



## State of the Park 2023

March 31, 2023

Hello, Neighbors! My name is Cassandra Arnell. I'm the current Chair of the Stansbury Service Agency Board of Trustees (the "Board"). I've lived in Stansbury Park for over ten years. My husband and I love chasing the kids around the parks, running the trails, golfing the course, playing tennis, kayaking on the lake – even ice skating on the few magical days of the year when the lake is frozen solid. Although these amenities are fun and definitely bring a special vibrancy to our community, one thing I've really wanted to improve is the communication between the Stansbury Service Agency ("SSA")<sup>1</sup> and residents.

As a resident, I always enjoyed the parks and knew people were working hard behind the scenes, but I didn't attend many meetings or go to the state website to find agendas and minutes. The SSA website was simply an unflattering photo of a park with the tagline, "Stansbury Park, a nonsmoking community." I wanted to help change that. There is a lot of work that goes into stewarding our resources; it's not just about mowing the grass. I think we can all agree that this is a great community and a better flow of communication will lead to better discussions and feedback, leading in turn, to better decision-making on behalf of all of us.

To that end, the SSA is working to implement a more informative and useful website. We want to send out mailings, set up an e-newsletter and expand our social media presence. Maybe we'll even add outdoor signage.

However, we aren't there yet. You can't pick up a device or walk into the office and get a full picture of what the SSA is doing. I see this document as a good step in bringing into focus the strengths, opportunities and challenges we face. This is a long-winded document, but for those interested, I hope you will find it a refreshingly open picture of the State of the Park 2023. If you have suggestions or can help in any way, please email me [c.arnell@stansburypark.org](mailto:c.arnell@stansburypark.org) or staff at [serviceagency@stansburypark.org](mailto:serviceagency@stansburypark.org). Of course, if you really dislike what we're doing or otherwise want to get more involved, please run for a Board position – we would love to have you!<sup>2</sup>

This document is organized into the following sections:

- I. **Notable Milestones of 2022,**
- II. **Finance,**
- III. **Master Plan & Policies,**
- IV. **Facilities,**
- V. **Parks & Greenbelts,**
- VI. **Lake & Millpond,**
- VII. **Capital Projects,**
- VIII. **Changes on the Horizon, and**
- IX. **Community Events & Engagement.**

---

<sup>1</sup> The SSA was established for the purposes of (1) providing recreation services and owning, operating and maintaining the golf course, clubhouse, swimming pool, sailing lake, playgrounds and all equipment, facilities and grounds related thereto; and (2) owning operating and maintaining the open space and greenbelt lands and all equipment, facilities and grounds related thereto. (See Interlocal Agreement 8/12/1992). Originally, Tooele County established two service areas, the Recreation Service Area and the Greenbelt Service Area. They combined to form the SSA in 1992. Stansbury Park is not a municipality. The SSA currently operates only in a certain unincorporated area of Tooele County.

<sup>2</sup> Candidate declaration forms are due in early June.

## I. Notable Milestones of 2022

- **The 2020 issue of employee fraud and theft was resolved.** Our insurance companies paid out all the confirmed fraudulent charges, amounting to \$975,260.32. SSA incurred attorney fees of \$36,300. We recovered an additional amount of \$69,500 on charges that were suspected but not fully confirmed as fraudulent. The perpetrator has been convicted and will be sentenced in early April.
- **Our financial processes, software and safeguards have been completely revamped.** I see this as a very positive and direct outcome of the fraud investigation. That process gave the board the gumption to find a highly qualified person to energetically lead the needed changes and upgrade the professionalism within the Agency. General Manager, Veronica Hobby is that person.<sup>3</sup>
- **The Board approved a comprehensive Administrative Policy Manual.**<sup>4</sup> Although I'm sure there will be many updates as time goes by, this is a huge development. Previously, policies were passed by the board and then scattered through the files and on the website. The new policy manual makes decisions more streamlined and consistent, giving staff both guidance and authority to get things done.
- **The SSA substantially completed the design and construction of Solomon Park on Delgada Lane.** This project was abandoned by the developer several years ago and left to the SSA to complete. It was also further delayed with the construction of the underground walkway to Porter Way Park.
- **The SSA received grants of \$1,188,000 to help fund the Sound Wall Trail, Amphitheater and other projects.**

## II. Finance

One of the best things to come out of the fraud experience was that the SSA, under Ms. Hobby's guidance, implemented improved financial safeguards, including internal audits. In addition, we stopped using generic Quickbooks software and started processing numbers in a way such that they can be used to make better, more data-driven decisions. Not only were the financial systems old and not perfectly matched to our organization, but in the years the perpetrator had been doing the books, the book-keeping entries were not valid. We didn't know the real cost of operation. Where 2021 was focused on financial clean-up and office management set-up, 2022 allowed us to develop a baseline understanding of costs so proper financial projections can be made.

