTING CONDITIONS

SHEET: EX-01



PHASE	LOTS
1	22
2	15
3	19
4	27
5	27
6	25
TOTAL	135

region Engineering & Surveying
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HOLLOW FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #

REVISIONS:
1
2
3

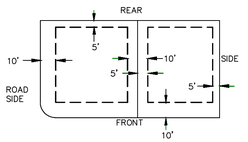
SHEET NAME:
PHASE PLAN

SHEET:
PH-01

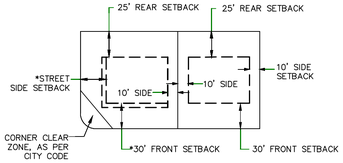
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HOLLOW FLATS @ SUMMIT RIDGE
- PRELIMINARY PLAT -

PUBLIC UTILITY EASEMENTS



BUILDING SETBACKS (MINIMUM)



*FRONT SETBACK ON CORNER LOT: THIRTY FEET (30') FROM PROPERTY LINE ALONG PRIMARY FRONTAGE, TWENTY FIVE FEET (25') FROM PROPERTY LINE ALONG SECONDARY FRONTAGE.

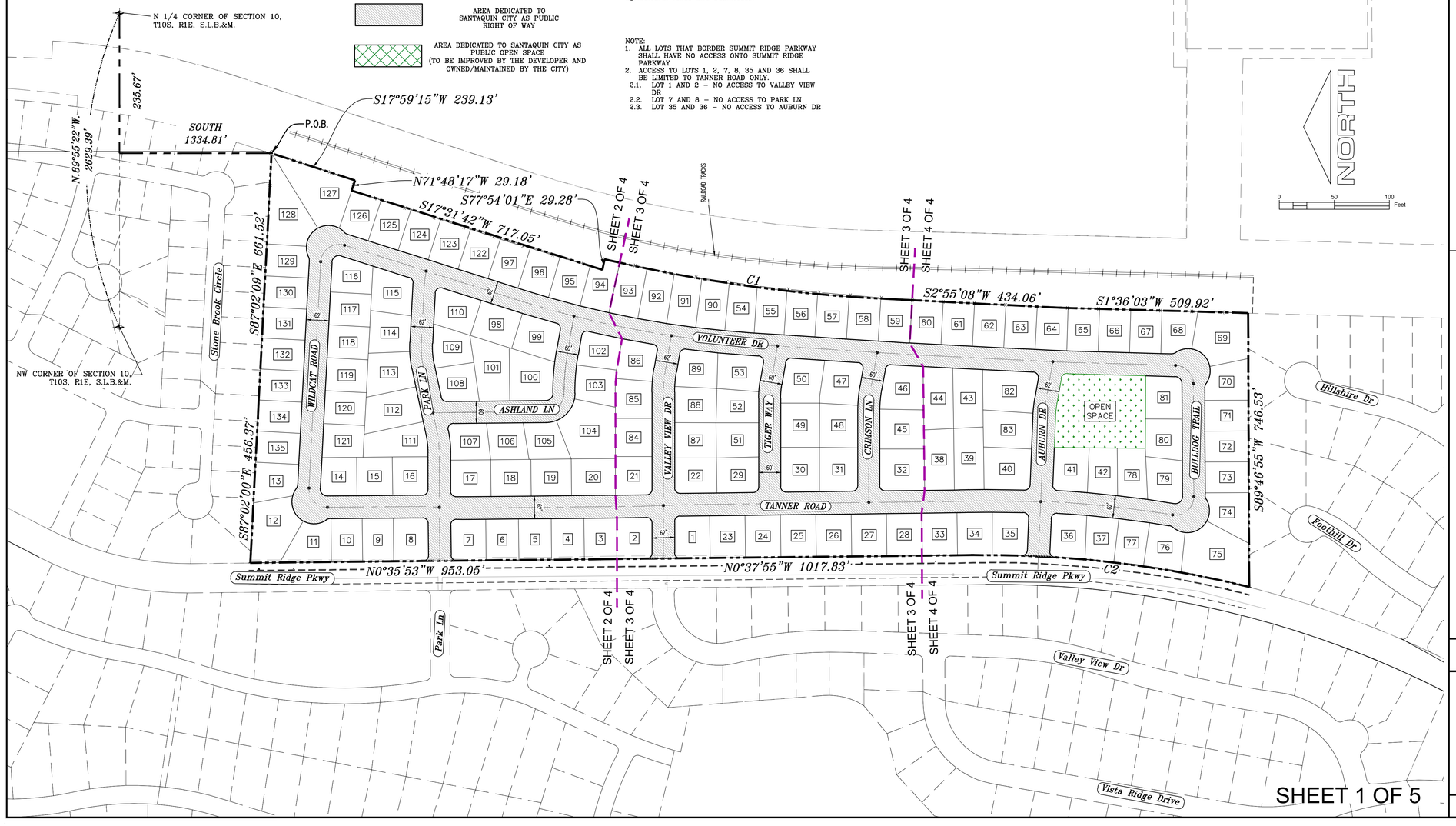
LEGEND

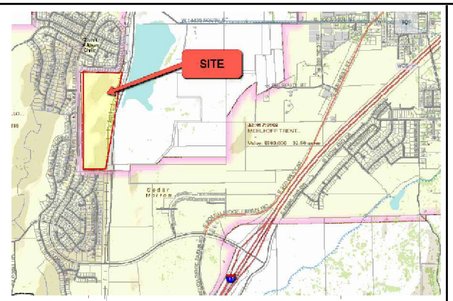
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- NDCBU (4'x8' POSTAL EASEMENT)
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
- AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND OWNED/MAINTAINED BY THE CITY)

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	819.91'	4261.98'	818.65'	S7°44'02"W	11°01'21"
C2	759.54'	3019.90'	757.54'	N6°34'24"E	14°24'38"

This property is located in an agricultural community in which normal agricultural uses and activities are common and part of the identity of Santaquin City. It can be anticipated that such agricultural uses and activities may now or in the future be conducted near this property. Property owners need to understand and acknowledge that they may experience annoyance or inconvenience with may result from such normal agricultural uses and activities. Additionally, property owners must refrain from trespassing on private property which can negatively impact the integrity of agricultural lands and businesses.

NOTE:
1. ALL LOTS THAT BORDER SUMMIT RIDGE PARKWAY SHALL HAVE NO ACCESS ONTO SUMMIT RIDGE PARKWAY
2. ACCESS TO LOTS 1, 2, 7, 8, 35 AND 36 SHALL BE LIMITED TO TANNER ROAD ONLY.
   - 2.1. LOT 1 AND 2 – NO ACCESS TO VALLEY VIEW DR
   - 2.2. LOT 7 AND 8 – NO ACCESS TO PARK LN
   - 2.3. LOT 35 AND 36 – NO ACCESS TO AUBURN DR





SHEET 1 OF 5

Surveyor's Certificate

I, Robbin J. Mullen, a Professional Land Surveyor holding certificate #368356 in accordance with Title 58, of the Professional Engineers and Land Surveyors Licensing act, certify that this is a true and accurate map of the tract of land to be annexed to Santiquin, Utah County, Utah.

Boundary Description

A PARCEL OF LAND LOCATED IN THE BEGINNING AT A POINT THAT IS N.89°55'22"W. ALONG THE SECTION LINE 235.67' AND SOUTH 1334.81' FROM THE NORTH ¼ CORNER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 1 EAST'; SALT LAKE BASE & MERIDIAN';

Thence, S 17° 59' 15" W for a distance of 239.13 feet to a point on a line.
Thence, N 71° 48' 17" W for a distance of 29.18 feet to a point on a line.
Thence, S 17° 31' 42" W for a distance of 717.05 feet to a point on a line.
Thence, S 77° 54' 01" E for a distance of 29.28 feet to the beginning of a non-tangential curve,
Said curve turning to the left through an angle of 11° 01' 21", having a radius of 4261.98 feet, and whose long chord bears S 07° 44' 02" W for a distance of 818.65 feet to a point of intersection with a non-tangential line.
Thence, S 02° 55' 08" W for a distance of 434.06 feet to a point on a line.
Thence, S 01° 36' 03" W for a distance of 509.92 feet to a point on a line.
Thence, S 89° 46' 55" W for a distance of 746.53 feet to the beginning of a non-tangential curve,
Said curve turning to the left through an angle of 14° 24' 38", having a radius of 3019.90 feet, and whose long chord bears N 06° 34' 24" E for a distance of 757.54 feet.
Thence, N 00° 37' 55" W for a distance of 1017.83 feet to a point on a line.
Thence, N 00° 35' 53" W for a distance of 953.05 feet to a point on a line.
Thence, S 87° 02' 00" E for a distance of 456.37 feet to a point on a line.
thence S 87° 02' 09" E a distance of 661.52 feet to the POINT OF BEGINNING

SAID DESCRIBED PARCEL CONTAINS 1913558.5 SQUARE FEET (49.38 ACRES), MORE OR LESS AND CONTAINS 140 LOTS

BASIS OF BEARING N 1/4 TO THE NW CORNER OF SAID SECTION, BEARING S.89°55'22"W. 2629.39'

PROFESSIONAL LAND SURVEYOR
No. 368356
ROBBIN J. MULLEN
08/21
STATE OF UTAH

6/29/2023
Date

Surveyor

AREA BREAKDOWN	
TOTAL PLAT ACREAGE	49.38 ACRES
TOTAL LOT ACREAGE	35.80 ACRES
TOTAL ROW ACREAGE	12.48 ACRES
TOTAL OPEN SPACE	1.10 ACRES
ZONE	R-10
DENSITY	2.73 / dua
NUMBER OF LOTS	135 LOTS

PROJECT DEVELOPER

Skylar Tolbert
Ivory Development
801-520-9127

skylart@ivorydevelopment.com

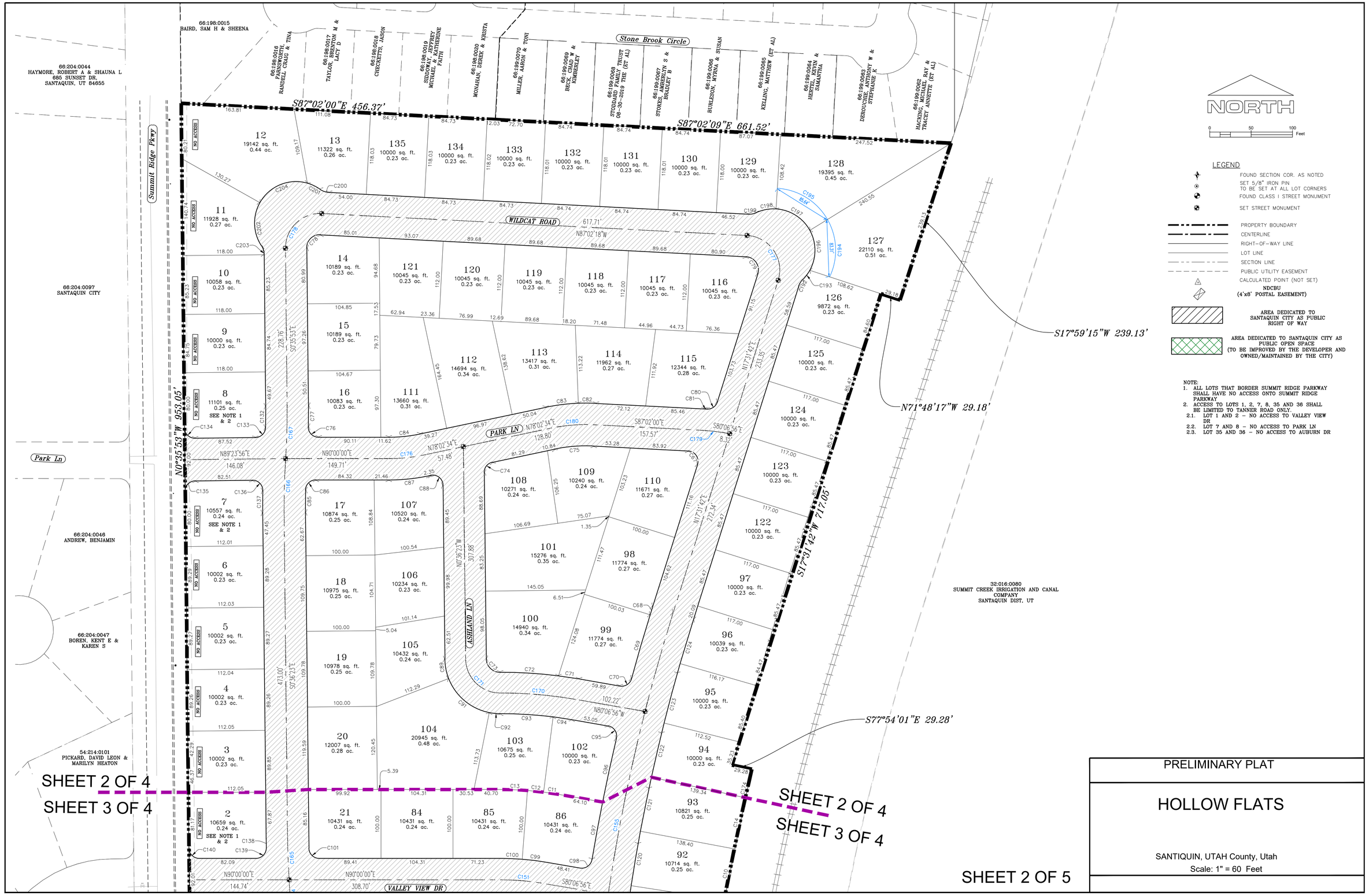
PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

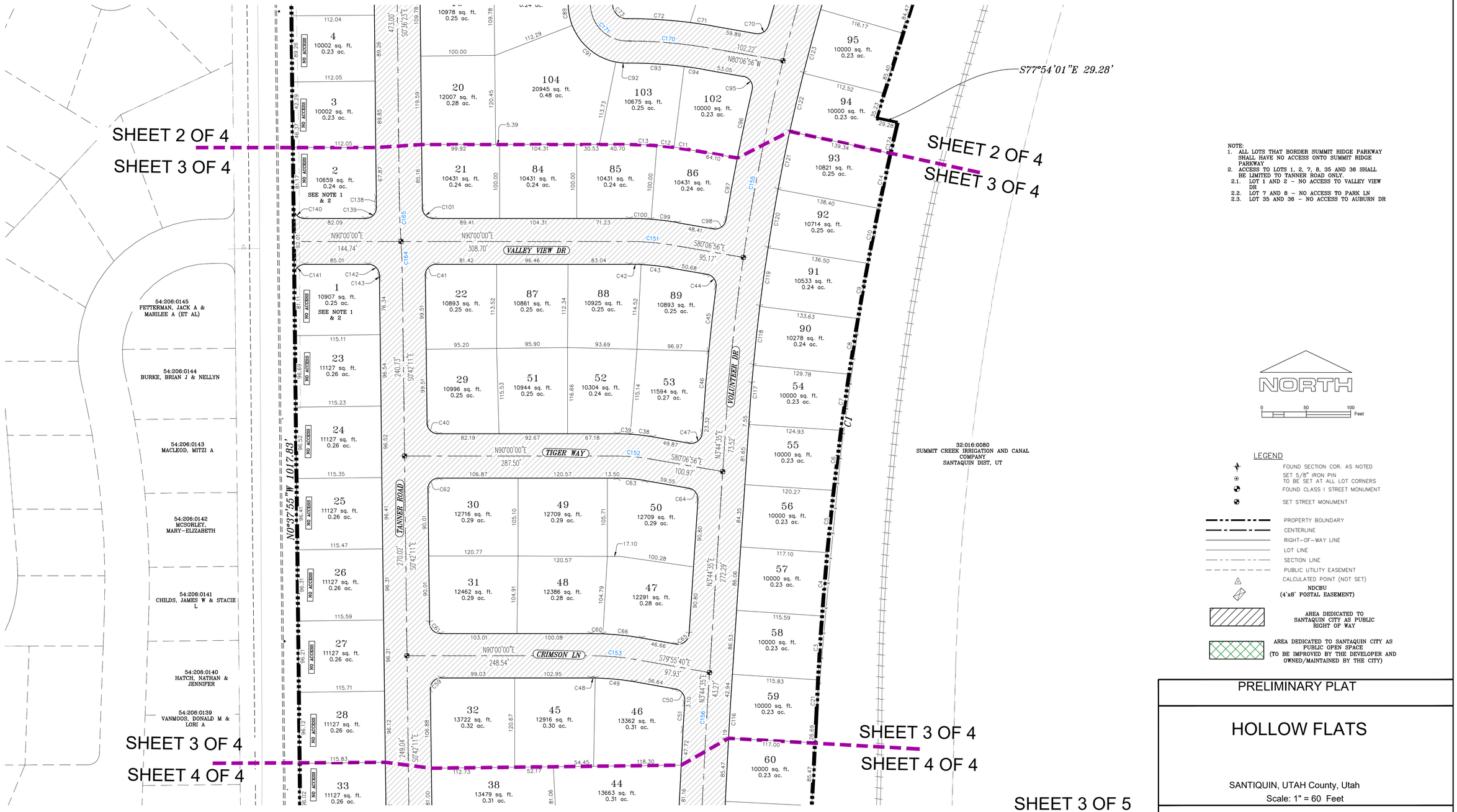
PRELIMINARY PLAT

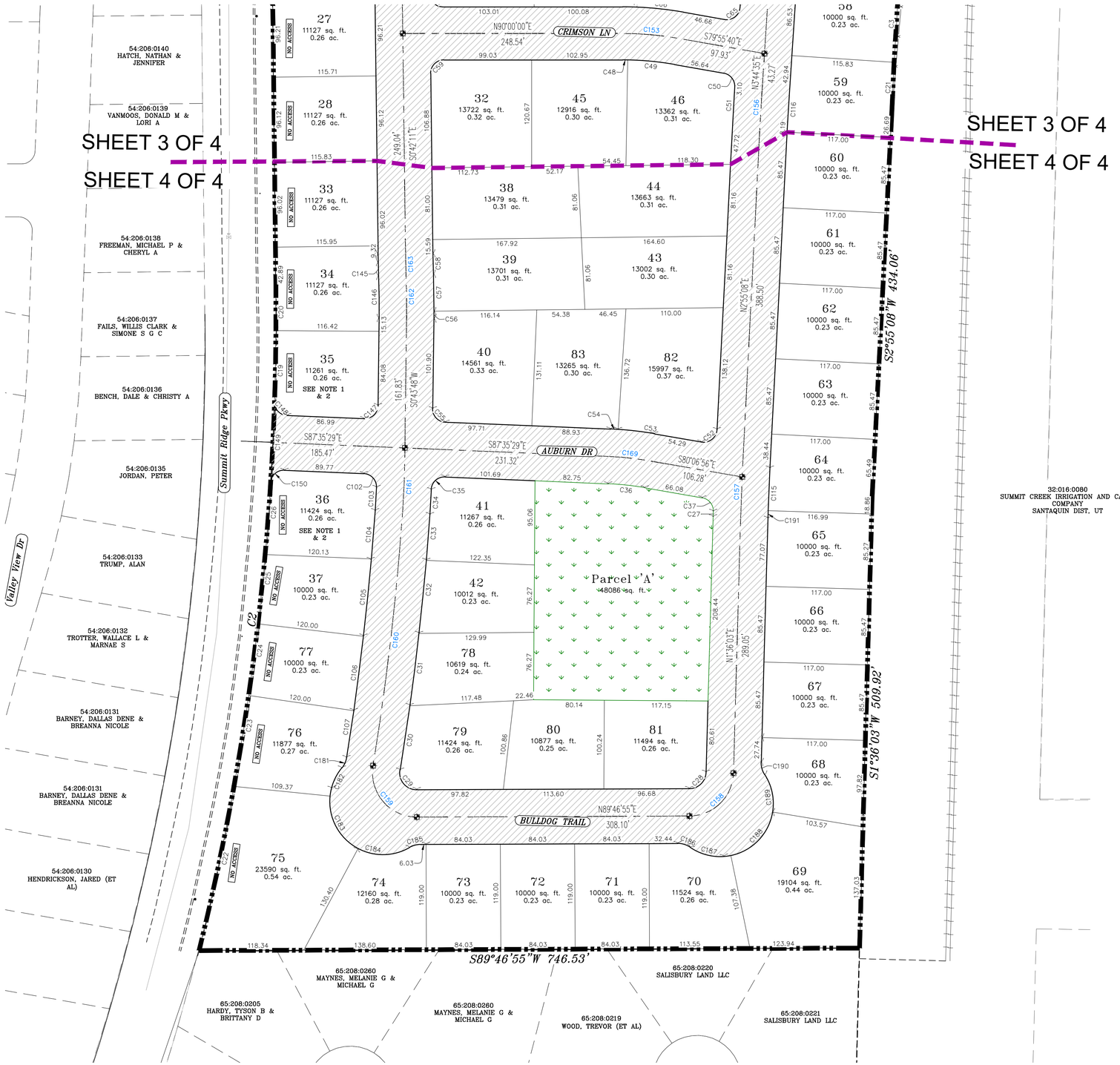
HOLLOW FLATS

SANTIQUIN, UTAH County, Utah
Scale: 1" = 100 Feet


66:198:0015
BAIRD, SAM H & SHEENA
66:204:0044
HAYMORE, ROBERT A & SHAUNA L
685 SUNSET DR.
SANTAQUIN, UT 84655
66:204:0097
SANTAQUIN CITY
66:204:0046
ANDREW, BENJAMIN
66:204:0047
BOREN, KENT E & KAREN S
54:214:0101
PICKARD, DAVID LEON & MARILYN HEATON
66:198:0016
PARKINSON, RANDELL CRAIG & TINA
66:198:0017
TAYLOR, BRENTON M & LACY D
66:198:0018
CHECKETTS, JASON
66:198:0019
SIDDOWAY, JEFFREY MICHAEL & KATHERINE FAITH
66:198:0020
MONAHAN, DEREK & KRISTA
66:199:0070
MILLER, AARON & TONI
66:199:0069
BECK, DAVID W & KIMBERLEY
66:199:0068
STODDARD FAMILY TRUST 06-30-2019 THE (ET AL)
66:199:0067
STOKES, AMBERLYN S & BRADLEY B
66:199:0066
BURLESON, MYRNA & SUSAN
66:199:0065
KELLING, MATTHEW (ET AL)
66:199:0064
HEPPLER, KEVIN & SAMANTHA
66:199:0063
DEROUCHIE, ANTHONY W & STEPHANIE K
66:199:0062
HACKING, MICHAEL RAY & TRACEY ANNETTE (ET AL)
32:016:0080
SUMMIT CREEK IRRIGATION AND CANAL COMPANY
SANTAQUIN DIST, UT
Stone Brook Circle
Summit Ridge Pkwy
Park Ln
WILDCAT ROAD
PARK LN
ASHLAND LN
VALLEY VIEW DR
S87°02'00"E 456.37'
S87°02'09"E 661.52'
S17°59'15"W 239.13'
N71°48'17"W 29.18'
S17°31'42"W 717.05'
S77°54'01"E 29.28'
N0°35'55"W 953.05'
617.71'
N87°02'18"W
SHEET 2 OF 4
SHEET 3 OF 4
SHEET 2 OF 4
SHEET 3 OF 4
NO ACCESS
SEE NOTE 1 & 2
NORTH
0 50 100 Feet
LEGEND
FOUND SECTION COR. AS NOTED
SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
FOUND CLASS I STREET MONUMENT
SET STREET MONUMENT
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
PUBLIC UTILITY EASEMENT
CALCULATED POINT (NOT SET)
NDCBU (4'x8' POSTAL EASEMENT)
AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC RIGHT OF WAY
AREA DEDICATED TO SANTAQUIN CITY AS PUBLIC OPEN SPACE (TO BE IMPROVED BY THE DEVELOPER AND OWNED/MAINTAINED BY THE CITY)
NOTE:
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2.1. LOT 1 AND 2 – NO ACCESS TO VALLEY VIEW DR
2.2. LOT 7 AND 8 – NO ACCESS TO PARK LN
2.3. LOT 35 AND 36 – NO ACCESS TO AUBURN DR
PRELIMINARY PLAT
HOLLOW FLATS
SANTIQUIN, UTAH County, Utah
Scale: 1" = 60 Feet
SHEET 2 OF 5

Item # 10.


