

Stansbury Service Agency Work Meeting Minutes

Date: Wednesday, April 10, 2024

Location: 1 Country Club Drive, Suite 1, Stansbury Park, UT 84074

Time: 7:00 PM

The agenda items for this meeting are as follows:

1. Call to Order by Brett Palmer at 7:04 PM
2. Roll Call
 - Board Members:
 - Brett Palmer – present
 - Kyle Shields – present
 - John Wright – present
 - Maria Sweeten – absent
 - Cassandra Arnell – absent
 - Staff Members:
 - James Hanzelka – present
 - Ingrid Swenson – present
 - Gwen Ruebush – present
 - Darin Jacobs - present
3. Review of Public Comments: No comments to review
4. General Manager
 - a. Personnel Status: We aren't getting enough applicants.
 - b. Pressurizing and Testing Waterlines
 - i. Timer issue at Sagers Park Field 1
 - ii. Porter Way – major line break to feed line
 - iii. Clubhouse – line break in one of two legs
 - iv. Village Park – timer issue
 - v. Ponderosa Park – Issue with feed line/spray heads
 - vi. Village Parkway, West of Mast - low flow, potential line break under road
 - vii. The L – new timer, may want to move out of resident's backyard
 - viii. Frontage Road – not on until fountain turn on
 - ix. Solomon Greenbelt – line blockage
 - x. Causeway – Need to Repair line
 - xi. Woodland – Needs to Repair Line and Need to add Hose bib
 - xii. Sutton – Needs new timer, valves, backflow and lines
 - c. Work Day at Sagers: well attended, went well



- d. Attended County Trail Committee Meeting: They were happy to have him there to interface. Grants have a second cycle.
 - e. UDOT Meeting on Sound Wall Trail
 - f. Met with Football: A major issue on Facebook was easily solved in a meeting.
 - g. Pageant Update: proposal on rules for this year, eligibility
 - h. Stansbury Days Update: We have volunteers to do the sponsorship and the car show. We are still trying to get a fireworks show; cost of a drone show too high at \$20K.
 - i. Striping of Brent Rose for tennis: about \$1000 with labor-possible blended lines to play pickleball or tennis
 - j. Bridge stability study: We need to consider closing it.
 - k. Rumor Control: We are not charging for use of the pickleball courts unless it is a tournament play. We are not charging for use of the parks unless it's for leagues or reservations. We have not received the money from the tax increase.
 - l. Financial Update
5. Discussion Items
- a. Mitchell Land Sale Proposal: They want to expand their property and purchase 39 feet of land that is well used by the public.
 - b. County Taxation Adjustment: The county double counted some businesses which artificially lowered the 2023 tax rate. County commissioners will determine if additional tax from residents will be collected in one year or over three years. They are looking for a recommendation from us.
 - c. Easement for Sagewood Village: The Service Agency's retention pond elevation is too high, so they want to use a storm drain.
 - d. Golf Course Equipment Options: Budget includes \$130K for purchase of 2 sprayers. We are buying a used sprayer for \$25K and a second large sprayer for \$74K. That leaves us \$30K in surplus. We may purchase or lease triplex mowers.
 - e. Fee Schedule Adjustments: Doug would like to lower punch card rates. We need to add fees for conference room use, microphone use, and key replacement in the clubhouse. We are adding a location in Porter Way Park the size of Village Blvd Park to be rented. People can also rent tennis courts and small parks.
 - f. Impact Fees
 - i. Impact Fee Report: Annual report due to State at the end of June. Auditor would like it as soon as possible.
 - ii. Impact Fee Plan: Should be updated often-annually. Ours is dated 2007.
 - iii. Decisions Impacting Impact Fee Plan: park layout drafts, cost estimates, justifications
6. Board member reports and requests:
Kyle Shields: Verified that Cassandra signed.



John Wright: The deck at Delgada park is in bad shape. We are looking at the electrical situation at the pool. Blue Architects are giving us a proposal for creating a layout of Millpond Park. Infield clay by bulk will be \$94 per ton priced by Kyle.

7. Closed Session as needed to discuss personnel, pending, or threatened litigation, or property acquisitions.

Motion to go into a closed session made by John Wright and seconded by Kyle Shields at 8:52 PM.

8. Adjournment

Motion to close the meeting made by John Wright and seconded by Kyle Shields at 9:20 PM.

Vote as follows: Brett Palmer – yea; Kyle Shields – yea; John Wright – yea.

Motion Passed.

The content of these minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 24th day of April 2024

Brett Palmer, Board Chair

STANSBURY SERVICE AGENCY WORK MEETING

APRIL 10TH, 2024

Agenda

The agenda items for this meeting are as follows:

1. Call to Order
2. Roll Call
3. Review of Public Comments
4. General Manager
5. Discussion Items
 - a. Mitchell Land Sale Proposal
 - b. County Taxation Adjustment
 - c. Easement for Sagewood Village
 - d. Golf Course Equipment Purchase
 - e. Fee Schedule Adjustments
 - f. Impact Fees
 - i. Impact Fee Report
 - ii. Impact Fee Plan
 - iii. New Park Decisions
6. Board member reports and requests
7. Closed Session as needed to discuss personnel, pending, or threatened litigation, or property acquisitions.
8. Adjournment

Review of Public Comments

No Comments to review

General Manager Updates

Personnel Status

Personnel Status					
If we were to be fully staff, we would need					
Proshop	3FT w/Benefit			13 PT Seasonal	
Greens	6FT w/Benefit		5 FT Seasonal	3 PT Seasonal	
Recreation	9FT w/benefit		15 FT Seasonal		
With our current budget, we can have					
Proshop	2FT w/Benefit	1FT		11 PT Seasonal	2 Volunteers
Greens	2FT w/Benefit	1FT	3 FT Seasonal	5 PT Seasonal	
Recreation	3FT w/benefit	2FT	6 FT Seasonal		
Right Now					
Proshop	2FT w/Benefit	1FT		6 PT Seasonal	2 Volunteers
Greens	2FT w/Benefit	1FT	2 FT Seasonal	5 PT Seasonal	
Recreation	3FT w/benefit	2FT	3 FT Seasonal		

