



## South Salt Lake City Council REGULAR MEETING AGENDA

Public notice is hereby given that the South Salt Lake City Council will hold a Regular Meeting on **Wednesday, May 8, 2024**, in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **7:00 p.m.**, or as soon thereafter as possible.

To watch the meeting live click the link below to join:

<https://zoom.us/j/93438486912>

Watch recorded City Council meetings at: [youtube.com/@SouthSaltLakeCity](https://www.youtube.com/@SouthSaltLakeCity)

### CITY COUNCIL

#### MEMBERS:

LEANNE HUFF  
COREY THOMAS  
SHARLA BYNUM  
NICK MITCHELL  
PAUL SANCHEZ  
NATALIE PINKNEY  
CLARISSA WILLIAMS

ARIEL ANDRUS  
CITY RECORDER  
220 E MORRIS AVE  
SUITE 200  
SOUTH SALT LAKE  
UTAH  
84115  
P 801.483.6019  
F 801.464.6770  
SSLC.GOV

Conducting  
Council Chair  
Sergeant at Arms

Natalie Pinkney, At-Large  
Sharla Bynum  
South Salt Lake PD

### Opening Ceremonies

1. Welcome/Introductions
2. Pledge of Allegiance

Natalie Pinkney  
Sharla Bynum

### Approval of Minutes

- April 10<sup>th</sup>, Work Meeting
- April 10<sup>th</sup>, Regular Meeting
- April 24<sup>th</sup>, Work Meeting
- April 24<sup>th</sup>, Regular Meeting

### No Action Comments

1. Scheduling
2. Public Comments/Questions
  - a. Response to Comments/Questions  
(at the discretion of the conducting Council Member)
3. Mayor Comments
4. City Attorney Comments
5. City Council Comments
6. Information
  - a. Arbor Day – Tree Week Proclamation

City Recorder

Mayor Wood

### Action Items

### Appointments by the Mayor

1. Elias McQuaid – Civilian Review Board Alternate Member

Mayor Wood

### Unfinished Business

1. A Resolution of the South Salt Lake City Council Authorizing the Issuance and Sale of Not More Than \$50,000,000 Aggregate Principal Amount of Sales Tax Revenue Bonds, Series 2024; and Related Matters.

Jonathan Weidenhamer

See page two for continuation of Agenda

2. An Ordinance of the South Salt Lake City Council Amending Section 17.05.110 and Chapter 17.10 of the South Salt Lake Municipal Code to Add Conditions of Expiration for Conditional Use Permits and Update the Final Plat Review and Approval Process. Eliza Ungricht

**New Business**

1. Fiscal Year 2024-2025 Tentative City Budget Presentation Crystal Makin

**Motion for Closed Meeting**

**Adjourn**

Posted May 3, 2024

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

**Public Comments/Question Policy**

Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business. When a member of the audience addresses the Council and/or Mayor, they will come to the podium and state their name and City they reside in. The Public will be asked to limit their remarks/questions to three (3) minutes each. The conducting Council Member shall have discretion as to who will respond to a comment/question. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks. Some comments/questions may have to wait for a response until the next regular council meeting. The conducting Council Member will inform a citizen when they have used the allotted time. Grievances by City employees must be processed in accordance with adopted personnel rules.

Have a question or concern? Call the connect line 801-464-6757 or email [connect@sslc.gov](mailto:connect@sslc.gov)

# PROCLAMATION



STATE OF UTAH  
COUNTY OF SALT LAKE  
CITY OF SOUTH SALT LAKE

*Cherie Wood*

Cherie Wood, Mayor

*Ariel Andrus*

Attest

**WHEREAS**, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

**WHEREAS**, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

**WHEREAS**, Arbor Day is now observed throughout the nation and the world; and

**WHEREAS**, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

**WHEREAS**, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

**WHEREAS**, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

**WHEREAS**, trees, wherever they are planted, are a source of joy and spiritual renewal and provide various mental, emotional, and physical health benefits; and

**WHEREAS**, in 2024, the City, along with volunteers from local organizations will plant over 100 trees and shrubs at parks in our City.

**NOW, THEREFORE**, I, Cherie Wood, Mayor of the City of South Salt Lake, do hereby proclaim the 8th day of May 2024, as Arbor Day in the City of South Salt Lake, and I urge all citizens to celebrate Arbor Day and to help protect our trees and woodlands; and

**FURTHER**, I do hereby proclaim the 6th through 11th of May 2024, as Tree Week in the City of South Salt Lake, and encourage citizens to learn about opportunities to help expand our urban forest and to join tree planting events this week and throughout the year; and

**FURTHER**, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 8th day of May 2024.



# Employment Application | Submitted: 05-Jan-2024

AAA

Elias McQuaid

Civilian Review Board Member

- [Redacted]
- [Redacted]
- [Redacted]

**Job Location** - South Salt Lake, UT  
**Department** - Civilian Review Board  
**Source** - City of South Salt Lake Website

South Salt Lake, UT 84115  
USA

## Employment History

Beginning with the present or most recent experience, account for all employment up to the last ten (10) years.

*Note: If you are unable to provide a phone number, you will need to enter 000-000-0000. If you are unable to provide an email address, you will need to enter noreply@noemail.com*

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## Park City School district - Current Employer

**Job Title:** School psychologist

**Dates Employed From:** Jan/2019

**Dates Employed To:** Currently Employed

**Employment Length:** 5 years, 3 months **Position Type:** Full-Time

**Duties:** Assessment and evaluation of students with disabilities or suspected disabilities. Writing psychoeducational reports and presenting findings to teams including school staff and parents. Consultation with teachers and school staff on appropriate strategies for working with disabled students. Ensuring special education laws and best practices are followed.

**Reason For Leaving:** Currently Employed

**Supervisor Name:** Jaclyn Knapp

**Address:** [Redacted]

**Phone:** [Redacted]

**May We Contact?** Yes

## Employment Additional Questions

The applicant did not answer any Additional Questions

## Education

List below your educational background, including high school, all colleges, trade and military service schools.

## Syracuse University | College or University

**Degree:** BA  
**Major:** Psychology  
**Location:** Syracuse, NY, UNITED STATES

**Graduated?** Yes  
**Years Attended:** 2007-2011

## Worcester State University | Graduate School

**Degree:** Masters and Education Specialist  
**Major:** School Psychology  
**Location:** Worcester, MA, UNITED STATES

**Graduated?** Yes  
**Years Attended:** 2012-2015

### Education Additional Questions

The applicant did not answer any Additional Questions

### Resume

You can provide us with your resume here. You may either upload a file containing a formatted version, or cut & paste a text version in the space provided.

There are no files uploaded for this applicant.

### Text Only Resume

Elias McQuaid

[Redacted] | [Redacted] 84115 | [Redacted]

EDUCATION                      Education Specialist in School Psychology  
WORCESTER STATE UNIVERSITY  
May 2016

Master of Education in School Psychology  
WORCESTER STATE UNIVERSITY  
Dec 2015  
Major: School Psychology

Bachelor of Arts in Psychology  
SYRACUSE UNIVERSITY  
May 2011  
Major: Psychology, Minor: Music History and Cultures  
Graduated Cum Laude

LICENSURE                      Nationally Certified School Psychologist (NCSP)  
Professional Educator License for the State of Utah - Level 1 -  
School Psychologist (K-12)  
School Psychologist - The Commonwealth of Massachusetts Department of Elementary and  
Secondary Education

SCHOOL PSYCHOLOGY EXPERIENCE  
Park City School District    Jan 2019 - Current

Park City, Utah

Full time school psychologist for the entire school district.

Maynard Public Schools

Maynard, MA

Sept - Dec 2018

Part time contract school psychologist helping with testing, report writing, iep meetings, and consultation.

Ashland Public Schools

Ashland, MA

Sept - Dec 2018

Part time contract school psychologist at a large K-2 elementary school covering a maternity leave. Responsibilities included psych testing including academic, direct service for social emotional goals, consultation, and crisis management.

Tooele School District

Tooele County, UT

2017-18 school year

Full time contract school psychologist serving pre-k up to 22 across a large district.

Davis School District

Davis County, UT

2016-17 school year

Full time contract school psychologist at two large elementary schools (PreK-6 and K-6)

#### INTERNSHIP

Sarah Gibbons Middle School

Westborough, MA

2015-16 school year

Full time intern (1200+ hours) working with trilingual school psychologist Dr. Chris Lopes, experienced full spectrum of school psychologist roles and responsibilities including: counseling; cognitive, achievement, and social/emotional assessment; report writing; and crisis management

Member of Crisis Team: collaborated with team members to manage and mitigate social, academic, and disciplinary issues throughout the year involving both faculty and students

Diverse 7th and 8th grade population with a variety of special education needs and services

Strong emphasis on counseling: managed six individual cases and two co-lead counseling groups with focuses on social skills, executive functioning deficits, and autism spectrum disorders

Weekly consultations with special education teachers to collaborate and advise on high needs cases

Regularly de-escalated and redirected students frequently in crisis and needing special assistance and support

#### RELATED EXPERIENCE

##### COACHING

Worcester Polytechnic Institute

2014-2016

Worcester, MA

Faculty position as Men's Ultimate Frisbee Coach and gym class

Permanent Substitute Teacher

Elmcrest Early Education Center

Summer 2010 and Spring 2013

Syracuse, NY

Permanent Preschool Substitute Teacher: helped organize and manage a 10- 14 child

preschool special needs classroom with 2-4 other teachers  
 Worked directly with special education teachers to execute daily activity plans and special events

**TRAINING**

NASP 2018 Annual Convention in Chicago, IL Feb 13-16, 2018

PREPaRE School Crisis Prevention & Intervention Training Workshop 1/17/2015

WISC-5: New Developments Presented by Dr. Michael Grau, 11/17/2014

**PROFESSIONAL MEMBERSHIPS**

National Association of School Psychologists (NASP)

**Admin Uploaded Files**

There are no admin uploaded files for this applicant.

**References**

Please fill out the information below regarding references.

*Note: If you are unable to provide a phone number, you will need to enter 000-000-0000. If you are unable to provide an email address, you will need to enter noreply@noemail.com*

**Robyn Byroad**

**Company:**

**Occupation:** Nurse

**Years Known:** 7

**Phone:** 2 [REDACTED]

**Email:**

**Marcia Marino**

**Company:**

**Occupation:** Accountant

**Years Known:** 34

**Phone:** [REDACTED]

**Email:**

**Kevin Montgomery**

**Company:**

**Occupation:** Engineer

**Years Known:** 3

**Phone:** [REDACTED]

**Email:**

**Job Questions**

CRB | Score Total - 0

**Interests and Experience**

Please share with us your reasons for wanting to be on the SSL Citizen Review Board:

Question	Answer	Score	Disqualifier?
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<p><b>Please share with us your reasons for wanting to be on the SSL Citizen Review Board. *</b></p>	<p>I am passionate about serving my community and believe that participating in the ssl citizen review board provides an interesting and unique opportunity to contribute to the local criminal justice system. I value accountability, transparency and fairness and want to help ensure these principles are upheld.</p>
<p><b>Are you a resident of South Salt Lake or do you own/represent a business located in the city? *</b></p>	<p>Yes 0</p>
<p><b>If you own/represent a business in South Salt Lake, please list business name and location.</b></p>	<p>This question was not answered.</p>
<p><b>Are you currently a Law Enforcement Officer? *</b></p>	<p>No 0</p>
<p><b>Are you currently serving on any other city committees or councils? *</b></p>	<p>No 0</p>
<p><b>If yes, please list:</b></p>	<p>This question was not answered.</p>
<p><b>Do you have previous experience serving on other city committees or councils? *</b></p>	<p>No 0</p>
<p><b>If yes, please explain:</b></p>	<p>This question was not answered.</p>
<p><b>List any community service/activities (past or present):</b></p>	<p>I serve as the president of a local nonprofit disc golf club and have been a board member for two years. I also am a building representative for the union at my workplace.</p>
<p><b>List any civic/professional experience or organization memberships:</b></p>	<p>I have been a practicing school psychologist in Utah for the last 7 years.</p>
<p><b>Other pertinent information:</b></p>	<p>I am confident that I could be valued participate and that my analytical skills and ability to communication productively would allow me provide constructive feedback on cases presented.</p>

Additional Questions

### Personal Information | Score Total - 0

Question	Answer	Score	Disqualifier?
Do you have any relatives working for South Salt Lake? *	No	0	
Please list their name:	This question was not answered.		
Are you 18 years or older? *	Yes	0	
Have you ever been employed by South Salt Lake? *	No	0	
Are you aware of any physical disabilities that would prevent you from performing the duties of the position for which you are applying: *	No	0	
Are you aware of any emotional or mental disabilities that would prevent you from performing the duties of the position for which you are applying: *	No	0	

### Applicant Statement

I certify that the facts contained in this application are true and complete to the best of my knowledge and understand that any misstatement of material facts may subject me to disqualification, dismissal or even criminal proceedings. I authorize investigation of all statements contained herein and the references listed above to give you any and all information concerning my previous or current employment and any pertinent information they may have, personal or otherwise, and release all parties from all liability for any damage that may result from furnishing same to you. I understand that the top applicant will be tested for drugs following an offer of employment, and prior to beginning employment. The offer of employment shall be contingent upon submitting to and passing the drug test. I understand that refusal to take the test, test results reporting a presence of illegal drugs or narcotics, or the abuse of prescribed or non-prescribed drugs will result in withdrawing offer of employment and be cause for disqualifying an applicant from applying for any other City of South Salt Lake positions for a minimum of six (6) months. Applicants found to have been convicted of the illegal sale, manufacture or distribution of any narcotic/drug will be permanently rejected from future employment consideration with the City of South Salt Lake. I understand and agree that, if hired, my employment is for no definite period and may, regardless of the date of payment of my wages and salary, be terminated at any time without prior notice. I understand that any oral or written statements to the contrary are hereby disavowed and should not be relied upon by any prospective or existing employee.

Note: 1. Any applicant may be given any combination of the following: polygraph exam, written exam, agility exam, physical exam, psychological exam and oral interview as condition of employment.

2. Any applicant may be subject to an employment background investigation and a credit and/or criminal check, which may be ordered at any time during the employment and/or placement process.

If I am a commercial drivers license holder, I hereby authorize any employer listed above to provide the City with information for the purposes of investigation and qualifying me to drive a commercial motor vehicle as required and allowed by the U.S. Department of Transportation and Federal Motor Carrier Safety Regulations.

I agree to the above.

**Signature:** Elias McQuaid

**Date:** 2024-01-05 11:06:29am

**IP Address:** 107.77.229.96

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

South Salt Lake, Utah

May 8, 2024

The City Council (the “Council”) of the city of South Salt Lake, Utah (the “City”), met in regular session in the City Council Chambers at 220 East Morris Avenue, South Salt Lake, Utah at 7:00 p.m. on May 8, 2024, with the following members of the Council being present:

Sharla Bynum	Chair
LeAnne Huff	Councilmember
Nick Mitchell	Councilmember
Natalie Pinkney	Councilmember
Paul Sanchez	Councilmember
Corey Thomas	Councilmember
Clarissa J. Williams	Councilmember

Also present:

Cherie Wood	Mayor
Ariel Andrus	City Recorder

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance With Open Meeting Law with respect to this May 8, 2024 meeting, a copy of which is attached hereto as Exhibit A.

After due deliberation, the following Resolution was considered, fully discussed and adopted pursuant to motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_.

The resolution is as follows:

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$50,000,000 AGGREGATE PRINCIPAL AMOUNT OF SALES TAX REVENUE BONDS, SERIES 2024 (THE “SERIES 2024 BONDS”); FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE SERIES 2024 BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE SERIES 2024 BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE SERIES 2024 BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE SERIES 2024 BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE CITY THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE SERIES 2024 BONDS WITHIN THE PARAMETERS SET FORTH HEREIN; PROVIDING FOR THE POSTING OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING THE EXECUTION BY THE CITY OF AN INDENTURE OF TRUST, BOND PURCHASE CONTRACT AND OTHER DOCUMENTS NECESSARY FOR THE ISSUANCE OF THE SERIES 2024 BONDS; AUTHORIZING AND APPROVING THE USE AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT AND AN OFFICIAL STATEMENT; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), the City Council (the “Council”) of the city of South Salt Lake, Utah (the “City”), is authorized to issue bonds for the municipal purposes set forth in the Act; and

WHEREAS, subject to the limitations set forth herein, the City desires to issue its Sales Tax Revenue Bonds, Series 2024 (the “Series 2024 Bonds”) (to be issued in one or more series and with such other series or title designation(s) as may be determined by the City), to (a) finance the construction of a new public works building, land purchases, and all related improvements (collectively, the “Project”), (b) fund any required deposit to a reserve fund, and (c) pay costs of issuance of the Series 2024 Bonds pursuant to this Resolution, a General Indenture of Trust (the “General Indenture”), as supplemented by a Supplemental Indenture of Trust (the “Supplemental Indenture” and together with the General Indenture, the “Indenture”), with said Indenture in substantially the form presented to the meeting at which this Resolution was adopted and which is attached hereto as Exhibit B; and

WHEREAS, the Act provides that prior to issuing bonds, an issuing entity must (a) give notice of its intent to issue such bonds and (b) hold a public hearing to receive input from the public with respect to (i) the issuance of the bonds and (ii) the potential economic impact that the improvement, facility or property for which the bonds pay all or part of the cost will have on the private sector; and

WHEREAS, the Act provides for the posting of a Notice of Public Hearing and Bonds to Be Issued and the City desires to post such notice in compliance with the Act with respect to the Series 2024 Bonds; and

WHEREAS, pursuant to Sections 11-14-316, and 11-14-318 of the Act, the Notice of Public Hearing and Bonds to be Issued shall (a) constitute the notice of intent to issue bonds, (b) constitute notice of a public hearing to receive input from the public with respect to the Series 2024 Bonds and (c) initiates a 30-day contestability period in which any person of interest may contest the issuance of the Series 2024 Bonds; and

WHEREAS, there has been presented to the Council at this meeting a form of a bond purchase contract (the “Bond Purchase Contract”), in substantially the form attached hereto as Exhibit C, to be entered into between the City and the underwriter or the purchaser (the “Underwriter/Purchaser”) selected by the City; and

WHEREAS, the City desires to authorize the use and distribution of a Preliminary Official Statement (the “Preliminary Official Statement”), and to approve a final Official Statement (the “Official Statement”) in substantially the form attached hereto as Exhibit D, and other documents relating thereto; and

WHEREAS, in order to allow the City (with the consultation and approval of the City’s Municipal Advisor, EFG Consulting, LLC (the “Municipal Advisor”)), flexibility in setting the pricing date of the Series 2024 Bonds to optimize debt service savings to the City, the Council desires to grant to the Mayor (including her designee or any Mayor Pro Tem) (the “Mayor”) or the Finance Director of the City (each a “Designated Officer”), in accordance with state law, the authority to select the Underwriter/Purchaser, approve the method of sale, interest rates, principal amounts, terms, maturities, redemption features, and purchase price at which the Series 2024 Bonds shall be sold and any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the “Parameters”);

NOW, THEREFORE, it is hereby resolved by the City Council of the city of South Salt Lake, Utah, as follows:

Section 1 The City hereby authorizes and approves the issuance and sale of the Series 2024 Bonds for the purpose of (i) financing the Project, (ii) funding any required debt service reserve fund, and (iii) paying costs of issuance of the Series 2024 Bonds, in the aggregate principal amount of not to exceed \$50,000,000, to bear interest at the rate or rates of not to exceed six percent (6.0%), to mature in not more than thirty-two (32) years from their date or dates, to be sold at a price not less than ninety-six percent (96%) of the total principal amount thereof, and to be subject to redemption, all as shall be approved by a Designated Officer within the parameters set forth herein so long as the principal amount, interest rate or rates, maturity and discount shall not exceed the maximums set forth in this Section 1.

Section 2 The Indenture and Bond Purchase Contract in substantially the forms attached hereto as Exhibit B and Exhibit C, are in all respects hereby authorized and approved. The Mayor and the City Recorder, including any Deputy City Recorder, (the “City Recorder”) are

hereby authorized and directed to execute and deliver the same on behalf of the City, with final terms as may be established by the Designated Officer, in consultation with the Municipal Advisor, within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 4 hereof. The Designated Officer is hereby authorized to select the method of sale, the preparation of an offering document (if any), the Underwriter/Purchaser, to specify and agree as to the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2024 Bonds for and on behalf of the City by execution of the Indenture and Bond Purchase Contract, provided that such terms are within the Parameters set by this Resolution.

Section 3 The form, terms, and provisions of the Series 2024 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Mayor and City Recorder are hereby authorized and directed to execute and seal the Series 2024 Bonds and to deliver said Series 2024 Bonds to the trustee for the Series 2024 Bonds (the “Trustee”) for authentication. The signatures of the Mayor and the City Recorder may be by facsimile or manual execution.

Section 4 The Designated Officer and other appropriate officials of the City are authorized to make any alterations, changes or additions to the Indenture, the Bond Purchase Contract, the Series 2024 Bonds, or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2024 Bonds (within the Parameters set by this Resolution), to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

Section 5 The Council hereby authorizes the utilization of the Preliminary Official Statement, in the form attached hereto as Exhibit D in the marketing of the Series 2024 Bonds and hereby approves the Official Statement in substantially the same form as the Preliminary Official Statement.

Section 6 The Designated Officer and other appropriate officials of the City are hereby authorized and directed to execute and deliver to the Trustee the written order of the City for authentication and delivery of the Series 2024 Bonds in accordance with the provisions of the Indenture.

Section 7 Upon their issuance, the Series 2024 Bonds will constitute special limited obligations of the City payable solely from and to the extent of the sources set forth in the Series 2024 Bonds and the Indenture. No provision of this Resolution, the Indenture, the Series 2024 Bonds, or any other instrument, shall be construed as creating a general obligation of the City, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the City or its taxing powers.

Section 8 The Designated Officer and other appropriate officials of the City, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the City any or all additional certificates, documents and other papers and to perform all other acts they may deem necessary or appropriate (including the preparation and distribution of any offering

document or materials relating to the Series 2024 Bonds) in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 9 After the Series 2024 Bonds are delivered to the Trustee and upon receipt of payment therefor, this Resolution shall be and remain irrevocable until the principal of the Series 2024 Bonds is deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

Section 10 The City shall hold a public hearing on June 12, 2024, to receive input from the public with respect to (a) the issuance of the Series 2024 Bonds and (b) the potential economic impact that the improvements to be financed with the proceeds of the Series 2024 Bonds will have on the private sector, which hearing date shall not be less than fourteen (14) days after notice of the public hearing is posted as a Class A notice under Section 63G-30-102 (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (ii) on the City's official website, and (iii) in a public location within the City that is reasonably likely to be seen by residents of the City. The City Recorder shall cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the City's offices, for public examination during the regular business hours of the City until at least thirty (30) days from and after the initial posting thereof. The City directs its officers and staff to post a "Notice of Public Hearing and Bonds to be Issued" in substantially the following form:

## NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), that on May 8, 2024, the City Council (the “Council”) of the city of South Salt Lake, Utah (the “City”), adopted a resolution (the “Resolution”) in which it authorized the issuance of the City’s Sales Tax Revenue Bonds, Series 2024 (the “Series 2024 Bonds”) (to be issued in one or more series and with such other series or title designation(s) as may be determined by the City), and called a public hearing to receive input from the public.

### TIME, PLACE, LOCATION AND PURPOSE OF PUBLIC HEARING

The City shall hold a public hearing on June 12, 2024, at the hour of 7:00 p.m. in the City Council Chambers at 220 East Morris Avenue, South Salt Lake, Utah. The purpose of the hearing is to receive input from the public with respect to (a) the issuance of the Series 2024 Bonds for the Project described herein and (b) any potential economic impact that the public infrastructure to be financed with the proceeds of the Series 2024 Bonds may have on the private sector. All members of the public are invited to attend and participate.

### PURPOSE FOR ISSUING THE SERIES 2024 BONDS

The Series 2024 Bonds will be issued for the purpose of (i) financing the construction of a new public works building, land purchases, and all related improvements (collectively, the “Project”), (ii) funding any debt service reserve fund, as required, and (iii) paying costs of issuance of the Series 2024 Bonds.

### PARAMETERS OF THE SERIES 2024 BONDS

The City intends to issue the Series 2024 Bonds in the aggregate principal amount of not more than Fifty Million Dollars (\$50,000,000), to mature in not more than thirty-two (32) years from their date or dates, to be sold at a price not less than ninety-six percent (96%) of the total principal amount thereof and bearing interest at a rate or rates not to exceed six percent (6.0%) per annum. The Series 2024 Bonds are to be issued and sold by the City pursuant to the Resolution, a General Indenture of Trust (the “General Indenture”), and a Supplemental Indenture to be entered into in connection with the Series 2024 Bonds (the “Supplemental Indenture” and together with the General Indenture, the “Indenture”), which Indenture was before the Council in substantially final form at the time of the adoption of the Resolution and said Indenture is to be executed by the City in such form and with such changes thereto as shall be approved by the City; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2024 Bonds will not exceed the maximums set forth above. The City reserves the right to not issue the Series 2024 Bonds for any reason and at any time up to the issuance of the Series 2024 Bonds.

### REVENUES PROPOSED TO BE PLEDGED

The City proposes to pledge up to 100% of the (i) Local Sales and Use Tax revenues received by the City pursuant to Title 59, Chapter 12, Part 2, Utah Code Annotated 1953, as amended, and (ii) the City or Town Option Sales and Use Tax revenues received by the City pursuant to Title 59, Chapter 12, Part 21, Utah Code Annotated 1953, as amended, to the payment of the Series 2024 Bonds (the “Revenues”).

### OUTSTANDING BONDS SECURED BY REVENUES

The City currently has \$-0- of outstanding bonds secured by the Revenues.

OTHER OUTSTANDING BONDS OF THE CITY

Additional information regarding the City’s outstanding bonds may be found in the City’s financial report (the “Financial Report”) at: <https://reporting.auditor.utah.gov/searchreports/s/>. For additional information, including any information more recent than as of the date of the Financial Report, please contact the Finance Director at 801-483-6000.

TOTAL ESTIMATED COST OF SERIES 2024 BONDS

Based on the City’s current plan of finance and a current estimate of interest rates, the total principal and interest cost of the Series 2024 Bonds, if held until maturity, is \$82,946,312.

A copy of the Resolution and the Indenture are on file in the office of the City Recorder at 220 East Morris Avenue, Suite 200, South Salt Lake, Utah, where they may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m. Monday through Friday, for a period of at least thirty (30) days from and after the date of the posting of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the posting of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Indenture (only as it pertains to the Series 2024 Bonds), or the Series 2024 Bonds, or any provision made for the security and payment of the Series 2024 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this May 8, 2024.

/s/ Ariel Andrus

City Recorder

Section 11 The City hereby reserves the right to opt not to issue the Series 2024 Bonds for any reason.

Section 12 The City hereby declares its intention and reasonable expectation to use proceeds of tax-exempt bonds to reimburse itself for initial expenditures for costs of the Project. The Series 2024 Bonds are to be issued, and the reimbursements made, by the later of 18-months after the payment of the costs or after the Project is placed in service, but in any event, no later than three years after the date the original expenditure was paid. The maximum principal amount of the Series 2024 Bonds which will be issued to finance the reimbursed costs of the Project is not expected to exceed \$50,000,000.

Section 13 All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

ADOPTED AND APPROVED by the City Council this May 8, 2024.

BY THE CITY COUNCIL:

\_\_\_\_\_  
Sharla Bynum, Council Chair

ATTEST:

\_\_\_\_\_  
Ariel Andrus, City Recorder

City Council Vote as Recorded:

Bynum	_____
Huff	_____
Mitchell	_____
Pinkney	_____
Sanchez	_____
Thomas	_____
Williams	_____

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.

CITY OF SOUTH SALT LAKE, UTAH

(SEAL)

By: \_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_  
City Recorder

STATE OF UTAH                    )  
  : ss.  
CITY OF SALT LAKE             )

I, Ariel Andrus, the duly appointed and qualified City Recorder of the city of South Salt Lake, Utah (the “City”), do hereby certify according to the records of the City Council of the City (the “Council”) in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Council held on May 8, 2024, including a resolution (the “Resolution”) adopted at said meeting as said minutes and Resolution are officially of record in my possession.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on May 8, 2024, and that pursuant to the Resolution, a Notice of Public Hearing and Bonds to be Issued will be posted no less than fourteen (14) days before the public hearing date as a Class A notice under Section 63G-30-102: (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the City’s official website, and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City, this May 8, 2024.

(SEAL)

By: \_\_\_\_\_  
  City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH  
OPEN MEETING LAW

I, Ariel Andrus, the undersigned City Recorder of the city of South Salt Lake, Utah (the “City”), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the May 8, 2024, public meeting held by the City Council of the City (the “Council”) as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the City at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such notice, in the form attached hereto as Schedule 1 to be posted on the City’s official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2024 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the Council to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (b) on the City’s official website, and (c) in a public location within the City that is reasonably likely to be seen by residents of the City.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this May 8, 2024.

(SEAL)

By: \_\_\_\_\_  
City Recorder

Attachments:  
SCHEDULE 1 – NOTICE OF MEETING  
SCHEDULE 2 – ANNUAL MEETING SCHEDULE

EXHIBIT B  
FORM OF INDENTURE

SALES TAX REVENUE BONDS  
GENERAL INDENTURE OF TRUST

Dated as of \_\_\_\_\_ 1, 2024

between

CITY OF SOUTH SALT LAKE, UTAH,  
as Issuer

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,  
as Trustee

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THIS GENERAL INDENTURE OF TRUST, dated as of \_\_\_\_\_ 1, 2024, by and between the City of South Salt Lake, Utah, a political subdivision and body politic duly organized and existing under the Constitution and laws of the State of Utah (the “Issuer”), and U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America, authorized by law to accept and execute trusts and having its principal corporate trust office in Salt Lake City, Utah, as trustee (the “Trustee”),

W I T N E S S E T H:

WHEREAS, the Issuer desires to finance and/or refinance all or a portion of the costs of facilities, equipment and improvements for the benefit of the Issuer pursuant to the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended and/or the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended (collectively, the “Act”); and

WHEREAS, the Issuer is authorized under the Act to issue its bonds secured by a pledge of and payable from the Revenues described herein; and

WHEREAS, the Issuer desires to pledge said Revenues toward the payment of the Principal and interest on Bonds issued hereunder:

NOW, THEREFORE, THIS INDENTURE OF TRUST WITNESSETH:

For and in consideration of the premises, the mutual covenants of the Issuer and the Trustee, the purchase from time to time of the Bonds by the Registered Owners thereof, the issuance by Security Instrument Issuers from time to time of Security Instruments and the issuance by Reserve Instrument Providers from time to time of Reserve Instruments, and in order to secure the payment of the Principal of and premium, if any, and interest on the Bonds, of all Repayment Obligations according to their tenor and effect and the performance and observance by the Issuer of all the covenants expressed or implied herein, in the Bonds, in all Security Instrument Agreements and in all Reserve Instrument Agreements, the Issuer does hereby convey, assign and pledge unto the Trustee and unto its successors in trust forever all right, title and interest of the Issuer in and to (i) the Revenues, (ii) all moneys in funds and accounts held by the Trustee hereunder (except the Rebate Fund), and (iii) all other rights hereinafter granted, first, for the further securing of the Bonds and all Security Instrument Repayment Obligations, and second, for the further security of all Reserve Instrument Repayment Obligations, subject only to the provisions of this Indenture permitting the application thereof for the purposes and on the terms and conditions set forth in this Indenture;

TO HAVE AND TO HOLD all the same with all privileges and appurtenances hereby and hereafter conveyed and assigned, or agreed or intended so to be, to the Trustee and its respective successors and assigns in such trust forever;

IN TRUST NEVERTHELESS, upon the terms and trust set forth in this Indenture, FIRST, with respect to the Revenues, for the equal and proportionate benefit, security and protection of all Registered Owners of the Bonds issued pursuant to and secured by this Indenture and all Security Instrument Issuers without privilege, priority or distinction as to the lien or otherwise of any Bond or Security Instrument Issuer over any other by reason of time of issuance, sale, delivery or

maturity or expiration thereof or otherwise for any cause whatsoever, except as expressly provided in or permitted by this Indenture; and SECOND, for the equal and proportionate benefit, security and protection of all Reserve Instrument Providers, without privilege, priority or distinction as to the lien or otherwise of any Reserve Instrument Repayment Obligation over any of the others by reason of time of issuance, delivery or expiration thereof or otherwise for any cause whatsoever;

PROVIDED, HOWEVER, that if the Issuer, its successors or assigns, shall well and truly pay, or cause to be paid, the Principal and premium, if any, on the Bonds and the interest due or to become due thereon, at the times and in the manner mentioned in the Bonds, all Security Instrument Repayment Obligations, according to the true intent and meaning thereof, and all Reserve Instrument Repayment Obligations, according to the true intent and meaning thereof, or shall provide, as permitted by this Indenture, for the payment thereof as provided in Article X hereof, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of this Indenture, then upon such final payments or provisions for such payments by the Issuer, this Indenture, and the rights hereby granted, shall terminate; otherwise this Indenture shall remain in full force and effect.

The terms and conditions upon which the Bonds are to be executed, authenticated, delivered, secured and accepted by all persons who from time to time shall be or become Registered Owners thereof, and the trusts and conditions upon which the Revenues are to be held and disposed, which said trusts and conditions the Trustee hereby accepts, are as follows:

## ARTICLE I

### DEFINITIONS

Section 1.1 Definitions. As used in this Indenture, the following terms shall have the following meanings unless the context otherwise clearly indicates:

“Accreted Amount” means, with respect to Capital Appreciation Bonds of any Series and as of the date of calculation, the amount representing the initial public offering price, plus the accumulated and compounded interest on such Bonds, as established pursuant to the Supplemental Indenture authorizing such Capital Appreciation Bonds.

“Act” means, the Local Government Bonding Act, Title 11, Chapter 14, Utah Code and the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code, each to the extent applicable.

“Additional Bonds” means all Bonds issued under this Indenture other than the Initial Bonds.

“Administrative Costs” means all Security Instrument Costs, Reserve Instrument Costs and Rebutable Arbitrage.

“Aggregate Annual Debt Service Requirement” means the total Debt Service (including any Repayment Obligations) for any one Bond Fund Year (or other specific period) on all Series of Bonds Outstanding or any specified portion thereof.

“Authorized Amount” means, with respect to a Commercial Paper Program, the maximum Principal amount of commercial paper which is then authorized by the Issuer to be outstanding at any one time pursuant to such Commercial Paper Program.

“Authorized Representative” means the Mayor and the [Finance Director] of the Issuer or any other officer of the Issuer certified in writing to the Trustee by the Issuer.

“Average Aggregate Annual Debt Service Requirement” means the total of all Aggregate Annual Debt Service Requirements divided by the total Bond Fund Years of the Bonds Outstanding or any specified portion thereof.

“Balloon Bonds” means, unless otherwise provided in the related Supplemental Indenture, Bonds (and/or Security Instrument Repayment Obligations relating thereto), other than Bonds which mature within one year of the date of issuance thereof, 25% or more of the Principal Installments on which (a) are due or, (b) at the option of the Owner thereof may be redeemed, during any period of twelve consecutive months; provided, however, that to constitute Balloon Bonds, the Issuer must so designate such Bonds.

“Bond Fund” means the City of South Salt Lake, Utah Sales Tax Revenue Bond Fund created in Section 3.2 hereof to be held by the Trustee and administered pursuant to Section 5.3 hereof.

“Bond Fund Year” means the 12-month period beginning July 1 of each year and ending on the next succeeding June 30, except that the first Bond Fund Year shall begin on the date of delivery of the Initial Bonds and shall end on the next succeeding June 30.

“Bondholder,” “Bondowner,” “Registered Owner” or “Owner” means the registered owner of any Bonds herein authorized according to the registration books of the Issuer maintained by the Trustee as Registrar.

“Bonds” means bonds, notes, commercial paper or other obligations (other than Repayment Obligations) authorized by and at any time Outstanding pursuant to this Indenture, including the Initial Bonds and any Additional Bonds.

“Build America Bonds” means the interest subsidy bonds issuable by the Issuer under Sections 54AA and 6431 of the Code and a “qualified bond” under Section 54AA(g)(2) of the Code or such other tax credit bonds of substantially similar nature which may be hereafter authorized.

“Business Day” means any day (i)(a) on which banking business is transacted, but not including any day on which banks are authorized to be closed in New York City or in the city in which the Trustee has its Principal Corporate Trust Office or, with respect to a related Series of Bonds, in the city in which any Security Instrument Issuer has its principal office for purposes of such Security Instrument and (b) on which the New York Stock Exchange is open, or (ii) as otherwise provided in a Supplemental Indenture.

“Capital Appreciation Bonds” means Bonds, the interest on which (i) is compounded and accumulated at the rates and on the dates set forth in the Supplemental Indenture authorizing the issuance of such Bonds and designating them as Capital Appreciation Bonds, and (ii) is payable upon maturity or prior redemption of such Bonds.

“City Recorder” means the City Recorder of the Issuer and any deputy to the City Recorder or any successor to the duties of such office.

“Code” means the Internal Revenue Code of 1986, as amended.

“Commercial Paper Program” means commercial paper obligations with maturities of not more than two hundred seventy (270) days from the dates of issuance thereof which are issued and reissued by the Issuer from time to time pursuant to Article II hereof and are outstanding up to an Authorized Amount.

“Construction Fund” means the City of South Salt Lake, Utah Sales Tax Revenue Construction Fund created in Section 3.1 hereof to be held by the Trustee and administered pursuant to Section 5.1 hereof.

“Cost” or “Costs” or “Cost of Completion”, or any phrase of similar import, in connection with a Project or with the refunding of any bonds, means all costs and expenses which are properly chargeable thereto under generally accepted accounting principles or which are incidental to the financing, acquisition and construction of a Project, or the refunding of any bonds, including, without limiting the generality of the foregoing:

- (a) amounts payable to contractors and costs incident to the award of contracts;
- (b) cost of labor, facilities and services furnished by the Issuer and its employees or others, materials and supplies purchased by the Issuer or others and permits and licenses obtained by the Issuer or others;
- (c) engineering, architectural, legal, planning, underwriting, accounting and other professional and advisory fees;
- (d) premiums for contract bonds and insurance during construction and costs on account of personal injuries and property damage in the course of construction and insurance against the same;
- (e) interest expenses, including interest on the Series of Bonds relating to a Project;
- (f) printing, engraving and other expenses of financing, including fees of financial rating services and other costs of issuing the Series of Bonds (including costs of interest rate caps and costs related to Interest Rate Swaps (or the elimination thereof));
- (g) costs, fees and expenses in connection with the acquisition of real and personal property or rights therein, including premiums for title insurance;
- (h) costs of furniture, fixtures, and equipment purchased by the Issuer and necessary to construct a Project;
- (i) amounts required to repay temporary or bond anticipation loans or notes made to finance the costs of a Project;
- (j) cost of site improvements performed by the Issuer in anticipation of a Project;
- (k) moneys necessary to fund the Funds created under this Indenture;
- (l) costs of the capitalization with proceeds of a Series of Bonds issued hereunder of any operation and maintenance expenses and other working capital appertaining to any facilities to be acquired for a Project and of any interest on a Series of Bonds for any period not exceeding the period estimated by the Issuer to effect the construction of a Project plus one year, as herein provided, of any discount on bonds or other securities, and of any reserves for the payment of the Principal of and interest on a Series of Bonds, of any replacement expenses and of any other cost of issuance of a Series of Bonds or other securities, Security Instrument Costs and Reserve Instrument Costs;
- (m) costs of amending any indenture or other instrument authorizing the issuance of or otherwise appertaining to a Series of Bonds;

(n) all other expenses necessary or desirable and appertaining to a Project, as estimated or otherwise ascertained by the Issuer, including costs of contingencies for a Project; and

(o) payment to the Issuer of such amounts, if any, as shall be necessary to reimburse the Issuer in full for advances and payments theretofore made or costs theretofore incurred by the Issuer for any item of Costs.

In the case of refunding or redeeming any bonds or other obligations, “Cost” includes, without limiting the generality of the foregoing, the items listed in (c), (e), (f), (i), (k), (l), (m) and (o) above, advertising and other expenses related to the redemption of such bonds to be redeemed and the redemption price of such bonds (and the accrued interest payable on redemption to the extent not otherwise provided for).

“Cross-over Date” means, with respect to Cross-over Refunding Bonds, the date on which the Principal portion of the related Cross-over Refunded Bonds is to be paid or redeemed from the proceeds of such Cross-over Refunding Bonds.

“Cross-over Refunded Bonds” means Bonds or other obligations refunded by Cross-over Refunding Bonds.

“Cross-over Refunding Bonds” means Bonds issued for the purpose of refunding Bonds or other obligations if the proceeds of such Cross-over Refunding Bonds are irrevocably deposited in escrow in satisfaction of the requirements of Section 11-27-3, Utah Code, to secure the payment on an applicable redemption date or maturity date of the Cross-over Refunded Bonds (subject to possible use to pay Principal of the Cross-over Refunding Bonds under certain circumstances) and the earnings on such escrow deposit are required to be applied to pay interest on the Cross-over Refunding Bonds until the Cross-over Date.

“Current Interest Bonds” means all Bonds other than Capital Appreciation Bonds. Interest on Current Interest Bonds shall be payable periodically on the Interest Payment Dates provided therefor in a Supplemental Indenture.

“Debt Service” means, for any particular Bond Fund Year and for any Series of Bonds and any Repayment Obligations, an amount equal to the sum of (i) all interest payable during such Bond Fund Year on such Series of Bonds plus (ii) the Principal Installments payable during such Bond Fund Year on (a) such Bonds Outstanding, calculated on the assumption that Bonds Outstanding on the day of calculation cease to be Outstanding by reason of, but only by reason of, payment either upon maturity or application of any Sinking Fund Installments required by the Indenture, and (b) such Repayment Obligations then outstanding;

*provided, however, for purposes of Section 2.13 hereof,*

(1) when calculating interest payable during such Bond Fund Year for any Series of Variable Rate Bonds or Repayment Obligations bearing interest at a variable rate which cannot be ascertained for any particular Bond Fund Year, it shall be assumed that such Series of Variable Rate Bonds or related Repayment Obligations will bear interest at such market rate of interest applicable to such Series of Variable Rate Bonds or related Repayment Obligations, as shall be

established for this purpose in the opinion of the Issuer's financial advisor, underwriter or similar agent (which market rate of interest may be based upon a recognized comparable market index, an average of interest rates for prior years or otherwise);

(2) when calculating interest payable during such Bond Fund Year for any Series of Variable Rate Bonds which are issued with a floating rate and with respect to which an Interest Rate Swap is in effect in which the Issuer has agreed to pay a fixed interest rate, such Series of Variable Rate Bonds shall be deemed to bear interest at the effective fixed annual rate thereon as a result of such Interest Rate Swap; provided that such effective fixed annual rate may be utilized only if such Interest Rate Swap does not result in a reduction or withdrawal of any rating then in effect with respect to the Bonds and so long as such Interest Rate Swap is contracted to remain in full force and effect;

(3) when calculating interest payable during such Bond Fund Year for any Series of Bonds which are issued with a fixed interest rate and with respect to which an Interest Rate Swap is in effect in which the Issuer has agreed to pay a floating amount, Debt Service shall include the interest payable on such Series of Bonds, less fixed amounts to be received by the Issuer under such Interest Rate Swap plus the amount of the floating payments (using the market rate in a manner similar to that described in (1) above, unless another method of estimation is more appropriate, in the opinion of the Issuer's financial advisor, underwriter or similar agent with the approval of each Rating Agency, for such floating payments) to be made by the Issuer under the Interest Rate Swap; provided that the above described calculation of Debt Service may be utilized only if such Interest Rate Swap does not result in a reduction or withdrawal of any rating then in effect with respect to the Bonds and so long as such Interest Rate Swap is contracted to remain in full force and effect;

(4) when calculating interest payable during such Bond Fund Year with respect to any Commercial Paper Program, Debt Service shall include an amount equal to the sum of all Principal and interest payments that would be payable during such Bond Fund Year assuming that the Authorized Amount of such Commercial Paper Program is amortized on a level debt service basis over a period of 30 years beginning on the date of calculation or, if later, the last day of the period during which obligations can be issued under such Commercial Paper Program, and bearing interest at such market rate of interest applicable to such Commercial Paper Program as shall be established for this purpose in the opinion of the Issuer's financial advisor, underwriter or similar agent (which market rate of interest may be based upon a recognized comparable market index, an average of interest rates for prior years or otherwise);

(5) When calculating interest payable on Bonds that are Paired Obligations, the interest rate on such Bonds shall be the resulting linked rate or effective fixed interest rate to be paid by the Issuer with respect to such Paired Obligations; and

(6) Amortization of Balloon Bonds may be assumed on a level debt service basis over a twenty-year period at the interest rate based on the Revenue Bond Index as last published in *The Bond Buyer*, provided that the full amount of Balloon Bonds shall be included in the calculation if the calculation is made within twelve (12) months of the actual maturity of such Balloon Bonds and no credit facility exists;

and further provided, that there shall be excluded from Debt Service (a) interest on Bonds (including Cross-over Refunding Bonds or Cross-over Refunded Bonds) to the extent that Escrowed Interest or capitalized interest is available to pay such interest, (b) Principal on Cross-over Refunded Bonds to the extent that the proceeds of Cross-over Refunding Bonds are on deposit in an irrevocable escrow in satisfaction of the requirements of Section 11-27-3, Utah Code, as amended, and such proceeds or the earnings thereon are required to be applied to pay such Principal (subject to the possible use to pay the Principal of the Cross-over Refunding Bonds under certain circumstances) and such amounts so required to be applied are sufficient to pay such Principal, (c) Repayment Obligations to the extent that payments on Pledged Bonds relating to such Repayment Obligations satisfy the Issuer's obligation to pay such Repayment Obligations and (d) all interest on Bonds to the extent of Direct Payments attributable to Debt Service on Outstanding Bonds or Additional Bonds proposed to be issued.

“Debt Service Reserve Fund” means the City of South Salt Lake, Utah Sales Tax Revenue Debt Service Reserve Fund created in Section 3.4 hereof to be held by the Trustee and administered pursuant to Section 5.5 hereof.

“Debt Service Reserve Requirement” means, with respect to each Series of Bonds issued pursuant to this Indenture, unless otherwise provided in the related Supplemental Indenture, an amount equal to the least of (a) ten percent (10%) of the proceeds of such Series of Bonds determined on the basis of original Principal amount (unless original issue premium or original issue discount exceeds two percent (2%) of original Principal, then determined on the basis of initial purchase price to the public), (b) the maximum annual Debt Service during any Bond Fund Year for such Series of Bonds, and (c) one hundred twenty-five percent (125%) of the average annual Debt Service for such Series of Bonds; provided, however, that in the event any Series of Refunding Bonds is issued to refund only a portion and not all of the then Outstanding Bonds of any other Series issued pursuant to this Indenture (the “Prior Bonds”), then the portion of such Series of Prior Bonds that remain Outstanding immediately after the issuance of such Refunding Bonds and the portion of such Refunding Bonds that is allocable to the refunding of such Series of Prior Bonds may be combined and treated as a single Series for purpose of determining the Debt Service Reserve Requirement relating to such combined Series and the resulting requirement shall be allocated among the two (2) Series pro rata based upon the total Principal amount remaining Outstanding for each Series. The Debt Service Reserve Requirement may be funded by proceeds from the sale of such Series of Bonds, by a Reserve Instrument as herein provided or, if provided in the related Supplemental Indenture, may be accumulated over time. Each account of the Debt Service Reserve Fund shall only be used with respect to the related Series of Bonds.

“Direct Obligations” means noncallable Government Obligations.

“Direct Payments” means the interest subsidy payments received by the Issuer from the Internal Revenue Service pursuant to Section 6431 of the Code or other similar programs with respect to Bonds issued hereunder.

“Escrowed Interest” means amounts irrevocably deposited in escrow in accordance with the requirements of Section 11-27-3, Utah Code, in connection with the issuance of refunding bonds or Cross-over Refunding Bonds secured by such amounts or earnings on such amounts

which are required to be applied to pay interest on such Cross-over Refunding Bonds or the related Cross-over Refunded Bonds.

“Event of Default” means with respect to any default or event of default hereunder any occurrence or event specified in and defined by Section 7.1 hereof.

“Fitch” means Fitch Ratings, Inc.

“Governing Body” means the City Council of the Issuer.

“Government Obligations” means solely one or more of the following:

- (a) State and Local Government Series issued by the United States Treasury (“SLGS”);
- (b) United States Treasury bills, notes and bonds, as traded on the open market;
- (c) Zero Coupon United States Treasury Bonds; and
- (d) Any other direct obligations of or obligations fully and unconditionally guaranteed by, the United States of America (including, without limitation, obligations commonly referred to as “REFCORP strips”).

“Indenture” means this General Indenture of Trust as from time to time amended or supplemented by Supplemental Indentures in accordance with the terms of this Indenture.

“Initial Bonds” means the first Series of Bonds issued under this Indenture.

“Interest Payment Date” means the stated payment date of an installment of interest on the Bonds.

“Interest Rate Swap” means an agreement between the Issuer or the Trustee and a Swap Counterparty related to a Series of Bonds whereby (i) a variable rate cash flow (which may be subject to any interest rate cap) on a principal or notional amount is exchanged for a fixed rate of return on an equal principal or notional amount or (ii) a fixed rate cash flow on a principal or notional amount is exchanged for a variable rate of return (which may be subject to any interest rate cap) on an equal principal or notional amount. If the Issuer or the Trustee enters into more than one Interest Rate Swap with respect to a Series of Bonds, each Interest Rate Swap shall specify the same payment dates.

“Issuer” means the City of South Salt Lake, Utah and its successors.

“Mayor” means the Mayor of the Issuer or any successor to the duties of such office.

“Moody’s” means Moody’s Investors Service, Inc.

“MSRB” means the Municipal Securities Rulemaking Board.

“Outstanding” or “Bonds Outstanding” means at any date all Bonds which have not been canceled which have been or are being authenticated and delivered by the Trustee under this Indenture, except:

(a) Any Bond or portion thereof which at the time has been paid or deemed paid pursuant to Article X of this Indenture; and

(b) Any Bond in lieu of or in substitution for which a new Bond shall have been authenticated and delivered hereunder, unless proof satisfactory to the Trustee is presented that such Bond is held by a bona fide holder in due course.

“Owner(s)” or “Registered Owner(s)” means the registered owner(s) of the Bonds according to the registration books of the Issuer maintained by the Trustee as Registrar for the Bonds pursuant to Sections 2.6, 6.5, and 11.5 hereof.

“Paired Obligations” means any Series (or portion thereof) of Bonds designated as Paired Obligations in the Supplemental Indenture authorizing the issuance or incurrence thereof, which are simultaneously issued or incurred (i) the Principal of which is of equal amount maturing and to be redeemed (or cancelled after acquisition thereof) on the same dates and in the same amounts, and (ii) the interest rates of which, when taken together, result in an irrevocably fixed interest rate obligation of the Issuer for the terms of such Bonds.

“Paying Agent” means the Trustee, appointed as the initial paying agent for the Bonds pursuant to Sections 6.6 and 11.5 hereof, and any additional or successor paying agent appointed pursuant hereto.

“Pledged Bonds” means any Bonds that have been (i) pledged or in which any interest has otherwise been granted to a Security Instrument Issuer as collateral security for Security Instrument Repayment Obligations or (ii) purchased and held by a Security Instrument Issuer pursuant to a Security Instrument.

“Principal” means (i) with respect to any Capital Appreciation Bond, the Accreted Amount thereof (the difference between the stated amount to be paid at maturity and the Accreted Amount being deemed unearned interest), except as used in connection with the authorization and issuance of Bonds and with the order of priority of payment of Bonds after an Event of Default, in which case “Principal” means the initial public offering price of a Capital Appreciation Bond (the difference between the Accreted Amount and the initial public offering price being deemed interest), and (ii) with respect to any Current Interest Bond, the Principal amount of such Bond payable at maturity.

“Principal Corporate Trust Office” means, with respect to the Trustee, the office of the Trustee at 170 South Main St., Suite 200, Salt Lake City, Utah 84101, or such other or additional offices as may be specified by the Trustee.

“Principal Installment” means, as of any date of calculation, (i) with respect to any Series of Bonds, so long as any Bonds thereof are Outstanding, (a) the Principal amount of Bonds of such Series due on a certain future date for which no Sinking Fund Installments have been established, or (b) the unsatisfied balance of any Sinking Fund Installment due on a certain future date for

Bonds of such Series, plus the amount of the sinking fund redemption premiums, if any, which would be applicable upon redemption of such Bonds on such future date in a Principal amount equal to such unsatisfied balance of such Sinking Fund Installment and (ii) with respect to any Repayment Obligations, the Principal amount of such Repayment Obligations due on a certain future date.

“Project” means the acquisition, construction, and/or improvement of capital facilities, equipment and/or improvements financed or refinanced with a Series of Bonds that qualifies as an appropriate use for the Revenues.

“Put Bond” means any Bond which is part of a Series of Bonds which is subject to purchase by the Issuer, its agent or a third party from the Owner of the Bond pursuant to provisions of the Supplemental Indenture authorizing the issuance of the Put Bond and designating it as a “Put Bond”.

“Qualified Investments” means any of the following securities:

- (a) Government Obligations;
- (b) Obligations of any of the following federal agencies which obligations represent full faith and credit obligations of the United States of America including: the Export-Import Bank of the United States; the Government National Mortgage Association; the Federal Financing Bank; the Farmer’s Home Administration; the Federal Housing Administration; the Maritime Administration; General Services Administration, Small Business Administration; or the Department of Housing and Urban Development (PHA’s);
- (c) Money market funds rated “AAAm” or “AAAm-G” or better by S & P and/or the equivalent rating or better of Moody’s (if so rated), including money market funds from which the Trustee or its affiliates derive a fee for investment advisory services to such funds;
- (d) Commercial paper which is rated at the time of purchase in the single highest classification, “P-1” by Moody’s or “A-1+” by S&P, and which matures not more than 270 days after the date of purchase;
- (e) Bonds, notes or other evidences of indebtedness rated “AAA” by S&P and “Aaa” by Moody’s issued by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation with remaining maturities not exceeding three years;
- (f) U.S. dollar denominated deposit accounts, federal funds and banker’s acceptances with domestic commercial banks, including the Trustee and its affiliates, which have a rating on their short-term certificates of deposit on the date of purchase of “A-1” or “A-1+” by S&P and “P-1” by Moody’s and maturing no more than 360 days after the date of purchase (ratings on holding companies are not considered as the rating of the bank);
- (g) The fund held by the Treasurer for the State of Utah and commonly known as the Utah State Public Treasurer’s Investment Fund; and

(h) Any other investments or securities permitted for investment of public funds under the State Money Management Act of 1974, Title 51, Chapter 7, Utah Code, Annotated 1953, as amended, including investments contracts permitted by Section 51-7-17(2)(d) thereof.

“Rating Agency” means Fitch, Moody’s or S&P and their successors and assigns, but only to the extent such rating agency is then providing a rating on a Series of Bonds issued hereunder at the request of the Issuer. If any such Rating Agency ceases to act as a securities rating agency, the Issuer may designate any nationally recognized securities rating agency as a replacement.

“Rating Category” or “Rating Categories” mean one or more of the generic rating categories of a Rating Agency, without regard to any refinement or gradation of such rating category or categories by a numerical modifier or otherwise.

“Rebatable Arbitrage” means with respect to any Series of Bonds where (i) the interest thereon is intended to be excludable from gross income for federal income tax purposes or (ii) Direct Payments are applicable, the amount (determinable as of each Rebate Calculation Date) of rebatable arbitrage payable to the United States at the times and in the amounts specified in Section 148(f)(3) of the Code and Section 1.148-3 of the Regulations.

“Rebate Calculation Date” means, with respect to any Series of Bonds where (i) the interest thereon is intended to be excludable from gross income for federal income tax purposes or (ii) Direct Payments are applicable, the Interest Payment Date next preceding the fifth anniversary of the issue date of such Series of Bonds, each fifth anniversary of the initial rebate calculation date for such Series of Bonds, and the date of retirement of the last Bond for such Series.

“Rebate Fund” means the City of South Salt Lake, Utah Sales Tax Revenue Rebate Fund created in Section 3.6 hereof to be held by the Trustee and administered pursuant to Section 5.7 hereof.

“Registrar” means the Trustee (or other party designated as Registrar by Supplemental Indenture), appointed as the registrar for the Bonds pursuant to Sections 2.6 and 11.5 hereof, and any additional or successor registrar appointed pursuant hereto.

“Regular Record Date” means, unless otherwise provided by Supplemental Indenture for a Series of Bonds, the fifteenth day immediately preceding each Interest Payment Date.

“Regulations,” and all references thereto means the applicable final, proposed and temporary United States Treasury Regulations promulgated with respect to Sections 103 and 141 through 150 of the Code, including all amendments thereto made hereafter.

“Remarketing Agent” means the remarketing agent or commercial paper dealer appointed by the Issuer pursuant to a Supplemental Indenture.

“Repayment Obligations” means, collectively, all outstanding Security Instrument Repayment Obligations and Reserve Instrument Repayment Obligations.

“Reserve Instrument” means a device or instrument issued by a Reserve Instrument Provider to satisfy all or any portion of the Debt Service Reserve Requirement applicable to a Series of Bonds. The term “Reserve Instrument” includes, by way of example and not of limitation, letters of credit, bond insurance policies, surety bonds, standby bond purchase agreements, lines of credit and other devices.

“Reserve Instrument Agreement” means any agreement entered into by the Issuer and a Reserve Instrument Provider pursuant to a Supplemental Indenture (including the applicable portions of a Supplemental Indenture) and providing for the issuance by such Reserve Instrument Provider of a Reserve Instrument.

“Reserve Instrument Costs” means all fees, premiums, expenses and similar costs, other than Reserve Instrument Repayment Obligations, required to be paid to a Reserve Instrument Provider pursuant to a Reserve Instrument Agreement. Each Reserve Instrument Agreement shall specify the fees, premiums, expenses and costs constituting Reserve Instrument Costs.

“Reserve Instrument Coverage” means, as of any date of calculation, the aggregate amount available to be paid to the Trustee pursuant hereto under all Reserve Instruments.

“Reserve Instrument Fund” means the City of South Salt Lake, Utah Sales Tax Revenue Reserve Instrument Fund created in Section 3.5 hereof to be held by the Trustee and administered pursuant to Section 5.6 hereof.

“Reserve Instrument Limit” means, as of any date of calculation and with respect to any Reserve Instrument, the maximum aggregate amount available to be paid under such Reserve Instrument into the Debt Service Reserve Fund assuming for purposes of such calculation that the amount initially available under each Reserve Instrument has not been reduced or that the amount initially available under each Reserve Instrument has only been reduced as a result of the payment of Principal of the applicable Series of Bonds.

“Reserve Instrument Provider” means any bank, savings and loan association, savings bank, thrift institution, credit union, insurance company, surety company or other institution issuing a Reserve Instrument.

“Reserve Instrument Repayment Obligations” means, as of any date of calculation and with respect to any Reserve Instrument Agreement, those outstanding amounts payable by the Issuer under such Reserve Instrument Agreement to repay the Reserve Instrument Provider for payments previously made by it pursuant to a Reserve Instrument. There shall not be included in the calculation of Reserve Instrument Repayment Obligations any Reserve Instrument Costs.

“Revenue Fund” means the City of South Salt Lake, Utah Sales Tax Revenue Fund created in Section 3.7 hereof to be held by the Issuer and administered pursuant to Section 5.2 hereof.

“Revenues” means (i) 100% of the Sales and Use Tax and (ii) Direct Payments.

“S&P” means S&P Global Ratings.

“Sales and Use Tax” means 100% of the sales and use tax revenues received by the Issuer pursuant to the Local Sales and Use Tax Act, Title 59, Chapter 12, Part 2 of the Utah Code and . the City or Town Option Sales and Use Tax Act Title 59, Chapter 12, Part 21, of the Utah Code.