SHEET 2 OF 4
SHEET 3 OF 4
SHEET 3 OF 4
SHEET 4 OF 4
SHEET 2 OF 4
SHEET 3 OF 4
SHEET 3 OF 4
SHEET 4 OF 4
S77°54'01"E 29.28'
N0°27'55"W 1017.83'
VALLEY VIEW DR
TIGER WAY
CRIMSON LN
TANNER ROAD
VOLUNTEER DR
54:206:0145 FETTERMAN, JACK A & MARILEE A (ET AL)
54:206:0144 BURKE, BRIAN J & NELLYN
54:206:0143 MACLEOD, MITZI A
54:206:0142 MCSORLEY, MARY-ELIZABETH
54:206:0141 CHILDS, JAMES W & STACIE L
54:206:0140 HATCH, NATHAN & JENNIFER
54:206:0139 VANMOOS, DONALD M & LORI A
32:016:0080 SUMMIT CREEK IRRIGATION AND CANAL COMPANY SANTAQUIN DIST, UT
1 10907 sq. ft. 0.25 ac. SEE NOTE 1 & 2
2 10659 sq. ft. 0.24 ac. SEE NOTE 1 & 2
3 10002 sq. ft. 0.23 ac.
4 10002 sq. ft. 0.23 ac.
20 12007 sq. ft. 0.28 ac.
21 10431 sq. ft. 0.24 ac.
22 10893 sq. ft. 0.25 ac.
23 11127 sq. ft. 0.26 ac.
24 11127 sq. ft. 0.26 ac.
25 11127 sq. ft. 0.26 ac.
26 11127 sq. ft. 0.26 ac.
27 11127 sq. ft. 0.26 ac.
28 11127 sq. ft. 0.26 ac.
33 11127 sq. ft. 0.26 ac.
38 13479 sq. ft. 0.31 ac.
44 13663 sq. ft. 0.31 ac.
29 10996 sq. ft. 0.25 ac.
30 12716 sq. ft. 0.29 ac.
31 12462 sq. ft. 0.29 ac.
32 13722 sq. ft. 0.32 ac.
51 10944 sq. ft. 0.25 ac.
52 10304 sq. ft. 0.24 ac.
53 11594 sq. ft. 0.27 ac.
84 10431 sq. ft. 0.24 ac.
85 10431 sq. ft. 0.24 ac.
86 10431 sq. ft. 0.24 ac.
87 10861 sq. ft. 0.25 ac.
88 10925 sq. ft. 0.25 ac.
89 10893 sq. ft. 0.25 ac.
104 20945 sq. ft. 0.48 ac.
103 10675 sq. ft. 0.25 ac.
102 10000 sq. ft. 0.23 ac.
49 12709 sq. ft. 0.29 ac.
50 12709 sq. ft. 0.29 ac.
48 12386 sq. ft. 0.28 ac.
47 12291 sq. ft. 0.28 ac.
45 12916 sq. ft. 0.30 ac.
46 13362 sq. ft. 0.31 ac.
95 10000 sq. ft. 0.23 ac.
94 10000 sq. ft. 0.23 ac.
93 10821 sq. ft. 0.25 ac.
92 10714 sq. ft. 0.25 ac.
91 10533 sq. ft. 0.24 ac.
90 10278 sq. ft. 0.24 ac.
54 10000 sq. ft. 0.23 ac.
55 10000 sq. ft. 0.23 ac.
56 10000 sq. ft. 0.23 ac.
57 10000 sq. ft. 0.23 ac.
58 10000 sq. ft. 0.23 ac.
59 10000 sq. ft. 0.23 ac.
60 10000 sq. ft. 0.23 ac.
NO ACCESS
N90°00'00"E 144.74'
N90°00'00"E 308.70'
S80°06'56"E 95.17'
N80°06'56"W 102.22'
N90°00'00"E 287.50'
S80°06'56"E 100.97'
N90°00'00"E 248.54'
S79°55'40"E 97.93'
S0°36'23"E 473.00'
S0°42'11"E 240.73'
S0°42'11"E 270.02'
S0°42'11"E 249.04'
N0°44'35"E 272.29'
N0°44'35"E 73.52'
N0°44'35"E 43.27'
112.04
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C211



NOTE:
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NORTH

0 50 100 Feet

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
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SHEET 4 OF 5

PRELIMINARY PLAT

HOLLOW FLATS

SANTIQUIN, UTAH County, Utah
Scale: 1" = 60 Feet

Item # 10.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	819.91'	4261.98'	818.65'	S7°44'02"W	11°01'21"
C2	759.54'	3019.90'	757.54'	N6°34'24"E	14°24'38"
C3	86.53'	4261.98'	86.53'	S3°35'16"W	1°09'48"
C4	86.07'	4261.98'	86.07'	S4°44'53"W	1°09'25"
C5	84.41'	4261.98'	84.41'	S5°53'38"W	1°08'05"
C6	81.79'	4261.98'	81.78'	S7°00'40"W	1°05'58"
C7	76.85'	4261.98'	76.85'	S8°04'39"W	1°01'59"
C8	76.07'	4261.98'	76.07'	S9°06'19"W	1°01'22"
C9	75.93'	4261.98'	75.93'	S10°07'37"W	1°01'15"
C10	75.82'	4261.98'	75.82'	S11°08'49"W	1°01'10"
C11	22.65'	481.00'	22.64'	S81°27'52"E	2°41'52"
C12	23.42'	481.00'	23.42'	S84°12'29"E	2°47'22"
C13	36.92'	481.00'	36.91'	S87°48'05"E	4°23'50"
C14	75.76'	4261.98'	75.76'	S12°09'57"W	1°01'07"
C19	80.46'	3019.90'	80.46'	N1°06'42"E	1°31'36"
C20	51.66'	3019.90'	51.66'	N0°08'30"W	0°58'49"
C21	58.28'	4261.98'	58.28'	S2°36'52"W	0°47'01"
C22	189.89'	3019.90'	189.86'	N11°58'39"E	3°36'10"
C23	104.02'	3019.90'	104.01'	N9°11'21"E	1°58'24"
C24	81.71'	3019.90'	81.71'	N7°25'39"E	1°33'01"
C25	78.89'	3019.90'	78.88'	N5°54'14"E	1°29'48"
C26	81.37'	3019.90'	81.36'	N4°23'01"E	1°32'37"
C27	6.12'	2531.00'	6.12'	N1°40'12"E	0°08'19"
C28	29.24'	19.00'	26.44'	N45°41'29"E	88°10'52"
C29	32.99'	19.00'	29.00'	S40°28'44"E	99°28'43"
C30	73.74'	3201.90'	73.74'	S8°36'03"W	1°19'11"
C31	82.36'	3201.90'	82.36'	S7°12'15"W	1°28'26"
C32	83.03'	3201.90'	83.02'	S5°43'27"W	1°29'09"
C33	51.91'	3201.90'	51.91'	S4°31'01"W	0°55'44"
C34	28.15'	1031.00'	28.15'	S3°16'13"W	1°33'51"
C35	23.54'	15.00'	21.20'	S47°26'54"W	89°55'13"
C36	41.62'	319.00'	41.59'	N83°51'13"W	7°28'33"
C37	21.43'	15.00'	19.65'	N39°11'17"W	81°51'18"
C38	30.83'	280.00'	30.82'	S83°16'12"E	6°18'33"
C39	17.47'	280.00'	17.47'	S88°12'45"E	3°34'31"
C40	23.38'	15.00'	21.08'	S45°21'06"E	89°17'49"
C41	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C42	15.68'	319.00'	15.67'	N88°35'32"W	2°48'56"
C43	39.36'	319.00'	39.33'	N83°39'00"W	7°04'08"
C44	22.94'	15.00'	20.77'	N36°18'45"W	87°36'23"
C45	87.68'	2681.00'	87.67'	N6°33'14"E	1°52'26"
C46	87.68'	2681.00'	87.67'	N4°40'48"E	1°52'26"
C47	25.17'	15.00'	22.32'	N51°48'50"E	96°08'29"
C48	5.69'	335.00'	5.69'	N89°30'49"W	0°58'21"
C49	53.21'	335.00'	53.15'	N84°28'39"W	9°05'59"
C50	21.90'	15.00'	20.01'	N38°05'32"W	83°40'15"
C51	36.41'	2531.00'	36.41'	N3°19'52"E	0°49'27"
C52	25.39'	15.00'	22.46'	N51°24'06"E	96°57'56"
C53	41.07'	381.00'	41.05'	S83°12'12"E	6°10'32"
C54	8.65'	381.00'	8.65'	S86°56'29"E	1°18'01"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C55	23.12'	15.00'	20.90'	S43°25'50"E	88°19'17"
C56	8.39'	1031.00'	8.39'	S0°29'49"W	0°27'59"
C57	42.15'	1031.00'	42.15'	S0°54'27"E	2°20'32"
C58	23.26'	969.00'	23.26'	S1°23'27"E	1°22'32"
C59	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C60	16.13'	395.00'	16.13'	S88°49'49"E	2°20'23"
C61	23.38'	15.00'	21.08'	S45°21'06"E	89°17'49"
C62	23.75'	15.00'	21.34'	S44°38'54"W	90°42'11"
C63	37.95'	220.00'	37.91'	N85°03'28"W	9°53'04"
C64	21.95'	15.00'	20.05'	N38°11'10"W	83°51'31"
C65	25.22'	15.00'	22.35'	N51°54'28"E	96°19'45"
C66	53.31'	395.00'	53.27'	S83°47'39"E	7°43'58"
C67	27.37'	15.00'	23.73'	N34°45'09"W	104°33'43"
C68	12.88'	2681.00'	12.88'	N17°23'27"E	0°16'31"
C69	96.43'	2681.00'	96.43'	N16°13'22"E	2°03'39"
C70	22.17'	15.00'	20.21'	N57°32'18"E	84°41'32"
C71	30.25'	651.00'	30.25'	S81°26'48"E	2°39'45"
C72	84.81'	651.00'	84.75'	S86°30'37"E	7°27'51"
C73	31.29'	20.00'	28.19'	S45°25'28"E	89°38'09"
C74	20.59'	15.00'	19.01'	S38°43'05"W	78°38'57"
C75	57.04'	219.00'	56.88'	S85°30'17"W	14°55'26"
C76	23.85'	15.00'	21.41'	S44°27'14"E	91°05'31"
C77	30.41'	1031.00'	30.41'	S0°14'49"W	1°41'24"
C78	31.03'	19.00'	27.69'	S46°10'55"W	93°33'34"
C79	34.68'	19.00'	30.06'	N34°45'18"W	104°34'01"
C80	19.93'	15.00'	18.49'	N55°35'18"E	76°07'11"
C81	3.34'	281.00'	3.34'	S86°41'33"E	0°40'54"
C82	25.58'	281.00'	25.57'	S89°38'28"E	5°12'56"
C83	47.61'	281.00'	47.56'	N82°53'49"E	9°42'30"
C84	45.70'	219.00'	45.62'	N84°01'17"E	11°57'26"
C85	32.58'	969.00'	32.58'	S0°21'24"W	1°55'35"
C86	23.22'	15.00'	20.97'	S45°39'36"W	88°40'49"
C87	58.64'	281.00'	58.54'	S84°01'17"W	11°57'26"
C88	26.53'	15.00'	23.21'	N51°16'55"W	101°21'03"
C89	28.76'	80.00'	28.60'	N10°54'18"W	20°35'50"
C91	80.32'	80.00'	76.99'	N49°57'59"W	57°31'31"
C92	16.08'	80.00'	16.05'	N84°29'08"W	11°30'48"
C93	76.63'	591.00'	76.58'	N86°31'40"W	7°25'45"
C94	27.83'	591.00'	27.82'	N81°27'52"W	2°41'52"
C95	24.45'	15.00'	21.83'	N33°25'15"W	93°23'22"
C96	94.20'	2681.00'	94.19'	N12°16'03"E	2°00'47"
C97	84.89'	2681.00'	84.89'	N10°21'14"E	1°48'51"
C98	23.68'	15.00'	21.29'	N54°39'56"E	90°26'16"
C99	36.49'	381.00'	36.47'	S82°51'33"E	5°29'14"
C100	29.24'	381.00'	29.23'	S87°48'05"E	4°23'50"
C101	23.40'	15.00'	21.10'	S45°18'12"E	89°23'37"
C102	23.58'	15.00'	21.23'	N42°32'52"W	90°05'15"
C103	26.32'	969.00'	26.32'	N3°16'27"E	1°33'23"
C104	54.70'	3139.90'	54.70'	N4°33'05"E	0°59'53"
C105	87.78'	3139.90'	87.78'	N5°51'05"E	1°36'06"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C106	84.96'	3139.90'	84.95'	N7°25'39"E	1°33'01"
C107	53.73'	3139.90'	53.73'	N8°41'34"E	0°58'50"
C115	48.20'	2469.00'	48.20'	S2°21'35"W	1°07'07"
C116	35.52'	2469.00'	35.52'	S3°19'52"W	0°49'27"
C117	72.69'	2619.00'	72.69'	S4°32'18"W	1°35'25"
C118	80.00'	2619.00'	80.00'	S6°12'31"W	1°45'01"
C119	80.00'	2619.00'	80.00'	S7°57'31"W	1°45'01"
C120	80.00'	2619.00'	80.00'	S9°42'32"W	1°45'01"
C121	80.00'	2619.00'	80.00'	S11°27'32"W	1°45'01"
C122	80.84'	2619.00'	80.84'	S13°13'06"W	1°46'07"
C123	89.22'	2619.00'	89.22'	S15°04'43"W	1°57'07"
C124	67.37'	2619.00'	67.37'	S16°47'29"W	1°28'26"
C132	30.82'	969.00'	30.81'	N0°18'47"E	1°49'20"
C133	23.08'	15.00'	20.87'	N45°18'33"E	88°10'12"
C134	23.56'	15.00'	21.21'	S45°36'07"E	90°00'29"
C135	23.56'	15.00'	21.21'	S44°23'53"W	89°59'31"
C136	24.03'	15.00'	21.54'	N44°42'53"W	91°46'57"
C137	32.08'	1031.00'	32.08'	N0°17'06"E	1°46'59"
C138	12.79'	1031.00'	12.79'	N0°57'43"W	0°42'38"
C139	23.91'	15.00'	21.46'	N44°20'29"E	91°19'02"
C140	23.40'	15.00'	21.10'	S45°18'57"E	89°22'05"
C141	23.73'	15.00'	21.33'	S44°41'03"W	90°37'55"
C142	23.32'	15.00'	21.04'	N45°28'02"W	89°03'56"
C143	3.91'	969.00'	3.91'	N0°49'07"W	0°13'52"
C145	24.75'	1031.00'	24.75'	N1°23'27"W	1°22'32"
C146	47.50'	969.00'	47.50'	N0°40'27"W	2°48'31"
C147	24.00'	15.00'	21.52'	N46°34'10"E	91°40'43"
C148	23.42'	15.00'	21.11'	S42°51'30"E	89°27'59"
C149	91.55'	3019.90'	91.55'	N2°44'36"E	1°44'13"
C150	23.25'	15.00'	20.99'	S48°00'37"W	88°47'48"
C151	60.38'	350.00'	60.31'	S85°03'28"E	9°53'04"
C152	43.13'	250.00'	43.08'	S85°03'28"E	9°53'04"
C153	64.17'	365.00'	64.08'	S84°57'50"E	10°04'20"
C155	637.59'	2650.00'	636.05'	N10°38'09"E	13°47'07"
C156	35.96'	2500.00'	35.96'	N3°19'52"E	0°49'27"
C157	57.51'	2500.00'	57.51'	N2°15'36"E	1°19'05"
C158	76.95'	50.00'	69.58'	N45°41'29"E	88°10'52"
C159	86.81'	50.00'	76.31'	S40°28'44"E	99°28'43"
C160	288.23'	3170.90'	288.13'	S6°39'23"W	5°12'29"
C161	57.99'	1000.00'	57.98'	S2°23'29"W	3°19'21"
C162	49.02'	1000.00'	49.02'	S0°40'27"E	2°48'31"
C163	24.01'	1000.00'	24.01'	S1°23'27"E	1°22'32"
C164	53.58'	1000.00'	53.57'	S2°14'17"E	3°04'11"
C165	55.26'	1000.00'	55.26'	S2°11'23"E	3°09'59"
C166	77.59'	1000.00'	77.57'	S1°36'59"W	4°26'44"
C167	77.44'	1000.00'	77.42'	S1°37'14"W	4°26'13"
C169	45.67'	350.00'	45.64'	S83°51'13"E	7°28'33"
C170	109.76'	621.00'	109.62'	S85°10'44"E	10°07'36"
C171	78.22'	50.00'	70.49'	S45°25'28"E	89°38'09"
C174	42.39'	4261.98'	42.39'	S12°57'37"W	0°34'12"

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C176	52.17'	250.00'	52.08'	N84°01'17"E	11°57'26"
C177	91.25'	50.00'	79.10'	N34°45'18"W	104°34'01"
C178	81.65'	50.00'	72.87'	S46°10'55"W	93°33'34"
C179	30.18'	250.00'	30.17'	S83°34'28"E	6°55'04"
C180	65.12'	250.00'	64.93'	N85°30'17"E	14°55'26"
C181	13.08'	25.00'	12.93'	S24°10'10"W	29°58'23"
C182	34.88'	60.00'	34.40'	S22°29'59"W	33°18'45"
C183	70.99'	60.00'	66.92'	S28°03'00"E	67°47'13"
C184	60.92'	60.00'	58.34'	N88°58'10"E	58°10'26"
C185	13.05'	25.00'	12.90'	N74°49'56"E	29°53'58"
C186	15.03'	25.00'	14.81'	S72°59'25"E	34°27'21"
C187	48.00'	60.00'	46.73'	S78°40'45"E	45°50'00"
C188	72.34'	60.00'	68.03'	N43°51'58"E	69°04'34"
C189	44.17'	60.00'	43.18'	N11°45'48"W	42°10'59"
C190	15.03'	25.00'	14.81'	N15°37'37"W	34°27'21"
C191	8.60'	2469.00'	8.60'	S1°42'02"W	0°11'58"
C192	11.99'	25.00'	11.87'	S31°16'00"W	27°28'34"
C193	16.75'	60.00'	16.69'	S37°00'31"W	15°59'32"
C194	86.62'	90.00'	83.31'	S2°11'18"E	55°08'32"
C195	89.26'	90.00'	85.64'	S58°10'15"E	56°49'22"
C196	60.53'	60.00'	57.99'	S0°06'50"W	57°47'50"
C197	60.53'	60.00'	57.99'	S57°41'01"E	57°47'50"
C198	29.25'	60.00'	28.96'	N79°27'06"E	27°55'57"
C199	11.99'	25.00'	11.87'	N79°13'25"E	27°28'34"
C200	14.14'	25.00'	13.95'	N70°49'59"W	32°24'35"
C201	20.48'	60.00'	20.39'	N64°24'32"W	19°33'41"
C202	65.37'	60.00'	62.18'	S1°47'46"E	62°25'27"
C203	14.14'	25.00'	13.95'	S16°48'11"E	32°24'37"
C204	80.00'	60.00'	74.20'	S67°36'47"W	76°23'40"

SHEET 5 OF 5

PRELIMINARY PLAT

HOLLOW FLATS

SANTIQUIN, UTAH County, Utah
Scale: 1" = 60 Feet

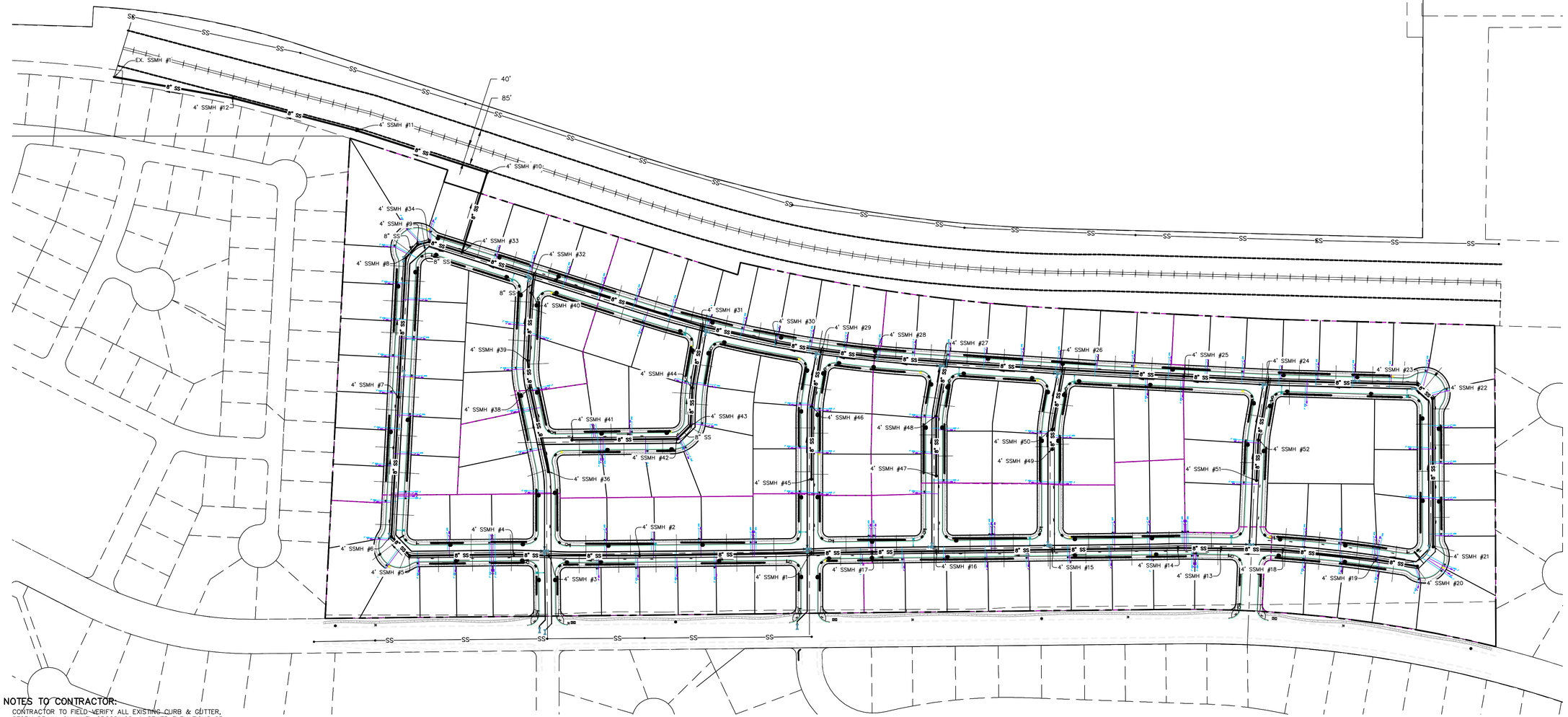
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2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

NORTH

0 60 120 240 360

(24"x36")
SCALE 1" = 120'
(11"x17")
SCALE 1" = 240'

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD-VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



HOLLOW FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
SEWER PLANS

SHEET:
SS-01

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_07_TANNER FLATS\2_SHEET FILES_PRELIMINARY\SEWER PLANS

Item # 10.