### The SSA has four main funding sources:

1. Annual resident property taxes,
2. Program and rental revenues,
3. Occasional grants, and
4. One-time building impact fees.<sup>5</sup>

**Revenues for 2022 totaled \$3,580,744** (144.5% of budgeted amounts) for the year. **Program and rental-related revenues totaled \$935,092** (97.1%) with **tax-related revenues totaling \$1,527,035** (100.7%). We also received an **additional \$1,079,026 from the fraud insurance payout and \$39,591 from interest income.**

---

<sup>3</sup> For most of its history, the SSA was managed by elected board members. (i.e. one board member would be over mowing, another over the golf course etc.) It was only about ten years ago that the SSA began to transition into an advisory board with a full time general manager. This makes a lot more sense for an organization of the SSA's growing size and complexity. Board members change regularly so having a more permanent General Manager allows for better continuity of service. Bringing someone on with Ms. Hobby's level of professionalism in areas of finance and management has made a huge difference. From my perspective on the Board, the information we are receiving, especially in the finance area, is of a much higher quality and in a form that is much more useful than previous SSA boards have ever received.

<sup>4</sup> [Stansbury Service Agency Administrative Policy Manual](#)

<sup>5</sup> Impact fees must be used to expand services due to new growth and must be used within six years.

**Total operating expenses for 2022 were \$2,409,790**, exceeding budgeted amounts by 21.8%.<sup>6</sup> The main areas of increased cost were maintenance-related expenses, professional services, insurance, and fuel costs. **Capital expenditures for 2022 totaled \$740,381 with \$158,674 of costs allocated for impact fee projects and \$297,120 in equipment costs.**

To view the 2022 budget summaries, please follow this link: [Department Budget Summaries](#).<sup>7</sup>

<b>Account Balances as of 01/31/2023</b>	
Capital Accounts (Impact fees)	\$1,352,150
General Funds	\$1,810,656

As you review these numbers, consider the following:

- Our tax revenue can cover maintenance of our existing parks.
- Over time, our golf course can pay for many of its own upgrades.
- Capital Improvements (new parks, projects and developments) are what lack funding.

We have several parcels to develop and improvements to make, but not the funding to do it. I'll give a few examples:

- (1) **Mill Pond Bridge:** It's an iconic part of Stansbury Park. It links neighborhoods and provides access to natural resources. Unfortunately, it's a safety concern. We've had to block it off from golf cart use because it's simply not strong enough to hold them anymore. **The cost to replace the bridge is approximately \$1M.**
- (2) **Oscarson Park:** This is an undeveloped parcel at the intersection of Schooner, Bayshore and Fireside. I understand that over 16 years ago, the developer promised to create a park here. That obviously didn't happen so a few years ago, the SSA accepted the property with the intent to build a park. Last year, we met with residents and brainstormed about how to use this land. There were some great ideas! **The park will cost approximately \$2M to develop.**
- (3) **Sound Wall Trail:** This trail will run along SR36 beginning at the Fire Station and tie into our trail system at Pole Canyon Road. **We will receive \$534,000 in grants from UDOT; however, we will need to match those funds.**
- (4) **Stansbury Swimming Pool:** The pool has problems. It leaks so badly we can't keep water in it over the winter to counteract the expanding of the freezing ground around it. It was built so low that there are often issues with lake water coming in through said cracks, requiring even more chemicals to keep the water up to Tooele County Health Department pool standards. **A new pool would cost \$3M-10M depending on the features.**
- (5) **Golf Course Irrigation:** After 60 years, the golf course needs an upgraded irrigation system. **Cost is \$3M-\$5M.**
- (6) **Amphitheater:** Although we received a grant for the structure and additional grant funds for the parking lot, there is more work to be done. Additional work includes a pathway from the parking lot down to the structure, landscaping, lighting, security etc.<sup>8</sup>
- (7) **Eighteen acres of grassland:** This property, located along SR36 south of Holiday Oil, has been identified as a possible location for sports fields.
- (8) **Five acres at Village/Pole Canyon Rd:** This parcel will likely come to the SSA this year, undeveloped.<sup>9</sup>