Pressurizing and Testing Waterlines

- Timer Issue at Sagers Park Field 1
- Porter Way – Major line Break to feed line
- Clubhouse - Line break in one of two legs
- Village Park – Timer Issue
- Ponderosa Park – Issue with feed line/spray heads
- Lanyard – Backflow Issue, do we want to turn back to HOA
- Village Parkway, West of Mast - Low flow, potential line break under road
- The L – New timer, may want to move out of residents back yard
- Frontage Road – Not on until fountain turn on
- Solomon Greenbelt – Line blockage
- Causeway – Need to Repair Line
- Woodland Park– Needs to Repair Line and Need to add Hose bib
- Woodland Greenbelt – Break under the trees
- Sutton - Needs new timer, valves, backflow and lines

Other Actions

- Work Day at Sagers
- Attended County Trail Committee Meeting
- UDOT Meeting on Sound Wall Trail
- Met with Football
 - They want to use Village in the fall
 - Soccer agreed to move to Porter Way for fall
 - Accommodating both teams by adding fee at Porter Way
- Pageant Update
 - Proposal on rules for this year
 - Eligibility
- Stansbury Days Update
 - Volunteer to do the sponsorship
 - Volunteer to do car show
 - Still trying to get a fireworks show
 - Cost of a Drone show \$20K
- Striping of Brent Rose for tennis – About \$1000 with labor

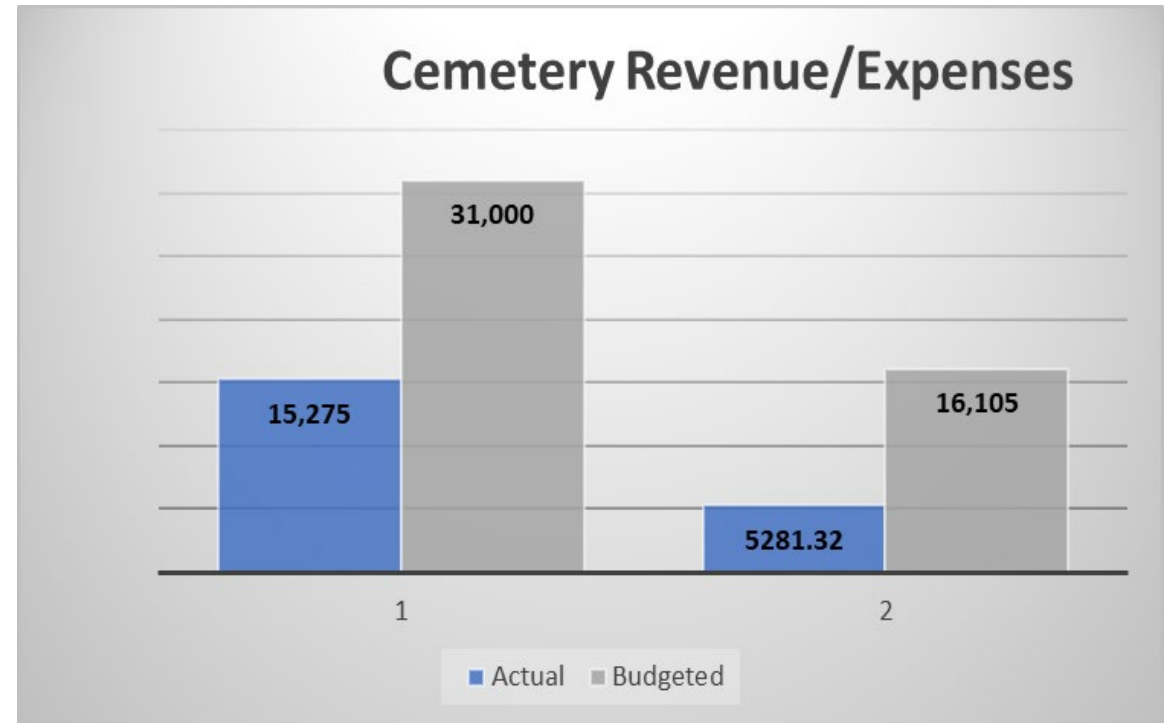
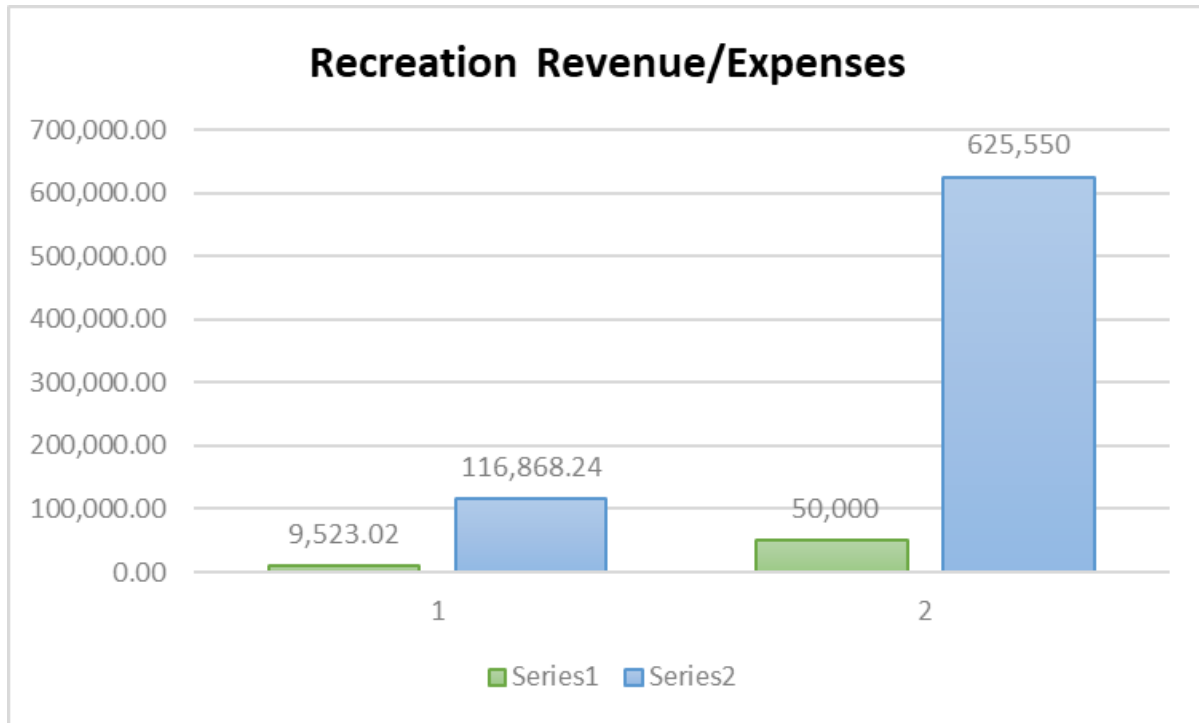
Bridge Stability Study