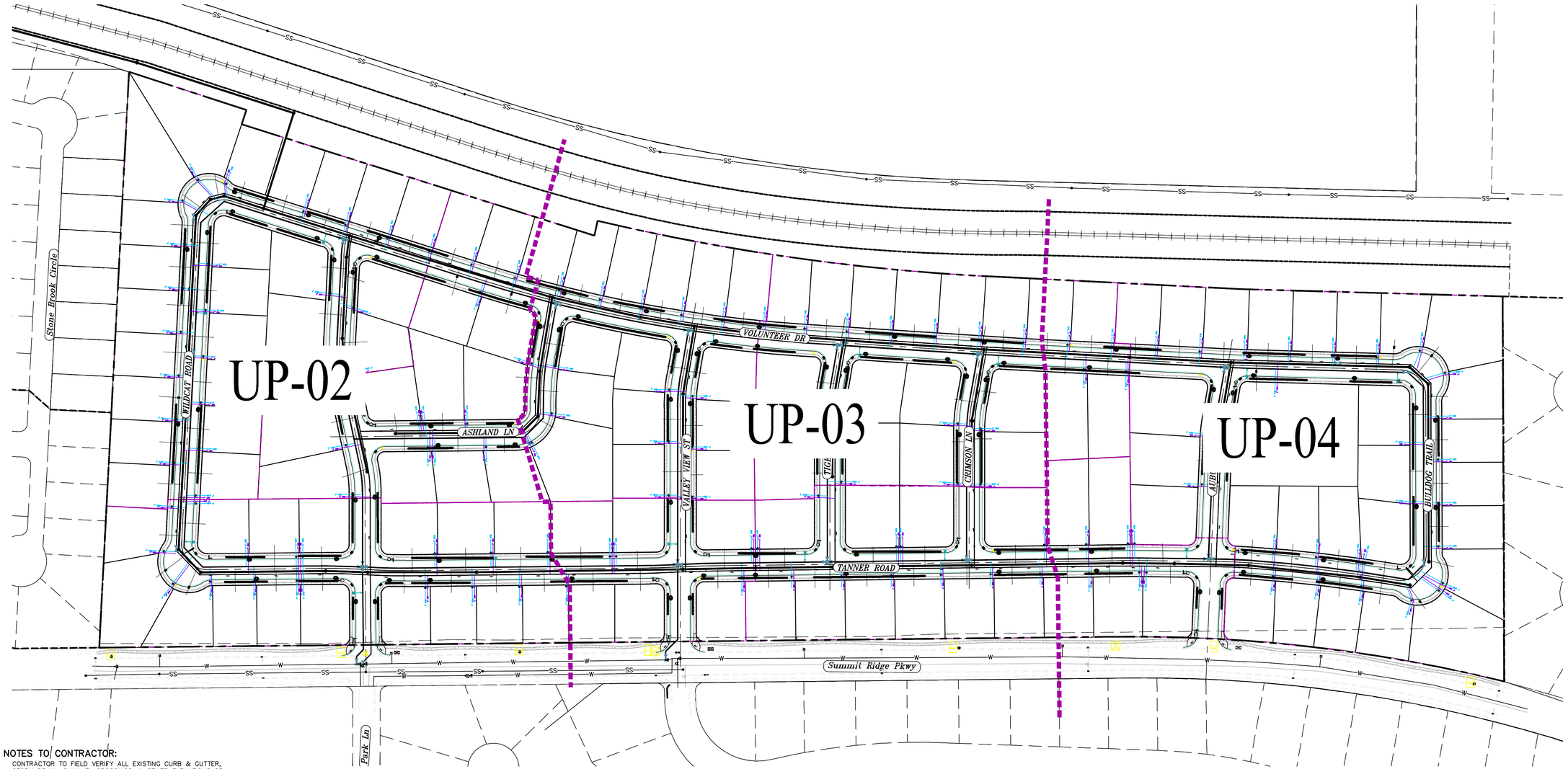
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4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
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7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

NORTH

0 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



NOTES TO CONTRACTOR:

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D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\UTILITY PLANS

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
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PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Lyster
STATE OF UTAH
6/29/2023

HOLLOW FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
UTILITY PLANS

SHEET:
UP-01

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7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

(1) RESIDENTIAL STREET LIGHT (PER SANTAQUIN CITY STANDARDS)
(2) STOP/STREET SIGN
(3) SANITARY SEWER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
(4) CULINARY WATER SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
(5) PI SERVICE LATERAL (PER SANTAQUIN CITY STANDARDS)
(6) FIRE HYDRANT
(7) ADA RAMP (PER SANTAQUIN CITY STANDARDS)
(8) STUB & PLUG FOR FUTURE CONNECTION (PER SANTAQUIN CITY STANDARDS)
(9) NDCBU (3 BOXES)
(10) 5' TRAIL
(11) STREET SIGN ONLY

LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- EXISTING STORM MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING PI MAIN
- EXISTING CONCRETE
- PI/WAT/SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED STORM MAIN
- PROPOSED CUL MAIN
- PROPOSED PI MAIN
- PROPOSED SEWER MAIN
- PROPOSED WAT/PI/SEWER SERVICE LATERALS
- RESIDENTIAL STREET LIGHT
- PROPOSED VALVE (WAT/PI)
- PROPOSED SEWER MANHOLE
- PROPOSED STORM INLET/MANHOLE
- PROPOSED ADA RAMP
- PROPOSED STOP/STREET SIGN
- PROPOSED FIRE HYDRANT
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- R-TANK LID CHAMBERS

NORTH

0 40 80 160 240

(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\UTILITY PLANS

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
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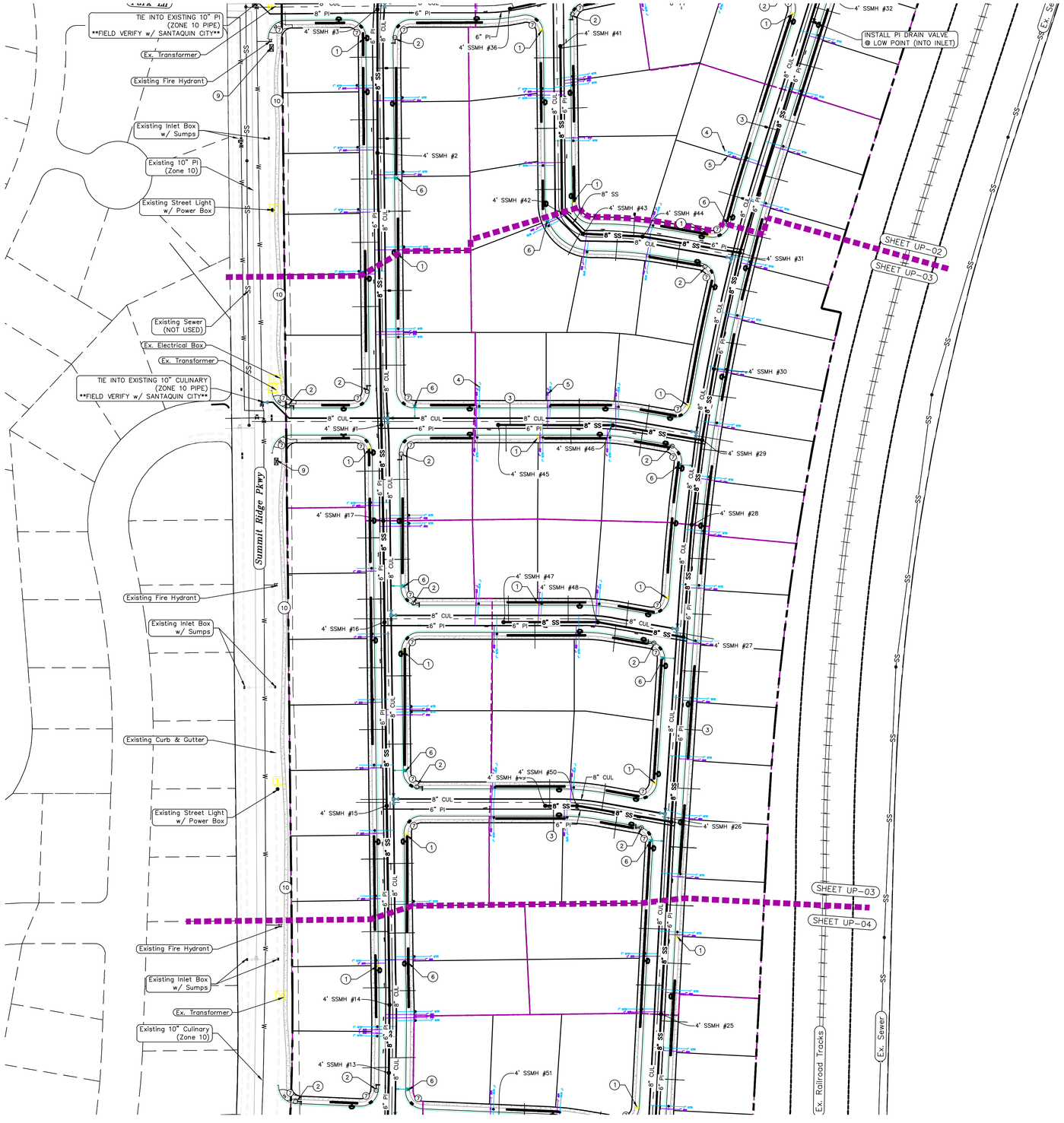
LICENSED LAND SURVEYOR 187023 Donald L. Lyster P.L.S. STATE OF UTAH 6/29/2023

HOLLOW FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME: UTILITY PLANS
SHEET: UP-02



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10. 5' TRAIL
11. STREET SIGN ONLY

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Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



HOLLOW FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #

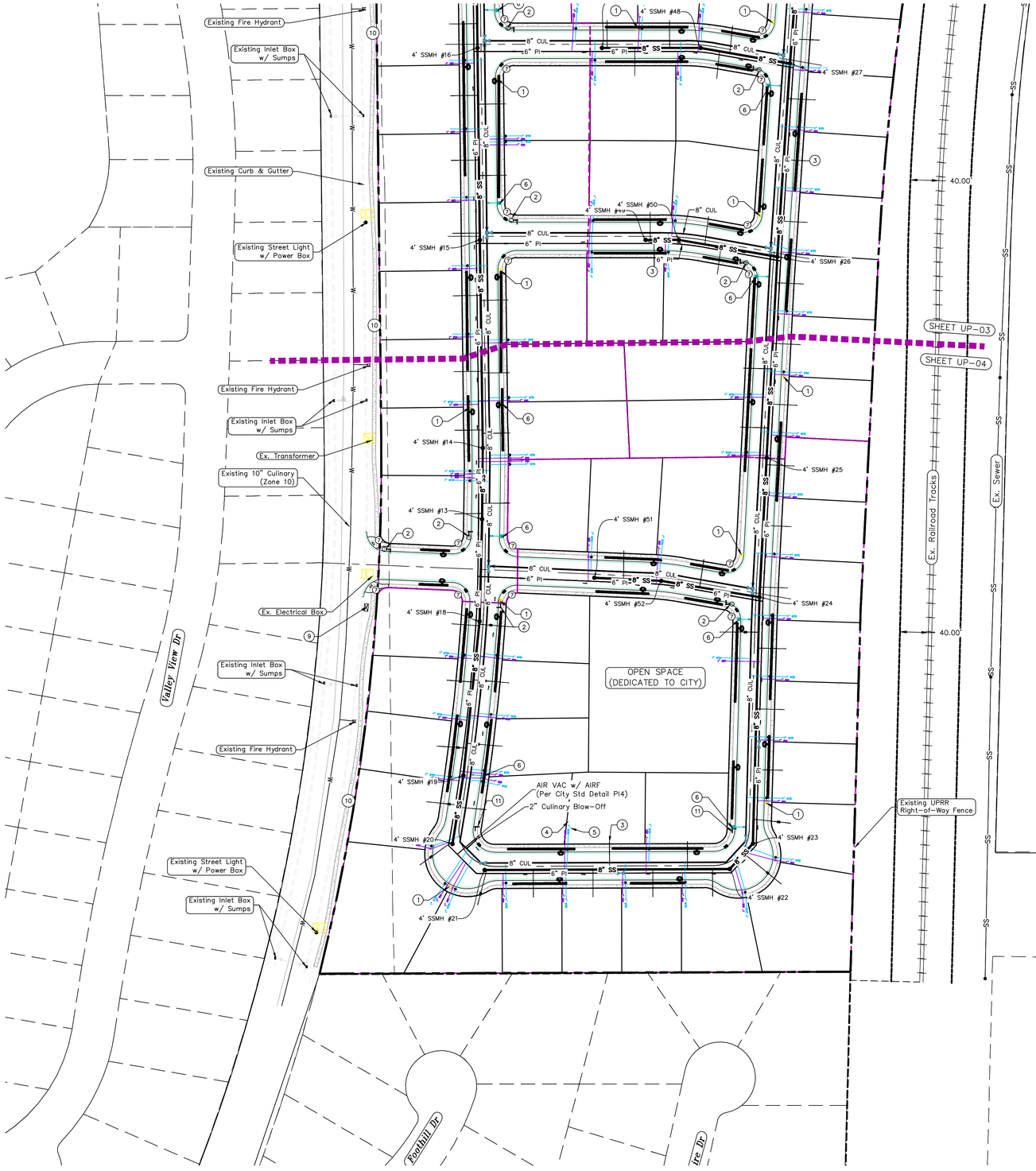
REVISIONS:

1	
2	
3	

SHEET NAME:
UTILITY PLANS

SHEET:
UP-03

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regiondesignllc.com



HOLLOW FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME: UTILITY PLANS
SHEET: UP-04

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Item # 10.

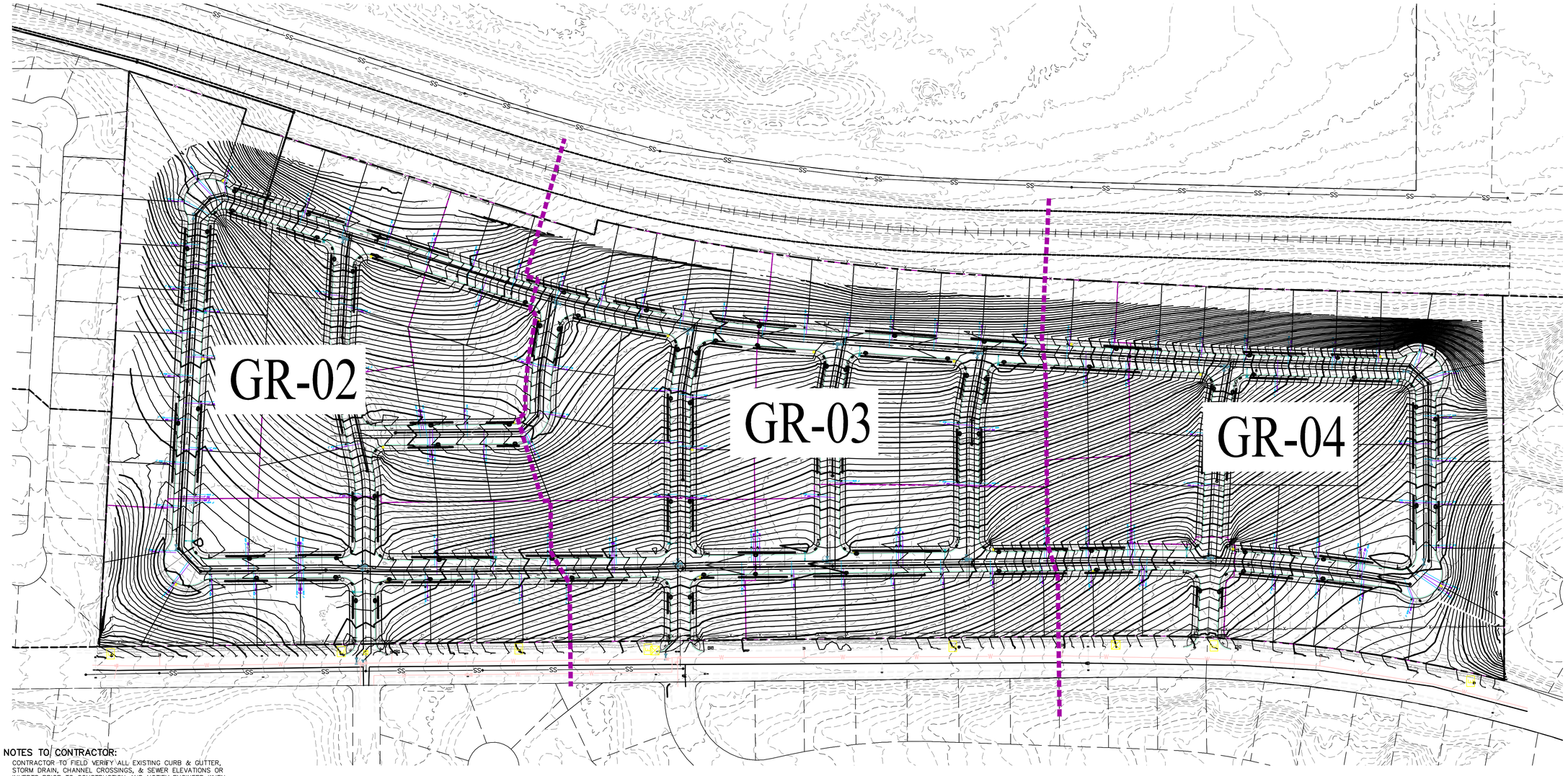
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NORTH

0 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS



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region Engineering & Surveying
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P: 801.376.2245
regiondesignllc.com

PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Lyster
STATE OF UTAH
6/29/2023

HOLLOW FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
GRADING PLANS

SHEET:
GR-01

1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
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Phase	Area	Percent	Vol Req'd	Chamber LF
1	8.01	16.22%	19866	993
2	5.92	11.99%	14683	734
3	6.65	13.47%	16493	825
4	10.87	22.01%	26959	1348
5	9.6	19.44%	23809	1190
6	8.32	16.85%	20635	1032

NORTH

0 40 80 160 240

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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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PROFESSIONAL LAND SURVEYOR 187023 Donald L. Lyster P.L.S. STATE OF UTAH 6/29/2023

HOLLOW FLATS at SUMMIT RIDGE

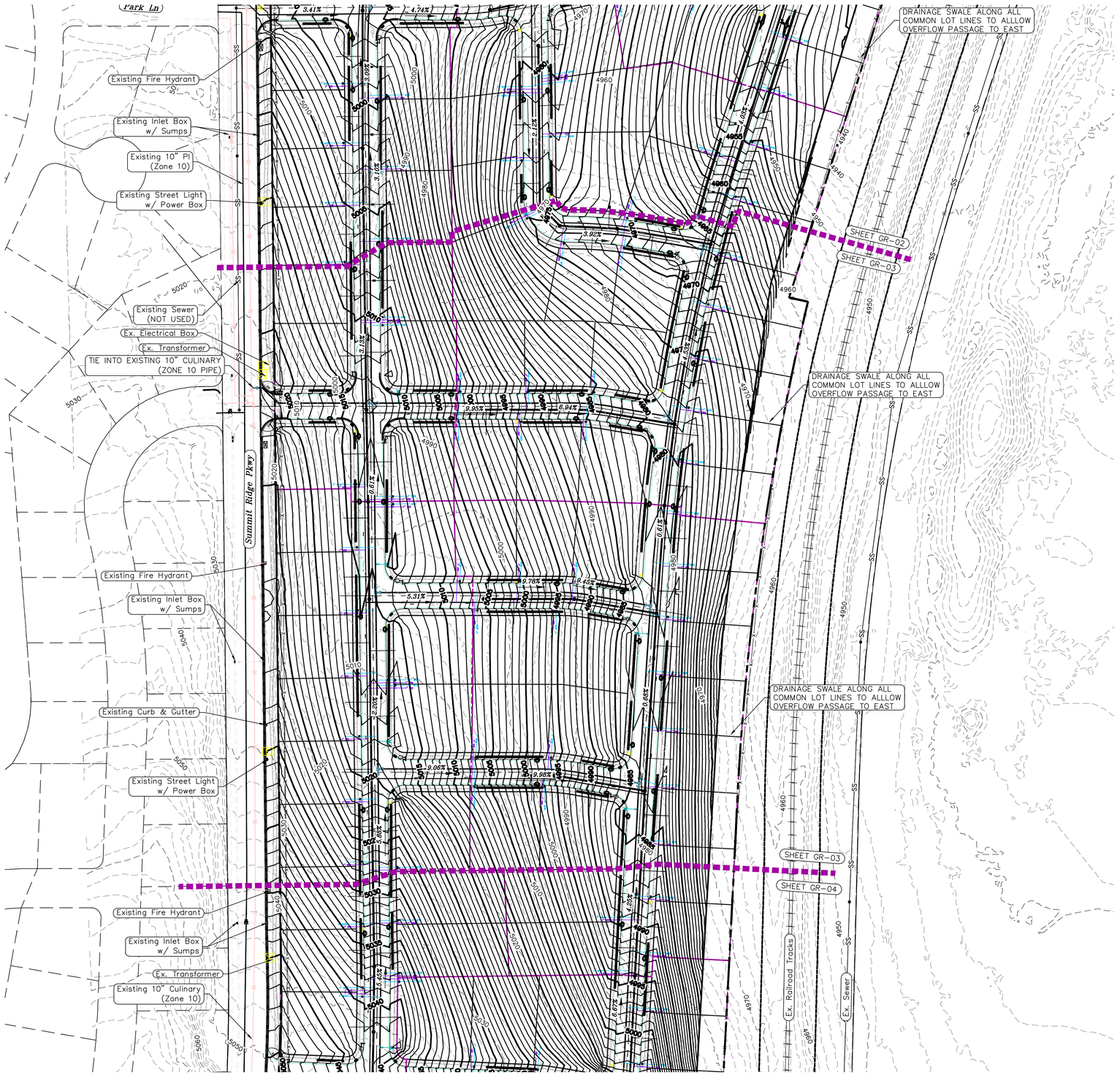
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: GRADING PLANS
SHEET: GR-02

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_07_TANNER FLATS\2_SHEET FILES_PRELIMINARY\GRADING PLANS



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- PROPOSED SEWER MAIN
- PROPOSED WAT/PI/SEWER SERVICE LATERALS
- RESIDENTIAL STREET LIGHT
- PROPOSED VALVE (WAT/PI)
- PROPOSED SEWER MANHOLE
- PROPOSED STORM INLET/MANHOLE
- PROPOSED ADA RAMP
- PROPOSED STOP/STREET SIGN
- PROPOSED FIRE HYDRANT
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- R-TANK LID CHAMBERS

NORTH

0 40 80 160 240

(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

Donald L. Lyster, P.L.S. 187023 — 6/29/2023

HOLLOW FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME: GRADING PLANS
SHEET: GR-03

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\GRADING PLANS



1. THE DEVELOPER AND THE GENERAL CONTRACTOR UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO ENSURE THAT ALL IMPROVEMENTS INSTALLED WITHIN THIS DEVELOPMENT ARE CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS. THESE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES, ORDINANCES AND STANDARDS. THIS FACT DOES NOT RELIEVE THE DEVELOPER OR GENERAL CONTRACTOR FROM FULL COMPLIANCE WITH ALL MINIMUM STATE AND SANTAQUIN CITY CODES, ORDINANCES AND STANDARDS.
2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
3. ALL SERVICE LATERALS SHALL BE INSTALLED PER SANTAQUIN STANDARDS AND DETAIL ON SHEET DT-01 UNLESS OTHERWISE NOTED.
4. 18" MIN. VERTICAL SEPARATION BETWEEN CULINARY WATER AND PI, STORM DRAIN, OR SANITARY SEWER AT ALL CROSSINGS. CULINARY WATER TO HAVE 4' MIN. COVER AS PER CITY STANDARD.
5. ALL BUILDING PERMITS ARE REQUIRED TO HAVE A GRADING PLAN SUBMITTED FOR REVIEW AT THE TIME THAT THE BUILDING PERMIT IS APPLIED FOR
6. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS
7. ALL CURB INLET BOX INVERTS MUST BE A MINIMUM OF 36" OR 2.5 TIMES THE PIPE DIAMETER ABOVE THE BOTTOM OF THE BOX

LEGEND

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING DEED LINE
- EXISTING STORM MAIN
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING PI MAIN
- EXISTING CONCRETE
- PI/WAT/SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED STORM MAIN
- PROPOSED CUL MAIN
- PROPOSED PI MAIN
- PROPOSED SEWER MAIN
- PROPOSED WAT/PI/SEWER SERVICE LATERALS
- RESIDENTIAL STREET LIGHT
- PROPOSED VALVE (WAT/PI)
- PROPOSED SEWER MANHOLE
- PROPOSED STORM INLET/MANHOLE
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- SECTION LINE
- R-TANK LID CHAMBERS

NORTH

0 40 80 160 240

(24"x36")
SCALE 1" = 80'
(11"x17")
SCALE 1" = 160'

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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STATE OF UTAH — 187023 — Donald L. Lyster — P.L.S. — REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR — 6/29/2023

HOLLOW FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

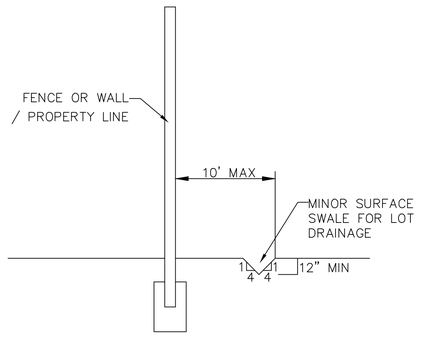
DATE:6.29.2023
PROJECT #

REVISIONS:
1
2
3

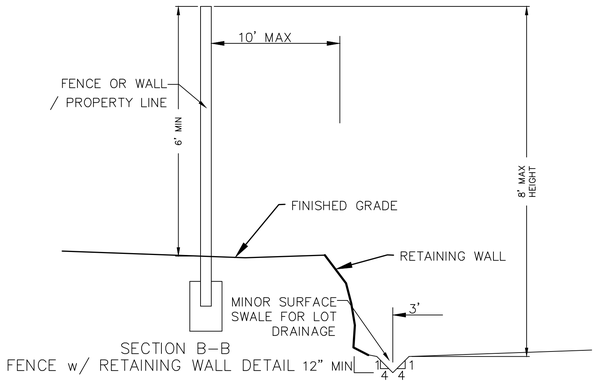
SHEET NAME: GRADING PLANS
SHEET: GR-04

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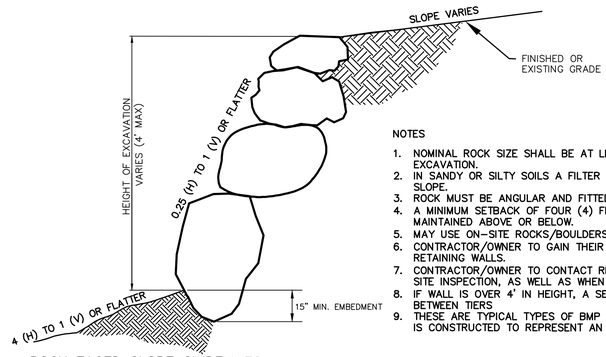
Item # 10.