**As you can see, we have \$1,352,150 in our Impact Fee account and easily over \$10,000,000 of projects on tap.**

Although we will continue to collect Impact Fees as housing developments are completed, the funds will not be enough

---

<sup>6</sup> Our budgeted amounts for 2022 were made in 2021 as we were still in the process of cleaning up the fraudulent books. Because we have a better idea of costs going forward, I don't expect as big of a difference between budget and actual costs in the future.

<sup>7</sup> If you are interested in SSA finance, please contact the office to view our complete 2022 Financial Statements and our 2023 budget.

<sup>8</sup> To date, we don't have a final estimate of the final cost for this project. That's another thing the current board is dedicated to doing—having a better picture of full project costs and how to fund it before beginning a project

<sup>9</sup> We had hoped the developer would hand this parcel over after having built a basic recreation center on it, but at this time that building doesn't appear likely.

to fully develop all of these projects. Further, as additional developments come on board, we'll need to develop additional parks to help serve those new neighborhoods.

Over the last several years, **\$300,000-\$500,000 of general tax revenue has been diverted to Capital Projects**, often at the expense of regular equipment and park maintenance. Further, golf course "profits" have been siphoned off in recent years to help maintain the parks and greenbelts and contribute to capital projects. This approach is not sustainable. The board and management realize that if we want to maintain and improve the golf course properly, that cannot not continue to happen. **In 2022, all golf course profits were reinvested into the course.**

Ideally, we'd like to fund large capital improvements with impact fees, grants, and corporate sponsorship. We are considering a short term bond so we can get these projects done and start enjoying them. Some projects (such as the Amphitheater and tournament sports fields) offer program revenue opportunities, which would help pay for themselves, if we can just get them built. We have also considered selling some small greenbelt areas to cut down on maintenance costs in unused areas and to raise funds for capital projects.

Unfortunately, until we can get some of those other funding sources really churning, we are a bit stuck. We can't just halt all capital projects,<sup>10</sup> nor can we halt mowing and maintenance. Supplies like fertilizer and labor costs are escalating, requiring an increase in general property tax "maintenance" revenue. **By October 2022, we ran out of current year funds, and were pulling from general fund reserves. In 2023, we'll likely start tapping into those reserves by September.**<sup>11</sup>

### III. Master Planning and Policies

In 2018 and 2019, the SSA developed a Master Plan.<sup>12</sup> It gathered input from community members and professional planners to formulate a mission, a vision and objectives. Upon discovery of the 2020 fraud, much of that was put on hold or discarded altogether. Until the investigation was completed and the books were cleaned up, the board knew neither how much money it had, how much general maintenance was costing, nor whether the SSA could recoup the lost funds. Prudently, capital projects came to a dead halt. Only in 2022, did they really start moving again. A lot has happened in our community since 2019 and it's time to revisit this plan.

In 2019, the SSA created a Lake & Millpond Management Plan. Like the Master Plan, much of it was put on hold when the fraud was discovered. We're working to revive that plan and update it. The first step is to get a baseline of data so we can spot trends and head off issues before they get out of hand. The General Manager has been asked to report monthly regarding compliance with the Lake & Millpond Management Plan.

In addition to revamping its Administrative Policy Manual, as discussed above, the SSA has also recently created a Personnel Manual. Since the fraud, the Board has instituted a **Finance Committee**. The Board is also beginning a **Capital Projects/Planning Committee**. **If you would like to provide input or apply to join either of these committees, please email [serviceagency@stansburypark.org](mailto:serviceagency@stansburypark.org).**

---

<sup>10</sup> There are several reasons we shouldn't stop all capital improvement projects, including (1) impact fees must be spent within six years or returned to the payer; (2) many grants that we get for these projects include a deadline and matching component.

<sup>11</sup> The original plan for Stansbury Park was that each service area would tax at the maximum tax rate of 0.0014% in order to provide optimal service. Right now, each service area taxes only at 0.0006%. The staff is doing SO much with what we have. If you see them around, please thank them. Also, please note that the tax each service area collects is only about 5% of your total property tax bill. For every dollar you pay in property tax, each service area gets about five cents. According to the records I've been able to find, the SSA has increased its operating budget by raising its total property tax only twice in the last 15 years. The Board considered a tax increase in 2022 that did not go through. I anticipate the Board will consider a tax increase in 2023.