“Security Instrument” means an instrument or other device issued by a Security Instrument Issuer to pay, or to provide security or liquidity for, a Series of Bonds. The term “Security Instrument” includes, by way of example and not of limitation, letters of credit, bond insurance policies, standby bond purchase agreements, lines of credit and other security instruments and credit enhancement or liquidity devices (but does not include a Reserve Instrument); provided, however, that no such device or instrument shall be a “Security Instrument” for purposes of this Indenture unless specifically so designated in a Supplemental Indenture authorizing the use of such device or instrument.

“Security Instrument Agreement” means any agreement entered into by the Issuer and a Security Instrument Issuer pursuant to a Supplemental Indenture (including the applicable portions of a Supplemental Indenture) providing for the issuance by such Security Instrument Issuer of a Security Instrument.

“Security Instrument Costs” means, with respect to any Security Instrument, all fees, premiums, expenses and similar costs, other than Security Instrument Repayment Obligations, required to be paid to a Security Instrument Issuer pursuant to a Security Instrument Agreement or the Supplemental Indenture authorizing the use of such Security Instrument. Such Security Instrument Agreement or Supplemental Indenture shall specify any fees, premiums, expenses and costs constituting Security Instrument Costs.

“Security Instrument Issuer” means any bank or other financial institution, insurance company, surety company or other institution issuing a Security Instrument.

“Security Instrument Repayment Obligations” means, as of any date of calculation and with respect to any Security Instrument Agreement, any outstanding amounts payable by the Issuer under the Security Instrument Agreement or the Supplemental Indenture authorizing the use of such Security Instrument to repay the Security Instrument Issuer for payments previously or concurrently made by the Security Instrument Issuer pursuant to a Security Instrument. There shall not be included in the calculation of the amount of Security Instrument Repayment Obligations any Security Instrument Costs.

“Series” means all of the Bonds authenticated and delivered on original issuance and identified pursuant to the Supplemental Indenture authorizing such Bonds as a separate Series of Bonds, and any Bonds thereafter authenticated and delivered in lieu thereof or in substitution therefor.

“Sinking Fund Account” means the City of South Salt Lake, Utah Sales Tax Revenue Sinking Fund Account of the Bond Fund created in Section 3.3 hereof to be held by the Trustee and administered pursuant to Section 5.4 hereof.

“Sinking Fund Installment” means the amount of money which is required to be deposited into the Sinking Fund Account in each Bond Fund Year for the retirement of Term Bonds as

specified in the Supplemental Indenture authorizing said Term Bonds (whether at maturity or by redemption), and including the redemption premium, if any.

“Special Record Date” means such date as may be fixed for the payment of defaulted interest on the Bonds in accordance with this Indenture.

“State” means the State of Utah.

“Supplemental Indenture” means any supplemental indenture between the Issuer and the Trustee entered into pursuant to and in compliance with the provisions of Article IX hereof.

“Swap Counterparty” means a member of the International Swap Dealers Association rated in one of the three top Rating Categories by at least one of the Rating Agencies and meeting the requirements of applicable laws of the State.

“Swap Payments” means as of each payment date specified in an Interest Rate Swap, the amount, if any, payable to the Swap Counterparty by the Issuer. Swap Payments do not include any Termination Payments.

“Swap Receipts” means as of each payment date specified in an Interest Rate Swap, the amount, if any, payable for the account of the Issuer by the Swap Counterparty. Swap Receipts do not include amounts received with respect to the early termination or modification of an Interest Rate Swap.

“Term Bonds” means the Bonds which shall be subject to retirement by operation of mandatory sinking fund redemptions from the Sinking Fund Account.

“Termination Payments” means the amount payable to the Swap Counterparty by the Issuer with respect to the early termination or modification of an Interest Rate Swap. Termination Payments may only be payable from and secured by Revenues after payment of all amounts then due pursuant to the Indenture.

“Trustee” means U.S. Bank Trust Company, National Association, or any successor corporation resulting from or surviving any consolidation or merger to which it or its successors may be a party and any successor trustee at any time serving as successor trustee hereunder.

“Utah Code” means Utah Code Annotated 1953, as amended.

“Variable Rate Bonds” means, as of any date of calculation, Bonds, the interest on which for any future period of time, is to be calculated at a rate which is not susceptible to a precise determination.

Section 1.2 Indenture to Constitute Contract. In consideration of the purchase and acceptance from time to time of any and all of the Bonds authorized to be issued hereunder by the Registered Owners thereof, the issuance from time to time of any and all Security Instruments by the Security Instrument Issuers, and the issuance from time to time of any and all Reserve Instruments by Reserve Instrument Providers pursuant hereto, this Indenture shall be deemed to be and shall constitute a contract between the Issuer and the Owners from time to time of the

Bonds, the Security Instrument Issuers and the Reserve Instrument Providers; and the pledge made in this Indenture and the covenants and agreements herein set forth to be performed by or on behalf of the Issuer shall be, FIRST, for the equal benefit, protection and security of the Owners of any and all of the Bonds and the Security Instrument Issuers of any and all of the Security Instruments all of which, regardless of the time or times of their issuance and delivery or maturity or expiration, shall be of equal rank without preference, priority or distinction of any of the Bonds or Security Instrument Repayment Obligations over any others, except as expressly provided in or permitted by this Indenture, and SECOND, for the equal benefit, protection and security of the Reserve Instrument Providers of any and all of the Reserve Instruments which, regardless of the time or times of their issuance, delivery or termination, shall be of equal rank without preference, priority or distinction of any Reserve Instrument over any other thereof.

Section 1.3 Construction. This Indenture, except where the context by clear implication herein otherwise requires, shall be construed as follows:

- (a) The terms “hereby,” “hereof,” “herein,” “hereto,” “hereunder”, and any similar terms used in this Indenture shall refer to this Indenture in its entirety unless the context clearly indicates otherwise.
- (b) Words in the singular number include the plural, and words in the plural include the singular.
- (c) Words in the masculine gender include the feminine and the neuter, and when the sense so indicates, words of the neuter gender refer to any gender.
- (d) Articles, sections, subsections, paragraphs and subparagraphs mentioned by number, letter, or otherwise, correspond to the respective articles, sections, subsections, paragraphs and subparagraphs hereof so numbered or otherwise so designated.
- (e) The titles or leadlines applied to articles, sections and subsections herein are inserted only as a matter of convenience and ease in reference and in no way define, limit or describe the scope or intent of any provisions of this Indenture.

## ARTICLE II

### THE BONDS

Section 2.1 Authorization of Bonds. There is hereby authorized for issuance hereunder Bonds which may, if and when authorized by Supplemental Indenture, be issued in one or more separate Series. Each Series of Bonds shall be authorized by a Supplemental Indenture, which shall state the purpose or purposes for which each such Series of Bonds is being issued. The aggregate Principal amount of Bonds which may be issued shall not be limited except as provided herein or as may be limited by law provided that the aggregate Principal amount of Bonds of each such Series shall not exceed the amount specified in the Supplemental Indenture authorizing each such Series of Bonds.

Section 2.2 Description of Bonds; Payment.

(a) Each Series of Bonds issued under the provisions hereof may be issued only as registered bonds. Unless otherwise specified in the Supplemental Indenture authorizing such Series of Bonds, each Series of Bonds shall be in the denomination of Five Thousand Dollars (\$5,000) each or any integral multiple thereof, shall be numbered consecutively from R-1 upwards and shall bear interest payable on each Interest Payment Date.

(b) Each Series of Bonds issued under the provisions hereof shall be dated, shall bear interest at a rate or rates not exceeding the maximum rate permitted by law on the date of initial issuance of such Series, shall be payable on the days, shall be stated to mature on the days and in the years and shall be subject to redemption prior to their respective maturities, all as set forth in the Supplemental Indenture authorizing such Series of Bonds. Each Series of Bonds shall be designated “Sales Tax Revenue [Refunding] Bonds, Series \_\_\_\_\_ [Federally Taxable],” in each case inserting the year in which the Bonds are issued and, if necessary, an identifying Series letter.

(c) Both the Principal of and the interest on the Bonds shall be payable in lawful money of the United States of America. Payment of the interest on any Bond shall be made to the person appearing on the Bond registration books of the Registrar hereinafter provided for as the Registered Owner thereof by check or draft mailed on the Interest Payment Date to the Registered Owner at his address as it appears on such registration books or to owners of \$1,000,000 or more in aggregate Principal amount of Bonds (or owners of 100% of any Series then Outstanding) by wire transfer to a bank account located in the United States of America designated by the Registered Owner in written instructions furnished to the Trustee no later than the Regular Record Date for such payment. Unless otherwise specified in the related Supplemental Indenture, the interest on Bonds so payable and punctually paid and duly provided for on any Interest Payment Date will be paid to the person who is the Registered Owner thereof at the close of business on the Regular Record Date for such interest immediately preceding such Interest Payment Date. Any such interest not so punctually paid or duly provided for shall forthwith cease to be payable to the registered owner of any Bond on such Regular Record Date, and may be paid to the person who is the Registered Owner thereof at the close of business on a Special Record Date for the payment of such defaulted interest to be fixed by the Trustee, notice thereof to be given to such Registered Owner not less than ten (10) days prior to such Special Record Date. The Principal of and premium, if any, on Bonds are payable upon presentation and surrender thereof at the Principal Corporate Trust Office of the Trustee as Paying Agent, except as otherwise provided by Supplemental Indenture. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

(d) The Bonds of each Series may contain or have endorsed thereon such provisions, specifications and descriptive words not inconsistent with the provisions hereof as may be necessary or desirable to comply with custom, the rules of any securities exchange or commission or brokerage board or otherwise, as may be specified in the Supplemental Indenture authorizing such Series of Bonds.

Section 2.3 Execution; Limited Obligation. Unless otherwise specified in the related Supplemental Indenture, the Bonds of any Series shall be executed on behalf of the Issuer with the manual or official facsimile signature of its Mayor, countersigned with the manual or official facsimile signature of the City Recorder, and shall have impressed or imprinted thereon the corporate seal or facsimile thereof of the Issuer. In case any officer, the facsimile of whose signature shall appear on the Bonds, shall cease to be such officer before the delivery of such Bonds, such facsimile shall nevertheless be valid and sufficient for all purposes, the same as if he had remained in office until delivery.

The Bonds, together with interest thereon, and all Repayment Obligations shall be limited obligations of the Issuer payable solely from the Revenues (except to the extent paid out of moneys attributable to the Bond proceeds or other funds created hereunder (except the Rebate Fund) or the income from the temporary investment thereof). The Bonds shall be a valid claim of the Registered Owners thereof only against the Revenues and other moneys in funds and accounts held by the Trustee hereunder (except the Rebate Fund) and the Issuer hereby pledges and assigns the same for the equal and ratable payment of the Bonds and all Repayment Obligations, and the Revenues shall be used for no other purpose than to pay the Principal of, premium, if any, and interest on the Bonds and to pay the Repayment Obligations, except as may be otherwise expressly authorized herein or by Supplemental Indenture. The issuance of the Bonds and delivery of any Security Instrument Agreement or Reserve Instrument Agreement shall not, directly, indirectly or contingently, obligate the Issuer or any agency, instrumentality or political subdivision thereof to levy any form of ad valorem taxation therefor.

Section 2.4 Authentication and Delivery of Bonds.

(a) The Issuer shall deliver executed Bonds of each Series to the Trustee for authentication. Subject to the satisfaction of the conditions for authentication of Bonds set forth herein, the Trustee shall authenticate such Bonds and deliver them upon the order of the Issuer to the purchasers thereof (or hold them on their behalf) upon the payment by the purchasers of the purchase price therefor to the Trustee for the account of the Issuer. Delivery by the Trustee shall be full acquittal to the purchasers for the purchase price of such Bonds, and such purchasers shall be under no obligation to see to the application of said purchase price. The proceeds of the sale of such Bonds shall, however, be disposed of only as provided herein and in the related Supplemental Indenture.

(b) No Bond shall be valid or obligatory for any purpose or entitled to any security or benefit hereunder, unless and until a certificate of authentication on such Bond substantially in the form set forth in the Supplemental Indenture authorizing such Bond shall have been duly executed by the Trustee, and such executed certificate of the Trustee upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered hereunder. The Trustee's certificate of authentication on any Bond shall be deemed to have been executed by it if signed by an authorized officer of the Trustee, but it shall not be necessary that the same officer sign the certificate of authentication on all of the Bonds issued hereunder.

(c) Prior to the authentication by the Trustee of each Series of Bonds there shall have been filed with the Trustee:

(i) A copy of this Indenture (to the extent not theretofore so filed) and the Supplemental Indenture authorizing such Series of Bonds;

(ii) A copy, certified by the City Recorder, of the proceedings of the Issuer's City Council approving the execution and delivery of the instruments specified in Section 2.4(c)(i) above and the execution and delivery of such Series of Bonds, together with a certificate, dated as of the date of authentication of such Series of Bonds, of the City Recorder that such proceedings are still in force and effect without amendments except as shown in such proceedings;

(iii) A request and authorization of the Issuer to the Trustee to authenticate such Series of Bonds in the aggregate Principal amount therein specified and deliver them to purchasers therein identified upon payment to the Trustee for account of the Issuer of the sum specified therein;

(iv) An opinion of bond counsel dated the date of authentication of such Series of Bonds to the effect that (a) the Issuer has authorized the execution and delivery of this Indenture and such Series of Bonds and this Indenture has been duly executed and delivered by the Issuer and is a valid, binding and enforceable agreement of the Issuer; (b) this Indenture creates the valid pledge which it purports to create of the Revenues; and (c) the Bonds of such Series are valid and binding obligations of the Issuer, entitled to the benefits and security hereof, provided that such opinion may contain limitations acceptable to the purchaser of such Series of Bonds;

(d) The Issuer may provide by Supplemental Indenture for the delivery to the Trustee of one or more Security Instruments with respect to any Series of Bonds and the execution and delivery of any Security Instrument Agreements deemed necessary in connection therewith;

(e) Subject to any limitations contained in a Supplemental Indenture, the Issuer may provide a Security Instrument for any Series of Bonds (or may substitute one Security Instrument for another);

(f) The Issuer may provide by Supplemental Indenture for the issuance and delivery to the Trustee of one or more Reserve Instruments and the execution and delivery of any Reserve Instrument Agreements deemed necessary in connection therewith;

(g) The Issuer may authorize by Supplemental Indenture the issuance of Put Bonds; provided that any obligation of the Issuer to pay the purchase price of any such Put Bonds shall not be secured by a pledge of Revenues on a parity with the pledge contained in Section 6.2 hereof. The Issuer may provide for the appointment of such Remarketing Agents, indexing agents, tender agents or other agents as the Issuer may determine;

(h) The Issuer may include such provisions in a Supplemental Indenture authorizing the issuance of a Series of Bonds secured by a Security Instrument as the Issuer deems appropriate, including:

(i) So long as the Security Instrument is in full force and effect, and payment on the Security Instrument is not in default, (I) the Security Instrument Issuer shall be deemed to be the Owner of the Outstanding Bonds of such Series (a) when the approval, consent or action of the Bondowners for such Series of Bonds is required or may be exercised under the Indenture and (b) following an Event of Default and (II) the Indenture may not be amended in any manner which affects the rights of such Security Instrument Issuer without its prior written consent; and

(ii) In the event that the Principal and redemption price, if applicable, and interest due on any Series of Bonds Outstanding shall be paid under the provisions of a Security Instrument, all covenants, agreements and other obligations of the Issuer to the Bondowners of such Series of Bonds shall continue to exist and such Security Instrument Issuer shall be subrogated to the rights of such Bondowners in accordance with the terms of such Security Instrument; and

(iii) In addition, such Supplemental Indenture may establish such provisions as are necessary to provide relevant information to the Security Instrument Issuer and to provide a mechanism for paying Principal Installments and interest on such Series of Bonds from the Security Instrument.

(i) The Issuer may provide for the execution of an Interest Rate Swap in connection with any Series of Bonds issued hereunder. The obligation of the Issuer to pay Swap Payments may be secured with (A) a lien on the Revenues on a parity with the lien thereon of Debt Service on the related Bonds (as more fully described in Section 5.2 herein) and may be net of Swap Receipts or (B) a subordinate lien on the Revenues and may be net of Swap Receipts. Such obligations may also be secured by other legally available moneys of the Issuer, all as established in the Supplemental Indenture for the related Series of Bonds. Termination Payments may only be payable from and secured by Revenues after payment of all amounts then due pursuant to the Indenture.

Section 2.5 Mutilated, Lost, Stolen or Destroyed Bonds. In the event any Bond is mutilated, lost, stolen or destroyed, the Issuer may execute and the Trustee may authenticate a new Bond of like date, Series, maturity and denomination as that mutilated, lost, stolen or destroyed; provided that, in the case of any mutilated Bond, such mutilated Bond shall first be surrendered to the Trustee, and in the case of any lost, stolen or destroyed Bond, there shall be first furnished to the Trustee evidence of such loss, theft or destruction satisfactory to the Trustee, together in all cases with indemnity satisfactory to the Trustee and the Issuer. In the event any such Bond shall have matured, instead of issuing a duplicate Bond, the Trustee may pay the same without surrender thereof upon compliance with the foregoing. The Trustee may charge the Registered Owner of such Bond with its reasonable fees and expenses in connection therewith. Any Bond issued pursuant to this Section 2.5 shall be deemed part of the Series of Bonds in respect of which it was issued and an original additional contractual obligation of the Issuer.

Section 2.6 Registration of Bonds; Persons Treated as Owners. The Issuer shall cause the books for the registration and for the transfer of the Bonds to be kept by the Trustee which is hereby constituted and appointed the Registrar of the Issuer with respect to the Bonds, provided, however, that the Issuer may by Supplemental Indenture select a party other than the Trustee to

act as Registrar with respect to the Series of Bonds issued under said Supplemental Indenture. Upon the occurrence of an Event of Default which would require any Security Instrument Issuer to make payment under a Security Instrument Agreement, the Registrar shall make such registration books available to the Security Instrument Issuer. Any Bond may, in accordance with its terms, be transferred only upon the registration books kept by the Registrar, by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such Bond for cancellation, accompanied by delivery of a written instrument of transfer in a form approved by the Registrar, duly executed. No transfer shall be effective until entered on the registration books kept by the Registrar. Upon surrender for transfer of any Bond at the Principal Corporate Trust Office of the Trustee, duly endorsed by, or accompanied by a written instrument or instruments of transfer in form satisfactory to the Trustee and duly executed by, the Registered Owner or his attorney duly authorized in writing, the Issuer shall execute and the Trustee shall authenticate and deliver in the name of the transferee or transferees, a new Bond or Bonds of the same Series and the same maturity for a like aggregate Principal amount as the Bond surrendered for transfer. Bonds may be exchanged at the Principal Corporate Trust Office of the Trustee for a like aggregate Principal amount of Bonds of the same Series and the same maturity. The execution by the Issuer of any Bond of any authorized denomination shall constitute full and due authorization of such denomination, and the Trustee shall thereby be authorized to authenticate and deliver such Bond. Except as otherwise provided in a Supplemental Indenture with respect to a Series of Bonds, the Issuer and the Trustee shall not be required to transfer or exchange any Bond (i) during the period from and including any Regular Record Date, to and including the next succeeding Interest Payment Date, (ii) during the period from and including the day fifteen days prior to any Special Record Date, to and including the date of the proposed payment pertaining thereto, (iii) during the period from and including the day fifteen days prior to the mailing of notice calling any Bonds for redemption, to and including the date of such mailing, or (iv) at any time following the mailing of notice calling such Bond for redemption.

The Issuer, the Registrar and the Paying Agent may treat and consider the person in whose name each Bond is registered on the registration books kept by the Registrar as the holder and absolute owner thereof for the purpose of receiving payment of, or on account of, the Principal or redemption price thereof and interest due thereon and for all other purposes whatsoever, and neither the Issuer, nor the Registrar nor the Paying Agent shall be affected by any notice to the contrary. Payment of or on account of either Principal of or interest on any Bond shall be made only to or upon order of the Registered Owner thereof or such person's legal representative, but such registration may be changed as hereinabove provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

The Trustee shall require the payment by the Bondholder requesting exchange or transfer of Bonds of any tax or other governmental charge and by the Issuer of any service charge of the Trustee as Registrar which are required to be paid with respect to such exchange or transfer and such charges shall be paid before such new Bond shall be delivered.

**Section 2.7 Redemption Provisions.** The Term Bonds of each Series of Bonds shall be subject, to the extent provided in the Supplemental Indenture authorizing each such Series of Bonds, to redemption prior to maturity by operation of Sinking Fund Installments required to be made to the Sinking Fund Account. The Bonds of each Series shall further be subject to

redemption prior to maturity at such times and upon such terms as shall be fixed by such Supplemental Indenture. Except as otherwise provided in a Supplemental Indenture, if fewer than all Bonds of a Series are to be redeemed, the particular maturities of such Bonds to be redeemed and the Principal amounts of such maturities to be redeemed shall be selected by the Issuer. If fewer than all of the Bonds of any one maturity of a Series shall be called for redemption, the particular units of Bonds, as determined in accordance with Section 2.9 herein, to be redeemed shall be selected by the Trustee by lot in such manner as the Trustee, in its discretion, may deem fair and appropriate.

#### Section 2.8 Notice of Redemption.

(a) In the event any of the Bonds are to be redeemed, the Registrar shall cause notice to be given as provided in this Section 2.8. Unless otherwise specified in the Supplemental Indenture authorizing the issuance of the applicable Series of Bonds, notice of such redemption (i) shall be filed with the Paying Agent designated for the Bonds being redeemed; and (ii) shall be mailed by first class mail, postage prepaid, to all Registered Owners of Bonds to be redeemed at their addresses as they appear on the registration books of the Registrar at least thirty (30) days but not more than sixty (60) days prior to the date fixed for redemption. Such notice shall state the following information:

(i) the complete official name of the Bonds, including Series, to be redeemed, the identification numbers of Bonds and the CUSIP numbers, if any, of the Bonds being redeemed, provided that any such notice shall state that no representation is made as to the correctness of CUSIP numbers either as printed on such Bonds or as contained in the notice of redemption and that reliance may be placed only on the identification numbers contained in the notice or printed on such Bonds;

(ii) any other descriptive information needed to identify accurately the Bonds being redeemed, including, but not limited to, the original issue date of, and interest rate on, such Bonds;

(iii) in the case of partial redemption of any Bonds, the respective Principal amounts thereof to be redeemed;

(iv) the date of mailing of redemption notices and the redemption date;

(v) the redemption price;

(vi) that on the redemption date the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date; and

(vii) the place where such Bonds are to be surrendered for payment, designating the name and address of the redemption agent with the name of a contact person and telephone number.

(b) In addition to the foregoing, further notice of any redemption of Bonds hereunder shall be given by the Trustee, simultaneously with or shortly after the mailed notice to Registered Owners, by posting such notice to the MSRB's Electronic Municipal Market Access website or its successors. Failure to give all or any portion of such further notice shall not in any manner defeat the effectiveness of a call for redemption.

(c) Upon the payment of the redemption price of Bonds being redeemed, each check or other transfer of funds issued for such purpose shall bear the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

(d) If at the time of mailing of any notice of optional redemption there shall not be on deposit with the Trustee moneys sufficient to redeem all the Bonds called for redemption, such notice shall state that such redemption shall be conditioned upon receipt by the Trustee on or prior to the date fixed for such redemption of moneys sufficient to pay the Principal of and interest on such Bonds to be redeemed and that if such moneys shall not have been so received said notice shall be of no force and effect and the Issuer shall not be required to redeem such Bonds. In the event that such moneys are not so received, the redemption shall not be made and the Trustee shall within a reasonable time thereafter give notice, one time, in the same manner in which the notice of redemption was given, that such moneys were not so received.

(e) A second notice of redemption shall be given, not later than ninety (90) days subsequent to the redemption date, to Registered Owners of Bonds or portions thereof redeemed but who failed to deliver Bonds for redemption prior to the 60th day following such redemption date.

(f) Any notice mailed shall be conclusively presumed to have been duly given whether or not the owner of such Bonds receives the notice. Receipt of such notice shall not be a condition precedent to such redemption, and failure so to receive any such notice by any of such Registered Owners shall not affect the validity of the proceedings for the redemption of the Bonds.

(g) In case any Bond is to be redeemed in part only, the notice of redemption which relates to such Bond shall state also that on or after the redemption date, upon surrender of such Bond, a new Bond in Principal amount equal to the unredeemed portion of such Bond will be issued.

Section 2.9 Partially Redeemed Fully Registered Bonds. Unless otherwise specified in the related Supplemental Indenture, in case any registered Bond shall be redeemed in part only, upon the presentation of such Bond for such partial redemption, the Issuer shall execute and the Trustee shall authenticate and shall deliver or cause to be delivered to or upon the written order of the Registered Owner thereof, at the expense of the Issuer, a Bond or Bonds of the same Series, interest rate and maturity, in aggregate Principal amount equal to the unredeemed portion of such registered Bond. Unless otherwise provided by Supplemental Indenture, a portion of any Bond of a denomination of more than the minimum denomination of such Series specified herein or in the related Supplemental Indenture to be redeemed will be in the Principal amount of such minimum

denomination or an integral multiple thereof and in selecting portions of such Bonds for redemption, the Trustee will treat each such Bond as representing that number of Bonds of such minimum denomination which is obtained by dividing the Principal amount of such Bonds by such minimum denomination.

Section 2.10 Cancellation. All Bonds which have been surrendered for payment, redemption or exchange, and Bonds purchased from any moneys held by the Trustee hereunder or surrendered to the Trustee by the Issuer, shall be canceled and cremated or otherwise destroyed by the Trustee and shall not be reissued; provided, however, that one or more new Bonds shall be issued for the unredeemed portion of any Bond without charge to the Registered Owner thereof.

Section 2.11 Nonpresentation of Bonds. Unless otherwise provided by Supplemental Indenture, in the event any Bond shall not be presented for payment when the Principal thereof becomes due, either at maturity or otherwise, or at the date fixed for redemption thereof, if funds sufficient to pay such Bond shall have been made available to the Trustee, all liability of the Issuer to the Registered Owner thereof for the payment of such Bond shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the Trustee to hold such fund or funds, without liability to the Registered Owner of such Bond for interest thereon, for the benefit of the Registered Owner of such Bond who shall thereafter be restricted exclusively to such fund or funds for any claim of whatever nature on his part hereunder or on, or with respect to, said Bond. If any Bond shall not be presented for payment within four years following the date when such Bond becomes due, whether by maturity or otherwise, the Trustee shall, to the extent permitted by law, repay to the Issuer the funds theretofore held by it for payment of such Bond, and such Bond shall, subject to the defense of any applicable statute of limitation, thereafter be an unsecured obligation of the Issuer, and the Registered Owner thereof shall be entitled to look only to the Issuer for payment, and then only to the extent of the amount so repaid, and the Issuer shall not be liable for any interest thereon and shall not be regarded as a trustee of such money. The provisions of this Section 2.11 are subject to the provisions of Title 67, Chapter 4a, Utah Code.

Section 2.12 Initial Bonds. Subject to the provisions hereof, the Initial Bonds may be authenticated and delivered by the Trustee upon satisfaction of the conditions specified in Section 2.4(c) hereof and any additional conditions specified in the Supplemental Indenture authorizing such Series of Bonds.

Section 2.13 Issuance of Additional Bonds. No additional indebtedness, bonds or notes of the Issuer secured by a pledge of the Revenues senior to the pledge of Revenues for the payment of the herein authorized Bonds or Security Instrument Repayment Obligations shall be created or incurred without the prior written consent of the Owners of 100% of the Outstanding Bonds and the Security Instrument Issuers. In addition, no Additional Bonds or other indebtedness, bonds or notes of the Issuer payable out of Revenues on a parity with the herein authorized Bonds or Security Instrument Repayment Obligations shall be created or incurred, unless the following requirements have been met:

- (a) No Event of Default shall have occurred and be continuing hereunder on the date of authentication of any Additional Bonds. This Section 2.13(a) shall not preclude the issuance of Additional Bonds if (i) the issuance of such Additional Bonds otherwise

complies with the provisions hereof and (ii) such Event of Default will cease to continue upon the issuance of Additional Bonds and the application of the proceeds thereof; and

(b) A certificate shall be delivered to the Trustee by an Authorized Representative to the effect that the Revenues, less any Direct Payments, for any consecutive 12-month period in the 24 months immediately preceding the proposed date of issuance of such Additional Bonds were at least equal to 200% of the sum of (x) the maximum Aggregate Annual Debt Service Requirement on all Bonds and Additional Bonds to be Outstanding following the issuance of the Additional Bonds plus (y) the average annual installments due on all Reserve Instrument Repayment Obligations to be outstanding following the issuance of such Additional Bonds; provided, however, that such Revenue coverage test set forth above shall not apply to the issuance of any Additional Bonds to the extent (i) they are issued for the purpose of refunding Bonds issued hereunder and (ii) the maximum Aggregate Annual Debt Service for such Additional Bonds does not exceed the then remaining maximum Aggregate Annual Debt Service for the Bonds being refunded therewith; and

(c) All payments required by this Indenture to be made into the Bond Fund must have been made in full, and there must be on deposit in each account of the Debt Service Reserve Fund (taking into account any Reserve Instrument coverage) the full amount required to be accumulated therein at the time of issuance of the Additional Bonds; and

(d) The proceeds of the Additional Bonds must be used (i) to refund Bonds issued hereunder or other obligations of the Issuer (including the funding of necessary reserves and the payment of costs of issuance), (ii) to finance or refinance a Project (including the funding of necessary reserves and the payment of costs of issuance) and/or (iii) any other lawful purpose of the Issuer.

Section 2.14 Form of Bonds. The Bonds of each Series and the Trustee's Authentication Certificate shall be in substantially the forms thereof set forth in the Supplemental Indenture authorizing the issuance of such Bonds, with such omissions, insertions and variations as may be necessary, desirable, authorized and permitted hereby.

Section 2.15 Covenant Against Creating or Permitting Liens. Except for the pledge of Revenues to secure payment of the Bonds and Repayment Obligations hereunder, the Revenues are and shall be free and clear of any pledge, lien, charge or encumbrance thereon or with respect thereto; provided, however, that nothing contained herein shall prevent the Issuer from issuing, if and to the extent permitted by law, indebtedness having a lien on Revenues subordinate to that of the Bonds and Repayment Obligations.

### ARTICLE III

#### CREATION OF FUNDS AND ACCOUNTS

Section 3.1 Creation of Construction Fund. There is hereby created and ordered established in the custody of the Trustee the Construction Fund. There is hereby created and

ordered established in the custody of the Trustee a separate account within the Construction Fund for each Project to be designated by the name of the applicable Project or Series of Bonds and, if applicable, a separate account for each Series of Bonds and for all grant moneys or other moneys to be received by the Issuer for deposit in the Construction Fund.

Section 3.2 Creation of Bond Fund. There is hereby created and ordered established in the custody of the Trustee the Bond Fund.

Section 3.3 Creation of Sinking Fund Account. There is hereby created and ordered established in the custody of the Trustee as a separate account within the Bond Fund the Sinking Fund Account.

Section 3.4 Creation of Debt Service Reserve Fund. There is hereby created and ordered established in the custody of the Trustee the Debt Service Reserve Fund.

Section 3.5 Creation of Reserve Instrument Fund. There is hereby created and ordered and established in the custody of the Trustee the Reserve Instrument Fund.

Section 3.6 Creation of Rebate Fund. There is hereby created and ordered established in the custody of the Trustee the Rebate Fund.

Section 3.7 Creation of Revenue Fund. There is hereby created and ordered established in the custody of the Issuer the Revenue Fund. For accounting purposes, the Revenue Fund may be redesignated by different account names by the Issuer from time to time.

Section 3.8 Creation of Funds and Accounts. Notwithstanding anything contained herein to the contrary, the Trustee need not create any of the funds or accounts referenced in this Article III until such funds or accounts shall be utilized as provided in a Supplemental Indenture. The Issuer may, by Supplemental Indenture, authorize the creation of additional funds and additional accounts within any fund.

## ARTICLE IV

### APPLICATION OF BOND PROCEEDS

Upon the issuance of each Series of Bonds, the proceeds thereof shall be deposited as provided in the Supplemental Indenture authorizing the issuance of such Series of Bonds.

## ARTICLE V

### USE OF FUNDS

Section 5.1 Use of Construction Fund.

(a) So long as an Event of Default shall not have occurred and be continuing, and except as otherwise provided by Supplemental Indenture, moneys deposited in the appropriate account in the Construction Fund shall be disbursed by the Trustee to pay the Costs of a Project, in each case within three (3) Business Days (or within such longer period

as is reasonably required to liquidate investments in the Construction Fund if required to make such payment) after the receipt by the Trustee of a written requisition approved by an Authorized Representative of the Issuer in substantially the form as Exhibit A attached hereto, stating that the Trustee shall disburse sums in the manner specified by and at the direction of the Issuer to the person or entity designated in such written requisition, and that the amount set forth therein is justly due and owing and constitutes a Cost of a Project based upon itemized claims substantiated in support thereof.

(b) Upon receipt of such requisition, the Trustee shall pay the obligation set forth in such requisition out of moneys in the applicable account in the Construction Fund. In making such payments the Trustee may rely upon the information submitted in such requisition. Such payments shall be presumed to be made properly and the Trustee shall not be required to verify the application of any payments from the Construction Fund or to inquire into the purposes for which disbursements are being made from the Construction Fund.

(c) The Issuer shall deliver to the Trustee, within 90 days after the completion of a Project, a certificate executed by an Authorized Representative of the Issuer stating:

(i) that such Project has been fully completed in accordance with the plans and specifications therefor, as amended from time to time, and stating the date of completion for such Project; and

(ii) that the Project has been fully paid for and no claim or claims exist against the Issuer or against such Project out of which a lien based on furnishing labor or material exists or might ripen; provided, however, there may be excepted from the foregoing certification any claim or claims out of which a lien exists or might ripen in the event the Issuer intends to contest such claim or claims, in which event such claim or claims shall be described to the Trustee.

(d) In the event the certificate filed with the Trustee pursuant to Section 5.1(c) above shall state that there is a claim or claims in controversy which create or might ripen into a lien, an Authorized Representative of the Issuer shall file a similar certificate with the Trustee when and as such claim or claims shall have been fully paid or otherwise discharged.

(e) The Trustee and the Issuer shall keep and maintain adequate records pertaining to each account within the Construction Fund and all disbursements therefrom.

(f) Unless otherwise specified in a Supplemental Indenture, upon completion of a Project and payment of all costs and expenses incident thereto and the filing with the Trustee of documents required by this Section 5.1, any balance remaining in the applicable account in the Construction Fund relating to such Project shall, as directed by an Authorized Representative of the Issuer, be deposited in the Bond Fund to be applied toward the redemption of the Series of Bonds issued to finance such Project or to pay Principal and/or interest next falling due with respect to the Bonds.

(g) The Trustee shall, to the extent there are no other available funds held under the Indenture, use the remaining funds in the Construction Fund to pay Principal and interest on the Bonds at any time in the event of a payment default hereunder.

Section 5.2 Application of Revenues. All Revenues shall be accounted for by the Issuer separate and apart from all other moneys of the Issuer.

(a) So long as any Bonds are Outstanding, as a first charge and lien on the Revenues, the Issuer shall, at least semi-annually and at least fifteen (15) days before each Interest Payment Date, transfer from the Revenue Fund to the Trustee for deposit into the Bond Fund an amount equal to:

(i) the interest falling due on the Bonds on the next succeeding Interest Payment Date established for the Bonds (provided, however, that so long as there are moneys representing capitalized interest on deposit with the Trustee to pay interest on the Bonds next coming due, the Issuer need not allocate to the Revenue Fund to pay interest on the Bonds); plus

(ii) one-half of the Principal and premium, if any, falling due in the current fiscal year, and in any event, an amount sufficient to pay the Principal and premium on the next succeeding Principal payment date established for the Bonds; plus

(iii) one-half of the Sinking Fund Installments, if any, falling due in the current fiscal year, and in any event, an amount sufficient to pay the Sinking Fund Installments on the next succeeding Sinking Fund Installment payment date (for deposit to the Sinking Fund Account within the Bond Fund);

the sum of which shall be sufficient, when added to the existing balance in the Bond Fund, to pay the principal of, premium, if any, and interest on the Bonds promptly on each such date as the same become due and payable. The foregoing provisions may be revised by a Supplemental Indenture for any Series of Bonds having other than semiannual Interest Payment Dates.

(b) As a second charge and lien on the Revenues (on a parity basis), the Issuer shall make the following transfers to the Trustee on or before the fifteenth day prior to each Interest Payment Date:

(i) To the extent the Debt Service Reserve Requirement, if any, is not funded with a Reserve Instrument or Instruments, (A) to the accounts in the Debt Service Reserve Fund any amounts required hereby, and by any Supplemental Indenture to accumulate therein the applicable Debt Service Reserve Requirement with respect to each Series of Bonds at the times and in the amounts provided herein, and in any Supplemental Indenture and (B) if funds shall have been withdrawn from an account in the Debt Service Reserve Fund, or any account in the Debt Service Reserve Fund is at any time funded in an amount less than the applicable Debt Service Reserve Requirement, the Issuer shall deposit Revenues in such account(s) in the Debt Service Reserve Fund sufficient in amount to restore such account(s) within one year with twelve (12) substantially equal payments during such period (unless

otherwise provided for by the Supplemental Indenture governing the applicable Debt Service Reserve Requirement); or a ratable portion (based on the amount to be transferred pursuant to Section 5.2(d)(ii) hereof) of remaining Revenues if less than the amount necessary; and

(ii) Equally and ratably to the accounts of the Reserve Instrument Fund, with respect to all Reserve Instruments which are in effect and are expected to continue in effect after the end of an interest payment period, such amount of the remaining Revenues, or a ratable portion (based on the amount to be transferred pursuant to Section 5.2(d)(i) hereof) of the amount so remaining if less than the amount necessary, that is required to be paid, on or before the next such interest payment period transfer or deposit of Revenues into the Reserve Instrument Fund, to the Reserve Instrument Provider pursuant to any Reserve Instrument Agreement, other than Reserve Instrument Costs, in order to cause the Reserve Instrument Coverage to equal the Reserve Instrument Limit within one year from any draw date under the Reserve Instrument.

(c) Subject to making the foregoing deposits, the Issuer may use the balance of the Revenues accounted for in the Revenue Fund for any of the following:

- (i) redemption of Bonds;
- (ii) refinancing, refunding, or advance refunding of any Bonds; or
- (iii) for any other lawful purpose.

**Section 5.3 Use of Bond Fund.** The Issuer may direct the Trustee, pursuant to a Supplemental Indenture, to create an account within the Bond Fund for a separate Series of Bonds under the Indenture.

(a) The Trustee shall make deposits to the Bond Fund, as and when received, as follows:

- (i) accrued interest received upon the issuance of any Series of Bonds;
- (ii) all moneys payable by the Issuer as specified in **Error! Reference source not found.** hereof;
- (iii) any amount in the Construction Fund to the extent required by or directed pursuant to Section 5.1(f) hereof upon completion of a Project or pursuant to Section 5.1(g) hereof;
- (iv) all moneys transferred from the Debt Service Reserve Fund or from a Reserve Instrument or Instruments then in effect as provided in Section 5.5 hereof; and

(v) all other moneys received by the Trustee hereunder when accompanied by directions from the person depositing such moneys that such moneys are to be paid into the Bond Fund.

(b) Except as provided in Section 7.4 hereof and as provided in this Section 5.3 and except as otherwise provided by Supplemental Indenture, moneys in the Bond Fund shall be expended solely for the following purposes and in the following order of priority:

(i) on or before each Interest Payment Date for each Series of Bonds, the amount required to pay the interest due on such date;

(ii) on or before each Principal Installment due date, the amount required to pay the Principal Installment due on such due date; and

(iii) on or before each redemption date for each Series of Bonds, the amount required to pay the redemption price of and accrued interest on such Bonds then to be redeemed.

Such amounts shall be applied by the Paying Agent to pay Principal Installments and redemption price of, and interest on the related Series of Bonds.

The Trustee shall pay out of the Bond Fund to the Security Instrument Issuer, if any, that has issued a Security Instrument with respect to such Series of Bonds an amount equal to any Security Instrument Repayment Obligation then due and payable to such Security Instrument Issuer. Except as otherwise specified in a related Supplemental Indenture all such Security Instrument Repayment Obligations shall be paid on a parity with the payments to be made with respect to Principal and interest on the Bonds; provided that amounts paid under a Security Instrument shall be applied only to pay the related Series of Bonds. If payment is so made on Pledged Bonds held for the benefit of the Security Instrument Issuer, a corresponding payment on the Security Instrument Repayment Obligation shall be deemed to have been made (without requiring an additional payment by the Issuer) and the Trustee shall keep its records accordingly.

The Issuer hereby authorizes and directs the Trustee to withdraw sufficient funds from the Bond Fund to pay Principal of and interest on the Bonds and on Security Instrument Repayment Obligations as the same become due and payable and to make said funds so withdrawn available to the Trustee and any Paying Agent for the purpose of paying said Principal and interest.

(c) After payment in full of the Principal of and interest on (i) all Bonds issued hereunder (or after provision has been made for the payment thereof as provided herein so that such Bonds are no longer Outstanding), (ii) all agreements relating to all outstanding Security Instrument Repayment Obligations and Reserve Instrument Repayment Obligations in accordance with their respective terms, and (iii) all fees, charges and expenses of the Trustee, the Paying Agent and any other amounts required to be paid hereunder or under any Supplemental Indenture and under any Security Instrument Agreement and under any Reserve Instrument Agreement, all amounts remaining in the Bond Fund shall be paid to the Issuer.

#### Section 5.4 Use of Sinking Fund Account.

(a) The Trustee shall apply moneys in the Sinking Fund Account to the retirement of any Term Bonds required to be retired by operation of the Sinking Fund Account under the provisions of and in accordance with the Supplemental Indenture authorizing the issuance of such Term Bonds, either by redemption in accordance with such Supplemental Indenture or, at the direction of the Issuer, purchase of such Term Bonds in the open market prior to the date on which notice of the redemption of such Term Bonds is given pursuant hereto, at a price not to exceed the redemption price of such Term Bonds (plus accrued interest which will be paid from moneys in the Bond Fund other than those in the Sinking Fund Account).

(b) On the maturity date of any Term Bonds, the Trustee shall apply the moneys on hand in the Sinking Fund Account for the payment of the Principal of such Term Bonds.

**Section 5.5 Use of Debt Service Reserve Fund.** Except as otherwise provided in this Section 5.5 and subject to the immediately following sentence, moneys in each account in the Debt Service Reserve Fund shall at all times be maintained in an amount not less than the applicable Debt Service Reserve Requirement, if any. In calculating the amount on deposit in each account in the Debt Service Reserve Fund, the amount of any Reserve Instrument Coverage will be treated as an amount on deposit in such account in the Debt Service Reserve Fund. Each Supplemental Indenture authorizing the issuance of a Series of Bonds shall specify the Debt Service Reserve Requirement, if any, applicable to such Series which amount shall be (i) deposited immediately upon the issuance and delivery of such Series from (a) proceeds from the sale thereof or from any other legally available source, or (b) by a Reserve Instrument or Instruments, or (c) any combination thereof or (ii) deposited from available Revenues over the period of time specified therein, or (iii) deposited from any combination of (i) and (ii) above; provided however, the foregoing provisions shall be subject to the requirements of any bond insurer or other Security Instrument Issuer set forth in any Supplemental Indenture. If at any time the amount on deposit in any account of the Debt Service Reserve Fund is less than the minimum amount to be maintained therein under this Section 5.5, the Issuer is required, pursuant to **Error! Reference source not found.** hereof and the provisions of any Supplemental Indenture, to make payments totaling the amount of any such deficiency directly to the Trustee for deposit into the Debt Service Reserve Fund.

In the event funds on deposit in an account of the Debt Service Reserve Fund are needed to make up any deficiencies in the Bond Fund as aforementioned, and there is insufficient cash available in such account of the Debt Service Reserve Fund to make up such deficiency and Reserve Instruments applicable to such Series are in effect, the Trustee shall immediately make a demand for payment on such Reserve Instruments, to the maximum extent authorized by such Reserve Instruments, in the amount necessary to make up such deficiency, and immediately deposit such payment upon receipt thereof into the Bond Fund. Thereafter, the Issuer shall be obligated to reinstate the Reserve Instrument as provided in **Error! Reference source not found.** herein.

No Reserve Instrument shall be allowed to expire or terminate while the related Series of Bonds are Outstanding unless and until cash has been deposited into the related account of the Debt Service Reserve Fund, or a new Reserve Instrument has been issued in place of the expiring or terminating Reserve Instrument, or any combination thereof in an amount or to provide

coverage, as the case may be, at least equal to the amount required to be maintained in the related account of the Debt Service Reserve Fund.

Moneys at any time on deposit in the account of the Debt Service Reserve Fund in excess of the amount required to be maintained therein (taking into account the amount of related Reserve Instrument Coverage) shall be transferred by the Trustee to the Bond Fund at least once each year.

Moneys on deposit in any account of the Debt Service Reserve Fund shall be used to make up any deficiencies in the Bond Fund only for the Series of Bonds secured by said account and any Reserve Instrument shall only be drawn upon with respect to Bonds for which such Reserve Instrument was obtained.

Section 5.6 Use of Reserve Instrument Fund. There shall be paid into the Reserve Instrument Fund the amounts required hereby and by a Supplemental Indenture to be so paid. The amounts in the Reserve Instrument Fund shall, from time to time, be applied by the Trustee on behalf of the Issuer to pay the Reserve Instrument Repayment Obligations which are due and payable to any Reserve Instrument Provider under any applicable Reserve Instrument Agreement. The Issuer may, upon obtaining an approving opinion of bond counsel to the effect that such transaction will not adversely affect the tax-exempt status of any outstanding Bonds, replace any amounts required to be on deposit in the Debt Service Reserve Fund with a Reserve Instrument and use such amounts for the related Project or to pay Principal on the related Bonds.

Section 5.7 Use of Rebate Fund.

(a) If it becomes necessary for the Issuer to comply with the rebate requirements of the Code and the Regulations, the Trustee shall establish and thereafter maintain, so long as the Bonds which are subject to said rebate requirements are Outstanding, a Rebate Fund, which shall be held separate and apart from all other funds and accounts established under this Indenture and from all other moneys of the Trustee.

(b) All amounts in the Rebate Fund, including income earned from investment of the fund, shall be held by the Trustee free and clear of the lien of the Indenture. In the event the amount on deposit in the Rebate Fund exceeds the aggregate amount of Rebatable Arbitrage for one or more Series of Bonds, as verified in writing by an independent public accountant or other qualified professional at the time the Rebatable Arbitrage is determined, the excess amount remaining after payment of the Rebatable Arbitrage to the United States shall, upon the Issuer's written request accompanied by the determination report, be paid by the Trustee to the Issuer.

(c) The Issuer shall determine the amount of Rebatable Arbitrage and the corresponding Required Rebate Deposit with respect to each Series of Bonds on each applicable Rebate Calculation Date and take all other actions necessary to comply with the rebate requirements of the Code and the Regulations. The Issuer shall deposit into the Rebate Fund the Required Rebate Deposit, if any, with respect to each Series of Bonds (or instruct the Trustee to transfer to the Rebate Fund moneys representing such Required Rebate Deposit from the Funds and Accounts held under the Indenture other than the Rebate Fund) or shall otherwise make payment of the rebate to be paid to the United States

at the times required by the Code and the Regulations. If applicable, the Issuer shall instruct in writing the Trustee to withdraw from the Rebate Fund and pay any rebate over to the United States. The determination of Rebatable Arbitrage made with respect to each such payment date and with respect to any withdrawal and payment to the Issuer from the Rebate Fund pursuant to the Indenture must be verified in writing by an independent public accountant or other qualified professional. The Trustee may rely conclusively upon and shall be fully protected from all liability in relying upon the Issuer's determinations, calculations and certifications required by this Section 5.7 and the Trustee shall have no responsibility to independently make any calculations or determination or to review the Issuer's determinations, calculations and certifications required by this Section 5.7.

(d) The Trustee shall, at least 60 days prior to each Rebate Calculation Date, notify the Issuer of the requirements of this Section 5.7. By agreeing to give this notice, the Trustee assumes no responsibility whatsoever for compliance by the Issuer with the requirements of Section 148 of the Code or any successor. The Issuer expressly agrees that (notwithstanding any other provision of the Indenture) any failure of the Trustee to give any such notice, for any reason whatsoever, shall not cause the Trustee to be responsible for any failure of the Issuer to comply with the requirements of said Section 148 or any successor thereof.

(e) The provisions of this Section 5.7 may be amended or deleted without Bondowner consent or notice, upon receipt by the Issuer and the Trustee of an opinion of nationally recognized bond counsel that such amendment or deletion will not adversely affect the excludability from gross income of interest on the Bonds or the status of the Bonds as Build America Bonds.

Section 5.8 Investment of Funds. Any moneys in the Bond Fund, the Construction Fund, the Rebate Fund, the Reserve Instrument Fund and the Debt Service Reserve Fund shall, at the discretion and authorization of the Issuer, be invested by the Trustee in Qualified Investments; provided, however, that moneys on deposit in the Bond Fund and the Reserve Instrument Fund may only be invested in Qualified Investments having a maturity date one year or less. If no written authorization is given to the Trustee, moneys shall be held uninvested. Such investments shall be held by the Trustee, and when the Trustee determines it necessary to use the moneys in the Funds for the purposes for which the Funds were created, it shall liquidate at prevailing market prices as much of the investments as may be necessary and apply the proceeds to such purposes. All income derived from the investment of the Construction Fund, Bond Fund, the Reserve Instrument Fund and Rebate Fund shall be maintained in said respective Funds and disbursed along with the other moneys on deposit therein as herein provided. All income derived from the investment of the Debt Service Reserve Fund shall be disbursed in accordance with Section 5.5 hereof. All moneys in the Revenue Fund may, at the discretion of the Issuer, be invested by the Issuer in Qualified Investments.

The Trustee shall have no liability or responsibility for any loss resulting from any investment made in accordance with the provisions of this Section 5.8. The Trustee shall be entitled to assume that any investment, which at the time of purchase is a Qualified Investment, remains a Qualified Investment thereafter, absent receipt of written notice or information to the contrary.

The Trustee may, to the extent permitted by the State Money Management Act of 1974, Title 51, Chapter 7, Utah Code make any and all investments permitted by the provisions of the Indenture through its own or any of its affiliate's investment departments.

The Issuer acknowledges that to the extent regulations of the comptroller of the currency or any other regulatory entity grants the Issuer the right to receive brokerage confirmations of the security transactions as they occur, the Issuer specifically waives receipt of such confirmations to the extent permitted by law. The Trustee shall furnish the Issuer periodic cash transaction statements which include the detail for all investment transactions made by the Trustee hereunder.

In the event the Issuer shall be advised by nationally recognized municipal bond counsel that it is necessary to restrict or limit the yield on the investment of any moneys paid to or held by the Trustee in order to avoid the Bonds, or any Series thereof, being considered "arbitrage bonds" within the meaning of the Code or the Treasury Regulations proposed or promulgated thereunder, or to otherwise preserve the excludability of interest payable or paid on any Bonds from gross income for federal income tax purposes, the Issuer may require in writing the Trustee to take such steps as it may be advised by such counsel are necessary so to restrict or limit the yield on such investment, irrespective of whether the Trustee shares such opinion, and the Trustee agrees that it will take all such steps as the Issuer may require.

Section 5.9 Trust Funds. All moneys and securities received by the Trustee under the provisions of this Indenture shall be trust funds under the terms hereof and shall not be subject to lien or attachment of any creditor of the State or any political subdivision, body, agency, or instrumentality thereof or of the Issuer and shall not be subject to appropriation by any legislative body or otherwise. Such moneys and securities shall be held in trust and applied in accordance with the provisions hereof. Except as provided otherwise in Section 5.7 hereof, unless and until disbursed pursuant to the terms hereof, all such moneys and securities (and the income therefrom) shall be held by the Trustee as security for payment of the Principal of, premium, if any, and interest on the Bonds and the fees and expenses of the Trustee payable hereunder.

Section 5.10 Method of Valuation and Frequency of Valuation. In computing the amount in any fund or account, Qualified Investments shall be valued at market, exclusive of accrued interest. With respect to all funds and accounts, valuation shall occur annually, except in the event of a withdrawal from the Debt Service Reserve Fund, whereupon securities shall be valued immediately after such withdrawal.

## ARTICLE VI

### GENERAL COVENANTS

Section 6.1 General Covenants. The Issuer hereby covenants and agrees with each and every Registered Owner of the Bonds issued hereunder and Reserve Instrument Provider as follows:

- (a) Pursuant to Section 11-14-307(2)(d) of the Act, while any of the Bonds remain outstanding and unpaid, or any Repayment Obligations are outstanding, the ordinance, resolution or other enactment of the Issuer imposing the taxes described in the

definition of Revenues and pursuant to which said taxes are being collected, the obligation of the Issuer to continue to levy, collect, and allocate such taxes, and to apply such Revenues in accordance with the provisions of the authorizing ordinance, resolution or other enactment, shall be irrevocable until the Bonds and/or any Repayment Obligations have been paid in full as to both Principal and interest, and is not subject to amendment in any manner which would impair the rights of the holders of those Bonds or Repayment Obligations which would in any way jeopardize the timely payment of Principal or interest when due. The Issuer covenants to take all actions necessary to continue the Sales and Use Tax included in the Revenues.

(b) The outstanding Bonds to which the Revenues (less Direct Payments) of the Issuer have been pledged as the sole source of payment shall not at any one time exceed an amount for which the Average Aggregate Annual Debt Service Requirement of the Bonds will exceed eighty percent (80%) of the Revenues (less Direct Payments) to be received by the Issuer during the Bond Fund Year immediately preceding the Bond Fund Year in which the resolution authorizing the applicable Series of Bonds is adopted.

(c) Each Registered Owner, Security Instrument Issuer and Reserve Instrument Provider, or any duly authorized agent or agents thereof shall have the right at all reasonable times to inspect all records, accounts and data relating to the receipt and disbursements of the Revenues. Except as otherwise provided herein, the Issuer further agrees that it will within one hundred eighty (180) days following the close of each Bond Fund Year cause an audit of such books and accounts to be made by an independent firm of certified public accountants, showing the receipts and disbursements of the Revenues, and that such audit will be available for inspection by each Registered Owner, Security Instrument Issuer and Reserve Instrument Provider.

Section 6.2 First Lien Bonds; Equality of Liens. The Bonds and any Security Instrument Repayment Obligations constitute an irrevocable first lien upon the Revenues. The Issuer covenants that the Bonds and Security Instrument Repayment Obligations hereafter authorized to be issued and from time to time outstanding are equitably and ratably secured by a first lien on the Revenues and shall not be entitled to any priority one over the other in the application of the Revenues regardless of the time or times of the issuance of the Bonds or delivery of Security Instruments, it being the intention of the Issuer that there shall be no priority among the Bonds or the Security Instrument Repayment Obligations regardless of the fact that they may be actually issued and/or delivered at different times.

Any assignment or pledge from the Issuer to a Reserve Instrument Provider of (i) proceeds of the issuance and sale of Bonds, (ii) Revenues, or (iii) Funds established hereby, including investments, if any, thereof, is and shall be subordinate to the assignment and pledge effected hereby to the Registered Owners of the Bonds and to the Security Instrument Issuers.

Section 6.3 Payment of Principal and Interest. The Issuer covenants that it will punctually pay or cause to be paid the Principal of and interest on every Bond issued hereunder, any Security Instrument Repayment Obligations and any Reserve Instrument Repayment Obligations, in strict conformity with the terms of the Bonds, this Indenture, any Security Instrument Agreement and any Reserve Instrument Agreement, according to the true intent and

meaning hereof and thereof. The Principal of and interest on the Bonds, any Security Instrument Repayment Obligations and any Reserve Instrument Repayment Obligations are payable solely from the Revenues (except to the extent paid out of moneys attributable to Bond proceeds or other funds created hereunder or the income from the temporary investment thereof), which Revenues are hereby specifically pledged and assigned to the payment thereof in the manner and to the extent herein specified, and nothing in the Bonds, this Indenture, any Security Instrument Agreement or any Reserve Instrument Agreement should be considered as pledging any other funds or assets of the Issuer for the payment thereof.

Section 6.4 Performance of Covenants; Issuer. The Issuer covenants that it will faithfully perform at all times any and all covenants, undertakings, stipulations and provisions contained herein, and in any and every Bond, Security Instrument Agreement and Reserve Instrument Agreement. The Issuer represents that it is duly authorized under the Constitution of the State to issue the Bonds authorized hereby and to execute this Indenture, that all actions on its part for the issuance of the Bonds and the execution and delivery of this Indenture have been duly and effectively taken, and that the Bonds in the hands of the Registered Owners thereof are and will be valid and enforceable obligations of the Issuer according to the import thereof.

Section 6.5 List of Bondholders. The Trustee will keep on file at its Principal Corporate Trust Office a list of the names and addresses of the Registered Owners of all Bonds which are from time to time registered on the registration books in the hands of the Trustee as Registrar for the Bonds. At reasonable times and under reasonable regulations established by the Trustee, said list may be inspected and copied by the Issuer or by the Registered Owners (or a designated representative thereof) of 10% or more in Principal amount of Bonds then Outstanding, such ownership and the authority of any such designated representative to be evidenced to the reasonable satisfaction of the Trustee.

Section 6.6 Designation of Additional Paying Agents. The Issuer hereby covenants and agrees to cause the necessary arrangements to be made through the Trustee and to be thereafter continued for the designation of alternate paying agents, if any, and for the making available of funds hereunder, but only to the extent such funds are made available to the Issuer from Bond proceeds or other Funds created hereunder or the income from the temporary investment thereof, for the payment of such of the Bonds as shall be presented when due at the Principal Corporate Trust Office of the Trustee, or its successor in trust hereunder, or at the principal corporate trust office of said alternate Paying Agents.

Section 6.7 Tax Exemption of Bonds and Direct Payments. The Issuer recognizes that Section 149(a) of the Code requires bonds to be issued and to remain in fully registered form in order that interest thereon is excluded from gross income for federal income tax purposes under laws in force at the time the bonds are delivered. Bonds issued pursuant to this Indenture, the interest on which is excludable from gross income for federal income tax purposes, are referred to in this Section 6.7 as “tax-exempt Bonds”. Pursuant to the provisions thereof, the Issuer agrees that it will not take any action to permit tax-exempt Bonds issued hereunder to be issued in, or converted into, bearer or coupon form, unless the Issuer first receives an opinion from nationally recognized bond counsel that such action will not result in the interest on any Bonds becoming includible in gross income for purposes of federal income taxes then in effect.

The Issuer's Mayor and City Recorder are hereby authorized and directed to execute such certificates as shall be necessary to establish that tax-exempt Bonds or Build America Bonds issued hereunder are not "arbitrage bonds" within the meaning of Section 148 of the Code and the Regulations promulgated or proposed thereunder, including Treasury Regulation Sections 1.148-1 through 1.148-11, 1.149 and 1.150-1 through 1.150-2 as the same presently exist, or may from time to time hereafter be amended, supplemented or revised. The Issuer covenants and certifies to and for the benefit of the Registered Owners of such Bonds that no use will be made of the proceeds of the issue and sale of such Bonds, or any funds or accounts of the Issuer which may be deemed to be available proceeds of such Bonds, pursuant to Section 148 of the Code and applicable regulations (proposed or promulgated) which use, if it had been reasonably expected on the date of issuance of such Bonds, would have caused the Bonds to be classified as "arbitrage bonds" within the meaning of Section 148 of the Code. Pursuant to this covenant, the Issuer obligates itself to comply throughout the term of such Bonds with the requirements of Section 148 of the Code and the regulations proposed or promulgated thereunder.

The Issuer further covenants and agrees to and for the benefit of the Registered Owners that the Issuer (i) will not take any action that would cause interest on tax-exempt Bonds issued hereunder to become includible in gross income for purposes of federal income taxation, (ii) will not take any action that would jeopardize the Direct Payments on Build America Bonds issued under this Indenture, (iii) will not omit to take or cause to be taken, in timely manner, any action, which omission would cause the interest on the tax-exempt Bonds to become includible in gross income for purposes of federal income taxation, (iv) will not omit to take or cause to be taken, in timely manner, any action, which omission would jeopardize the Direct Payments on Build America Bonds issued under this Indenture, and (v) to the extent possible, comply with any other requirements of federal tax law applicable to the Bonds in order to preserve the excludability from gross income for purposes of federal income taxation of interest on tax-exempt Bonds and the Direct Payments on Build America Bonds issued under this Indenture.