SECTION C–C
FENCE DETAIL



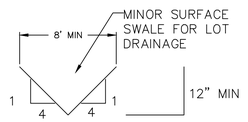
SECTION B–B
FENCE w/ RETAINING WALL DETAIL 12" MIN



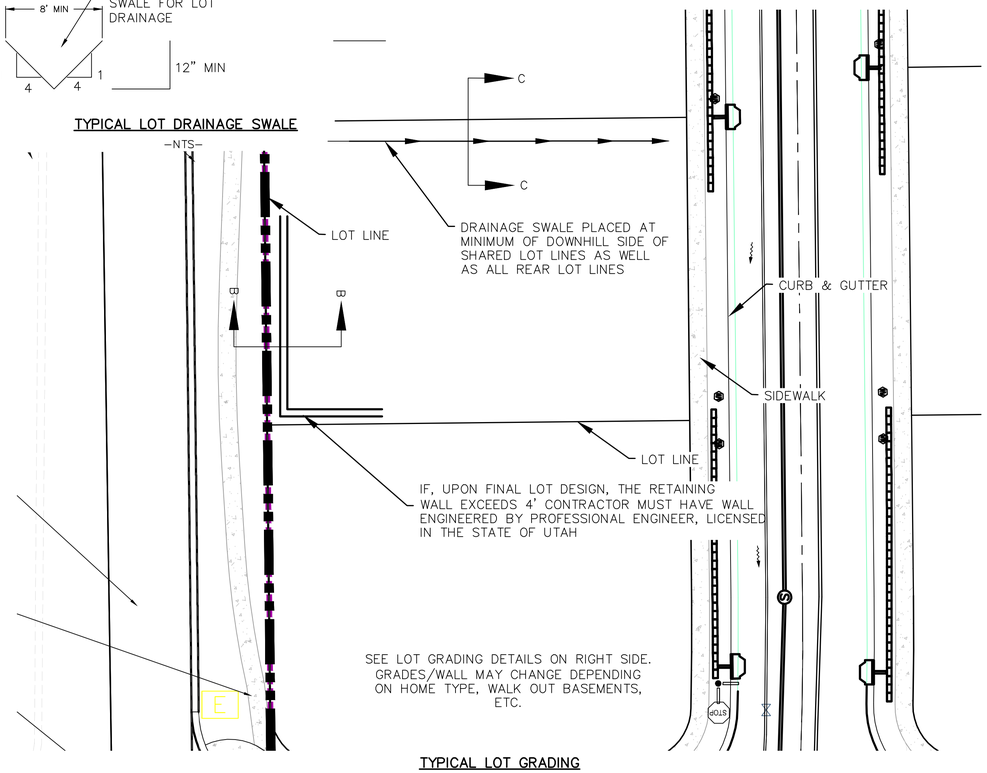
ROCK FACED SLOPE GUIDELINES
EXCAVATION
–NTS–

NOTES

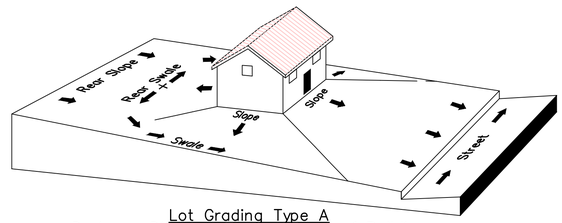
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE THIRD (1/3) THE HEIGHT OF THE EXCAVATION.
2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED SLOPE.
3. ROCK MUST BE ANGULAR AND FITTED TOGETHER TO INTERACT WITH THE ADJACENT ROCK.
4. A MINIMUM SETBACK OF FOUR (4) FEET FROM BUILDINGS OR STRUCTURES SHALL BE MAINTAINED ABOVE OR BELOW.
5. MAY USE ON-SITE ROCKS/BOULDERS IF CONDITION APPLYS
6. CONTRACTOR/OWNER TO GAIN THEIR OWN STRUCTURAL ENGINEER AND DESIGN FOR ALL RETAINING WALLS.
7. CONTRACTOR/OWNER TO CONTACT REGION ENGINEERING AFTER FIRST WALL IS PLACED FOR SITE INSPECTION, AS WELL AS WHEN FINAL PRODUCT IS COMPLETED
8. IF WALL IS OVER 4' IN HEIGHT, A SECOND TIER MUST BE PLACED WITH A 5' LANDING IN BETWEEN TIERS
9. THESE ARE TYPICAL TYPES OF BMP STORM DRAINAGE MEASURES. NOTHING ON THIS SHEET IS CONSTRUCTED TO REPRESENT AN APPROVED INDIVIDUAL LOT GRADING PLAN.



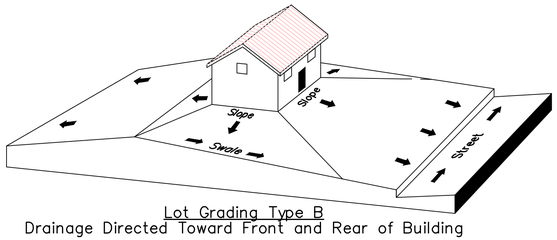
TYPICAL LOT DRAINAGE SWALE
–NTS–



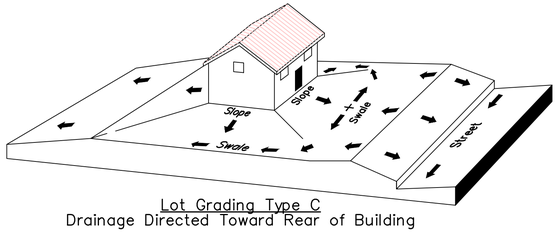
TYPICAL LOT GRADING
–NTS–



Lot Grading Type A
Drainage Directed Toward Front of Building



Lot Grading Type B
Drainage Directed Toward Front and Rear of Building



Lot Grading Type C
Drainage Directed Toward Rear of Building

Lot Drainage -

- At minimum, 50% of roof drains shall drain towards the street.
- All side downspouts are to be diverted toward the front or rear of the lot.
- Yards to be positively graded away from all window wells
- HOA's &/or homeowners are responsible for maintaining lot line drainage pathways through their properties per drainage plan.
- All lot lines are to be maintained as drainage pathways for accumulating runoff from adjoining lots.
- All lots shall meet the International Building Code standards and drain away from the structure.

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2. ALL SPEED & TRAFFIC REGULATION SIGNS TO BE DETERMINED AND INSTALLED BY SANTAQUIN CITY. DEVELOPER TO PAY SIGN EXPENSES WITH DEVELOPMENT BOND.
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4. ALL RECOMMENDATIONS MADE IN A PERTINENT GEOTECHNICAL REPORT/STUDY SHALL BE FOLLOWED EXPLICITLY DURING CONSTRUCTION OF BUILDING AND SITE IMPROVEMENTS

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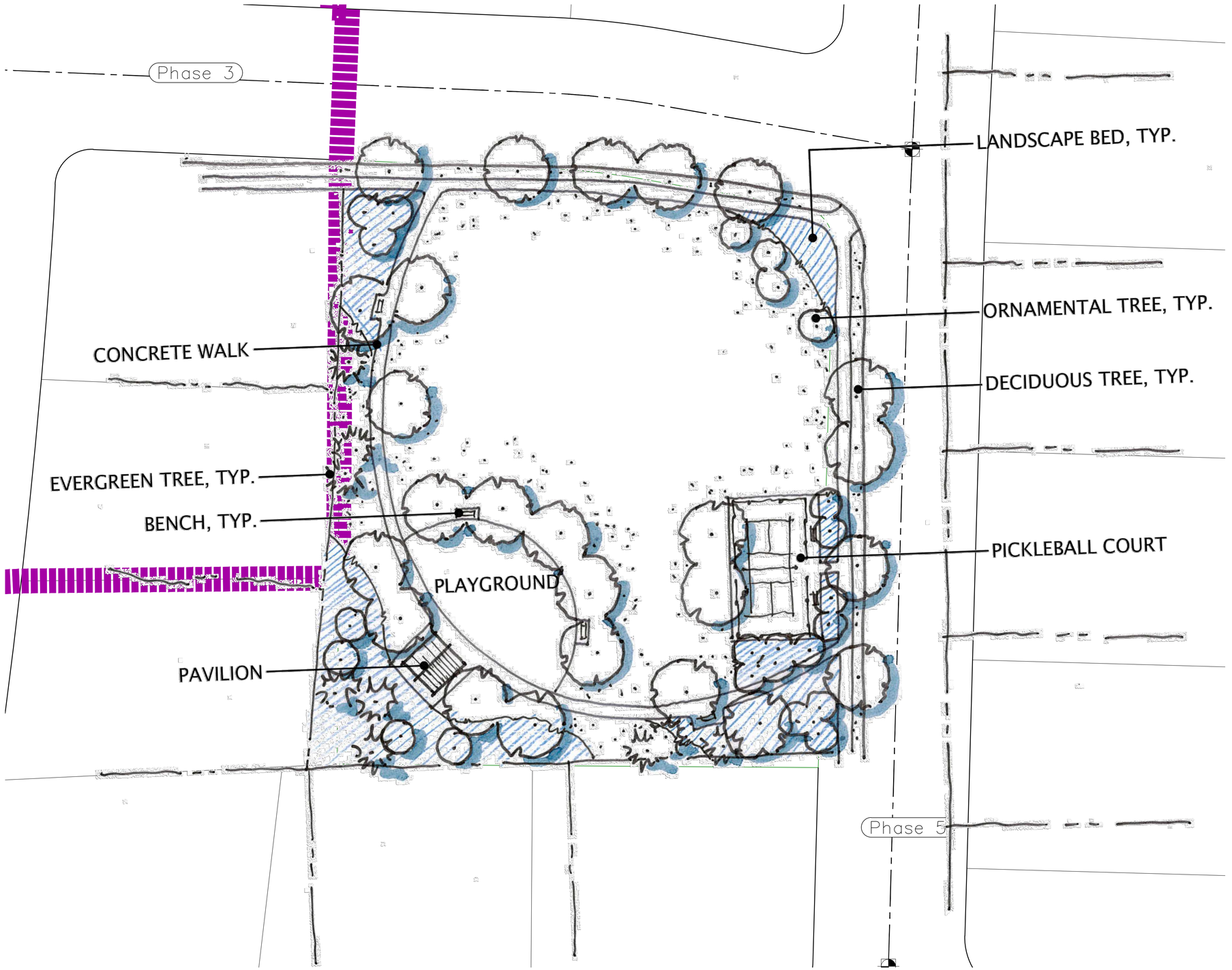
HOLLOW FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
GRADING PLANS
SHEET:
GR-05

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Item # 10.



region Engineering & Surveying
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Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

HOLLOW FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
LANDSCAPE PLAN
SHEET:
LS-01

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NORTH

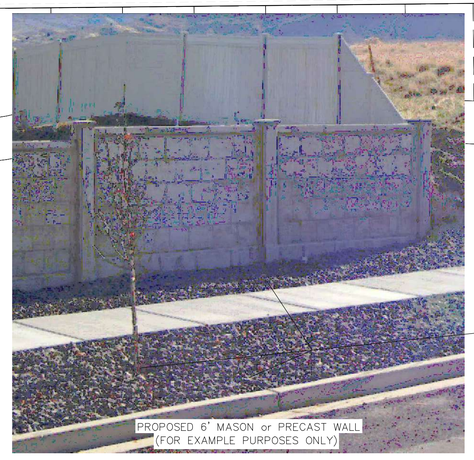
50 0 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

LEGEND:

PROPOSED 6' MASON or PRECAST WALL (36" w/in SIGHT VIEW TRIANGLE) (1)

PROPOSED 6' VINYL FENCE (WHITE) (2)



PROPOSED 6' MASON or PRECAST WALL
(FOR EXAMPLE PURPOSES ONLY)

LANDSCAPE TO MATCH EXISTING DEVELOPMENT NORTH OF HOLLOW FLATS

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PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Ipsen
P.E./L.S.
STATE OF UTAH
6/29/2023

HOLLOW FLATS
at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
FENCING PLAN

SHEET:
FEN-01

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NOTES:

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.
3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.
4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.
6. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
7. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSED INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.
8. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
9. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEERING DEPARTMENT. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

PROJECT INFORMATION SIGN

ANY ACTIVITY THAT REQUIRES A GRADING PERMIT SHALL INSTALL AND MAINTAIN A PROJECT INFORMATION SIGN IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. THE SIGN SHALL BE INSTALLED PRIOR TO BEGINNING ACTUAL CONSTRUCTION ACTIVITIES OR INITIATING ANY TYPE OF EARTH-MOVING OPERATIONS.
2. THE SIGN SHALL BE INSTALLED AT A PROMINENT LOCATION ON THE PROPERTY NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE. TRAFFIC VISIBILITY SHALL BE MAINTAINED BY PLACING THE SIGN BACK FROM THE MAIN INGRESS/ EGRESS LOCATION AND AT ANY APPLICABLE INTERSECTION FOR PROPER SIGHT TRIANGLE CLEARANCES.
3. 3. THE SIGN MAY BE REMOVED ONCE FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERSON IS RESPONSIBLE AND IS APPROVED BY THE CITY.
4. THE SIGN SHALL BE A MINIMUM OF 48" x 48" AND THE FOLLOWING INFORMATION SHALL BE DISPLAYED ON THE SIGN WITH THE DESIGNATED ALPHA AND NUMERIC DIMENSIONS. SIGN BOARDS WRITTEN IN LONGHAND ARE UNACCEPTABLE.

DEVELOPERS NAME
DAVID SIMPSON

PROJECT NAME
THE VISTA @ SUMMIT RIDGE – PHASE 1
PERMIT NUMBER
(4" Bold Numbers)

FOR PROJECT SITE CONCERNS CONTACT
(6" Uppercase Bold Letters)

Office Phone Contact ###-###-####
(4" Bold Numbers)
Cell Phone Contact ###-###-####
(4" Bold Numbers)

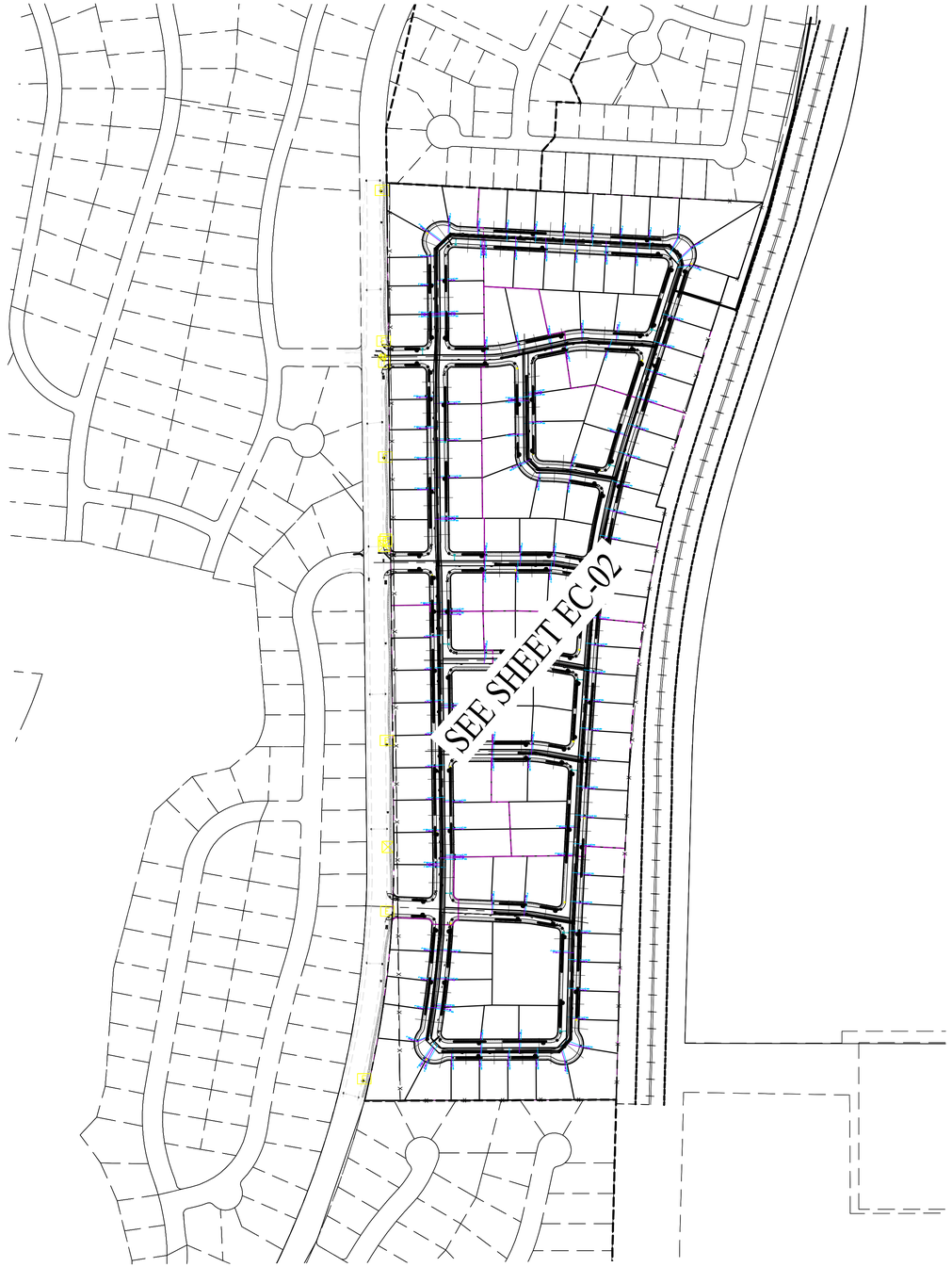
IF NO RESPONSE PLEASE CONTACT CITY OFFICE AT
XXX-XXX-XXXX
(3" Uppercase Bold Letters and 3" Bold Numbers)

5. THE TEXT HEIGHT SHALL BE A MINIMUM AS SHOWN ON THE TEMPLATE ABOVE, AND MUST CONTRAST WITH LETTERING, TYPICALLY BLACK TEXT WITH WHITE BACKGROUND.
6. THE LOWER EDGE OF THE SIGN BOARD MUST BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF FIVE (5) FEET ABOVE GRADE. SIGN MAY BE POSTED ON A TRAILER OF IT MEETS THESE REQUIREMENTS..

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CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	240	SEDIMENT TRAP	AS SHOWN	BEGINING OF CONSTRUCTION TO PLACEMENT OF ASPHALT



NORTH

0 100 200 400 600

(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'

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Orem, UT 84057
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PROFESSIONAL LAND SURVEYOR
167023
Donald L. Lyster
STATE OF UTAH
6/29/2023

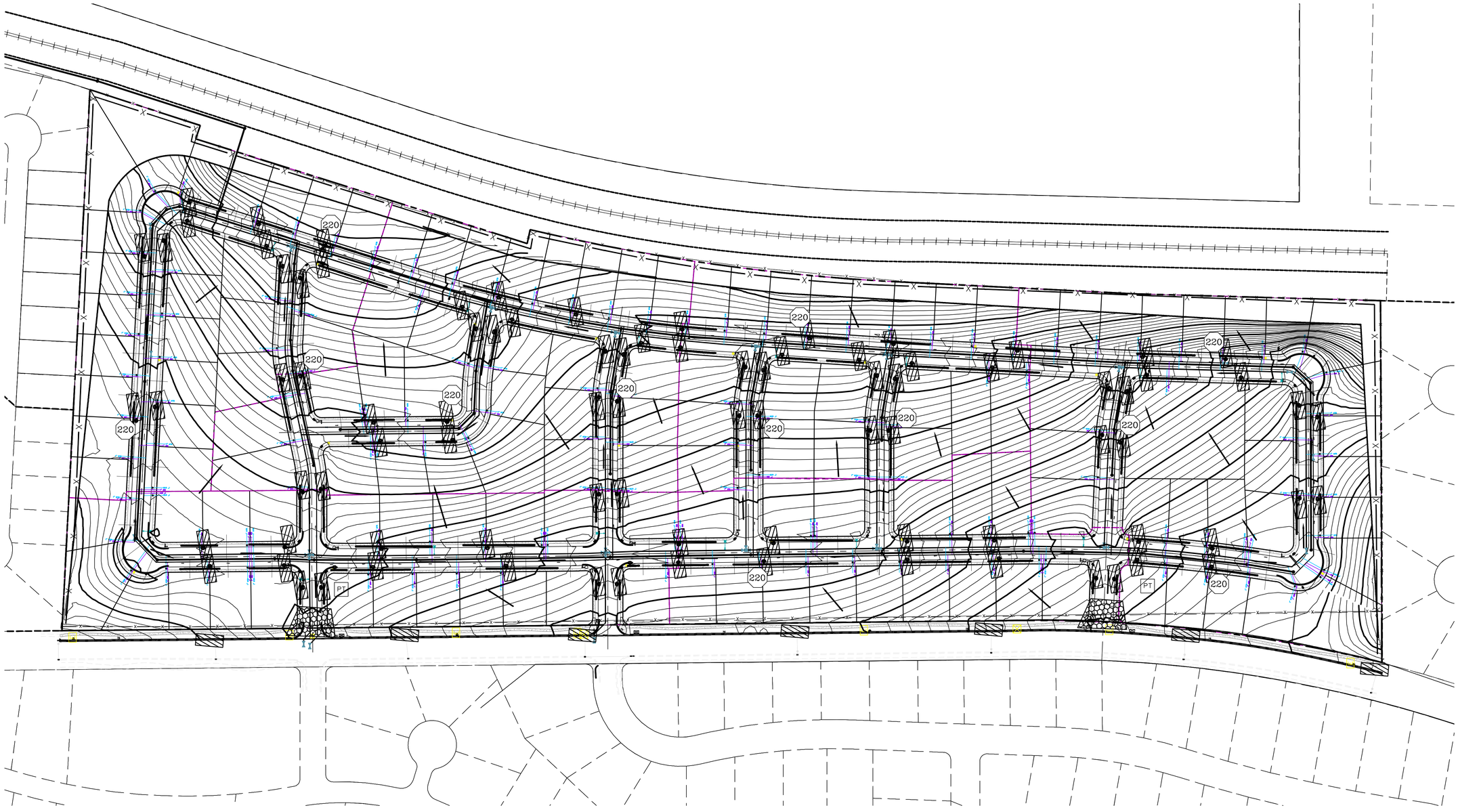
HOLLOW FLATS
at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01

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NORTH

50 0 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

LEGEND:

PROPOSED SILT FENCE
(SEE SHEET EC-03)

FLOW ARROW

105 PROPOSED VEHICLE TRACKING CONTROL
(SEE SHEET EC-03)

220 PROPOSED CURB INLET PROTECTION
(SEE SHEET EC-03)

PT PORTABLE TOILETS

R-TANK LID CHAMBERS

D:\DROPBOX\2_REGION PROJECTS\1_REGION ENGINEERING PROJECTS\0_PROJECTS\2021\2021_017_TANNER FLATS\2_SHEET FILES_PRELIMINARY\EC-01

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PROFESSIONAL ENGINEER AND LAND SURVEYOR
187023
Donald L. Ignier
STATE OF UTAH
6/29/2023

HOLLOW FLATS
at SUMMIT RIDGE

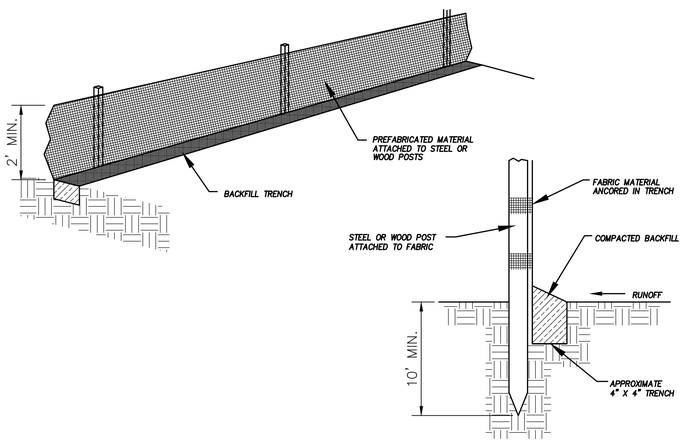
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #

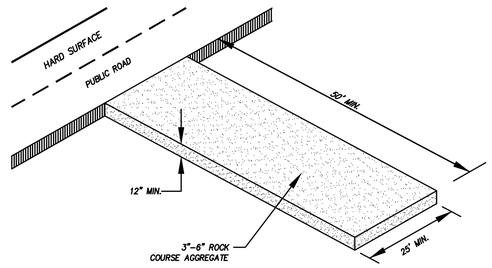
REVISIONS:
1
2
3

SHEET NAME:
EROSION CONTROL PLAN

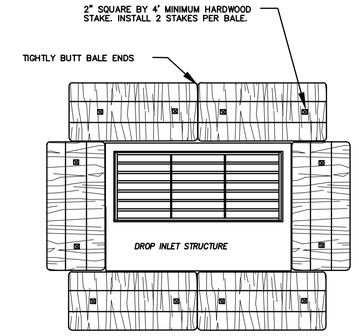
SHEET:
EC-02



DETAIL–A
SILT FENCE DETAIL
–NTS–

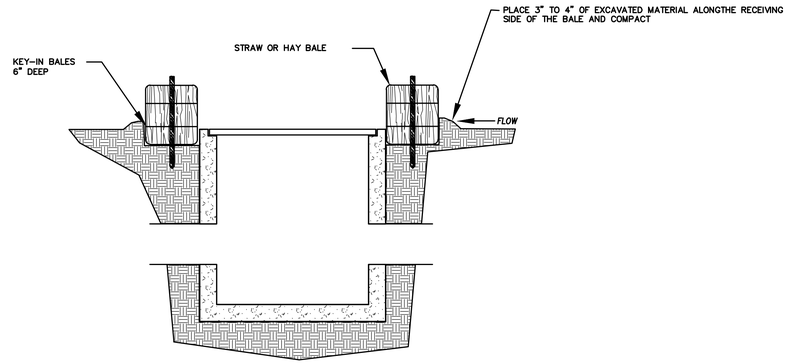


DETAIL–B
VEHICLE TRACKING DETAIL
NOT TO SCALE



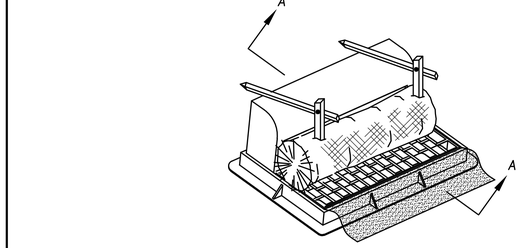
PLAN VIEW

NOTES:
1. KEY–IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6" DEEP BY A BALES WIDTH WIDE.
2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

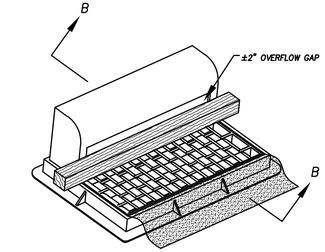


SECTION

DETAIL–C
STRAW BALE DROP INLET PROTECTION DETAIL
–NTS–



CROSS SECTION A–A
OPTION A



CROSS SECTION B–B
OPTION B

* CATCH BASIN INLET PROTECTIONS ARE TO REMAIN IN PLACE AND OPERATIONAL UNTIL ALL CONSTRUCTION IS COMPLETED AT THE SITE.