<sup>12</sup> [Stansbury Park Community Master Plan](#)

On the staff side, the SSA is getting better training in Human Resources Management, Records Retention, Utah Open Meetings Act and more. Among their many initiatives, SSA staff is working on a Safety Manual and Equipment Maintenance & Replacement Schedule.

#### IV. Facilities

In this section, I'll briefly describe what's going on with some of our major facilities/services.

1. **Golf Course.** We have a lovely, well-designed course right here in our neighborhood. The goal is to renew some of its original aesthetic sheen, upgrade the irrigation system (very pricey), and make it more water-wise. We've hired a new Golf Course Superintendent who has experience with desert courses. The General Manager will work with the new Superintendent to develop five- and ten-year plans to get the course sparkling again, increase play and ramp up tournament revenue. With that, we hope to fund some overdue upgrades to the pro-shop.
2. **Clubhouse Complex.** Our beloved Clubhouse needs some major repairs. For example: (1) the back side stairs are in disrepair and have been closed off to prevent injuries, (2) the walkway to the front door has some structural issues from the original design that have compounded through the years. For now, we're making some cosmetic changes to create a more functional workspace for the staff and to open a new conference room for meeting rental reservations. In addition, we're re-thinking the landscaping between the clubhouse and the lake to make it more beautiful and functional. Furthermore, the pool, as discussed above, is on its last legs. As we replace the Millpond Bridge, we'll be thinking about where to place pathways, pavilions and how to incorporate water-wise landscaping to lessen wear on grass areas and maximize the beauty of the lakefront. We are starting to think and plan for the long-term. Should we continue to patch and paint or should we propose a bond for a new building/pool/entire clubhouse complex? We have a few designs already. Come take a look.<sup>13</sup>
3. **Cemetery.**<sup>14</sup> Approximately 75% of plots are sold and our cemetery is ready for expansion. In the short term, as plots are sold, revenues exceed costs to operate the cemetery. Of course, that will change as we sell out of plots. SSA was not originally chartered by Tooele County to own or operate a cemetery. Tooele County, however, does not own or operate a separate cemetery. Operation costs are something we should revisit with the county.
4. **Library.** Like the Cemetery, the Library is a service the SSA was not originally given authority to run. It was started by some amazing volunteers following the county's withdrawal from the Bookmobile program. The Stansbury Library is a service much used and appreciated by residents and not otherwise provided by Tooele County. We should take a good look at its path for development and sustainable funding.
5. **Stansbury Park Observatory Complex ("SPOC").** SPOC consists of the Harmons Observatory, Donna Pease Wiggins Refractor House and the Kolob Building. The complex was made possible by generous donations from corporations, SLAS member Patrick Wiggins, the SSA, Tooele County, Mike Clements, a large anonymous donor and many others. The Clements telescope is thought to be the largest amateur-made optical telescope on Earth. The Salt Lake Astronomical Society hosts regular star parties here.<sup>15</sup> The darker the skies, the better the star-gazing. The SSA tries to balance light pollution with neighborhood safety and accessibility.

#### V. Parks & Greenbelts

1. **Irrigation Issues.** Thanks to all who report dead spots and spots that get over-watered. Please know we check out each tip. Unfortunately, sometimes the sprinklers systems that serve a dead spot also create a puddle somewhere else. Please keep reporting issues and we'll continue making improvements as prudently as we can.

---

<sup>13</sup> [Clubhouse Complex Design 1](#) [Clubhouse Complex Design 2](#)

<sup>14</sup> Did you know, no one living in Stansbury Park is allowed to be buried in our cemetery? That's a joke. It's because they are living. 😊

<sup>15</sup> Find information about SLAS, SPOC and local star parties here: <http://slas.us/spoc2.asp>.