Section 6.8 Expeditious Construction. The Issuer shall complete the acquisition and construction of each Project with all practical dispatch and will cause all construction to be effected in a sound and economical manner.

Section 6.9 Instruments of Further Assurance. The Issuer and the Trustee mutually covenant that they will, from time to time, each upon the written request of the other, or upon the request of a Security Instrument Issuer or a Reserve Instrument Provider, execute and deliver such further instruments and take or cause to be taken such further actions as may be reasonable and as may be required by the other to carry out the purposes hereof; provided, however, that no such instruments or action shall involve any personal liability of the Trustee or members of the governing body of the Issuer or any official thereof.

Section 6.10 Covenant of State of Utah. In accordance with Section 11-14-307(3), Utah Code Annotated 1953, as amended, the State of Utah hereby pledges and agrees with the Owners of the Bonds and all Reserve Instrument Providers that it will not alter, impair or limit the taxes included in the Revenues in a manner that reduces the amounts to be rebated to the Issuer which are devoted or pledged herein until the Bonds, together with applicable interest, and all Reserve Instrument Repayment Obligations, are fully met and discharged; provided, however, that nothing

shall preclude such alteration, impairment or limitation if and when adequate provision shall be made by law for the protection of the Owners of the Bonds.

## ARTICLE VII

### EVENTS OF DEFAULT; REMEDIES

Section 7.1 Events of Default. Each of the following events is hereby declared an “Event of Default”:

(a) if payment of any installment of interest on any of the Bonds shall not be made by or on behalf of the Issuer when the same shall become due and payable, or

(b) if payment of the Principal of or the redemption premium, if any, on any of the Bonds shall not be made by or on behalf of the Issuer when the same shall become due and payable, either at maturity or by proceedings for redemption in advance of maturity or through failure to fulfill any payment to any fund hereunder or otherwise; or

(c) if the Issuer shall for any reason be rendered incapable of fulfilling its obligations hereunder; or

(d) if an order or decree shall be entered, with the consent or acquiescence of the Issuer, appointing a receiver or custodian for any of the Revenues of the Issuer, or approving a petition filed against the Issuer seeking reorganization of the Issuer under the federal bankruptcy laws or any other similar law or statute of the United States of America or any state thereof, or if any such order or decree, having been entered without the consent or acquiescence of the Issuer shall not be vacated or discharged or stayed on appeal within 30 days after the entry thereof; or

(e) if any proceeding shall be instituted, with the consent or acquiescence of the Issuer, for the purpose of effecting a composition between the Issuer and its creditors or for the purpose of adjusting the claims of such creditors pursuant to any federal or state statute now or hereafter enacted, if the claims of such creditors are or may be under any circumstances payable from Revenues; or

(f) if (i) the Issuer is adjudged insolvent by a court of competent jurisdiction, or (ii) an order, judgment or decree be entered by any court of competent jurisdiction appointing, without the consent of the Issuer, a receiver, trustee or custodian of the Issuer or of the whole or any part of the Issuer’s property and any of the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within 60 days from the date of entry thereof; or

(g) if the Issuer shall file a petition or answer seeking reorganization, relief or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state thereof; or

(h) if, under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the Issuer or of the whole

or any substantial part of the property of the Issuer, and such custody or control shall not be terminated within 30 days from the date of assumption of such custody or control; or

(i) if the Issuer shall default in the due and punctual performance of any other of the covenants, conditions, agreements and provisions contained in the Bonds or herein or any Supplemental Indenture hereof on the part of the Issuer to be performed, other than as set forth above in this Section 7.1, and such Event of Default shall continue for 30 days after written notice specifying such Event of Default and requiring the same to be remedied shall have been given to the Issuer by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Registered Owners of not less than 25% in aggregate Principal amount of the Bonds then Outstanding hereunder; or

(j) the occurrence of any event specified in a Supplemental Indenture as constituting an Event of Default.

Section 7.2 Remedies; Rights of Registered Owners. Upon the occurrence of an Event of Default, the Trustee, upon being indemnified pursuant to Section 8.1 hereof, may pursue any available remedy by suit at law or in equity to enforce the payment of the Principal of, premium, if any, and interest on the Bonds then Outstanding or to enforce any obligations of the Issuer hereunder including the right to require the Issuer to make monthly deposits to the Bond Fund in the amounts set forth in Sections **Error! Reference source not found.** through **Error! Reference source not found.**

If an Event of Default shall have occurred, and if requested so to do by (i) Registered Owners of not less than 25% in aggregate Principal amount of the Bonds then Outstanding, (ii) Security Instrument Issuers at that time providing Security Instruments which are in full force and effect and not in default on any payment obligation and which secure not less than 25% in aggregate Principal amount of Bonds at the time Outstanding, or (iii) any combination of Registered Owners and Security Instrument Issuers described in (i) and (ii) above representing not less than 25% in aggregate Principal amount of Bonds at the time Outstanding, and indemnified as provided in Section 8.1 hereof, the Trustee shall be obligated to exercise such one or more of the rights and powers conferred by this Section 7.2 as the Trustee, being advised by counsel, shall deem most expedient in the interest of the Registered Owners and the Security Instrument Issuers.

No remedy by the terms hereof conferred upon or reserved to the Trustee (or to the Registered Owners or to the Security Instrument Issuers) is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given to the Trustee, the Registered Owners or the Security Instrument Issuers or now or hereafter existing at law or in equity or by statute.

No delay or omission to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver of any Event of Default or acquiescence therein; and every such right and power may be exercised from time to time and as often as may be deemed expedient.

No waiver of any Event of Default hereunder, whether by the Trustee or by the Registered Owners or the Security Instrument Issuers, shall extend to or shall affect any subsequent Event of Default or shall impair any rights or remedies consequent thereon.

**Section 7.3 Right of Registered Owners to Direct Proceedings.** Anything herein to the contrary notwithstanding, unless a Supplemental Indenture provides otherwise, either (i) the Registered Owners of a majority in aggregate Principal amount of the Bonds then Outstanding, (ii) the Security Instrument Issuers at the time providing Security Instruments which are in full force and effect and not in default on any payment obligation and which secure not less than 50% in aggregate Principal amount of Bonds at the time Outstanding, or (iii) any combination of Registered Owners and Security Instrument Issuers described in (i) and (ii) above representing not less than 50% in aggregate Principal amount of Bonds at the time Outstanding, shall have the right, at any time, by an instrument or instruments in writing executed and delivered to the Trustee, to direct the time, method and place of conducting all proceedings to be taken in connection with the enforcement of the terms and conditions hereof, or for the appointment of a receiver or any other proceedings hereunder; provided, that such direction shall not be otherwise than in accordance with the provisions of law and of this Indenture.

**Section 7.4 Application of Moneys.** All moneys received by the Trustee pursuant to any right given or action taken under the provisions of this Article VII shall, after payment of Trustee's fees and expenses including the fees and expenses of its counsel for the proceedings resulting in the collection of such moneys and of the expenses and liabilities and advances incurred or made by the Trustee, be deposited in the Bond Fund and all moneys so deposited in the Bond Fund shall be applied in the following order:

(a) To the payment of the Principal of, premium, if any, and interest then due and payable on the Bonds and the Security Instrument Repayment Obligations as follows:

(i) Unless the Principal of all the Bonds shall have become due and payable, all such moneys shall be applied:

FIRST—To the payment to the persons entitled thereto of all installments of interest then due on the Bonds and the interest component of any Security Instrument Repayment Obligations then due, in the order of the maturity of the installments of such interest and, if the amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the persons entitled thereto, without any discrimination or privilege; and

SECOND—To the payment to the persons entitled thereto of the unpaid Principal of and premium, if any, on the Bonds which shall have become due (other than Bonds called for redemption for the payment of which moneys are held pursuant to the provisions hereof), in the order of their due dates, and the Principal component of any Security Instrument Repayment Obligations then due, and, if the amount available shall not be sufficient to pay in full all the Bonds and the Principal component of any Security Instrument Repayment Obligations due on any particular date, then

to the payment ratably, according to the amount of Principal due on such date, to the persons entitled thereto without any discrimination or privilege.

(ii) If the Principal of all the Bonds shall have become due and payable, all such moneys shall be applied to the payment of the Principal and interest then due and unpaid upon the Bonds and Security Instrument Repayment Obligations, without preference or priority of Principal over interest or of interest over Principal, or of any installment of interest over any other installment of interest, or of any Bond or Security Instrument Repayment Obligation over any other Bond or Security Instrument Repayment Obligation, ratably, according to the amounts due respectively for Principal and interest, to the persons entitled thereto without any discrimination or privilege.

(b) To the payment of all obligations owed to all Reserve Instrument Providers, ratably, according to the amounts due without any discrimination or preference under any applicable agreement related to any Reserve Instrument Agreement.

Whenever moneys are to be applied pursuant to the provisions of this Section 7.4, such moneys shall be applied at such times, and from time to time, as the Trustee shall determine, having due regard to the amounts of such moneys available for such application and the likelihood of additional moneys becoming available for such application in the future. Whenever the Trustee shall apply such funds, it shall fix the date (which shall be an Interest Payment Date unless it shall deem another date more suitable) upon which such application is to be made and upon such date interest on the amounts of Principal paid on such dates shall cease to accrue.

Section 7.5 Remedies Vested in Trustee. All rights of action (including the right to file proof of claims) hereunder or under any of the Bonds may be enforced by the Trustee without the possession of any of the Bonds or the production thereof in any trial or other proceedings related thereto and any such suit or proceedings instituted by the Trustee shall be brought in its name as Trustee without the necessity of joining as plaintiffs or defendants any Registered Owners of the Bonds, and any recovery of judgment shall be for the equal benefit of the Registered Owners of the Outstanding Bonds.

Section 7.6 Rights and Remedies of Registered Owners. Except as provided in the last sentence of this Section 7.6, no Registered Owner of any Bond or Security Instrument Issuer shall have any right to institute any suit, action or proceeding in equity or at law for the enforcement hereof or for the execution of any trust thereof or for the appointment of a receiver or any other remedy hereunder, unless an Event of Default has occurred of which the Trustee has been notified as provided in Section 8.1(g), or of which by said Section it is deemed to have notice, nor unless also Registered Owners of 25% in aggregate Principal amount of the Bonds then Outstanding or Security Instrument Issuers at the time providing Security Instruments which are in full force and effect and are not in default on any payment obligation and which secure not less than 25% in aggregate Principal amount of Bonds at the time Outstanding shall have made written request to the Trustee and shall have offered reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name, nor unless also they have offered to the Trustee indemnity as provided in Section 8.1 hereof nor unless the Trustee shall thereafter fail or refuse to exercise the powers hereinabove granted, or to institute such action,

suit or proceeding in its own name or names. Such notification, request and offer of indemnity are hereby declared in every case at the option of the Trustee to be conditions precedent to the execution of the powers and trust hereof, and to any action or cause of action for the enforcement hereof, or for the appointment of a receiver or for any other remedy hereunder; it being understood and intended that no one or more Registered Owner of the Bonds or Security Instrument Issuer shall have any right in any manner whatsoever to affect, disturb or prejudice the lien hereof by its action or to enforce any right hereunder except in the manner herein provided, and that all proceedings at law or in equity shall be instituted, had and maintained in the manner herein provided and for the equal benefit of the Registered Owners of all Bonds then Outstanding and all Security Instrument Issuers at the time providing Security Instruments. Nothing herein contained shall, however, affect or impair the right of any Registered Owner or Security Instrument Issuer to enforce the covenants of the Issuer to pay the Principal of, premium, if any, and interest on each of the Bonds issued hereunder held by such Registered Owner and Security Instrument Repayment Obligations at the time, place, from the source and in the manner in said Bonds or Security Instrument Repayment Obligations expressed.

Section 7.7 Termination of Proceedings. In case the Trustee, any Registered Owner or any Security Instrument Issuer shall have proceeded to enforce any right hereunder by the appointment of a receiver, or otherwise, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely to the Trustee, the Registered Owner, or Security Instrument Issuer, then and in every such case the Issuer and the Trustee shall be restored to their former positions and rights hereunder, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Section 7.8 Waivers of Events of Default. Subject to Section 8.1(g) hereof, the Trustee may in its discretion, and with the prior written consent of all Security Instrument Issuers at the time providing Security Instruments, waive any Event of Default hereunder and its consequences and shall do so upon the written request of the Registered Owners of (a) a majority in aggregate Principal amount of all the Bonds then Outstanding or Security Instrument Issuers at the time providing Security Instruments which are in full force and effect and are not in default on any payment obligation and which secure not less than 50% in aggregate Principal amount of Bonds at the time Outstanding in respect of which an Event of Default in the payment of Principal and interest exist, or (b) a majority in aggregate Principal amount of the Bonds then Outstanding or Security Instrument Issuers at the time providing Security Instruments which are in full force and effect and are not in default on any payment obligation and which secure not less than 50% in aggregate Principal amount of Bonds at the time Outstanding in the case of any other Event of Default; provided, however, that there shall not be waived (i) any default in the payment of the Principal of any Bonds at the date that a Principal Installment is due or (ii) any default in the payment when due of the interest on any such Bonds, unless prior to such waiver or rescission, all arrears of interest, with interest (to the extent permitted by law) at the rate borne by the Bonds in respect of which such Event of Default shall have occurred on overdue installments of interest and all arrears of payments of Principal and premium, if any, when due and all expenses of the Trustee, in connection with such Event of Default shall have been paid or provided for, and in case of any such waiver or rescission, or in case any proceeding taken by the Trustee on account of any such Event of Default shall have been discontinued or abandoned or determined adversely, then and in every such case the Issuer, the Trustee, the Registered Owners and the Security Instrument Issuers shall be restored to their former positions and rights hereunder, respectively, but no such waiver

or rescission shall extend to any subsequent or other Event of Default, or impair any right consequent thereon.

Section 7.9 Cooperation of Issuer. In the case of any Event of Default hereunder, the Issuer shall cooperate with the Trustee and use its best efforts to protect the Registered Owners, Reserve Instrument Providers and the Security Instrument Issuers.

## ARTICLE VIII

### THE TRUSTEE

Section 8.1 Acceptance of the Trusts. The Trustee accepts the trusts imposed upon it hereby, and agrees to perform said trusts as a corporate trustee ordinarily would perform said trusts under a corporate indenture, but no implied covenants or obligations shall be read into this Indenture against the Trustee.

(a) The Trustee may execute any of the trusts or powers thereof and perform any of its duties by or through attorneys, agents, receivers or employees and the Trustee shall not be responsible for any misconduct or negligence on the part of any agent or attorney appointed with due care and shall be entitled to advice of counsel concerning all matters of trusts hereof and the duties hereunder, and may in all cases pay such reasonable compensation to all such attorneys, agents, receivers and employees as may reasonably be employed in connection with the trusts hereof. The Trustee may act upon the opinion or advice of counsel. The Trustee shall not be responsible for any loss or damage resulting from any action or non-action in good faith in reliance upon such opinion or advice.

(b) The Trustee shall not be responsible for any recital herein, or in the Bonds (except in respect to the certificate of the Trustee endorsed on the Bonds), or collecting any insurance moneys, or for the validity of the execution by the Issuer of this Indenture or of any supplements thereto or instruments of further assurance, or for the sufficiency of the security for the Bonds issued hereunder or intended to be secured hereby; and the Trustee shall not be bound to ascertain or inquire as to the performance or observance of any covenants, conditions or agreements on the part of the Issuer; but the Trustee may require of the Issuer full information and advice as to the performance of the covenants, conditions and agreements aforesaid and as to the condition of the property herein conveyed. The Trustee shall not be responsible or liable for any loss suffered in connection with any investment of funds made by it in accordance with the provisions hereof. The Trustee shall have no responsibility with respect to any information, statement or recital in any offering memorandum or other disclosure material prepared or distributed with respect to the Bonds.

(c) The Trustee shall not be accountable for the use of any Bonds authenticated or delivered hereunder, except as specifically set forth herein. The Trustee may become the owner of Bonds secured hereby with the same rights which it would have if not Trustee.

(d) The Trustee shall be protected in acting upon any notice, request, consent, certificate, order, affidavit, letter, telegram or other paper or document believed to be

genuine and correct and to have been signed or sent by the proper person or persons. Any action taken by the Trustee pursuant hereto upon the request or authority or consent of any person who at the time of making such request or giving such authority or consent is the Registered Owner of any Bond, shall be conclusive and binding upon all future Owners of the same Bond and upon Bonds issued in exchange therefor or in place thereof.

(e) As to the existence or nonexistence of any fact or as to the sufficiency or validity of any instrument, paper or proceeding, the Trustee shall be entitled to rely upon a certificate signed on behalf of the Issuer by an Authorized Representative as sufficient evidence of the facts therein contained and prior to the occurrence of an Event of Default of which the Trustee has been notified as provided in Section 8.1(g) herein, or of which by said Paragraph it is deemed to have notice, shall also be at liberty to accept a similar certificate to the effect that any particular dealing, transaction or action is necessary or expedient, but may at its discretion secure such further evidence deemed necessary or advisable, but shall in no case be bound to secure the same. The Trustee may accept a certificate of an Authorized Representative of the Issuer under its seal to the effect that a resolution in the form therein set forth has been adopted by the Issuer as conclusive evidence that such resolution has been duly adopted, and is in full force and effect.

(f) The permissive right of the Trustee to do things enumerated herein shall not be construed as a duty and the Trustee shall not be answerable for other than its negligence or willful misconduct.

(g) The Trustee shall not be required to take notice or be deemed to have notice of any Event of Default hereunder, except an Event of Default described in Section 7.1(a) or 7.1(b), unless the Trustee shall be specifically notified in writing of such Default by the Issuer, a Security Instrument Issuer or by the Registered Owners of at least 25% in the aggregate Principal amount of any Series of the Bonds then Outstanding and all notices or other instruments required hereby to be delivered to the Trustee must, in order to be effective, be delivered at the Principal Corporate Trust Office of the Trustee, and in the absence of such notice so delivered, the Trustee may conclusively assume there is no Event of Default except as aforesaid.

(h) At any and all reasonable times and upon reasonable prior written notice, the Trustee, and its duly authorized agents, attorneys, experts, engineers, accountants and representatives, shall have the right fully to inspect all books, papers and records of the Issuer pertaining to the Bonds, and to take such memoranda from and in regard thereto as may be desired.

(i) The Trustee shall not be required to give any bond or surety in respect of the execution of the said trusts and powers or otherwise in respect of the premises.

(j) Notwithstanding anything elsewhere herein contained, the Trustee shall have the right, but shall not be required, to demand, in respect of the authentication of any Bonds, the withdrawal of any cash, the release of any property, or any action whatsoever within the purview hereof, any showing, certificates, opinions, appraisals, or other information, or corporate action or evidence thereof, in addition to that by the terms hereof

required as a condition of such action by the Trustee, deemed desirable for the authentication of any Bonds, the withdrawal of any cash, or the taking of any other action by the Trustee.

(k) All moneys received by the Trustee or any Paying Agent shall, until used or applied or invested as herein provided, be held in trust for the purposes for which they were received but need not be segregated from other funds except to the extent required by law. Neither the Trustee nor any Paying Agent shall be under any liability for interest on any moneys received hereunder except such as may be agreed upon.

(l) If any Event of Default hereunder shall have occurred and be continuing, the Trustee shall exercise such of the rights and powers vested in it hereby and shall use the same degree of care as a prudent man would exercise or use in the circumstances in the conduct of his own affairs.

(m) The Trustee shall be under no obligation to exercise any of the rights or powers vested in it by this Indenture at the request, order or direction of any of the Registered Owners, Security Instrument Issuers or Reserve Instrument Providers pursuant to the provisions of this Indenture, unless such Registered Owners, Security Instrument Issuers or Reserve Instrument Providers shall have offered to the Trustee security or indemnity satisfactory to it against the costs, expenses and liabilities which may be incurred therein or thereby.

(n) The Trustee shall not be required to expend, advance, or risk its own funds or incur any financial liability in the performance of its duties or in the exercise of any of its rights or powers if it shall have reasonable grounds for believing that repayment of such funds or satisfactory indemnity against such risk or liability is not assured to it.

**Section 8.2 Fees, Charges and Expenses of Trustee.** The Trustee shall be entitled to payment and/or reimbursement for reasonable fees for its services rendered as Trustee hereunder and all advances, counsel fees and other expenses reasonably and necessarily made or incurred by the Trustee in connection with such services. The Trustee shall be entitled to payment and reimbursement for the reasonable fees and charges of the Trustee as Paying Agent and Registrar for the Bonds as hereinabove provided. Upon an Event of Default, but only upon an Event of Default, the Trustee shall have a right of payment prior to payment on account of interest or Principal of, or premium, if any, on any Bond for the foregoing advances, fees, costs and expenses incurred. The Trustee's rights under this Section 8.2 will not terminate upon its resignation or removal or upon payment of the Bonds and discharge of the Indenture.

Section 8.3 Notice to Registered Owners if Event of Default Occurs. If an Event of Default occurs of which the Trustee is by Section 8.1(g) hereof required to take notice or if notice of an Event of Default be given to the Trustee as in said Section provided, then the Trustee shall give written notice thereof by registered or certified mail to all Security Instrument Issuers or to Registered Owners of all Bonds then Outstanding shown on the registration books of the Bonds kept by the Trustee as Registrar for the Bonds.

Section 8.4 Intervention by Trustee. In any judicial proceeding to which the Issuer is a party and which in the opinion of the Trustee and its counsel has a substantial bearing on the interest of Registered Owners of the Bonds, the Trustee may intervene on behalf of such Owners and shall do so if requested in writing by the Registered Owners of at least 25% in aggregate Principal amount of the Bonds then Outstanding. The rights and obligations of the Trustee under this Section 8.4 are subject to the approval of a court of competent jurisdiction.

Section 8.5 Successor Trustee. Any corporation or association into which the Trustee may be converted or merged, or with which it may be consolidated, or to which it may sell or transfer its corporate trust business and assets as a whole or substantially as a whole, or any corporation or association resulting from any such conversion, sale, merger, consolidation or transfer to which it is a party, ipso facto, shall be and become successor Trustee hereunder and vested with all of the title to the whole property or trust estate and all the trusts, powers, discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any instrument or any further act, deed of conveyance on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

Section 8.6 Resignation by the Trustee. The Trustee and any successor Trustee may at any time resign from the trusts hereby created by giving written notice to the Issuer, served personally or by registered or certified mail, and by registered or certified mail to each Reserve Instrument Issuer, Security Instrument Issuer and Registered Owner of Bonds then Outstanding, and such resignation shall take effect upon the appointment of and acceptance by a successor Trustee by the Registered Owners or by the Issuer as provided in Section 8.8 hereof; provided, however that if no successor Trustee has been appointed within 60 days of the date of such notice of resignation, the resigning Trustee may petition any court of competent jurisdiction for the appointment of a successor Trustee, and such court may thereupon, after such notice, if any, as it deems proper and prescribes, appoint a successor Trustee.

Section 8.7 Removal of the Trustee. The Trustee may be removed at any time, by an instrument or concurrent instruments (i) in writing delivered to the Trustee, and signed by the Issuer, unless there exists any Event of Default, or (ii) in writing delivered to the Trustee and the Issuer, and signed by the Registered Owners of a majority in aggregate Principal amount of Bonds then Outstanding if an Event of Default exists; provided that such instrument or instruments concurrently appoint a successor Trustee meeting the qualifications set forth herein.

Section 8.8 Appointment of Successor Trustee by Registered Owners; Temporary Trustee. In case the Trustee hereunder shall resign or be removed, or be dissolved, or shall be in course of dissolution or liquidation, or otherwise become incapable of acting hereunder, or in case it shall be taken under the control of any public officer or officers, or of a receiver appointed by a court, a successor may be appointed by the Issuer or if an Event of Default exists by the Registered

Owners of a majority in aggregate Principal amount of Bonds then Outstanding, by an instrument or concurrent instruments in writing signed by such Owners, or by their attorneys in fact, duly authorized; provided, nevertheless, that in case of such vacancy, the Issuer by an instrument executed by an Authorized Representative under its seal, may appoint a temporary Trustee to fill such vacancy until a successor Trustee shall be appointed by the Registered Owners in the manner above provided; and any such temporary Trustee so appointed by the Issuer shall immediately and without further act be superseded by the Trustee so appointed by such Registered Owners. Every successor Trustee appointed pursuant to the provisions of this Section 8.8 or otherwise shall be a trust company or bank in good standing having a reported capital and surplus of not less than \$50,000,000.

Each Reserve Instrument Provider and Security Instrument Issuer shall be notified by the Issuer immediately upon the resignation or termination of the Trustee and provided with a list of candidates for the office of successor Trustee.

Section 8.9 Concerning Any Successor Trustee. Every successor Trustee appointed hereunder shall execute, acknowledge and deliver to its predecessor and also to the Issuer an instrument in writing accepting such appointment hereunder, and thereupon such successor, without any further act, deed or conveyance, shall become fully vested with all the estates, properties, rights, powers, trusts, duties and obligations of its predecessor; but such predecessor shall, nevertheless, on the written request of the Issuer, or of the successor Trustee, execute and deliver an instrument transferring to such successor Trustee all the estates, properties, rights, powers and trusts of such predecessor hereunder; and every predecessor Trustee shall deliver all securities and moneys held by it as Trustee hereunder to its successor. Should any instrument in writing from the Issuer be required by any successor Trustee for more fully and certainly vesting in such successor the estates, rights, powers and duties hereby vested or intended to be vested in the predecessor, any and all such instruments in writing shall, on request, be executed, acknowledged and delivered by the Issuer. The resignation of any Trustee and the instrument or instruments removing any Trustee and appointing a successor hereunder, together with all other instruments provided for in this Article VIII shall be filed and/or recorded by the successor Trustee in each recording office, if any, where the Indenture shall have been filed and/or recorded.

Section 8.10 Trustee Protected in Relying Upon Indenture, Etc. The indentures, opinions, certificates and other instruments provided for herein may be accepted by the Trustee as conclusive evidence of the facts and conclusions stated therein and shall be full warrant, protection and authority to the Trustee for the release of property and the withdrawal of cash hereunder.

Section 8.11 Successor Trustee as Trustee of Funds; Paying Agent and Bond Registrar. In the event of a change in the office of Trustee, the predecessor Trustee which has resigned or been removed shall cease to be Trustee hereunder and Registrar for the Bonds and Paying Agent for Principal of, premium, if any, and interest on the Bonds, and the successor Trustee shall become such Trustee, Registrar and Paying Agent for the Bonds.

Section 8.12 Trust Estate May Be Vested in Separate or Co-Trustee. It is the purpose of this Indenture that there shall be no violation of any law of any jurisdiction (including particularly the laws of the State) denying or restricting the right of banking corporations or associations to transact business as Trustee in such jurisdiction. It is recognized that in case of litigation

hereunder, and in particular in case of the enforcement of remedies on Event of Default, or in case the Trustee deems that by reason of any present or future law of any jurisdiction it may not exercise any of the powers, rights, or remedies herein granted to the Trustee or hold title to the trust estate, as herein granted, or take any other action which may be desirable or necessary in connection therewith, it may be necessary that the Trustee appoint an additional individual or institution as a separate or co-trustee. The following provisions of this Section 8.12 are adapted to these ends.

In the event that the Trustee appoints an additional individual or institution as a separate or co-trustee, each and every remedy, power, right, claim, demand, cause of action, immunity, estate, title, interest and lien expressed or intended hereby to be exercised by or vested in or conveyed to the Trustee with respect thereto shall be exercisable by and vested in such separate or co-trustee, but only to the extent necessary to enable the separate or co-trustee to exercise such powers, rights and remedies, and every covenant and obligation necessary to the exercise thereof by such separate or co-trustee shall run to and be enforceable by either of them.

Should any deed, conveyance or instrument in writing from the Issuer be required by the separate trustee or co-trustee so appointed by the Trustee for more fully and certainly vesting in and confirming to it such properties, rights, powers, trusts, duties and obligations, any and all such deeds, conveyances and instruments in writing shall, on request of such trustee or co-trustee, be executed, acknowledged and delivered by the Issuer. In case any separate trustee or co-trustee, or a successor to either, shall die, become incapable of acting, resign or be removed, all the estates, properties, rights, powers, trusts, duties and obligations of such separate trustee or co-trustee, so far as permitted by law, shall vest in and be exercised by the Trustee until the appointment of a new trustee or successor to such separate trustee or co-trustee.

Section 8.13 Annual Accounting. The Trustee shall prepare an annual accounting for each Bond Fund Year by the end of the month following each such Bond Fund Year showing in reasonable detail all financial transactions relating to the funds and accounts held by the Trustee hereunder during the accounting period and the balance in any funds or accounts created hereby as of the beginning and close of such accounting period, and shall mail the same to the Issuer, and to each Reserve Instrument Provider requesting the same. The Trustee shall also make available for inspection by any Registered Owner a copy of said annual accounting (with the names and addresses of Registered Owners receiving payment of debt service on the Bonds deleted therefrom) and shall mail the same if requested in writing to do so by Registered Owners of at least 25% in aggregate Principal amount of Bonds then Outstanding to the designee of said Owners specified in said written request at the address therein designated. On or before the end of the month following each Bond Fund Year, the Trustee shall, upon written request, provide to the Issuer and the Issuer's independent auditor representations as to the accuracy of the facts contained in the financial reports concerning the transactions described herein that were delivered by the Trustee during the Bond Fund Year just ended.

Section 8.14 Indemnification. To the extent permitted by law and subject to the provisions of Section 8.1(a) of this Indenture, the Issuer shall indemnify and save Trustee harmless against any liabilities it may incur in the exercise and performance of its powers and duties hereunder, other than those due to its own negligence or willful misconduct.

Section 8.15 Trustee's Right to Own and Deal in Bonds. The bank or trust company acting as Trustee under this Indenture, and its directors, officers, employees or agents, may in good faith buy, sell, own, hold and deal in any of the Bonds issued hereunder and secured by this Indenture, and may join in any action which any Bondholder may be entitled to take with like effect as if such bank or trust company were not the Trustee under this Indenture.

Section 8.16 Direct Payment Authorization. The Issuer hereby authorizes and directs the Trustee to take all necessary actions to effectively carry out the duties required to apply for and accept Direct Payments from the Internal Revenue Service on behalf of the Issuer under Sections 54AA and 6431 of the Code or such other tax provisions of substantially similar nature which may be hereafter authorized, including, but not limited to, filing and signing IRS Form 8038-CP, receiving the Direct Payment on the Issuer's behalf, and using such Direct Payment to pay Debt Service on the Bonds. For fixed rate bonds, the Trustee shall file the 8038-CP at least 50 days (but not more than 90 days) before the relevant Interest Payment Date (unless otherwise directed by a change in regulations). For variable rate bonds, the Trustee shall file the 8038-CP for reimbursements in arrears within 25 days after the last Interest Payment Date within the quarterly period for which reimbursement is being requested (unless otherwise directed by a change in regulations). The Issuer hereby covenants that it will deposit the Direct Payments with the Trustee for use in paying Debt Service on the Bonds.

## ARTICLE IX

### SUPPLEMENTAL INDENTURES

Section 9.1 Supplemental Indentures Not Requiring Consent of Registered Owners, Security Instrument Issuers and Reserve Instrument Providers. The Issuer and the Trustee may, without the consent of, or notice to, any of the Registered Owners or Reserve Instrument Providers, or Security Instrument Issuers, enter into an indenture or indentures supplemental hereto, as shall not be inconsistent with the terms and provisions hereof, for any one or more of the following purposes:

- (a) To provide for the issuance of Additional Bonds in accordance with the provisions of Section 2.13 hereof;
- (b) To cure any ambiguity or formal defect or omission herein;
- (c) To grant to or confer upon the Trustee for the benefit of the Registered Owners, any Security Instrument Issuers and any Reserve Instrument Providers any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Registered Owners or any of them which shall not adversely affect the interests of any Reserve Instrument Providers or Security Instrument Issuers without its consent;
- (d) To subject to this Indenture additional Revenues or other revenues, properties, collateral or security;

(e) To provide for the issuance of the Bonds pursuant to a book-entry system or as uncertificated registered public obligations pursuant to the provisions of the Registered Public Obligations Act, Title 15, Chapter 7 of the Utah Code, Annotated 1953, as amended, or any successor provisions of law;

(f) To make any change which shall not materially adversely affect the rights or interests of the Owners of any Outstanding Bonds, any Security Instrument Issuers or any Reserve Instrument Provider requested or approved by a Rating Agency in order to obtain or maintain any rating on the Bonds or requested or approved by a Security Instrument Issuer or Reserve Instrument Provider in order to insure or provide other security for any Bonds;

(g) To make any change necessary (A) to establish or maintain the excludability from gross income for federal income tax purposes of interest on any Series of Bonds as a result of any modifications or amendments to Section 148 of the Code or interpretations by the Internal Revenue Service of Section 148 of the Code or of regulations proposed or promulgated thereunder, or (B) to comply with the provisions of Section 148(f) of the Code, including provisions for the payment of all or a portion of the investment earnings of any of the Funds established hereunder to the United States of America, or (C) to establish or maintain the Direct Payments related to any Series of Bonds;

(h) If the Bonds affected by any change are rated by a Rating Agency, to make any change which does not result in a reduction of the rating applicable to any of the Bonds so affected, provided that if any of the Bonds so affected are secured by a Security Instrument, such change must be approved in writing by the related Security Instrument Issuer;

(i) If the Bonds affected by any change are secured by a Security Instrument, to make any change approved in writing by the related Security Instrument Issuer, provided that if any of the Bonds so affected are rated by a Rating Agency, such change shall not result in a reduction of the rating applicable to any of the Bonds so affected;

(j) Unless otherwise provided by a Supplemental Indenture authorizing a Series of Bonds, the designation of the facilities to constitute a Project by such Supplemental Indenture may be modified or amended if the Issuer delivers to the Trustee (1) a Supplemental Indenture designating the facilities to comprise the Project and (2) an opinion of Bond Counsel to the effect that such amendment will not adversely affect the tax-exempt status (if applicable) or validity of the Bonds; and

(k) To correct any references contained herein to provisions of the Act, the Code or other applicable provisions of law that have been amended so that the references herein are correct.

Section 9.2 Supplemental Indentures Requiring Consent of Registered Owners and Reserve Instrument Providers; Waivers and Consents by Registered Owners. Exclusive of Supplemental Indentures covered by Section 9.1 hereof and subject to the terms and provisions contained in this Section 9.2, and not otherwise, the Registered Owners of 66 2/3% in aggregate

Principal amount of the Bonds then Outstanding shall have the right, from time to time, anything contained herein to the contrary notwithstanding, to (i) consent to and approve the execution by the Issuer and the Trustee of such other indenture or indentures supplemental hereto as shall be deemed necessary and desirable by the Issuer for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained herein or in any Supplemental Indenture, or (ii) waive or consent to the taking by the Issuer of any action prohibited, or the omission by the Issuer of the taking of any action required, by any of the provisions hereof or of any indenture supplemental hereto; provided, however, that nothing in this Section 9.2 contained shall permit or be construed as permitting (a) an extension of the date that a Principal Installment is due at maturity or mandatory redemption or reduction in the Principal amount of, or reduction in the rate of or extension of the time of paying of interest on, or reduction of any premium payable on the redemption of, any Bond, without the consent of the Registered Owner of such Bond, or (b) a reduction in the amount or extension of the time of any payment required by any Fund established hereunder applicable to any Bonds without the consent of the Registered Owners of all the Bonds which would be affected by the action to be taken, or (c) a reduction in the aforesaid aggregate Principal amount of Bonds, the Registered Owners of which are required to consent to any such waiver or Supplemental Indenture, or (d) affect the rights of the Registered Owners of less than all Bonds then outstanding, without the consent of the Registered Owners of all the Bonds at the time Outstanding which would be affected by the action to be taken. In addition, no supplement hereto shall modify the rights, duties or immunities of the Trustee, without the written consent of the Trustee. If a Security Instrument or a Reserve Instrument is in effect with respect to any Series of Bonds Outstanding and if a proposed modification or amendment would affect such Series of Bonds, then, except as provided in Section 9.1, neither this Indenture nor any Supplemental Indenture with respect to such Series of Bonds shall be modified or amended at any time without the prior written consent of the related Security Instrument Issuer or Reserve Instrument Provider, as applicable.

If at any time the Issuer shall request the Trustee to enter into any such Supplemental Indenture for any of the purposes of this Section 9.2, the Trustee shall, upon being satisfactorily indemnified with respect to expenses, cause notice of the proposed execution of such Supplemental Indenture to be given by registered or certified mail to the Bondholder of each Bond shown by the list of Bondholders required by the terms of Section 2.6 hereof to be kept at the office of the Trustee. Such notices shall briefly set forth the nature of the proposed Supplemental Indenture and shall state that copies thereof are on file at the principal office of the Trustee for inspection by all Bondholders. At the time such notices are mailed by the Trustee, the Issuer may, but is not required to, designate a reasonable time period for receipt of such consents and shall include such requirement in the notices sent to the Bondholders. If the Bondholders of not less than 66 2/3% in aggregate Principal amount of the Bonds Outstanding at the time of the execution of any such Supplemental Indenture shall have consented to and approved the execution thereof as herein provided, no holder of any Bond shall have any right to object to any of the terms and provisions contained therein, or the operation thereof, or in any manner to question the propriety of the execution thereof, or to enjoin or restrain the Trustee or the Issuer from executing the same or from taking any action pursuant to the provisions thereof. Upon the execution of any such Supplemental Indenture as in this Article IX permitted and provided, the Indenture shall be and be deemed to be modified and amended in accordance therewith.

## ARTICLE X

### DISCHARGE OF INDENTURE

If the Issuer shall pay or cause to be paid, or there shall be otherwise paid or provision for payment made, to or for the Registered Owners of the Bonds, the Principal of and interest due or to become due thereon at the times and in the manner stipulated therein, and shall pay or cause to be paid to the Trustee all sums of moneys due or to become due according to the provisions hereof, and to all Security Instrument Issuers and all Reserve Instrument Providers all sums of money due or to become due according to the provisions of any Security Instrument Agreements, Reserve Instrument Agreements, as applicable, then these presents and the estate and rights hereby granted shall cease, terminate and be void, whereupon the Trustee shall cancel and discharge the lien hereof, and release, assign and deliver unto the Issuer any and all the estate, right, title and interest in and to any and all rights assigned or pledged to the Trustee, held by the Trustee, or otherwise subject to the lien hereof, except moneys or securities held by the Trustee for the payment of the Principal of and interest on the Bonds, the payment of amounts pursuant to any Security Instrument Agreements or the payment of amounts pursuant to any Reserve Instrument Agreements.

Any Bond shall be deemed to be paid within the meaning of this Article X when payment of the Principal of such Bond, plus interest thereon to the due date thereof (whether such due date be by reason of maturity or upon redemption as provided herein, or otherwise), either (a) shall have been made or caused to have been made in accordance with the terms thereof, or (b) shall have been provided by irrevocably depositing with or for the benefit of the Trustee, in trust and irrevocably setting aside exclusively for such payment, (i) moneys sufficient to make such payment, or (ii) Direct Obligations, maturing as to Principal and interest in such amount and at such times as will insure the availability of sufficient moneys to make such payment, and all necessary and proper fees, compensation and expenses of the Trustee, and any paying agent pertaining to the Bond with respect to which such deposit is made shall have been paid or the payment thereof provided for to the satisfaction of the Trustee. At such times as a Bond shall be deemed to be paid hereunder, as aforesaid, it shall no longer be secured by or entitled to the benefits hereof, except for the purposes of any such payment from such moneys or Direct Obligations.

Notwithstanding the foregoing, in the case of Bonds, which by their terms may be redeemed prior to their stated maturity, no deposit under the immediately preceding paragraph shall be deemed a payment of such Bonds as aforesaid until the Issuer shall have given the Trustee, in form satisfactory to the Trustee, irrevocable instructions:

- (a) stating the date when the Principal of each such Bond is to be paid, whether at maturity or on a redemption date (which shall be any redemption date permitted hereby);
- (b) directing the Trustee to call for redemption pursuant hereto any Bonds to be redeemed prior to maturity pursuant to Article II above; and
- (c) directing the Trustee to mail, as soon as practicable, in the manner prescribed by Article II hereof, a notice to the Registered Owners of such Bonds and to each related Security Instrument Issuer that the deposit required by this Article X has been made with the Trustee and that such Bonds are deemed to have been paid in accordance

with this Article X and stating the maturity or redemption date upon which moneys are to be available for the payment of the Principal or redemption price, if applicable, on said Bonds as specified in Article II.

Any moneys so deposited with the Trustee as provided in this Article X may at the direction of the Issuer also be invested and reinvested in Direct Obligations, maturing in the amounts and times as hereinbefore set forth, and all income from all Direct Obligations in the hands of the Trustee pursuant to this Article X which is not required for the payment of the Bonds and interest thereon with respect to which such moneys shall have been so deposited, shall be deposited in the Bond Fund as and when realized and collected for use and application as are other moneys deposited in that fund; provided, however, that before any excess moneys shall be deposited in the Bond Fund, the Trustee shall first obtain a written verification from a certified public accountant that the moneys remaining on deposit with the Trustee and invested in Direct Obligations after such transfer to the Bond Fund shall be sufficient in amount to pay Principal and interest on the Bonds when due and payable.

No such deposit under this Article X shall be made or accepted hereunder and no use made of any such deposit unless the Trustee shall have received an opinion of nationally recognized municipal bond counsel to the effect that such deposit and use would not cause any tax-exempt Bonds to be treated as arbitrage bonds within the meaning of Sections 148 of the Code.

Notwithstanding any provision of any other Article hereof which may be contrary to the provisions of this Article X, all moneys or Direct Obligations set aside and held in trust pursuant to the provisions of this Article X for the payment of Bonds (including interest thereon) shall be applied to and used solely for the payment of the particular Bonds (including interest thereon) with respect to which such moneys or Direct Obligations have been so set aside in trust.

Anything in Article VIII hereof to the contrary notwithstanding, if moneys or Direct Obligations have been deposited or set aside with the Trustee pursuant to this Article X for the payment of Bonds and such Bonds shall not have in fact been actually paid in full, no amendment to the provisions of this Article X shall be made without the consent of the Registered Owner of each Bond affected thereby.

## ARTICLE XI

### MISCELLANEOUS

Section 11.1 Consents, Etc., of Registered Owners. Any consent, request, direction, approval, objection or other instrument required hereby to be executed by the Registered Owners, Security Instrument Issuers or Reserve Instrument Providers may be in any number of concurrent writings of similar tenor and may be executed by such Registered Owners, Security Instrument Issuers or Reserve Instrument Providers in person or by agent appointed in writing. Proof of the execution of any such consent, request, direction, approval, objection or other instrument or of the writing appointing any such agent and of the ownership of Bonds, if made in the following manner, shall be sufficient for any of the purposes hereof, and shall be conclusive in favor of the Trustee with regard to any action taken under such request or other instrument, namely, the fact and date of the execution by any person of any such writing may be proved by the certificate of any officer

in any jurisdiction who by law has power to take acknowledgments within such jurisdiction that the person signing such writing acknowledged before him the execution thereof, or by affidavit of any witness to such execution.

Section 11.2 Limitation of Rights. With the exception of rights herein expressly conferred, nothing expressed or mentioned in or to be implied from this Indenture or the Bonds is intended or shall be construed to give to any person other than the parties hereto, the Registered Owners of the Bonds, any Security Instrument Issuer and any Reserve Instrument Provider, any legal or equitable right, remedy or claim under or in respect hereto or any covenants, conditions and provisions herein contained, this Indenture and all of the covenants, conditions and provisions hereof being intended to be and being for the sole and exclusive benefit of the parties hereto, the Registered Owners of the Bonds, any Security Instrument Issuer and the Reserve Instrument Providers as herein provided.

Section 11.3 Severability. If any provision hereof shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatever.

The invalidity of any one or more phrases, sentences, clauses or Sections herein contained, shall not affect the remaining portions hereof, or any part thereof.

Section 11.4 Notices. It shall be sufficient service of any notice, request, complaint, demand or other paper on the Issuer if the same shall be duly mailed by registered or certified mail to 220 East Morris Avenue, Suite 200, South Salt Lake, Utah 84115, Attention: City Recorder, or to such address as the Issuer may from time to time file with the Trustee. It shall be sufficient service of any notice or other paper on the Trustee if the same shall be duly mailed by registered or certified mail addressed to it at U.S. Bank Trust Company, National Association, Corporate Trust Department, 170 South Main St., Suite 200, Salt Lake City, Utah 84101, or to such other address as the Trustee may from time to time file with the Issuer.

Section 11.5 Trustee as Paying Agent and Registrar. The Trustee is hereby designated and agrees to act as principal Paying Agent and Bond Registrar for and in respect to the Bonds.

Section 11.6 Counterparts. This Indenture may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 11.7 Applicable Law. This Indenture shall be governed exclusively by the applicable laws of the State.

Section 11.8 Immunity of Officers and Directors. No recourse shall be had for the payment of the Principal of or premium or interest on any of the Bonds or for any claim based thereon or upon any obligation, covenant or agreement herein contained against any past, present or future officer, or other public official, employee, or agent of the Issuer.

Section 11.9 Holidays. If any date for the payment of Principal of or interest on the Bonds is not a Business Day, then such payment shall be due on the first Business Day thereafter and no interest shall accrue for the period between such date and such first Business Day thereafter.

Section 11.10 Effective Date. This Indenture shall become effective immediately.

Section 11.11 Compliance with Act. It is hereby declared by the Issuer's Governing Body that it is the intention of the Issuer by the execution of this Indenture to comply in all respects with the provisions of the Act.

IN WITNESS WHEREOF, the parties hereto have caused this Indenture to be executed as of the date first written above.

CITY OF SOUTH SALT LAKE, UTAH, as Issuer

(SEAL)

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

U.S. BANK TRUST COMPANY, NATIONAL  
ASSOCIATION, as Trustee

By: \_\_\_\_\_

Title: \_\_\_\_\_

EXHIBIT A

FORM OF REQUISITION

RE: City of South Salt Lake, Utah [Taxable] Sales Tax Revenue [Refunding] Bonds, Series \_\_\_\_\_ in the sum of \$\_\_\_\_\_

U.S. Bank Trust Company, National Association  
170 South Main Street, Suite 200  
Salt Lake City, Utah 84101

You are hereby authorized to disburse from the 20\_\_\_\_ Account of the Construction Fund with regard to the above-referenced bond issue the following:

REQUISITION NUMBER: \_\_\_\_\_

NAME AND ADDRESS OF PAYEE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AMOUNT: \$\_\_\_\_\_

PURPOSE FOR WHICH EXPENSE HAS BEEN INCURRED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Each obligation, item of cost, or expense mentioned herein has been properly incurred, is a proper charge against the 20\_\_\_\_ Account of the Construction Fund based upon audited, itemized claims substantiated in support thereof, and has not been the basis for a previous withdrawal.

DATED: \_\_\_\_\_  
\_\_\_\_\_  
Authorized Representative

FIRST SUPPLEMENTAL INDENTURE OF TRUST

Dated as of \_\_\_\_\_ 1, 2024

between

CITY OF SOUTH SALT LAKE, UTAH,  
as Issuer

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,  
as Trustee

and supplementing

General Indenture of Trust  
Dated as of \_\_\_\_\_ 1, 2024

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FIRST SUPPLEMENTAL INDENTURE OF TRUST

This First Supplemental Indenture of Trust, dated as of \_\_\_\_\_ 1, 2024, by and between the City of South Salt Lake, Utah, a political subdivision and body politic duly organized and existing under the Constitution and laws of the State of Utah (the “Issuer”) and U.S. Bank Trust Company, National Association, a national bank duly organized and existing under the laws of the United States of America, authorized by law to accept and execute trusts and having its principal office in Salt Lake City, Utah, as trustee (the “Trustee”);

WITNESSETH:

WHEREAS, the Issuer has entered into a General Indenture of Trust, dated as of \_\_\_\_\_ 1, 2024 (the “General Indenture”), with the Trustee; and

WHEREAS, the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”) authorizes the issuance of non-voted excise tax revenue bonds payable solely from the excise tax revenues of cities, towns, or counties, levied and collected by the said government entity or levied by the State of Utah and rebated pursuant to law; and

WHEREAS, the Issuer desires to finance all or a portion of the costs of construction a new public works building, land purchases, and related improvements (collectively, the “Series 2024 Project”); and

WHEREAS, to (a) finance the Series 2024 Project, and (b) pay the costs of issuance associated with the issuance of the Series 2024 Bonds herein authorized, the Issuer has determined to issue its Sales Tax Revenue Bonds, Series 2024 in the aggregate principal amount of \$[PAR] (the “Series 2024 Bonds”); and

WHEREAS, based upon the information available to the Issuer, the Series 2024 Bonds shall not at any one time exceed an amount for which the average annual installments of principal and interest will exceed eighty percent (80%) of the taxes included in the Revenues received by the Issuer (or would have been received by the Issuer had such taxes been in place) during its fiscal year immediately preceding the fiscal year in which the Series 2024 Bonds will be issued; and

WHEREAS, the Series 2024 Bonds will be authorized, issued, and secured under the General Indenture, as amended and supplemented by this First Supplemental Indenture of Trust (the “First Supplemental Indenture,” and collectively with the General Indenture, and any amendments thereto or hereto, the “Indenture”); and

WHEREAS, the execution and delivery of the Series 2024 Bonds and of this First Supplemental Indenture have in all respects been duly authorized and all things necessary to make the Series 2024 Bonds, when executed by the Issuer and authenticated by the Trustee, the valid and binding legal obligations of the Issuer and to make this First Supplemental Indenture a valid and binding agreement have been done;

NOW, THEREFORE, THIS FIRST SUPPLEMENTAL INDENTURE OF TRUST WITNESSETH, that to secure the Series 2024 Bonds, and all Additional Bonds issued and outstanding under the Indenture, the payment of the principal or redemption price thereof and

interest thereon, the rights of the Registered Owners of the Bonds, to secure the Security Instrument Issuers of Security Instruments for any Bonds, and of all Reserve Instrument Providers of Reserve Instruments for any Bonds, and the performance of all of the covenants contained in such Bonds and herein, and for and in consideration of the mutual covenants herein contained and of the purchase of such Bonds by the Registered Owners thereof from time to time, and the issuance of Reserve Instruments by Reserve Instrument Providers, and of the acceptance by the Trustee of the trusts hereby created, and intending to be legally bound hereby, the Issuer has executed and delivered this First Supplemental Indenture of Trust, and by these presents does, in confirmation of the General Indenture, as amended and supplemented, hereby sell, assign, transfer, set over and pledge unto U.S. Bank Trust Company, National Association, as Trustee, its successors and trusts and its assigns forever, to the extent provided in the General Indenture, as amended and supplemented, all right, title and interest of the Issuer in and to (i) the Revenues (as defined in the General Indenture), (ii) all moneys in funds and accounts held by the Trustee under the General Indenture and hereunder (except the Rebate Fund), and (iii) all other rights granted under the General Indenture and hereinafter granted for the further securing of such Bonds.

TO HAVE AND TO HOLD THE SAME unto the Trustee and its successors in trust hereby created and its and their assigns forever;

IN TRUST, NEVERTHELESS, FIRST, for the equal and ratable benefit and security of all present and future Registered Owners of Bonds and related Security Instrument Issuers without preference, priority, or distinction as to lien or otherwise (except as otherwise specifically provided), of any one Bond or Security Instrument Repayment Obligation over any other Bond or Security Instrument Repayment Obligation, and SECOND, for the equal and proportionate benefit, security and protection of all Reserve Instrument Providers, without privilege, priority or distinction as to the lien or otherwise of any Reserve Instrument Repayment Obligation over any of the others by reason of time of issuance, delivery or expiration thereof or otherwise for any cause whatsoever.

## ARTICLE I SUPPLEMENTAL INDENTURE; DEFINITIONS

Section 1.1 Supplemental Indenture. This First Supplemental Indenture is supplemental to, and is executed in accordance with and pursuant to Articles II and IX of the General Indenture.

Section 1.2 Definitions. All terms which are defined in the General Indenture, shall have the meanings, respectively, herein (including the use thereof in the recitals and the granting clauses thereof) unless expressly given a different meaning or unless the context clearly otherwise requires. All terms used herein which are defined in the recitals hereto shall have the meanings therein given to the same unless the context requires otherwise and, in addition, the following terms shall have the meanings specified below:

“Cede” means Cede & Co. and any substitute nominee of DTC who becomes the registered Bondholder.

“Dated Date” means, with respect to the Series 2024 Bonds, \_\_\_\_\_, 2024.

“DTC” means The Depository Trust Company, New York, New York, a limited-purpose trust company organized under the laws of the State of New York.

“Interest Payment Date” means, with respect to the Series 2024 Bonds, each January 15 and July 15 commencing [January 15, 2025].

“Issuer” means the City of South Salt Lake, Utah.

“Regular Record Date” means the fifteenth day immediately preceding each Interest Payment Date.

“Series 2024 Bonds” means the Issuer’s \$[PAR] Sales Tax Revenue Bonds, Series 2024 herein authorized.

“Series 2024 Construction Account” means the account established within the Construction Fund under the General Indenture held in trust by the Trustee, into which a portion of the proceeds of the Series 2024 Bonds shall be deposited as provided herein.

“Series 2024 Cost of Issuance Account” means the account established pursuant to Section 3.2 hereof.

“Series 2024 Debt Service Reserve Requirement” means \$[0].

“Series 2024 Project” means the construction a new public works building, land purchases, and related improvements.

“Underwriter” means \_\_\_\_\_.

## ARTICLE II ISSUANCE OF THE SERIES 2024 BONDS

Section 2.1 Principal Amount, Designation and Series. The Series 2024 Bonds are hereby authorized for issuance under the Indenture for the purpose of providing funds to (i) finance all or a portion of the costs of the Series 2024 Project and (ii) pay costs incurred in connection with the issuance of the Series 2024 Bonds. The Series 2024 Bonds shall be limited to \$[PAR] in aggregate principal amount, shall be issued in fully registered form, in denominations of \$5,000 or any integral multiple thereof, shall be in substantially the form and contain substantially the terms contained in Exhibit A attached hereto and made a part hereof, and shall bear interest at the rates and be payable as to principal or redemption price as specified herein. The Series 2024 Bonds shall be designated as, and shall be distinguished from the Bonds of all other series by the title, “Sales Tax Revenue Bonds, Series 2024.”

Section 2.2 Date, Maturities and Interest. The Series 2024 Bonds shall be dated as of the Dated Date, and shall mature on [July 15] in the years and in the amounts and shall bear interest from the Interest Payment Date next preceding their date of authentication thereof unless authenticated as of an Interest Payment Date, in which event such Bonds shall bear interest from such date, or unless such Bonds are authenticated prior to the first Interest Payment Date, in which event such Bonds shall bear interest from their Dated Date or unless, as shown by the records of

the Trustee, interest on the Series 2024 Bonds shall be in default, in which event such Bonds shall bear interest from the date to which interest has been paid in full, or unless no interest shall have been paid on such Bonds, in which event such Bonds shall bear interest from their Dated Date, payable on each Interest Payment Date, at the rates per annum as set forth below:

<u>Maturity Date</u> <u>(July 15)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
--	-------------------------	----------------------

Interest shall be calculated on the basis of a year of 360 days comprised of twelve 30-day months.

Section 2.3 Execution of Bonds. The Mayor is hereby authorized to execute by facsimile or manual signature the Series 2024 Bonds and the City Recorder to countersign by facsimile or manual signature the Series 2024 Bonds and to have imprinted, engraved, lithographed, stamped or otherwise placed on the Series 2024 Bonds a facsimile of the official seal of the Issuer, and the Trustee shall manually authenticate the Series 2024 Bonds.

Section 2.4 Optional Redemption. The Series 2024 Bonds maturing on or prior to [July 15, 20\_\_], are not subject to redemption prior to maturity. The Series 2024 Bonds maturing on or after [July 15, 20\_\_], are subject to redemption at the option of the Issuer on [July 15, 20\_\_], and on any date thereafter prior to maturity, in whole or in part, from such maturities or parts thereof as may be selected by the Issuer, at a redemption price equal to 100% of the principal amount of the Series 2024 Bonds to be redeemed plus accrued interest thereon to the date fixed for redemption.

Section 2.5 [Mandatory Sinking Fund Redemption of Series 2024 Bonds. The Series 2024 Bonds maturing on July 15, 20\_\_, are subject to mandatory sinking fund redemption at a price of 100% of the principal amount thereof plus accrued interest to the redemption date on the dates and in the principal amounts as follows:

Mandatory Sinking Fund  
Redemption Date  
(July 15)

Mandatory Sinking Fund  
Redemption Amount

\*

---

\* Final maturity.

Upon redemption of the Series 2024 Bonds maturing on [July 15, 20\_\_] other than by application of such mandatory sinking fund redemption, an amount equal to the principal amount so redeemed will be credited toward a part or all of any one or more of such mandatory sinking fund redemption amounts for the Series 2024 Bonds maturing on [July 15, 20\_\_], in such order of mandatory sinking fund date as shall be directed by the Issuer.

To the extent that a mandatory sinking fund redemption results in the reduction in aggregate Principal amount of the Series 2024 Bonds outstanding, a Registered Owner shall not be required to submit its Series 2024 Bond certificate to the Trustee for payment and shall instead make an appropriate notation on such Series 2024 Bond certificate indicating the date and amounts of such redemption in Principal, except in the case of final maturity, in which case the certificate must be presented to the Trustee prior to payment. The Trustee's records shall govern in the case of discrepancy with the noted schedule on the Series 2024 Bonds, absent manifest error.

Section 2.6 Delivery of Bonds. The Series 2024 Bonds, when executed, registered, and authenticated as provided herein and by law, shall be delivered by the Issuer to the Underwriter upon payment of the purchase price thereof.

Section 2.7 Designation of Registrar. U.S. Bank Trust Company, National Association, 170 South Main Street, 2<sup>nd</sup> Floor, Salt Lake City, Utah, or Trustee's Principal Corporate Trust Office, is hereby designated as Registrar for the Series 2024 Bonds, which appointment shall be evidenced by a written acceptance from the Registrar.

Section 2.8 Designation of Paying Agent. U.S. Bank Trust Company, National Association, 170 South Main Street, 2<sup>nd</sup> Floor, Salt Lake City, Utah or Trustee's Principal Corporate Trust Office, is hereby designated as Paying Agent for the Series 2024 Bonds, which appointment shall be evidenced by a written acceptance from the Paying Agent.

Section 2.9 Limited Obligation. The Series 2024 Bonds, together with interest thereon, shall be limited obligations of the Issuer payable solely from the Revenues (except to the extent paid out of moneys attributable to the Series 2024 Bonds proceeds or other funds created hereunder or under the Indenture or the income from the temporary investment thereof).

Section 2.10 Book-Entry System.

(b) Except as provided in paragraphs (b) and (c) of this Section 2.10 the Registered Owner of all Series 2024 Bonds shall be, and the Series 2024 Bonds shall be registered in the name of Cede & Co. ("Cede"), as nominee of The Depository Trust

Company, New York, New York (together with any substitute securities depository appointed pursuant to paragraph (c)(ii) of this Section 2.10, “DTC”). Payment of the interest on any Series 2024 Bonds shall be made in accordance with the provisions of this First Supplemental Indenture to the account of Cede on the Interest Payment Dates for the Bonds at the address indicated for Cede in the registration books of the Bond Registrar.