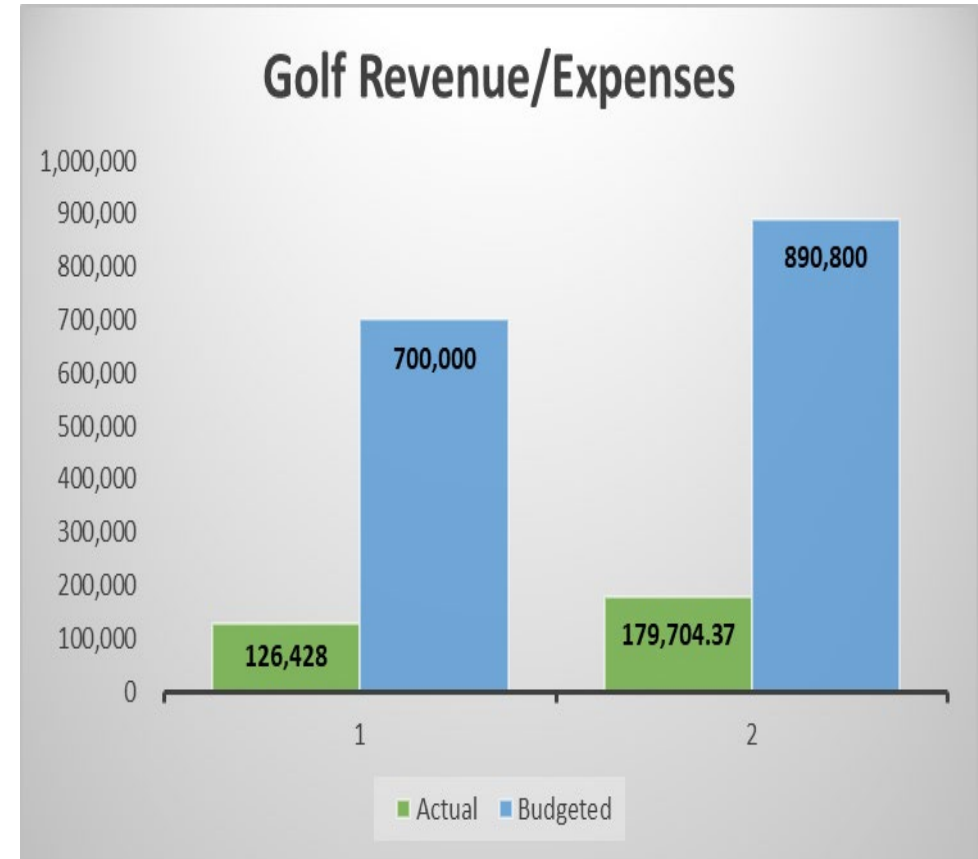
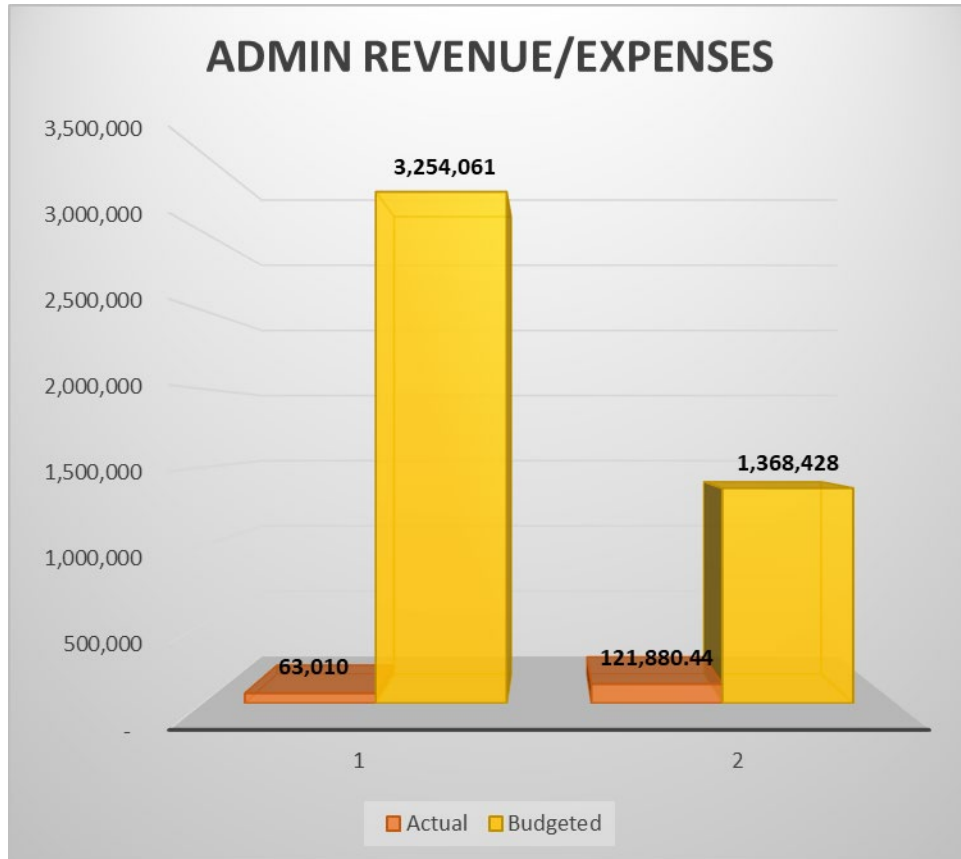
RUMOR CONTROL