2. **Water-Wise Landscaping.** Drought-tolerant landscaping is a beautiful landscaping technique that requires much less irrigation. It is the theory of using low water tolerant plants, drip irrigation systems, less grass, 3-4" mulch, and more plants that are native to the area. SSA staff is currently working to map out spots that are good candidates for this technique. We live in a desert after all, and maybe we should only plant and maintain grass where it will be used. Over the long term, these projects will reduce equipment and maintenance costs.
3. **Staffing.** If in 2022 you noticed some areas that just didn't get the care they usually do, please know that it was likely because we couldn't get the staff to do it. Despite major changes in our organizational structure to make maintenance more efficient, we will likely struggle to fill our seasonal staff again this year. The unemployment rate in Utah is very low, indicating that most people that want a job have one. We plan to keep our pay rates competitive as we try to provide well-maintained public areas and welcoming entries to Stansbury Park.
4. **Parks.** The SSA maintains **21 parks**. Ideally, we would look at two or three parks each year and make some improvements. Right now, the SSA is focussing on Woodland Park and Ponderosa Park. Operations Manager, Darin Jacobs, is also a Master Gardener. He aims to avoid future tragedies (like that of Woodland Park and along Stansbury Parkway a few years ago)—when all the trees came to rot at once. Instead he plans to avert monocultures by planting a variety of climate-appropriate trees that will age out at varying times so the beauty of our parks will continue seamlessly. This year, look for a neighborhood meeting to discuss tree selection and amenities at Woodland Park. Some suggested amenities include: gaga ball, nine-square, ping pong. Ponderosa improvements include irrigation system upgrades, trees and possibly a small pavilion. We welcome suggestions.
5. **Lake Greenbelts.** Overall, the greenbelts around the lake do not look good, especially on Captain's Island. The irrigation on the island was set-up so that in several locations, the greenbelt irrigation was tied into homeowner irrigation. That means that even now, certain homeowners must turn on their water before certain greenbelts can be irrigated. Further, we run into issues when a homeowner's sprinkler line breaks on their personal property and water can't be delivered out to the SSA greenbelts until the homeowner makes the necessary repairs. SSA staff has plotted out where the SSA has full access to water a greenbelt and where it doesn't. They have also made a chart showing aspects of each greenbelt.<sup>16</sup> Finally, SSA staff is working on a **Greenbelt Improvement Plan**, showing which greenbelts are good candidates for water-wise landscaping or other improvements and proposing a timeline for completion. In the long term, the SSA is considering selling some smaller greenbelts to adjacent landowners to side-step the irrigation matters and focus on providing high quality maintenance, beautification and possible amenities (like a fishing dock) on larger greenbelts adjacent to the lake.
6. **Golf Course Greenbelts.** Similar to the Lake Greenbelts, we are considering modifying the landscape in some areas to be more water-wise and/or selling some of them. Oftentimes, these greenbelts provide people access to sneak on and play free golf or give unauthorized vehicles access that cause major damage to fairways and greens. Repairs are often expensive and time-consuming. One-time revenue from such sales could help us complete some projects or provide requested amenities.

## VI. Lake & Millpond

Stansbury Lake is a jewel in our community and even the state. I can't think of another community in Utah where you can fall out of your back door or ride your bike down to the local swimming spot; where beautiful white pelicans and great blue herons regularly visit; where you can sail or kayak between three different public parks; and where you can go from shave ice and a swimming pool to pickleball, tennis and frisbee golf without even crossing a street! I love it! Spanning over 100 acres, our lake provides recreation, year-round, including: kayaking, swimming, fishing, sailing, ice skating, cross country ski-ing and more! However, the ecology of a lake surrounded by homes is always going to be precarious. As stated above, in 2019, the SSA Board passed a Lake & Millpond Management Plan,<sup>17</sup> but to date it has been poorly implemented. The following chart is a very general summary of Ideal vs. Current Lake Conditions.

<sup>16</sup> [Lake Greenbelt Matrix](#)

<sup>17</sup> [Stansbury Lake & Millpond Management Plan](#) & [Appendices](#). The appendices discuss history and possible interventions.