(c) The Series 2024 Bonds shall be initially issued in the form of a separate single fully registered Bond in the amount of each separate stated maturity of the Series 2024 Bonds. Upon initial issuance, the ownership of each such Series 2024 Bonds shall be registered in the registration books of the Issuer kept by the Registrar, in the name of Cede, as nominee of DTC. With respect to Series 2024 Bonds so registered in the name of Cede, the Issuer, Registrar and any Paying Agent shall have no responsibility or obligation to any DTC participant or to any beneficial owner of any of such Series 2024 Bonds. Without limiting the immediately preceding sentence, the Issuer, Registrar and any Paying Agent shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede or any DTC participant with respect to any beneficial ownership interest in the Series 2024 Bonds, (ii) the delivery to any DTC participant, beneficial owner or other person, other than DTC, of any notice with respect to the Series 2024 Bonds, including any notice of redemption, or (iii) the payment to any DTC participant, beneficial owner or other person, other than DTC, of any amount with respect to the principal or redemption price of, or interest on, any of the Series 2024 Bonds. The Issuer, the Bond Registrar and any Paying Agent may treat DTC as, and deem DTC to be, absolute owner of each Series 2024 Bonds for all purposes whatsoever, including (but not limited to) (1) payment of the principal or redemption price of, and interest on, each Series 2024 Bonds, (2) giving notices of redemption and other matters with respect to such Series 2024 Bonds and (3) registering transfers with respect to such Bonds. So long as the Series 2024 Bonds are registered in the name of CEDE & Co., the Paying Agent shall pay the principal or redemption price of, and interest on, all Series 2024 Bonds only to or upon the order of DTC, and all such payments shall be valid and effective to satisfy fully and discharge the Issuer's obligations with respect to such principal or redemption price, and interest, to the extent of the sum or sums so paid. Except as provided in paragraph (c) of this Section 2.10, no person other than DTC shall receive a Bond evidencing the obligation of the Issuer to make payments of principal or redemption price of, and interest on, any such Bond pursuant to this First Supplemental Indenture. Upon delivery by DTC to the Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede, and subject to the transfer provisions of this First Supplemental Indenture, the word “Cede” in this First Supplemental Indenture shall refer to such new nominee of DTC.

Except as provided in paragraph (c)(iii) of this Section 2.10 and notwithstanding any other provisions of this First Supplemental Indenture, the Series 2024 Bonds may be transferred, in whole but not in part, only to a nominee of DTC, or by a nominee of DTC to DTC or a nominee of DTC, or by DTC or a nominee of DTC to any successor securities depository or any nominee thereof.

(d) (i) DTC may determine to discontinue providing its services with respect to the Series 2024 Bonds at any time by giving written notice to the Issuer, the

Registrar, and the Paying Agent, which notice shall certify that DTC has discharged its responsibilities with respect to the Series 2024 Bonds under applicable law.

(i) The Issuer, in its sole discretion and without the consent of any other person, may, by notice to the Registrar, terminate the services of DTC with respect to the Series 2024 Bonds if the Issuer determines that the continuation of the system of book-entry-only transfers through DTC is not in the best interests of the beneficial owners of the Series 2024 Bonds or the Issuer; and the Issuer shall, by notice to the Registrar, terminate the services of DTC with respect to the Series 2024 Bonds upon receipt by the Issuer, the Registrar, and the Paying Agent of written notice from DTC to the effect that DTC has received written notice from DTC participants having interests, as shown in the records of DTC, in an aggregate principal amount of not less than fifty percent (50%) of the aggregate principal amount of the then outstanding Series 2024 Bonds to the effect that: (1) DTC is unable to discharge its responsibilities with respect to the Series 2024 Bonds; or (2) a continuation of the requirement that all of the outstanding Series 2024 Bonds be registered in the registration books kept by the Registrar in the name of Cede, as nominee of DTC, is not in the best interests of the beneficial owners of the Series 2024 Bonds.

(ii) Upon the termination of the services of DTC with respect to the Series 2024 Bonds pursuant to subsection (c)(ii)(2) hereof, or upon the discontinuance or termination of the services of DTC with respect to the Series 2024 Bonds pursuant to subsection (c)(i) or subsection (c)(ii)(1) hereof the Issuer may within 90 days thereafter appoint a substitute securities depository which, in the opinion of the Issuer, is willing and able to undertake the functions of DTC hereunder upon reasonable and customary terms. If no such successor can be found within such period, the Series 2024 Bonds shall no longer be restricted to being registered in the registration books kept by the Registrar in the name of Cede, as nominee of DTC. In such event, the Issuer shall execute and the Registrar shall authenticate Series 2024 Bonds certificates as requested by DTC of like principal amount, maturity and Series, in authorized denominations to the identifiable beneficial owners in replacement of such beneficial owners' beneficial interest in the Series 2024 Bonds.

(iii) Notwithstanding any other provision of this First Supplemental Indenture to the contrary, so long as any Series 2024 Bonds is registered in the name of Cede, as nominee of DTC, all payments with respect to the principal or redemption price of, and interest on, such Series 2024 Bonds and all notices with respect to such Series 2024 Bonds shall be made and given, respectively, to DTC.

(iv) In connection with any notice or other communication to be provided to Holders of Series 2024 Bonds registered in the name of Cede pursuant to this First Supplemental Indenture by the Issuer or the Registrar with respect to any consent or other action to be taken by such Holders, the Issuer shall establish a record date for such consent or other action by such Holders and give DTC notice

of such record date not less than fifteen (15) days in advance of such record date to the extent possible.

Section 2.11 Perfection of Security Interest.

(a) The Indenture creates a valid and binding pledge and assignment of security interest in all of the Revenues pledged under the Indenture in favor of the Trustee as security for payment of the Series 2024 Bonds, enforceable by the Trustee in accordance with the terms thereof.

(b) Under the laws of the State, such pledge and assignment and security interest is automatically perfected by Section 11-14-501, Utah Code Annotated 1953, as amended, and is and shall have priority as against all parties having claims of any kind in tort, contract, or otherwise hereafter imposed on the Revenues.

ARTICLE III  
APPLICATION OF PROCEEDS

Section 3.1 Application of Proceeds of the Series 2024 Bonds. The Issuer shall deposit with the Trustee the proceeds from the sale of the Series 2024 Bonds in the amount of \$\_\_\_\_\_ (being the par amount of the Series 2024 Bonds, plus a [net] reoffering premium of \$\_\_\_\_\_ and less an Underwriter's discount of \$\_\_\_\_\_)

(a) In the Series 2024 Construction Account within the Construction Fund, the amount of \$\_\_\_\_\_ to finance the Series 2024 Project; and

(b) The remaining amount to be deposited into the Series 2024 Cost of Issuance Account to pay costs of issuance.

Section 3.2 Creation and Operation of Series 2024 Cost of Issuance Account. A Series 2024 Cost of Issuance Account is hereby created to be held by the Trustee. Moneys in such Account shall be used to pay costs of issuance of the Series 2024 Bonds. Costs of issuance shall be paid by the Trustee from the Series 2024 Cost of Issuance Account upon receipt from the Issuer of an executed Cost of Issuance Disbursement Request by an Authorized Representative in substantially the form of Exhibit B attached hereto. Any unexpended balances remaining in the Series 2024 Cost of Issuance Account 60 days after delivery of the Series 2024 Bonds shall be paid to the Issuer.

Section 3.3 Disbursements from Series 2024 Construction Account. Disbursements of moneys in the Series 2024 Construction Account shall be made in accordance with the provisions of Section 5.1 of the General Indenture.

Section 3.4 Series 2024 Debt Service Reserve Account. For purposes of the Series 2024 Bonds, the Debt Service Reserve Requirement shall equal \$[-0-].

Section 3.5 Series 2024 Bonds as Initial Bonds; Delivery to Underwriter. The Series 2024 Bonds are Initial Bonds under the Indenture. It is hereby determined that the Series 2024

Bonds shall be authenticated and delivered to the account of the Underwriter upon compliance with the General Indenture and the Bond Purchase Contract.

#### ARTICLE IV

##### CONFIRMATION OF GENERAL INDENTURE, SALE OF SERIES 2024 BONDS

Section 4.1 Confirmation of General Indenture. As supplemented by this First Supplemental Indenture, and except as provided herein, the General Indenture is in all respects ratified and confirmed, and the General Indenture, and this First Supplemental Indenture shall be read, taken and construed as one and the same instrument so that all of the rights, remedies, terms, conditions, covenants and agreements of the General Indenture shall apply and remain in full force and effect with respect to this First Supplemental Indenture, and to any revenues, receipts and moneys to be derived therefrom.

Section 4.2 Confirmation of Sale of Series 2024 Bonds. The sale of the Series 2024 Bonds to the Underwriter as described in Section 3.5 herein is hereby ratified, confirmed and approved.

IN WITNESS WHEREOF, the Issuer and the Trustee have caused this First Supplemental Indenture of Trust to be executed as of the date first above written.

CITY OF SOUTH SALT LAKE, UTAH

(SEAL)

By: \_\_\_\_\_  
Mayor

COUNTERSIGN:

\_\_\_\_\_  
City Recorder

U.S. BANK TRUST COMPANY, NATIONAL  
ASSOCIATION, as Trustee

By: \_\_\_\_\_  
Vice President

EXHIBIT A

(FORM OF SERIES 2024 BONDS)

Unless this certificate is presented by an authorized representative of The Depository Trust Company (55 Water Street, New York, New York) to the issuer or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of The Depository Trust Company and any payment is made to Cede & Co., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered owner hereof, Cede & Co., has an interest herein.

**UNITED STATES OF AMERICA  
CITY OF SOUTH SALT LAKE, UTAH  
SALES TAX REVENUE BONDS  
SERIES 2024**

Number R - \_\_\_\_\_ \$ \_\_\_\_\_

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Dated Date</u>	<u>CUSIP</u>
____%	_____, ____	_____, 2024	

Registered Owner: CEDE & CO.

Principal Amount: \_\_\_\_\_ DOLLARS\*\*\*\*\*

The City of South Salt Lake, Utah (“Issuer”), a political subdivision and body politic duly organized and existing under the Constitution and laws of the State of Utah, for value received, hereby acknowledges itself to be indebted and promises to pay to the Registered Owner named above or registered assigns, out of the special fund hereinbelow designated and not otherwise, the Principal Amount specified above on or before the Maturity Date specified above with interest thereon until paid at the Interest Rate specified above per annum, payable semiannually on \_\_\_\_\_ and \_\_\_\_\_ of each year commencing \_\_\_\_\_ (each an “Interest Payment Date”), until said Principal Amount is paid. Principal shall be payable upon surrender of this Bond at the principal offices of U.S. Bank Trust Company, National Association, 170 South Main Street, 2<sup>nd</sup> Floor, Salt Lake City, Utah 84101 (“Trustee” and “Paying Agent”) or its successors. Interest on this Bond shall be payable by check or draft mailed on the Interest Payment Date to the Registered Owner of record hereof as of the fifteenth day immediately preceding each Interest Payment Date (the “Record Date”) at the address of such Registered Owner as it appears on the registration books of the Paying Agent, who shall also act as the Registrar for the Issuer, or at such other address as is furnished to the Paying Agent in writing by such Registered Owner. Interest hereon shall be deemed to be paid by the Paying Agent when mailed. Both principal and interest shall be payable in lawful money of the United States of America.

This Bond is one of an issue of Bonds of the Issuer designated Sales Tax Revenue Bonds, Series 2024 (the “Series 2024 Bonds”) in the aggregate principal amount of \$\_\_\_\_\_ of like tenor and effect, except as to date of maturity and interest rate, numbered R-1 and upwards, issued by the Issuer pursuant to a General Indenture of Trust, dated as of \_\_\_\_\_ 1, 2024, and a First Supplemental Indenture of Trust dated as of \_\_\_\_\_ 1, 2024, each by and between the Issuer and the Trustee, (together, the “Indenture”) approved by resolution adopted on May 8, 2024 (the “Bond Resolution”), for the purpose of (i) financing the construction a new public works building, land purchases, and related improvements (collectively, the “Series 2024 Project”), and (ii) paying issuance expenses to be incurred in connection with the issuance and sale of the Bonds, all in full conformity with the Constitution and laws of the State of Utah. Both principal of and interest on this Bond and the issue of which it is a part are payable solely from a special fund designated “City of South Salt Lake, Utah Sales Tax Revenue Bond Fund” (the “Bond Fund”), into which fund, to the extent necessary to assure prompt payment of the principal of and interest on the issue of which this is one and on all series of bonds issued on a lien parity with this Bond shall be paid the Revenues as defined in and more fully described and provided in the Indenture.

The Series 2024 Bonds shall be payable only from the Revenues and shall not constitute a general indebtedness or pledge of the full faith and credit of the Issuer, within the meaning of any constitutional or statutory provision or limitation of indebtedness.

As provided in the Indenture, additional bonds, notes and other obligations of the Issuer may be issued and secured on an equal lien parity with the Series 2024 Bonds, from time to time in one or more series, in various principal amounts, may mature at different times, may bear interest at different rates and may otherwise vary as provided in the Indenture, and the aggregate principal amount of such bonds, notes and other obligations issued and to be issued under the Indenture is not limited.

Reference is hereby made to the Indenture, copies of which are on file with the Trustee, for the provisions, among others, with respect to the nature and extent of the rights, duties and obligations of the Issuer, the Trustee and the Registered Owners of the Series 2024 Bonds, the terms upon which the Series 2024 Bonds are issued and secured, and upon which the Indenture may be modified and amended, to all of which the Registered Owner of this Bond assents by the acceptance of this Bond.

Except as otherwise provided herein and unless the context indicates otherwise, words and phrases used herein shall have the same meanings as such words and phrases in the Indenture.

Interest on the initially issued Series 2024 Bonds and on all Series 2024 Bonds authenticated prior to the first Interest Payment Date, shall accrue from the Dated Date specified above. Interest on the Series 2024 Bonds authenticated on or subsequent to the first Interest Payment Date, shall accrue from the Interest Payment Date next preceding their date of authentication, or if authenticated on an Interest Payment Date as of that date; provided, however, that if interest on the Series 2024 Bonds shall be in default, interest on the Series 2024 Bonds issued in exchange for Series 2024 Bonds surrendered for transfer or exchange shall be payable from the date to which interest has been paid in full on the Series 2024 Bonds surrendered.

[The Series 2024 Bonds are subject to optional redemption prior to maturity as provided in the Indenture.]

This Series 2024 Bond is transferable by the registered holder hereof in person or by his attorney duly authorized in writing at the Principal Corporate Trust Offices of U.S. Bank Trust Company, National Association (the “Registrar”), but only in the manner, subject to the limitations and upon payment of the charges provided in the Indenture and upon surrender and cancellation of this Bond. Upon such transfer a new registered Bond or Bonds of the same series and the same maturity and of authorized denomination or denominations for the same aggregate principal amount will be issued to the transferee in exchange therefor.

The Issuer and the Paying Agent may deem and treat the Registered Holder hereof as the absolute owner hereof (whether or not this Series 2024 Bond shall be overdue) for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and neither Issuer nor Paying Agent shall be affected by any notice to the contrary.

This Series 2024 Bond is issued under and pursuant to the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, and this Series 2024 Bond does not constitute a general obligation indebtedness of the Issuer within the meaning of any state constitutional or statutory limitation. The issuance of the Series 2024 Bonds shall not, directly, indirectly or contingently, obligate the Issuer or any agency, instrumentality or political subdivision thereof to levy any form of ad valorem taxation therefor or to make any appropriation for their payment.

The Issuer covenants and agrees that, within the limits provided by law, it will cause to be collected and accounted for sufficient Revenues as defined in the Indenture as will at all times be sufficient to pay promptly the principal of and interest on this Series 2024 Bond and the issue of which it forms a part and to make all payments required to be made into the Bond Fund, and to carry out all the requirements of the Indenture.

IN ACCORDANCE WITH SECTION 11-14-307, UTAH CODE ANNOTATED 1953, AS AMENDED, THE STATE OF UTAH HEREBY PLEDGES AND AGREES WITH THE HOLDERS OF THE SERIES 2024 BONDS THAT IT WILL NOT ALTER, IMPAIR OR LIMIT THE TAXES INCLUDED IN THE REVENUES IN A MANNER THAT REDUCES THE AMOUNTS TO BE REBATED TO THE ISSUER WHICH ARE DEVOTED OR PLEDGED AS AUTHORIZED IN SECTION 11-14-307, UTAH CODE ANNOTATED 1953, AS AMENDED, UNTIL THE SERIES 2024 BONDS, TOGETHER WITH APPLICABLE INTEREST THEREON, ARE FULLY MET AND DISCHARGED; PROVIDED, HOWEVER, THAT NOTHING SHALL PRECLUDE SUCH ALTERATION, IMPAIRMENT OR LIMITATION IF AND WHEN ADEQUATE PROVISION SHALL BE MADE BY LAW FOR PROTECTION OF THE HOLDERS OF THE SERIES 2024 BONDS.

It is hereby declared and represented that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this Series 2024 Bond have existed, have happened and have been performed in regular and due time, form and manner as required by law, that the amount of this Series 2024 Bond, together with the issue of which it forms a part,

does not exceed any limitation prescribed by the Constitution or statutes of the State of Utah, that the Revenues of the Issuer have been pledged and that an amount therefrom will be set aside into a special fund by the Issuer sufficient for the prompt payment of the principal of and interest on this Series 2024 Bond and the issue of which it forms a part, as authorized for issue under the Indenture, and that the Revenues of the Issuer are not pledged, hypothecated or anticipated in any way other than by the issue of the Bonds of which this Series 2024 Bond is one and all bonds issued on a parity with this Series 2024 Bond.

This Series 2024 Bond shall not be valid or become obligatory for any purpose nor be entitled to any security or benefit under the Indenture until the Certificate of Authentication on this Series 2024 Bond shall have been manually signed by the Trustee.

IN WITNESS WHEREOF, the Issuer has caused this Series 2024 Bond to be signed by the manual or facsimile signature of its Mayor and countersigned by the manual or facsimile signature of its City Recorder under its corporate seal or a facsimile thereof.

(SEAL)

(facsimile or manual signature)  
Mayor

COUNTERSIGN:

(facsimile or manual signature)  
City Recorder

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Sales Tax Revenue Bonds, Series 2024 of the City of South Salt Lake, Utah.

U.S. BANK TRUST COMPANY, NATIONAL  
ASSOCIATION, as Trustee

By: \_\_\_\_\_ (Manual Signature)  
Authorized Officer

Date of Authentication: \_\_\_\_\_

ASSIGNMENT

FOR VALUE RECEIVED, \_\_\_\_\_, the undersigned, hereby sells, assigns and transfers unto:

\_\_\_\_\_  
(Social Security or Other Identifying Number of Assignee)

\_\_\_\_\_  
(Please Print or Typewrite Name and Address of Assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints \_\_\_\_\_ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

DATED: \_\_\_\_\_

Signature: \_\_\_\_\_

NOTICE: The signature to this assignment must correspond with the name as it appears on the face of this Bond in every particular, without alteration or enlargement or any change whatever.

Signature Guaranteed:

\_\_\_\_\_  
NOTICE: Signature(s) must be guaranteed by an “eligible guarantor institution” that is a member of or a participant in a “signature guarantee program” (e.g., the Securities Transfer Agents Medallion Program, the Stock Exchange Medallion Program or the New York Stock Exchange, Inc. Medallion Signature Program).

## ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM – as tenants in common  
TEN ENT – as tenants by the entirety  
JT TEN – as joint tenants with right of survivorship and not as tenants in common

UNIF GIFT MIN ACT \_\_\_\_\_  
(Cust.)

Custodian for \_\_\_\_\_  
(Minor)

under Uniform Gifts to Minors Act of \_\_\_\_\_  
(State)

Additional abbreviations may also be used though not in the above list.

EXHIBIT B

COST OF ISSUANCE DISBURSEMENT REQUEST

U.S. Bank Trust Company, National Association  
170 South Main Street, Suite 200  
Salt Lake City, Utah 84101

Pursuant to Section 3.2 of the First Supplemental Indenture of Trust dated as of \_\_\_\_\_  
1, 2024, you are hereby authorized to pay to the following costs of issuance from the Series 2024  
Cost of Issuance Account:

[See Attached Schedule]

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AUTHORIZED REPRESENTATIVE,  
CITY OF SOUTH SALT LAKE, UTAH

COSTS OF ISSUANCE

Series 2024 Bonds

Payee

Purpose

Amount

EXHIBIT C

FORM OF BOND PURCHASE CONTRACT

BOND PURCHASE CONTRACT

CITY OF SOUTH SALT LAKE, UTAH

    \$[PAR]  
SALES TAX REVENUE BONDS,  
SERIES 2024

[August \_\_\_\_], 2024

City of South Salt Lake, Utah  
220 East Morris Avenue  
South Salt Lake, Utah

Ladies and Gentlemen:

[Underwriter], acting on behalf of itself and not as an agent or representative of you (the “Underwriter”), offers to enter into this purchase contract (the “Purchase Contract”) with the City of South Salt Lake, Utah (the “Issuer”), which will be binding upon the Issuer and the Underwriter upon the acceptance hereof by the Issuer. This offer is made subject to its acceptance by the Issuer by execution of this Purchase Contract and its delivery to the Underwriter, on or before 5:00 p.m., Utah time, on the date hereof. All terms used herein and not otherwise defined shall have the meanings given to such terms in the Official Statement (as hereafter defined).

1. Purchase and Sale. Upon the terms and conditions and in reliance upon the respective representations, warranties and agreements hereinafter set forth, the Underwriter hereby agrees to purchase, and the Issuer hereby agrees to cause to be delivered to the Underwriter, all (but not less than all) of \$[PAR] aggregate principal amount of the City of South Salt Lake, Utah Sales Tax Revenue Bonds, Series 2024 (the “Series 2024 Bonds”). The Series 2024 Bonds will mature in the amounts and on the dates, bear interest at the rates and be subject to redemption as set forth on Exhibit A hereto. The Underwriter will purchase the Series 2024 Bonds for the aggregate purchase price of [\_\_\_\_\_] (representing the aggregate principal amount of the Series 2024 Bonds plus [net] original issue premium of [\_\_\_\_\_] and less an Underwriter’s discount of [\_\_\_\_\_]).

2. Description and Purpose of the Series 2024 Bonds. The Series 2024 Bonds shall be as described in the Official Statement of the Issuer dated [August \_\_\_\_], 2024, relating to the Series 2024 Bonds (which, together with all exhibits and appendices included therein or attached thereto and such amendments or supplements thereto which shall be approved by the Underwriter, is hereinafter called the “Official Statement”) and shall be issued and secured under and pursuant to (a) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”); (b) a resolution adopted on May 8, 2024 (the “Resolution”), by the City

Council of the Issuer (the “City Council”) providing for the issuance and sale of the Series 2024 Bonds, and (c) a General Indenture of Trust, dated as of [August 1], 2024 (the “General Indenture”), as supplemented by a First Supplemental Indenture of Trust, dated as of [August 1], 2024 (the “First Supplemental Indenture” and, together with the General Indenture, the “Indenture”) between the Issuer and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”). The proceeds of the sale of the Series 2024 Bonds will be used for the purpose of (i) financing the construction of a new public works building, land purchases, and all related improvements and (ii) paying costs of issuance with respect to the Series 2024 Bonds.

The Series 2024 Bonds are special obligations of the Issuer payable solely from and secured solely by the Revenues and to the extent provided in the Indenture. The Series 2024 Bonds are not general obligations of the Issuer, the State of Utah, or any other political subdivision, and the full faith and credit of the Issuer is not pledged to the payment of the Series 2024 Bonds.

3. Purchase of Bonds. The Underwriter intends to make a bona fide initial public offering of all Bonds. The Underwriter agrees to purchase all the Series 2024 Bonds at the offering prices (or yields) set forth in Exhibit A hereto. Subsequent to the initial purchase, the Underwriter reserves the right to sell or transfer the Series 2024 Bonds to certain dealers and other investors at prices higher or lower than such initial purchase prices.

4. Issue Price.

(a) The Underwriter agrees to assist the Issuer in establishing the issue price of the Series 2024 Bonds and shall execute and deliver to the Issuer at Closing an “issue price” or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Issuer and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Series 2024 Bonds. All actions to be taken by the Issuer under this section to establish the issue price of the Series 2024 Bonds may be taken on behalf of the Issuer by the Issuer’s municipal advisor, EFG Consulting, LLC (the “Municipal Advisor”), and any notice or report to be provided to the Issuer may be provided to the Municipal Advisor.

(b) Except as otherwise set forth in Exhibit A attached hereto, the Issuer will treat the first price at which 10% of each maturity of the Series 2024 Bonds (the “10% test”) is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Contract, the Underwriter shall report to the Issuer the price or prices at which it has sold to the public each maturity of Series 2024 Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Series 2024 Bonds, the Underwriter agrees to promptly report to the Issuer the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until either (i) the Underwriter has sold all Series 2024 Bonds of that maturity or (ii) the 10% test has been satisfied as to the Series 2024 Bonds of that maturity, provided that, the Underwriter’s reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Issuer or bond counsel. For purposes of this Section, if Bonds mature on the same date but have

different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Series 2024 Bonds.

(c) The Underwriter confirms that it has offered the Series 2024 Bonds to the public on or before the date of this Purchase Contract at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in Exhibit A attached hereto, except as otherwise set forth therein. Exhibit A also sets forth, as of the date of this Purchase Contract, the maturities, if any, of the Series 2024 Bonds for which the 10% test has not been satisfied and for which the Issuer and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the Issuer to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the “hold-the-offering-price rule”). So long as the hold-the-offering-price rule remains applicable to any maturity of the Series 2024 Bonds, the Underwriter will neither offer nor sell unsold Series 2024 Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(1) the close of the fifth (5<sup>th</sup>) business day after the sale date; or

(2) the date on which the Underwriter has sold at least 10% of that maturity of the Series 2024 Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the Issuer promptly after the close of the fifth (5<sup>th</sup>) business day after the sale date whether it has sold 10% of that maturity of the Series 2024 Bonds to the public at a price that is no higher than the initial offering price to the public.

(d) The Underwriter confirms that:

(i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Series 2024 Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A)(i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Series 2024 Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter,

(B) to promptly notify the Underwriter of any sales of Series 2024 Bonds that, to its knowledge, are made to a purchaser who is a related party

to an underwriter participating in the initial sale of the Series 2024 Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) any selling group agreement relating to the initial sale of the Series 2024 Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Series 2024 Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Series 2024 Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

(e) The Issuer acknowledges that, in making the representations set forth in this Section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Series 2024 Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Series 2024 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2024 Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Series 2024 Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Series 2024 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2024 Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The Issuer further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Series 2024 Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Series 2024 Bonds.

(f) The Underwriter acknowledges that sales of any Series 2024 Bonds to any person that is a related party to an underwriter participating in the initial sale of the Series

2024 Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(i) “public” means any person other than an underwriter or a related party,

(ii) “underwriter” means (A) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2024 Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Series 2024 Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Series 2024 Bonds to the public),

(iii) a purchaser of any of the Series 2024 Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) “sale date” means the date of execution of this Purchase Contract by all parties.

5. Compliance with Rule 15c2-12; Use of Documents.

(a) A copy of the Preliminary Official Statement, dated [July \_\_\_\_], 2024 (the “Preliminary Official Statement”), of the Issuer relating to the Series 2024 Bonds has been provided to the Underwriter by the Issuer.

(b) The Preliminary Official Statement and the Official Statement have been prepared by the Issuer for use by the Underwriter in connection with the public offer, sale and distribution of the Series 2024 Bonds. The Issuer hereby represents and warrants that the Preliminary Official Statement was deemed “final” by the Issuer as of its date, except for the omission of such information which is dependent upon the final pricing of the Series 2024 Bonds for completion, all as permitted to be excluded by Section (b)(1) of Rule 15c2-12 (defined below).

(c) The Issuer hereby authorizes the Underwriter to use and distribute, in connection with any offer and sale of the Series 2024 Bonds: the Official Statement, the Indenture, the Resolution, and the Continuing Disclosure Undertaking (as hereinafter defined), and other documents or contracts to which the Issuer is a party in connection with

the transactions contemplated by this Purchase Contract, including this Purchase Contract and all information contained herein, and all other documents, certificates and statements furnished by the Issuer to the Underwriter in connection with the transactions contemplated by this Purchase Contract.

6. The Closing. At 9:30 a.m., Utah time, on [August \_\_\_\_], 2024 (the “Closing Date”), or at such other time or on such earlier or later business day as shall have been mutually agreed upon by the Issuer and the Underwriter, the Issuer will cause to be executed and delivered (i) the Series 2024 Bonds in book-entry form through the facilities of The Depository Trust Company, or its agent, on behalf of the Underwriter and (ii) the closing documents hereinafter mentioned at the offices of Gilmore & Bell, P.C. (“Bond Counsel”) in Salt Lake City, Utah, or another place to be mutually agreed upon by the Issuer and the Underwriter. The Underwriter will accept such delivery of the Series 2024 Bonds and pay the purchase price of such Series 2024 Bonds as set forth in Section 1 hereof in immediately available funds to the order of the Issuer. This payment for and delivery of the Series 2024 Bonds, together with the execution and delivery of the aforementioned documents, is herein called the “Closing.”

7. Issuer Representations, Warranties and Covenants. The Issuer represents, warrants and covenants to the Underwriter that:

(a) Due Organization, Existence and Authority. The Issuer is a political subdivision of the State of Utah (the “State”), duly organized and validly existing under the laws of the State, with full right, power and authority to execute, deliver and perform its obligations under this Purchase Contract, the Series 2024 Bonds, the Indenture, and the Continuing Disclosure Undertaking (collectively, the “Bond Documents”), and to carry out and consummate the transactions contemplated by the Bond Documents and the Official Statement.

(b) Resolution. The Issuer has and will have on the Closing Date the power and authority to adopt the Resolution, perform its obligations thereunder and collect the Revenues.

(c) Due Authorization and Approval. By all necessary official action of the Issuer, the Issuer has duly authorized and approved the execution and delivery of, and the performance by the Issuer of the obligations contained or described in the Official Statement, the Bond Documents, and the Resolution and as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded. When executed and delivered, the Bond Documents, and the Resolution will constitute the legally valid and binding obligations of the Issuer enforceable in accordance with their respective terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance or similar laws or equitable principles relating to or affecting creditors’ rights generally or by the exercise of judicial discretion in appropriate cases or by limitations on legal remedies against public agencies in the State.

(d) Official Statement Accurate and Complete. The Preliminary Official Statement as of its date and the date of this Purchase Contract, and the Official Statement

is, and at all times subsequent to the date of the Official Statement up to and including the Closing will be, true and correct in all material respects, and the Official Statement contains, and up to and including the Closing, will contain no misstatement of any material fact and does not, and up to and including the Closing, will not omit any statement necessary to make the statements contained therein, in the light of the circumstances in which such statements were made, not misleading (except no representation is made with respect to information relating to DTC or DTC's book-entry system).

(e) Underwriter's Consent to Amendments and Supplements to the Official Statement. The Issuer will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement and will not effect or consent to any such amendment or supplement without the consent of the Underwriter, which consent will not be unreasonably withheld. The Issuer will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise affecting the use of the Official Statement in connection with the offering, sale or distribution of the Series 2024 Bonds.

(f) Issuer Agreement to Amend or Supplement the Official Statement. If after the date of this Purchase Contract and until 25 days after the end of the period described in paragraph (f)(2) of Section 240 15c2-12 in Chapter II of Title 17 of the Code of Federal Regulations ("Rule 15c2-12"), any event occurs as a result of which the Official Statement as then amended or supplemented would include an untrue statement of a material fact, or omit to state any material fact necessary in order to make the statements contained therein, in the light of the circumstances under which they were made, not misleading, and, in the reasonable opinion of the Underwriter, an amended or supplemented Official Statement should be delivered in connection with the offers or sales of the Series 2024 Bonds to reflect such event, the Issuer promptly will prepare at its expense an amendment or supplement which will correct such statement or omission and the Issuer shall promptly furnish to the Underwriter a reasonable number of copies of such amendment or supplement. The Underwriter hereby agrees to deposit the Official Statement with the Municipal Securities Rulemaking Board (the "MSRB"). The Underwriter acknowledges that the end of the period described above will be the date of Closing unless the Underwriter otherwise notifies the Issuer.

(g) No Material Change in Finances. Except as otherwise described in the Official Statement, there shall not have been any material adverse changes in the financial condition of the Issuer since the end of the fiscal year of its most recent audited financial report.

(h) No Breach or Default. As of the time of acceptance hereof, (A) the Issuer is not in default, nor has it been in default, as to principal or interest with respect to an obligation issued by the Issuer, and (B) the Issuer is not and will not be, in any manner which would materially adversely affect the transactions contemplated by the Bond Documents or the Resolution, in breach of or in default under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment or decree or any trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument to which the Issuer is a party or is

otherwise subject, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute, in any manner which would materially adversely affect the transactions contemplated by the Bond Documents or the Resolution, a default or event of default under any such instrument; and, as of such time, the authorization, execution and delivery of the Bond Documents, the adoption of the Resolution, and compliance with the provisions of each of such agreements or instruments do not and will not, in any manner which would materially adversely affect the transactions contemplated by the Bond Documents or the Resolution, conflict with or constitute a breach of or default under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment, decree, license, permit, trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument to which the Issuer (or any of its officers in their respective capacities as such) is subject, or by which it or any of its properties is bound, nor will any such authorization, execution, delivery or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of its assets or properties or under the terms of any such law, regulation or instrument, except as may be provided by the Bond Documents.

(i) No Litigation. As of the time of acceptance hereof and as of the date of Closing, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body, is pending or, to the best knowledge of the Issuer after due investigation, threatened (A) in any way questioning the corporate existence of the Issuer or the titles of the officers of the Issuer to their respective offices; (B) affecting, contesting or seeking to prohibit, restrain or enjoin the execution or delivery of any of the Series 2024 Bonds, or in any way contesting or affecting the validity of the Series 2024 Bonds or the Bond Documents or the Resolution or the consummation of the transactions contemplated thereby, or contesting the exclusion of the interest on the Series 2024 Bonds from gross income for federal income tax purposes or contesting the powers of the Issuer to enter into the Bond Documents or to adopt the Resolution; (C) which, except as described in the Official Statement, may result in any material adverse change to the financial condition of the Issuer; or (D) contesting the completeness or accuracy of the Official Statement or any supplement or amendment thereto or asserting that the Official Statement contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, and there is no basis for any action, suit, proceeding, inquiry or investigation of the nature described in clauses (A) through (D) of this sentence.

(j) No Prior Liens on Revenues. There are no bonds, notes or other obligations of the Issuer that are secured by a pledge of the Revenues that is prior to the pledge made in favor of the Series 2024 Bonds pursuant to the Indenture. Between the time of acceptance hereof and the Closing Date, the Issuer will not, without the prior written consent of the Underwriter, issue any revenue bonds or securities payable from the Revenues (as defined in the Indenture) other than the Series 2024 Bonds.

(k) Further Cooperation; Blue Sky. The Issuer will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter

as the Underwriter may reasonably request in order (A) to qualify the Series 2024 Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate and (B) to determine the eligibility of the Series 2024 Bonds for investment under the laws of such states and other jurisdictions, and will use its best efforts to continue such qualifications in effect so long as required for the distribution of the Series 2024 Bonds; provided, however, that the Issuer shall not be required to execute a general or special consent to service of process or qualify to do business in connection with any such qualification or determination in any jurisdiction.

(l) Consents and Approvals. All authorizations, approvals, licenses, permits, consents and orders of or filings with any governmental authority, legislative body, board, agency or commission having jurisdiction in the matters which are required for the due authorization of, which would constitute a condition precedent to or the absence of which would materially adversely affect the due performance by the Issuer of its obligations in connection with, the Bond Documents or the collection by the Issuer of the Revenues as contemplated in the Official Statement have been duly obtained or made, except as may be required under the Blue Sky or securities laws of any state in connection with the offering and sale of the Series 2024 Bonds.

(m) Deemed Representations. Any certificate signed by any official of the Issuer and delivered to the Underwriter shall be deemed to be a representation and warranty by the Issuer to the Underwriter as to the statements made therein.

(n) Delivery of Official Statement. As promptly as practicable after the execution of this Purchase Contract, but in any event no later than the seventh business day after the date of this Purchase Contract, the Issuer shall prepare and deliver to the Underwriter one copy, in “designated electronic format” (as defined in MSRB Rule G-32), of the Official Statement of the Issuer relating to the Bonds, such Official Statement to be in substantially the same form as the Preliminary Official Statement, with only such changes as shall be necessary to reflect the terms of the Series 2024 Bonds or to conform to the provisions of the Bond Documents or as may be approved by the Underwriter (said document, including its cover page and Appendices, is herein called the “Official Statement”).

(o) Continuing Disclosure. Except as described in the Official Statement, during the past five years, the Issuer has not failed to comply in any material respect with any continuing disclosure undertaking previously entered into by the Issuer pursuant to Rule 15c2-12 of the Securities and Exchange Commission. The Issuer will undertake, pursuant to a continuing disclosure undertaking (the “Continuing Disclosure Undertaking”), to provide annual reports and notices of certain events in accordance with the requirements of Rule 15c2-12. A form of the Continuing Disclosure Undertaking is set forth in Appendix D to the Official Statement.

8. Closing Conditions. The Underwriter has entered into this Purchase Contract in reliance upon the representations, warranties and covenants herein and the performance by the Issuer of its obligations hereunder, both as of the date hereof and as of the date of the Closing. The

Underwriter's obligations under this Purchase Contract are and shall be subject to the following additional conditions:

(a) Bring-Down Representation. The representations, warranties and covenants of the Issuer contained herein, shall be true, complete and correct at the date hereof and at the time of the Closing, as if made on the date of the Closing.

(i) Executed Agreements and Performance Thereunder. At the time of the Closing (i) the Bond Documents shall be in full force and effect, and shall not have been amended, modified or supplemented except with the written consent of the Underwriter, (ii) the Resolution and any other resolutions or ordinances as, in the opinion of Bond Counsel, shall be necessary in connection with the transactions contemplated by the Official Statement and the Bond Documents shall be in full force and effect, (iii) the Issuer shall perform or have performed its obligations required or specified in the Bond Documents and the Resolution to be performed at or prior to Closing, (iv) the Official Statement shall not have been supplemented or amended, except pursuant to Paragraphs 7(e) and 7(f) hereof or as otherwise may have been agreed to in writing by the Underwriter.

(ii) No Default. At the time of the Closing, no default, or any event that with the passage of time would be reasonably likely to result in default, shall have occurred or be existing under the Resolution, the Bond Documents, or any other agreement or document pursuant to which any of the Issuer's financial obligations were issued and the Issuer shall not be in default in the payment of principal or interest on any of its financial obligations which default would materially adversely impact the ability of the Issuer to collect the Revenues.

(b) Termination Events. The Underwriter shall have the right to terminate this Purchase Contract, without liability therefor, by written notification to the Issuer if at any time at or prior to the Closing:

(i) an event shall occur which makes untrue or incorrect in any material respect, as of the time of such event, any statement or information contained in the Official Statement or which is not reflected in the Official Statement but should be reflected therein in order to make the statements contained therein not misleading in any material respect and, in either such event, the Issuer refuses to permit the Official Statement to be supplemented to supply such statement or information or the effect of the Official Statement as so supplemented is, in the judgment of the Underwriter, to materially adversely affect the market for the Series 2024 Bonds; or

(ii) legislation shall be introduced in, enacted by, reported out of committee, or recommended for passage by the State, either House of the Congress, or recommended to the Congress or otherwise endorsed for passage (by press release, other form of notice or otherwise) by the President of the United States, the Treasury Department of the United States, the Internal Revenue Service or the Chairman or ranking minority member of the Committee on Finance of the United

States Senate or the Committee on Ways and Means of the United States House of Representatives, or legislation is proposed for consideration by either such committee by any member thereof or presented as an option for consideration by either such committee by the staff or such committee or by the staff of the Joint Committee on Taxation of the Congress of the United States, or a bill to amend the Code (which, if enacted, would be effective as of a date prior to the Closing) shall be filed in either House, or a decision by a court of competent jurisdiction shall be rendered, or a regulation or filing shall be issued or proposed by or on behalf of the Department of the Treasury or the Internal Revenue Service of the United States, or other agency of the federal government, or a release or official statement shall be issued by the President, the Department of the Treasury or the Internal Revenue Service of the United States, in any such case with respect to or affecting (directly or indirectly) the taxation of interest received on obligations of the general character of the Series 2024 Bonds which, in the opinion of the Underwriter, materially adversely affects the market for the Series 2024 Bonds; or

(iii) a stop order, ruling, regulation, proposed regulation or statement by or on behalf of the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall be issued or made to the effect that the issuance, offering, sale or distribution of obligations of the general character of the Series 2024 Bonds is in violation or would be in violation of any provisions of the Securities Act of 1933, as amended, the Securities Exchange Act of 1934, as amended or the Trust Indenture Act of 1939, as amended; or

(iv) legislation introduced in or enacted (or resolution passed) by the Congress or an order, decree, or injunction issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary, or proposed), press release or other form of notice issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Series 2024 Bonds, including any or all underlying arrangements, are not exempt from registration under or other requirements of the Securities Act of 1933, as amended (the "Securities Act"), or that the Indenture is not exempt from qualification under or other requirements of the Trust Indenture Act of 1939, as amended, or that the issuance, offering, or sale of obligations of the general character of the Series 2024 Bonds, including any or all underlying arrangements, as contemplated hereby or by the Official Statement or otherwise, is or would be in violation of the federal securities law as amended and then in effect;

(v) there shall have occurred any outbreak or escalation of hostilities, declaration by the United States of a national or international emergency or war or other calamity or crisis, or the escalation thereof, the effect of which on financial markets is such as to make it, in the reasonable judgment of the Underwriter, impractical or inadvisable to proceed with the reselling of the Series 2024 Bonds as contemplated in the Official Statement; or

(vi) there shall have occurred a general suspension of trading, minimum or maximum prices for trading shall have been fixed and be in force or maximum ranges or prices for securities shall have been required on the New York Stock Exchange or other national stock exchange whether by virtue of a determination by that Exchange or by order of the Securities and Exchange Commission or any other governmental agency having jurisdiction or any national securities exchange shall have: (i) imposed additional material restrictions not in force as of the date hereof with respect to trading in securities generally, or to the Series 2024 Bonds or similar obligations or (ii) materially increased restrictions now in force with respect to the extension of credit by or the charge to the net capital requirements of underwriters or broker-dealers such as to make it, in the judgment of the Underwriter, impractical or inadvisable to proceed with the reselling of the Series 2024 Bonds as contemplated in the Official Statement; or

(vii) a general banking moratorium shall have been declared by federal or New York or State authorities or a major financial crisis or a material disruption in commercial banking or securities settlement or clearances services shall have occurred such as to make it, in the judgment of the Underwriter, impractical or inadvisable to proceed with the reselling of the Series 2024 Bonds as contemplated in the Official Statement; or

(viii) a downgrading or suspension of any rating (without regard to credit enhancement) by Moody's Investors Service ("Moody's"), S&P Global Ratings ("S&P"), or Fitch Ratings ("Fitch") of any debt securities issued by the Issuer, or (ii) there shall have been any official statement as to a possible downgrading (such as being placed on "credit watch" or "negative outlook" or any similar qualification) of any rating by Moody's, S&P or Fitch of any debt securities issued by the Issuer, including the Series 2024 Bonds; or

(ix) the commencement of any action, suit or proceeding described in Paragraph 7(i) hereof which, in the reasonable judgment of the Underwriter, materially adversely affects the market for the Series 2024 Bonds.

(c) Closing Documents. At or prior to the Closing, the Underwriter shall receive with respect to the Series 2024 Bonds the following documents:

(i) Bond Opinion. An approving opinion of Gilmore & Bell, P.C., Bond Counsel, dated the date of the Closing and substantially in the form included as Appendix E to the Official Statement, together with a letter from such counsel, dated the date of the Closing and addressed to the Underwriter, to the effect that the foregoing opinion addressed to the Issuer may be relied upon by the Underwriter to the same extent as if such opinion were addressed to it;

(ii) Disclosure Counsel Opinion. An opinion and letter of Gilmore & Bell, P.C., as Disclosure Counsel to the Issuer, addressed to the Underwriter, in form and substance acceptable to the Underwriter, and dated the date of the Closing substantially to the following effect:

(A) This Purchase Contract has been duly authorized, executed and delivered by the Issuer and, assuming due authorization, execution and delivery by the other parties thereto is a valid and binding agreement of the Issuer enforceable in accordance with its terms, except that the rights and obligations under the Purchase Contract are subject to bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and other similar laws affecting creditors' rights, to the application of equitable principles if equitable remedies are sought, to the exercise of judicial discretion in appropriate cases and to limitations on legal remedies against public agencies in the State;

(B) The Series 2024 Bonds are exempt securities that do not require registration under the Securities Act and the Indenture is not required to be qualified under the Trust Indenture Act of 1939, as amended;

(C) The statements contained in the Official Statement on the cover page and under the captions "THE SERIES 2024 BONDS" (except under the caption "Book-Entry Only System"), "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Flow of Funds," ["—Debt Service Reserve,"] ["—Additional Bonds," and "TAX MATTERS" and in Appendices B and E thereto, insofar as such statements purport to summarize certain provisions of the Series 2024 Bonds, the Indenture, and Bond Counsel's opinions concerning certain tax matters relating to the Series 2024 Bonds, present a fair and accurate summary of such provisions; and

(D) Because the primary purpose of such counsel's professional engagement was not to establish factual matters and because of the wholly or partially non-legal character of many determinations involved in the preparation of the Official Statement, such counsel is not passing upon and does not assume any responsibility for the accuracy, completeness or fairness of any of the statements contained in the Official Statement other than those set forth in the immediately preceding paragraph above and makes no representation that it has independently verified the accuracy, completeness or fairness of any such statements. However, in such counsel's capacity as bond counsel, it met in conferences with representatives of and counsel for the Issuer, the Municipal Advisor, the Underwriter, and others, during which conferences the contents of the Official Statement and related matters were discussed. Based on such counsel's participation in the above-mentioned conferences, and in reliance thereon and on the documents, certificates and opinions herein mentioned, such counsel advises that no information came to the attention of the attorneys of such firm rendering legal services in such connection, which caused them to believe that the Official Statement as of its date and as of the date of the opinion, contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which

they were made, not misleading (except that no opinion or belief is expressed as to (i) the financial statements, numerical, financial, economic, demographic and statistical data, forecasts, charts, estimates, projections, assumptions or expressions of opinion; (ii) any information about book-entry and The Depository Trust Company; and (iii) information contained under the captions entitled [“SECURITY AND SOURCES OF PAYMENT FOR THE BONDS—Pledged Sales and Use Taxes,” “—Historical Sales Tax Revenues,” “—The Largest Sales Tax Payers in the City,” and “DEBT SERVICE REQUIREMENTS,” or under the sections entitled, “CITY OF SOUTH SALT LAKE,” “DEBT STRUCTURE OF THE CITY,” “FINANCIAL INFORMATION REGARDING THE CITY,” “LEGAL MATTERS—Absence of Litigation,” and Appendices A, C and F to the Official Statement]);

(iii) Opinion of Counsel to the Issuer. An opinion of the City Attorney for the Issuer, dated the Closing Date, addressed to the Underwriter, the Issuer, the Trustee and to Bond Counsel, in substantially the form set forth in Exhibit B hereto;

(iv) Issuer Certificate. A certificate of the Issuer, dated the date of the Closing, signed on behalf of the Issuer by a duly authorized officer of the Issuer to the effect that:

(A) The representations, warranties and covenants of the Issuer contained in the Purchase Contract are true and correct in all material respects on and as of the date of the Closing as if made on the date of the Closing and the Issuer has complied with all of the terms and conditions of the Purchase Contract required to be complied with by the Issuer at or prior to the date of the Closing;

(B) No event affecting the Issuer has occurred since the date of the Official Statement which has not been disclosed therein or in any supplement or amendment thereto which event should be disclosed in the Official Statement in order to make the statements in the Official Statement, in the light of the circumstances under which they were made, not misleading (except no representation is made with respect to information relating to DTC or DTC’s book-entry system); and

(C) No event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute an event of default under the Bond Documents;

(v) Trustee’s Certificate. A certificate, dated the date of Closing, signed by a duly authorized official of the Trustee satisfactory in form and substance to the Underwriter, to the effect that:

(A) The Trustee is duly organized and existing as a national banking association under the laws of the United States of America, having

the full corporate power and authority to enter into and perform its duties under the Indenture;

(B) The Trustee is duly authorized to enter into the Indenture and has duly executed and delivered the Indenture, and assuming due authorization and execution by the other parties thereto, the Indenture is legal, valid and binding upon the Trustee, and enforceable against the Trustee in accordance with its terms;

(C) The Trustee has duly authenticated the Series 2024 Bonds under the Indenture and delivered the Series 2024 Bonds to or upon the order of the Underwriter; and

(D) No consent, approval, authorization or other action by any governmental or regulatory authority having jurisdiction over the banking or trust powers of the Trustee that has not been obtained is or will be required for the execution and delivery of the Series 2024 Bonds or the consummation by the Trustee of its obligations under the Indenture;

(vi) Transcript. A copy of the transcript of all proceedings relating to the authorization, execution and delivery of the Series 2024 Bonds;

(vii) Official Statement. The Official Statement and each supplement or amendment, if any, thereto;

(viii) Documents. An executed copy of each of the Bond Documents;

(ix) Resolution. A certified copy of the Resolution;

(x) IRS Form 8038-G. Evidence that the federal tax information form 8038-G has been prepared for filing;

(xi) Tax Certificate. A tax certificate in form satisfactory to Bond Counsel;

(xii) Rating. Evidence from [S&P Global Ratings] that the Series 2024 Bonds have been assigned a rating of “[\_\_\_]”;

(xiii) Continuing Disclosure Undertaking. An executed copy of the Continuing Disclosure Undertaking; and

(xiv) Additional Documents. Such additional certificates, instruments and other documents as the Underwriter may reasonably deem necessary.

If the Issuer shall be unable to satisfy the conditions contained in this Purchase Contract, or if the obligations of the Underwriter shall be terminated for any reason permitted by this Purchase Contract, this Purchase Contract shall terminate and neither the Underwriter nor the Issuer shall be under further obligation hereunder, except as further set forth in Section 9 hereof.

9. Expenses. The Underwriter shall be under no obligation to pay and the Issuer shall pay or cause to be paid the expenses incident to the performance of the obligations of the Issuer hereunder including but not limited to (a) the fees and disbursements of any counsel, financial advisors, accountants or other experts or consultants retained by the Issuer; (b) the fees and disbursements of Bond Counsel and disclosure counsel; (c) the fees of any rating agency; (d) costs associated with the Official Statement and the Preliminary Official Statement; and (e) Trustee fees.

The Underwriter shall pay and the Issuer shall be under no obligation to pay all expenses incurred by it in connection with the initial purchase of the Series 2024 Bonds, including any costs or expenses related to CUSIP Service Bureau fees and any counsel retained by the Underwriter. The Issuer acknowledges that a portion of the Underwriter's underwriting discount is intended to reimburse the Underwriter for any incidental expenses (including, but not limited to, transportation, lodging and meals of Issuer and Underwriter personnel) incurred by the Underwriter (on behalf of Underwriter personnel and Issuer personnel and advisors, as applicable) in connection with the execution of the transaction contemplated by this Purchase Contract.

10. Notice. Any notice or other communication to be given to the Issuer under this Purchase Contract may be given by delivering the same in writing to its address set forth above, and any notice or other communication to be given to the Underwriter under this Purchase Contract may be given by delivering the same in writing to:

[Underwriter]  
[Address]  
Attention: [\_\_\_\_\_]

11. Entire Agreement. This Purchase Contract, when accepted by the Issuer, shall constitute the entire agreement among the Issuer and the Underwriter with respect to the subject matter hereof and is made solely for the benefit of the Issuer and the Underwriter (including the successors of the Underwriter). No other person shall acquire or have any right hereunder by virtue hereof, except as provided herein. All of the representations, warranties and agreements of the Issuer in this Purchase Contract shall remain operative and in full force and effect except as otherwise provided herein, regardless of any investigations made by or on behalf of the Underwriter and shall survive the delivery of and payment for the Series 2024 Bonds.

12. No Advisory or Fiduciary Role. The Issuer acknowledges and agrees that (i) the purchase and sale of the Series 2024 Bonds pursuant to this Purchase Contract is an arm's-length commercial transaction between the Issuer and the Underwriter, (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as a principal and is not acting as the agent, advisor or fiduciary of the Issuer, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the Issuer with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the Issuer on other matters) and the Underwriter has no obligation to the Issuer with respect to the offering contemplated hereby except the obligations expressly set forth in this Purchase Contract, (iv) the Issuer has consulted its own legal, financial and other advisors to the extent deemed appropriate, [and (v) the Issuer received from the Underwriter its letter dated \_\_\_\_\_, 2024, addressed to

the Issuer concerning the Underwriter's disclosure obligations relating to the Series 2024 Bonds under MSRB Rule G-17 and the Issuer acknowledged receipt of such letter].

13. Representations, Covenants, and Agreements of the Underwriter. The Underwriter represents and warrants that it is not currently engaged in a boycott of the State of Israel or an economic boycott of a boycotted company, as such terms are defined in the immediately succeeding two sentences. As currently defined in Section 63G-27-102(5) of the Utah Code, "economic boycott" means an action targeting a "boycotted company" with the intention of penalizing or inflicting economic harm to such company. Furthermore, as currently defined in Section 63G-27-102(3) of the Utah Code "boycotted company" means a company that (1) engages in the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, mining, or agriculture, (2) engages in, facilitates, or supports the manufacture, distribution, sale, or use of firearms, (3) does not meet or commit to meet environmental standards, including standards for eliminating, reducing, offsetting, or disclosing greenhouse gas-emissions, beyond applicable state and federal law requirements or (4) does not facilitate or commit to facilitate access to abortion or sex characteristic surgical procedures. The Underwriter covenants and agrees not to engage in a boycott of the State of Israel or an economic boycott of a boycotted company for the duration of any contractual arrangement with the Issuer, including this Purchase Contract.

14. Counterparts. This Purchase Contract may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

15. Electronic Signature. Each party hereto acknowledges and agrees that it may execute this Purchase Contract, and any variation or amendment hereto, using Electronic Signatures, as hereinafter defined. Such Electronic Signatures are intended to authenticate this writing and to have the same force and effect as handwritten signatures.

"Electronic Signature" means any electronic sound, symbol, or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record, including facsimile or email electronic signatures, pursuant to applicable law, including the Federal Electronic Signatures in Global and National Commerce Act, the Utah Uniform Electronic Transaction Act, or any other similar state laws based on the Uniform Electronic Transactions Act, as amended from time to time.

16. Severability. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof.

17. STATE LAW GOVERNS. THE VALIDITY, INTERPRETATION AND PERFORMANCE OF THIS PURCHASE CONTRACT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF UTAH.

18. No Assignment. The rights and obligations created by this Purchase Contract shall not be subject to assignment by the Underwriter or the Issuer without the prior written consent of the other party hereto.

[UNDERWRITER]

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[Name, Title]

at \_\_\_\_\_ p.m. (MDT)

Accepted as of the date  
first stated above:

CITY OF SOUTH SALT LAKE, UTAH

By \_\_\_\_\_  
[Mayor]

ATTEST AND COUNTERSIGN:

By \_\_\_\_\_  
City Recorder

EXHIBIT A

City of South Salt Lake, Utah

\$(PAR)

Sales Tax Revenue Bonds, Series 2024

Maturity Date ( <u>July 15</u> )	Principal <u>Amount</u>	Interest <u>Rate</u>	<u>Price</u>	<u>Yield</u>	Pricing <u>Rule</u>
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- [\* Term bonds.]
  - \*\* General Rule Maturities.]
  - \*\*\* Hold-the-offering-price Maturities.]
  - [c Yield to optional call on \_\_\_\_\_.]

EXHIBIT B

UNDERWRITER’S RECEIPT FOR BONDS AND CLOSING CERTIFICATE

[\$[PAR]  
CITY OF SOUTH SALT LAKE, UTAH  
SALES TAX REVENUE BONDS, SERIES 2024

The undersigned, on behalf of [Underwriter] (the “Underwriter”), as the original purchaser of the above-described bonds (the “Bonds”), being issued on the date of this Certificate by the City of South Salt Lake, Utah (the “Issuer”), certifies and represents as follows:

1. Receipt of the Bonds. The Underwriter hereby acknowledges receipt of the Bonds pursuant to the Bond Purchase Contract (the “Purchase Contract”) by and between the Issuer and the Underwriter dated [August \_\_\_\_], 2024 (the “Sale Date”). The Bonds are issued as fully registered bonds, and are dated, mature on the dates, bear interest at the rates per annum, and are numbered as set forth in the Indenture (as defined in the Purchase Contract.)

2. Issue Price.

(a) For purposes of this Certificate the following definitions apply:

“Effective Time” means the time on the Sale Date that the Purchase Contract to purchase the Bonds became enforceable.

“Holding Period” means with respect to each Undersold Maturity the period beginning on the Sale Date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the Sale Date; or
- (2) the date and time at which the Underwriter has sold at least 10% of that Undersold Maturity of the Bonds to the Public at one or more prices that are no higher than the Initial Offering Price.

“Initial Offering Price” means the price listed on Schedule A for each Maturity.

“Maturity” means Bonds with the same credit and payment terms; Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

“Public” means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriting Firm or a related party to an Underwriting Firm. An Underwriting Firm and a person are related if it and the person are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of

the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other.

“Sale Date” means the date of execution of the Purchase Contract.

“Undersold Maturity” or “Undersold Maturities” means any Maturity for which less than 10% of the principal amount of Bonds of that Maturity were sold as of the Effective Time.

“Underwriting Firm” means (A) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) of this definition to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the Public).

(b) The Underwriter represents as follows:

1. Attached as Attachment 1 is a copy of the pricing wire or similar communication used to communicate the Initial Offering Price of each Maturity to the Public.

2. As of the Effective Time all the Bonds were the subject of an initial offering to the Public.

3. As of the Effective Time none of the Bonds were sold to any person at a price higher than the Initial Offering Price for that Maturity.

4. [[As of the Effective Time there were no Undersold Maturities.]] [[For any Undersold Maturity, during the Holding Period each Underwriting Firm did not offer nor sell Bonds of the Undersold Maturity to the Public at a price that is higher than the respective Initial Offering Price for that Undersold Maturity.

5. Any separate agreement among any Underwriting Firm related to the sale of an Undersold Maturity during the Holding Period contained the agreement referenced in 4 above.]]

Underwriter]

By: \_\_\_\_\_

Its: \_\_\_\_\_

SCHEDULE A – [*same as in Bond Purchase Contract*]

ATTACHMENT 1 -- Initial Offering Price Documentation  
[Attach Pricing Wire or Other Offering Price Documentation]

EXHIBIT C

FORM OF OPINION OF ISSUER’S COUNSEL

[August \_\_], 2024

[Underwriter]  
[Address]

U.S. Bank Trust Company, National Association  
170 South Main Street, Suite 200  
Salt Lake City, Utah

Gilmore & Bell, P.C.  
15 West South Temple, Suite 1450  
Salt Lake City, Utah

Re: City of South Salt Lake, Utah \$[PAR] Sales Tax Revenue Bonds, Series 2024

This opinion is being rendered in connection with the issuance by City of South Salt Lake, Utah (the “Issuer”) of its \$[PAR] Sales Tax Revenue Bonds, Series 2024 (the “Series 2024 Bonds”) pursuant to a resolution of the Issuer adopted on [May 8,] 2024 (the “Resolution”), and a General Indenture of Trust dated as of [August 1], 2024, as supplemented by a First Supplemental Indenture of Trust dated as of [August 1], 2024 (together, the “Indenture”), each between the Issuer and U.S. Bank Trust Company, National Association, as trustee. The Series 2024 Bonds are being issued to (a) finance the construction of a new public works building, land purchases, and all related improvements and (b) pay the costs associated with the issuance of the Series 2024 Bonds.

All defined terms in this opinion shall have the meanings, respectively, as given them in the Indenture, unless expressly given a different meaning in this opinion or unless the context clearly otherwise requires.

I am the duly appointed City Attorney for City of South Salt Lake, Utah, and am of the opinion that:

1. The Issuer is a political subdivision and body politic duly organized and validly existing under the constitution and laws of the State of Utah, with full governmental powers to execute, deliver and perform its obligations under the Indenture, the Bond Purchase Contract dated [August \_\_], 2024, entered into by and between the Issuer and [Underwriter] (the “Purchase Contract”), and the Continuing Disclosure Undertaking between the Issuer and the Trustee dated as of [August \_\_], 2024 (the “Continuing Disclosure Undertaking”). The Series 2024 Bonds, the Indenture, the Continuing Disclosure Undertaking and the Bond Purchase Contract being sometimes collectively referred to herein as the “Bond Documents.”