DETAIL–D
CURB INLET PROTECTION
DETAIL FOR EXISTING CATCH BASINS
ANY OF THE ABOVE OPTIONS MAY BE USED
NOT TO SCALE

EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL – A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED. FOR MORE INFORMATION, SEE SHEET 7.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF–SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.
9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
10. ANY SEDIMENT TRACKED OFF–SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON–SITE OF ALL INSPECTIONS WITH THE SWPPP.
13. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

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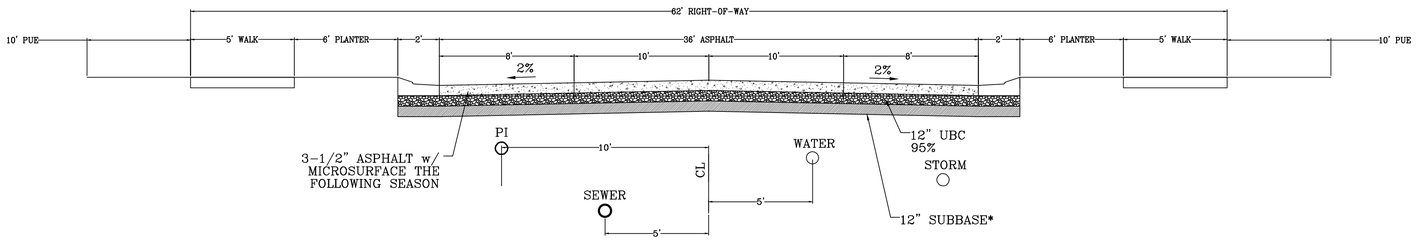
HOLLOW FLATS at SUMMIT RIDGE
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME: EROSION CONTROL DETAILS
SHEET: EC-03

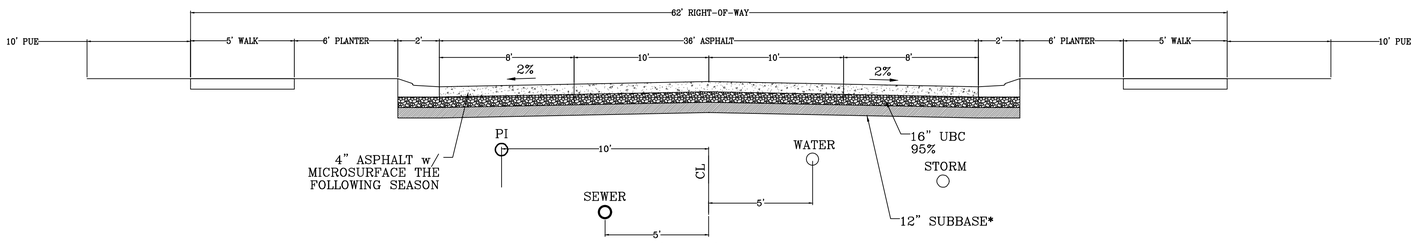
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Item # 10.



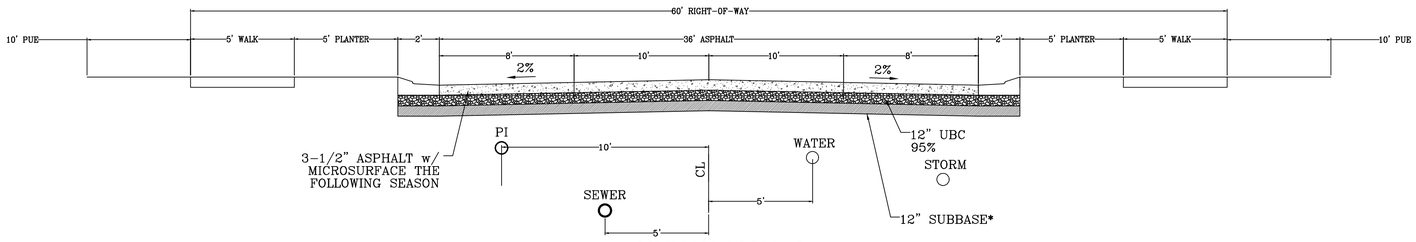
62' MAJOR LOCAL
Typical Road Section

LOOKING NORTH AND WEST



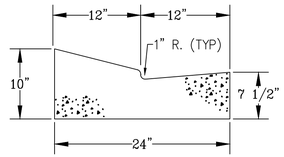
62' MAJOR LOCAL
AUBURN DRIVE ONLY (Heavy Equipment/Traffic)

LOOKING NORTH AND WEST



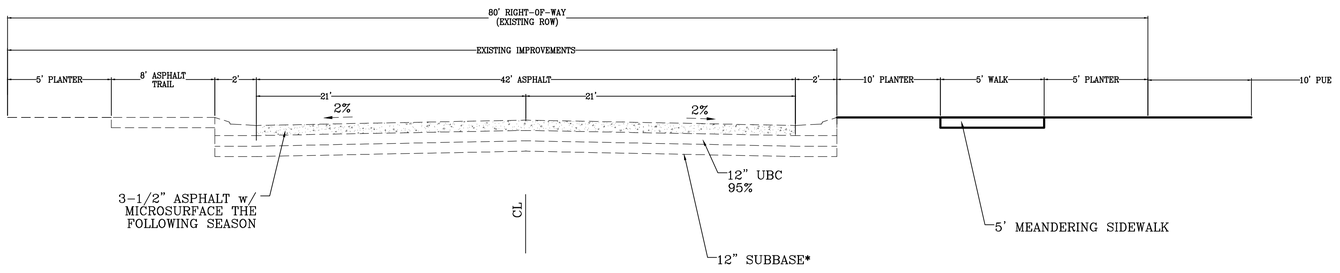
60' MAJOR LOCAL - 2
Typical Road Section

LOOKING NORTH AND WEST



MODIFIED HIGH BACK CURB

*NOTE: ON SITE INSPECTION TO BE CONDUCTED BY GEOTECHNICAL ENGINEER TO DETERMINE ADEQUACY OF EXISITNG MATERIAL



SUMMIT RIDGE BLVD

LOOKING NORTH

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6/29/2023

HOLLOW FLATS
at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #

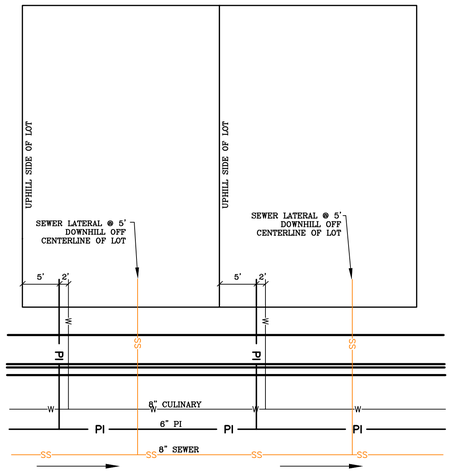
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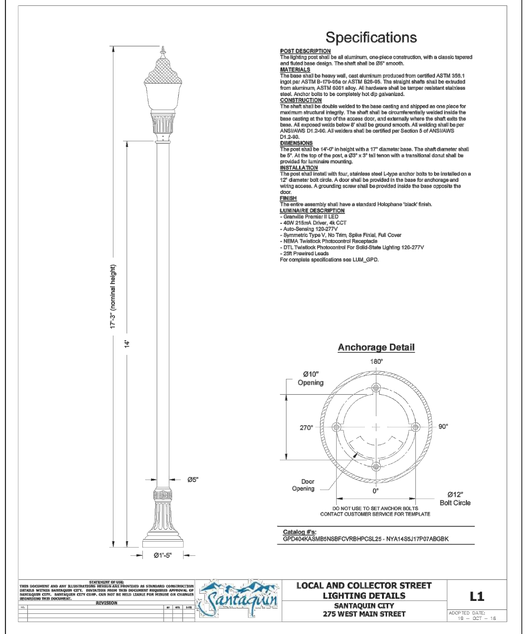
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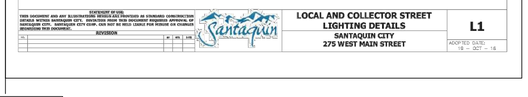
SHEET NAME:
TYPICAL DETAILS

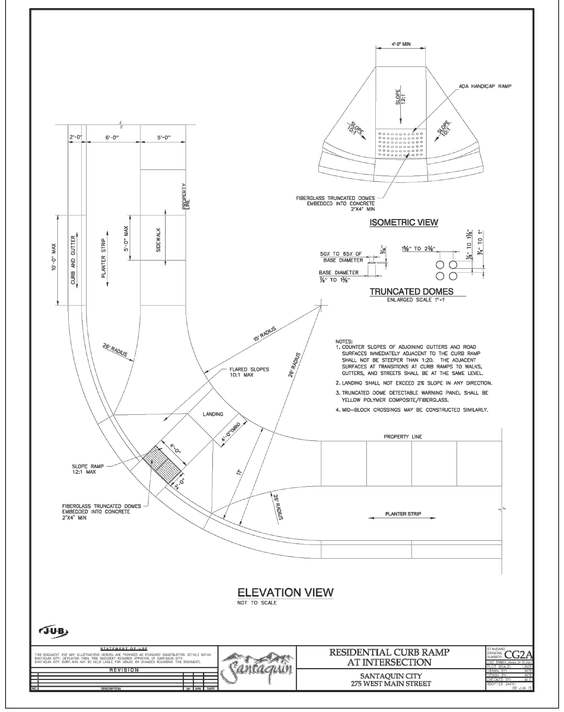
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DT-01

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ALL IMPROVEMENTS AND DETAILS PER SANTAQUIN CITY CONSTRUCTION STANDARDS

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HOLLOW FLATS at SUMMIT RIDGE

LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.29.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
TYPICAL DETAILS

SHEET:
DT-02

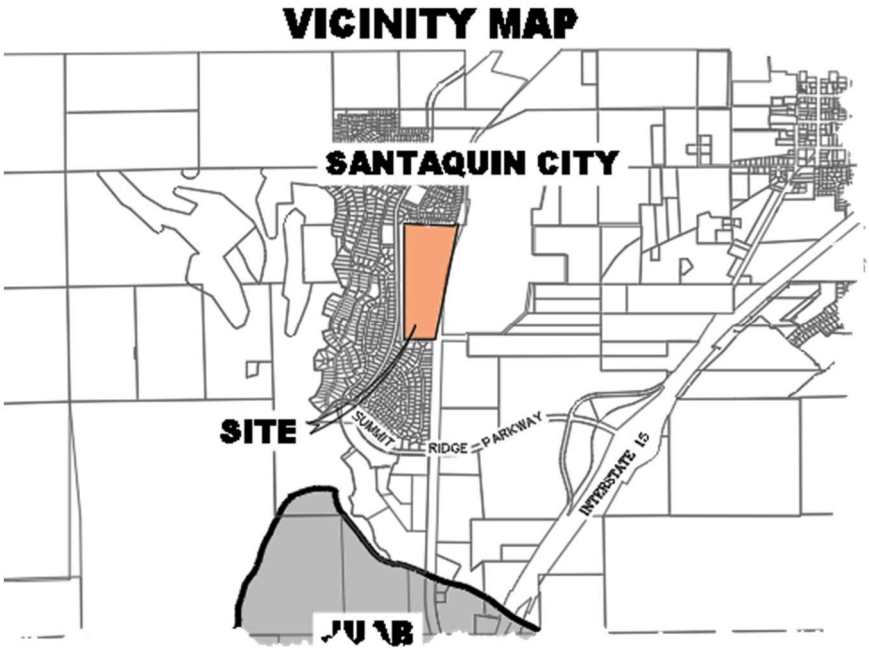
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HOLLOW FLATS @ SUMMIT RIDGE

MASS GRADING

Located in

SANTAQUIN, UTAH



Prepared by:

Shawn Herring

Region Engineering & Surveying

1776 North State Street #110

Orem, Utah 84057

(801) 376-2245

Contents

Project Summary 3

Nuisance Mitigation: 4

Site Reclamation Plan 5

Appendices: 7

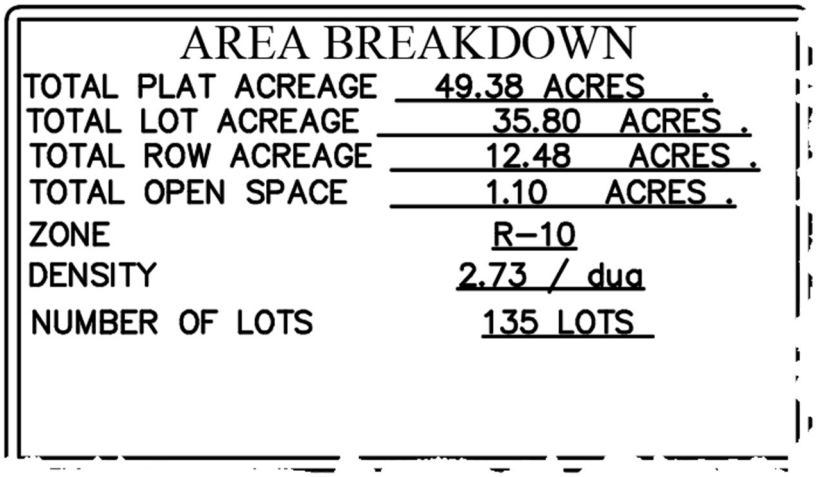
- Geotechnical Report 7
- Project Exhibits 7
- Hollow Flats Overall Preliminary Plan Set 7
- Hollow Flats Phase 1 Final Plan Set 7

Item # 10.

Project Summary

Ivory Development wishes to move forward with grading and development efforts of Hollow Flats @ Summit Ridge single family development. A large amount of grading will be necessary to properly develop this site. The items within this document outline the areas to be graded and developed.

The area breakdown is as follows:



AREA BREAKDOWN

TOTAL PLAT ACREAGE	49.38 ACRES .
TOTAL LOT ACREAGE	35.80 ACRES .
TOTAL ROW ACREAGE	12.48 ACRES .
TOTAL OPEN SPACE	1.10 ACRES .
ZONE	R-10
DENSITY	2.73 / dua
NUMBER OF LOTS	135 LOTS

Project Owner:

Ivory Development
Skylar Tolbert

801-520-9127

skylart@ivorydevelopment.com

Earthwork Contractor:

Xyz to be determined
Xxxxx
xxxxxx

Nuisance Mitigation:

Dust

Contractors for Ivory Development will operate under a state-issued air quality permit and strictly adhere to approved opacity, fugitive dust and emissions standards set forth in the permit. All processing equipment is equipped with a dust suppression system and the site may also have a stand-up water tank on site from which it pulls water to keep dust to a minimum on roads and stockpiles. When winds are excessive, the Contractor may also elect to shut down its operations until the winds calm to a tolerable level.

Noise

The effects of noise are kept to a minimum by placing berms, stockpiles and possible fencing in strategic locations to help deflect and muffle the noise, and operations are not conducted before 7:00am or after 7:00pm. Any haul trucks will exit the site to the Southwest (access point 1), away from nearby homes. This is also the shortest route to I-15.

Lighting

Because operations are only conducted from 7:00am to 7:00pm, only a minimum amount of lighting we be necessary. During the winter months, when days are short, lighting will be used in the mornings and evenings but will be positioned to eliminate negative stray effects. Security cameras on site use infrared light for monitoring and therefore no overnight lighting will be necessary.

Odors

The developer is not aware of any odors that will be released by its operations.

Site Reclamation Plan

During the reclamation phase the site will be contoured to match the elevations and slopes established by the grading plan, topsoil will be redistributed and a city approved seed mixture will be applied.

- Preliminary Grading Exhibit and Cut/Fill exhibit completed by Region is attached.

Backfilling:
Near the conclusion of the grading process, the site will be evaluated to establish a balance between areas that need to be cut and areas to be filled. Areas that need to be filled will be raised with suitable material from the site. All fill materials will be tested so moisture-density relationships can be established. Compaction levels will be established, and tests will be conducted, by an independent geotechnical firm.

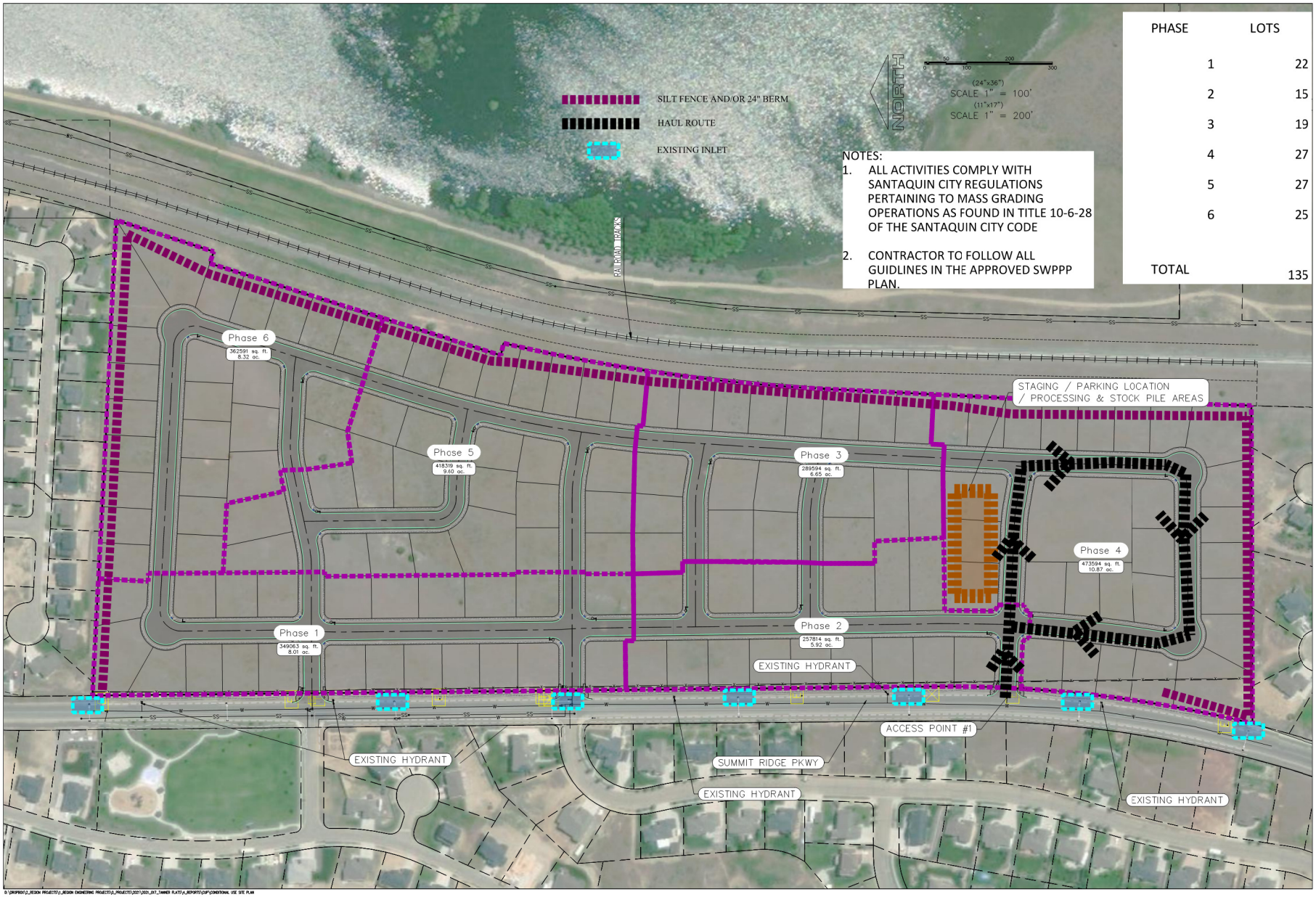
Topsoil Redistribution and Seeding:
Topsoil from the site will be collected and stored as a berm on the perimeter of the property and will be draped over slopes and spread over the floor of the disturbed area during the final reclamation phase of the project. If need be, the topsoil will be scarified. A seed mix, approved by Santaquin City, will be distributed along the slopes and floor area. Typically, the seeding will take place in the late fall.

Surface Water and Erosion:
Due to the porous nature of the soil in the area and the slopes established by the grading plan, we don't believe surface water runoff will be an issue. If areas do show signs of erosion, we will mitigate the erosion with established industry practices.

Estimated Production Schedule	
Time Period	**Activity**
Jul-23	Clear and grub main areas of Hollow Flats
	Install erosion control measures per SWPPP
	Begin grading efforts on Phase 1
Winter 2023	Begin Detailed grading/utility work for Phases 1 and 2, along with offsite sewer
Spring 2024 - Summer 2024	Continue processing and stockpiling, while concurrently selling stockpiled materials.
	Continue working on Phase one and additional developed phases as we gain approvals
Summer 2024 - Fall 2024	Processing complete
Fall 2024 - Spring 2025	Finish grade and distribute topsoil over disturbed area.
	Distribute seed

Appendices:

- Geotechnical Report
  - Infiltration Study
  - Compaction Testing Overview Summary
- Project Exhibits
  - Location Map
  - Location Map 2
  - Conditional Use Site Plan
  - Cut/Fill Map
- Hollow Flats Overall Preliminary Plan Set
- Hollow Flats Phase 1 Final Plan Set



NOTES:

1. ALL ACTIVITIES COMPLY WITH SANTAQUIN CITY REGULATIONS PERTAINING TO MASS GRADING OPERATIONS AS FOUND IN TITLE 10-6-28 OF THE SANTAQUIN CITY CODE
2. CONTRACTOR TO FOLLOW ALL GUIDLINES IN THE APPROVED SWPPP PLAN.