- We are NOT Charging for use of the Pickelball Courts, unless it is a tournament play
- We are NOT charging for use of the parks, only for leagues or individuals that want to reserve them.
- We have NOT received the money from the tax increase

Finance Update



Finance Update



AVAILABLE FUNDS

2023 Year End

	OPERATIONS		IMPACT	
Checking (Zions Bank)	\$19,751.38		Checking (Zions)	\$32,916.03
Checking (Chartway)	\$1,087.11		PTIF	\$993,811.32
Savings (Chartway)	\$5.00			
PTIF	\$1,213,643.00			
TOTAL	\$1,234,486.49			\$1,026,727.35
TOTAL	\$2,261,213.84			

As of 31 Mar 2024

	OPERATIONS		IMPACT	
Checking (Zions Bank)	\$94,549.59		Checking (Zions)	\$8,274.21
Checking (Chartway)	\$1,087.11		PTIF	\$1,103,056.24
Savings (Chartway)	\$5.00			
PTIF	\$1,090,826.59			
TOTAL	\$1,186,468.29			\$1,111,330.45
TOTAL	\$2,297,798.74			

DISCUSSION ITEMS

MITCHELL LAND SALE PROPOSAL

4/9/24, 8:39 AM

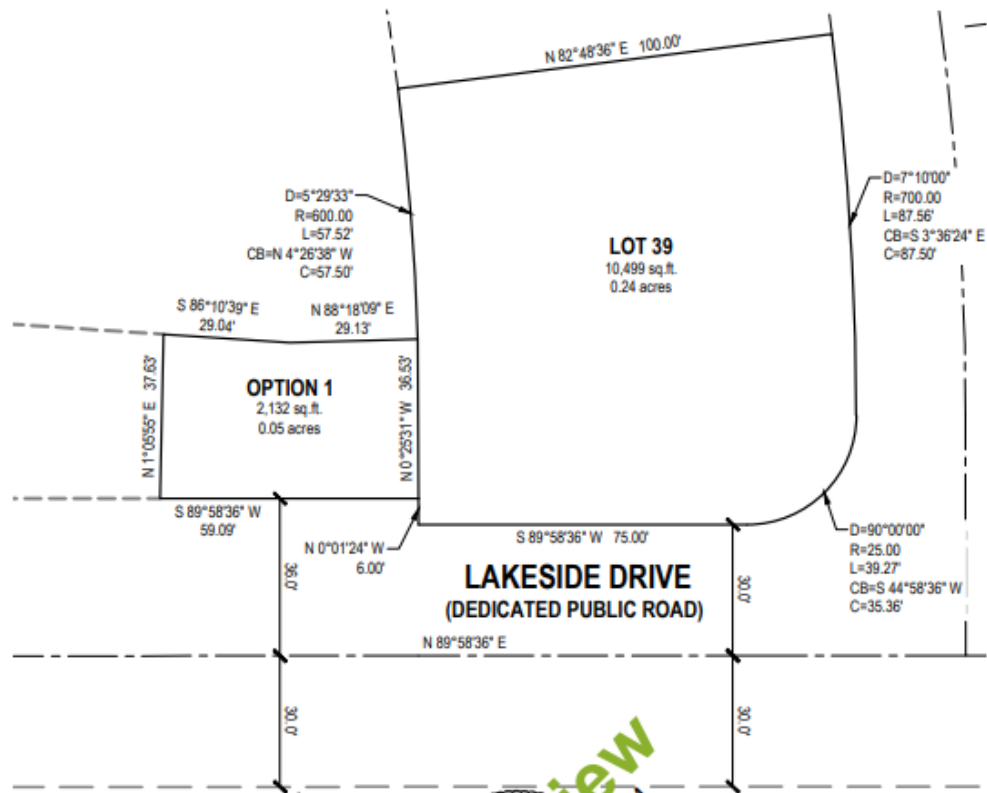
Google Earth



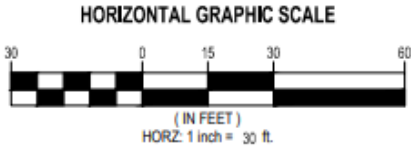
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For Review



<p>PROJECT NUMBER 13041</p> <p>PROJECT MANAGER D. KINGSMAN</p>	<p>PRINT DATE 3/25/2014</p> <p>DESIGNED BY M. SANDOVAL</p>	<p>ROBERT MITCHELL BLA OPTION 1 256 SPINNAKER STANSBURY PARK, UTAH 84074 EXHIBIT "B"</p>	<p>ENSIGN THE STANDARD IN ENGINEERING</p> <p><small>BOISE Phone: 337.248.2528 LAYTON Phone: 937.547.1126 OGDEN Phone: 462.643.1522 SALT LAKE CITY Phone: 435.443.2500 WWW.ENSIGNENG.COM</small></p>
<p>1 OF 1</p>			

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Google Earth



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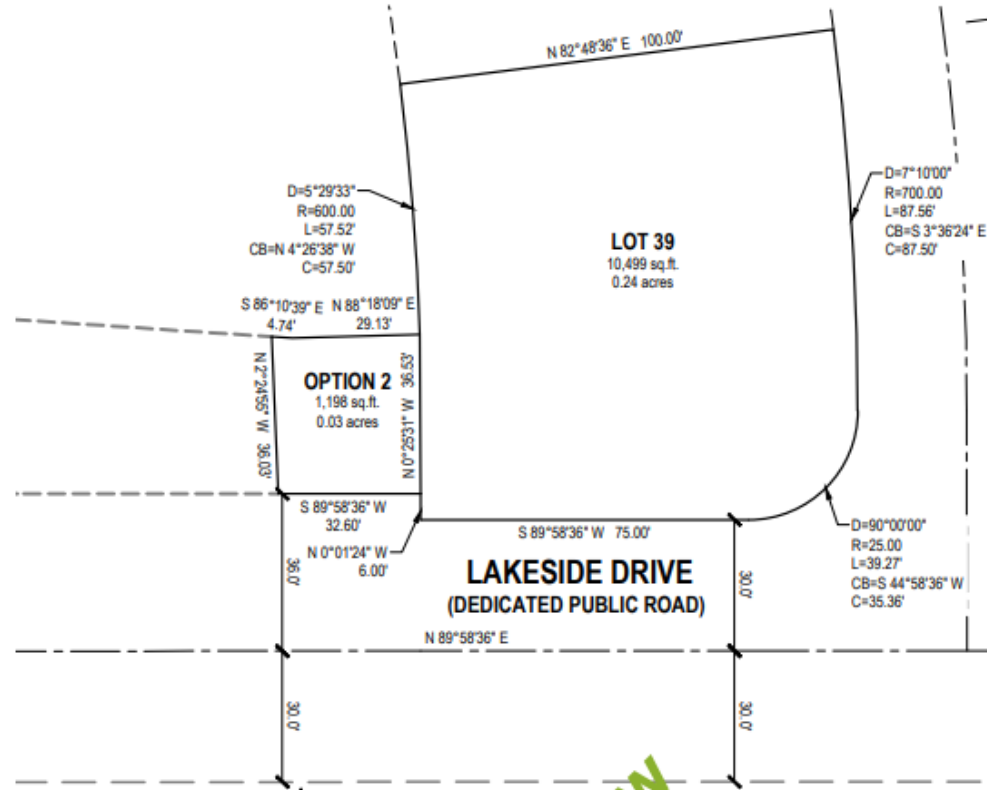
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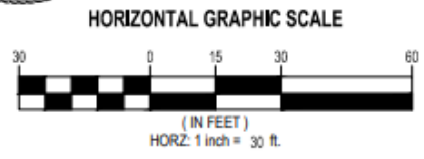