2. The Resolution has been duly adopted by the Issuer at a public meeting of the City Council (at which a quorum was present and acting throughout), which was convened pursuant to public notice thereof given in accordance with the requirements of Utah law, has been duly filed and recorded in the official records and minutes of the Issuer, and remains in full force and effect without change, modification, amendment or rescission as of the date hereof.

3. The Bond Documents have been duly authorized, executed, adopted and delivered by the Issuer and constitute legal and valid obligations of the Issuer enforceable against the Issuer in accordance with their respective terms except that the rights and obligations under the Bond Documents are subject to bankruptcy, insolvency, reorganization, moratorium, fraudulent conveyance and other similar laws affecting creditors' rights, to the application of equitable principles if equitable remedies are sought, to the exercise of judicial discretion in appropriate cases and to limitations on legal remedies against public agencies in the State of Utah; and the Issuer has full right, power and authority to carry out and consummate all transactions contemplated by the Bond Documents as of the date hereof.

4. The Issuer has taken all action necessary to authorize the execution, delivery, receipt and due performance of such agreements and documents that may be required to be executed, delivered and received by the Issuer in order to carry out, give effect to and consummate the transactions contemplated by the Bond Documents.

5. No additional or further approvals, consents or authorizations of the Issuer are required in connection with the participation by the Issuer in the transactions contemplated by the Bond Documents.

6. The City Council and certain other officers of the Issuer are as set forth in the General Certificate delivered at closing for the Series 2024 Bonds and each of the listed Councilmembers and elected officers has been duly elected and is qualified to hold said position and each of the officers of the Issuer has been duly appointed and is qualified to hold said position.

7. Other than as described in the Indenture, the Issuer does not currently have outstanding any indebtedness or other obligations secured by a lien on the Revenues pledged under the Indenture.

8. The execution and delivery of the Bond Documents do not violate the Constitution or laws of the State of Utah, or any applicable law, rule, order, regulations, licenses or permits of any state or federal government authority or agency to which the Issuer or any of its property is subject or bound, or any court order by which the Issuer or any of its property is or may be bound, and such action does not constitute a material breach of or default under any agreement, indenture, mortgage, lease, note or other obligation or instrument to which the Issuer is a party or is bound; and as of the date hereof, no approval or other action by any state governmental authority or agency is required in connection therewith, except such approvals or actions which have heretofore been obtained or taken.

9. The Issuer has duly approved the Preliminary Official Statement dated as of [July \_\_\_\_], 2024 (the "Preliminary Official Statement") and the Official Statement dated as of [August \_\_\_\_], 2024 (the "Official Statement"), and authorized their use in connection with the offer and sale of the Series 2024 Bonds, and no facts have come to my attention that would lead me to believe that the Preliminary Official Statement, as of its date and as of the date of the Purchase Contract, and the Official Statement, as of its date and as of the date hereof, contained or contains an untrue statement of material fact, or omitted or omits to state a material fact, in order to make the statements and information contained therein relating to the Issuer in any material respect not misleading.

10. To the best of my knowledge, there are no legal or governmental proceedings (including any action, suit, proceeding, inquiry or litigation or investigation at law or in equity before or by any court, public board or body, or any governmental or administrative authority or agency) pending, threatened or contemplated (or any basis therefor):

(a) wherein an unfavorable decision, ruling or finding might materially adversely affect the financial condition or operations of the Issuer, or transactions contemplated by the Bond Documents;

(b) challenging in any way the titles of the members of the City Council or the officials of the Issuer or their rights to their respective offices;

(c) seeking to restrain or enjoin the issuance, sale or delivery of the Series 2024 Bonds or the execution, delivery and performance of the Bond Documents or the source of payment for the Series 2024 Bonds or the imposition, levy or collection of the taxes included in the Revenues;

(d) directly or indirectly contesting or affecting the authority for or the validity of the Bond Documents or the imposition, levy or collection of the taxes included in the Revenues or moneys to pay the Series 2024 Bonds or the application of the proceeds of the Series 2024 Bonds or any of the transactions referred to in the Bond Documents or contemplated thereby or contesting the authority of the Issuer to enter into or perform its obligations under any of the Bond Documents, or under which a determination adverse to the Issuer would have a material adverse effect upon the financial condition or the revenues of the Issuer, or which, in any manner, questions or affects the right or ability of the Issuer to enter into the Bond Documents or affects in any manner the right or ability of the Issuer to impose, levy and collect the taxes included in the Revenues; or

(e) contesting the creation, organization, existence or powers of the Issuer or its authority to adopt the Resolution, to issue the Series 2024 Bonds and to execute and deliver the Bond Documents or which would have a material adverse effect on the boundaries of the Issuer.

11. No action, suit, or proceeding is now pending and, to my knowledge, no inquiry, investigation, or litigation of any nature is threatened, that, in either case, questions or in any manner challenges compliance by the Issuer with the Utah Open and Public Meetings Act, Title 52, Chapter 4, Utah Code Annotated 1953, as amended.

Very truly yours,  
[City Attorney]

EXHIBIT D

FORM OF PRELIMINARY OFFICIAL STATEMENT

**NEW ISSUE  
BOOK-ENTRY ONLY**

**Rating: S&P “[\_\_\_]”  
(See “BOND RATING” herein.)**

*In the opinion of Gilmore & Bell, P.C., Bond Counsel to the City, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended (the “Code”), the interest on the Series 2024 Bonds (including any original issue discount properly allocable to an owner thereof) is excludable from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax. Bond Counsel notes that interest on the Series 2024 Bonds may be included in adjusted financial statement income of applicable corporations for purposes of determining the applicability and amount of the federal corporate alternative minimum tax. The Series 2024 Bonds have not been designated as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code. Bond Counsel is also of the opinion that the interest on the Series 2024 Bonds is exempt from State of Utah individual income taxes. See “TAX MATTERS” herein.*

**CITY OF SOUTH SALT LAKE, UTAH  
\$[PAR]\*  
SALES TAX REVENUE BONDS, SERIES 2024**

**Dated: Date of Initial Delivery**

**Due: July 15, as shown on inside front cover**

The Sales Tax Revenue Bonds, Series 2024 are issued by the City of South Salt Lake, Utah as fully registered bonds, and when initially issued, will be registered in the name of Cede & Co., as nominee of DTC, New York, New York, which will act as securities depository for the Series 2024 Bonds. Purchases of ownership interests in Series 2024 Bonds will be made in book-entry form only, in the principal amount of \$5,000 or any integral multiple thereof, through brokers and dealers who are, or who act through, DTC participants. Beneficial Owners of the Series 2024 Bonds will not be entitled to receive physical delivery of bond certificates so long as DTC or a successor securities depository acts as the securities depository with respect to the Series 2024 Bonds. See “THE SERIES 2024 BONDS,” herein.

Interest on the Series 2024 Bonds is payable on January 15 and July 15 of each year, commencing [January 15, 2025]. So long as DTC or its nominee is the registered owner of the Series 2024 Bonds, payments of the principal of and interest on such Series 2024 Bonds will be made directly to DTC or its nominee. Disbursement of such payments to DTC participants is the responsibility of DTC and disbursement of such payments to the beneficial owners is the responsibility of DTC participants.

The Series 2024 Bonds are subject to optional [and sinking fund redemption] redemption prior to maturity. See “THE SERIES 2024 BONDS,” herein.

The Series 2024 Bonds are being issued for the purpose of (i) financing the construction of a new public works building, land purchases, and all related improvements and (ii) paying costs of issuance of the Series 2024 Bonds. See “THE SERIES 2024 PROJECT” herein.

**The Series 2024 Bonds are special limited obligations of the City, payable solely from the Revenues, moneys, securities and certain funds and accounts pledged therefor in the Indenture between the City and U.S. Bank Trust Company, National Association, as Trustee. The Revenues consist primarily of the revenues received from the imposition of the Pledged Sales and Use Taxes, as discussed herein. No assurance can be given that the Revenues will remain sufficient for the payment of the principal of and interest on the Series 2024 Bonds and the City is limited by Utah law in its ability to increase the rate of the Pledged Sales and Use Taxes. See “RISK FACTORS” herein. The Series 2024 Bonds do not constitute a general obligation indebtedness or a pledge of the ad valorem taxing power or the full faith and credit of the City, and are not obligations of the State of Utah or any other agency or other political subdivision or entity of the State of Utah. The City will not mortgage or grant any security interest in the improvements financed with the proceeds of the Series 2024 Bonds or any portion thereof to secure payment of the Series 2024 Bonds. See “SECURITY FOR THE BONDS” herein.**

The Series 2024 Bonds are offered when, as and if issued and received by the Underwriter, subject to the approval of their legality by Gilmore & Bell, P.C., Bond Counsel for the City. Certain legal matters will be passed upon for the City by Josh Collins, Esq., City Attorney. Certain matters relating to disclosure will be passed upon by Gilmore & Bell, P.C. as disclosure counsel to the City. [Certain matters will be passed upon for the Underwriter by \_\_\_\_\_]. EFG Consulting, LLC is acting as municipal advisor to the City. It is expected that the Series 2024 Bonds, in book-entry form only, will be available for delivery to DTC or its agent on or about [August 21], 2024.

This cover page contains certain information for quick reference only. It is not a summary of this issue. Investors must read the entire Official Statement to obtain information essential to the making of an informed investment decision. This Official Statement is dated \_\_\_\_\_, 2024, and the information contained herein speaks only as of that date.

[underwriter]

\* Preliminary; subject to change.

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold, nor may offers to buy be accepted, prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

**CITY OF SOUTH SALT LAKE, UTAH**  
**[\$[PAR]\***  
**SALES TAX REVENUE BONDS, SERIES 2024**

**MATURITIES, AMOUNTS, INTEREST RATES, YIELDS**

<u>Due</u> <u>(July 15)</u>	<u>Principal Amount*</u>	<u>Interest Rate</u>	<u>Yield</u>	<u>CUSIP†</u>
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\* Preliminary; subject to change.

† The above-referenced CUSIP numbers have been assigned by an independent company not affiliated with the parties to this bond transaction and are included solely for the convenience of the holders of the Series 2024 Bonds. None of the City, the Trustee or the Underwriter is responsible for the selection or uses of such CUSIP numbers, and no representation is made as to its correctness on the particular Series 2024 Bonds or as indicated above. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Series 2024 Bond as a result of various subsequent actions including, but not limited to, a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities.

No dealer, broker, salesman or any other person has been authorized by the City or the Underwriter to give any information or to make any representations, other than those contained in this Official Statement, in connection with the offering contained herein, and, if given or made, such information or representations must not be relied upon. This Official Statement does not constitute an offer or solicitation of an offer to buy nor shall there be any sale of the Series 2024 Bonds by any person in any jurisdiction in which it is unlawful for such offer, solicitation or sale.

The information set forth herein has been obtained from the City, DTC, and other sources that are believed to be reliable. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made thereafter shall under any circumstances create any implication that there has been no change in the affairs of the City or in any other information contained herein since the date hereof.

All inquiries relating to this Official Statement and the offering contemplated herein should be directed to the Underwriter. Prospective investors may obtain additional information from the Underwriter or the City which they may reasonably require in connection with the decision to purchase any of the Series 2024 Bonds from the Underwriter.

The yields at which the Series 2024 Bonds are offered to the public may vary from the initial reoffering yields on the inside front cover page of this Official Statement. In addition, the Underwriter may allow concessions of discounts from the initial offering prices of the Series 2024 Bonds to dealers and others. In connection with this offering, the Underwriter may engage in transactions that stabilize, maintain or otherwise affect the market prices of the Series 2024 Bonds. Such transactions, if commenced, may be discontinued at any time.

The Underwriter has provided the following sentence for inclusion in this Official Statement:

The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

Certain statements included or incorporated by reference in this Official Statement constitute “forward-looking statements” within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as “plan,” “expect,” “estimate,” “project,” “budget” or other similar words. Forward-looking statements in the Official Statement include, but are not limited to the statements under the captions “THE SERIES 2024 PROJECT,” and “ESTIMATED SOURCES AND USES OF FUNDS.” The forward-looking statements in this Official Statement are subject to risks and uncertainties that could cause actual results to differ materially from those expressed in or implied by such statements. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date hereof.

**THE SERIES 2024 BONDS WILL NOT BE REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, OR ANY STATE SECURITIES LAW AND WILL NOT BE LISTED ON ANY STOCK OR OTHER SECURITIES EXCHANGE. THE SERIES 2024 BONDS HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE SECURITIES AND EXCHANGE COMMISSION OR ANY STATE SECURITIES COMMISSION, NOR HAS THE SECURITIES AND EXCHANGE COMMISSION OR ANY STATE SECURITIES COMMISSION PASSED UPON THE ACCURACY OR ADEQUACY OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.**

This Official Statement should be considered in its entirety. No one factor should be considered more or less important than any other by reason of its position in this Official Statement. Where statutes, resolutions, reports or other documents are referred to in this Official Statement, references should be made to those documents for more complete information regarding their subject matter.

The City maintains a website; however, the information presented there is not a part of this Official Statement and should not be relied upon in making an investment decision with respect to the Series 2024 Bonds.

**CITY OF SOUTH SALT LAKE, UTAH**

**\$(PAR)\***

**SALES TAX REVENUE BONDS, SERIES 2024**

City of South Salt Lake  
220 East Morris Avenue  
South Salt Lake, Utah 84115  
(801) 483-6027

**CITY COUNCIL**

Cherie Wood..... Mayor  
Sharla Bynum..... Chair and Councilmember  
LeAnne Huff..... Councilmember  
Nick Mitchell..... Councilmember  
Natalie Pinkey ..... Councilmember  
Paul Sanchez..... Councilmember  
Corey Thomas ..... Councilmember  
Clarissa J. Williams ..... Councilmember

**CITY ADMINISTRATION**

Crystal Makin ..... Finance Director  
Jonathan Weidenhamer..... Community & Economic Development Director  
Ariel Andrus ..... City Recorder  
Josh Collins ..... City Attorney

**TRUSTEE, PAYING AGENT & REGISTRAR**

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Salt Lake City, Utah 84111  
(801) 534-6051

**MUNICIPAL ADVISOR**

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(801) 258-1926

**BOND & DISCLOSURE COUNSEL**

Gilmore & Bell, P.C.  
15 West South Temple, Suite 1450  
Salt Lake City, Utah 84101  
(801) 364-5080

**UNDERWRITER**

*[To be determined]*

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\* Preliminary; subject to change.

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**OFFICIAL STATEMENT**  
**RELATING TO**  
**CITY OF SOUTH SALT LAKE, UTAH**

**[PAR]\* SALES TAX REVENUE BONDS, SERIES 2024**

**INTRODUCTION**

This Official Statement, including the cover page, introduction, and appendices, provides information in connection with the issuance and sale by the City of South Salt Lake, Utah (the “City”) of its \$[PAR]\* Sales Tax Revenue Bonds, Series 2024 (the “Series 2024 Bonds”), initially issued in book-entry form only. This introduction is not a summary of this Official Statement. It is only a brief description of and guide to and is qualified by more complete and detailed information contained in the entire Official Statement, including the cover page and appendices hereto, and the documents summarized or described herein. A full review should be made of the entire Official Statement. The offering of Series 2024 Bonds to potential investors is made only by means of the entire Official Statement.

See also the following appendices attached hereto: APPENDIX A—CITY OF SOUTH SALT LAKE, UTAH ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023; APPENDIX B—FORM OF THE GENERAL INDENTURE; APPENDIX C—ECONOMIC AND DEMOGRAPHIC INFORMATION REGARDING SALT LAKE COUNTY; APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING; APPENDIX E—FORM OF OPINION OF BOND COUNSEL; and APPENDIX F—PROVISIONS REGARDING BOOK-ENTRY-ONLY SYSTEM.

**Authority and Purpose of the Bonds**

The Series 2024 Bonds are being issued pursuant to (i) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), and other applicable provisions of law; (ii) a resolution adopted by the City Council of the City (the “City Council”) on [May 8, 2024] (the “Resolution”); and (iii) a General Indenture of Trust dated as of August 1, 2024 (the “General Indenture”), as supplemented by a First Supplemental Indenture of Trust dated as of August 1, 2024 (the “First Supplemental Indenture” and together with the General Indenture, the “Indenture”), each by and between the City and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”).

The proceeds from the sale of the Series 2024 Bonds will be used by the City for the purpose of (a) financing the construction of a new public works building, land purchases, and all related improvements (the “Series 2024 Project”) and (b) paying costs of issuance of the Series 2024 Bonds. See “THE SERIES 2024 PROJECT” and “ESTIMATED SOURCES AND USES OF FUNDS” herein.

**Security and Sources of Payment of the Bonds**

The Series 2024 Bonds are special limited obligations of the City and are payable solely from, and are secured solely by, the Revenues and certain other moneys in funds and accounts held by the Trustee under the Indenture. The Revenues consist of all the revenues produced by sales and use taxes levied by the City under (i) the Local Sales and Use Tax Act, Title 59, Chapter 12, Part 2 (the “Local Sales and Use Tax”), Utah Code Annotated 1953, as amended (“Utah Code”) and (ii) the City or Town Option Sales and Use Tax Act Title 59, Chapter 12, Part 21, Utah Code (the “City or Town Option Sales and Use Tax” and together with the Local Sales and Use Tax, the “Pledged Sales and Use Taxes”). See “SECURITY FOR THE BONDS” and “RISK FACTORS” herein.

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\* Preliminary; subject to change.

The Series 2024 Bonds are secured on a parity lien with any additional bonds, notes or other obligations (the “Additional Bonds”) which may be issued from time to time under the Indenture. See “SECURITY FOR THE BONDS” herein.

*The Series 2024 Bonds will not be a general obligation of the City or the State or any agency, instrumentality or political subdivision thereof. Neither the faith and credit nor the ad valorem taxing power of the City or the taxing power of the State or any agency, instrumentality or political subdivision thereof will be assigned or pledged for payment of principal of, premium, if any, and interest on the Series 2024 Bonds. The issuance of the Series 2024 Bonds shall not directly, indirectly or contingently obligate the City or the State or any agency, instrumentality or political subdivision thereof to levy any form of ad valorem taxation therefor or to make any appropriation for the payment of the Series 2024 Bonds. The City will not mortgage or grant a security interest in the improvements financed with the proceeds of the Series 2024 Bonds or any portion thereof to secure payment of the Series 2024 Bonds.*

### **Pledged Sales and Use Taxes**

The City presently levies on all taxable sales of goods and services in the City the Local Sales and Use Tax at the rate of 1.00% and the City or Town Option Sales and Use Tax at the rate of 0.20%. The Pledged Sales and Use Taxes are collected by the Utah State Tax Commission and distributed monthly to the City. Distribution of revenues from the Local Sales and Use Tax is based on formulas that take into account the population of and taxable sales in all local governments in the State that impose a sales and use tax, while distribution of the City or Town Option Sales and Use Tax is based entirely on point of sale.

The Pledged Sales and Use Taxes of the City for fiscal year ending June 30, 2023, totaled [\$22,684,954] (the “2023 Pledged Sales and Use Taxes”). For purposes of this Official Statement, the City estimates that the 2023 Pledged Sales and Use Taxes (assuming no decrease or growth) will provide approximately [\_\_\_]\* times the maximum annual debt service requirement on the Series 2024 Bonds, which occurs in Fiscal Year [20\_\_\_]. See “SECURITY FOR THE BONDS—Pledged Sales and Use Taxes” herein.

### **Initial Bonds; Additional Bonds**

The Series 2024 Bonds are the initial Series of Bonds to be issued under the General Indenture. The Indenture permits the issuance of Additional Bonds secured by the Revenues on a parity with the Series 2024 Bonds, but requires that the City provide certain certificates and opinions as a condition to the issuance of Additional Bonds. Included in these conditions is the requirement that the Revenues for any consecutive twelve-month period in the 24 months immediately preceding the issuance of Additional Bonds be equal to at least 200% of the maximum annual debt service on the Bonds then outstanding and the Additional Bonds proposed to be issued. See “SECURITY FOR THE BONDS—Additional Bonds” herein. The Series 2024 Bonds and any Additional Bonds issued under the Indenture are referred to collectively herein as the “Bonds.”

### **State Pledge of Nonimpairment**

In accordance with Section 11-14-307, Utah Code Annotated 1953, as amended, the State pledges and agrees with the holders of the Series 2024 Bonds that it will not alter, impair or limit the Pledged Sales and Use Taxes in a manner that reduces the amounts to be rebated to the City which are devoted or pledged for the payment of the Series 2024 Bonds until the Series 2024 Bonds, together with applicable interest, are fully met and discharged; provided, however, that nothing shall preclude such alteration, impairment or limitation if and when adequate provision shall be made by law for the protection of the holders of the Series 2024 Bonds. The City notes that this provision has not been interpreted by a court of law and, therefore, the extent that such provision would (i) be upheld under constitutional or other legal challenge, (ii) protect the current rates and collection of all Pledged Sales and Use Taxes, or (iii) import any other aspect of Revenues, cannot be predicted by the City.

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\* Preliminary; subject to change.

## **Redemption Provisions**

The Series 2024 Bonds are subject to optional [and mandatory sinking fund] redemption prior to maturity as described herein

## **Registration, Denominations, Manner of Payment**

The Series 2024 Bonds are issuable in book-entry only form through The Depository Trust Company, New York, New York (“DTC”). Interest on the Series 2024 Bonds is payable on January 15 and July 15 of each year, commencing [January 15, 2025] (each an “Interest Payment Date”). So long as DTC or its nominee is the registered Owner of the Series 2024 Bonds, payments of principal, premium, if any, and interest will be made to DTC, which will, in turn, remit such payments to its participants for subsequent disbursements to the Beneficial Owners of the Series 2024 Bonds. For a description of the book-entry only system, see “THE SERIES 2024 BONDS – Book-Entry Only System” below.

## **Tax Status**

In the opinion of Gilmore & Bell, P.C., Bond Counsel to the City, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended, the interest on the Series 2024 Bonds is excludable from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax. Bond Counsel notes that interest on the Series 2024 Bonds may be included in adjusted financial statement income of applicable corporations for purposes of determining the applicability and amount of the federal corporate alternative minimum tax. The Series 2024 Bonds have not been designated as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code. Bond Counsel is also of the opinion that the interest on the Series 2024 Bonds is exempt from State of Utah individual income taxes.

See “TAX MATTERS” in this Official Statement. Bond Counsel expresses no opinion regarding any other tax consequences relating to ownership or disposition of or the accrual or receipt of interest on the Series 2024 Bonds.

## **Conditions of Delivery, Anticipated Date, Manner, and Place of Delivery**

The Series 2024 Bonds are offered, subject to prior sale, when, as, and if issued and received by [Underwriter], as underwriter of the Series 2024 Bonds (the “Underwriter”), subject to the approval of legality by Gilmore & Bell, P.C., Bond Counsel for the City, and certain other conditions. Certain legal matters will be passed on for the City by Josh Collins, Esq., City Attorney. See “LEGAL MATTERS” below. Certain matters relating to disclosure will be passed upon by Gilmore & Bell, P.C. as disclosure counsel to the City. Certain matters will be passed upon for the Underwriter by [\_\_\_\_\_]. EFG Consulting, LLC is acting as municipal advisor to the City in connection with the issuance of the Series 2024 Bonds. It is expected that the Series 2024 Bonds in book-entry form only will be available for delivery to DTC or its agent on or about [August 21], 2024.

## **Continuing Disclosure**

The City will enter into a Continuing Disclosure Undertaking (the “Undertaking”) for the benefit of the Beneficial Owners of the Series 2024 Bonds to send certain information annually and to provide notice of certain events to the Municipal Securities Rulemaking Board (the “MSRB”) pursuant to the requirements of Section (b)(5) of Rule 15c2-12 (the “Rule”) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934. The expected form of the Undertaking is attached hereto as APPENDIX D to which reference is made for a description of the information to be provided on an annual basis, the events which will be noticed on an occurrence basis and the other terms of the Undertaking, including termination, amendment and remedies.

A failure by the City to comply with the Undertaking will not constitute an event of default under the Indenture and Beneficial Owners of the Series 2024 Bonds are limited to the remedies described in the Undertaking. A failure by the City to comply with the Undertaking must be reported in accordance with the Rule and must be considered by any broker, dealer, or municipal securities dealer before recommending the purchase or sale of the Series 2024 Bonds in the secondary market. Consequently, such a failure may adversely affect the transferability and

liquidity of the Series 2024 Bonds and their market price. See “CONTINUING DISCLOSURE” and “APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING.”

### **Basic Documentation**

Brief descriptions of the City, the Series 2024 Bonds, and the Indenture are included in this Official Statement. Such descriptions do not purport to be comprehensive or definitive. All references herein to the Indenture and the Series 2024 Bonds, are qualified in their entirety by reference to the complete text thereof. A copy of the Indenture is available for inspection at the principal office of the Trustee on or after the delivery of the Series 2024 Bonds.

This introduction is not a summary of this Official Statement. It is only a brief description of and guide to, and is qualified by more complete and detailed information contained in this entire Official Statement. A full review should be made of this entire Official Statement. The offering of Series 2024 Bonds to potential investors is made only by means of this entire Official Statement. Capitalized terms used herein and not otherwise defined shall have the meanings given such terms in APPENDIX B—FORM OF THE GENERAL INDENTURE.

See also the following appendices attached hereto: APPENDIX A—CITY OF SOUTH SALT LAKE, UTAH ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023; APPENDIX B—FORM OF THE GENERAL INDENTURE; APPENDIX C—ECONOMIC AND DEMOGRAPHIC INFORMATION REGARDING SALT LAKE COUNTY; APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING; APPENDIX E—FORM OF OPINION OF BOND COUNSEL; and APPENDIX F—PROVISIONS REGARDING BOOK-ENTRY ONLY SYSTEM.

### **Contact Persons**

The chief contact person for the City concerning the Series 2024 Bonds is:

[Crystal Makin]  
[Director of Finance]  
City of South Salt Lake  
220 East Morris Avenue  
South Salt Lake, Utah 84115  
(801) 412-3226  
[cmakin@southsaltlakecity.com]

The chief contact person for the Municipal Advisor concerning the Series 2024 Bonds is:

Cody Deeter, President  
EFG Consulting, LLC  
2110 North Dapple Drive  
Tooele, Utah 84074  
(801) 258-1926  
cody@efg-consulting.com

**THE SERIES 2024 BONDS**

**General**

The Series 2024 Bonds are dated the date of their initial delivery and except as otherwise provided in the Indenture, shall bear interest from said date. Interest on the Series 2024 Bonds will be payable semiannually on January 15 and July 15 of each year, commencing [January 15, 2025]. The Series 2024 Bonds are issued as fully registered bonds in denominations of \$5,000 or any integral multiple thereof.

The Series 2024 Bonds shall bear interest at the rates and shall mature in each of the years as described on the inside cover page hereof. Interest on the Series 2024 Bonds will be calculated on the basis of a 360-day year consisting of twelve 30-day months.

Interest on the Series 2024 Bonds will be payable by check or draft mailed by the Trustee to the registered owner thereof (initially DTC) as of the Regular Record Date. Principal of and premium, if any, on the Series 2024 Bonds will be payable at the principal corporate trust office of U.S. Bank Trust Company, National Association, Salt Lake City, Utah, as Trustee and Paying Agent, or its successor upon presentation of the Series 2024 Bonds by the registered owners or their duly authorized agents on or after the date of maturity or redemption.

*The Series 2024 Bonds are special limited obligations of the City, payable solely from the Revenues, moneys, securities and certain funds and accounts pledged therefor in the Indenture. The Revenues consist primarily of the revenues received from the imposition of the Pledged Sales and Use Taxes. The Series 2024 Bonds do not constitute a general obligation indebtedness or a pledge of the ad valorem taxing power or the full faith and credit of the City, and are not obligations of the State of Utah or any other agency or other political subdivision or entity of the State of Utah. The City will not mortgage or grant any security interest in the improvements financed with the proceeds of the Series 2024 Bonds or any portion thereof to secure payment of the Series 2024 Bonds. See "SECURITY FOR THE BONDS" herein.*

**Redemption Provisions**

Optional Redemption. The Series 2024 Bonds maturing on or prior to July 15, 20\_\_\_\_, are not subject to redemption prior to maturity. The Series 2024 Bonds maturing on or after July 15, 20\_\_\_\_, are subject to redemption at the option of the City on July 15, 20\_\_\_\_, and on any date thereafter prior to maturity, in whole or in part, from such maturities or parts thereof as may be selected by the City, at a redemption price equal to 100% of the principal amount of the Series 2024 Bonds to be redeemed plus accrued interest thereon to the date fixed for redemption.

[Mandatory Sinking Fund Redemption] The Series 2024 Bonds maturing on July 15, 20\_\_\_\_, are subject to mandatory sinking fund redemption at a redemption price equal to 100% of the principal amount thereof plus accrued interest thereon to the redemption date on the dates and in the principal amounts as follows:

Mandatory Sinking Fund Redemption Date (July 15)	Mandatory Sinking Fund <u>Redemption Amount</u>
--	--

\*

\* Final Maturity Date

Upon redemption of any Series 2024 Bonds maturing on July 15, 20\_\_\_\_, other than by application of such mandatory sinking fund redemption, an amount equal to the principal amount so redeemed will be credited toward a part or all of any one or more of such mandatory sinking fund redemption amounts for the Series 2024 Bonds maturing on July 15, 20\_\_\_\_, in such order of mandatory sinking fund date as shall be directed by the City.]

Notice of Redemption. In the event any of the Series 2024 Bonds are to be redeemed, the Registrar shall cause notice of redemption to be mailed by first class mail, postage prepaid, to all Registered Owners of Series 2024 Bonds to be redeemed at their addresses as they appear on the registration books of the Registrar at least 30 days but not more than 60 days prior to the date fixed for redemption.

In addition to the foregoing, further notice of any redemption of Series 2024 Bonds shall be given by the Trustee, simultaneously with or shortly after the mailed notice to Registered Owners, by posting such notice to the MSRB's Electronic Municipal Market Access website or its successors. Failure to give all or any portion of such further notice shall not in any manner defeat the effectiveness of a call for redemption.

If at the time of mailing of any notice of optional redemption there is not on deposit with the Trustee moneys sufficient to redeem all the Bonds called for redemption, such notice will state that such redemption will be conditioned upon receipt by the Trustee on or prior to the date fixed for such redemption of moneys sufficient to pay the principal of and interest on such Bonds to be redeemed and that if such moneys will not have been so received said notice will be of no force and effect and the City will not be required to redeem such Bonds. In the event that such moneys are not so received, the redemption will not be made and the Trustee will within a reasonable time thereafter give notice, one time, in the same manner in which the notice of redemption was given, that such moneys were not so received.

Partially Redeemed Fully Registered Bonds. In case any Series 2024 Bond shall be redeemed in part only, upon the presentation of such Series 2024 Bond for such partial redemption, the City shall execute and the Trustee shall authenticate and shall deliver or cause to be delivered to or upon the written order of the Registered Owner thereof, at the expense of the City, a Series 2024 Bond or Bonds of the same interest rate and maturity, in aggregate principal amount equal to the unredeemed portion of such registered Series 2024 Bond. A portion of any Series 2024 Bond of a denomination of more than \$5,000 to be redeemed will be in the principal amount of \$5,000 or an integral multiple thereof and in selecting portions of such Series 2024 Bonds for redemption, the Trustee will treat each such Series 2024 Bond as representing that number of Series 2024 Bonds of \$5,000 denomination which is obtained by dividing the principal amount of such Series 2024 Bonds by \$5,000.

### **Book-Entry Only System**

The Series 2024 Bonds originally will be issued solely in book-entry form to DTC or its nominee, Cede & Co., to be held in DTC's book-entry system. So long as such Series 2024 Bonds are held in the book-entry only system, DTC or its nominee will be the registered owner or Holder of such Series 2024 Bonds for all purposes of the Indenture, the Series 2024 Bonds and this Official Statement. Purchases of beneficial ownership interests in the Series 2024 Bonds may be made in denominations described above. For a description of the book-entry-only system for the Series 2024 Bonds, see "APPENDIX F—PROVISIONS REGARDING BOOK-ENTRY ONLY SYSTEM."

### **Registration, Transfer and Exchange**

In the event that the book-entry-only system has been terminated, the Series 2024 Bonds, upon surrender thereof at the principal corporate trust office of the Trustee with a written instrument of transfer satisfactory to the Trustee, duly executed by the Bondowner or his duly authorized attorney, may be exchanged for an equal aggregate principal amount of Series 2024 Bonds of the same series, designation, interest rate, and maturity and of any other authorized denominations.

For every such exchange or transfer of the Series 2024 Bonds, the Trustee may make a charge sufficient to reimburse it for any tax or governmental charge required to be paid with respect to such exchange or transfer of the Series 2024 Bonds, but may impose no other charge therefor.

The City and the Trustee shall not be required to issue, transfer, or exchange any Series 2024 Bond after the Regular Record Date with respect to any redemption of such Series 2024 Bond or during a period from and including any Regular Record Date with respect to any interest payment date to and including such interest payment date. The Regular Record Date, for each Interest Payment Date, is the fifteenth day immediately preceding each interest payment date.

## SECURITY FOR THE BONDS

*The Series 2024 Bonds are special, limited obligations of the City, payable solely by a pledge and assignment of the Revenues and moneys on deposit in the funds and accounts (other than the Rebate Fund) established under the Indenture. The Series 2024 Bonds do not constitute a general obligation indebtedness or a pledge of the ad valorem taxing power or the full faith and credit of the City, and are not obligations of the State or any other agency or other political subdivision or entity or the State. The City will not mortgage or grant any security interest in the improvements financed with the proceeds of the Series 2024 Bonds or any portion thereof to secure payments of the Series 2024 Bonds.*

### **Pledged Sales and Use Taxes**

The Pledged Sales and Use Taxes consist of (i) a 1.00% Local Sales and Use Tax and (ii) a 0.20% City or Town Option Sales and Use Tax. The Local Sales and Use Tax Act provides that each city and town in the State may levy a local sales and use tax of up to 1.00% on the purchase price of taxable goods and services. Although local governments may elect to levy sales and use taxes at rates less than 1.00%, various provisions of the Local Sales and Use Tax Act encourage them to levy these taxes at the rate of 1.00%. The City currently levies the Local Sales and Use Tax at the full rate of 1.00%. The legislative intent contained in the Local Sales and Use Tax Act is to provide an additional source of revenues to municipalities that is to be used to finance their capital outlay requirements and to service their bonded indebtedness. The City or Town Option Sales and Use Tax Act provides that certain cities and towns may levy an additional sales and use tax of up to 0.20% [to mitigate potential disadvantages in the distribution of the Local Sales and Use Tax]. The City imposes the City or Town Option Sales and Use Tax at the full rate of 0.20%. It should also be noted that the City of Town Option Sales and Use Tax Act is scheduled to expire on June 30, 2030, unless the State Legislature moves to extend the termination date.

See “RISK FACTORS—Uncertainty of Economic Activity and Pledged Sales and Use Tax Revenues” and “—Legislative Changes to Sales Tax Statutes,” herein.

The Pledged Sales and Use Taxes are levied in addition to a statewide sales and use tax (the “Statewide Tax”) which is currently imposed at a rate of 4.85% of the purchase price of taxable goods and services (except that only 1.75% is levied on unprepared food and food ingredients and sales of natural gas, electricity and fuel oil for residential use are taxed at a statewide rate of 2.00%). The taxable transactions and the exemptions under the Local Sales and Use Tax Act and the City or Town Option Sales and Use Tax Act conform to those of the statewide sales and use tax.

Sales tax is imposed on the amount paid or charged for sales of tangible personal property in the State and for services rendered in the State for the repair, renovation or installation of tangible personal property. Use tax is imposed on the amount paid or charged for the use, storage or other consumption of tangible personal property in the State, including services for the repair, renovation or installation of such tangible personal property. Sales and use taxes also apply to leases and rentals of tangible personal property if the tangible personal property is in the State, the lessee takes possession in the State or the tangible personal property is stored, used or otherwise consumed in the State.

In addition to the sales and use taxes described above, counties and cities in the State are authorized to impose sales and use taxes to fund a public transportation system, for zoo, art and parks purposes and at the option of the county for general fund purposes of the county, which sales and use taxes do not constitute Pledged Sales and Use Tax Revenues. Salt Lake County (the “County”), in which the City is located, currently imposes sales and use taxes to fund public transportation, zoo, art and parks purposes, and for general fund purposes of the County. None of these taxes are pledged as a component of Pledged Sales and Use Taxes. The total sales and use tax imposed in the City (other than certain specialty taxes, including a motor vehicle rental tax, a transient room tax, and a tourism restaurant tax imposed by the County) is 7.45%.

Local sales and use taxes, including the Pledged Sales and Use Tax Revenues, are collected by the Utah State Tax Commission and distributed on a monthly basis to each county, city and town. Distribution of the Local Sales and Use Tax is based on a formula, which provides that (1) 50% of sales tax collections will be distributed on the basis of the population of the local government and (2) 50% of sales tax collections will be distributed on the basis of the point of sale (the “50/50 Distribution”). The 50/50 Distribution formula is subject to the provision that certain

qualifying cities and towns are eligible to receive a minimum tax revenue distribution (the “Minimum Distribution”) if such amount is greater than the 50/50 Distribution. Changes to such formula have been and continue to be under discussion and the City cannot predict whether the State Legislature will make any such adjustments. [The City or Town Option Sales and Use is distributed solely on the basis of the point of sale.] See “RISK FACTORS—Legislative Changes to Sales Tax Statutes,” herein.

A sales and use tax due and unpaid constitutes a debt due from the vendor and may be collected, together with interest, penalty, and costs, by appropriate judicial proceeding within three years after the vendor is delinquent. Furthermore, if a sales and use tax is not paid when due and if the vendor has not followed the procedures to object to a notice of deficiency, the Utah State Tax Commission may issue a warrant directed to the sheriff of any county commanding him or her to levy upon and sell the real and personal property of a delinquent taxpayer found within such county for the payment of the tax due. The amount of the warrant shall have the force and effect of an execution against all personal property of the delinquent taxpayer and shall become a lien upon the real property of the delinquent taxpayer in the same manner as a judgment duly rendered by any district court.

**Historical Sales Tax Revenues**

A historical summary of the Pledged Sales and Use Tax Revenues for the last ten fiscal years [along with an estimate by the City of such revenues for fiscal year 2024] is shown below. [*City to review and confirm amounts.*]

**Historical Summary of Sales Tax Revenues**

<u>Fiscal Year Ended June 30</u>	<u>Sales Tax Revenues</u>	<u>Percent Change from Prior Year</u>
2024	\$[_____](1)	[____]%
2023	22,684,954	0.76
2022	22,514,659	15.81
2021	19,440,818	13.82
2020	17,080,729	8.68
2019	15,716,782	9.22
2018	14,389,774	6.71
2017	13,484,679	(5.64)
2016	14,291,420	3.94
2015	13,749,285	1.42
2014	13,556,928	–

(Source: For fiscal years 2014 through 2023, extracted from the City’s Annual Comprehensive Financial Reports for the fiscal years 2014 through 2023. )

[(1) Preliminary; subject to change. Estimate based on \_\_\_\_\_.]

**The Largest Sales Tax Payers in the City**

State law prohibits disclosure of information relating to specific payors of the sales and use taxes in the City. However, with respect to the specific sources of sales and use taxes for fiscal year 2023, the top ten taxpayers combined accounted for approximately [\_\_\_\_]% of all applicable sales occurring within the City. Such taxpayers primarily include [\_\_\_\_\_].

**Debt Service Coverage**

As shown above, the Pledged Sales and Use Taxes for fiscal year 2023 totaled \$[22,684,954] and provide projected coverage of approximately [\_\_\_\_]\* times the estimated maximum annual debt service requirement for the Series 2024 Bonds, assuming that annual Pledged Sales and Use Taxes over the life of the Series 2024 Bonds are maintained at the fiscal year 2023 amount. See “RISK FACTORS” herein.

\* Preliminary; subject to change.

## **Flow of Funds**

All Revenues shall be accounted for by the City separate and apart from all other moneys of the City.

So long as any Bonds are Outstanding, as a first charge and lien on the Revenues, the City shall, at least semi-annually and at least fifteen days before each Interest Payment Date, transfer from the Revenue Fund to the Trustee for deposit into the Bond Fund an amount equal to:

(i) the interest falling due on the Bonds on the next succeeding Interest Payment Date established for the Bonds (provided, however, that so long as there are moneys representing capitalized interest on deposit with the Trustee to pay interest on the Bonds next coming due, the City need not allocate to the Revenue Fund to pay interest on the Bonds); plus

(ii) one-half of the Principal and premium, if any, falling due in the current fiscal year, and in any event, an amount sufficient to pay the Principal and premium on the next succeeding Principal payment date established for the Bonds; plus

(iii) one-half of the Sinking Fund Installments, if any, falling due in the current fiscal year, and in any event, an amount sufficient to pay the Sinking Fund Installments on the next succeeding Sinking Fund Installment payment date (for deposit to the Sinking Fund Account within the Bond Fund);

the sum of which shall be sufficient, when added to the existing balance in the Bond Fund, to pay the principal of, premium, if any, and interest on the Bonds promptly on each such date as the same become due and payable.

As a second charge and lien on the Revenues, the City shall on or before fifteen days prior to each Interest Payment Date replenish or repay, as applicable, the Debt Service Reserve Fund and/or the Reserve Instrument Fund as required by the Indenture.

Subject to making the foregoing deposits, the City may use the balance of the Revenues accounted for in the Revenue Fund for any of the following (i) redemption of Bonds; (ii) refinancing, refunding, or advance refunding of any Bonds; or (iii) for any other lawful purpose.

## **Debt Service Reserve**

[There is no Debt Service Reserve Requirement for the Series 2024 Bonds and consequently no Account in the Debt Service Reserve Fund will be funded with respect to the Series 2024 Bonds.]

## **Additional Bonds**

No additional indebtedness, bonds or notes of the City secured by a pledge of the Revenues senior to the pledge of Revenues for the payment of the Bonds will be created or incurred without the prior written consent of the Owners of 100% of the Outstanding Bonds. In addition, no Additional Bonds or other indebtedness, bonds or notes of the City payable on a parity with the Bonds out of Revenues shall be created or incurred, unless the following requirements have been met:

(a) No Event of Default shall have occurred and be continuing under the Indenture on the date of authentication of any Additional Bonds. This provision will not preclude the issuance of Additional Bonds if (i) the issuance of such Additional Bonds otherwise complies with the provisions of the Indenture and (ii) such Event of Default will cease to continue upon the issuance of Additional Bonds and the application of the proceeds thereof; and

(b) A certificate shall be delivered to the Trustee by an Authorized Representative to the effect that the Revenues for any consecutive 12-month period in the 24 months immediately preceding the proposed date of issuance of such Additional Bonds were at least equal to 200% of the sum of (x) the maximum

Aggregate Annual Debt Service Requirement on all Bonds and Additional Bonds to be Outstanding following the issuance of the Additional Bonds or other indebtedness to be outstanding plus (y) the average annual installments due on all Reserve Instrument Repayment Obligations to be outstanding following the issuance of such Additional Bonds, provided, however, that such coverage test set forth above shall not apply to the issuance of any Additional Bonds to the extent (i) they are issued for the purpose of refunding Bonds issued under the Indenture and (ii) the maximum Aggregate Annual Debt Service for such Additional Bonds does not exceed the then remaining maximum Aggregate Annual Debt Service for the Bonds being refunded therewith; and

(c) All payments required by the Indenture to be made into the Bond Fund must have been made in full, and there must be on deposit in each account of the Debt Service Reserve Fund (taking into account any Reserve Instrument coverage) the full amount required to be accumulated therein at the time of issuance of the Additional Bonds; and

(d) The proceeds of the Additional Bonds must be used (i) to refund Bonds issued under the Indenture or other obligations of the City (including the funding of necessary reserves and the payment of costs of issuance), (ii) to finance or refinance a Project (including the funding of necessary reserves and the payment of costs of issuance), and/or (iii) any other lawful purpose of the City.

The Series 2024 Bonds are the initial Series of Bonds issued pursuant to the Indenture. There are no other obligations outstanding that have a lien on the Revenues. [The City does not plan to issue any Additional Bonds within the next three to five years.]

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## DEBT SERVICE REQUIREMENTS

The following table shows the debt service requirements for the Series 2024 Bonds for the dates shown:

<u>Fiscal Year</u>	<u>Principal*</u>	<u>Interest</u>	<u>Fiscal Year Total</u>
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			
2051			
2052			
2053			
2054			
Total			

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\* Preliminary; subject to change.  
(Source: The Municipal Advisor.)

**THE SERIES 2024 PROJECT**

A portion of the proceeds of the Series 2024 Bonds will be used to finance the construction of a new public works building, land purchases, and all related improvements. Construction of the Series 2024 Project is expected to begin [ ] and be completed by [ ].

**ESTIMATED SOURCES AND USES OF FUNDS**

The estimated sources of funds from the proceeds to be received from the sale of the Series 2024 Bonds and the estimated uses of such funds are shown in the following schedule:

**Sources**

Principal amount .....	\$ _____
[Net] Original Issue Premium.....	_____
Total .....	\$ _____

**Uses**

Deposit to Project Fund .....	\$ _____
Costs of issuance <sup>(1)</sup> .....	_____
Total .....	\$ _____

<sup>(1)</sup> Includes Underwriter’s discount, municipal advisor, legal and Trustee fees, and other costs incurred in connection with the issuance of the Series 2024 Bonds.  
(Source: Municipal Advisor)

**CITY OF SOUTH SALT LAKE**

**General**

The City was incorporated in 1938, and covers an area of approximately seven square miles in Salt Lake County. The City is located immediately south of Salt Lake City and is a commercial and industrial center for the metropolitan Salt Lake City area. The City had 26,003 residents according to the 2022 population estimate by the U.S. Census Bureau.

**Form of Government**

State statutes detail the functions to be performed by State municipalities. The City is organized under general law and governed by a mayor and seven councilmembers elected for staggered four-year terms. The mayor is head of the executive branch and the council is the legislative branch of the City. The mayor has veto power but does not vote in council meetings.

Department heads are full-time employees of the City and responsible for day-to-day operations within the policy framework of the governing body. They report to the mayor and council.

Current members serving as mayor, city council and officers of the City and their respective years of service at the City (which may include service in other positions) are as follows:

<u>Office</u>	<u>Person</u>	<u>Years of Service to the City</u>	<u>Expiration of Term</u>
Mayor	Cherie Wood	15	2025
Council Member and Chair	Sharla Bynum	11	2027
Council Member	LeAnne Huff	[ ]	[ ]
Council Member	Nick Mitchell	[ ]	[ ]
Council Member	Natalie Pinkney	5	2027
Council Member	Paul Sanchez	[ ]	[ ]
Council Member	Corey Thomas	7	2025
Council Member	Clarissa J. Williams	[ ]	[ ]
Finance Director	Crystal Makin	[ ]	Appointed
Community & Economic Development Director	Jonathan Weidenhamer	[ ]	Appointed
City Recorder	Ariel Andrus	19	Appointed
City Attorney	Josh Collins	[ ]	Appointed

The principal powers and duties of Utah municipalities are to maintain law and order, abate nuisances, guard public health and sanitation, promote recreation, provide fire protection, and construct and maintain streets, sidewalks, waterworks, and sewers. Municipalities also regulate commercial and residential development within their boundaries by means of zoning ordinances, building codes and licensing procedures.

**Employee Workforce and Retirement System**

The City employs approximately [ ] full-time employees. The City is a member of the Utah State Retirement Systems (the “System”) and participates in a deferred compensation plan. The City records a liability and expense equal to its proportionate share of the collective net pension liability and expense of the Systems). See “APPENDIX A—CITY OF SOUTH SALT LAKE, UTAH ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023 – Notes to the Financial Statements – Note 4: Retirement Systems and Pension Plans” herein.

**No OPEB Liability**

The City does not have any other post-employment benefits liabilities.

**Risk Management**

The City, as a provider of municipal services, is exposed to a number of risks. Among these are; police enforcement liability, auto liability, road maintenance exposure, public official’s errors and omissions, and property losses. The City has determined that the inherent risk of providing services necessitates implementing risk management policies and purchasing commercial liability insurance. This combination has resulted in fewer claims against the City and sufficient protection when claims occur. There has not been any reduction in insurance coverage in the past year for any insurance category. The amounts of settlements for any of the past three fiscal years have not exceeded coverage amounts. See “APPENDIX A—CITY OF SOUTH SALT LAKE, UTAH ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023–Notes to the Financial Statements. Note 11. Risk Management” herein.

**Investment of Funds**

Investment of Operating Funds; the Utah Money Management Act. The Utah Money Management Act, Title 51, Chapter 7, Utah Code Annotated 1953, as amended (the “MM Act”) governs the investment of all public funds held by public treasurers in the State. It establishes criteria for investment of public funds with an emphasis on maintaining safety, liquidity, and yield, matching strategy to fund objectives, and matching the term of investments to

the availability of funds. The MM Act provides a limited list of approved investments, including qualified in-state and permitted out-of-state financial institutions, approved government agency securities and investments in corporate securities carrying “top credit ratings.” The MM Act also provides for pre-qualification of broker dealers requiring that broker dealers must agree in writing to comply with the MM Act and certify that they have read and understand the MM Act. The MM Act establishes the Money Management Council (the “MM Council”) to exercise oversight of public deposits and investments. The law requires all securities to be delivered via payment to the Treasurer’s safekeeping bank. It requires diversification of investments, especially in securities of corporate issuers. Not more than 5% of the portfolio may be invested with any one issuer. Investments in mortgage pools and mortgage derivatives or any security making unscheduled periodic principal payments are prohibited. The MM Act also defines the State’s prudent investor rules. The MM Council is comprised of five members appointed by the Governor of the State for terms of four years, after consultation with the State Treasurer and with the advice and consent of the State Senate.

The City is currently complying with all of the provisions of the MM Act for all City operating funds. [All City funds are invested in the Utah Public Treasurers’ Investment Fund (“PTIF”), as discussed below.] [*City to confirm.*]

The Utah Public Treasurers’ Investment Fund. The PTIF is a local government investment fund, established in 1981, and managed by the State Treasurer. The PTIF invests to ensure safety of principal, liquidity and a competitive rate of return. All moneys transferred to the PTIF are promptly invested in securities authorized by the MM Act. Safekeeping and audit controls for all investments owned by the PTIF must comply with the MM Act.

All investments in the PTIF must comply with the MM Act and rules of the MM Council. The PTIF invests only in securities authorized by the MM Act including time certificates of deposit, top-rated commercial paper and corporate notes, treasuries and certain agencies of the U.S. Government. The maximum weighted average adjusted life of the portfolio, by policy, is not to exceed 90 days. The maximum final maturity of any security purchased by the PTIF is limited to three years, except that a maximum maturity of five years is allowed for treasury or agency securities whose rate adjusts at least annually.

By law, investment transactions are conducted only through certified dealers, qualified depositories or directly with issuers of the securities. All securities purchased are delivered via payment to the custody of the State Treasurer or the State Treasurer’s safekeeping bank, assuring a perfected interest in the securities. Securities owned by the PTIF are completely segregated from securities owned by the State. The State has no claim on assets owned by the PTIF except for any investment of State moneys in the PTIF. Deposits are not insured or otherwise guaranteed by the State.

Securities in the PTIF include certificates of deposit, commercial paper, short-term corporate notes, obligations of the U.S. Treasury and securities of certain agencies of the U.S. Government. These short-term securities must be rated “first tier” (“A1,” “P1,” for short-term investments and “A” or better for long-term investments) by two nationally recognized statistical rating organizations, one of which must be Moody’s or S&P. These securities represent limited risks to governmental institutions investing with the PTIF. Variable rate securities in the PTIF must have an index or rate formula that has a correlation of at least 94% of the effective Federal Funds rate.

Investment activity of the State Treasurer in the management of the PTIF is reviewed monthly by the MM Council and is audited by the State Auditor. The PTIF itself is not rated.

See “APPENDIX A—CITY OF SOUTH SALT LAKE, UTAH ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023 – Notes to the Financial Statements, 4. Deposits and Investments.

### **Additional Information**

For additional information with respect to the City and its finances see “FINANCIAL INFORMATION REGARDING THE CITY,” “APPENDIX A—CITY OF SOUTH SALT LAKE, UTAH ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023,” and “APPENDIX

C – ECONOMIC AND DEMOGRAPHIC INFORMATION REGARDING THE CITY AND SALT LAKE COUNTY.”

**DEBT STRUCTURE OF THE CITY**

**Outstanding Municipal Debt**

The following tables set forth the obligations of the City as of [May 1, 2024].

<u>Sales Tax Revenue Bonds</u>				
<u>Series</u>	<u>Purpose</u>	<u>Original Amount</u>	<u>Final Maturity Date</u>	<u>Principal Balance Outstanding</u>
2024 <sup>(1)</sup>	Public Works Building	\$_____*	July 15, 20__	\$_____*

<sup>(1)</sup> For the purposes of the Official Statement, the Series 2024 Bonds are considered issued and outstanding.  
\* Preliminary; subject to change.

<u>Water and Sewer Revenue Bonds</u>				
<u>Series</u>	<u>Purpose</u>	<u>Original Amount</u>	<u>Final Maturity Date</u>	<u>Principal Balance Outstanding</u>
2020A	Sewer Improvements	2,413,000	2044	[_____]
2020B	Sewer Improvements	6,835,000	2044	[_____]
Total				[_____]

**No Defaulted Bonds**

The City has never failed to pay principal and interest when due on any of its bonds, notes or other financial obligations.

**Future Debt Plans**

[The City does not have any plans to issue Additional Bonds within the next three to five years.] [Any other bond issuances planned?]

**Other Financial Considerations**

The City has entered into various agreements to finance its capital needs. See “APPENDIX A—CITY OF SOUTH SALT LAKE, UTAH ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023 – Notes to the Financial Statements, Note 8. Capital Leases” herein.

**FINANCIAL INFORMATION REGARDING THE CITY**

**Five-Year Financial Summaries**

The following tables set forth a summary of certain financial information regarding the City and have been extracted from the City’s audited financial statements for the fiscal years 2019 through 2023. The following tables themselves have not been audited.

CITY OF SOUTH SALT LAKE  
Statement of Net Position – Governmental Activities  
(This summary has not been audited.)

	<i>Fiscal Year Ended June 30,</i>				
	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
<b>Assets:</b>					
Cash and Cash Equivalents	\$42,165,485	\$38,154,671	\$32,666,836	\$26,215,906	\$17,978,060
Taxes receivable	15,142,739	15,686,739	9,490,202	8,991,454	8,521,664
Miscellaneous receivables	192,302	624,931	565,346	462,398	970,451
Internal balances	4,276,516	2,263,000	3,404	5,412	2,493
Intergovernmental receivable	4,368,474	2,753,402	2,468,621	1,730,730	2,267,368
Prepaid expenses	152,800	–	6,224	8,425	577,605
Property acquired for redevelopment	1,179,480	1,179,480	4,391,035	4,404,705	4,404,705
Restricted cash & cash equivalents	6,507,372	5,163,081	4,065,566	3,415,077	3,703,523
Net pension asset	1,883,694	8,620,248	2,284,356	912,380	–
<i>Capital Assets Not Being Depreciated</i>					
Land	12,254,857	8,340,259	6,581,061	6,581,061	6,334,448
Construction in Progress	4,358,546	1,811,760	1,252,246	620,127	1,688,537
<i>Capital Assets Net of Depreciation</i>					
Buildings	10,801,302	11,516,494	12,062,783	12,710,994	13,311,610
Improvements	6,011,264	5,284,579	5,308,985	4,585,779	3,525,663
Machinery & Equipment	10,446,773	7,963,431	8,509,183	8,826,186	7,804,384
Infrastructure	<u>15,602,999</u>	<u>16,370,082</u>	<u>16,383,820</u>	<u>16,739,392</u>	<u>16,912,686</u>
Total Assets	<u>135,344,603</u>	<u>125,732,157</u>	<u>106,039,668</u>	<u>96,210,026</u>	<u>88,003,197</u>
<b>Deferred Outflows of Resources:</b>					
Deferred Outflow of Resources Relating to Pension	<u>5,396,439</u>	<u>3,792,027</u>	<u>2,957,443</u>	<u>2,700,887</u>	<u>7,255,217</u>
<b>Liabilities:</b>					
Accounts payable & accrued liabilities	5,048,843	4,170,435	2,830,684	2,963,835	2,229,905
Deposits payable	2,596,028	3,527,704	3,290,283	3,329,177	2,475,376
Accrued interest payable	99,701	110,134	120,170	166,204	178,105
Unearned revenues	355,572	365,973	195,505	120,514	158,919
<i>Noncurrent Liabilities</i>					
Due within one year	1,202,649	1,290,622	1,259,800	1,297,847	1,179,676
Due in more than one year	14,563,390	9,019,773	11,964,359	15,743,221	11,704,334
Net Pension Liability	–	–	–	–	8,633,981
Total liabilities	<u>23,866,183</u>	<u>18,484,641</u>	<u>19,660,801</u>	<u>23,620,798</u>	<u>26,560,296</u>
<b>Deferred Inflows of Resources:</b>					
Deferred Inflows relating to Pensions	<u>121,981</u>	<u>11,138,325</u>	<u>5,508,514</u>	<u>2,863,192</u>	<u>3,024,165</u>
<b>Net Position:</b>					
Net Investment in Capital Assets	58,160,252	51,286,605	50,098,078	50,063,539	49,468,468
<i>Restricted for:</i>					
Capital Projects	11,897,832	9,229,942	9,193,582	6,442,445	4,163,756
Unrestricted	<u>46,694,794</u>	<u>39,384,671</u>	<u>24,536,136</u>	<u>15,920,939</u>	<u>12,041,729</u>
Total Net Position	<u>\$116,752,878</u>	<u>\$99,901,218</u>	<u>\$83,827,796</u>	<u>\$72,426,923</u>	<u>\$65,673,953</u>

(Source: This summary of financial information has been taken from the City's audited financial statements for the fiscal years 2019 through 2023. This summary has not been audited.)

CITY OF SOUTH SALT LAKE  
Statement of Revenues, Expenditures and Changes in Fund Balances  
Governmental Fund – General Fund  
(This summary has not been audited.)

	<i>Fiscal Year Ended June 30,</i>				
	<u>2023<sup>(1)</sup></u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
<b><u>Revenues:</u></b>					
Property taxes	\$3,234,432	\$6,136,313	\$5,751,141	\$5,509,902	\$5,345,516
Sales taxes	5,047,145	19,545,771	14,436,926	11,444,367	12,496,735
Other taxes	3,692,990	3,183,105	2,970,799	2,968,159	3,040,310
Licenses & permits	3,658,838	1,533,033	1,994,428	2,848,470	2,346,433
Intergovernmental	3,454,911	6,773,764	6,090,875	5,333,580	4,042,046
Charges for services	523,636	3,060,835	2,449,249	3,098,827	1,882,962
Fines	661,540	638,548	525,367	699,693	759,943
Investment earnings	1,558,068	163,314	55,485	167,938	229,139
Rental income	262,274	295,054	291,170	311,227	348,035
Miscellaneous	<u>684,964</u>	<u>436,887</u>	<u>362,122</u>	<u>409,533</u>	<u>282,933</u>
Total Revenues	<u>22,778,798</u>	<u>41,766,624</u>	<u>34,927,562</u>	<u>32,791,696</u>	<u>30,774,052</u>
<b><u>Expenditures:</u></b>					
General government	6,848,218	5,193,015	4,630,528	4,436,345	4,377,961
Public safety	–	20,886,434	18,464,483	17,595,000	15,414,172
Highways & public improvements	5,243,129	5,495,476	5,367,646	4,584,381	3,878,615
Parks, recreation & culture	5,286,994	4,046,606	2,992,676	2,858,218	3,350,066
Capital outlay:					
Highways & public improvements	<u>13,650</u>	<u>205,113</u>	<u>157,814</u>	<u>36,180</u>	<u>1,146,552</u>
Total Expenditures	<u>17,391,991</u>	<u>35,826,644</u>	<u>31,613,147</u>	<u>29,510,124</u>	<u>28,167,366</u>
Excess (deficiency) of revenue over (under) expenditures	<u>5,386,807</u>	<u>5,939,980</u>	<u>3,314,415</u>	<u>3,281,572</u>	<u>2,606,686</u>
<b><u>Other Financing Sources (Uses):</u></b>					
Transfers	<u>(1,109,550)</u>	<u>(1,112,000)</u>	<u>(1,291,000)</u>	<u>(1,276,000)</u>	<u>(466,465)</u>
Total Other Financing Sources	<u>(1,109,550)</u>	<u>(1,112,000)</u>	<u>(1,291,000)</u>	<u>(1,276,000)</u>	<u>(466,465)</u>
Net Change in Fund Balance	4,277,257	4,827,980	2,023,415	2,005,572	2,140,221
Fund balance - beginning <sup>(2)</sup>	<u>18,242,807</u>	<u>13,414,827</u>	<u>11,391,412</u>	<u>9,385,840</u>	<u>7,245,619</u>
Fund balance - end of year	<u>\$22,520,064</u>	<u>\$18,242,807</u>	<u>\$13,414,827</u>	<u>\$11,391,412</u>	<u>\$9,385,840</u>

(1) [Beginning in Fiscal Year 2023, certain revenues and expenses previously reported in the General Fund were allocated to a new Public Safety Service Special Revenue Fund.]