Lake Conditions		
	Ideal	Current
<b>Water Quality</b>	Temperature, pH, Dissolved oxygen, Turbidity, Transparency, Nitrogen and Phosphorus levels would be in the normal range for the season, throughout the year.	<p><b>The Utah Division of Water Quality</b> shows lake water is safe for “infrequent human contact” (e.g. wading and fishing).<sup>18</sup></p> <p>SSA staff <b>Tier 1 Water Watch</b> Testing shows good transparency, pH and visual cues.<sup>19</sup> A notable measure is the latest Total Dissolved Solids or “TDS” reading of 2022 showed 939. Anything over 1000 is unsafe.</p> <p>The <b>SSA Lake Management Plan</b> requires testing temperature and dissolved oxygen at multiple depths, turbidity, and nitrogen/phosphorus levels. SSA staff is not yet compliant with these testing requirements.</p> <p>The pond weed is an important tool for managing high nutrient loads. The weeds take in the nutrients and we harvest the weeds. At the same time, the plants provide dissolved oxygen needed for aquatic animals.<sup>20</sup></p>
<b>Animal Life</b>	Healthy population of native aquatic species and birds.	There is a healthy population of fish and other aquatic wildlife. There is an overabundance of geese. There are a few invasive bullfrogs and turtles.
<b>Plant Life</b>	Healthy native plant species	The plants on the lake are healthy and growing rapidly. However, the invasive Eurasian Milfoil is spreading. SSA and private property owner efforts to control invasive phragmites are working, but must continue through eradication. Other invasive species include Tamarisk (Salt Cedar) Trees and Russian Olive Trees. <sup>21</sup>
<b>Recreation</b>	Easy shoreline and water access, defined areas for non-compatible uses (i.e. swimming/fishing), clear signage	<p>I would rate our ability to recreate on the lake as “C+/B-:”</p> <p><b>Access:</b> The shoreline near the Clubhouse has been reinforced to prevent erosion and increase accessibility. I would like to see this shoreline restoration continue. Adding boat ramp(s), fishing dock(s), and swim platform(s) would also improve accessibility.</p> <p><b>Pond weed:</b> Yes, sometimes my kayak paddle or pedal boat gets tangled in the pond weed, but for the most part we can enjoy the lake. The pond weed is generally kept clear in the most popular swimming/wading spots.</p> <p><b>Defined areas:</b> Unfortunately, the lake is shallow and lost fishing hooks are often unavoidable. By identifying a few areas as “swimming-only,” we can protect our most vulnerable swimmers from stray hooks. In addition, I’d like</p>

<sup>18</sup> <https://enviro.deq.utah.gov/> UT DEQ doesn’t test for “full contact” (e.g. swimming).

<sup>19</sup> Tier 1 Water Watch Datasheet: <https://extension.usu.edu/utahwaterwatch/monitoring/tier1/index>

You can see the data for each of our four data sites (MilP-01-L/Mill Pond Bridge, STL-01-L/Clubhouse Gazebo, STL-Water Quality02-L/Solomon Park, STL-03-L/Causeway) here: <https://www.citsci.org/observations>

<sup>20</sup> See the [Appendices to the Lake & Millpond Management Plan](#) for a review of water quality interventions.

<sup>21</sup> Just as the SSA is making efforts to eradicate these invasive plants/trees on public property, we encourage private homeowners to do the same. Please email [serviceagency@stansburypark.org](mailto:serviceagency@stansburypark.org) for help identifying invasive species on your property, tips for eradication and/or recommendations for replacement plants.

		<p>to see at least one dedicated fishing dock so our fisher-people can have better access to the game.</p> <p><b>Yard Run–off:</b> In 2022, I trained for a half ironman in this lake. In my experience, there was a definite scent and taste of yard fertilizer in the water. That fertilizer is contributing to pond weed growth and TDS.</p> <p><b>Signage/Rule Enforcement:</b> Over the years, the Board and SSA staff have considered plastering the lakefront with signage, hiring security personnel, charging for parking to deter crowds etc. My favorite idea is to have a roaming park ranger, amiably educating folks about our natural resources and encouraging proper behavior. Signage should be easy to access and informative, but needn't intrude on the lake experience.</p>
--	--	---

The main challenges our lake faces include its shallow depth, large watershed (including farming activities, road runoff & residential runoff), a shoreline owned by hundreds of different people and entities, overlapping governmental agency authority, high global retention time and limited funding. An important step in the Lake Millpond and Management Plan is to thoroughly test the water to provide baseline statistics and monitor trends so we can have the opportunity to address issues early. Our focus for the lake is to:

- (1) Update and execute the Lake & Millpond Management Plan (including removing invasive species on SSA property, implementing responsible landscaping on SSA property and improving data monitoring);
- (2) Continue to aggressively harvest the pondweed; and
- (3) Provide education and assistance to residents regarding watershed flow, responsible landscaping and invasive species removal.