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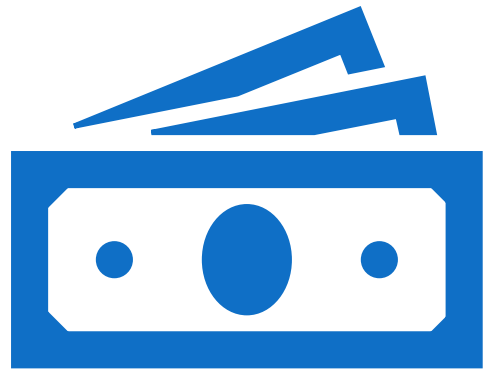
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Fol Review



<p>PROJECT NUMBER 13341</p> <p>PROJECT MANAGER D. YONGBMAN</p>	<p>PRINT DATE 3/21/08</p> <p>DESIGNED BY M. SANDOVAL</p>	<p>ROBERT MITCHELL BLA OPTION 2 256 SPINNAKER STANSBURY PARK, UTAH 84074 EXHIBIT "B"</p>	<p>ENSGN THE STANDARD IN ENGINEERING</p> <p>TOOLE 108 N. Main St, Unit 1 Toole, UT 84074 Phone: 435.943.2590 WWW.ENSGN.COM</p>
<p>1 OF 1</p>			<p>DATE: 03/21/08 LAYOUT: 03/21/08 DRAWN BY: M. SANDOVAL CHECKED BY: D. YONGBMAN</p>



County Taxation Adjustment

County Taxation Adjustment

- County Miscounted (Double Counted Some Businesses)
 - Artificially lowered 2023 tax rate
 - Collecting additional tax from residents
 - County Commissioners will determine if it will be collected in one year or over three.
 - Looking for a recommendation from us

Years For Collection	Total Collected/Year	Est. Cost to Taxpayer
1	\$6,197	\$1.50
2	\$2,069	\$.50

Easement for Sagewood Village



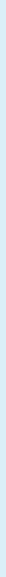


Golf Course Equipment Purchase

Golf Course Equipment Options

- Budget includes
 - \$130K for purchase of 2 sprayers
 - Purchase Used Sprayer for \$25K
 - Second Larger Sprayer \$74 K
 - Purchase/Lease of Triplex Mowers

Budgeted Amount	\$130,000				
1 Large and 1 Small Sprayer					
Cost of Large Sprayer	\$74,000	\$74,000	\$74,000	\$74,000	\$74,000
Cost of Small Sprayer	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Cost of First Year for Triplex					
Purchase	\$114,313				
24 MO W/O Buyout		28718.72			
24 MO W/ Buyout			44226.08		
48 MO W/O Buyout				18043.36	
48 MO w Buyout					\$24,049.04
First Year Cost	\$213,313	\$127,719	\$143,226	\$117,043	\$123,049



Fee Schedule Adjustments

Golf Course

Golfcourse Fee		
	Current	Proposed
Punchcard		
Weekday No Cart	\$ 270.00	\$ 225.00
Weekday w/cart	\$ 430.00	\$ 360.00
Senior 65+ weekday	\$ 235.00	\$ 180.00
Senior 65+ w/cart weekday	\$ 385.00	\$ 300.00
Weekend No Cart	\$ 375.00	\$ 270.00
Weekend w/cart	\$ 550.00	\$ 400.00
Senior 65+ Weekend	\$ 300.00	\$ 225.00
Senior 65+ w/cart Weekend	\$ 475.00	\$ 345.00
Additional Golf Course Fees		
	9 Holes	18 Holes
Pull Cart	\$ 2.00	\$ 4.00
Trail Fee	\$ 10.00	\$ 15.00
Range Token	\$ 3.00	
	4 Hour Rental	Full Day
Pavilion Rental	\$ 50.00	\$ 75.00

Small Conference Room Fee		
	Resident	Non-Resident
Hourly Rate	\$ 40.00	\$ 70.00
Alcohol Fee	\$ 400.00	\$ 400.00
Cleaning Fee	\$ 150.00	\$ 150.00
Replacement Key fee	\$ 25.00	\$ 25.00
Damage Fee	\$ 1,000.00	\$ 1,000.00

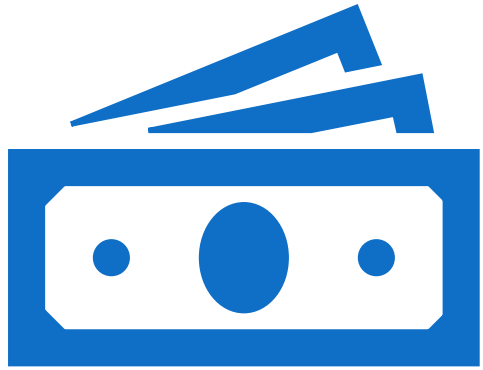
Small Conference Room

Clubhouse

Clubhouse Fee		
	Resident	Non-Resident
Replacement Key Fee	\$ 25.00	\$ 25.00
Microphone Fee	\$ 30.00	\$ 30.00
Microphone Deposit (Returned if not damaged)	\$ 500.00	\$ 500.00