(2) Fiscal year 2019 beginning fund balance adjusted for Class C road revenue (\$2,873,138).

(Source: This summary of financial information has been taken from the City's audited financial statements for the fiscal years 2019 through 2023. This summary has not been audited.)

## **RISK FACTORS**

The purchase of the Series 2024 Bonds involves certain investment risks that are discussed throughout this Official Statement. Accordingly, each prospective purchaser of the Series 2024 Bonds should make an independent evaluation of all of the information presented in this Official Statement in order to make an informed investment decision. Certain of these risks are described below.

The purchase of the Series 2024 Bonds involves certain investment risks. Accordingly, each prospective purchaser of the Series 2024 Bonds should make an independent evaluation of all of the information presented in this Official Statement in order to make an informed investment decision. Certain of these risks are described below; however, it is not intended to be a complete representation of all the possible risks involved:

### **Series 2024 Bonds are Limited Obligations**

The Series 2024 Bonds are special limited obligations of the City, payable solely from the Revenues, moneys, securities and funds pledged therefor in the Indenture. The Revenues consist primarily of the Pledged Sales and Use Taxes. The Series 2024 Bonds do not constitute a general obligation indebtedness nor are they secured by a pledge of the ad valorem taxing power or the full faith and credit of the City, and are not obligations of the State or any other agency or other political subdivision or entity of the State. The City will not mortgage or grant any security interest in the improvements refinanced with the proceeds of the Series 2024 Bonds or any portion thereof to secure payment of the Series 2024 Bonds.

### **Limitation on Increasing Rates for Pledged Sales and Use Taxes**

The City currently levies the maximum rate allowed under State law for the Pledged Sales and Taxes. No assurance can be given that the Pledged Sales and Use Taxes will remain sufficient for the payment of the principal or interest on the Series 2024 Bonds and the City is limited by State law in its ability to increase the rate of such taxes.

[In addition, the City or Town Option Sales and Use Tax Act provides that an eligible city or town (such as the City) may impose the City or Town Option Sales and Use Tax until no later than June 30, 2030. While the State Legislature may extend the termination date, no assurance can be given that this will occur.]

### **Uncertainty of Economic Activity and Sales Tax Revenues**

The amount of Pledged Sales and Use Taxes to be collected by the City is dependent on several factors beyond the control of the City, including, but not limited to, the state of the United States economy and the economy of the State and the City. Any one or more of these factors could result in the City receiving less Pledged Sales and Use Taxes than anticipated. During periods in which economic activity declines, Pledged Sales and Use Taxes are likely to fall as compared to an earlier year.

### **Legislative Changes to Sales Tax Statutes**

The State Legislature has authority to alter the statutes under which the City derives its various sales and use tax revenues, including specifically the Pledged Sales and Use Taxes. From time to time proposals are discussed and introduced to change these statutes, including changes that could significantly reduce the amount of Pledged Sales and Use Taxes the City receives. This can be done by, among other things, expanding or diminishing the sales tax base, reducing rates or altering the formula by which the tax revenues are allocated among the counties, cities and towns within the State.

The City cannot predict whether the State Legislature will change the sales and use tax base, rates, and/or distribution methods, including changes that could affect Pledged Sales and Use Taxes at some point in the future. Consequently, no assurance can be given that the Revenues from Pledged Sales and Use Taxes will remain sufficient for the payment of the principal or interest on the Bonds, and the City is limited by State law in its ability to increase the rate of such taxes.

**[No Reserve Fund Requirement for the Series 2024 Bonds]**

[Pursuant to the Indenture, each Series of Bonds may be secured by a separate subaccount in the Debt Service Reserve Fund. Upon the issuance of the Series 2024 Bonds there will be no funding of a subaccount of the Debt Service Reserve Fund with respect to the Series 2024 Bonds.]

**Cybersecurity**

The risk of cyberattacks against commercial enterprises, including those operated for a governmental purpose, has become more prevalent in recent years. A cyberattack could cause the informational systems of the City to be compromised and could limit operational capacity, for short or extended lengths of time and could bring about the release of sensitive and private information. Additionally, other potential negative consequences include data loss or compromise, diversion of resources to prevent future incidences and reputational damage. [To date, the City has not been the subject of a successful materially adverse cyberattack. The City believes it has made all reasonable efforts to ensure that any such attack is not successful and that the information systems of the City are secure. However, there can be no assurance that a cyberattack will not occur in a manner resulting in damage to the City’s information systems or other challenges. The City has insurance coverage for cyber-related risk. ] *[To be confirmed by the City.]*

**Natural Disasters and Infectious Disease Outbreak**

The City, like communities in the State, may be subject to unpredictable seismic activity, fires, flood, or other natural disasters. In the event of a severe earthquake, fire, flood or other natural disaster, there may be significant damage to both property and infrastructure in the City which could result in a decrease in retail sales thereby reducing the amount of Pledged Sales and Use Taxes available to pay debt service on the Series 2024 Bonds. The City may also be subject to local, national, or global outbreaks of infectious disease, such as COVID-19. The City cannot predict what impact future infectious disease outbreaks will ultimately have on future collections of the Pledged Sales and Use Taxes and City operations.

**LEGAL MATTERS**

**General**

The authorization and issuance of the Series 2024 Bonds is subject to the approval of legality by Gilmore & Bell, P.C., Bond Counsel to the City. Certain matters relating to disclosure will be passed upon by Gilmore & Bell, P.C., Disclosure Counsel to the City. Certain legal matters will be passed upon for the City by Josh Collins, Esq., City Attorney. [Certain legal matters will be passed upon for the Underwriter by its counsel, \_\_\_\_\_]. The approving opinion of Bond Counsel will be delivered with the Series 2024 Bonds. A copy of the form of the opinion of Bond Counsel is set forth in APPENDIX E of this Official Statement.

**Absence of Litigation**

A non-litigation opinion issued by the City Attorney, dated the date of closing, will be provided stating, among other things, that to the best of his knowledge, after due inquiry, no action, suit, proceeding, inquiry, or any other litigation or investigation at law or in equity, before or by any court, public board or body, has been served on the City or is threatened, challenging the creation, organization, or existence of the City or the titles of its officers to their respective offices or seeking to restrain or enjoin the issuance, sale, or delivery of the Series 2024 Bonds or for the purpose of restraining or enjoining the levy and collection of taxes or assessments by the City, or directly or indirectly contesting or affecting the proceedings or the authority by which the Series 2024 Bonds are issued or the validity of the Series 2024 Bonds or the issuance thereof.

## INDEPENDENT ACCOUNTANTS

The audited financial statements of the City for the fiscal year ended June 30, 2023, attached as APPENDIX A to this Official Statement, have been audited by Squire & Company, P.C. (“Squire & Company”), as set forth in their report included in APPENDIX A hereto. Squire & Company has not been asked to consent to the use of its name and audit report in this Official Statement.

## MUNICIPAL ADVISOR

The City has entered into an agreement with EFG Consulting, LLC (the “Municipal Advisor”), whereunder the Municipal Advisor provides financial recommendations and guidance to the City with respect to preparation for sale of the Series 2024 Bonds, timing of sale, tax-exempt bond market conditions, costs of issuance and other factors related to the sale of the Series 2024 Bonds. The Municipal Advisor has not audited, authenticated or otherwise verified the information set forth in this Official Statement, or any other related information available to the City, with respect to accuracy and completeness of such information, and no guaranty, warranty or other representation is made by the Municipal Advisor respecting accuracy and completeness of this Official Statement or any other matter related to this Official Statement. [Municipal Advisor fees are contingent upon the sale and delivery of the Series 2024 Bonds.]

## CONTINUING DISCLOSURE UNDERTAKING

The City has undertaken for the benefit of the Owners and the beneficial owners of the Series 2024 Bonds to provide certain annual financial information and operating data and notice of certain events as enumerated and in the manner set forth in the Continuing Disclosure Undertaking that will be executed and delivered by the City, a form of which is set forth as APPENDIX D, to the Municipal Securities Rulemaking Board’s Electronic Municipal Market Access system (“EMMA”) system, all in order to enable the Underwriter to make the determinations required by Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”). See “APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING” attached hereto and incorporated herein by reference.

[Within the past five years, \_\_\_\_\_.]

A failure by the City to comply with the undertaking does constitute a default under the Indenture and beneficial owners of the Series 2024 Bonds are limited to the remedies described in the Continuing Disclosure Undertaking. A failure by the City to comply with the Continuing Disclosure Undertaking must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the Series 2024 Bonds in the secondary market. Consequently, such a failure may adversely affect the transferability and liquidity of the Series 2024 Bonds and their market price. See “APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING” for the information to be provided, the events which will be noticed on an occurrence basis and the other terms of the Continuing Disclosure Undertaking, including termination, amendment and remedies.

## UNDERWRITING

[Underwriter], as underwriter (the “Underwriter”), has agreed to purchase the Series 2024 Bonds from the City at a purchase price of \$\_\_\_\_\_ (representing the aggregate principal amount of the Series 2024 Bonds plus a [net] reoffering premium of \$\_\_\_\_\_ and less an underwriting discount of \$\_\_\_\_\_). The obligation of the Underwriter to purchase the Series 2024 Bonds is subject to a number of terms and conditions set forth in the Bond Purchase Contract between the City and the Underwriter. The Underwriter has advised the City that it intends to make a public offering of the Series 2024 Bonds at the yields and price set forth on the inside cover page hereof. Such yields and price may be changed from time to time by the Underwriter. The Underwriter may offer and sell Series 2024 Bonds to certain dealers (including dealers depositing bonds into investment trusts) and others at prices lower than the offering yields and price stated on the inside cover page hereof. Although the Underwriter expects to maintain a secondary market in the Series 2024 Bonds after the initial offering, no assurance can be made that such a market will develop or be maintained by the Underwriter or others.

## BOND RATING

[S&P Global Ratings (“S&P”)] has assigned a municipal bond rating of “\_\_\_” to the Series 2024 Bonds.

Any explanation of the significance of this rating may be obtained only from the rating service furnishing the same. There is no assurance that a rating given will be maintained for any period of time or that such rating may not be lowered or withdrawn entirely by the related rating agency if, in its judgment, circumstances so warrant. Any such downward change or withdrawal of such rating may have an adverse effect on the market price of the Series 2024 Bonds.

## TAX MATTERS

The following is a summary of the material federal and State of Utah income tax consequences of holding and disposing of the Series 2024 Bonds. This summary is based upon laws, regulations, rulings and judicial decisions now in effect, all of which are subject to change (possibly on a retroactive basis). This summary does not discuss all aspects of federal income taxation that may be relevant to investors in light of their personal investment circumstances or describe the tax consequences to certain types of owners subject to special treatment under the federal income tax laws (for example, dealers in securities or other persons who do not hold the Series 2024 Bonds as a capital asset, tax-exempt organizations, individual retirement accounts and other tax deferred accounts, and foreign taxpayers), and, except for the income tax laws of the State of Utah, does not discuss the consequences to an owner under any state, local or foreign tax laws. The summary does not deal with the tax treatment of persons who purchase the Series 2024 Bonds in the secondary market. Prospective investors are advised to consult their own tax advisors regarding federal, state, local and other tax considerations of holding and disposing of the Series 2024 Bonds.

### Opinion of Series 2024 Bond Counsel

In the opinion of Gilmore & Bell, P.C., Series 2024 Bond Counsel to the City, under the law existing as of the issue date of the Series 2024 Bonds:

**Federal Tax Exemption.** The interest on the Series 2024 Bonds (including any original issue discount properly allocable to an owner thereof) is excludable from gross income for federal income tax purposes.

**Alternative Minimum Tax.** Interest on the Series 2024 Bonds is not an item of tax preference for purposes of computing the federal alternative minimum tax.

**No Bank Qualification.** The Series 2024 Bonds have not been designated as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”).

**State of Utah Tax Exemption.** The interest on the Series 2024 Bonds is exempt from State of Utah individual income taxes.

Bond counsel’s opinions are provided as of the date of the original issue of the Series 2024 Bonds, subject to the condition that the City comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Series 2024 Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes. The City has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause the inclusion of interest on the Series 2024 Bonds in gross income for federal income tax purposes retroactive to the date of issuance of the Series 2024 Bonds.

Bond Counsel is expressing no opinion regarding other federal, state or local tax consequences arising with respect to the Series 2024 Bonds but has reviewed the discussion under the heading “TAX MATTERS.”

### Other Tax Consequences

**[Original Issue Discount.** For federal income tax purposes, original issue discount is the excess of the stated redemption price at maturity of a Series 2024 Bond over its issue price. The stated redemption price at maturity of a

Series 2024 Bond is the sum of all payments on the Series 2024 Bond other than “qualified stated interest” (i.e., interest unconditionally payable at least annually at a single fixed rate). The issue price of a Series 2024 Bond is generally the first price at which a substantial amount of the Series 2024 Bonds of that maturity have been sold to the public. Under Section 1288 of the Code, original issue discount on tax-exempt bonds accrues on a compound basis. The amount of original issue discount that accrues to an owner of a Series 2024 Bond during any accrual period generally equals (1) the issue price of that Series 2024 Bond, plus the amount of original issue discount accrued in all prior accrual periods, multiplied by (2) the yield to maturity on that Series 2024 Bond (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period), minus (3) any interest payable on that Series 2024 Bond during that accrual period. The amount of original issue discount accrued in a particular accrual period will be considered to be received ratably on each day of the accrual period, will be excludable from gross income for federal income tax purposes, and will increase the owner’s tax basis in that Series 2024 Bond. Prospective investors should consult their own tax advisors concerning the calculation and accrual of original issue discount.]

**[Original Issue Premium.** For federal income tax purposes, premium is the excess of the issue price of a Series 2024 Bond over its stated redemption price at maturity. The stated redemption price at maturity of a Series 2024 Bond is the sum of all payments on the Series 2024 Bond other than “qualified stated interest” (i.e., interest unconditionally payable at least annually at a single fixed rate). The issue price of a Series 2024 Bond is generally the first price at which a substantial amount of the Series 2024 Bonds of that maturity have been sold to the public. Under Section 171 of the Code, premium on tax-exempt bonds amortizes over the term of the Series 2024 Bond using constant yield principles, based on the purchaser’s yield to maturity. As premium is amortized, the owner’s basis in the Series 2024 Bond and the amount of tax-exempt interest received will be reduced by the amount of amortizable premium properly allocable to the owner, which will result in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes on sale or disposition of the Series 2024 Bond prior to its maturity. Even though the owner’s basis is reduced, no federal income tax deduction is allowed. Prospective investors should consult their own tax advisors concerning the calculation and accrual of bond premium.]

**Sale, Exchange, or Retirement of Series 2024 Bonds.** Upon the sale, exchange, or retirement (including redemption) of a Series 2024 Bond, an owner of the Series 2024 Bond generally will recognize gain or loss in an amount equal to the difference between the amount of cash and the fair market value of any property actually or constructively received on the sale, exchange, or retirement of the Series 2024 Bond (other than in respect of accrued and unpaid interest) and such owner’s adjusted tax basis in the Series 2024 Bond. To the extent a Series 2024 Bond is held as a capital asset, such gain or loss will be capital gain or loss and will be long-term capital gain or loss if the Series 2024 Bond has been held for more than 12 months at the time of sale, exchange or retirement.

**Reporting Requirements.** In general, information reporting requirements will apply to certain payments of principal, interest and premium paid on the Series 2024 Bonds, and to the proceeds paid on the sale of the Series 2024 Bonds, other than certain exempt recipients (such as corporations and foreign entities). A backup withholding tax will apply to such payments if the owner fails to provide a taxpayer identification number or certification of foreign or other exempt status or fails to report in full dividend and interest income. The amount of any backup withholding from a payment to an owner will be allowed as a credit against the owner’s federal income tax liability.

**Collateral Federal Income Tax Consequences.** Prospective purchasers of the Series 2024 Bonds should be aware that ownership of the Series 2024 Bonds may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, certain applicable corporations subject to the corporate alternative minimum tax, financial institutions, property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, certain S corporations with “excess net passive income,” foreign corporations subject to the branch profits tax, life insurance companies, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry or have paid or incurred certain expenses allocable to the Series 2024 Bonds. Series 2024 Bond Counsel expresses no opinion regarding these tax consequences. Purchasers of Series 2024 Bonds should consult their tax advisors as to the applicability of these tax consequences and other federal income tax consequences of the purchase, ownership and disposition of the Series 2024 Bonds, including the possible application of state, local, foreign and other tax laws.

Bond Counsel notes that interest on the Series 2024 Bonds may be included in adjusted financial statement income of applicable corporations for purposes of determining the applicability and amount of the federal corporate alternative minimum tax.

### **ADDITIONAL INFORMATION**

All quotations contained herein from and summaries and explanations of, the State Constitution, statutes, programs and laws of the State, court decisions and the Indenture, do not purport to be complete, and reference is made to said State Constitution, statutes, programs, laws, court decisions and the Indenture for full and complete statements of their respective provisions.

Any statements in this Official Statement involving matters of opinion, whether or not expressly so stated, are intended as such and not as representation of fact.

The appendices attached hereto are an integral part of this Official Statement and should be read in conjunction with the foregoing material.

This Preliminary Official Statement is in a form “deemed final” by the City for purposes for Rule 15c2-12 of the Securities and Exchange Commission.

This Official Statement and its distribution and use have been duly authorized by the City.

**CITY OF SOUTH SALT LAKE, UTAH**

**APPENDIX A  
CITY OF SOUTH SALT LAKE, UTAH  
ANNUAL COMPREHENSIVE FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED JUNE 30, 2023**

*[To be attached when posted]*

**APPENDIX B**  
**FORM OF THE GENERAL INDENTURE**

*[To be attached when posted]*

**APPENDIX C  
DEMOGRAPHIC AND ECONOMIC  
INFORMATION REGARDING SALT LAKE COUNTY, UTAH**

[GB to check for updates]

The tables in this appendix contain information with respect to Salt Lake County, Utah (the “County”), the general area in which the City is located and is provided solely to provide background information regarding the County. [For additional information regarding the City, see “APPENDIX A—CITY OF SOUTH SALT LAKE, UTAH ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2023.”]

The County is the economic and population center of the State. Based on 2020 Census data, the County has approximately 36% of the total population of the State. The State capital, Salt Lake City, is located in the County.

**County and State Population**

<u>Year</u>	<u>County</u>	<u>% Change</u>	<u>State</u>	<u>% Change</u>
2022 Estimate	1,186,257	(0.02)%	3,380,800	1.25%
2021 Estimate	1,186,440	0.10	3,339,113	2.06
2020 Census	1,185,238	2.14	3,271,616	2.05
2019 Estimate	1,160,437	1.02	3,205,958	1.66
2018 Estimate	1,148,692	1.05	3,153,550	1.69
2017 Estimate	1,136,719	1.48	3,101,042	1.95
2016 Estimate	1,120,109	1.62	3,041,868	2.01
2015 Estimate	1,102,273	1.13	2,981,835	1.53
2014 Estimate	1,090,005	0.98	2,936,879	1.35
2013 Estimate	1,079,392	1.45	2,897,640	–
2010 Census	1,029,655	–	2,763,885	–

(Source: U.S. Census Bureau, Population Division.)

Note: The 2010 and 2020 Census are as of April 1 of those years; the annual population estimates are as of July 1 of the year given. Estimates are subject to change.

**Rate of Unemployment – Annual Average**

<u>Year</u>	<u>County</u>	<u>State</u>	<u>United States</u>
2022	2.3%	2.3%	3.6%
2021	2.8	2.7	5.3
2020	5.1	4.7	8.1
2019	2.5	2.6	3.7
2018	2.8	2.9	3.9
2017	3.1	3.3	4.4
2016	3.2	3.4	4.9
2015	3.4	3.6	5.3
2014	3.7	3.8	6.2
2013	4.4	4.6	7.4

(Source: Utah Department of Workforce Services and the U.S. Department of Labor.)

## Economic Indicators in the County

LABOR FORCE <sup>(1)</sup>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Labor Force (annual average)	678,077	653,817	643,461	637,173	624,844
Employed (annual average)	662,608	635,666	610,521	621,401	607,123
Unemployed (annual average)	15,468	18,161	32,940	15,772	17,721
Average Employment (Non-Farm Jobs)	783,531	750,123	720,686	737,206	718,584
% Change Prior Year	4.45	4.08	-2.24	2.59	4.28
<i>Average Employment by Sector:</i>					
Agriculture, Forestry, Fishing & Hunting	505	433	350	291	250
Mining	3,101	2,711	2,704	2,645	2,853
Utilities	2,618	2,540	2,613	2,738	2,732
Construction	52,266	49,403	46,121	43,017	40,270
Manufacturing	61,232	58,412	56,512	57,837	56,650
Wholesale Trade	36,865	34,826	33,589	32,915	32,061
Retail Trade	75,688	75,837	71,757	74,297	74,271
Transportation and Warehousing	48,479	46,635	45,470	44,359	42,585
Information	24,576	21,856	20,493	20,915	20,379
Finance and Insurance	51,587	51,570	50,506	48,968	48,266
Real Estate and Rental and Leasing	12,329	11,964	11,551	11,603	11,121
Professional, Scientific & Technical Services	73,891	67,717	62,213	60,454	56,726
Management of Companies and Enterprises Administrative, Support, Waste Management, & Remediation	16,336 52,483	16,041 50,714	16,533 50,478	16,177 53,196	15,878 53,371
Education Services	65,264	62,248	63,779	67,737	66,030
Health Care and Social Assistance	86,235	83,898	81,223	81,694	79,736
Arts, Entertainment, and Recreation	11,298	9,691	8,178	10,932	10,668
Accommodation and Food Services	53,964	48,396	44,582	53,029	51,317
Other Services and Unclassified Establishments	22,824	22,348	21,239	3,645	22,595
Public Administration	31,989	31,155	30,797	31,265	30,824
Total Establishments	69,744	62,346	56,515	53,393	50,998
Total Wages (\$Millions)	54,649.5	49,206.1	44,541.0	41,740.6	38,893.2
INCOME AND WAGES	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Total Personal Income (\$000) <sup>(2)</sup>	n/a	\$74,207,465	\$68,835,333	\$62,963,324	\$59,414,136
Per Capita Income <sup>(2)</sup>	n/a	62,547	58,028	53,472	50,971
Median Household Income <sup>(1)</sup>	n/a	n/a	79,294	79,941	73,619
Average Monthly Nonfarm Wage <sup>(1)</sup>	\$5,812*	\$5,399	\$5,087	\$4,669	\$4,465
SALES & CONSTRUCTION	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Gross Taxable Sales (\$000,000) <sup>(3)</sup>	41,687.3	37,173.7	31,377.7	30,093.2	28,846.0
New Dwelling Units <sup>(4)</sup>	8,864	11,037	10,660	9,789	8,150
Total Construction Value (\$000) <sup>(4)</sup>	3,992,958.0	4,343,554.3	4,122,671.6	3,838,632.5	3,015,289.7
New Residential Value (\$000) <sup>(4)</sup>	1,711,278.5	2,153,788.4	1,964,183.1	1,804,752.7	1,470,556.5
New Nonresidential Value (\$000) <sup>(4)</sup>	1,303,331.3	1,056,514.3	974,277.3	1,188,464.2	951,421.3

(Sources: (1) Utah Department of Workforce Services; (2) U.S. Department of Commerce, Bureau of Economic Analysis, last updated November 2022; (3) Utah State Tax Commission; (4) University of Utah Ivory-Boyer Construction Database; Total Construction Value includes additions/alterations/repairs.)

\* Preliminary; subject to change.

## Major Employers in the County

<u>Company</u>	<u>Industry</u>	<u>Employment Range</u>
University Of Utah	Higher Education	20,000+
Intermountain Health Care	Health Care	20,000+
State Of Utah	State Government	10,000-14,999
Granite School District	Public Education	7,000-9,999
Jordan School District	Public Education	5,000-6,999
Wal-Mart Associates	Warehouse Clubs and Supercenters	5,000-6,999
Amazon	Couriers	5,000-6,999
Salt Lake County	Local Government	5,000-6,999
Salt Lake City	Local Government	4,000-4,999
The Canyons School District	Public Education	4,000-4,999
Delta Air Lines	Air Transportation	4,000-4,999
ARUP Laboratories	Medical Laboratories	4,000-4,999
Smiths Food and Drug	Grocery Stores	4,000-4,999
Department Of Veterans Affairs	Health Care	3,000-3,999
United Parcel Service	Couriers	3,000-3,999
Discover Products	Financial Services	3,000-3,999
U.S. Postal Service	Postal Service	3,000-3,999
Zions Bank	Financial Services	3,000-3,999
Salt Lake City School District	Public Education	3,000-3,999
SilencerCo	Manufacturing	2,000-2,999
L3 Technologies	Manufacturing	2,000-2,999
Salt Lake Community College	Higher Education	2,000-2,999
Wells Fargo Bank	Financial Services	2,000-2,999
Biofire Diagnostics	Medical Research	2,000-2,999
Credit Corp Solutions	Financial Services	2,000-2,999
Harmons	Grocery Stores	2,000-2,999
SkyWest Airlines	Air Transportation	2,000-2,999
Utah Transit Authority	Public Transportation	2,000-2,999
Universal Protection	Security Guards and Patrol Services	2,000-2,999
Merit Medical Systems	Manufacturing	2,000-2,999
McDonalds	Restaurants	2,000-2,999
Kennecott Utah Copper	Mining	2,000-2,999
Western Governors University	Higher Education	1,000-1,999
Costco Wholesale Corporation	Warehouse Clubs and Supercenters	1,000-1,999
Mountain America Credit Union	Financial Services	1,000-1,999
Goldman Sachs	Financial Services	1,000-1,999
Northrop Grumman	Manufacturing	1,000-1,999
Select Health	Insurance Carriers	1,000-1,999
Hawthorn Academy	Public Education	1,000-1,999
Fidelity Brokerage Services	Financial Services	1,000-1,999
Home Depot	Home Centers	1,000-1,999
R1 RCM	Business Management Services	1,000-1,999
Northern Utah Healthcare	Health Care	1,000-1,999
Global Payments Holding	Business Management Services	1,000-1,999
Target	Department Store	1,000-1,999
PacifiCorp	Electric Utility	1,000-1,999
Sutter Health	Business Management Services	1,000-1,999
Ebay	Online Retail	1,000-1,999
1-800 Contacts	Online Retail	1,000-1,999
Becton, Dickinson And Company	Manufacturing	1,000-1,999
Ultradent Products	Manufacturing	1,000-1,999

(Source: Utah Department of Workforce Services; last updated August 2023.)

## APPENDIX D

### FORM OF CONTINUING DISCLOSURE UNDERTAKING

This Continuing Disclosure Undertaking (the “Disclosure Undertaking”) is executed and delivered by the City of South Salt, Utah (the “City”) in connection with the issuance of its Sales Tax Revenue Bonds, Series 2024 (the “Series 2024 Bonds”). The Series 2024 Bonds are being issued pursuant to a General Indenture of Trust dated as of [August 1], 2024, as supplemented by a [First Supplemental Indenture of Trust] dated as of [August 1], 2024 (together, the “Indenture”), each by and between the City and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”).

The City hereby acknowledges that it is an “obligated person” within the meaning of the hereinafter defined Rule and the only “obligated person” with respect to the Series 2024 Bonds. In connection with the aforementioned transactions, the City covenants as follows:

Section 1. Purpose of the Disclosure Undertaking. This Disclosure Undertaking is being executed and delivered by the City for the benefit of the holders and beneficial owners of the Series 2024 Bonds and in order to assist the Participating Underwriter in complying with the Rule (as each such term is defined below).

Section 2. Definitions. In addition to the definitions set forth in the Indenture or parenthetically defined herein, which apply to any capitalized terms used in this Disclosure Undertaking unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” shall mean any Annual Report provided by the City pursuant to, and as described in, Sections 3 and 4 of this Disclosure Undertaking.

“Dissemination Agent” shall mean, initially, the City, or any successor Dissemination Agent designated in writing by the City.

“Financial Obligation” means a (a) debt obligation, (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) guarantee of (a) or (b) in this definition; provided however, the term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

“Listed Events” shall mean any of the events listed in Section 5 of this Disclosure Undertaking.

“MSRB” shall mean the Municipal Securities Rulemaking Board, the address of which is currently 1300 I Street, NW, Suite 1000, Washington D.C. 20005; Telephone (202) 838-1500; the website address of which is www.msrb.org and www.emma.msrb.org (for municipal disclosures and market data).

“Official Statement” shall mean the Official Statement of the City dated [\_\_\_\_\_], 2024, relating to the Series 2024 Bonds.

“Participating Underwriter” shall mean the original underwriter of the Series 2024 Bonds required to comply with the Rule in connection with an offering of the Series 2024 Bonds.

“Rule” shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

Section 3. Provision of Annual Reports.

(a) The City shall, or shall cause the Dissemination Agent to, not later than two hundred ten (210) days following the end of each fiscal year of the City, commencing with the fiscal year ending June 30, 2024, provide to the MSRB an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Undertaking. Not later than five (5) business days prior to said date, the City shall provide the Annual Report to the Dissemination

Agent (if the City is not the Dissemination Agent). In each case, the Annual Report of the City may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 of this Disclosure Undertaking; provided that the audited financial statements of the City may be submitted separately from the balance of the Annual Report, and later than the date required above for the filing of the Annual Report if they are not available by that date. If the City's fiscal year changes, it shall give notice of such change in the same manner as for Listed Event under Section 5(e).

(b) If by five (5) business days prior to the date specified in subsection (a) for providing the Annual Report to the MSRB, the Dissemination Agent has not received a copy of the Annual Report, the Dissemination Agent shall contact the City to determine if the City is in compliance with subsection (a).

(c) If the Dissemination Agent is unable to verify that the Annual Report has been provided to the MSRB by the dates required in Sections 3(a) and 3(b), the Dissemination Agent, or if there is no Dissemination Agent, the City, shall, in a timely manner, send a notice of a failure to file the Annual Report to the MSRB in an electronic format.

(d) The Dissemination Agent shall:

(i) determine each year prior to the dates for providing the Annual Report of the City, the website address to which the MSRB directs the Annual Report to be submitted; and

(ii) file reports with the City certifying that its Annual Report has been provided pursuant to this Disclosure Undertaking, stating the date it was provided and listing the website address to which it was provided.

Section 4. Content of Annual Reports. The Annual Report shall contain or incorporate by reference the following:

(a) A copy of the audited annual financial statements of the City, prepared in accordance with generally accepted accounting principles audited by a firm of certified public accountants. If the City's audited annual financial statements are not available by the time specified in Section 3(a) above, unaudited financial statements will be provided as part of the Annual Report and audited financial statements will be provided when and if available.

(b) An update of the information of the type contained in the Official Statement in the tables under the following headings: ["SECURITY FOR THE BONDS—Historical Sales Tax Revenues" and "DEBT STRUCTURE OF THE CITY—Outstanding Municipal Debt."]

Any or all of the items listed above may be incorporated by reference from other documents, including official statements of debt issues with respect to which the City is an "obligated person" (as defined by the Rule) which have been made available to the public at the MSRB's internet website or the Securities and Exchange Commission. If the document incorporated by reference is a final official statement, it must be available from the MSRB. The City shall clearly identify each such document incorporated by reference.

Section 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5(a), the City shall give or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Series 2024 Bonds in a timely manner but not more than ten (10) business days after the event:

(i) Principal and interest payment delinquencies;

(ii) Unscheduled draws on debt service reserves reflecting financial difficulties;

(iii) Unscheduled draws on credit enhancements reflecting financial difficulties;

- (iv) Substitution of credit or liquidity providers, or their failure to perform;
  - (v) Adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Series 2024 Bonds or other material events affecting the tax status of the Series 2024 Bonds;
  - (vi) Defeasances;
  - (vii) Tender offers;
  - (viii) Bankruptcy, insolvency, receivership or similar proceedings;
  - (ix) Rating changes; or
  - (x) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.
- (b) Pursuant to the provisions of this Section 5(b), the City shall give or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Series 2024 Bonds in a timely manner not more than ten (10) Business days after the Listed Event, if material:
- (i) Mergers, consolidations, acquisitions, the sale of all or substantially all of the assets of the City or their termination;
  - (ii) Appointment of a successor or additional trustee or the change of the name of a trustee;
  - (iii) Non-payment related defaults;
  - (iv) Modifications to the rights of the owners of the Series 2024 Bonds;
  - (v) Series 2024 Bond calls;
  - (vi) Release, substitution or sale of property securing repayment of the Series 2024 Bonds; or
  - (vii) Incurrence of a Financial Obligation of the City or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders.
- (c) Whenever the City obtains knowledge of the occurrence of a Listed Event under Section 5(b), whether because of a notice from the Trustee or otherwise, the City shall as soon as possible determine if such event would be material under applicable federal securities laws.
- (d) If the City has determined that knowledge of the occurrence of a Listed Event under Section 5(b) would be material under applicable federal securities laws, the City shall promptly notify the Dissemination Agent in writing. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to subsection (f).
- (e) If the City determines that a Listed Event under Section 5(b) would not be material under applicable federal securities laws, the City shall so notify the Dissemination Agent in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (f).
- (f) If the Dissemination Agent has been instructed by the City to report the occurrence of a Listed Event, the Dissemination Agent shall file a notice of such occurrence with the MSRB in an electronic format in a timely manner but in no case not more than ten (10) Business days after the Listed Event.

Section 6. Termination of Reporting Obligation. [The City’s obligations under this Disclosure Undertaking shall terminate upon the earlier of: (i) the date of legal defeasance, prior redemption or payment in full of all of the Series 2024 Bonds; (ii) the date that the City shall no longer constitute an “obligated person” within the meaning of the Rule; or (iii) the date on which those portions of the Rule which require this written undertaking are held to be invalid by a court of competent jurisdiction in a non-appealable action, have been repealed retroactively or otherwise do not apply to the Series 2024 Bonds. If such termination occurs prior to the final maturity of the Series 2024 Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under Section 5(f).]

Section 7. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist the City in carrying out its obligations under this Disclosure Undertaking, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the City shall be the Dissemination Agent. The initial Dissemination Agent shall be the City.

Section 8. Amendment, Waiver. Notwithstanding any other provision of this Disclosure Undertaking, the City may amend this Disclosure Undertaking, and any provision of this Disclosure Undertaking may be waived, without the consent of the holders or beneficial owners of the Series 2024 Bonds, if such amendment or waiver does not, in and of itself, cause the undertakings herein to violate the Rule, but taking into account any subsequent change in or official interpretation of the Rule. The City will provide notice of such amendment or waiver to the MSRB.

Section 9. Additional Information. Nothing in this Disclosure Undertaking shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Undertaking or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Undertaking. If the City chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Undertaking, the City shall have no obligation under this Disclosure Undertaking to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the City to comply with any provision of this Disclosure Undertaking, any holder or beneficial owner of the Series 2024 Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City, as the case may be, to comply with its obligations under this Disclosure Undertaking. A default under this Disclosure Undertaking shall not be deemed an event of default under the Indenture, and the sole remedy under this Disclosure Undertaking shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent (if other than the City) shall have only such duties as are specifically set forth in this Disclosure Undertaking, and the City agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys’ fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent’s negligence, gross negligence or willful misconduct. The obligations of the City under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Series 2024 Bonds.

Section 12. Beneficiaries. This Disclosure Undertaking shall inure solely to the benefit of the City, the Dissemination Agent, the Participating Underwriter, and the holders and beneficial owners from time to time of the Series 2024 Bonds, and shall create no rights in any other person or entity.

Section 13. Counterparts. This Disclosure Undertaking may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

DATE: \_\_\_\_\_, 2024.

CITY OF SOUTH SALT LAKE, UTAH

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_  
City Recorder

## APPENDIX E

### FORM OF OPINION OF BOND COUNSEL

*Upon the issuance of the Series 2024 Bonds, Gilmore & Bell, P.C., Bond Counsel to the City, proposes to issue its approving opinion in substantially the following form:*

We have acted as bond counsel for the City of South Salt Lake, Utah (the “City”), in connection with the issuance by the City of its \$[\_\_\_\_\_] Sales Tax Revenue Bonds, Series 2024 (the “Series 2024 Bonds”). The Series 2024 Bonds are being issued pursuant to (i) a resolution of the city council of the City adopted on [May 8], 2024 (the “Resolution”), (ii) a General Indenture of Trust dated as of [August 1], 2024, as supplemented by a First Supplemental Indenture of Trust dated as of [August 1], 2024 (together, the “Indenture”), each by and between the City and U.S. Bank Trust Company, National Association, as trustee; and (iii) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, and other applicable provisions of law. The Series 2024 Bonds are being issued for the purpose of (i) financing the construction of a new public works building, land purchases, and all related improvements and (ii) paying costs of issuance of the Series 2024 Bonds.

Our services as bond counsel have been limited to the preparation of the legal proceedings and supporting certificates authorizing the issuance of the Series 2024 Bonds under the applicable laws of the State of Utah and to a review of the transcript of such proceedings and certificates. As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation. Our examination has been limited to the foregoing as they exist or are in effect as of the date hereof. Our opinion is limited to the matters expressly set forth herein, and we express no opinion concerning any other matters.

Based on our examination and the foregoing, we are of the opinion as of the date hereof and under existing law, as follows:

1. The Indenture has been authorized, executed and delivered by the City, constitutes a valid and binding obligation of the City, and creates a valid lien on the Revenues (as defined in the Indenture) and the other amounts pledged thereunder for the security of the Series 2024 Bonds.
2. The Series 2024 Bonds are valid and binding special obligations of the City payable solely from the Revenues and other amounts pledged therefor in the Indenture, and the Series 2024 Bonds do not constitute a general obligation indebtedness of the City within the meaning of any State of Utah constitutional provision or statutory limitation, nor a charge against the full faith and credit or taxing power of the City.
3. The interest on the Series 2024 Bonds [(including any original issue discount property allocable to an owner thereof)] (i) is excludable from gross income for federal income tax purposes and (ii) is not an item of tax preference for purposes of computing the federal alternative minimum tax. The opinions set forth in this paragraph are subject to the condition that the City complies with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Series 2024 Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes. The City has covenanted to comply with all of these requirements. Failure to comply with certain of these requirements may cause the interest on the Series 2024 Bonds to be included in gross income for federal income tax purposes retroactive to the date of issuance of the Series 2024 Bonds.
4. The interest on the Series 2024 Bonds is exempt from State of Utah individual income taxes.

We express no opinion herein regarding the accuracy, completeness or sufficiency of any offering material relating to the Series 2024 Bonds.

The rights of the holders of the Series 2024 Bonds and the enforceability thereof and of the documents identified in this opinion may be subject to bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium, and other similar laws affecting creditors’ rights heretofore or hereafter enacted to the extent

applicable, and their enforcement may be subject to the application of equitable principles and the exercise of judicial discretion in appropriate cases.

This opinion is given as of its date, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may come to our attention or any changes in law that may occur after the date of this opinion.

Respectfully submitted,

## APPENDIX F

### PROVISIONS REGARDING BOOK-ENTRY ONLY SYSTEM

DTC will act as securities depository for the Series 2024 Bonds. The Series 2024 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity of the Series 2024 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC or its agent.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. DTC is a wholly owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of Series 2024 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2024 Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2024 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Series 2024 Bonds, except in the event that use of the book-entry system for the Series 2024 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2024 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2024 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2024 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2024 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2024 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2024 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Series 2024 Bonds may wish to ascertain

that the nominee holding the Series 2024 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners.

Redemption notices shall be sent to DTC. If less than all of the Series 2024 Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2024 Bonds unless authorized by a Direct Participant in accordance with DTC's Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Series 2024 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2024 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or the Paying Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Series 2024 Bonds at any time by giving reasonable notice to the City or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

*The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.*

ORDINANCE NO. 2024-\_\_\_\_\_

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 17.05.110 AND CHAPTER 17.10 OF THE SOUTH SALT LAKE MUNICIPAL CODE TO ADD CONDITIONS OF EXPIRATION FOR CONDITIONAL USE PERMITS AND UPDATE THE FINAL PLAT REVIEW AND APPROVAL PROCESS.

WHEREAS, the South Salt Lake City Council (the “Council”) is authorized to enact and amend ordinances governing the City of South Salt Lake (the “City”); and

WHEREAS, on April 18, 2024, the Planning Commission held a properly noticed public hearing, where the public had the opportunity to be heard on amending the South Salt Lake Municipal Code Title 17, to add conditions of expiration for conditional use permits and update the final plat review and approval process; and

WHEREAS, the Planning Commission after careful review of the proposed changes and consideration of staff comments and public comments submitted, determined the changes were in the best interest of the City and voted to forward a recommendation of approval of the proposed changes to the Council; and

WHEREAS, on April 24, 2024, the Council in a work meeting received a presentation from City staff on the proposed amendments to the South Salt Lake Municipal Code Title 17, to add conditions of expiration for conditional use permits and update the final plat review and approval process; and

WHEREAS, on May 8, 2024, the Council again reviewed the recommendation of the proposed changes, reviewed the record and recommendation from the Planning Commission and considered the input submitted from the public as well as the general plan and goals established by the City for the development of the City, and determined the changes were in the best interest of the City;

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake as follows:

**SECTION I:** The proposed amendments attached hereto as Exhibit A, and incorporated herein by this reference, are hereby adopted and incorporated into Title 17 of the South Salt Lake City Municipal Code.

**SECTION II:** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**SECTION III.** This ordinance shall become effective upon Mayor’s signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

(signatures on following page)

Adopted this \_\_\_\_\_ day of May 8, 2022.

BY THE CITY COUNCIL:

\_\_\_\_\_  
Sharla Bynum, Council Chair

ATTEST:

\_\_\_\_\_  
Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff \_\_\_\_\_  
Thomas \_\_\_\_\_  
Bynum \_\_\_\_\_  
Mitchell \_\_\_\_\_  
Pinkney \_\_\_\_\_  
Sanchez \_\_\_\_\_  
Williams \_\_\_\_\_

Transmitted to the Mayor's office on this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Ariel Andrus, City Recorder

MAYOR'S ACTION: \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Cherie Wood, Mayor

ATTEST:

\_\_\_\_\_  
Ariel Andrus, City Recorder

EXHIBIT A

Proposed Title 17 Amendments

## Chapter 17.05 CONDITIONAL USE REVIEW

### Sections:

#### 17.05.110 Conditional Use Permit Expiration.

- ~~A. Conditional Use Not Implemented. A Conditional Use Permit expires if the Permit has not been implemented within one (1) year from the date of approval. The Permit is considered implemented if the holder of the Permit engages in the Conditional Use or completes substantial construction on the site for which the Permit was granted.~~
- A. Conditional Use Not Implemented. A Conditional Use Permit expires if the Permit has not been implemented within two (2) years from the date of approval. The Permit is considered implemented if the holder of the Permit engages in the Conditional Use on the site or maintains an active building permit (excluding demolition permits) on the site for which the Conditional Use Permit was granted.
- ~~B. Conditional Use Abandoned. If the approved Conditional Use or activity ceases for any reason for a continuous period of six consecutive months or more, the Conditional Use Permit shall automatically terminate without further notice, as having been abandoned. A person may only reinstate the Conditional Use after applying for and receiving a new Conditional Use Permit.~~
- B. Conditional Use Abandoned. If the approved Conditional Use or activity ceases for any reason or -does not maintain an active building permit for a continuous period of two (2) years or more, the Conditional Use Permit shall automatically terminate without further notice, as having been abandoned. A person may only reinstate the Conditional Use after applying for and receiving a new Conditional Use Permit.

## Chapter 17.10 SUBDIVISION AND PLATTING

#### 17.10.010 Purpose, Policy, and Authority.

- A. The purpose of this Chapter is to:
1. Protect and provide for the public health, safety, and general welfare of the citizens of the South Salt Lake City;
  2. Facilitate and encourage efficient orderly growth and beneficial Development of all parts of the City;
  3. Provide for adequate light, air, and privacy, to secure safety from fire, flood, collapsible soils and other geologic hazards, and other danger, and to prevent insufficient infrastructure or overcrowding of the land and undue congestion of population;
  4. Protect the character and the social and economic stability of all parts of the City;
  5. Regulate future growth and Development within the City in a manner which promotes the physical integration of diverse housing forms, the preservation of South Salt Lake community values, and the social integration of residents from diverse backgrounds in accordance with the General Plan;
  6. Provide procedures and standards for the physical Development of Subdivisions and other Uses of land and construction of Buildings and thereon within the City including, but not limited to, the construction and installation of Streets, curbs, gutters, sidewalks, drainage systems, water and sewer systems, design standards for public facilities and utilities, access to public Rights-of-Way, Dedication of land and

Streets, granting easements for Rights-of-Way, and to establish fees and other charges for the authorizing of Development and for the improvement of land and Buildings thereon;

7. Protect and conserve the value of land throughout the City and the value of Buildings and improvements upon the land, and to minimize the conflicts among the Uses of land and Buildings;
8. Guide public and private policy and action to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities;
9. Provide the most beneficial relationship between the Uses of land and Buildings and the circulation of traffic, throughout the City, having particular regard for the avoidance of congestion in the Streets and highways, and the pedestrian traffic movements appropriate to the various Uses of land and Buildings, and to provide for the proper location and width of Streets and Building Lines;
10. Establish reasonable standards of design and procedures for Platting, Subdivisions, Re-Subdivisions, and Lot Line Adjustments, in order to facilitate the orderly layout and Use of land and to insure proper legal description and monumenting of all platted land;
11. Ensure that public facilities are available and will have a sufficient capacity to serve the proposed Plat, Subdivision, Plat Amendment, Parcel Boundary Adjustment, or Lot Line Adjustment;
12. Prevent the pollution or degradation of air, streams, and ponds, assure the adequacy of drainage facilities, and safeguard the water table;
13. Minimize site disturbance, removal of native vegetation, and soil erosion;
14. Encourage the wise use and management of natural resources throughout the municipality in order to preserve the integrity, stability, and beauty of the community and the value of the land;
15. Preserve the natural beauty of South Salt Lake City and to ensure appropriate Development to complement the natural features; and
16. Provide for open spaces through the most efficient design and layout of the land, including the use of flexible Density or cluster-type zoning in providing for minimum width and Area of Lots, while preserving the Density of land.

B. Policy.

1. The Subdivision or Platting of land and the subsequent amendment of a Subdivision Plat, the adjustment of Lot Lines therein, is required for the orderly, planned, efficient, and economical Development of property within the City.
2. Development property shall be of such character that it can be used safely for Building purposes without danger to health or peril from fire, flood, landslide, mine subsidence, geologic hazards, or other menace.
3. Land shall not be subdivided, re-subdivided, platted, or adjusted until available public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, roads, trails, parks, public transportation facilities, and related improvements.
4. The existing and proposed Public Improvements shall conform to the Roadways and Functional Classifications in the General Plan, designated City Road Profiles, the Official Land Use Map, the International Construction Codes, the 2017 American Public Works Association Manual of Standard Plans, Utah Chapter (as further specified in this Chapter) and the capital budget and program of the City.

C. Authority.

1. The Planning Commission is the land use authority to review, approve, and deny Plats for subdividing land or platting a legal Development Lot within the corporate limits of the City.

2. The Planning Commission is the land use authority to approve Development in Subdivisions, Subdivision amendments, or Parcel Boundary Line or Lot Line Adjustments of land already recorded in the office of the County Recorder.
3. A Plat, Subdivision, Subdivision amendment, or Parcel Boundary Line or Lot Line Adjustment is void if the Plat, Subdivision, Subdivision amendment, Parcel Boundary Line or Lot Line Adjustment has not been recorded, or has been recorded with the County Recorder's office without a prior approval by the Planning Commission and signature by the Planning Commission Chair, or in the case of a Parcel Boundary Line or Lot Line Adjustment, without prior written approval by the Community Development Director.
4. A transfer of land that has not properly been subdivided, amended, or adjusted is voidable.

#### **17.10.020 Interpretation and Conflicts.**

- A. Interpretation. The provisions of these regulations are the minimum requirements for the promotion and preservation of public health, safety, and general welfare.
- B. Conflict with public and private provisions.
  1. Public provisions. Where any provision of these regulations imposes a restriction different from that imposed by any other provision of these regulations or any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose a higher standard to protect the public health, safety, and welfare shall control.
  2. Private provisions. Where the provisions of these regulations are more restrictive or impose higher standards or regulations than a private easement, covenant, or other private agreement or restriction, the requirements of these regulations shall govern. The City does not enforce private covenants.

#### **17.10.030 Alteration or Amendment of Plats.**

The Planning Commission may consider and resolve at a public hearing any proposed alteration or amendment of a Subdivision Plat, or Lot, including any proposed alteration to any Street, easement, or Alley that has been extinguished by law or, with the consent of its Owner, is proposed to be replaced with an equivalent Dedication. If the amended Plat is approved, signed by all property interest Owners, and recorded, the recorded Plat shall vacate, supersede, and replace any contrary provision in a previously recorded Plat on the same land.

#### **17.10.040 Vacation of Public Streets or Easements.**

- A. Street. State law governs the process required to vacate a Public Street. The process varies according to the nature of the City's property interest in the Street and the manner by which the property was acquired.
  1. Typically, upon proper notice, Planning Commission recommendation, and a finding that the public and no person will be adversely affected by the vacation, the City Council may by Resolution, establish the fair market value basis for the purchase price of the vacated Right-of-way. In most circumstances, upon payment of fair market value, the Street will be vacated from the center line of the Right-of-way to each of the adjoining property Owners.
  2. The Planning Commission shall incorporate the vacated Street into the adjoining Lots or Parcels by Plat (or Plat Amendment). The vacation shall not be effective until the Plat (or Plat Amendment) is recorded.
- B. Utility Easement. State law governs the process to wholly vacate a utility easement. Amendments to utility easements can be made in the normal platting process, with the consent and mylar signature of the affected utility or utilities.

### **17.10.050 Enforcement.**

- A. No Owner, or Agent of the Owner, of any un-subdivided Parcel of land located in a proposed Subdivision, shall transfer, or sell any such Parcel before a Plat of such Subdivision has been approved by the Planning Commission in accordance with the provisions of these regulations, signed by all required parties and filed with the County Recorder.
- B. The Subdivision of any Lot or any Parcel of land, by the use of metes and bounds description for the purpose of sale, Transfer, or lease is unlawful. However, subject to all of the requirements contained in these regulations, the City may approve metes and bounds descriptions for purposes of Parcel Boundary Adjustment, Lot Line Adjustment, or judicial process, resolving conflicting boundary descriptions, and the recombination (but not Subdivision or re-Subdivision) of historically platted Properties located within the Big Fields Survey.
- C. No Building Permit shall be issued for the construction of any Building or Structure located on a Lot or Plat that does not conform to these regulations.

### **17.10.060 Prerequisite Conditions.**

No land shall be subdivided until:

- A. The Owner or its Agent submits an Application for Subdivision to the Planning Commission through the South Salt Lake City Community Development Department;
- B. The Planning Commission provides proper notice, holds a public hearing, and approves the proposed Subdivision;
- C. All technical deficiencies with the proposed Subdivision Plat are resolved;
- D. All required improvements and Dedications are made and warranted free of liens or encumbrances or have been adequately assured and warranted;
- E. Conditions, Covenants, and Restrictions are approved as to form by the City Attorney;
- F. All fees, costs, and property taxes are paid;
- G. All required signatures are obtained on the approved Subdivision Plat mylar; and
- H. The approved and signed final Subdivision Plat is recorded.

### **17.10.100 Subdivision Application Process.**

- A. Preliminary Subdivision Plat. Preliminary Subdivision Plat approval is required before Final Subdivision Plat approval for a Subdivision Application.
  - 1. Preapplication requirements. Before preparing the Preliminary Plat for a Subdivision, the Applicant should arrange for a pre-Application conference with the Community Development Department to discuss the procedure for approval of a Subdivision Plat and the general approval requirements regarding access, layout of Streets, availability of existing services, standards for Street improvements, storm water drainage, sewerage, fire protection, required mitigation of environmental impacts, required cleanup of environmental hazards within Dedicated Rights-of-Way, standards for required public Dedication, resolution of adverse property interests and similar matters.
  - 2. Application procedure and requirements. Before subdividing land in a manner that requires a Preliminary Plat, an Owner of the land or the Owner's representative shall file an Application for approval of a Preliminary Plat. The Application shall be made on a form available at the office of the Community Development Department and shall include.

- a. All information requested on the form;
  - b. Payment of the Preliminary Plat Application fee; and
  - c. A trust deposit for out-of-pocket costs the City expects to incur as a result of processing the Application.
3. Review of Preliminary Plat. The Community Development staff shall schedule the complete Preliminary Plat Application for review by the City's Development Review Committee. Staff will consider all input received by the Development Review Committee members, seek clarification and any additional required information from the Applicant, and when appropriate, prepare a proper notice of and a Planning Commission staff report for a public hearing and potential action on the Preliminary Plat Application.
4. Planning Commission review of Preliminary Plat. The Planning Commission shall study the Preliminary Plat Application and the staff report, taking into consideration requirements of this Title.
5. Public hearings. Subject to proper notice, the Planning Commission shall hold a public hearing on the Preliminary Plat Application.
6. Preliminary approval. After the Planning Commission has reviewed the Preliminary Plat Application and the staff report, including any staff recommendations for conditions of approval, any testimony and exhibits submitted at the public hearing, the Applicant shall be advised of any required changes and/or additions to its proposed Preliminary Plat. One copy of the proposed Preliminary Plat shall be returned to the Applicant with the date of approval, conditional approval, or disapproval and rationale for the decision accompanying the Plat. The other copy shall be maintained in the Community Development Department files.
7. Public Improvements. The Planning Commission shall require the Applicant to indicate on both the Preliminary and Final Plat all roads and Public Improvements to be Dedicated, all infrastructure for water, fire, and utility improvements to be Dedicated, all City approved Street names and addresses, and any other special requirements deemed necessary by the Planning Commission in order to conform the Subdivision Plat to the Official Land Use Map, the Roadways and Functional Classifications in the General Plan, any applicable Master Planned Mixed-Use approval, the City Construction Standards and Specifications, and this Code.
8. Completion/Assurances. An Applicant with a conditionally approved or approved Preliminary Plat Application shall—prior to receiving the City's signatures on the Final Subdivision Plat—be required to either:
  - a. Install and Dedicate the required Public Improvements and execute a one-year infrastructure Improvement Warranty with accompanying 10% cash deposit to assure the proper installation of the required Public Improvements; or
  - b. Provide an adequate improvement assurance for completing and Dedicating all required Public Improvements and for warranting the completed work for one (1) year after acceptance.
9. Effective period of preliminary approval. The approval or conditional approval of a Preliminary Plat shall be effective for a period of one (1) year. An Applicant may request an extension of the approval or conditional approval of a Preliminary Plat by submitting a request in writing to the Community Development Department prior to expiration of the approval or conditional approval. After a properly noticed public hearing, the Planning Commission may approve the extension request if the Applicant is able to demonstrate no change in circumstance since the previous approval that would result in a denial of a new Preliminary Plat Application.
10. Zoning Regulations. Every Preliminary Plat shall conform to the Land Use Regulations in effect on the date the Applicant is vested in its Application, provided the Applicant's Preliminary Plat

approval or conditional approval has not expired without a valid extension to obtain Final Plat approval.

B. Final Subdivision Plat.

1. Accuracy. Final Plats shall be drawn according to an accurate and complete survey to second-order accuracy of the land to be Developed. A traverse of the exterior boundaries of the tract, and of each Block, when computed from field measurements on the ground shall close within a tolerance of one foot to twenty thousand (20,000) feet.
2. Monuments. Prior to Final Plat approval, the Applicant shall install permanent survey monuments on the Property as required by the City Engineer.
3. Subdivision Plat. Final Subdivision Plat approval is required before recording Subdivision Plats as well as Condominium Plats.
4. Final Plat Application procedure and requirements. The Final Plat Application shall be made on a form available at the office of the Community Development Department and shall include:
  - a. All information requested on the form;
  - b. Payment of the Preliminary Plat Application fee; and
  - c. A trust deposit for out-of-pocket costs the City expects to incur as a result of processing the Application.
5. Review of Final Subdivision Plat. ~~The Community Development Director shall schedule the Final Plat Application for review by the Development Review Committee.~~ The Community Development Department Staff will consider all construction drawings and specifications submitted by the Applicant, all conditions of Preliminary Plat Approval (as applicable), ~~all input received by the Development Review Committee members,~~ seek clarification and any additional required information including proposed Covenants, Conditions, and Restrictions (as applicable) from the Applicant, and prepare a staff report ~~for a public hearing and potential for proposed action to the Planning Commission.~~
6. ~~Planning Commission Review~~ ~~Community Development Director Review.~~ of Final Subdivision Plat. The ~~Community Development Director or designee~~ shall review the Final Subdivision Plat and the staff report, taking into consideration requirements of this Title, any Master Plan, the Roadways and Functional Classifications in the General Plan, the Site Plan, construction standards and specifications, and any environmental review pending on the Property. Particular attention will be given to the arrangement, location, width, profile, and construction specifications of Streets, and their relation to sewer lines, storm water drainage, erosion, topography and natural features of the Property, location of Geologic Hazards, Lot sizes and arrangement, the further Development of adjoining lands as yet un-subdivided, requirements of the Preliminary Plat (if a Preliminary Plat was required), and requirements of the Official Land Use Map and Roadways and Functional Classifications in the General Plan.
7. Final Plat Approval.
  - a. ~~The Community Development Director or designee may approve the proposed Final Subdivision Plat. If the Community Development Director or designee approves the Final Subdivision Plat, they shall stipulate the period of time when the Final Plat shall be recorded and when the performance assurances shall be filed or the required improvements installed and warranted, whichever is applicable. No Plats will be approved or released for recording until necessary warranties have been established. In no event shall the period of time stipulated by the Community Development Director or designee for completion of required improvements exceeding two (2) years from the date of the Final Plat approval.~~
  - b. Extension of Approval. Applicants may request an extension of their final plat approval from the Community Development Department. A written request shall be received by the department prior to expiration of the initial final plat approval. The Community Development Director or

designee may grant an extension of up to one (1) year from the initial expiration date if the Applicant is able to demonstrate that no change in circumstance resulting in an unmitigated impact or resulting in a finding of non-compliance with the Land Use Regulations in effect or pending at the time of the extension request would occur. A "change in circumstance" includes a physical change to the Property or its surroundings. Notice of the request for extension shall be provided consistent with the requirements for a Final Plat.