## VII. Capital Projects

In 2022, the board selected metrics to use in prioritizing projects. The heaviest weight went to safety concerns, of course. That put the Mill Pond Bridge at the top of the priority list.<sup>22</sup> We have several big projects going on right now, as shown in the staff report below. This report is updated monthly and will be on the website soon.

### STANSBURY SERVICE AGENCY PROJECT STATUS REPORT

Project Period: CY 2023

PROJECT	EXPECTED COMPLETION	COMPLETED	IN PROCESS	NOT STARTED/LATER PHASE	BUDGET STATUS (ON, OVER, UNDER)	STATUS NOTES
Mill Pond Bridge (Impact Fees)	2023 - 2024	Initial design options, initial cost estimates, geotechnical tests	Updated design and cost estimates from architect for 12' x 160' bridge (requested by Planning Committee)	Physical work	On budget	Army Corps of Engineers has approved plan to move forward. In the March Planning Committee meeting, members asked for updated bids for 12' x 160' bridge.
Oscarson Park (Impact Fees)	Multi-Year	Initial design approved by Board	Final design process in Planning Committee		On budget	In March meeting, Planning Committee requested playground area be expanded to include swing area. Bluline is process of updating.
Solomon Park (Impact Fees)	Fall 2022	Board approval of design, grading, concrete approaches installed, electrical installed, shoreline rock work completed	Final grading and fencing	Landscaping	On budget	Work to commence as soon as weather permits.
Sound Wall Trail (Impact Fees)	2022	Removed trees, initial prep work, UDOT project manager has been assigned	Agreement with UDOT	Further prep work, rebid trail work, install trail	On budget	Adjustments to original agreement in process with UDOT.

<sup>22</sup> If you have input about Capital Projects management, reporting, prioritization etc, please send them [serviceagency@stansburypark.org](mailto:serviceagency@stansburypark.org). You are also welcome to apply to join our Planning Committee.

Amphitheater (Impact Fees)	Multi-Year	Amphitheater, drain, grading for parking lot, tree removal	Clear land, grading for parking lot	Seating area, bathrooms, reclaim sledding hill	On budget	Work will commence as soon as weather permits and notice of funding award received.
Pickleball Courts (Impact Fees)	2023	Courts are installed and fully functional	Design for tree barrier between courts and neighbors	Adjusted lighting	Presently on budget	Bids approved for final landscaping, concrete work, and bathroom installation
Clubhouse Improvements (General Fund)	2023	Bids received for approved improvements		Work to begin with painting March 13, 2023	On budget	Work will begin March 13 and complete first week of May
Golf Course Facilities Improvements (General Fund)	2023	Pro Shop bathrooms		Drain work and cart wash area	On budget	Both the bathrooms on the golf course and at the Pro Shop have been remodeled.
General Landscaping (General Funds)	2023		General Landscaping Planning	Woodland and Ponderosa parks, Clubhouse and Pro Shop entries, lakeshore area	On budget	Work will commence as soon as weather permits.

The most rewarding part of this work is completing capital projects and seeing residents enjoy them. Another item to add to the list of things I appreciate about our General Manager is that she seeks input from residents living in the neighborhood of any big project. In 2022, she met with neighbors of Solomon Park, Oscarson Park and Ponderosa Park, listening and gaining insight to their vision for their respective neighborhoods.

**Smaller projects that are on our radar include:**

1. **Softball field:** There is no excuse for not providing a softball field. Currently, no field or facility in our area is designed for softball. These athletes need a place to play. Board member, John Wright, has been assigned to research how we can best develop this field.
2. **Dog park:** Board member, John Wright, is leading this effort. He has done extensive research on developing dog parks and is working with professionals and volunteers to identify a proper site, design and build this amenity.
3. **Splash pad:** At one point, the Board approved the first phase of this project at Porter Way Park. The board has changed, fraud and covid happened—and this project has stalled. I believe this is still something the community wants and our youngest residents would enjoy. If you agree, I encourage you to reach out to the full board. Any research showing viability and maintenance costs for a small splash pad would also be appreciated.
4. **Small amenities:** Often, small additions to neighborhood parks can make a big difference. If you would like to see any of the following improvements at your neighborhood park, please make it known: trees, foot golf, gaga ball, nine-square, ping pong tables and corn hole. We’re always open to other suggestions as well. Please email [serviceagency@stansburypark.org](mailto:serviceagency@stansburypark.org).