Parks

Parks Reservation Fee		
Park	Size	Cost per hour
Porter Way (Fall Season Only)	Same SQFT of usable field space as Village Park	\$ 40.00
Small Parks and Greenbelts	Any	\$ 5.00
Brent Rose	Tennis Courts	\$ 5.00



Impact Fees

Impact Fees

- Annual Report
 - Due to State End of June
 - Auditor would like it as soon as possible
- Impact Fee Plan
 - Should be updated often (annually)
 - Ours is dated 2007
 - Draft
- Decisions Impacting Impact Fee Plan
 - Park Layout Drafts
 - Cost Estimates
 - Justifications

Board Member Reports and Requests

Closed Session as needed to discuss personnel, pending, or threatened litigation, or property acquisitions.

Small Conference Room Fee		
	Resident	Non-Resident
Hourly Rate	\$ 40.00	\$ 70.00
Alcohol Fee	\$ 400.00	\$ 400.00
Cleaning Fee	\$ 150.00	\$ 150.00
Replacement Key fee	\$ 25.00	\$ 25.00
Damage Fee	\$ 1,000.00	\$ 1,000.00

Clubhouse Fee		
	Resident	Non-Resident
Replacement Key Fee	\$ 25.00	\$ 25.00
Microphone Fee	\$ 30.00	\$ 30.00
Microphone Deposit (Returned if not damaged)	\$ 500.00	\$ 500.00

Golfcourse Fee		
	Current	Proposed
Punchcard		
Weekday No Cart	\$ 270.00	\$ 225.00
Weekday w/cart	\$ 430.00	\$ 360.00
Senior 65+ weekday	\$ 235.00	\$ 180.00
Senior 65+ w/cart weekday	\$ 385.00	\$ 300.00
Weekend No Cart	\$ 375.00	\$ 270.00
Weekend w/cart	\$ 550.00	\$ 400.00
Senior 65+ Weekend	\$ 300.00	\$ 225.00
Senior 65+ w/cart Weekend	\$ 475.00	\$ 345.00
Additional Golf Course Fees		
	9 Holes	18 Holes
Pull Cart	\$ 2.00	\$ 4.00
Trail Fee	\$ 10.00	\$ 15.00
Range Token	\$ 3.00	
	4 Hour Rental	Full Day
Pavilion Rental	\$ 50.00	\$ 75.00

Parks Reservation Fee		
Park	Size	Cost per hour
Porter Way (Fall Season Only)	Same SQFT of usable field space as Village Park	\$ 40.00
Small Parks and Greenbelts	Any	\$ 5.00
Brent Rose	Tennis Courts	\$ 5.00

BEGINNING AT A POINT THAT IS N00°13'40"W 295.37 FEET AND N90°00'00"E 3671.52 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°22'40"E 30.00 FEET; THENCE S00°37'20"E 75.50 FEET; THENCE S89°22'40"W 30.00 FEET; THENCE N00°37'20"W 75.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,265 SQUARE FEET OR 0.05 ACRES IN AREA

C:\Users\pmd22\EDM Partners Dropbox\Projects\Sagewood Village\survey\EASEMENTS\SG1 EASEMENT - Drainage\SPSA-EASE-SG1 STORM.dwg

FOUND 1983 BRASS CAP
NORTHWEST CORNER SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN

VILLAGE BOULEVARD

BASIS OF BEARING
N00°13'40"W 2647.77'
2076.75'

N90°00'00"E
4463.89'

571.02'

POINT OF BEGINNING

N89°35'40"E
28.00'

S0°24'20"E
10.00'

LOT A
(PARCEL ID: 16-054-0-000A)

N0°24'20"W
10.00'

S89°35'40"W
28.00'

135
11,858 SF
0.27 AC

JENNY COVE
SUBDIVISION - AMENDED

LOT 101

FOUND TOOELE COUNTY 2012 AL. CAP
WEST QUARTER CORNER SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN

134
9,953 SF
0.23 AC

N37°18'14"E 31.24'

FOUND TOOELE CO. 1983 BRASS CAP
WEST QUARTER CORNER SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 4 WEST
SALT LAKE BASE AND MERIDIAN



SCALE: 1" = 40'



SAGEWOOD GARDENS DRAINAGE EASEMENT FROM SPSA

DATE:

3/27/24

EXHIBIT:

1 OF 1

UTILITY EASEMENT AGREEMENT

Affecting Tax Parcel, No: 16-054-0-000A

THIS UTILITY EASEMENT AGREEMENT is entered into this ___ day of _____ 2024, by and between **Stansbury Park Service Agency**, a Political Subdivision of the State of Utah (the "**Grantor**"), and **Sagewood Village Homeowners Association**, (the "**Grantee**").

RECITALS

WHEREAS, Grantor is the owner in fee of that certain real property located in Tooele County, State of Utah, Parcel Number 16-054-0-000A (the "**Grantor's Parcel**"); and

WHEREAS, Grantee desires to obtain a non-exclusive, perpetual easement on, over, through and across a portion of the Grantor's Property (the "**Easement Parcel**") for the purposes more particularly described herein, and Grantor is willing to grant an easement to Grantee for such purposes, subject to the terms and conditions set forth herein. The Easement Parcels are more particularly described in the legal description in Exhibit A. The attached map drawing, Exhibit B. showing Location, Vicinity, and Measurements Annotated.

TERMS AND CONDITIONS

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) paid to Grantor and other good and valuable consideration, receipt of which is hereby acknowledged; the parties covenant and agree for themselves, their heirs, successors and assigns, as follows:

1. **Grant of Easement.** Grantor hereby quitclaims to Grantee, a non- exclusive, perpetual easement on, over, through and across the Easement Parcel for the purposes of accessing, maintaining, operating, cleaning, inspecting, altering, removing, replacing, and protecting a surface drainage pipeline line. (the "**Utility**") in the Easement Parcel.
2. **Maintenance of Utility.** Grantee, at its sole cost and expense, shall maintain and repair the Utilities in good order and condition. Grantee shall promptly repair any damage to the Grantor's Parcel caused by Grantee or Grantee's agents, and shall restore the Grantor's Parcel to the same condition as existed prior to any entry onto or work performed on the Grantor's Parcel by Grantee and Grantee's agents.
3. **Grantor's Right of Access.** Grantor shall have access to and use of the Easement Parcel and Grantee hereby agrees that it will not block or fence off the Easement from surrounding property.