~~7. Public Hearing and Planning Commission action.~~

- ~~a. The Planning Commission shall give proper public notice and hold a public hearing on the proposed Final Subdivision Plat. The Community Development Director may approve the proposed Final Subdivision Plat.~~
- ~~b. After closing the public hearing and considering the Final Subdivision Plat and proposed conditions of approval, the Planning Commission shall take action.~~
- ~~c. If the Community Director approves the Final Subdivision Plat, the Community Director shall stipulate the period of time when the Final Plat shall be recorded and when the performance assurances shall be filed or the required improvements installed and warranted, whichever is applicable. No Plats will be approved or released for recording until necessary warranties have been established. In no event shall the period of time stipulated by the Community Director for completion of required improvements exceed two (2) years from the date of the Final Plat approval.~~
- ~~d. Extension of Approval. Applicants may request a time extension of the Community Director approval by submitting a request in writing to the Community Development Department prior to expiration of the approval. The Community Director may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Land Use Regulations in effect or pending at the time of the extension request. A "change in circumstance" includes a physical change to the Property or its surroundings. Notice of the request for extension shall be provided consistent with the requirements for a Final Plat.~~

- 8. Good Cause. The ~~Planning Commission~~ Community Development Director or designee shall make a finding as to Good Cause prior to approving any new Final Plat or Plat Amendment.
- 9. Submission and Review. After ~~Planning Commission~~ the Community Development Director or designee's approval, one ~~paper~~ copy of the construction plans, a Word-formatted copy of the proposed Covenants, Conditions, and Restrictions, and one ~~twenty-four inch by thirty-six inch (24" x 36")~~ copy of the approved Subdivision Plat shall be submitted to the Community Development Department for its final review.
  - a. No final approval shall be endorsed on the Plat until the ~~Community Development Department~~ staff's review has indicated that all requirements of Planning Commission's and Community Development Director's approval have been met. The border line of the Plat shall be drawn in heavy lines leaving a space of at least one and one-half inches on the left side and at least one-half inch margin on the other sides. The Plat shall be so drawn that the top of the drawing faces either north or west, whichever accommodates the drawing best. All lines, dimensions, and markings shall be made on a mylar, or comparable material approved by the City, with approved waterproof black ink. The Plat shall be made to a scale large enough to clearly show all details, and in any case not smaller than one hundred (100) feet to the inch, and workmanship on the finished drawing shall be neat, clean cut and readable.
  - b. If the submitted, approved Final Subdivision Plat is incomplete, not in compliance with all requirements, or does not incorporate any required changes, the Community Development Department shall notify the Applicant and specify the respects in which it is deficient. The

Community Development Department may refer the documents, Plats, and drawings to others for assistance in its review process.

10. City Engineer Approval. Throughout the process and prior to Plat recordation, the City Engineer shall review:
  - a. Any required environmental assessment of the property to confirm that all Dedicated land is free from environmental hazards,
  - b. Tentative Final Plat and construction drawings for compliance with the City Development Standards and Specifications,
  - c. Criteria set forth in this Title, and
  - d. All other applicable ordinances of the City and the state of Utah.

If the Final Plat and construction drawings comply, the City Engineer shall sign the Final Plat and forward the Final Plat and construction drawings to the Community Development Department for processing. If the Plat and/or construction drawings do not comply, the City Engineer shall return the Plat and/or construction drawings to the Applicant with comments and provide a copy of comments to the Community Development Department. The Applicant shall be responsible for submitting all redlined Plats, plans, and construction drawings, along with corrected copies, to the City for re-review.

Prior to recordation of the Final Plat, the Applicant shall submit a current title report to be reviewed by the City. A "current title report" is considered to be one that correctly discloses all recorded matters of title regarding the property and is prepared and dated not more than thirty (30) days before the proposed recordation of the Final Plat.

11. City Attorney Approval. Once the ~~Planning Commission~~ Community Development Director or designee has approved the Final Plat, the City Attorney shall review the submitted Final Plat, Covenants, Conditions, and Restrictions (as applicable), signed Infrastructure Improvements Agreement (as applicable), current title report to assure all property interests are reflected on the Plat, and the adequacy of the security for insuring completion of the improvements to verify compliance with the City's Dedication and assurance requirements—including the requirement for encumbrance-free Dedications. The City Attorney may also review and require resolution by the Applicant of any title conflicts, public easements, protective covenants, other documents where applicable. Upon approval of the items specified in this Section, the City Attorney shall sign the Plat in the appropriate signature block and forward the Final Plat to the Community Development Department for further processing.

C. Parcel Boundary and Lot Line Adjustments.

1. The Community Development Director may approve without a Subdivision Plat Amendment a single Lot Line Adjustment between two (2) properly subdivided Lots, or a single Parcel Boundary Adjustment between two Parcels, or a Parcel and a single Lot, if the Owners of each property demonstrate, to the satisfaction of the Community Development Director that:
  - a. No new Developable Lot, Parcel, or unit results from the Adjustment;
  - b. All Owners of Property contiguous to the adjusted properties, or to properties owned by the Applicant(s) that are contiguous to the adjusted properties, including those separated by a public Right-of-Way, consent to the Adjustment;
  - c. The Adjustment will not result in remnant land;
  - d. The Adjustment and resulting Lots or Parcels comply with the requirements of their zoning district and are Compatible with existing Lot sizes in the immediate neighborhood;
  - e. Neither of the original Lots or Parcels were previously Adjusted without a Subdivision Plat;

- f. Written notice was mailed to all Owners of Property within six hundred feet (600') of the Applicants' Property and neither any person nor the public will be materially harmed by the Adjustment; and
  - g. The City Engineer and Community Development Director authorizes the execution and recording of an appropriate deed or Plat, to reflect that the City has approved the Adjustment.
2. Extension of Approval. Applicants may request time extensions of the Adjustment approval by submitting a request in writing to the Community Development Department prior to expiration of the approval. The Community Development Director shall review all requests for time extensions of Adjustments and may grant up to a one-year extension when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Land Use Regulations in effect or pending at the time of the extension request. Change in circumstance includes physical changes to the Property or its surroundings. Notice shall be provided consistent with the requirements for Parcel Boundary and Lot Line Adjustments.
  3. If the Community Development Director denies the Adjustment, the Director shall inform the Applicant(s) in writing of the reasons for denial, of the right to appeal the decision to the Administrative Law Judge, and of the right to file a Plat Amendment Application.

### **17.10.110 Signatures, Assurances, and Recording of the Plat.**

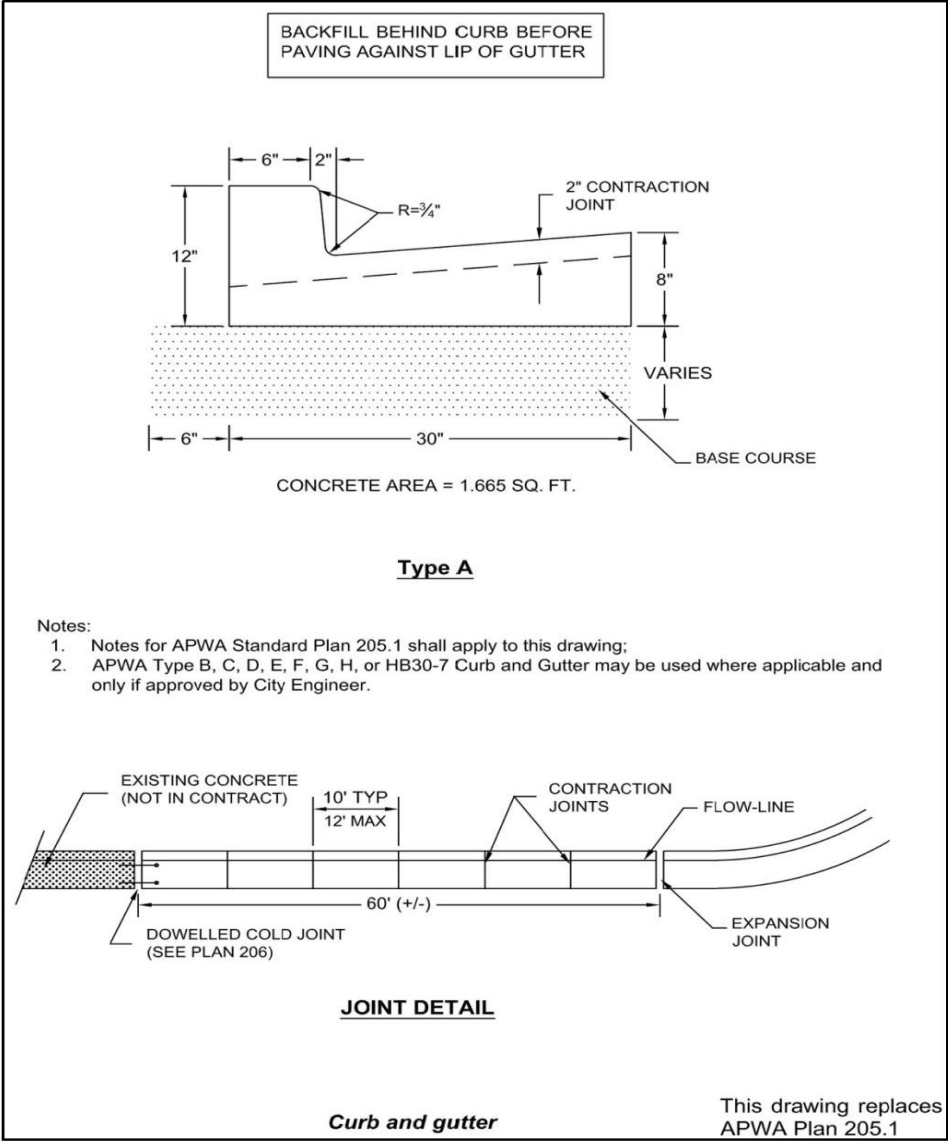
- A. Signatures. The Final Plat shall include the notarized signatures of all property interest Owners, the Culinary Water Authority, the Sanitary Sewer Authority, all other service providers, the County Health Department (if the City considers Health Department approval necessary), the Chairman of the Planning Commission, the Community Development Director, the City Engineer, the City Attorney, the City Recorder, and the County Recorder.
- B. Notice to Proceed. Prior to commencement of construction of any Public Improvement or private improvement required to be built to public standards, the Applicant shall first obtain a Notice to Proceed from the Community Development Director or her designee.
- C. Completion/Assurances. Before an Applicant conducts any Development, or records a Plat, the Applicant shall: (i) complete any required Landscaping or Infrastructure Improvements; or (ii) post an Improvement Completion Assurance or Performance Guaranty for any required Landscaping, Dedication, or Infrastructure Improvements.
  1. If the Applicant elects to install Infrastructure Improvements prior to Plat recordation, the City shall endorse its approval on the Plat after all public Dedications and conditions of Plat approval have been satisfied, the City Engineer has accepted all Infrastructure Improvements, and the Applicant has posted an Infrastructure Improvement Warranty, accepted by the City Attorney, and has deposited a 10% Warranty Assurance.
  2. At any time prior to recording the Final Plat, an Approved Plat Applicant may post an Improvement Completion Assurance, equal to 100% of the City Engineer's estimate of the cost of completing all required Landscaping and Infrastructure improvements in the manner conditioned in the Final Plat Approval.
  3. If an Applicant elects to post an Improvement Completion Assurance, the Applicant shall provide an Improvement Completion Assurance for:
    - a. Completion of 100% of the required Landscaping and Infrastructure Improvements; or
    - b. If the municipality has inspected and accepted a portion of the Landscaping or Infrastructure Improvements, 100% of the incomplete or unaccepted Landscaping or Infrastructure Improvements.
  4. The Improvement Completion Assurance (and any performance Guaranty is made for the benefit of the public.)

5. If an Applicant elects to post an Improvement Completion Assurance, the City shall endorse its approval on the Plat after the Improvement Completion Assurance has been approved by the City Attorney and all public Dedications and conditions of the Plat approval have been satisfied.
  6. The City may withhold an otherwise valid Plat approval until the Owner of the land provides the City with a tax clearance indicating that all taxes, interest, and penalties owing on the land have been paid.
  7. A Subdivision Plat recorded without the required signatures is void.
- D. Inspection of Improvements—General Procedure and Fees. The Planning Commission in consultation with or upon the advice of the City Engineer or Community Development Director, shall provide for inspection of required improvements during construction and insure their satisfactory completion.
1. The Applicant shall, in accordance with the City's Consolidated Fee Schedule, pay to the City an inspection fee. The Final Subdivision Plat shall not be signed by the Chairman of the Planning Commission unless such fee (including any outstanding out-of-pocket costs) has been paid. These fees shall be due and payable upon demand of the City and no Building Permits or certificates of occupancy shall be issued until all fees are paid.
  2. If the City Engineer finds upon inspection that any of the required Landscaping or Infrastructure Improvements have not been constructed in accordance with the City's Construction Standards and Specifications, the Applicant shall promptly complete the improvements in accordance with the City's Construction Standards and Specifications.
  3. Wherever the cost of improvements is covered by a performance Guaranty, or an Infrastructure Completion Assurance, the Applicant is severally and jointly liable for completing the improvements according to the City's Construction Standards and Specifications.
  4. Maintenance of Improvements. The Applicant shall maintain all required public and private improvements on the newly subdivided Lots and provide for clean Streets and sidewalks until the City's acceptance of all public and required private improvements.
  5. Completion of Improvements. Before the Plat is signed by the Chairman of the Planning Commission, all Applicants shall be required to complete, in accordance with the Planning Commission's decision and to the satisfaction of the City Engineer, all the Street, sanitary sewer, and other improvements (e.g. storm drainage, trails, sidewalk, curb, gutter, Street signs, water lines, etc.) including Lot improvements on the individual Lots of the Subdivision as required, and as approved by the Planning Commission and the City Council, and to Dedicate all required Property and Public Improvements to the City or applicable special service district, free and clear of all environmental contamination, liens, and encumbrances on the Property and Public Improvements thus Dedicated.
  6. Certificate of Satisfactory Completion. The City will not accept Dedication of required improvements until the City Engineer has submitted a certificate stating that the required improvements have been satisfactorily completed, the Applicant's engineer or surveyor (as applicable) has submission of detailed "as-built" survey Plats of the Subdivision, indicating location, dimensions, materials, and other information required by the Planning Commission and City Engineer, that the layout of the line and Grade of all Public Improvements is in accordance with the City approved construction plans for the Subdivision and that a commitment for a title policy or other acceptable evidence has been furnished to the City Attorney and City Engineer indicating that the improvements have been completed, are ready for Dedication to the local government and are free and clear of any and all liens and encumbrances.
  7. After the City Engineer has certified that all required improvements have been satisfactorily completed, and upon the City Engineer's approval and recommendation, the Planning Commission shall thereafter accept the improvements for Dedication in accordance with the established policy and procedure.

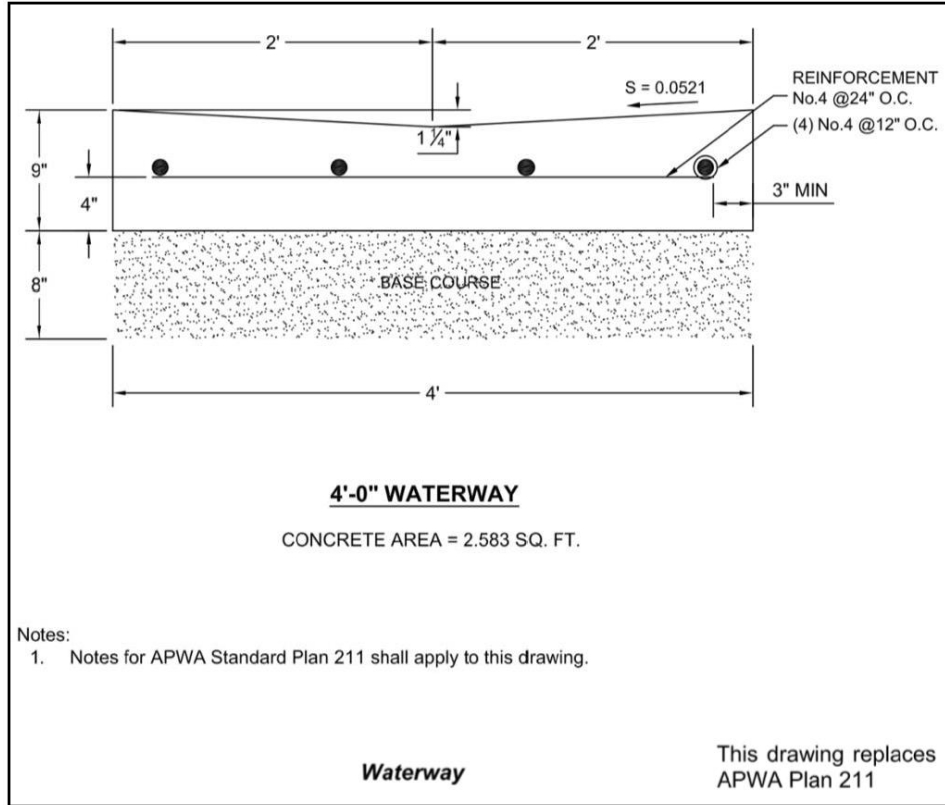
8. The City Engineer may partially release or reduce an Infrastructure Assurance or a performance Guaranty by submitted a certificate stating that the partial release is limited to a functionally discrete portion of the required improvements that have been satisfactorily completed.
- E. Failure to Complete Improvement.
1. For Subdivisions or Plats for which no Infrastructure Assurance or performance Guaranty has been posted, if the improvements are not completed within the period specified by the Planning Commission, the approval shall expire.
  2. Where an Infrastructure Assurance or performance Guaranty has been posted and required improvements have not been installed as conditioned, the Community Development Department may thereupon declare the Infrastructure Completion Assurance or other Guaranty to be in default and require that all the improvements be installed with funds secured by the Guaranty or the Completion Assurance.
- F. Recording of Plat. The City shall have exclusive authority to record all fully executed Final Plats.

### **17.10.120 Requirements for Improvements and Design.**

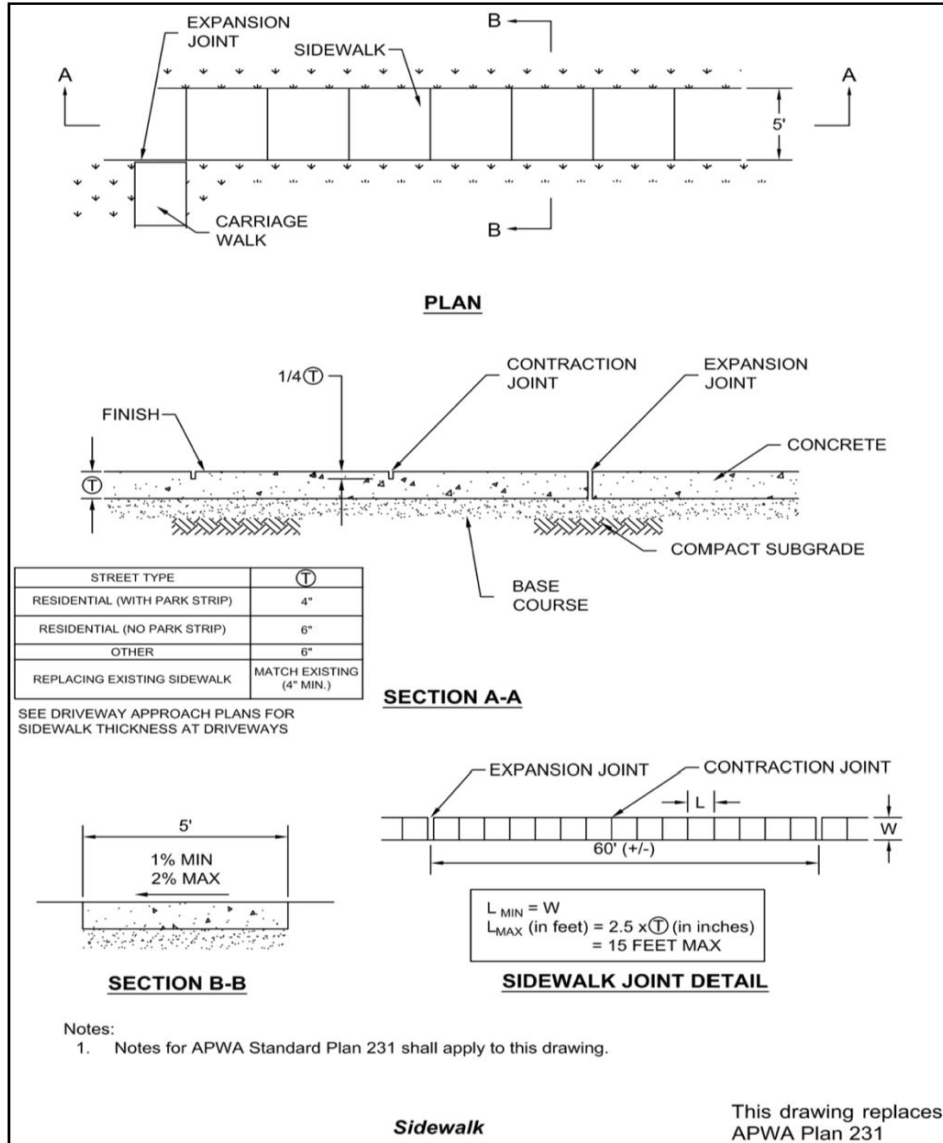
- A. Compliance. In addition to the requirements established herein, all Subdivision Plats shall comply with the following law, rules, and regulations:
1. All applicable statutory provisions.
  2. The Municipal Code.
  3. The Roadways and Functional Classifications in the General Plan, Official Land Use Map, public utilities plans and regulations, and Capital Improvements Programs, including all Streets, trails, drainage systems, and parks shown on the Official Map or Master Plan adopted or amended for the Subdivision.
  4. The rules of the Utah Department of Transportation if the Subdivision or any Lot contained therein abuts a state highway or Street.
- B. The South Salt Lake City Construction Specifications and Standard Drawings. All improvements in areas that will become public Rights-of-Ways and/or easements, or that will become the responsibility of a home owners' association shall meet the following requirements.
1. Current MS-4 permit standards and South Salt Lake City Storm Drain Standards.
  2. The Utah Chapter, American Public Works Association (APWA) Manual of Standard Plans, current edition with all approved supplements is the City's general construction standard.
  3. The City has adopted refinements to the APWA standards that supersede the APWA Manual as provided below.
  4. Any variation, substitution, or exception from the standards in this policy must be authorized by the City Engineer or his/her designee. Any item of construction not covered by the provided standards must have plans and specifications must be approved by the City Engineer or his/her designee.
  5. City refinements to the APWA standards are as follows:
    - a. Roadway, curb, gutter, driveway, and sidewalk standards.
      - i. Plan 205.1: Curb and gutter. The City's standard plan is depicted below and replaces APWA Plan 205.1.



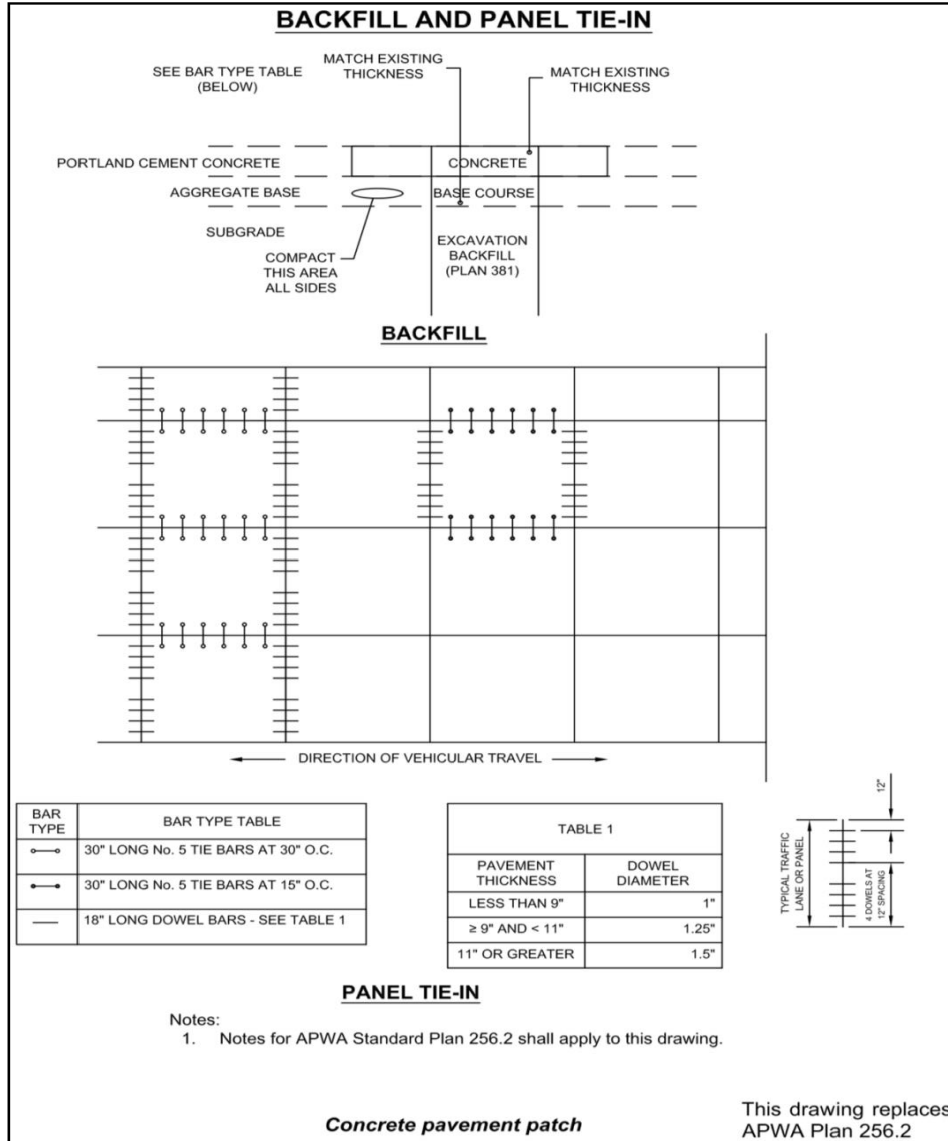
- ii. Plan 209: Curbs. No details from plan 209 are acceptable. The City of South Salt Lake standard is Type A, from plan 205.1.
- iii. Plan 211: Waterway. The City's standard plan is depicted below and replaces APWA Plan 211. The City of South Salt Lake standard shall be a four-foot (4') waterway. No other details are acceptable.



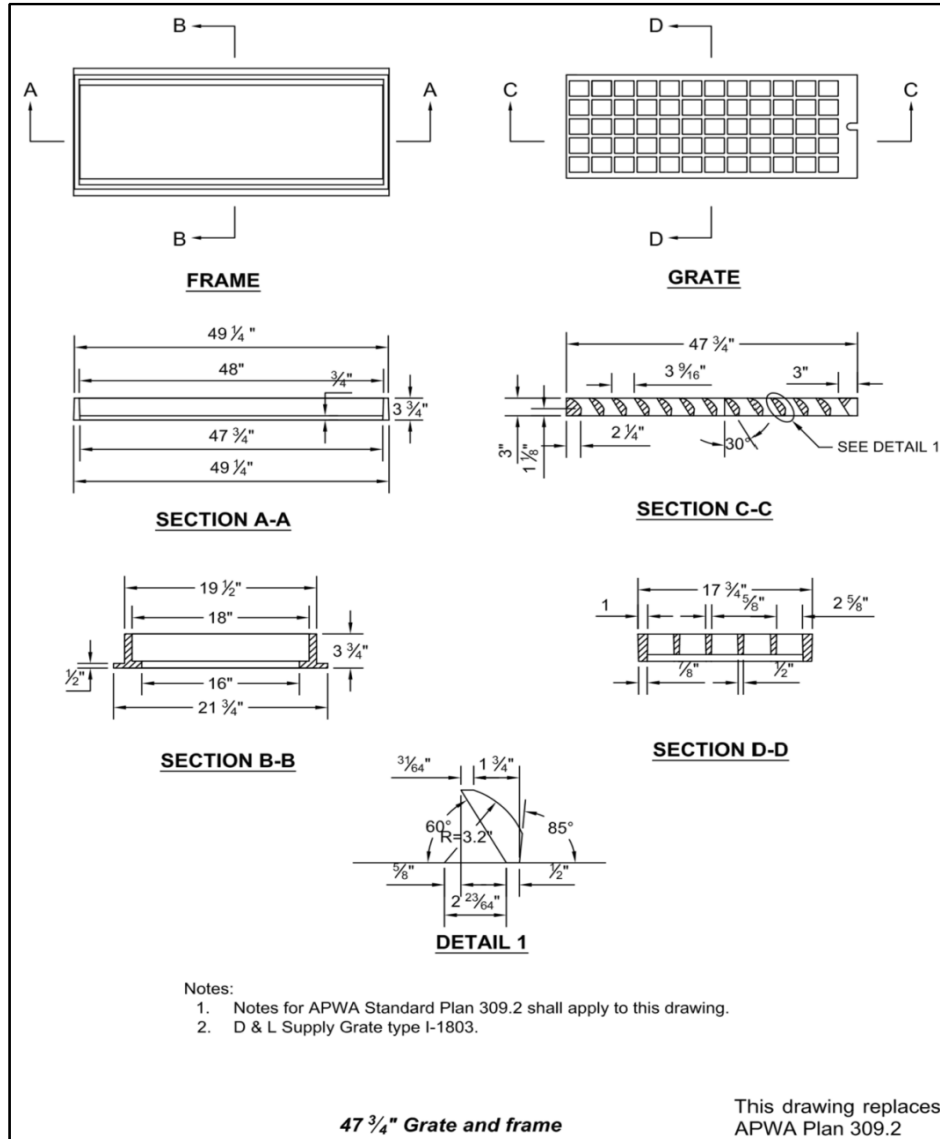
- iv. Plan 225: Open driveway approach. This plan is not acceptable and is deleted.
- v. Plan 229.1: Bridge driveway approach. This plan is not acceptable and is deleted.
- vi. Plan 229.2: Bridge driveway approach. This plan is not acceptable and is deleted.
- vii. Plan 231: Sidewalk. The City's standard plan is depicted below and replaces APWA Plan 231. The City of South Salt Lake only accepts sidewalk widths of five feet (5').



- viii. Plan 235.1: Corner curb cut assembly. The City of South Salt Lake standard is Example B. Example A may be acceptable, at the City Engineer's sole discretion, if Example B is not feasible for the particular project.
- ix. Plan 235.2: Corner curb cut assembly. This plan is not acceptable and is deleted.
- x. Plan 235.3: Corner curb cut assembly. This plan is not acceptable and is deleted.
- xi. Plan 235.4: Corner curb cut assembly. This plan is not acceptable and is deleted.
- xii. Plan 256.1: Concrete pavement patch. This plan is not acceptable and is deleted.
- xiii. Plan 256.2: Concrete pavement patch. The City's standard plan is depicted below and replaces APWA Plan 256.2.

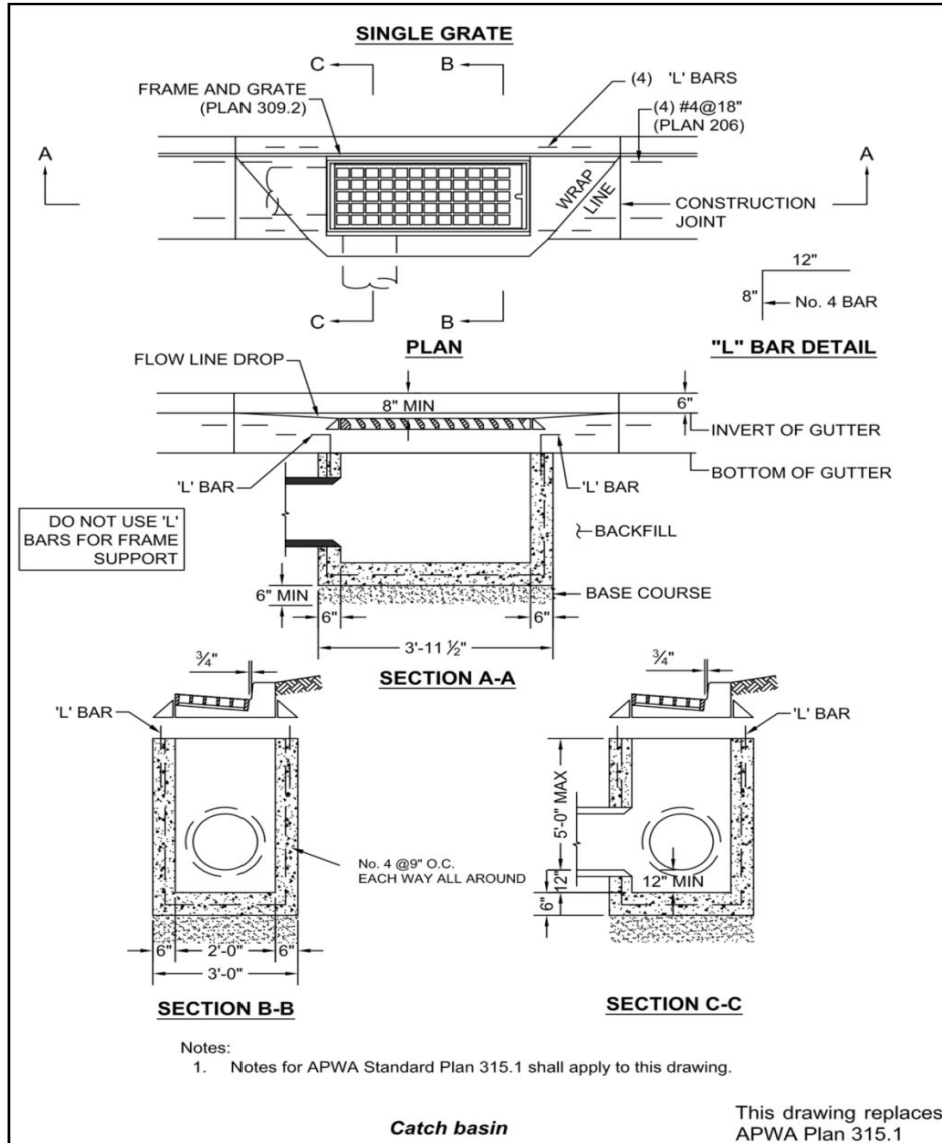


- b. Drainage catch basins, inlets, outlets, and hardware standards.
- i. Plan 303: 44" Frame and cover. This plan is not acceptable and is deleted.
  - ii. Plan 304: 48" Cover and frame. This plan is not acceptable and is deleted.
  - iii. Plan 305.1: 51" Cover and frame. This plan is not acceptable and is deleted.
  - iv. Plan 305.2: 51" Cover and frame. This plan is not acceptable and is deleted.
  - v. Plan 305.3: 51" Cover and frame. This plan is not acceptable and is deleted.
  - vi. Plan 308: 35 ½" Grate and frame. Curb hoods are not allowed.
  - vii. Plan 309: 47 ¾" Grate and frame. The City's standard plan is depicted below and replaces APWA Plan 309.

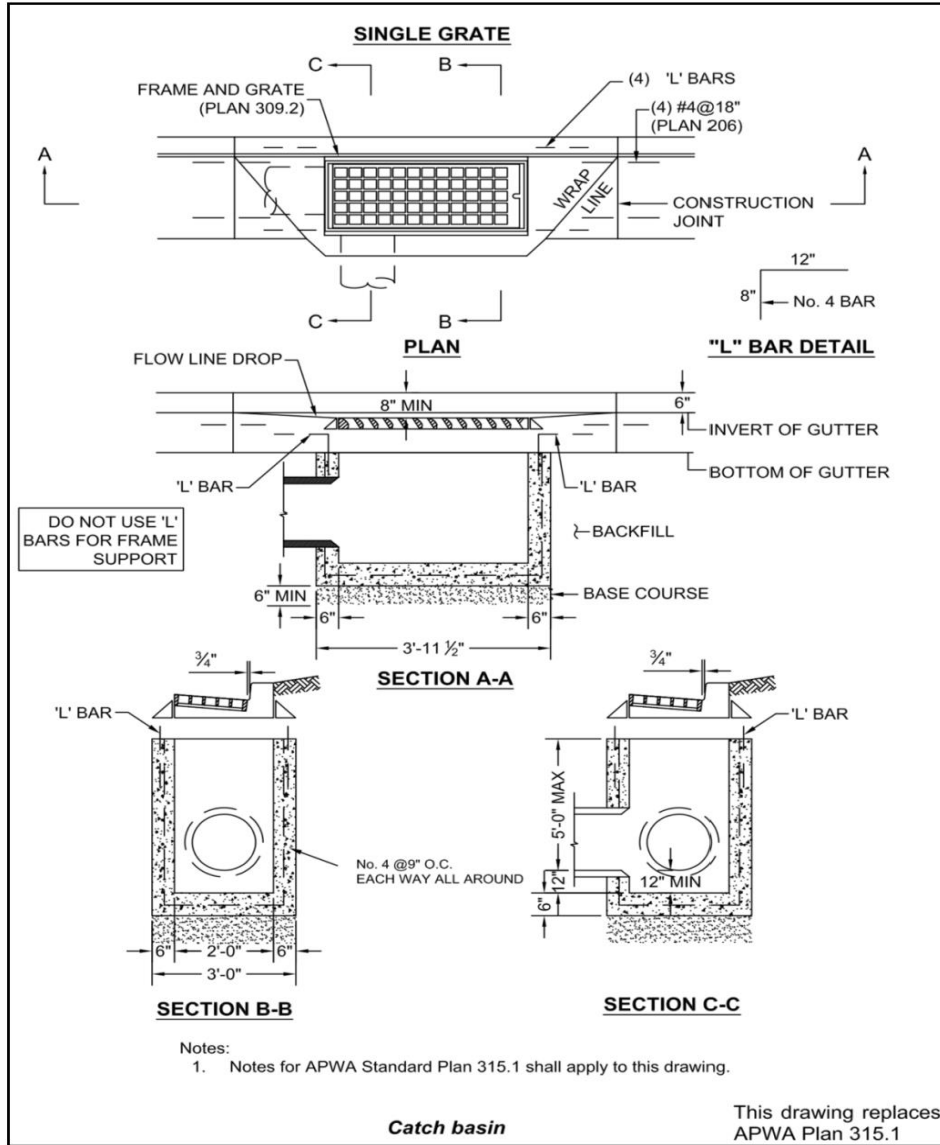


viii. Plan 310: 48" Grate and frame. This plan is not acceptable and is deleted.

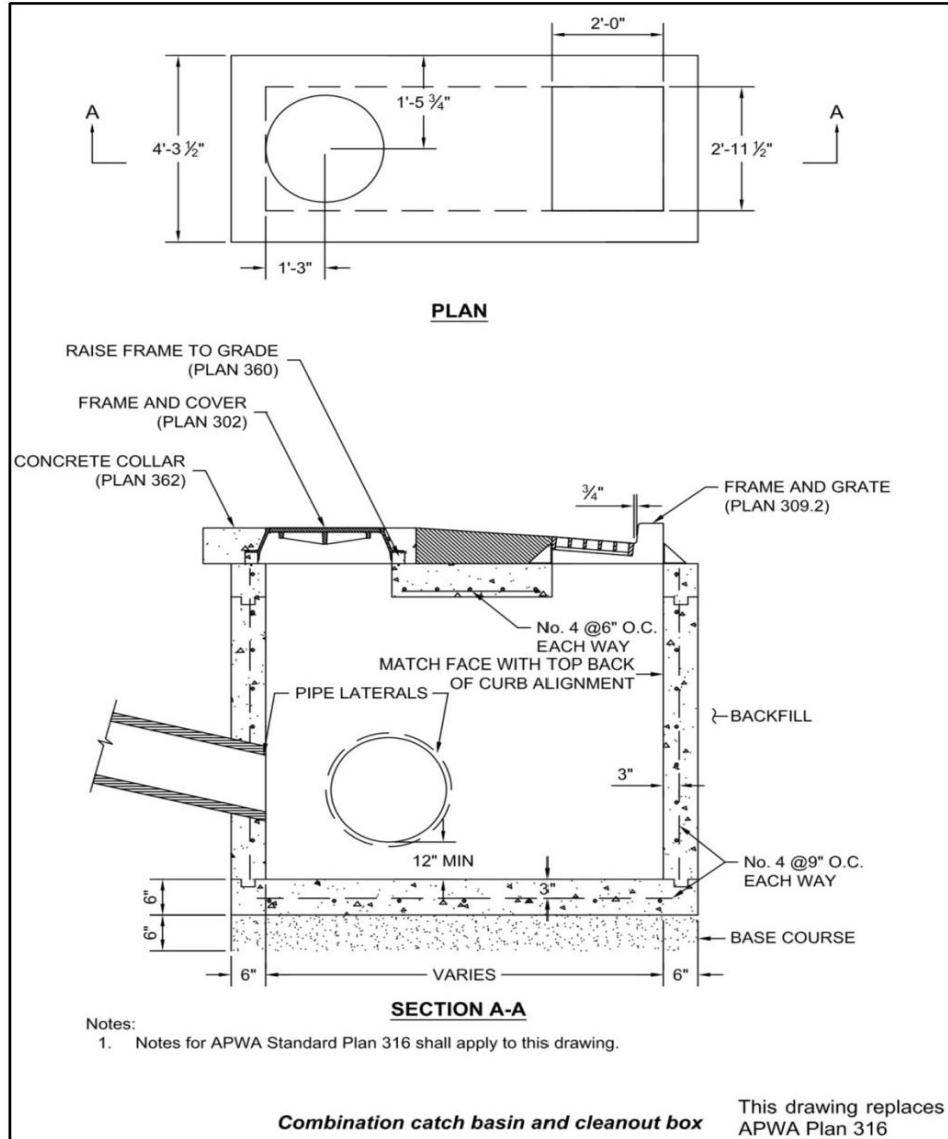
ix. Plan 315.1: Catch basin. The City's standard plan is depicted below and replaces APWA Plan 315.1. Curb hoods are not allowed.



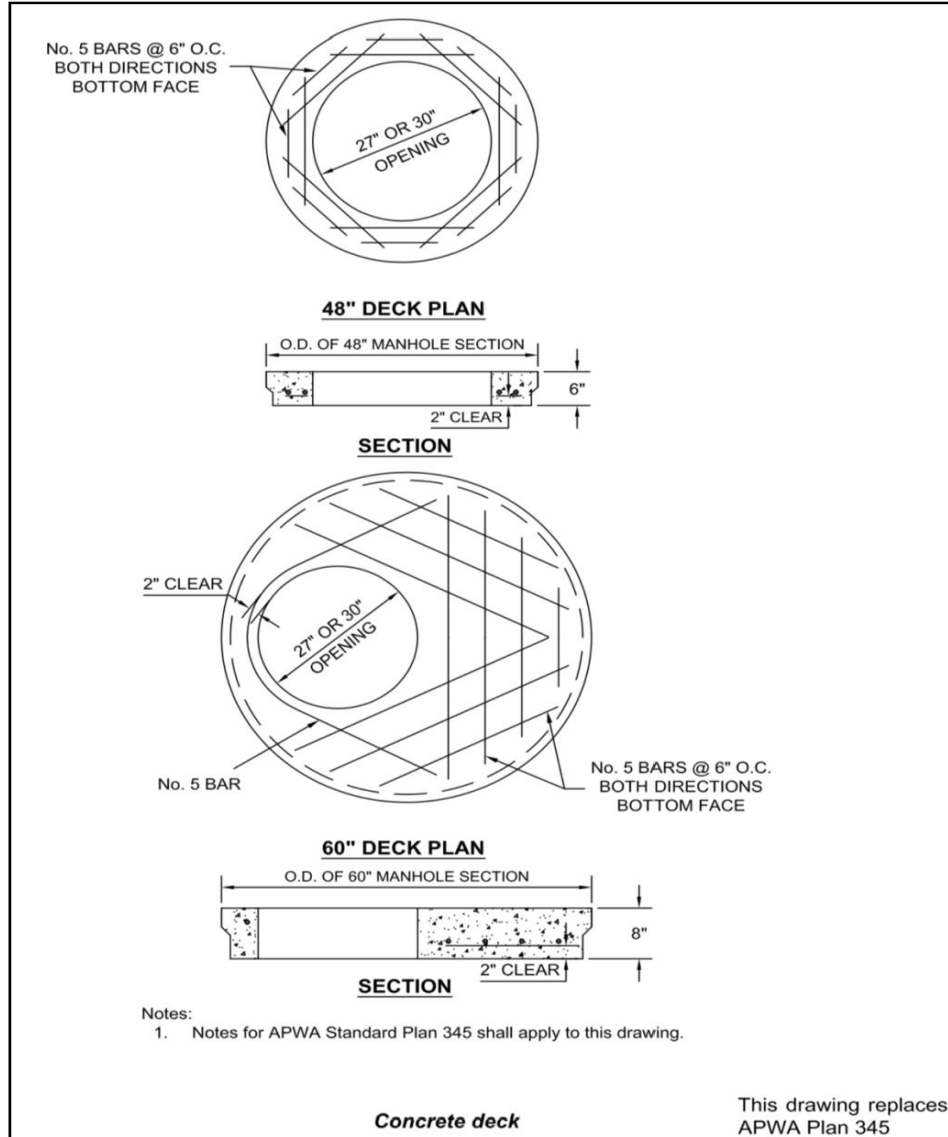
- x. Plan 315.2: Catch basin. The City's standard plan is depicted below and replaces APWA Plan 315.2. Curb hoods are not allowed.



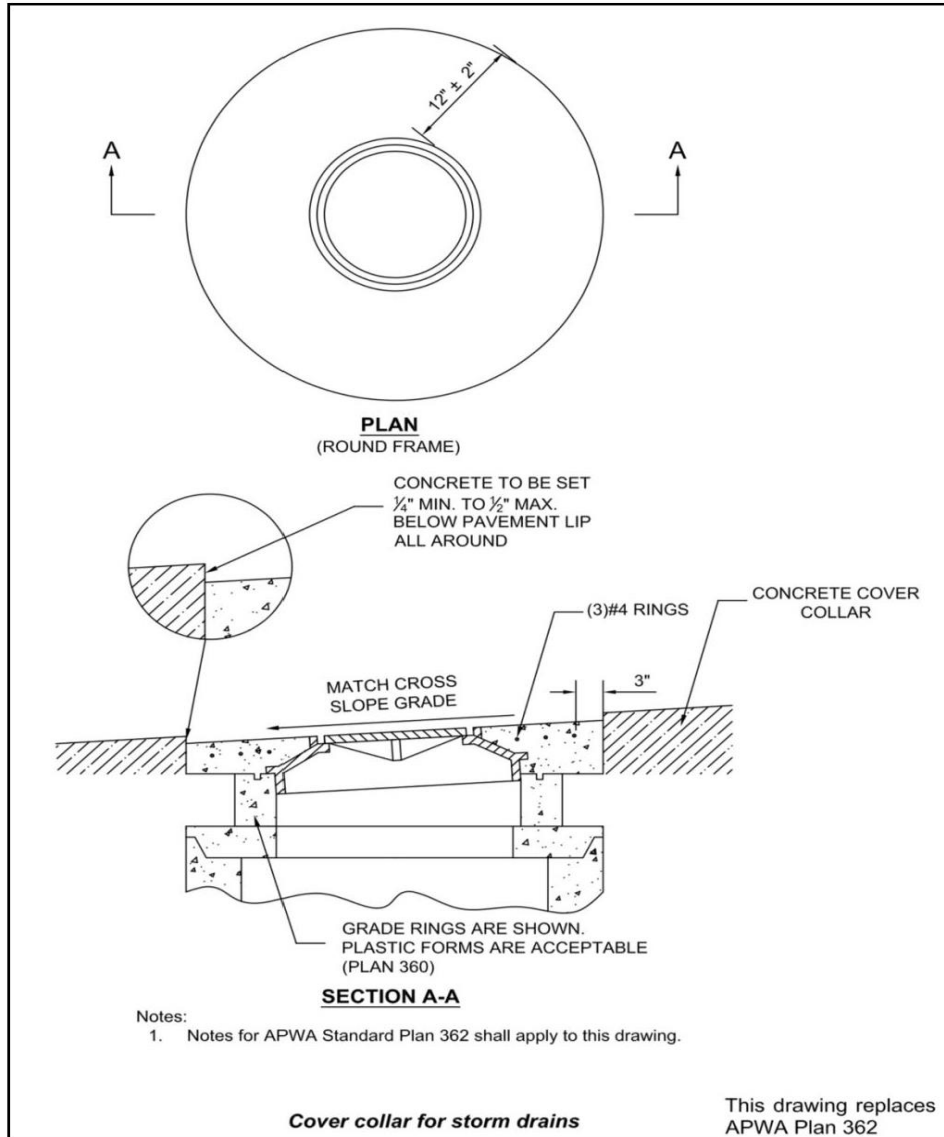
- xi. Plan 316: Combination catch basin and cleanout box. The City's standard plan is depicted below and replaces APWA Plan 316. Curb hoods are not allowed.



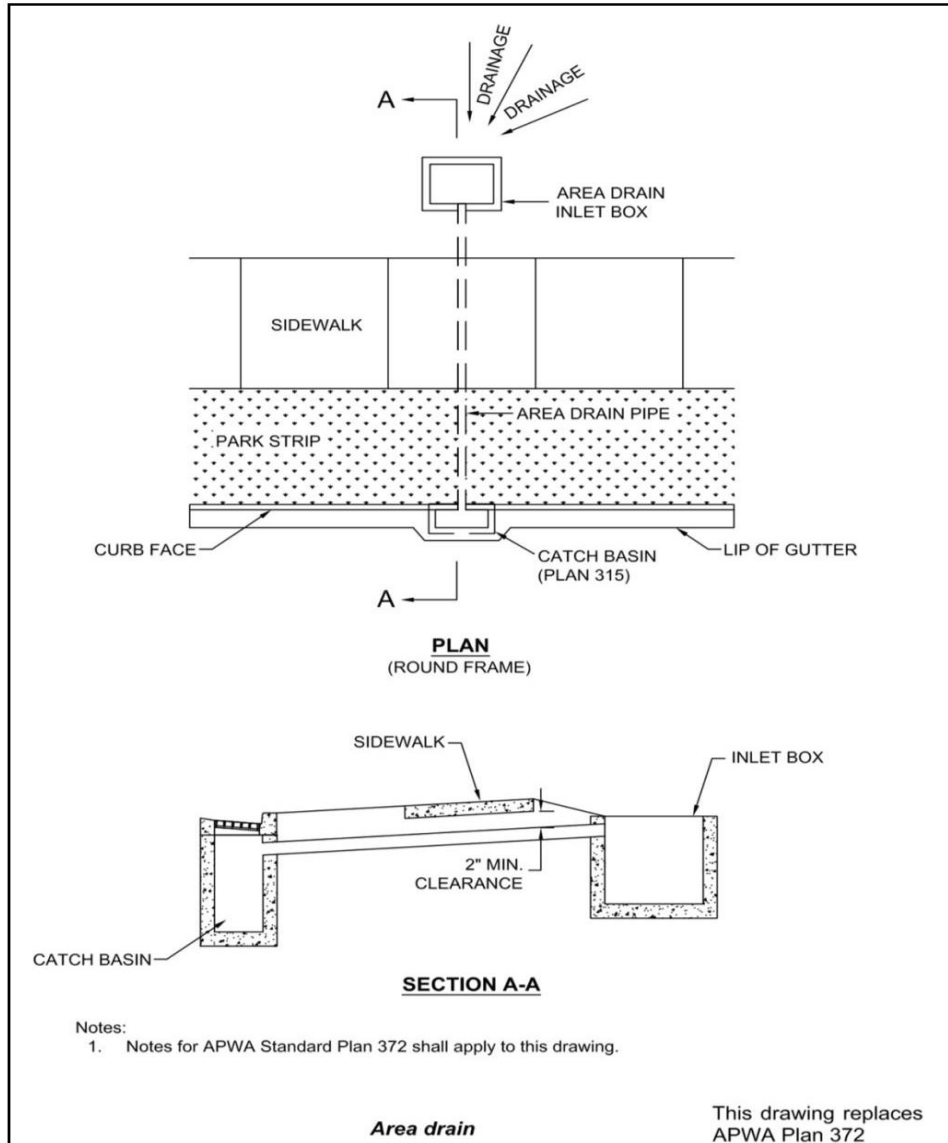
- xii. Plan 317: Curb face and inlet box. This plan is not acceptable and is deleted.
- xiii. Plan 322: Curb face outlet box. This plan is not acceptable and is deleted.
- xiv. Plan 331.1: Cleanout box. This plan is not acceptable and is deleted.
- xv. Plan 331.3: Cleanout box. This plan is not acceptable and is deleted.
- xvi. Plan 345: Concrete deck. The standard requires a 30" opening. The City's standard plan is depicted below and replaces APWA Plan 345. The City prohibits a 60" deck plan with a 38"—40" opening.



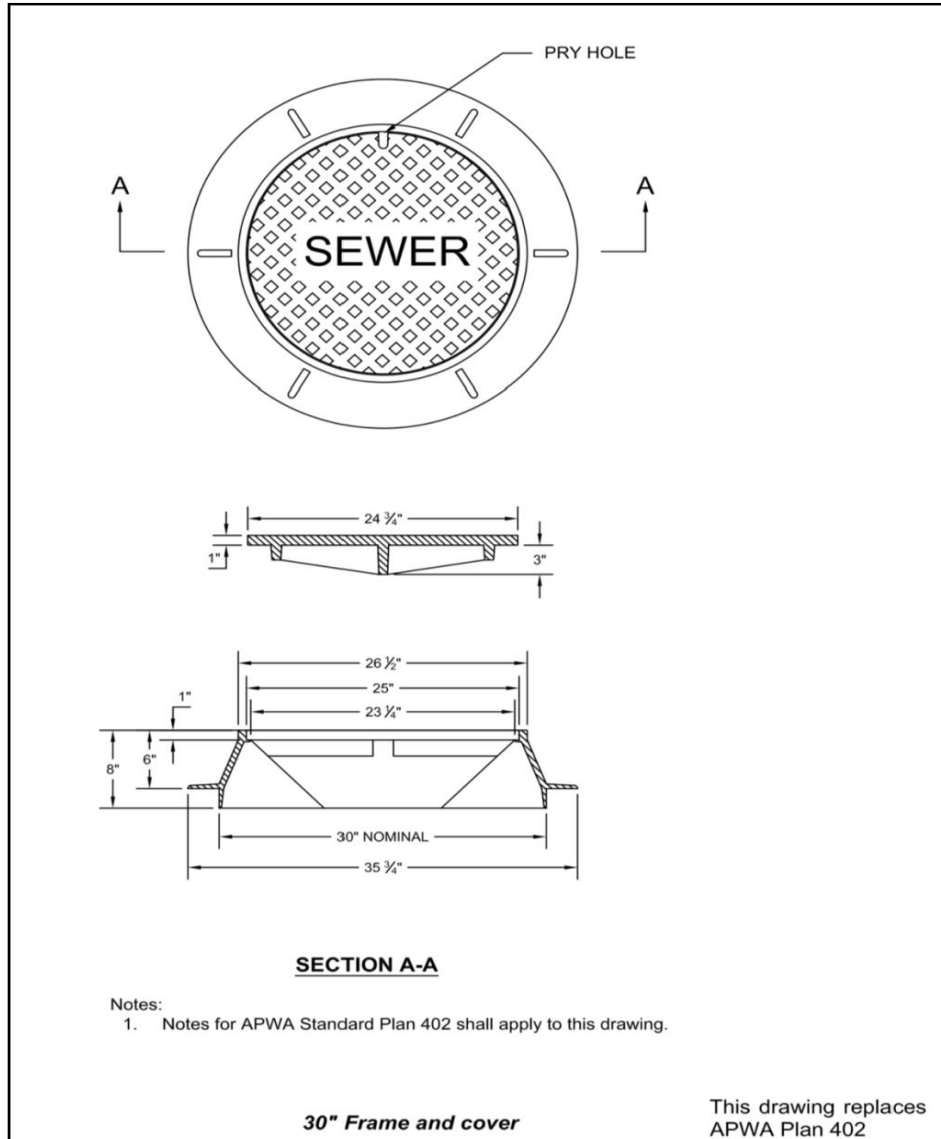
xvii. Plan 362: Cover collar for storm drains. The City's standard plan is depicted below and replaces APWA Plan 362. The only acceptable detail is in Section A-A.



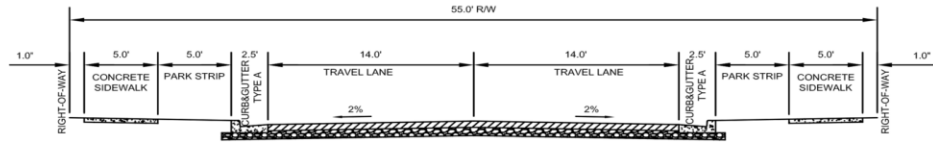
xviii. Plan 372: Area drain. The City's standard plan is depicted below and replaces APWA Plan 372. Curb hoods are not allowed.



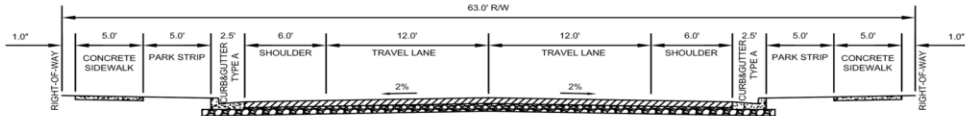
- xix. Plan 402: 30" Frame and cover. The City's standard plan is depicted below and replaces APWA Plan 402. The standard requires solid sewer covers. Sewer covers with holes are not acceptable.