**VIII. Changes on the Horizon**

Tooele County is changing rapidly. The area known as Stansbury Park is sandwiched between Erda and Lakepoint, which have both become cities in recent years. Grantsville City’s boundaries have dramatically expanded and nearly about the SSA. We have agreements with Tooele County and with Stansbury Park Improvement District (“SPID”) that give the SSA the option to require annexation into the SSA of any development within a certain distance of our boundaries or that is serviced by SPID. You might be surprised to know there are pockets of neighborhoods that are adjacent to the SSA and look a lot like Stansbury Park, but are not included in the SSA or any neighboring city boundaries. These homeowners are neither paying taxes to any municipality, nor are they paying taxes to the SSA.

I can’t say what will happen to Stansbury Park or the SSA. We are an agency of Tooele County. **Our charter could change; our boundaries could change; our funding could change.** There are discussions happening about these things.<sup>23</sup>

<sup>23</sup> Please note the SSA is not associated with any Stansbury incorporation movement.

For now, I will simply pledge to listen to your comments and try to keep you better informed. And if you have ideas about the best way to do that, please share those also.

## IX. Events/Community Engagement

Stansbury Park, we are a community! If there's one thing I've observed while on the Board, it's that the best results come from collective efforts, not individual efforts. The more engagement, the better the results. I encourage everyone to **try to attend just one SSA meeting this year.**<sup>24</sup> Bring your kids; see the process. We want to see and hear from you!

**Community events** are fabulous opportunities to commune with neighbors and friends. These events build camaraderie, identity and pride. Events, such as Stansbury Days, are run almost entirely by volunteers. I am so glad that we have staff and board members who are enthusiastic about bringing people together in these beautiful spaces. Still, we are pretty short on man-power for things like this. If you can volunteer to run an event or just help out, please let us know!

The main annual events on SSA property include: New Year's Ice-Breaker Plunge, Easter Egg Hunt (put on by Stansbury Park Community Events), Dog Days at the Lake (put on by Kibbles & Cuts) and Stansbury Days. We have ideas for many more, such as: cross-country skiing event on the golf course, lighted boat/kayak parade, community clean-up day, adult-only New Years or other Date Night party, outdoor movie nights, Turkey Trot or other race, snow sculpture competitions, amphitheater concerts/shows, pickleball leagues/tournaments, summer kid camps.

**Our first outreach project is the Tunnel Vision Project**, promoting art in our community and hopefully discouraging vandalism at the same time. Please enter and make a lasting mark on Stansbury Park.<sup>25</sup> We have more ideas for art, education and outreach as well.

If you aren't into events, but would still like to help, we are looking for the following skill sets: graphic design, videography, project management, ecology, grant finding/writing, and many more. Just walking around picking up trash that got away from someone in the wind is so helpful. If you want to help, but don't know how, just reach out and we'll match you or your organization with a task or project.

In closing, I want to say again that I love this community. I love how green and walkable it is. I love driving down Village Blvd when the leaves change in the fall. I love kayaking to the Snow Shack for shave ice. I love star-gazing at the Observatory. I love watching soccer games. I love playing tennis and pickleball. I especially love the people I meet. I love being part of the solutions to the issues we face. Please join me.

**Cassandra Arnell**

**435-830-4888**

[c.arnell@stansburypark.org](mailto:c.arnell@stansburypark.org)

You can also reach SSA staff at [serviceagency@stansburypark.org](mailto:serviceagency@stansburypark.org) or by calling 435-882-6188.

If links to any internal documents aren't working, please cut and paste this link into your browser:

[https://netorg2981702-my.sharepoint.com/:f/g/personal/v\\_hobby\\_stansburypark\\_org/EhhH5e0LqeFPnywytTQn0wgB0kWEGRBIFAyB2mFFWQOXg?e=yc7H3g](https://netorg2981702-my.sharepoint.com/:f/g/personal/v_hobby_stansburypark_org/EhhH5e0LqeFPnywytTQn0wgB0kWEGRBIFAyB2mFFWQOXg?e=yc7H3g)

---

<sup>24</sup> The SSA generally meets on the 2nd and 4th Wednesdays at 7:00pm. To stay up to date, subscribe to Stansbury Service Agency public notices. <https://www.utah.gov/pmn/sitemap/publicbody/2717.html>

<sup>25</sup> [Tunnel Vision Project.pdf](#)