4. Grantor's and Grantee's Right to Fence. Grantor shall have the right to fence the perimeter of the Easement Parcel and the Grantor's Parcel, but shall not at any time block the Grantee from accessing the Easement Parcel. No permanent structures or additional trees shall be constructed or planted in the Easement Parcel by Grantee.
5. Indemnity. Grantee shall indemnify and hold Grantor harmless from and against any and all claims, demands, causes of action, damages, costs and expenses of any nature, including court costs and attorneys' fees, for injury to or death of persons whomsoever, or damage to or loss or destruction of any property whatsoever, arising out of or in connection with the existence of the Utility, accessing or using the Easement Parcel, or the operation, maintenance, modification, replacement or removal of the Utility or any part thereof by Grantee, its contractors, agents, assigns and invitees.
6. Attorneys' Fees. Should any party employ an attorney or attorneys to enforce any of the provisions hereof, or to protect its interest in any matter arising under this Agreement, or to recover damages for the breach of this Agreement, the party not prevailing in any final judgment agrees to pay the other party all reasonable costs, charges and expenses, including attorneys' fees, expended or incurred in connection therewith, in addition to any and all other relief provided for by law, equity or by the terms of this Agreement.
7. Applicable Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Utah.
8. Headings. Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.
9. Covenants Running with Land. The Easement hereby granted, the restrictions hereby imposed and the covenants and agreements herein contained shall be easements, restrictions, covenants and agreements running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, successors, and assigns.
10. Entire Agreement. This Agreement shall constitute the entire agreement between the parties, with respect to the Easement, and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.
11. Modification. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing and signed by each party.

12. Not a Public Dedication. Nothing contained in this Agreement shall be deemed a gift or dedication of the Easement to or for the general public or for any public purpose whatsoever and this Agreement shall be strictly limited to and for the purposes expressed herein.

13. Severability. Invalidation of any one of the covenants, easements or conditions contained herein, or any parts thereof, shall not affect any of the other covenants, easements or conditions, or any parts or parts thereof, which shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have signed this agreement effective the day and year first above written.

GRANTOR:
Stansbury Park Service
Agency

BY: _____
It's: _____

GRANTEE:
Sagewood Village Homeowners Association

BY: _____
It's: _____

STATE OF Utah)
 :SS
COUNTY OF Salt Lake)

On this ____ day of _____, 2024, _____ personally appeared before me, who acknowledged before me that he signed the foregoing instrument for and in behalf of said company.

WITNESS my hand and official seal.

Notary Pubic of Utah
Expires on:

STATE OF Utah)
 :SS
COUNTY OF Salt Lake)

On this __ day of _____, 2024, _____ personally appeared before me, who acknowledged before me that he signed the foregoing instrument for and in behalf of said company.

WITNESS my hand and official seal.

Notary Pubic of Utah
Expires on:

EXHIBIT "A"

LEGAL DESCRIPTION OF PERPETUAL EASEMENT

EXHIBIT "B"

STANSBURY PARK IMPACT FEE CAPITAL IMPROVEMENT PLAN

Originally Adopted 8-11-98

Revisions adopted 4/11/01, 12/14/05, 7/11/07

PROPOSED REVISION 4/21/24

The revision of the Stansbury Park Impact Fee Capital Improvement Plan is made necessary by significant changes in the number, location and amenities planned in the parks and facilities required to account for the significant growth within the Stansbury Park Boundaries. The 2007 revision is seriously out of date. A community master plan was done in 2019 which identified changes to the overall makeup of the park and identified additional parks, trail and amenities to be built.

Some facilities have been built out and some of the parks have been selected for location of amenities procured using grants, which have changed the nature of the park. The plan calls for 5-year build out plan for the existing boundaries of the Service Agency. Currently there are approximately 400 home sites for potential build out within the boundaries of the Service Agency. The agency is responsible for management of 129.4 acres of park area with a significant amount of that acreage transitioned to the agency within the last 15 years. Additional there is a 100 Acre recreation lake that provides recreation for Stansbury and the surrounding areas. The current master plan and agency planning for new parks and areas added are (*italicized items indicate new amenities required to support additional growth*):

Brigham Park:

Sagers Memorial Park:

4 ball fields

Snack shack/announcer booth

Restroom

Observatory Complex

Skate Park

- ***Fencing for ball field***

Justification: *The growth in T-Ball and coach pitch leagues has put a lot more pressure on those two fields. They are not fenced and come very close to the mill pond. With the proposed addition of a walking trail along that shore of the mill pond to accommodate additional traffic to the park and ride lot fencing is necessary for safety and protection of both the players and people using the trail.*

- **Trail to park and ride from bridge**

Justification: *UDOT has established a park an ride lot at the corner of Pole Canyon Road (formerly SR 138) and Village Boulevard. This means the 75% of the park has limited access to a direct pathway to the lot for walking and bicycles. This trail improvement is needed to address the growth within the park relative to existing transportation hubs.*

- **Expanded shop and equipment work area for Agency to support additional functions required by additional park maintenance**

Justification: *This facility is in a shared location with SPID. The current building is inadequate for the housing of new equipment and the shop area is too small to service most equipment even one at a time. The basic facility is old and in need of rebuilding for basic health and safety needs. Either this building needs to be renovated or demolished and a better modernized facility constructed in its place. An alternative may be to move the operation and consolidate it with the Golf Course Maintenance area (which is also out-moded)*

Gateway Park

Porter Way Park: Identified as the 28 Acre Community Park on the 2007 Revision

Large Pavillion

2 Bathrooms

6 Tennis Courts

4 Paddle ball courts

Ball field

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Disc Golf

12 Picnic tables (in Pavilion)

- **Softball Field**

Justification: The shared use softball field with the High School has become problematic because of increased population and more girls playing softball. In 2018 the board agreed to develop a field in Porter Way Park, which was started, but the field and back stop and fencing was never installed. This field needs to be installed and the existing multiuse field, which was improperly installed, needs to be corrected to include regrading, fencing readjustment and relocating the foul lines.