PHASE	LOTS
1	22
2	15
3	19
4	27
5	27
6	25
TOTAL	135

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HOLLOW FLATS
at SUMMIT RIDGE – PHASE 1
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

DATE:6.6.2023
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
CONDITIONAL USE
SHEET:
CUP



SHEET NAME: LOCATION MAP
SHEET: LOC1

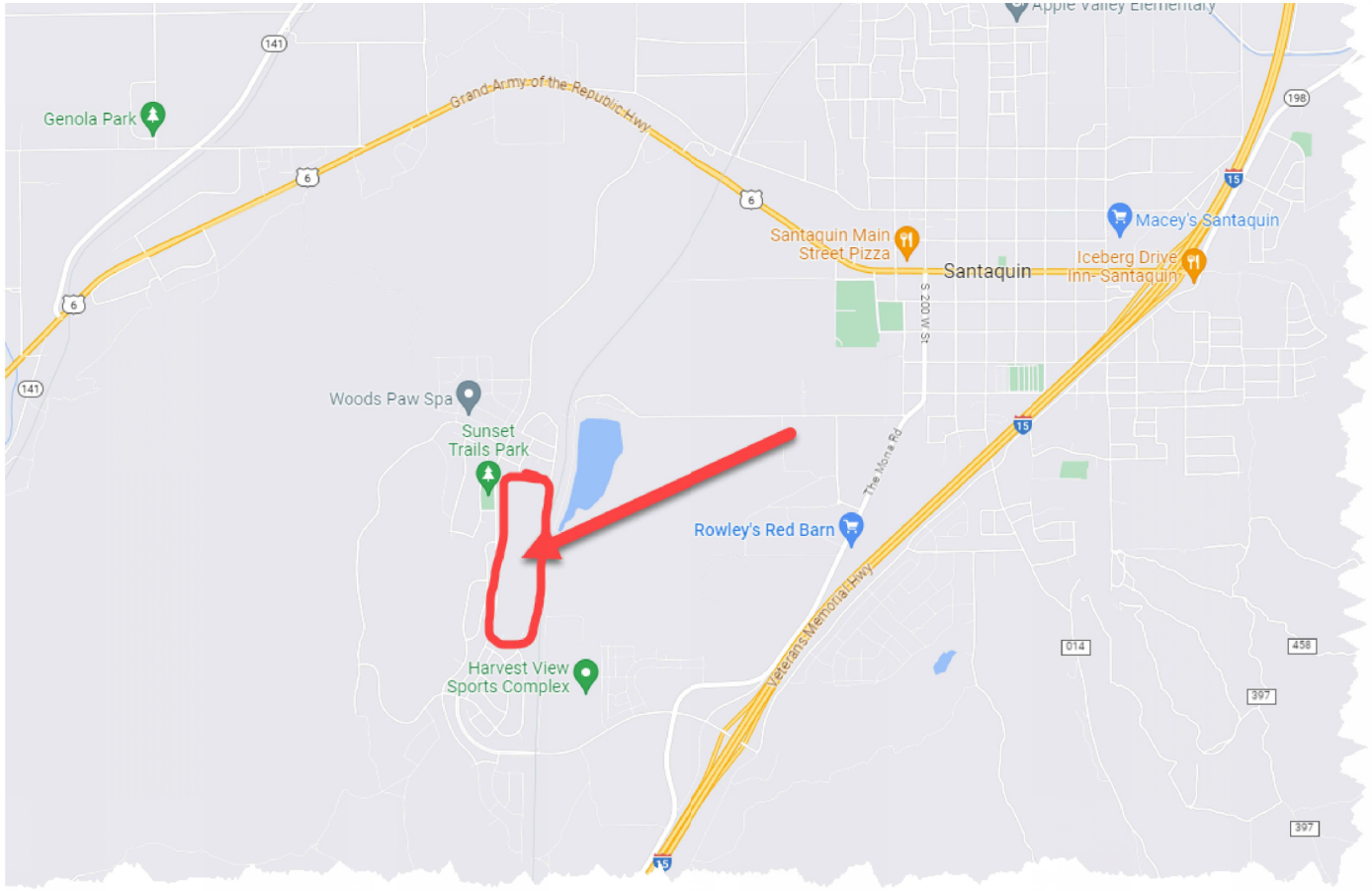
REVISIONS:
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PROJECT #
DATE:6.5.2023

HOLLOW FLATS
at SUMMIT RIDGE – PHASE 1
LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

187023
Donald L. Lyster
P.E. LAND SURVEYOR
STATE OF UTAH

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
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HOLLOW FLATS
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DATE:6.5.2023
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
LOCATION MAP

SHEET:
LOC2

MEMORANDUM
July 14, 2023

To:	Santaquin City Mayor and City Council
From:	Norm Beagley, MPA, P.E., City Manager
RE:	**City Hall Community Services Furniture Order (Ratification)**

Mayor and Council Members,

At the Mayor's direction, and with the Council's consent, we ordered the needed Community Services furniture for the new City Hall building. This furniture is for the multipurpose room and classrooms in the south wing of the new building.

As we discussed previously, we received just one bid for the needed Community Services furniture. The company that submitted a bid currently holds a State competitive bid contract. We ordered the Community Services furniture from MytyLite.

There are sufficient funds currently budgeted for this Community Services furniture purchase under the Capital Projects FF&E budget line item.

I am happy to answer any questions you may have regarding this purchase.

Recommended Motion: Motion to approve (ratify) the purchase of the Community Services furniture for the new City Hall in the amount of $66,491.00.

QUOTE ACKNOWLEDGEMENT

THIS IS NOT AN INVOICE

Created On: 4/17/2023
Sales Quote Number: SQ44025
Mity Customer Number: C931070
Page: 1 Of 3

Deposit required. Amount subject to credit approval.

Bill To:	Sell To:	Ship To:
SANTAQUIN CITY John Bradley 275 W. MAIN ST. SANTAQUIN, UT 84655 United States	SANTAQUIN CITY John Bradley 275 W. MAIN ST. SANTAQUIN, UT 84655 United States	Santaquin City Community Center John Brabley 110 S. Cernter Street Santaquin, UT 84655 United States 801-757-5805

Ship Via	Payment Terms	Sales Person
ORIGIN, Freight Prepaid	Payment Terms Pending	John King

Item No.	Description	UOM	QTY	Unit Price	Total Price
CT60SGB0S00060000	CT 60 SGB W29BLK GRYT ABS ROUND TABLE 60" (5FT) Top: Speckled Grey (Smooth) Bottom: Black Trim ABS Grey Leg: Wishbone Leg/Base Color: Black Sand Height: 29in. Tall	Each	30	$486.00	$14,580.00
CRT5WCHHTBLK2	COMFORT SEATING CART-5 WHEEL, BLACK; HOLDS 8G2 OR 10 ENCORE, CLASSIC, E2, OR ACCESS CHAIRS Color: Black Sand Holds 10 Classic, Encore, Elite, Essential II, Eon, Regency, or Access Banquet Chairs or Holds 8 Grand II Banquet Chairs	Each	2	$284.00	$568.00
CRTCT42-72BLK56	CART;HOLDS 42" - 72" CIRCULAR TABLE;EDGE;BLK FRAME;NON-MARRING 6" CASTERS;NARROW Color: Black Sand Holds 6 CT 42/48/60/66/72" Round tables	Each	5	$581.00	$2,905.00
RT3072SGB0S00060000	RT 3072 SGB W29BLK GRYT ABS RECTANGLE TABLE 30" X 72" Top: Speckled Grey (Smooth) Bottom: Black	Each	28	$278.00	$7,784.00

THANK YOU FOR CHOOSING MITY!

Subtotal	**$66,491.00**
Sales Tax	**$0.00**
Quote Total	**$66,491.00**

Signature: _____ ***Date:*** _____

**** NET Pricing Applied. * Quotes are valid for 30-days. * Delivery is Dock-to-Dock. * Sales Tax may be applicable.***

**** Customer is responsible for offloading order at delivery time unless otherwise prearranged.***

****Freight Quotes are estimates. The Freight charge on your order, will reflect the current freight cost the day the order is placed.***

** Mity, Inc. charges a 3% processing fee for all credit card payments.*

MityLite Inc. P.O. BOX 732698, Dallas, TX, 75373-2698 US | PHONE 801-224-0589 ext 4200 FAX 801-224-6191

QUOTE ACKNOWLEDGEMENT

THIS IS NOT AN INVOICE

Created On: 4/17/2023
Sales Quote Number: SQ44025
Mity Customer Number: C931070

Deposit required. Amount subject to credit approval.

Bill To:	Sell To:	Ship To:
SANTAQUIN CITY John Bradley 275 W. MAIN ST. SANTAQUIN, UT 84655 United States	SANTAQUIN CITY John Bradley 275 W. MAIN ST. SANTAQUIN, UT 84655 United States	Santaquin City Community Center John Brabley 110 S. Cernter Street Santaquin, UT 84655 United States 801-757-5805

Ship Via	Payment Terms	Sales Person
ORIGIN, Freight Prepaid	Payment Terms Pending	John King

	Trim ABS Grey Leg: Wishbone Leg/Base Color: Black Sand Height: 29in. Tall				
1CSFF06020200N00U00	FOLD FLEX ONE CS BKS BLK GBLK FLEX ONE CS FOLDING CHAIR Frame Finish: Black Sand Seat & Back Color: Black Glides: Black	Each	130	$42.00	$5,460.00
CRTRTUBLK2	CART;HOLDS 48 TO 96 IN LENGTH RECTANGULAR TABLE;UPRIGHT;BLK FRAME Color: Black Sand Holds 7 RT tables from 72"/96" Long or 5 RT from 48"/60" Long WARNING: Cart loaded with 96" long tables will NOT fit through a standard doorway	Each	4	$653.00	$2,612.00
PRT3072GNL0201060000	PRT MADMAX 3072 GNL C29 BKS MADERA MAX RECTANGLE TABLE 30" X 72" Laminate: Graphite Nebula Leg: Conference Height: 29" Frame/Leg Color: Black Sand	Each	11	$290.00	$3,190.00
CRTTREE2	MULTI FUNCTION HALF TREE CART;MESH AND SWIFTSETFLDG CHAIRS; Color: Black Sand	Each	4	$568.00	$2,272.00

Subtotal	**$66,491.00**
Sales Tax	**$0.00**
Quote Total	**$66,491.00**

THANK YOU FOR CHOOSING MITY!

Signature: _____ ***Date:*** _____

**** NET Pricing Applied. * Quotes are valid for 30-days. * Delivery is Dock-to-Dock. * Sales Tax may be applicable.***

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Deposit required. Amount subject to credit approval.

Bill To:	Sell To:	Ship To:
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Ship Via	Payment Terms	Sales Person
ORIGIN, Freight Prepaid	Payment Terms Pending	John King

	Holds 48 SwiftSet Folding Chairs or 36 upholstered SwiftSet Folding Chairs or 36 FlexLite Chairs or 30 FlexOne CS Chairs or 36 FlexOne FX/LX Chairs Utah State contract # PA3326 Free dock to dock delivery on the UT State contract. Call John B4 the delivery 801-754-5805				
CLSQO06000014920W50	CLASSIC SQUARE OPEN CHAIR Finish: Black Sand Back: Fixed Seam Style: Waterfall Leg: Standard Chair Upholstery: • Shire - Concrete Utah State contract # PA3326 Free dock to dock delivery on UT State contract!	Each	240	$113.00	$27,120.00

THANK YOU FOR CHOOSING MITY!

Subtotal	**$66,491.00**
Sales Tax	**$0.00**
Quote Total	**$66,491.00**

Signature: _____ ***Date:*** _____

**** NET Pricing Applied. * Quotes are valid for 30-days. * Delivery is Dock-to-Dock. * Sales Tax may be applicable.***

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MityLite Inc. P.O. BOX 732698, Dallas, TX, 75373-2698 US | PHONE 801-224-0589 ext 4200 FAX 801-224-6191

MEMORANDUM
July 14, 2023

To:	Santaquin City Mayor and City Council
From:	Norm Beagley, MPA, P.E., City Manager
RE:	**City Hall Office Furniture Order (Ratification)**

Mayor and Council Members,

At the Mayor's direction, and with the Council's consent, we ordered the needed office furniture for the new City Hall building.

As we discussed previously, we received two bids for the needed office furniture. Both companies that submitted bids currently hold State competitive bid contracts. We ordered the office furniture from Workspace Elements, who provided the lowest bid pricing.

There are sufficient funds currently budgeted for this office furniture purchase under the Capital Project FF&E budget line item.

I am happy to answer any questions you may have regarding this purchase.

Recommended Motion: Motion to approve (ratify) the purchase of the office furniture for the new City Hall in the amount of $200,728.30.

WORKSPACE ELEMENTS

Proposal

WORKSPACE ELEMENTS
3003 HIGHLAND DRIVE
SALT LAKE CITY , UT 84106
PHONE: 801.746.0271
EMAIL:
CS@WORKSPACEELEMENTS.COM

ORDER NUMBER	20265
DATE	06/23/2023
CUSTOMER PO NO	
CUSTOMER NAME	SANTAQUIN CITY
SALESPERSON	BEN JENKINSON
TERMS	DUE UPON RECEIPT
PAGE	1 of 4

SANTAQUIN CITY
275 WEST MAIN STREET
SANTAQUIN, UT 84655

ATTN: ACCOUNTS PAYABLE

SHIP TO

SANTAQUIN CITY
275 WEST MAIN STREET
SANTAQUIN, UT 84655

ATTN: NORM BEAGLEY
Phone: 801-754-3211
Email: NBEAGLEY@SANTAQUIN.ORG

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED AMOUNT
1.00 Each	WORKSPACE - NO PO VENDOR NOTE: THIS PROPOSAL HAS BEEN PREPARED TO ACCOMPANY THE DESIGN PRESENTATION PACKAGE. THIS PROPOSAL AND THE DESIGN PRESENTATION PACKAGE MUST BE APPROVED AND SIGNED FOR ORDERING.	0.00	0.00
1.00 Each	WORKSPACE - NO PO VENDOR PO INSTRUCTIONS THIS PROPOSAL HAS BEEN PREPARED UTILIZING THE FOLLOWING CONTRACTS: HON STATE PD3341 HON MA3970-PA CONTRACT NUMBERS MUST BE NOTED ON YOUR PO. PLEASE MAKE PURCHASE ORDER PAYABLE TO: WORKSPACE ELEMENTS 3003 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84106	0.00	0.00
22.00 EACH	HON PRIVATE OFFICES PO-01 HON CONCINNITY BOW-FRONT DESK	1,553.77	34,182.94
1.00 EACH	HON PRIVATE OFFICES T-01 HON VOI SINGLE DESK (OFFICE M319)	484.22	484.22
1.00 EACH	HON PRIVATE OFFICE: SINGLE DESK PO-02 HON CNCINNITY STRAIGHT DESKS	840.89	840.89
1.00 EACH	HON SHARED OFFICE:BASEMENT LEVEL PO-02 HON CONCINNITY STRAIGHT DESK	840.89	840.89
1.00 EACH	HON SHARED OFFICE: BASEMENT LEVEL PO-04 HON CONCINNITY U-SHAPED DESK	1,383.66	1,383.66

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PAGE	2 of 4

1.00 EACH	HON SHARED OFFICE: MAIN LEVEL PO-03 HON CONCINNITY SHARED DESK	2,999.50	2,999.50
1.00 EACH	HON PRIVATE OFFICES: STORAGE ST-02 HON CONCINNITY 65H BOOKCASE	423.17	423.17
23.00 EACH	HON PRIVATE OFFICES: STORAGE ST-01 HON CONCINNITY 65H STORAGE COMBO	899.64	20,691.72
1.00 EACH	HON MAYOR'S OFFICE PO-01 HON CONCINNITY BOW-FRONT DESK	1,553.77	1,553.77
1.00 EACH	HON MAYOR'S OFFICE T-09 HON OCCASSIONAL SIDE TABLE	248.85	248.85
4.00 EACH	HON MAYOR'S OFFICE CH-04 HON IGNITION GUEST CHAIRS	226.94	907.76
1.00 EACH	HON MAYOR'S OFFICE T-02 HON ARRANGE 42" ROUND TABLE	528.38	528.38
4.00 EACH	HON MAYOR'S OFFICE CH-05 HON IGNITION ARMLESS GUEST CHAIR	214.66	858.64
1.00 EACH	HON MAYOR'S OFFICE ST-02 HON CONCINNITY BOOKCASE	423.17	423.17
1.00 EACH	HON CONFERENCE ROOMS T-04 HON PRESIDE BOAT SHAPE 54" X 144" NON-POWERED TABLE	1,959.56	1,959.56
1.00 EACH	HON CONFERENCE ROOMS T-05 HON PRESIDE BOAT SHAPE 48" X 96" POWERED TABLE	1,903.11	1,903.11
1.00 EACH	HON CONFERENCE ROOMS T-06 HON PRESIDE BOAT SHAPE 54" X 180" POWERED TABLE	3,752.80	3,752.80
1.00 EACH	HON CONFERENCE ROOM: UPPER LEVEL	2,419.19	2,419.19

WORKSPACE ELEMENTS

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SALT LAKE CITY , UT 84106
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PAGE	3 of 4

	T-08 HON PRESIDE BOAT SHAPE 54" X 144" TABLE		
2.00 EACH	HON CONFERENCE ROOM: UPPER LEVEL L-03 HON ASTIR BENCHES	965.38	1,930.76
3.00 EACH	HON WORKSTATIONS: MAIN LEVEL WS-01 HON CONCINNITY WORKSTATIONS	2,446.85	7,340.55
1.00 EACH	HON WORKSTATIONS: MAIN LEVEL T-07 HON CONCINNITY 24" X 36" PRINTER TABLE	380.98	380.98
2.00 EACH	HON WORKSTATIONS: UPPER LEVEL WS-02 HON CONCINNITY WORKSTATIONS	2,163.64	4,327.28
7.00 EACH	HON WAITING AREAS CH-04 HON IGNITION GUEST CHAIR	226.94	1,588.58
10.00 EACH	HON WATING AREAS CH-05 HON IGNITION ARMLESS GUEST CHAIR	214.66	2,146.60
3.00 EACH	HON WAITING AREAS T-09 HON OCCASSIONAL SIDE TABLE	248.85	746.55
11.00 EACH	HON CHAMBER AREA CH-06 HON IGNTION 2.0 FULLY-UPH FIXED ARMS	345.98	3,805.78
2.00 EACH	HON CHAMBER AREA CH-07 HON IGNITION 2.0 FULLY UPH - ADJUSTABLE ARMS	351.36	702.72
82.00 EACH	HON CHAMBER AREA CH-05 HON IGNITION GUEST ARMLESS CHAIR	214.66	17,602.12
2.00 EACH	HON CHAMBER AREA T-10 HON VOI DESK	772.53	1,545.06
20.00 EACH	HON OFFICE SEATING CH-01 HON IGNITION 2.0 FULLY UPH	351.36	7,027.20

WORKSPACE ELEMENTS

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3003 HIGHLAND DRIVE
SALT LAKE CITY , UT 84106
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CS@WORKSPACEELEMENTS.COM

ORDER NUMBER	20265
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20.00 EACH	HON OFFICE SEATING CH-02 HON IGNITION 2.0 MESH BACK	352.13	7,042.60
4.00 EACH	HON SEATING CH-03 HON IGNITION 2.0 MESH BACK STOOL	359.42	1,437.68
56.00 EACH	HON SEATING CH-04 HON IGNITION GUEST CHAIR	226.94	12,708.64
40.00 EACH	HON CONFERENCE SEATING CH-06 HON IGNITION 2.0 FULLY UPH - FIXED ARMS	345.98	13,839.20
50.00 Each	WORKSPACE ELEMENTS DESIGN SERVICES DESIGN SERVICES, TO INCLUDE: AUTOCAD LAYOUTS, SPECIFICATION LIST, FINISH SELECTION, INSTALLATION PLANS FOR INSTALLATION.	65.00	3,250.00
1.00 Each	WORKSPACE ELEMENTS LABOR SERVICES INSTALLATION SERVICES AND REMOVAL OF SHIPPING/PACKAGING MATERIALS.	22,700.00	22,700.00

FURNITURE :	$160,574.52
DESIGN/PM :	$3,250.00
FREIGHT :	$0.00
LABOR :	$22,700.00
ORDER SUB-TOTAL :	$186,524.52
TOTAL ORDER :	**$200,728.30**

STANDARD TERMS & CONDITIONS INCORPORATED HEREIN
PAYMENT BY CREDIT CARD SUBJECT TO A 2% PROCESSING FEE
WIRE TRANSFER / ACH INFORMATION:
ABA / ROUTING: 124000054 ACCT #: 984845289

SIGNATURE: _____ **NAME:**_____ **TITLE:**_____ **DATE:** _____

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1						PRIVATE OFFICES			$ 91,263.00	67.726		$ 29,454.24	62.014	15.037		$ 34,667.16
2						PRIVATE OFFICE: SINGLE DESKS			$ 2,203.00	67.929		$ 706.53	61.830	15.978		$ 840.89
3						SHARED OFFICE: BASEMENT LEVEL			$ 5,851.00	68.054		$ 1,869.17	61.980	15.975		$ 2,224.55
4						SHARED OFFICE: MAIN LEVEL			$ 8,417.00	70.057		$ 2,520.32	64.364	15.975		$ 2,999.50
5						PRIVATE OFFICE: STORAGE			$ 55,290.00	67.539		$ 17,947.79	61.811	14.999		$ 21,114.89
6						MAYOR'S OFFICE			$ 11,732.00	67.317		$ 3,834.34	61.468	15.180		$ 4,520.57
7						CONFERENCE ROOMS			$ 19,710.00	67.182		$ 6,468.52	61.362	15.061		$ 7,615.47
8						CONFERENCE ROOM: UPPER LEVEL			$ 11,267.00	67.204		$ 3,695.13	61.392	15.054		$ 4,349.95
9						WORKSTATIONS: MAIN LEVEL			$ 21,455.00	69.522		$ 6,539.03	64.011	15.314		$ 7,721.53
10						WORKSTATIONS: UPPER LEVEL			$ 11,772.00	68.829		$ 3,669.46	63.241	15.202		$ 4,327.28
11						WAITING AREAS			$ 11,416.00	66.696		$ 3,801.99	60.742	15.167		$ 4,481.73
12						CHAMBER AREA			$ 61,685.00	67.508		$ 20,042.91	61.651	15.272		$ 23,655.68
13						OFFICE SEATING			$ 73,480.00	67.552		$ 23,843.04	61.600	15.499		$ 28,216.12
14						CONFERENCE SEATING			$ 36,040.00	67.744		$ 11,625.20	61.600	15.998		$ 13,839.20
						Grand Total			$ 421,581.00	67.736		$ 136,017.67	61.911	15.293		$ 160,574.52

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1		PO-01	HON	HCG	HNL3672RP BR .B PINC .B .P $(L1STD) .PINC $(L1STD) .PINC $(L1STD) .PINC	72x36x29-1/2 Rt Ped Desk bow top recess mod Beaded Edge Pinnacle Cylinder/Black Black Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle	10	$ 2,427.00	$ 24,270.00	67.360	$ 792.17	$ 7,921.70	61.600	15.001	$ 931.97	$ 9,319.70
2		PO-01	HON	HCL	HHN831124 .S	Flat Bracket 24D Charcoal	10	$ 85.00	$ 850.00	74.415	$ 21.75	$ 217.50	69.900	15.006	$ 25.59	$ 255.90
3		PO-01	HON	HCG	HNL2448LP .B PINC .A .P $(L1STD) .PINC $(L1STD) .PINC $(L1STD) .PINC	48x24x29-1/2 Return Lf Beaded Edge Pinnacle Cylinder/Satin Black Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle	10	$ 1,363.00	$ 13,630.00	67.360	$ 444.88	$ 4,448.80	61.600	15.000	$ 523.39	$ 5,233.90
4		PO-01	HON	HCL	HCTROUG H17	Cable Mngmt Trough 17W single	10	$ 94.00	$ 940.00	67.744	$ 30.32	$ 303.20	61.600	16.011	$ 36.10	$ 361.00
5		PO-01	HON	HCG	HF23S .X101E LOCATION:	Contain Satin Removable Lock Core Kit 101E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
6		PO-01	HON	HCG	HF23S .X102E LOCATION:	Contain Satin Removable Lock Core Kit 102E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
7		PO-01	HON	HCG	HF23S .X103E LOCATION:	Contain Satin Removable Lock Core Kit 103E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
8		PO-01	HON	HCG	HF23S .X104E LOCATION:	Contain Satin Removable Lock Core Kit 104E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
9		PO-01	HON	HCG	HF23S .X105E LOCATION:	Contain Satin Removable Lock Core Kit 105E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
10		PO-01	HON	HCG	HF23S .X106E LOCATION:	Contain Satin Removable Lock Core Kit 106E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
11		PO-01	HON	HCG	HF23S .X107E LOCATION:	Contain Satin Removable Lock Core Kit 107E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
12		PO-01	HON	HCG	HF23S .X108E LOCATION:	Contain Satin Removable Lock Core Kit 108E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
13		PO-01	HON	HCG	HF23S .X109E LOCATION:	Contain Satin Removable Lock Core Kit 109E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
14		PO-01	HON	HCG	HF23S .X110E LOCATION:	Contain Satin Removable Lock Core Kit 110E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
sub						**Subtotal**			**$ 40,910.00**	**67.726**		**$ 13,203.40**	**62.020**	**15.024**		**$ 15,537.70**
15		PO-01	HON	HCG	HNL3672LP BR .B PINC .B .P $(L1STD) .PINC $(L1STD) .PINC $(L1STD) .PINC	72x36x29-1/2 Lf Ped Desk bow top recess mod Beaded Edge Pinnacle Cylinder/Black Black Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle	12	$ 2,427.00	$ 29,124.00	67.360	$ 792.17	$ 9,506.04	61.600	15.001	$ 931.97	$ 11,183.64
16		PO-01	HON	HCL	HHN831124 .S	Flat Bracket 24D Charcoal	12	$ 85.00	$ 1,020.00	74.415	$ 21.75	$ 261.00	69.900	15.006	$ 25.59	$ 307.08
17		PO-01	HON	HCG	HNL2448RP .B PINC .A .P $(L1STD) .PINC $(L1STD) .PINC $(L1STD) .PINC	48x24x29-1/2 Return Rt Beaded Edge Pinnacle Cylinder/Satin Black Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle	12	$ 1,363.00	$ 16,356.00	67.360	$ 444.88	$ 5,338.56	61.600	15.000	$ 523.39	$ 6,280.68