- **Bathroom**

Snack shack/announcer booth

Lights for ball fields

Delgada Park

Fishing Pier

Fishing shoreline

Solomon Park (Northpoint in Master Plan):

Tunnel access point

Weed boat loading area

4 picnic tables

Landscaping

12 trees

Captain's Island Park

Clubhouse Complex

Clubhouse

2 Basketball Courts

Boat Launch

- **Pier to support swimming/watercraft**

Justification: *Currently the swimming area is undefined from the fishing area. This means that the potential for injury is increased because of lost hooks and lures intermixed with the area that swimmers use. This pier, and associated buoys, will be used to define the two different areas to segregate the fishing area from the swimming area as will as provide for a water access point to the clubhouse area on the south side of the pier.*

Expanded Pool:

Justification: *The pool was built to support 850 homes, the park currently is close to 2500 homes and will expand. Additionally, the High School is new and needs a bigger, covered pool to hold meets. They have approached us to help with the build, but to meet the needs of both the high school and an expanding resident base the pool will have to be significantly expanded, this is beyond any funding scope the High School can afford at this time.*

Millpond Park

Amphitheater

The amphitheater was built with the intent to provide a stage for community events and performances. No such facility is available in the northern end of the county. The support infrastructure for the amphitheater was never developed and a burgeoning population in the area has created a need for such a venue in the area.

- **Parking Lot**

Justification: *This area will tie into the proposed Tooele County Trail System, as well as support any events at the amphitheater and in the winter the sledding hill. With the increase in housing both within Stansbury, and in the surrounding communities, that use Stansbury facilities for recreation the current situation with people parking on the road is presenting a significant traffic and safety hazard. This is needed to support the additional use of the area.*

- **Bathroom**

Justification: *The area around the mill pond is a freshwater spring area, without this facility to support the increased usage there is a significant hazard for human waste to contaminate the water source. While this is not used for culinary purposes the spring and mill pond, as well as associated waterway do feed the lake where people swim.*

- **Lawn area for seating**

Justification: *This area was damaged by the introduction of housing units above the mill pond spring and amphitheater. Additionally, the goal of the amphitheater was to provide a venue for entertainment within the expanding Stansbury Park, and nearby cities. The goal is to reduce traffic on the already overburdened SR 36 and Pole Canyon Road.*

- **Trail to bridge across Millpond**

Justification: *This is included in the Tooele County overarching trails strategy and will be used to connect the Soundwall Trail, being built in cooperation with UDOT. This improvement is included in the 2007 Impact Fee revision and the area was included in the 2019 Master Plan for Stansbury Park.*

- **Bridge across Millpond**

Justification: *There is an existing bridge across the Millpond stream which joins the two pieces of the park separated by this natural feature. The need for this bridge is heightened by the location of UDOTs single park and ride lot within the park on the north side of the park. Without this bridge the two halves of the park would have to traverse surface streets to access either the transportation hub on the north side of the lake and golf course on the south side. This increases both use of the road network, which is already overburdened by the increased population, and help minimize the risk due to existing pedestrian traffic adjacent to the road network.*

Brent Rose Park

2 Tennis courts

- **Expanded park size:**

Justification: *Currently the park is fairly small, acres, but there is a vacant lot adjacent to the park which is unlikely to support homes because of water, power and gas limitations. Addition of this space could provide additional acreage to support the growth of the park to the south and provide parking to support the current park and*

the additional acreage. Additionally, this area is adjacent to the Golf Course Maintenance facility which currently under sized for the amount of equipment required to be maintained and also serves as overflow for storage of items from the Recreation side of the organization. This additional acreage would support improving the facility and potentially moving the Recreation Grounds crew to the site co-locating both operations for efficiency.

Fairway Park

Parkview Park

Bathroom

Regatta Park

Galley Park

Woodland Park

Fire Pit

Playground

Rex Sutton Memorial Park

Playground

Village Park

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Baseball backstop

Bathrooms

Sandhill Park

Ponderosa Park

Lakeview Basketball Court

- **Oscarson Park (Schooner Park)**

Justification: This park was given to the Service Agency as part of the build out by Ivory Homes Sagewood Development. That development changed dramatically from what was planned to the final dimensions of the park because of consolidation of smaller parks into larger parks. Many of those parks, which were in the 2007 impact fee plan have either been renamed or not constructed as the planning has changed. This park is in the 2007 impact fee revision and is also further defined in the 2019 Master Plan. Currently the planning for the park includes:

Bathroom

Large Pavilion

12 Picnic Tables

4 Pickleball Courts

2 Basketball Courts

Walking Trail (All Abilities)

Playground (All Abilities)

Bicycle Pump Track

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Unnamed Park near Sagewood

Unnamed Park near the Reserve

Sagewood Park

Sagewood Park 2



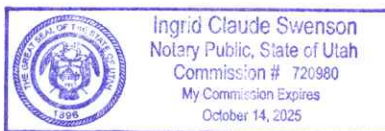
Declaration Pursuant to Utah Code Ann. § 52-4-205(6)(a)

The undersigned hereby declares as follows:

1. On Wednesday, April 10, 2024, at 8:55 PM, the Stansbury Service Agency (the "Agency") met in a closed meeting at the Agency's offices located at 1 Country Club Drive, Stansbury Park, Utah 84074.
2. The undersigned presided at the closed meeting. All members of the Agency's Board were present at the closed meeting.
3. The sole purpose of the closed meeting was to discuss the character, professional competence, or physical or mental health of an individual employed by the Agency within the meaning of Utah Code Ann. § 52-4-205(1)(a).
4. As such, the provisions of Utah Code Ann. § 52-4-206(1) did not apply to the closed meeting.

Pursuant to Utah Code § 78B-5-705, the undersigned declares the foregoing to be true and correct under the criminal of the State of Utah.

Dated this 10 April 2024.



Brett Palmer, Chairman
Stansbury Service Agency