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
18 ✓		PO-01	HON	HCL	HCTROUGH17	Cable Mngmt Trough 17W single	12	$ 94.00	$ 1,128.00	67.744	$ 30.32	$ 363.84	61.600	16.011	$ 36.10	$ 433.20
19 ✓		PO-01	HON	HCG	HF23S .X111E LOCATION:	Contain Satin Removable Lock Core Kit 111E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
20 ✓		PO-01	HON	HCG	HF23S .X112E LOCATION:	Contain Satin Removable Lock Core Kit 112E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
21 ✓		PO-01	HON	HCG	HF23S .X113E LOCATION:	Contain Satin Removable Lock Core Kit 113E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
22 ✓		PO-01	HON	HCG	HF23S .X114E LOCATION:	Contain Satin Removable Lock Core Kit 114E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
23 ✓		PO-01	HON	HCG	HF23S .X115E LOCATION:	Contain Satin Removable Lock Core Kit 115E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
24 ✓		PO-01	HON	HCG	HF23S .X116E LOCATION:	Contain Satin Removable Lock Core Kit 116E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
25 ✓		PO-01	HON	HCG	HF23S .X117E LOCATION:	Contain Satin Removable Lock Core Kit 117E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
26 ✓		PO-01	HON	HCG	HF23S .X118E LOCATION:	Contain Satin Removable Lock Core Kit 118E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
27 ✓		PO-01	HON	HCG	HF23S .X119E LOCATION:	Contain Satin Removable Lock Core Kit 119E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
28 ✓		PO-01	HON	HCG	HF23S .X120E LOCATION:	Contain Satin Removable Lock Core Kit 120E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
29 ✓		PO-01	HON	HCG	HF23S .X121E LOCATION:	Contain Satin Removable Lock Core Kit 121E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
30 ✓		PO-01	HON	HCG	HF23S .X122E LOCATION:	Contain Satin Removable Lock Core Kit 122E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
sub						**Subtotal**			**$ 49,092.00**	**67.726**		**$ 15,844.08**	**62.020**	**15.024**		**$ 18,645.24**
31 ✓		T-01	HON	HVO	HLSLR2448 $(L1STD) .PINC PINC .X	Voi 24"D x 48" W Rectangle Worksurface Grd L1 Standard Laminates Pinnacle Pinnacle No Grommets OFFICE M319	1	$ 405.00	$ 405.00	67.744	$ 130.64	$ 130.64	61.600	15.998	$ 155.52	$ 155.52
sub						**Subtotal**			**$ 405.00**	**67.743**		**$ 130.64**	**61.600**	**15.998**		**$ 155.52**
32 ✓		T-01	HON	HCL	HLSL2428O $(P1) .P	24"D x 28"H O-Leg Support for Wksf (single leg) P1 Paint Opts Black OFFICE M319	2	$ 428.00	$ 856.00	67.744	$ 138.06	$ 276.12	61.600	15.996	$ 164.35	$ 328.70
						PRIVATE OFFICES			**$ 91,263.00**	**67.726**		**$ 29,454.24**	**62.014**	**15.037**		**$ 34,667.16**

PRIVATE OFFICE: SINGLE DESKS

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1		PO-02	HON	HCG	HNL3066LP RF .B PINC .B .P $(L1STD) .PINC $(L1STD) .PINC $(L1STD) .PINC	66x30x29-1/2 Lf Ped Desk rect top flush mod Beaded Edge Pinnacle Cylinder/Black Black Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle	1	$ 2,048.00	$ 2,048.00	67.744	$ 660.60	$ 660.60	61.600	16.000	$ 786.43	$ 786.43
2		PO-02	HON	HND	HCTROUG H17	Cable Mngmt Trough 17W single	1	$ 94.00	$ 94.00	67.744	$ 30.32	$ 30.32	61.600	16.011	$ 36.10	$ 36.10
3		PO-02	HON	HCG	HF23S .X124E LOCATION:	Contain Satin Removable Lock Core Kit 124E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
						PRIVATE OFFICE: SINGLE DESKS			**$ 2,203.00**	**67.929**		**$ 706.53**	**61.830**	**15.978**		**$ 840.89**

SHARED OFFICE: BASEMENT LEVEL

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1		PO-02	HON	HCG	HNL3066LP RF .B PINC .B .P $(L1STD) .PINC $(L1STD) .PINC $(L1STD) .PINC	66x30x29-1/2 Lf Ped Desk rect top flush mod Beaded Edge Pinnacle Cylinder/Black Black Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle	1	$ 2,048.00	$ 2,048.00	67.744	$ 660.60	$ 660.60	61.600	16.000	$ 786.43	$ 786.43
2		PO-02	HON	HND	HCTROUG H17	Cable Mngmt Trough 17W single	1	$ 94.00	$ 94.00	67.744	$ 30.32	$ 30.32	61.600	16.011	$ 36.10	$ 36.10
3		PO-02	HON	HCG	HF23S .X125E LOCATION:	Contain Satin Removable Lock Core Kit 125E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
sub						**Subtotal**			**$ 2,203.00**	**67.929**		**$ 706.53**	**61.830**	**15.978**		**$ 840.89**
4		PO-04	HON	HCG	HNL3066LP RF .B PINC .B .P $(L1STD) .PINC $(L1STD) .PINC $(L1STD) .PINC	66x30x29-1/2 Lf Ped Desk rect top flush mod Beaded Edge Pinnacle Cylinder/Black Black Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle	1	$ 2,048.00	$ 2,048.00	67.744	$ 660.60	$ 660.60	61.600	16.000	$ 786.43	$ 786.43
5		PO-04	HON	HCG	HNLRC244 8 .B PINC .X $(L1STD) .PINC	48W x 24D Rectangle Worksurface Beaded Edge Pinnacle No Grommet Grd L1 Standard Laminates Pinnacle	1	$ 362.00	$ 362.00	67.744	$ 116.77	$ 116.77	61.600	15.999	$ 139.01	$ 139.01
6		PO-04	HON	HND	HCTROUG H17	Cable Mngmt Trough 17W single	1	$ 94.00	$ 94.00	67.744	$ 30.32	$ 30.32	61.600	16.011	$ 36.10	$ 36.10
7		PO-04	HON	HND	HHN831124 .S	Flat Bracket 24D Charcoal	1	$ 85.00	$ 85.00	74.716	$ 21.49	$ 21.49	69.900	16.022	$ 25.59	$ 25.59
8		PO-04	HON	HCG	HNL231628 PFF .B .X $(L1STD) .PINC $(L1STD) .PINC	15-3/4Wx23-1/8Dx28-1/2H File/File Pedestal Cylinder/Black No Grommet Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle	1	$ 937.00	$ 937.00	67.744	$ 302.24	$ 302.24	61.600	16.000	$ 359.81	$ 359.81
9		PO-04	HON	HCG	HF23S .X126E LOCATION:	Contain Satin Removable Lock Core Kit 126E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
sub						**Subtotal**			**$ 3,648.00**	**68.129**		**$ 1,162.64**	**62.071**	**15.974**		**$ 1,383.66**
						SHARED OFFICE: BASEMENT LEVEL			**$ 5,851.00**	**68.054**		**$ 1,869.17**	**61.980**	**15.975**		**$ 2,224.55**

SHARED OFFICE: MAIN LEVEL

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1 ✓		PO-03	HON	HCL	HWR2472PN $(L1STD) .LAHC .S	Systems Rect Wksfc Edgeband 24D x 72W No ... Grd L1 Standard Laminates Handspun Chestnut Charcoal	1	$ 679.00	$ 679.00	74.716	$ 171.68	$ 171.68	69.900	16.000	$ 204.38	$ 204.38
2 ✓		PO-03	HON	HCL	HWR3072PN $(L1STD) .LAHC .S	Systems Rect Wksfc Edgeband 30D x 72W No ... Grd L1 Standard Laminates Handspun Chestnut Charcoal	2	$ 761.00	$ 1,522.00	74.716	$ 192.41	$ 384.82	69.900	16.000	$ 229.06	$ 458.12
3 ✓		PO-03	HON	HCL	HHN831124 .S	Flat Bracket 24D Charcoal	2	$ 85.00	$ 170.00	74.716	$ 21.49	$ 42.98	69.900	16.022	$ 25.59	$ 51.18
4 ✓		PO-03	HON	HCG	HLSLZ5SC54 .P	42"W External Stiffener Black	2	$ 129.00	$ 258.00	67.744	$ 41.61	$ 83.22	61.600	16.007	$ 49.54	$ 99.08
5 ✓		PO-03	HON	HCL	HCTROUGH17	Cable Mngmt Trough 17W single	2	$ 94.00	$ 188.00	67.744	$ 30.32	$ 60.64	61.600	16.011	$ 36.10	$ 72.20
6 ✓		PO-03	HON	HCG	HNLLEP3028L .P $(L1STD) .S	15-3/4Wx30Dx28-1/2H L-Shaped End Panel Left Black Grd L1 Standard Laminates Charcoal	1	$ 484.00	$ 484.00	67.744	$ 156.12	$ 156.12	61.600	16.001	$ 185.86	$ 185.86
7 ✓		PO-03	HON	HCG	HNLLEP3028R .P $(L1STD) .S	15-3/4Wx30Dx28-1/2H L-Shaped End Panel Right Black Grd L1 Standard Laminates Charcoal	1	$ 484.00	$ 484.00	67.744	$ 156.12	$ 156.12	61.600	16.001	$ 185.86	$ 185.86
8 ✓		PO-03	HON	HCG	HNL231028PBBF .A .X $(L1STD) .S $(L1STD) .S	9-1/2Wx23-1/8Dx28-1/2H Narrow Box/Box/File Ped Cylinder/Satin No Grommet Grd L1 Standard Laminates Charcoal Grd L1 Standard Laminates Charcoal	2	$ 905.00	$ 1,810.00	67.744	$ 291.92	$ 583.84	61.600	15.999	$ 347.52	$ 695.04
9 ✓		PO-03	HON	HCL	HV-UT1 .P	Optional Pencil Tray Black	2	$ 94.00	$ 188.00	74.716	$ 23.77	$ 47.54	69.900	15.977	$ 28.29	$ 56.58
10 ✓		PO-03	HON	HCG	HNLPB1028 $(L1STD) .S	9-1/2W x 27-7/8H Pedestal Back Panel Grd L1 Standard Laminates Charcoal AGAINST WINDOW	2	$ 168.00	$ 336.00	67.744	$ 54.19	$ 108.38	61.600	15.998	$ 64.51	$ 129.02
11 ✓		PO-03	HON	HCG	HNL291628PFF .A .X $(L1STD) .S $(L1STD) .S	15-3/4Wx29-1/8Dx28-1/2H File/File Pedestal Cylinder/Satin No Grommet Grd L1 Standard Laminates Charcoal Grd L1 Standard Laminates Charcoal	2	$ 1,027.00	$ 2,054.00	67.744	$ 331.27	$ 662.54	61.600	16.000	$ 394.37	$ 788.74
12 ✓		PO-03	HON	HCG	HF23S .X127E LOCATION:	Contain Satin Removable Lock Core Kit 127E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
13 ✓		PO-03	HON	HCG	HF23S .X128E LOCATION:	Contain Satin Removable Lock Core Kit 128E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
						SHARED OFFICE: MAIN LEVEL			**$ 8,417.00**	**70.057**		**$ 2,520.32**	**64.364**	**15.975**		**$ 2,999.50**

Item # 12.

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1 ✓		ST-02	HON	HCG	HNL1530BK5 .B PINC $(L1STD) .PINC $(L1STD) .PINC	30x14-1/4x65 Bookcase 5-shelf Beaded Edge Pinnacle Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle	1	$ 1,102.00	$ 1,102.00	67.360	$ 359.69	$ 359.69	61.600	15.001	$ 423.17	$ 423.17
sub						**Subtotal**			**$ 1,102.00**	**67.360**		**$ 359.69**	**61.600**	**15.001**		**$ 423.17**
2 ✓		ST-01	HON	HCG	HNL3636BHXD $(L1STD) .PINC	36x14-1/4x35-1/4 Bookcase Hutch no drs/open Grd L1 Standard Laminates Pinnacle	23	$ 766.00	$ 17,618.00	67.360	$ 250.02	$ 5,750.46	61.600	15.000	$ 294.14	$ 6,765.22
3 ✓		ST-01	HON	HCG	HNL2436LD2 .B PINC .B $(L1STD) .PINC $(L1STD) .PINC $(L1STD) .PINC	36x24x29-1/2 Lateral File two drawer Beaded Edge Pinnacle Cylinder/Black Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle Grd L1 Standard Laminates Pinnacle	23	$ 1,529.00	$ 35,167.00	67.360	$ 499.07	$ 11,478.61	61.600	15.000	$ 587.14	$ 13,504.22
4 ✓		ST-01	HON	HCG	HF23S .X101E LOCATION:	Contain Satin Removable Lock Core Kit 101E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
5 ✓		ST-01	HON	HCG	HF23S .X102E LOCATION:	Contain Satin Removable Lock Core Kit 102E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
6 ✓		ST-01	HON	HCG	HF23S .X103E LOCATION:	Contain Satin Removable Lock Core Kit 103E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
7 ✓		ST-01	HON	HCG	HF23S .X104E LOCATION:	Contain Satin Removable Lock Core Kit 104E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
8 ✓		ST-01	HON	HCG	HF23S .X105E LOCATION:	Contain Satin Removable Lock Core Kit 105E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
9 ✓		ST-01	HON	HCG	HF23S .X106E LOCATION:	Contain Satin Removable Lock Core Kit 106E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
10 ✓		ST-01	HON	HCG	HF23S .X112E LOCATION:	Contain Satin Removable Lock Core Kit 112E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
11 ✓		ST-01	HON	HCG	HF23S .X107E LOCATION:	Contain Satin Removable Lock Core Kit 107E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
12 ✓		ST-01	HON	HCG	HF23S .X108E LOCATION:	Contain Satin Removable Lock Core Kit 108E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
13 ✓		ST-01	HON	HCG	HF23S .X109E LOCATION:	Contain Satin Removable Lock Core Kit 109E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
14 ✓		ST-01	HON	HCG	HF23S .X110E LOCATION:	Contain Satin Removable Lock Core Kit 110E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
15 ✓		ST-01	HON	HCG	HF23S .X111E LOCATION:	Contain Satin Removable Lock Core Kit 111E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
16 ✓		ST-01	HON	HCG	HF23S .X115E LOCATION:	Contain Satin Removable Lock Core Kit 115E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
17 ✓		ST-01	HON	HCG	HF23S .X116E LOCATION:	Contain Satin Removable Lock Core Kit 116E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
18 ✓		ST-01	HON	HCG	HF23S .X117E LOCATION:	Contain Satin Removable Lock Core Kit 117E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
19 ✓		ST-01	HON	HCG	HF23S .X118E LOCATION:	Contain Satin Removable Lock Core Kit 118E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
20 ✓		ST-01	HON	HCG	HF23S .X119E LOCATION:	Contain Satin Removable Lock Core Kit 119E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
21 ✓		ST-01	HON	HCG	HF23S .X120E LOCATION:	Contain Satin Removable Lock Core Kit 120E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
22		ST-01	HON	HCG	HF23S .X121E LOCATION:	Contain Satin Removable Lock Core Kit 121E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
23		ST-01	HON	HCG	HF23S .X122E LOCATION:	Contain Satin Removable Lock Core Kit 122E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
24		ST-01	HON	HCG	HF23S .X123E LOCATION:	Contain Satin Removable Lock Core Kit 123E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
25		ST-01	HON	HCG	HF23S .X124E LOCATION:	Contain Satin Removable Lock Core Kit 124E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
26		ST-01	HON	HCG	HF23S .X125E LOCATION:	Contain Satin Removable Lock Core Kit 125E ALL METAL STORAGE; ...	1	$ 61.00	$ 61.00	74.415	$ 15.61	$ 15.61	69.900	14.978	$ 18.36	$ 18.36
sub						**Subtotal**			**$ 54,188.00**	**67.542**		**$ 17,588.10**	**61.815**	**14.999**		**$ 20,691.72**
						PRIVATE OFFICE: STORAGE			**$ 55,290.00**	**67.539**		**$ 17,947.79**	**61.811**	**14.999**		**$ 21,114.89**

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1		PO-01	HON	HCG	HNL3672LP	72x36x29-1/2 Lf Ped Desk	1	$ 2,427.00	$ 2,427.00	67.360	$ 792.17	$ 792.17	61.600	15.001	$ 931.97	$ 931.97
					BR	bow top recess mod										
					.B	Beaded Edge										
					PINC	Pinnacle										
					.B	Cylinder/Black										
					.P	Black										
					$(L1STD)	Grd L1 Standard Laminates										
					.PINC	Pinnacle										
					$(L1STD)	Grd L1 Standard Laminates										
					.PINC	Pinnacle										
					$(L1STD)	Grd L1 Standard Laminates										
✓					.PINC	Pinnacle										
2		PO-01	HON	HCL	HHN831124	Flat Bracket 24D	1	$ 85.00	$ 85.00	74.415	$ 21.75	$ 21.75	69.900	15.006	$ 25.59	$ 25.59
✓					.S	Charcoal										
3		PO-01	HON	HCL	HCTROUG	Cable Mngmt Trough 17W	1	$ 94.00	$ 94.00	67.744	$ 30.32	$ 30.32	61.600	16.011	$ 36.10	$ 36.10
✓					H17	single										
4		PO-01	HON	HCG	HNL2448RP	48x24x29-1/2 Return Rt	1	$ 1,363.00	$ 1,363.00	67.360	$ 444.88	$ 444.88	61.600	15.000	$ 523.39	$ 523.39
					.B	Beaded Edge										
					PINC	Pinnacle										
					.A	Cylinder/Satin										
					.P	Black										
					$(L1STD)	Grd L1 Standard Laminates										
					.PINC	Pinnacle										
					$(L1STD)	Grd L1 Standard Laminates										
					.PINC	Pinnacle										
					$(L1STD)	Grd L1 Standard Laminates										
✓					.PINC	Pinnacle										
5		PO-01	HON	HCG	HF23S	Contain Satin Removable	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
						Lock Core Kit										
					.X129E	129E										
✓					LOCATION:	ALL METAL STORAGE; ...										
sub						**Subtotal**			**$ 4,091.00**	**67.726**		**$ 1,320.34**	**62.020**	**15.024**		**$ 1,553.77**
6		T-09	HON	HCG	H80193	Occasional Laminate	1	$ 563.00	$ 563.00	62.872	$ 209.03	$ 209.03	55.800	16.002	$ 248.85	$ 248.85
						Occasional Strght Table 2...										
					$(L1STD)	Grd L1 Standard Laminates										
					.PINC	Pinnacle										
✓					PINC	Pinnacle										
7		CH-04	HON	HSN	HIGS6	Ignition Guest/Multi-Purpose	4	$ 591.00	$ 2,364.00	67.360	$ 192.90	$ 771.60	61.600	15.000	$ 226.94	$ 907.76
						Chair Four-Leg Stacking										
					.F	Fixed										
					.E	Nylon Glide										
					.U	Upholstered										
					$(1)	Gr 1 UPH										
					.DAPR	Dapper										
					35	Fawn										
✓					.T	Black										
sub						**Subtotal**			**$ 2,927.00**	**66.497**		**$ 980.63**	**60.485**	**15.215**		**$ 1,156.61**
8		T-02	HON	HTL	HCTRND42	Arrange Table 42" Round	1	$ 591.00	$ 591.00	67.744	$ 190.63	$ 190.63	61.600	16.000	$ 226.94	$ 226.94
						Top										
					.N	No Grommet										
					$(L1STD)	Grd L1 Standard Laminates										
					.PINC	Pinnacle										
✓					.PINC	Pinnacle										
9		T-02	HON	HTL	HCT29LX	Arrnge Seated Hght X-base	1	$ 785.00	$ 785.00	67.744	$ 253.21	$ 253.21	61.600	16.000	$ 301.44	$ 301.44
						for 42-48" Srfc										
					$(P1)	P1 Paint Opts										
✓					.CBK	Charblack										
sub						**Subtotal**			**$ 1,376.00**	**67.744**		**$ 443.84**	**61.600**	**16.000**		**$ 528.38**
10		CH-05	HON	HSN	HIGS6	Ignition Guest/Multi-Purpose	4	$ 559.00	$ 2,236.00	67.360	$ 182.46	$ 729.84	61.600	15.001	$ 214.66	$ 858.64
						Chair Four-Leg Stacking										
					.N	Armless										
					.E	Nylon Glide										
					.U	Upholstered										
					$(1)	Gr 1 UPH										
					.DAPR	Dapper										
					35	Fawn										
✓					.T	Black										
11		ST-02	HON	HCG	HNL1530BK	30x14-1/4x65 Bookcase	1	$ 1,102.00	$ 1,102.00	67.360	$ 359.69	$ 359.69	61.600	15.001	$ 423.17	$ 423.17
					5	5-shelf										
					.B	Beaded Edge										
					PINC	Pinnacle										
					$(L1STD)	Grd L1 Standard Laminates										
					.PINC	Pinnacle										
					$(L1STD)	Grd L1 Standard Laminates										
✓					.PINC	Pinnacle										
sub						**Subtotal**			**$ 3,338.00**	**67.360**		**$ 1,089.53**	**61.600**	**15.001**		**$ 1,281.81**
						MAYOR'S OFFICE			**$ 11,732.00**	**67.317**		**$ 3,834.34**	**61.468**	**15.180**		**$ 4,520.57**

CONFERENCE ROOMS

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1		T-04	HON	HTL	HTLB54144 .J PINC .N $(L1STD) .PINC	Preside 144W x 54D Boat Shaped Laminate Top Knife Pinnacle No Grommets Grd L1 Standard Laminates Pinnacle	1	$ 2,704.00	$ 2,704.00	67.360	$ 882.59	$ 882.59	61.600	15.000	$ 1,038.34	$ 1,038.34
2		T-04	HON	HTL	HTLHP144 $(L1STD) .PINC .PINC	Preside Laminate Hollow Panel Base For 144" W T... Grd L1 Standard Laminates Pinnacle Pinnacle	1	$ 2,399.00	$ 2,399.00	67.360	$ 783.03	$ 783.03	61.600	15.001	$ 921.22	$ 921.22
sub						**Subtotal**			**$ 5,103.00**	**67.360**		**$ 1,665.62**	**61.600**	**15.000**		**$ 1,959.56**
3		T-05	HON	HTL	HTLB4896 .J PINC .G2 $(L1STD) .PINC	Preside 96W x 48D Boat Shaped Laminate Top Knife Pinnacle Cut out for Flip Top Port Grd L1 Standard Laminates Pinnacle	1	$ 1,640.00	$ 1,640.00	67.360	$ 535.30	$ 535.30	61.600	14.999	$ 629.76	$ 629.76
4		T-05	HON	HTL	HTLHP96 $(L1STD) .PINC .PINC	Preside Laminate Hollow Panel Base For 96" W Ta... Grd L1 Standard Laminates Pinnacle Pinnacle	1	$ 2,232.00	$ 2,232.00	67.360	$ 728.52	$ 728.52	61.600	15.001	$ 857.09	$ 857.09
5		T-05	HON	HTL	HTG2PWR-3P-2B-2U .SVR	ElloraB G2 Flptop 3 AC Pwr-1 Dual USB-A-2 Blank Silver	1	$ 1,084.00	$ 1,084.00	67.360	$ 353.82	$ 353.82	61.600	15.000	$ 416.26	$ 416.26
sub						**Subtotal**			**$ 4,956.00**	**67.360**		**$ 1,617.64**	**61.600**	**15.000**		**$ 1,903.11**
6		T-06	HON	HTL	HTLB54180 .J PINC .G1 $(L1STD) .PINC	180"Wx54"D Boat Shaped Lam Top Knife Pinnacle Cut out for Pop Up Port Grd L1 Standard Laminates Pinnacle	1	$ 4,441.00	$ 4,441.00	67.360	$ 1,449.54	$ 1,449.54	61.600	15.000	$ 1,705.34	$ 1,705.34
7		T-06	HON	HTL	HTLHP180 $(L1STD) .PINC .PINC	Lam Hollow Pan Base For 180" W Table Tops Grd L1 Standard Laminates Pinnacle Pinnacle	1	$ 3,613.00	$ 3,613.00	67.360	$ 1,179.28	$ 1,179.28	61.600	15.000	$ 1,387.39	$ 1,387.39
8		T-06	TBD SE...		 DESIGN N... PM ORDE...	OUTLET SURGE PROTECTOR , 6FT COR... HON & ALLSTEEL CONF... QTY OF 1 - 15 ORDER T... QTY OF 16 - 500 ORDER ... QTY OF 501 - ABOVE OR...	2	$ 38.00	$ 76.00	21.053	$ 30.00	$ 60.00	0.000	21.053	$ 38.00	$ 76.00
9		T-06	HON	HTL	HTG1PWR-3P-1B .SVR	MhoB G1 Popup Port-3 AC Pwr-1 Blank-6' Cord Silver	3	$ 507.00	$ 1,521.00	67.360	$ 165.48	$ 496.44	61.600	15.003	$ 194.69	$ 584.07
sub						**Subtotal**			**$ 9,651.00**	**66.996**		**$ 3,185.26**	**61.115**	**15.123**		**$ 3,752.80**
						CONFERENCE ROOMS			**$ 19,710.00**	**67.182**		**$ 6,468.52**	**61.362**	**15.061**		**$ 7,615.47**

CONFERENCE ROOM: UPPER LEVEL

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1		T-08	HON	HTL	HTLB54144 .J PINC .G1 $(L1STD) .PINC	Preside 144W x 54D Boat Shaped Laminate Top Knife Pinnacle Cut out for Pop Up Port Grd L1 Standard Laminates Pinnacle	1	$ 2,788.00	$ 2,788.00	67.360	$ 910.00	$ 910.00	61.600	15.000	$ 1,070.59	$ 1,070.59
2		T-08	HON	HTL	HTLHP144 $(L1STD) .PINC .PINC	Preside Laminate Hollow Panel Base For 144" W T... Grd L1 Standard Laminates Pinnacle Pinnacle	1	$ 2,399.00	$ 2,399.00	67.360	$ 783.03	$ 783.03	61.600	15.001	$ 921.22	$ 921.22
3		T-08	HON	HTL	HTG1PWR-3P-1B .SVR	MhoB G1 Popup Port-3 AC Pwr-1 Blank-6' Cord Silver	2	$ 507.00	$ 1,014.00	67.360	$ 165.48	$ 330.96	61.600	15.003	$ 194.69	$ 389.38
4		T-08	TBD SE...		DESIGN N... PM ORDE...	OUTLET SURGE PROTECTOR , 6FT COR... HON & ALLSTEEL CONF... QTY OF 1 - 15 ORDER T... QTY OF 16 - 500 ORDER ... QTY OF 501 - ABOVE OR...	1	$ 38.00	$ 38.00	21.053	$ 30.00	$ 30.00	0.000	21.053	$ 38.00	$ 38.00
sub						**Subtotal**			**$ 6,239.00**	**67.078**		**$ 2,053.99**	**61.225**	**15.096**		**$ 2,419.19**
5		L-03	HON	HSN	HASB2 $(1) .DAPR 35 .DW PINC	Astir Two Seat Bench Grade 1 Uph Dapper Fawn Dowel Wood Pinnacle	2	$ 2,514.00	$ 5,028.00	67.360	$ 820.57	$ 1,641.14	61.600	15.000	$ 965.38	$ 1,930.76
sub						**Subtotal**			**$ 5,028.00**	**67.360**		**$ 1,641.14**	**61.600**	**15.000**		**$ 1,930.76**
						CONFERENCE ROOM: UPPER LEVEL			**$ 11,267.00**	**67.204**		**$ 3,695.13**	**61.392**	**15.054**		**$ 4,349.95**

WORKSTATIONS: MAIN LEVEL

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1		WS-01	HON	HVO	HLSLR2448 $(L1STD) .LAHC S .G S	Voi 24"D x 48" W Rectangle Worksurface Grd L1 Standard Laminates Handspun Chestnut Charcoal Grommets Charcoal	3	$ 405.00	$ 1,215.00	67.360	$ 132.19	$ 396.57	61.600	15.001	$ 155.52	$ 466.56
2		WS-01	HON	HVO	HLSLR3072 $(L1STD) .LAHC S .G S	Voi 30"D x 72" W Rectangle Worksurface Grd L1 Standard Laminates Handspun Chestnut Charcoal Grommets Charcoal	3	$ 633.00	$ 1,899.00	67.360	$ 206.61	$ 619.83	61.600	15.000	$ 243.07	$ 729.21
3		WS-01	HON	HCL	HHN831124 .S	Flat Bracket 24D Charcoal	3	$ 85.00	$ 255.00	74.415	$ 21.75	$ 65.25	69.900	15.006	$ 25.59	$ 76.77
4		WS-01	HON	HVO	HLSLZ5SC54 .P	42"W External Stiffener Black	3	$ 129.00	$ 387.00	67.360	$ 42.11	$ 126.33	61.600	14.998	$ 49.54	$ 148.62
5		WS-01	HON	HCL	HCTROUGH17	Cable Mngmt Trough 17W single	3	$ 94.00	$ 282.00	67.744	$ 30.32	$ 90.96	61.600	16.011	$ 36.10	$ 108.30
6		WS-01	HON	HCG	HNLEP3028L .X $(L1STD) .S	1-1/8Wx29-1/8Dx28-1/2H End Panel for 30D Left No Grommet Grd L1 Standard Laminates Charcoal	3	$ 303.00	$ 909.00	67.360	$ 98.90	$ 296.70	61.600	14.998	$ 116.35	$ 349.05
7		WS-01	HON	HCG	HNLMP4828 .X $(L1STD) .S	48W x 27-7/8H Modesty / Back Panel No Grommet Grd L1 Standard Laminates Charcoal	3	$ 294.00	$ 882.00	67.360	$ 95.96	$ 287.88	61.600	15.004	$ 112.90	$ 338.70
8		WS-01	HON	HCG	HNLMP7228 .X $(L1STD) .S	72W x 27-7/8H Modesty / Back Panel No Grommet Grd L1 Standard Laminates Charcoal	3	$ 377.00	$ 1,131.00	67.360	$ 123.05	$ 369.15	61.600	15.003	$ 144.77	$ 434.31
9		WS-01	HON	HCG	HUSFUPM1372 $(A) .NBLE 43 $(P1) .P02	Fabric Up Mount Screen 13h x 72w Grade A Fabric Noble Windy Day P1 Paint Opts Charcoal	6	$ 1,155.00	$ 6,930.00	72.952	$ 312.40	$ 1,874.40	67.800	16.001	$ 371.91	$ 2,231.46
10		WS-01	HON	HCG	HNL231628PFF .A .X $(L1STD) .S $(L1STD) .S	15-3/4Wx23-1/8Dx28-1/2H File/File Pedestal Cylinder/Satin No Grommet Grd L1 Standard Laminates Charcoal Grd L1 Standard Laminates Charcoal	3	$ 937.00	$ 2,811.00	67.360	$ 305.84	$ 917.52	61.600	15.000	$ 359.81	$ 1,079.43
11		WS-01	HON	HCL	HV-UT1 .P	Optional Pencil Tray Black	3	$ 94.00	$ 282.00	74.716	$ 23.77	$ 71.31	69.900	15.977	$ 28.29	$ 84.87
12		WS-01	HON	HCG	HNL291628PBBF .A .X $(L1STD) .S $(L1STD) .S	15-3/4Wx29-1/8Dx28-1/2H Box/Box/File Pedestal Cylinder/Satin No Grommet Grd L1 Standard Laminates Charcoal Grd L1 Standard Laminates Charcoal	3	$ 1,027.00	$ 3,081.00	67.360	$ 335.21	$ 1,005.63	61.600	15.001	$ 394.37	$ 1,183.11
13		WS-01	HON	HCG	HF23S .X112E LOCATION:	Contain Satin Removable Lock Core Kit 112E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
14		WS-01	HON	HCG	HF23S .X113E LOCATION:	Contain Satin Removable Lock Core Kit 113E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
15		WS-01	HON	HCG	HF23S .X114E LOCATION:	Contain Satin Removable Lock Core Kit 114E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
sub						**Subtotal**			**$ 20,430.00**	**69.578**		**$ 6,215.19**	**64.070**	**15.331**		**$ 7,340.55**
16		T-07	HON	HVO	HLSLR2436 $(L1STD) .LAHC S .G S	Voi 24"D x 36" W Rectangle Worksurface Grd L1 Standard Laminates Handspun Chestnut Charcoal Grommets Charcoal	1	$ 333.00	$ 333.00	67.360	$ 108.69	$ 108.69	61.600	15.000	$ 127.87	$ 127.87
17		T-07	HON	HND	HSDG $(P1) .S	Gussets (1 Pr) P1 Paint Opts Charcoal	1	$ 152.00	$ 152.00	74.415	$ 38.89	$ 38.89	69.900	14.995	$ 45.75	$ 45.75
18		T-07	HON	HCG	HNLEP2428L .P $(L1STD) .S	1-1/8Wx23-1/8Dx28-1/2H End Panel for 24D Left Black Grd L1 Standard Laminates Charcoal	1	$ 270.00	$ 270.00	67.360	$ 88.13	$ 88.13	61.600	14.998	$ 103.68	$ 103.68
19		T-07	HON	HCG	HNLEP2428R .P $(L1STD) .S	1-1/8Wx23-1/8Dx28-1/2H End Panel for 24D Right Black Grd L1 Standard Laminates Charcoal	1	$ 270.00	$ 270.00	67.360	$ 88.13	$ 88.13	61.600	14.998	$ 103.68	$ 103.68

Item # 12.

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
sub						Subtotal			$ 1,025.00	68.406		$ 323.84	62.831	14.998		$ 380.98
						WORKSTATIONS: MAIN LEVEL			$ 21,455.00	69.522		$ 6,539.03	64.011	15.314		$ 7,721.53

WORKSTATIONS: UPPER LEVEL

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1 ✓		WS-02	HON	HVO	HLSLR2448 $(L1STD) .LAHC S .G S	Voi 24"D x 48" W Rectangle Worksurface Grd L1 Standard Laminates Handspun Chestnut Charcoal Grommets Charcoal	2	$ 405.00	$ 810.00	67.360	$ 132.19	$ 264.38	61.600	15.001	$ 155.52	$ 311.04
2 ✓		WS-02	HON	HVO	HLSLR3072 $(L1STD) .LAHC S .G S	Voi 30"D x 72" W Rectangle Worksurface Grd L1 Standard Laminates Handspun Chestnut Charcoal Grommets Charcoal	2	$ 633.00	$ 1,266.00	67.360	$ 206.61	$ 413.22	61.600	15.000	$ 243.07	$ 486.14
3 ✓		WS-02	HON	HCL	HHN831124 .S	Flat Bracket 24D Charcoal	2	$ 85.00	$ 170.00	74.415	$ 21.75	$ 43.50	69.900	15.006	$ 25.59	$ 51.18
4 ✓		WS-02	HON	HCG	HNLEP3028L .X $(L1STD) .S	1-1/8Wx29-1/8Dx28-1/2H End Panel for 30D Left No Grommet Grd L1 Standard Laminates Charcoal	1	$ 303.00	$ 303.00	67.360	$ 98.90	$ 98.90	61.600	14.998	$ 116.35	$ 116.35
5 ✓		WS-02	HON	HCG	HNLEP3028R .X $(L1STD) .S	1-1/8Wx29-1/8Dx28-1/2H End Panel for 30D Right No Grommet Grd L1 Standard Laminates Charcoal	1	$ 303.00	$ 303.00	67.360	$ 98.90	$ 98.90	61.600	14.998	$ 116.35	$ 116.35
6 ✓		WS-02	HON	HCL	HCTROUGH17	Cable Mngmt Trough 17W single	2	$ 94.00	$ 188.00	67.744	$ 30.32	$ 60.64	61.600	16.011	$ 36.10	$ 72.20
7 ✓		WS-02	HON	HVO	HLSLZ5SC54 .P	42"W External Stiffener Black	2	$ 129.00	$ 258.00	67.360	$ 42.11	$ 84.22	61.600	14.998	$ 49.54	$ 99.08
8 ✓		WS-02	HON	HCG	HNLMP7228 .X $(L1STD) .S	72W x 27-7/8H Modesty / Back Panel No Grommet Grd L1 Standard Laminates Charcoal	2	$ 377.00	$ 754.00	67.360	$ 123.05	$ 246.10	61.600	15.003	$ 144.77	$ 289.54
9 ✓		WS-02	HON	HCG	HUSFUPM1372 $(A) .NBLE 43 $(P1) .P02	Fabric Up Mount Screen 13h x 72w Grade A Fabric Noble Windy Day P1 Paint Opts Charcoal	2	$ 1,155.00	$ 2,310.00	72.952	$ 312.40	$ 624.80	67.800	16.001	$ 371.91	$ 743.82
10 ✓		WS-02	HON	HVO	HLSL78TW $(A) .NBLE 43	Tackboard for 78" W Wallmount Tackboard Grd A Fabric Noble Windy Day	2	$ 525.00	$ 1,050.00	67.360	$ 171.36	$ 342.72	61.600	15.000	$ 201.60	$ 403.20
11 ✓		WS-02	HON	HCG	HNL231628PFF .A .X $(L1STD) .S $(L1STD) .S	15-3/4Wx23-1/8Dx28-1/2H File/File Pedestal Cylinder/Satin No Grommet Grd L1 Standard Laminates Charcoal Grd L1 Standard Laminates Charcoal	2	$ 937.00	$ 1,874.00	67.360	$ 305.84	$ 611.68	61.600	15.000	$ 359.81	$ 719.62
12 ✓		WS-02	HON	HCG	HNL291628PBBF .A .X $(L1STD) .S $(L1STD) .S	15-3/4Wx29-1/8Dx28-1/2H Box/Box/File Pedestal Cylinder/Satin No Grommet Grd L1 Standard Laminates Charcoal Grd L1 Standard Laminates Charcoal	2	$ 1,027.00	$ 2,054.00	67.360	$ 335.21	$ 670.42	61.600	15.001	$ 394.37	$ 788.74
13 ✓		WS-02	HON	HCL	HV-UT1 .P	Optional Pencil Tray Black	2	$ 94.00	$ 188.00	74.716	$ 23.77	$ 47.54	69.900	15.977	$ 28.29	$ 56.58
14 ✓		WS-02	HON	HCG	HF23S .X130E LOCATION:	Contain Satin Removable Lock Core Kit 130E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
15 ✓		WS-02	HON	HCG	HF23S .X131E LOCATION:	Contain Satin Removable Lock Core Kit 131E ALL METAL STORAGE; ...	2	$ 61.00	$ 122.00	74.415	$ 15.61	$ 31.22	69.900	14.978	$ 18.36	$ 36.72
						WORKSTATIONS: UPPER LEVEL			**$ 11,772.00**	**68.829**		**$ 3,669.46**	**63.241**	**15.202**		**$ 4,327.28**

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1		CH-04	HON	HSN	HIGS6	Ignition Guest/Multi-Purpose Chair Four-Leg Stacking	7	$ 591.00	$ 4,137.00	67.360	$ 192.90	$ 1,350.30	61.600	15.000	$ 226.94	$ 1,588.58
					.F	Fixed										
					.E	Nylon Glide										
					.U	Upholstered										
					$(1)	Gr 1 UPH										
					.DAPR	Dapper										
					35	Fawn										
✓					.T	Black										
2		CH-05	HON	HSN	HIGS6	Ignition Guest/Multi-Purpose Chair Four-Leg Stacking	10	$ 559.00	$ 5,590.00	67.360	$ 182.46	$ 1,824.60	61.600	15.001	$ 214.66	$ 2,146.60
					.N	Armless										
					.E	Nylon Glide										
					.U	Upholstered										
					$(1)	Gr 1 UPH										
					.DAPR	Dapper										
					35	Fawn										
✓					.T	Black										
3		T-09	HON	HCG	H80193	Occasional Laminate Occasional Strght Table 2...	3	$ 563.00	$ 1,689.00	62.872	$ 209.03	$ 627.09	55.800	16.002	$ 248.85	$ 746.55
					$(L1STD)	Grd L1 Standard Laminates										
					.PINC	Pinnacle										
✓					PINC	Pinnacle										
						WAITING AREAS			**$ 11,416.00**	**66.696**		**$ 3,801.99**	**60.742**	**15.167**		**$ 4,481.73**

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1		CH-06	HON	HSN	HIWMU	Ign 2.0 Mid-back Upholstered (non lumbar)	11	$ 901.00	$ 9,911.00	67.744	$ 290.63	$ 3,196.93	61.600	15.998	$ 345.98	$ 3,805.78
					.W2	Weight Activated w/Seat S...										
					.F	Fixed										
					.H	Hard Caster										
					$(2)	Gr 2 Uph										
					.WP	Whisper Vinyl										
					91	Fawn										
					.NL	No Lumbar										
					.SB	Standard Base										
✓					.T	Black										
2		CH-07	HON	HSN	HIWMUL	Ign 2.0 Mid-back Uphlstrd w/Lumbar	2	$ 915.00	$ 1,830.00	67.744	$ 295.14	$ 590.28	61.600	16.001	$ 351.36	$ 702.72
					.Y1	Syncho-Tilt W Seat Slider										
					.A	Height and Width Adj. Arm										
					.H	Hard Caster										
					$(2)	II UPHOLSTERY										
					.WP	Whisper Vinyl										
					91	Fawn										
					.AL	Adjustable Lumbar										
					.SB	Standard Base										
✓					.T	Black										
3		CH-05	HON	HSN	HIGS6	Ignition Guest/Multi-Purpose Chair Four-Leg Stacking	82	$ 559.00	$ 45,838.00	67.360	$ 182.46	$ 14,961.72	61.600	15.001	$ 214.66	$ 17,602.12
					.N	Armless										
					.E	Nylon Glide										
					.U	Upholstered										
					$(1)	Gr 1 UPH										
					.DAPR	Dapper										
					35	Fawn										
✓					.T	Black										
sub						**Subtotal**			**$ 57,579.00**	**67.438**		**$ 18,748.93**	**61.600**	**15.204**		**$ 22,110.62**
4		T-10	TBD SE...			OUTLET SURGE PROTECTOR , 6FT COR...	2	$ 38.00	$ 76.00	21.053	$ 30.00	$ 60.00	0.000	21.053	$ 38.00	$ 76.00
					DESIGN N...	HON & ALLSTEEL CONF...										
					PM ORDE...	QTY OF 1 - 15 ORDER T...										
						QTY OF 16 - 500 ORDER ...										
						QTY OF 501 - ABOVE OR...										
5		T-10	HON	HVO	HLSLR2048	Voi 20"D x 48" W Rectangle Worksurface	2	$ 382.00	$ 764.00	67.744	$ 123.22	$ 246.44	61.600	16.000	$ 146.69	$ 293.38
					$(L1STD)	Grd L1 Standard Laminates										
					.PINC	Pinnacle										
					PINC	Pinnacle										
					.G	Grommets										
✓					LOFT	Loft										
6		T-10	HON	HMP	HUSLMOD1342	Laminate Modesty 13h x 42w	2	$ 633.00	$ 1,266.00	72.952	$ 171.21	$ 342.42	67.800	16.004	$ 203.83	$ 407.66
					$(L1STD)	Grd L1 Standard Laminates										
					.PINC	Pinnacle										
					.PINC	Pinnacle										
✓					.P	Black										
7		T-10	HON	HVO	HLSL2028O	20"D x 28"H O-Leg Support for Wksf (single leg)	4	$ 394.00	$ 1,576.00	67.744	$ 127.09	$ 508.36	61.600	16.001	$ 151.30	$ 605.20
					$(P1)	P1 Paint Opts										
✓					.S	Charcoal										
8		T-10	HON	HND	HCTROUGH17	Cable Mngmt Trough 17W single	2	$ 94.00	$ 188.00	67.744	$ 30.32	$ 60.64	61.600	16.011	$ 36.10	$ 72.20
✓																
9		T-10	HON	HVO	HLSLZ5SC48	36"W External Stiffener	2	$ 118.00	$ 236.00	67.744	$ 38.06	$ 76.12	61.600	16.001	$ 45.31	$ 90.62
✓					.P	Black										
sub						**Subtotal**			**$ 4,106.00**	**68.486**		**$ 1,293.98**	**62.371**	**16.251**		**$ 1,545.06**
						CHAMBER AREA			**$ 61,685.00**	**67.508**		**$ 20,042.91**	**61.651**	**15.272**		**$ 23,655.68**

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1		CH-01	HON	HSN	HIWMUL	Ign 2.0 Mid-back Uphlstrd w/Lumbar	20	$ 915.00	$ 18,300.00	67.744	$ 295.14	$ 5,902.80	61.600	16.001	$ 351.36	$ 7,027.20
					.Y1	Syncho-Tilt W Seat Slider										
					.A	Height and Width Adj. Arm										
					.H	Hard Caster										
					$(2)	II UPHOLSTERY										
					.WP	Whisper Vinyl										
					40	Black										
					.AL	Adjustable Lumbar										
					.SB	Standard Base										
✓					.T	Black										
2		CH-02	HON	HSN	HIWMM	Ignition 2 Task Mid-back, ilira back	20	$ 917.00	$ 18,340.00	67.744	$ 295.79	$ 5,915.80	61.600	16.000	$ 352.13	$ 7,042.60
					.W2	Weight Activated w/Seat S...										
					.A	Height and Width Adj. Arm										
					.H	Hard Caster										
					.IM	4-Way Black										
					$(2)	II UPHOLSTERY										
					.WP	Whisper Vinyl										
					40	Black										
					.BL	Black Adjustable Lumbar										
					.SB	Standard Base										
✓					.T	Black										
						(6) FOR COURT ROOM -...										
3		*CH-03	HON	HSN	HITSM	Ignition 2 Task Low-back Stool, ilira back	4	$ 936.00	$ 3,744.00	67.360	$ 305.51	$ 1,222.04	61.600	14.999	$ 359.42	$ 1,437.68
					.S1	Limited Synchro Tilt SeatS...										
					.A	Height and Width Adj. Arm										
					.H	Hard Caster										
					.IM	4-Way Black										
					$(2)	II UPHOLSTERY										
					.WP	Whisper Vinyl										
					40	Black										
					.BL	Black Adjustable Lumbar										
					.SB	Standard Base										
✓					.T	Black										
						SEAT HGT GOES FROM ...										
4		CH-04	HON	HSN	HIGS6	Ignition Guest/Multi-Purpose Chair Four-Leg Stacking	56	$ 591.00	$ 33,096.00	67.360	$ 192.90	$ 10,802.40	61.600	15.000	$ 226.94	$ 12,708.64
					.F	Fixed										
					.E	Nylon Glide										
					.U	Upholstered										
					$(1)	Gr 1 UPH										
					.DAPR	Dapper										
					35	Fawn										
✓					.T	Black										
						OFFICE SEATING			**$ 73,480.00**	**67.552**		**$ 23,843.04**	**61.600**	**15.499**		**$ 28,216.12**

Item	Color	Tag	Mfg	Cat	Part Numbe	Part Description	Qty	List	Ext List	Purchase	Purchase	Ext Purchas	Sell - %	Margin %	Sell	Ext Sell
1		CH-06	HON	HSN	HIWMU	Ign 2.0 Mid-back Upholstered (non lumbar)	40	$ 901.00	$ 36,040.00	67.744	$ 290.63	$ 11,625.20	61.600	15.998	$ 345.98	$ 13,839.20
					.W2	Weight Activated w/Seat S...										
					.F	Fixed										
					.H	Hard Caster										
					$(2)	Gr 2 Uph										
					.WP	Whisper Vinyl										
					91	Fawn										
					.NL	No Lumbar										
					.SB	Standard Base										
✓					.T	Black										
						CONFERENCE SEATING			**$ 36,040.00**	**67.744**		**$ 11,625.20**	**61.600**	**15.998**		**$ 13,839.20**