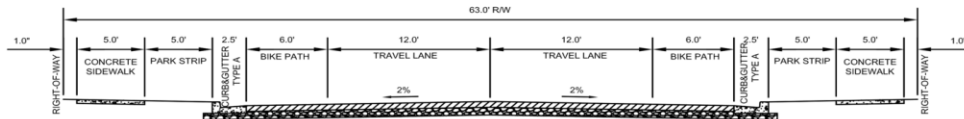
6. Standard Road Profiles. Each Subdivision or Condominium Plat shall Dedicate Public Streets according to the Roadways and Functional Classifications in the General Plan that meet the following applicable minimum road profiles:



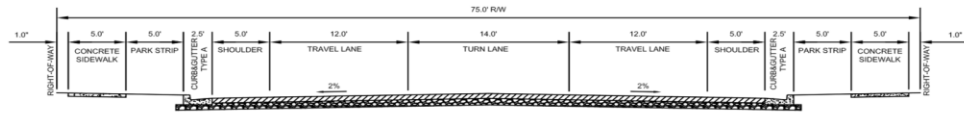
LOCAL  
(RESIDENTIAL, NO ON STREET PARKING)



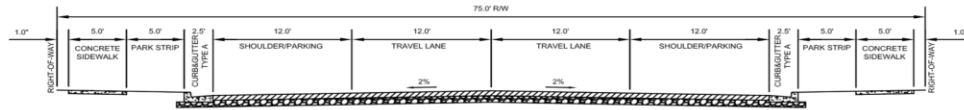
LOCAL  
(RESIDENTIAL, ON STREET PARKING)



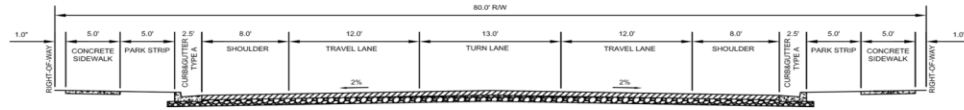
MINOR COLLECTOR - 2 L CONFIGURATION



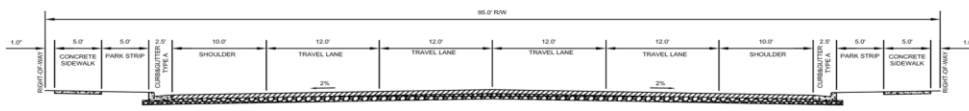
MAJOR COLLECTOR - 3 L CONFIGURATION



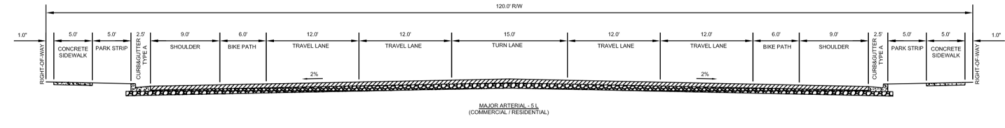
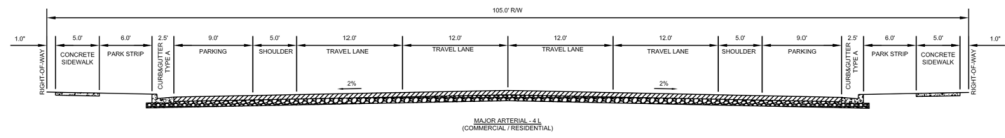
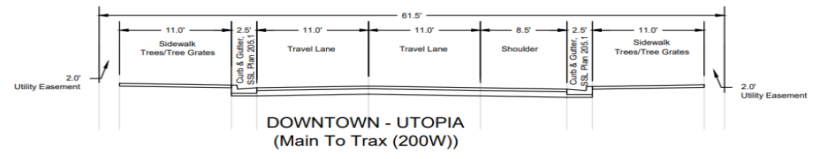
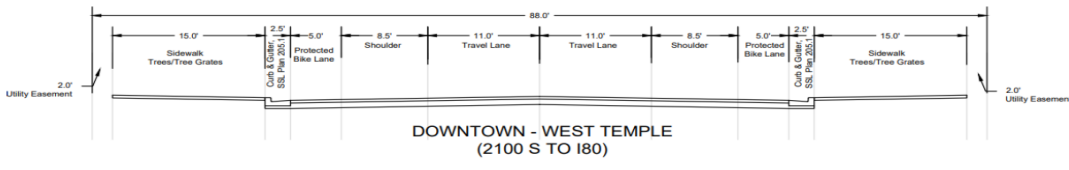
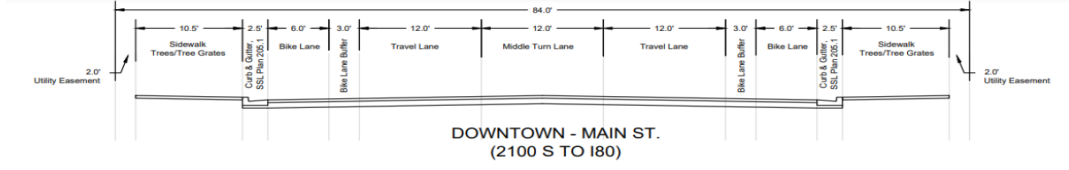
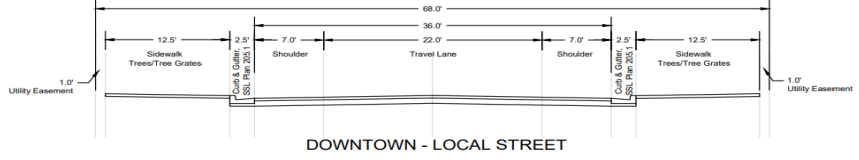
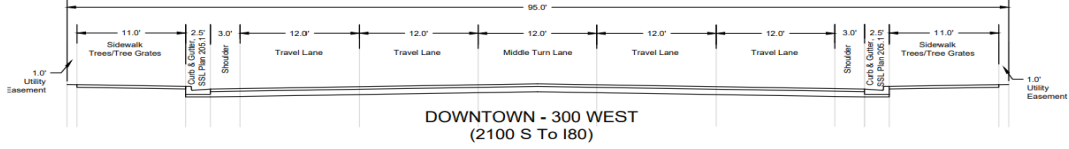
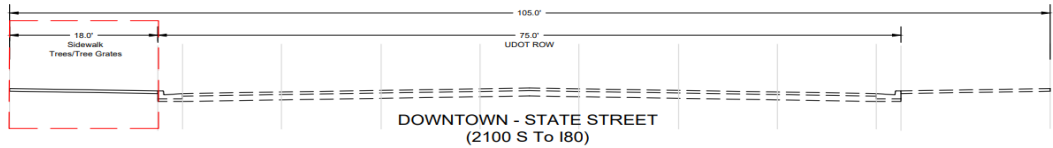
MINOR ARTERIAL - 2 L  
(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)

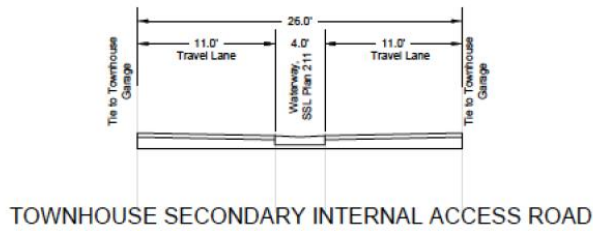
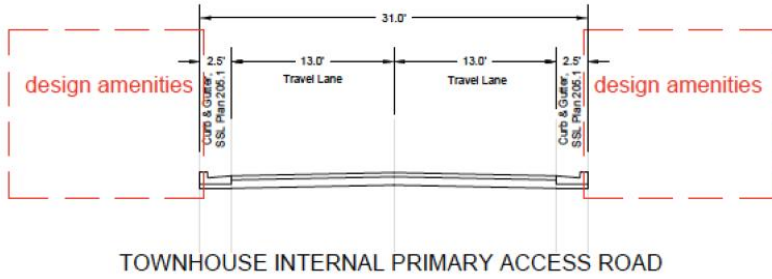


MINOR ARTERIAL - 3 L  
(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)

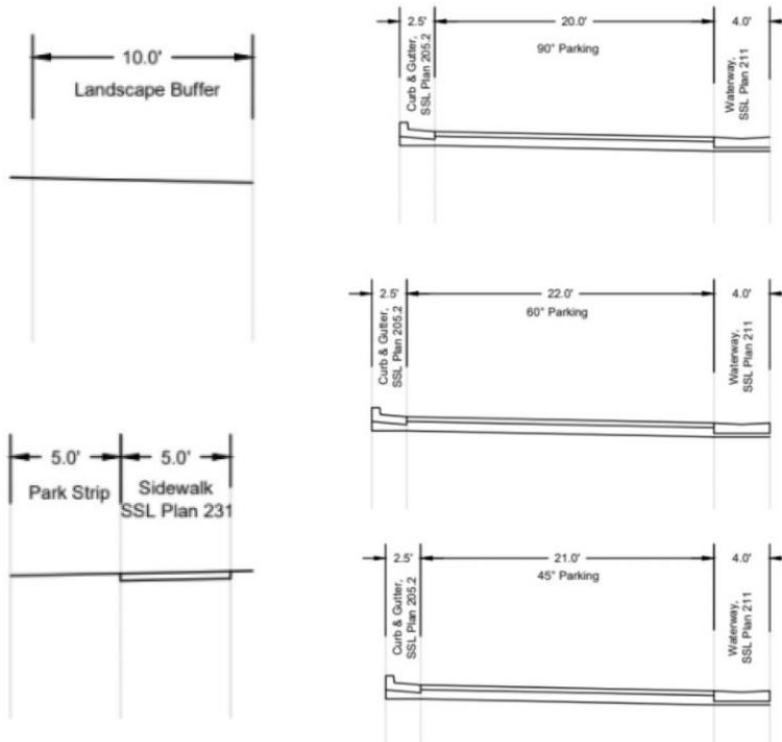


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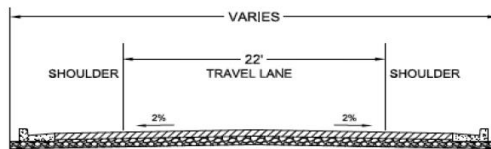


7. Required Townhome Internal Primary Access Road Right-of-Way Amenities. From public Street to public Street, each Townhome Development shall include provide one or more of the following design amenities on each side of the internal primary access road:

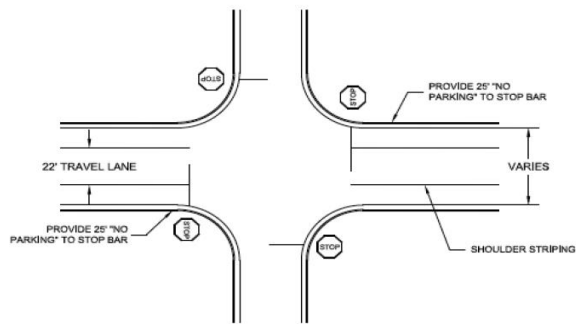


8. Standard Local Road Intersection Profile. The intersection of local roads in each Subdivision or Condominium Plat shall be configured as follows:

LOCAL ROAD ONLY



**SECTION**

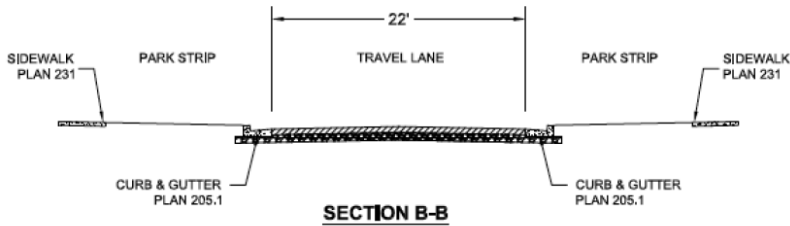
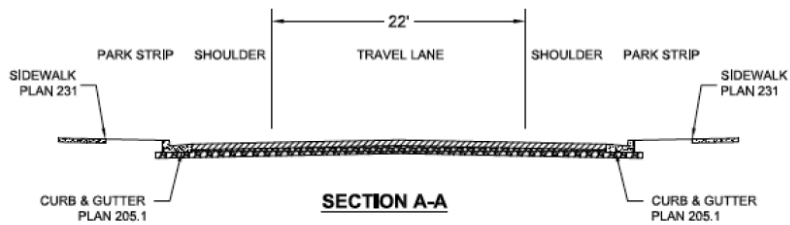
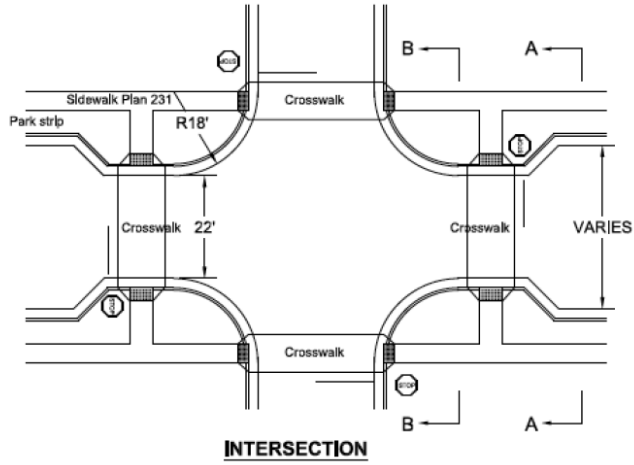


**INTERSECTION**

***Narrow travel lane***

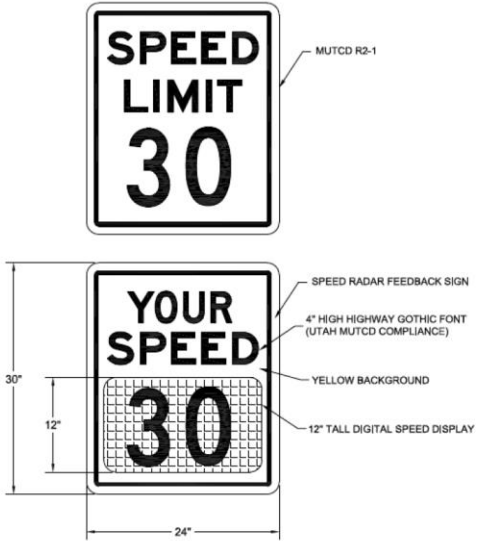
1. GENERAL
  - A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
2. PRODUCTS
  - A. Pavement Markings: Paint. APWA Section 32 17 23.
3. EXECUTION
  - A. Pavement Markings: Follow APWA Section 32 17 23.

9. Standard Intersection Profile with Bulb-out. Each Subdivision or Condominium Plat shall incorporate the following traffic calming design at intersections as required by the City Engineer:



**Bulb-out**

10. Each new subdivision shall incorporate the following solar powered, speed radar feedback signs within the Subdivision in locations designated by the City Engineer:
  - a. For Collector Roads:



**COLLECTOR**

**Notes:**

1. This sign shall be used on roads classified as "Collector".
2. Standard static speed limit sign Utah MUTCD Sign R2-1. Solar powered feedback sign is preferred.
3. Speed feedback sign shall be mounted below speed limit sign.
4. Mounting Height: 7 ft minimum, measured vertically from the bottom of the sign to the near edge of the traveled way, or the top of the curb. Unless approved by City Engineer.

**Speed radar feedback sign**

1. GENERAL
  - A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
2. PRODUCTS
  - A. Speed Limit Sign: Manual on Uniform Traffic Control Devices (MUTCD) R2-1 sign.
  - B. Speed Feedback Sign: Dimensions match MUTCD R2-1 sign.
3. EXECUTION
  - A. Location: Collector roads only. Consult ENGINEER for location and spacing.

b. For Local Roads:



**LOCAL ROAD**

**Notes:**

1. This sign shall be used on local road only.
2. Standard Utah MUTCD Sign R2-1. Solar powered flashing is preferred.
3. Mounting Height: 7 ft minimum, measured vertically from the bottom of the sign to the near edge of the traveled way, or the top of the curb. Unless approved by City Engineer.

**Speed radar feedback sign**

1. GENERAL
  - A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
2. PRODUCTS
  - A. Speed Limit Sign: Manual on Uniform Traffic Control Devices (MUTCD) R2-1 sign, 25 mph.
  - B. Feedback flashing strip.
3. EXECUTION
  - A. Location: Residential area only. Consult ENGINEER for location and spacing.

- C. Self-Imposed Restrictions. If the Owner places restrictions on any of the land contained in the Subdivision greater than those required by these regulations, such restrictions or reference thereto may be required to be indicated on the Subdivision Plat, or within restrictive covenants be recorded with the County Recorder simultaneously with the Plat in a form and substance approved by the City Attorney, the material terms of which may not be altered without prior Planning Commission approval.
- D. Restrictions Due to Character of The Land. Land that is unsuitable for Subdivision or Development due to flooding, improper drainage, potentially toxic wastes, wetlands, geologic hazards, utility easements, or other features that reasonably will be harmful to the safety, health, and general welfare of the present or future inhabitants of the Subdivision and/or its surrounding Areas, shall not be subdivided or Developed unless adequate methods are formulated by the Applicant and approved by the Planning Commission, upon recommendation of the City Engineer, to solve the problems created by the unsuitable land conditions. The burden of the proof shall lie with the Applicant. Without adequate remediation, such land shall be set aside or reserved for Uses that do not involve such a danger.

(Ord. No. 2020-02, § IV(Exh. C), 1-8-2020; Ord. No. 2021-06 , § XX, 5-26-2021; Ord. No. 2022-08 , § I(Exh. A), 4-13-2022; Ord. No. 2023-27 , § 1(Exh. A), 9-12-2023)

### **17.10.130 General Subdivision Requirements.**

- A. Subdivision Name. The proposed name of the Subdivision and all roadways contained therein shall not duplicate, or too closely approximate, the name of any other Subdivision or Street in the Area covered by these regulations or those of Salt Lake County, Utah. The Planning Commission shall have final authority to designate the name of the Subdivision and to select Street names.
- B. Survey Monuments. Prior to Final Plat Approval, the Applicant shall place permanent survey monuments in the Subdivision as required herein or as otherwise approved by the City Engineer.
  - 1. Survey monuments shall be installed in accordance with the South Salt Lake City Construction Specifications and Standard Drawings.
  - 2. All monuments shall be properly set in the ground and approved by a Registered Land Surveyor prior to the time the **Planning Commission Community Development Director or designee** recommends approval of the Final Plat unless a performance Guaranty is established in accordance with the provisions of this Code.
- C. Limits of Disturbance/Vegetation Protection. A separate plan that addresses Limits of Disturbance and vegetation protection during construction and re-vegetation of disturbed Areas will be required. This shall include a construction plan for all project improvements such as Streets and utilities and a commitment to replace Significant Vegetation in a ratio of four (4) four-inch (4") caliper trees for each tree outside of the Limits of Disturbance that qualifies as Significant Vegetation.
- D. Soil Conditions. Consideration must be given to soil conditions and ground water existence and may include appropriate Setbacks or restrictions.
- E. Trails and Sidewalks. Trails and sidewalks shall be provided to allow efficient internal circulation as well as links to adjacent trail systems on other Properties. Existing trails should be maintained and incorporated into open space elements of the project. This may include trails for pedestrian or bicycle use. Construction of new trails will be required concurrently with the installation of other Public Improvements. Although required trails may not link to adjacent trails immediately, each trail is a vital part of an overall Trails Master Plan. In most cases, the homeowners are required to maintain the trails internal to their Subdivision.
- F. Limits of Disturbance/Vegetation Protection. Limits of Disturbance or Building Pad lines shall be shown on the Preliminary and Final Plats if the staff determines that there is Significant Vegetation on the Site or if it is important to clearly designate future Building locations. Limits of Disturbance or Building Pad lines with definitions as approved by the Planning Commission must be reflected on the Final Plat.

- G. Top Soil Preservation and Final Grading. Topsoil shall not be removed from residential Lots or used as spoil, but shall be redistributed so as to provide at least six inches (6") of cover on the Lots and at least four inches (4") of cover between the sidewalks and curbs, and shall be stabilized by seeding or planting.

**17.10.140 Subdivision Development Lot Standards.**

- A. All Final Plats shall result in the creation of compliant Lots and Building sites.
- B. All Lots ~~or Parcels~~ created by a Final Plat shall have Frontage on a Public Street that has been Dedicated to the City and has been improved to the applicable City Road Profile according to City Engineer approved Construction Standards and Specifications.
- C. Property designated as Street Right-of-Way shall be separate and distinct from subdivided Lots adjoining such Street Right-of-Way.
- D. The minimum area and dimensions of all Lots shall conform to the requirements of this Code.
- E. The side boundary lines of all Lots, so far as possible, shall be at right angles to the Street which the Lots face, or approximately radial to the center of curves, if such Street is curved.
- F. Side boundary lines of Lots shall be approximately radial to the center of a Cul-de-Sac on which the Lots face.
- G. Corner Lots for Residential Use shall be platted wider than Interior Lots within the Subdivision to facilitate conformance with the required Front Yard Street Setback requirements of this Code.
- H. A Lot shall not be divided by a City boundary line.
- I. Double Frontage residential Lots are not permitted for Single-Family residential Subdivision.
- J. Building sites or Development envelopes shall be designed to allow for minimum separations between Structures.
- K. Side Lot Lines shall be at right angles to Street lines, or radial to curving Street lines.
- L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings, observing the minimum Front Yard Setback and Site Distance Triangles from both Streets.
- M. Depth and width of Properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for the Off-Street parking and loading facilities required for the type of Use and Development generally contemplated in the District.
- N. New Single-Family Lots shall not Front on or access an Arterial or Collector Street.
- O. If Access from an Arterial or Collector Street is necessary for new adjoining Lots, at a minimum, such Lots shall be served by a separate Local Street to limit potential traffic hazards on larger Arterial or Collector Streets.
- P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets. Single-Family homes may not back onto Arterial or Collector Streets.
- Q. Lots shall be laid out to provide positive drainage away from all Buildings and individual Lot drainage shall be coordinated with the general storm drainage pattern for the Area. Drainage shall be designed to avoid surface concentration of storm drainage water from any Lot to adjacent Lots or Streets.

**17.10.150 Subdivision and Condominium Plat Layout Requirements.**

- A. General Layout Requirements.
  - 1. Roads shall be graded and improved and conform to the South Salt Lake City Standards and Construction Specifications, and Standard Drawings and shall be approved as to design and specifications by the City Engineer, in accordance with the Construction Plans and Specifications required to be submitted prior to Final Plat approval.

2. In Developments with non-Residential components, the Streets, and other Access ways shall be planned in connection with the grouping of Buildings, location of rail facilities, and the provision of Alleys, truck loading and maneuvering Areas, and walks and parking Areas to minimize conflict of movement between the various types of traffic and with pedestrians.
  3. Proposed Streets shall be extended to the boundary lines of the tract to be platted, unless prevented by topography or other physical conditions.
- B. Frontage on and Arrangement to Improved Roads.
1. No Subdivision or Plat shall be approved unless the Area to be platted has Frontage on and Access from an existing Street on the Roadways and Functional Classifications in the General Plan unless such Street is an existing state highway; or a dedicated public Street shown upon a Subdivision Plat approved by the Planning Commission and recorded in the County Recorder's office. Such Street or highway must be suitably improved as required by the state highway rules, City regulations, specifications, or orders, or such improvements shall be secured by an Infrastructure Improvement Assurance, with the width and Right-of-Way and Road Profile required by this Chapter.
  2. Wherever the Area to be subdivided or platted is to utilize existing Street Frontage, such road shall be suitably improved as provided above.
  3. All Streets shall be integrated with the thoroughfares and Dedicated Rights-of-Way established in the Standard Road Profiles and in the Roadways and Functional Classifications in the General Plan.
  4. All thoroughfares shall be configured to address specific traffic generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing, proposed, and future land Uses.
- C. Road Design Considering Blocks.
1. Block lengths in Single-Family residential Areas should not exceed six hundred feet (600') and shall not be less than four hundred feet (400') in length.
  2. Wherever practicable, Blocks along Major Collector and all Arterial Streets shall be not less than six hundred feet (600') in length.
  3. Planning Commission may require the reservation of an easement through a Block to accommodate utilities, drainage facilities, and/or pedestrian traffic.
  4. Planning Commission may require improved pedestrian ways and crosswalks, not less than ten feet (10') wide, through the center of any proposed Development Block that is more than eight hundred feet (800') long.
- D. Access to/from Arterial or Collector Streets. Where a Subdivision or Plat borders on or contains an existing or proposed Arterial or Collector, the Planning Commission may require that Access to such Streets be limited by one of the following means:
1. The Subdivision of Lots to back onto the Arterial or Collector and Front onto a parallel Local Street; no direct Access from the primary Arterial or Collector Street, with Screening provided in a strip of land along the Rear Property Line of such Lots.
  2. A series of U-shaped Streets or short loops entered from and designed generally at right angles to such a parallel Street, with the rear boundary lines of their terminal Lots backing onto the Arterial or Collector Street.
- E. Construction of Dead-End Roads. The arrangement of Streets shall provide for the continuation of principal Streets between adjacent Properties to allow for convenient movement of traffic, effective fire protection, for efficient provision of utilities.
1. Dead End Road-Temporary. If the adjacent Property is undeveloped and the Street must be a dead-end Street temporarily, the Right-of-Way shall be extended to the Property Line. A temporary turnabout

shall be provided on all temporary dead-end Streets, with the notation on the Plat that land outside the normal Street Right-of-Way shall revert to abutting Property Owners whenever the Street is continued. The Planning Commission shall limit the length and use of temporary dead-end Streets in accordance with these regulations.

2. Existing Dead-End Roads, Permanent. Where an existing road does not extend to the boundary of the Subdivision and its continuation is not required by the Planning Commission for Access to adjoining Property, its terminus shall not be nearer to such boundary than fifty feet (50'). The Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities. A Cul-de-Sac turnaround shall be provided at the end of a permanent, existing dead-end Street in accordance with the Design Standards, Construction Specifications, and Standard Drawings. For greater convenience to traffic and more effective police and fire protection, existing dead-end Streets shall be limited in length to six hundred and fifty feet (650') and no more than ten (10) equivalent residential units.
- F. Road Names. The Subdivision or Condominium Plat Applicant, upon consent of the Planning Commission, shall name all roads at the time of Preliminary-~~or Final~~ Plat approval. Names shall be sufficiently different in sound and in spelling from other road names in Salt Lake County, Utah to prevent confusion to emergency responders. A road that is or is planned as a continuation of an existing road shall bear the same name.
  - G. Road Regulatory Signs. The Applicant shall erect or post acceptable Guarantees ensuring each road regulatory Sign and Street name Sign required by the City Engineer has been installed at all road intersections prior to the first Certificate of Occupancy. Street and road regulatory signs shall be designed according to South Salt Lake City Design Standards, Construction Specifications, and Standard Drawings.
  - H. Street Lights/Project Lighting. Installation of Street lights and Project lighting is required for every Subdivision of land and Condominium Plat and shall be placed by the Applicant in accordance with South Salt Lake City Design Standards, the South Salt Lake Lighting Master Plan, Construction Specifications, and Standard Drawings as approved, in writing, by the City Engineer.
    1. The Applicant shall pay to the City a Street light system development fee in the amount set forth in the City fee schedule, which amount, if necessary, shall be adjusted to cover the City's entire expense for the design, installation, and maintenance of a Street lighting system for the Development.
    2. The City shall provide for the design and installation of the Street lighting system by contract with Rocky Mountain Power (or its successor in interest) and shall pay the cost of electricity provided to the Street lighting system.
  - I. Road Design Standards. In order to provide for roads of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory Access to police, fire fighting, snow removal, sanitation, and road maintenance equipment, and to coordinate roads so as to compose a convenient system and avoid undue hardships to adjoining Properties, the design standards for roads are hereby required to comply with the South Salt Lake City Development Standards, Construction Specifications and Standard Drawings, and Roadways and Functional Classifications in the General Plan.
    1. Road Surfacing and Improvements. After a four-inch (4") quad conduit duct and sewer and water utilities have been installed, the Applicant shall compose and compact all road base, shall construct curbs, gutters, sidewalks, culverts, drains, and bridges, and shall surface or cause to be surfaced roadways and the complete road profile installed. Said surfacing shall be of such character as is suitable for the expected traffic. Types of pavement shall be determined by the City Engineer, based on the soil's compaction test within the Right-of-Way. In all circumstances the City Engineer shall require at least 4" of asphalt upon untreated base course; native material must have a minimum CBR of 3.0. Adequate provision shall be made for culverts, drains, and bridges.
    2. All road pavement, shoulders, drainage improvements and Structures, curbs, turnarounds, and sidewalks shall conform to the adopted Construction Standards and Specifications and shall be incorporated into the construction plans required to be submitted by the Applicant for Plat approval.

- J. Fire Access. All Structures must meet the requirements of Appendix D of the International Fire Code in effect in the State of Utah.
- K. Intersection Design Standards.
  - 1. Streets shall be laid out to intersect as nearly as possible at right angles. A proposed intersection of two (2) new Streets at an angle within ten degrees perpendicular is required. An oblique Street shall be curved approaching an intersection and shall be approximately at right angles for at least one hundred feet (100') there from. Not more than two (2) Streets shall intersect at any one point.
  - 2. Proposed new intersections along one side of an existing Street shall, wherever practicable, coincide with any existing intersection on the opposite side of such Street. Street jogs with center line offsets of less than one hundred and fifty feet (150') shall not be permitted, except where the intersected Street has separated dual drives without median breaks at either intersection. Where Streets intersect with Arterial or Collectors Streets, their alignment shall be continuous. Intersections of major Streets shall be at least eight hundred feet (800') apart.
  - 3. Minimum curb radius at the intersection of two (2) Local Streets shall be at least twenty feet (20'), and minimum curb radius at an intersection involving a collector Street shall be at least twenty-eight feet (28'). Alley intersections and abrupt changes in alignment within a Block shall have the corners cut off in accordance with standard engineering practice to permit safe vehicular movement and a safe Sight Distance Triangle.
  - 4. Intersections shall be designed with a flat Grade wherever practical. At the approach to an intersection, a leveling Area shall be provided having not greater than a two percent (2%) Slope for a distance of sixty feet (60'), measured from the nearest Right-of-Way line of the intersecting Street.
  - 5. The cross Slopes on all Streets, including intersections, shall be three percent (3%) or less.
- L. Road Dedications and Reservations.
  - 1. New Perimeter Streets. Street systems in new Subdivisions or Condominium Plats shall be configured to eliminate or avoid new perimeter half-Streets. The Planning Commission may authorize a new perimeter Street where the Applicant improves and Dedicates the entire required Street Right-of-Way width.
  - 2. Widening and Realignment of Existing Roads. Where a Subdivision borders an existing narrow road or when the Standard Road Profile and Roadways and Functional Classifications in the General Plan indicates plans for realignment or widening a road that would require use of some of the land in the Subdivision, the Applicant shall be required to improve and Dedicate at its expense such Areas for widening or realignment of such roads. Such Frontage roads and Streets shall be improved and Dedicated by the Applicant at its expense to the full width as required by these regulations. Land reserved for any road purpose may not be counted in satisfying Yard or Area requirements contained in this Title.

#### **17.10.160 Drainage and Storm Sewers.**

- A. General Requirements. Each Plat shall make adequate provision for storm or flood water runoff in compliance with Title 13 and the Construction Specifications and Standard Drawings. The storm water drainage system shall be separate from and independent of the sanitary sewer system. Storm sewers, where required, shall be designed by the Rational Method or other methods as approved by the City Engineer, and a copy of storm water system design computations shall be submitted along with plans. When calculations indicate that curb capacities are exceeded at a point, catch basins shall be used to intercept flow at that point. Surface water drainage patterns shall be shown for each and every Lot and Block. On-Site storm water detention is required.
- B. Nature of Storm Water Facilities.

1. Location. Upon the recommendation of the City Engineer, the Planning Commission may require the Applicant to carry away by pipe or open channel any spring or surface water that may exist either previously to, or as a result of the Subdivision. Such drainage facilities shall be located in the road Right-of-Way where feasible, or in perpetual unobstructed easements of appropriate width Dedicated to the City and constructed in accordance with Title 13 and the Construction Standards and Specifications.
  2. Accessibility to Public Storm Sewers.
    - a. Underground storm sewer systems shall be constructed throughout the Subdivision and be conducted to an approved out-fall, maintained by the Owner. Periodic inspection of facilities shall be conducted by the City Engineer over the life of the Development.
    - b. If a connection to a public storm sewer will be provided eventually, as determined by the City Engineer and the Planning Commission, the Applicant shall make arrangements for future storm water disposal by a public utility system at the time the Plat receives final approval. Provision for such connection shall be incorporated by inclusion in the performance Guaranty required for the Subdivision Plat.
  3. Accommodation of Upstream Drainage Areas. A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage Area, whether inside or outside the Subdivision. The Applicant shall hire a qualified engineer to determine the necessary size of the facility, based on the provisions of the current MS4 permit and Construction Standards and Specifications assuming conditions of maximum potential permitted Development. The City Engineer must review, recommend modifications where applicable, and approve the proposed design prior to Plat approval.
  4. Effect on Downstream Drainage Areas. The City Engineer shall also require the Applicant's qualified engineer to study the effect of each Subdivision on existing downstream drainage facilities outside the Area of the Subdivision. City storm drainage studies together with such other studies as shall be appropriate, shall serve as a guide to any needed improvements required by the Development to City facilities prior to Development approval. No Subdivision shall be approved unless adequate storm/flood water drainage will be provided to an approved drainage watercourse or facility with capacity to serve the anticipated storm water flow.
  5. Areas of Poor Drainage. Whenever a Plat is submitted for an Area that is subject to periodic flooding, the Planning Commission upon recommendation of the City Engineer, may approve such Subdivision provided that the Applicant fills the affected Area of said Subdivision with appropriate structural base materials to an elevation sufficient to place the elevation of Streets and Lots at a minimum of twelve inches (12") above the elevation of the maximum probable 100 year flood event. The Plat of such Subdivision shall provide for an overflow zone along the bank of any stream or watercourse, in a width that is sufficient in a time of high water to contain or move the flood water without damaging improved properties, including City Streets and facilities. No fill shall be placed in the overflow zone nor shall any Structure be erected or placed therein.
  6. Flood Plain Areas. The Planning Commission may, upon recommendation of the City Engineer and when it deems it necessary for the health, safety, or welfare of the present and future population of the Area and necessary to the conservation of water, drainage, and sanitary facilities, prohibit the Subdivision of any portion of the Property which lies within the flood plain of any river, stream, or drainage course. These flood plain Areas should be preserved from any and all destruction or damage resulting from clearing, Grading, or dumping of earth, waste material, or stumps.
- C. Dedication of Drainage Easements.
1. General Requirements. Where a Subdivision is traversed by a watercourse, drainage way, channel, or stream, the Owner shall Dedicate to the City a storm water easement or drainage Right-of-Way conforming substantially to the lines of such watercourse, and of such width and construction or both

as will be adequate for drainage in the 100 year flood event. The existing drainage will be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.

2. Drainage Easements.
  - a. Where topography or other conditions make impractical the inclusion of necessary drainage facilities within road Rights-of-Way, perpetual unobstructed easements at least twenty feet (20') in width for such drainage facilities shall be provided across the platted Property outside the platted road lines and with satisfactory access to the road. Drainage easements shall be indicated on the Plat. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facility.
  - b. When a proposed drainage system will carry water across private land outside the Subdivision, appropriate drainage rights must be secured from the affected land Owner and must be indicated on the Plat.
  - c. The Applicant shall Dedicate, either in fee simple or by drainage easement, land on both sides of existing watercourses within the Subdivision.
  - d. Low-lying lands along watercourses subject to flooding or overflowing during storm periods, whether or not included in Areas for Dedication, shall be preserved, and retained in their natural state as drainage ways.

### **17.10.170 Water Facilities.**

- A. General Requirements.
  1. The Applicant shall extend the public culinary water-supply system for the purpose of providing an adequate water-supply to the Plat that is capable of providing domestic water Use and fire protection for the proposed land uses within the Plat without diminishing the water-supply to land uses outside of the Plat.
  2. The Applicant shall install adequate water facilities, including fire hydrants, subject to the specifications of the City and Appendix C to the International Fire Code in effect in the state. All water mains shall be at least eight inches (8") in diameter.
  3. Water main extensions shall meet the City's standards and shall be approved by the City Engineer, the City Water Manager and, where applicable, the culinary water provider.
  4. Fire flow shall be approved by the Fire Marshal, consistent with Appendix B of the International Fire Code in effect in the state.
  5. The location of all fire hydrants, all water and storage supply improvements, and the boundary lines of proposed districts, indicating all improvements proposed to be served, shall be shown on the approved site plan, and the cost of installing same shall be included in the performance Guaranty to be furnished by the Applicant.
  6. Prior to approval of the Subdivision Plat by the City Engineer, a determination shall be made by the City Water Manager and City Engineer as to the location and extent of facilities to be maintained by South Salt Lake City. Private facilities may be required to be so noted on the Plat.
- B. Fire Hydrants. Fire hydrants are required for all Plats. Fire hydrants shall be located no more than one thousand feet (1,000') apart and within one hundred and fifty feet (150') of any Structure and shall be approved by the City Fire Marshal and City Engineer in accordance with Appendix D of the International Fire Code in effect in the state. To eliminate future Street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other water supply improvements shall be installed according to approved civil engineering plans before any final paving of a Street shown on the Subdivision Plat.

**17.10.180 Sewer Facilities.**

- A. General Requirements. The Applicant shall install sanitary sewer facilities in manner prescribed by the applicable sanitary sewer authority's construction standards and specifications. All plans shall be designed in accordance with their rules, regulations, and standards.
- B. Residential and Nonresidential Subdivisions. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority. No individual disposal system or treatment plants, private or group disposal systems, shall be permitted. Sanitary sewer facilities, including the installation of laterals in the Right-of-Way, shall be subject to the sanitary sewer authority's specifications, rules, regulations, and guidelines.

**17.10.190 Utilities**

- A. Location. Utility facilities including, but not limited to, gas, fiber, electric power, fiber, telephone, and cable TV, shall be located underground in new Subdivisions wherever underground location does not violate safety standards of the particular utility. Underground service connections for water and sewer shall be installed to the Street Property Line of each plated Lot at the expense of the Applicant, as shall adequate casings or conduits for fiber and all other underground utilities.
- B. Easements.
  - 1. Easements shall be provided for private and municipal utilities, such Easements shall be at least 10-feet wide along the front, side, and rear lot lines, when it does not negatively affect the location of the Development. The Easements shall not include those spaces occupied by an existing Building.
  - 2. The width may be reduced when new Development occurs. The provided Easements shall comply with the location and width and as shown on the table below. The Easements shall not include those spaces occupied by an existing Building.

	Front	Side	Rear	Project Perimeter
Commercial Corridor	10'	0'	0'	
Commercial Neighborhood	10'	5'	0'	
Commercial General	10'	0'	0'	
TOD & TOD-Core	5'	0'	0'	
Mixed-Use	5'	5'	20'	
Business Park	10'	0'	0'	
Flex	10'	0'	0'	
Historic and Landmark	10'	10'	10'	
Jordan River	10'	10'	10'	
School	10'	10'	10'	
City Facility	10'	0'	0'	
R1	10'	5'	10'	
Townhome Overlay	10'	0'	0'	8'
Residential Multiple	10'	5'	10'	
Riverfront MPMU - Flex/Office	10'	5'	10'	
Riverfront MPMU - R1	10'	5'	10'	
Riverfront MPMU - RM1	10'	10'	10'	
Riverfront MPMU - School	10'	10'	10'	
Crossing MPMU - Anchor Tenant	*	*	*	
Crossing MPMU - 2100 S./State St.	*	*	*	
Crossing MPMU - Transit	*	*	*	

Downtown	5'	0'	0'	
East Streetcar	5'	0'	0'	
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	0	10'	
Granite Lofts Townhome Units 6,7,12,13,18,19,24,25	8'	8'	0	
Granite MPMU - Library	*	*	*	
Granite MPMU - Townhome	*	*	*	

\*See Approved MPMU or Overlay District

3. All easements shall be indicated on the Plat. Proper coordination shall be established by the Applicant between the applicable utility companies for the establishment of utility facilities and easements to adjoining Properties.
4. Where necessary to ensure proper Access and maintenance, easement widths shall be increased as required by the City Engineer for the type of Development proposed. Easements for water lines shall be a minimum of thirty feet (30') wide.

### 17.10.200 Sidewalks, Trails, and Bike Paths.

The following are required Improvements:

- A. Sidewalks, Landscaping, bike lanes, curb, and gutter, shall be included within the Dedicated Right-of-Way of all roads, consistent with the applicable road profile, unless an alternate location has been specifically recommended by the City Engineer and approved by the Planning Commission.
- B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography, require a minimum of Site disturbance, permit efficient drainage, and provide safe Access.
- C. Trails, pedestrian paths, and bike paths shall be provided by the Applicant in accordance with the Trails Master Plan and where otherwise necessary as determined by the Planning Commission. Trails should connect traffic generators such as schools, recreation facilities, commercial Areas, parks, and other significant natural features. Such trails shall be built to City specifications and easements shall be Dedicated for such trails. The trails shall be constructed at the time of road construction.

### 17.10.210 Nonresidential Subdivisions.

- A. In addition to the principles and standards for residential Subdivisions in this Chapter the Applicant shall demonstrate to the satisfaction of the Planning Commission that the Street, Parcel, and Block pattern proposed is specifically adapted to the Uses generally applicable in the District anticipated and other Uses in the vicinity.
- B. The following principles and standards shall be observed:
  1. Proposed industrial Parcels shall be suitable in Area and dimensions to the types of industrial Development anticipated.
  2. Street Rights-of-Way subbase, pavement width, and pavement depth shall be adequate to accommodate the type, gross vehicle weight and volume of traffic anticipated to be placed thereupon.
  3. Every effort shall be made to protect adjacent residential Areas from potential nuisance from a proposed commercial or industrial Subdivision, including the provision of extra depth in Parcels backing up on existing or potential residential Development and provisions for a permanently landscaped Buffer strip when necessary.

## 17.10.220 Specifications for Documents to be Completed

A. Preliminary Plat Specifications. A Preliminary Plat shall include the following:

1. General. The Preliminary Plat shall be prepared by a licensed land surveyor at an engineers' scale not more than one inch (1") equals twenty feet (20'), ~~may be prepared in pen, or pen and pencil~~, and the sheets shall be numbered in sequence if more than one (1) sheet is used and shall be twenty-four inches by thirty-six inches (24" x 36"). It should be noted that the map prepared for the Preliminary Plat may also be used during the preparation of the Final Plat and, therefore, should be drawn on mylar.
2. Name.
  - a. Name of Subdivision if Property is within an existing Subdivision.
  - b. Proposed name if not within a previously plated Subdivision. The proposed name shall not duplicate the name of any Plat previously recorded in Salt Lake County, Utah.
  - c. Name of Property if no Subdivision name has been chosen. This is commonly the name by which the Property is locally known.
  - d. Name, address, including telephone number and email address, of the professional person(s) responsible for Subdivision design, for the design of Public Improvements, and for surveys.
  - e. Proposed names of new Streets, subject to the approval by the Planning Commission.
3. Ownership. Name and address, including telephone number, of legal Owner or Owner's Agent of the Property, a Property title report, and citation of last instrument conveying any attribute of title to each Parcel of Property involved in the proposed Subdivision, giving grantor, grantee, date, and land records reference.
  - a. Citation and documentation of any existing legal Rights-of-Way or easements affecting the Property.
  - b. Existing recorded covenants on the Property, if any.
  - c. Name and address, including telephone number and email address, of the professional person(s) responsible for Subdivision design, for the design of Public Improvements, and for surveys.
  - d. Copy of any environmental report prepared for the Property.
4. Description. Location of Property by government Lot, section, township, range and county, graphic scale, north arrow, and acres.
  - a. Location of Property Lines; existing easements; burial grounds; physical hazards; known geologic hazards; hazardous materials, flood plains, railroad Rights-of-Way; water courses; wetlands; each tree of six inches (6") or more in diameter (measured four feet (4') above ground level), groves of five (5) or more smaller trees, or clumps of oak or maple covering an area of fifty square feet (50 ft<sup>2</sup>), as measured to the canopy dripline; location, width, and names of all existing or platted Streets or other public ways within or immediately adjacent to the Property; and names of adjoining record Property Owners within six hundred feet (600') of any perimeter boundary of the proposed Subdivision.
  - b. Location, sizes, elevations, excess capacities, and Slopes of existing sewers, water mains, culverts, other underground Structures, and hydrants within the tract and immediately adjacent thereto; existing permanent Building and utility poles and lines on or immediately adjacent to the Site and utility Rights-of-Way.
  - c. Approximate topography, at the same scale as the Preliminary Plat with at least two-foot (2') contour intervals.
  - d. The approximate location and widths of proposed Streets.

- e. Preliminary proposals for connection with existing municipal water supply and sanitary sewer systems; and preliminary provisions for collecting, detaining, and discharging surface water drainage.
  - f. The approximate location, dimensions, and areas of all proposed and/or existing Lots.
  - g. The approximate location, dimensions, and areas of all Parcels of land proposed to be set aside for park or playground Use or other public Use, or for the common Use of Property Owners in the proposed Subdivision.
  - h. The location of temporary stakes to enable the Planning Commission and staff to find and appraise features of the Preliminary Plat in the field.
  - i. Whenever the proposed Preliminary Plat covers only a part of an Applicant's contiguous holdings, the Applicant shall submit, at the scale of no more than twenty feet (20') to the inch, a sketch of the proposed Subdivision Area, together with its proposed Street and trail system, and an indication of the probable future Street and drainage system of the remaining portion of the tract owned by the Applicant or its affiliates.
  - j. A vicinity map showing Streets and other general Development of the surrounding Area. The Preliminary Plat shall show all school and special service district boundary lines.
  - k. A plan designating Limits of Disturbance for each Parcel and for Subdivision improvements, such as utilities and roads.
5. Features.
- a. The location of Property with respect to surrounding Property and Streets, the names of all adjoining Property Owners of record or the names of adjoining Developments, the names of adjoining Streets.
  - b. Citation of any existing legal Rights-of-Way or easements affect the Property.
  - c. Existing covenants on the Property, if any.
  - d. The location and dimensions of all boundary lines of the Property to be expressed in feet and decimals of a foot.
  - e. The location of existing Streets, easements, water bodies, streams, and other pertinent features such as swamps, railroads, Buildings, parks, cemeteries, drainage ditches, physical hazards, identified hazardous materials, or bridges.
  - f. The location and width of all existing and proposed Streets and easements, Alleys, trails, and other public ways, and easement and proposed Street Rights-of-Ways and Building Setback lines.
  - g. The location, dimensions, and areas of all proposed or existing Lots.
  - h. The location and dimensions of all Property proposed to be set aside for park, playground, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the Dedication or reservation.
  - i. The name and address of the Owner or Owners of land to be subdivided, the name and address of the Applicant, if other than the Owner, and the name of the land surveyor.
  - j. The date of the map, approximate true north point, scale, and title of the Subdivision.
  - k. Sufficient data acceptable to the City Engineer to determine readily the location, bearing, and length of all lines, and to reproduce such lines upon the ground.
  - l. Indication of the proposed Use of any Lot (i.e., Single-Family, two-Family, Multi-Family, Townhome) and all non-Residential Uses proposed by the Applicant.

- m. All Lots in each Block shall be consecutively numbered. Reserved Lots shall be lettered in alphabetical order.
  - n. The following notation shall also be shown:
    - i. Explanation of drainage systems and easements and Dedication of a public right of access to inspect or maintain such systems, if any.
    - ii. Explanation of Site easements, if any.
    - iii. Explanation of reservations, if any.
    - iv. Owners' Dedication, if any, and Owners' consent to record as required by state law.
  - o. Any restrictions or requirements necessary to ensure solar access shall be defined.
  - p. All utility facilities existing and proposed throughout the Subdivision shall be shown on the Preliminary Plat or on accompanying engineering plans and specifications.
  - q. A plan designating Limits of Disturbance or Building Pads and utilities corridors and connections for each Parcel and for Subdivision improvements, such as utilities and roads.
- B. Construction Plan Details.
1. General. Construction Plans shall be prepared for all required improvements. Plans shall be drawn at a scale of no more than one-inch (1") equals twenty feet (20'), and map sheets shall be of the same size as the Preliminary Plat. The following shall be shown:
    - a. Profiles showing existing and proposed elevations along the left and right edges of each road, and center lines of all roads. Where a proposed road intersects an existing road or roads, the elevation along the center line of the existing road or roads within one hundred feet (100') of the intersection shall be shown. Approximate radii of all curves, lengths of tangents, and central angles on all Streets.
    - b. Plans and profiles showing the locations and typical sidewalks, drainage easements, irrigation ditches, servitudes, Rights-of-Way, manholes, and catch basins; the locations of Street trees, Street lights, and Street signs; the location, size, and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connections to any existing or proposed utility systems; and exact location and size of all water, gas, or other underground utilities or Structures.
    - c. Location, size, elevation, and other appropriate description of any existing facilities or utilities, including, but not limited to, existing Streets, sewers, drains, water mains, easements, water bodies or impoundments, streams, and other pertinent features such as wetlands, railroads, Buildings, features noted on the Official Land Use Map or Master Plans, at the point of connection to proposed facilities and utilities within the Subdivision, and each tree with a diameter of six inches (6") or more (measured four feet (4') above ground level), groves of five (5) or more smaller trees, or clumps of oak or maple covering an Area of fifty square feet (50 ft<sup>2</sup>), as measured to the canopy dripline. The water elevations of adjoining ponds, rivers, or streams at the date of the survey, and the approximate high- and low-water elevations of such ponds, rivers, or streams. All elevations shall be referred to the South Salt Lake City Engineer's or U.S.G.S. datum plane. If the Subdivision borders a pond, river, or stream, the distances and bearings of a meander line established not less than twenty feet (20') back from the ordinary high-water mark of such water ways.
    - d. Topography at the same scale as the Preliminary Plat with a contour interval of two feet (2'), referred to sea-level datum. All datum provided shall be latest applicable U.S. Coast and Geodetic Survey datum and should be so noted on the Plat.

- e. All other specifications, details, and references required by City Design Standards, Construction Specifications and Standard Drawings, including a Site-Grading plan for the entire Subdivision.
- f. Notation of approval of the Preliminary Plat as follows:

Owner	Date
City Attorney	Date
City Engineer	Date
Community Development Director	Date
Planning Commission Chair	Date

- g. Title, name, address, signature, and seal of professional engineer, and date, including revision dates.
  - h. A Limits of Disturbance and revegetation plan.
- C. Final Subdivision Plat Requirements.
1. General. The Final Plat shall be presented on reproducible mylar at the same scale and contain the same information required for a Preliminary Plat, except for any changes or additions required by the Planning Commission. All revision dates must be shown as well as the following:
    - a. Notation of any self-imposed restrictions, and locations of any Building Lines proposed to be established in this manner, if required by the Planning Commission in accordance with these regulations.
    - b. All survey monuments erected, corners, and other points established in the field in their proper places. The material of which the survey monuments, corners, or other points are made shall be noted at the representation thereof or by legend. The legend for metal monuments shall indicate the kind of metal, the diameter, length, and weight per lineal foot of the monuments.
    - c. Form for endorsements by the Planning Commission Chair, City Mayor, Community Development Director, City Recorder, City Engineer, City Attorney, culinary water authority, sanitary sewer authority, Salt Lake County Health Department (as applicable), all applicable utilities, and other entities as required by the City Engineer and the City Attorney.
  2. Preparation. The Final Subdivision Plat shall be prepared by a land surveyor licensed by the state of Utah. The surveyor shall certify that the survey of the Property described on the Plat is in accordance with Title 17, Chapter 23, Section 17 of the Utah Code Annotated (1953, as amended) and has verified all measurements and has placed monuments as represented on the Plat.

### **17.10.230 Assurance for Completion of Landscaping and Infrastructure Improvements.**

- A. Costs of Improvements. All required Landscaping and Infrastructure Improvements shall be completed by the Applicant.
- B. Assurance for Landscaping and Infrastructure Improvements. The Applicant may post an Infrastructure Completion Assurance, in an amount estimated by the City Engineer, as sufficient to secure to the municipality the satisfactory construction, installation, and Dedication of any uncompleted portion of required Landscaping and Infrastructure Improvements and record a conforming the Final Plat prior to completion of all required Landscaping and Infrastructure Improvements. The Infrastructure Completion Assurance shall be satisfactory to the City Attorney as to form, sufficiency, and manner of execution. The period within which required improvements must be completed shall be specified by the ~~Planning Commission~~ **Community Development Director or designee** in the decision approving the Final Plat and shall be incorporated in the Assurance and shall not in any event exceed two (2) years from date of Final Approval.
  - 1. Reduction of Completion Assurance. An Infrastructure Improvement Assurance shall be reduced upon actual completion and acceptance of Landscaping and Infrastructure Improvements to the ratio that the accepted Landscaping and Infrastructure Improvements bears to the total Landscaping and Infrastructure Improvements for the Plat.
  - 2. Governmental Units. Governmental units to which these Assurances apply may file in lieu of said Assurance a certified resolution or ordinance from officers or agencies authorized to act on their behalf, agreeing to comply with the provisions of this Title.
- C. Prior to excavating or commencement of construction, the Applicant shall meet with the Community Development Director, the City Engineer, and other officials as required for a preconstruction meeting. The Applicant shall bring to the meeting all contractors responsible to build the Infrastructure Improvements associated with the project and to comply with a detailed construction management plan for the project.
- D. Inspection of Improvements General Procedure and Fees. The Planning Commission, in consultation upon the advice of the City Engineer, shall provide for inspection of required Landscaping and Infrastructure Improvements during construction and ensure their satisfactory completion. The Applicant shall, in accordance with the City's fee resolution, pay to the City an inspection fee and the Subdivision Plat shall not be signed by the Chairman of the Planning Commission unless such fee has been paid. These fees shall be due and payable upon demand of the City and no Building Permits or Certificates of Occupancy shall be issued until all fees are paid. If the City Engineer finds upon inspection that any of the required Landscaping or Infrastructure Improvements have not been constructed in accordance with the City's construction standards and specifications, the Applicant shall be responsible for completing the improvements. Wherever the cost of improvements is covered by an Infrastructure Completion Assurance, the Applicant, and the Guarantor, if any, shall be severally and jointly liable for completing the improvements according to approved plans and specifications. Prior to commencement of construction on any Public Improvement or private improvement required to be built to public standards, the Applicant shall first obtain a Notice to Proceed from the Community Development Director or her designee.
- E. Maintenance of Improvements. The Applicant/Owner shall be required to maintain all required Landscaping and Infrastructure Improvements and provide for maintenance and snow removal on Streets and sidewalks until acceptance of said Landscaping and Infrastructure Improvements by the Planning Commission. If there are any certificates of occupancy on a Street not Dedicated to the City, the City may on twelve (12) hours-notice, plow the Street or effect emergency repairs and charge same to Applicant/Owner.
- F. Completion of Improvements. Before the Plat is signed by the Chairman of the Planning Commission, the Applicant shall complete, to the satisfaction of the City Engineer, all the Street, sanitary sewer, culinary water, power, and other improvements (e.g. storm drainage, trails, sidewalk, curb, gutter, Street signs, water lines, etc.) and to Dedicate same to the local government, free and clear of all liens, environmental contamination, and encumbrances on the Property and Improvements thus Dedicated.

- G. Certificate of Satisfactory Completion. Subject to maintenance provisions contained in this Chapter, the City will not accept Dedication of required improvements, or release or reduce an Infrastructure Completion Assurance, until the City Engineer has submitted a certificate to the Planning Commission stating that all required improvements have been satisfactorily completed and until the Applicant's engineer or surveyor has certified to the City Engineer, through submission of detailed "as-built" construction drawings and survey Plats of the Subdivision, indicating location, dimensions, materials, and other information required by the Planning Commission and City Engineer, that the layout of the line and Grade of all Public Improvements is in accordance with the City approved construction plans for the Subdivision and that a commitment for a title policy or other acceptable evidence has been furnished to the City Attorney and City Engineer indicating that the improvements have been completed, are ready for Dedication to the local government and are free and clear of any and all environmental contamination, liens and encumbrances.
- H. Warranty. Upon such approval and recommendation of the City Engineer, the Applicant shall submit an Infrastructure Improvement Warranty, warranting that the Infrastructure Improvements have been installed as described in the approved construction plans and specifications, and a 10% Cash Deposit.
- I. Dedication. Upon the City Engineer's certification, approval, and recommendation, and the City Attorney's approval of the Infrastructure Improvement Warranty and 10% Cash Deposit, the Planning Commission shall thereafter accept the improvements for Dedication in accordance with the established policy and procedure.
- J. Issuance of Building Permits and Certificates of Occupancy.
  - 1. Building Permit. For any recorded Subdivision for which the City holds a current Infrastructure Completion Assurance, but the Infrastructure Improvements are not yet accepted, the extent of utilities and Street improvements shall be adequate for emergency response and vehicular Access by the prospective occupant and by police and fire equipment, prior to the issuance of any Building Permit.
  - 2. Certificate of Occupancy. Where an Infrastructure Completion Assurance has been accepted for a Final Subdivision Plat, no Certificate of Occupancy for any Building in the Subdivision shall be issued prior to the completion of the Public Improvements and Dedication of same to the City, as required in the Planning Commission's final approval of the Subdivision Plat. This restriction can be waived upon Good Cause shown and adequate assurance revived.



**MEETING DATE:** May 8, 2024  
**REQUEST:** An Ordinance of the South Salt Lake City Council Amending South Salt Lake City Municipal Code Title 17 to Update Regulations Related to Conditional Use Review, Conditional Use Permit Expiration Criteria, Final Plat Review, and Approval Process.  
**APPLICANT:** South Salt Lake City  
**TYPE OF ITEM:** Legislative – Code Amendment

**SYNOPSIS:**

This update aims to clarify the conditions of expiration for Conditional Use Permits (“CUP”) and to extend the time for applicants to implement the conditions of the permit. The current CUP implementation standards need clarification.

The proposed change to the Final Plat review and approval process is needed due to the recent change to the Utah State Code regulating the ability to require more than one public hearing for development project plat approvals. We currently require a public hearing for both preliminary plat approval and final plat approval. Therefore, this code amendment update intends to remove the requirement of a public hearing for the Final Plat Approval process, instead both the review and approval process will remain at staff level.

The Planning Commission is the recommending body for amendments to land use ordinances and the City Council is the land use authority for amendments to land use ordinances.

Staff has provided a summary of proposed amendments below. For the full amendment to Title 17 of the South Salt Lake City Municipal Code (“Code”), please see the attachments provided herein that include a full-redlined ordinance.

**STAFF RECOMMENDATION:**

Staff recommends the City Council approve all of the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code (“Code”) to add conditions of expiration for CUPs and updated the Final Plat review and approval process. In the alternative, staff recommends the City Council approve portions of the ordinance.

**PLANNING COMMISSION SUMMARY:**

On April 18, 2024, City Planner, Jed Shum, reviewed the proposed changes to the Code that will address CUPs and plats with the Planning Commission. The changes would provide more time for an applicant to implement the permit and define the implementation and maintenance of CUPs. The Planning Commission held a Public Hearing at which no public comments were made. There was Commission discussion about what is regulated by state law vs what are staff recommendations. It was made clear the only thing Utah State Code regulates is that there cannot be more than one Public Hearing per application. Staff explained that the 1-year period for recording plat and implementing CUPs is not enough time for the applicant to get financing to start construction. The Planning Commission are forwarding this matter to the Council with a positive recommendation.

**CITY COUNCIL WORK MEETING SUMMARY:**

During the City Council Work Meeting on April 24, 2024, the City Council had questions about the approval extension time and approval authority. Staff responded that the CUP does not include

approval extension in the approval process. For Final Plats, the approval extension is issued by the Community Development Director or the delegate of the director, the time of extension is up to one (1) year depending on the reasoning and proof provided by the applicant.

CODE SECTIONS	HIGHLIGHT OF CHANGES
<p><b>Amending Title 17.05.</b> Conditional Use Review</p>	<p><b>17.05.100 Conditional Use Permit Expiration</b></p> <ul style="list-style-type: none"> <li>✓ Changed the time for implementation from one (1) year to two (2) years from the date of approval.</li> <li>✓ Changed the requirement of implementation to "The Permit is considered implemented if the holder of the Permit engages in the Conditional Use on the site or maintains an active building permit (excluding demolition permits) on the site for which the Conditional Use Permit was granted."</li> </ul>
<p><b>Amending Title 17.10.</b> Subdivision and Platting</p>	<p><b>17.10.100 Subdivision Application Process</b></p> <ul style="list-style-type: none"> <li>✓ Final Plat approval will be given by the Community Development Director or the delegate of the director.</li> <li>✓ Period of time for completion of required improvements will be changed from one (1) year to two (2) years.</li> <li>✓ Final Plat Extension of approval will be given by the Community Development Director or the delegate of the director.</li> </ul>

**GENERAL PLAN CONSIDERATIONS**

**Land Use and Neighborhoods Goal 2 – Strategy 3:** Redevelopment of property should be actively pursued and incentives when deemed appropriate should be offered to further this goal.

**Analysis:** This goal is met as the approval process is faster and the time to implement is longer, providing more flexibility to projects.

**Land Use and Neighborhoods Goal 1:** Continue to welcome new residents and businesses into South Salt Lake.

**Analysis:** The longer CUP implementation timeframe and one less public meeting for Plats can improve the efficiency of the approval process within the city, increasing the attractiveness to businesses and investments.

**PLANNING COMMISSION AUTHORITY:**

**17.11.010. Establishment and Duties of Planning Commission.**

K. Responsibilities.

A. The Planning Commission makes recommendations to the **City Council** for:

a. The general plan and amendments to the general plan;

b. The Land Use Map, and amendments to the Land Use Map;

**c. Amendments to land use ordinances;**

**d. Proposed Application processes and the delegation of power under the land use ordinance.**

**PLANNING COMMISSION REVIEW:**

**Utah Code Ann. § 10-9a-502. Preparation and adoption of land use regulation states:**

1. A planning commission shall:

- a. provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4);
- b. hold a public hearing on a proposed land use regulation;
- c. if applicable, consider each written objection filed in accordance with Subsection 10-9a-205(4) prior to the public hearing; and
- d.
  - i. review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality; and
  - ii. forward to the legislative body all objections filed in accordance with Subsection 10-9a-205(4).

### **CITY COUNCIL OPTIONS:**

#### **Option 1: Approval**

Move to approve all or only portions, as specified on the record, of the ordinance amending sections of Title 17 to update regulations related to Conditional Use review, Conditional Use Permit expiration criteria, final plat review, and approval process.

Proposed approval language for full approval: "I move to approve an ordinance of the South Salt Lake City Council amending section 17.05.110 and chapter 17.10 of the South Salt Lake Municipal Code subject to the conditions in the staff report."

Proposed approval language for partial approval: "I move to approve an ordinance of the South Salt Lake City Council amending [state relevant sections] of the South Salt Lake Municipal Code subject to the conditions in the staff report."

#### **Option 2: Denial**

Move to deny all or only portions of the ordinance amending sections of Title 17 to update regulations related to Conditional Use review, Conditional Use Permit expiration criteria, final plat review, and approval process.

#### **Option 3: Continuance**

Move to table all or only portions of the ordinance amending sections of Title 17 to update regulations related to Conditional Use review, Conditional Use Permit expiration criteria, final plat review, and approval process, to a later date to allow staff time to address the questions.

#### **Attachments:**

1. Redlined Ordinance Amendment

## Chapter 17.05 CONDITIONAL USE REVIEW

### Sections:

#### 17.05.110 Conditional Use Permit Expiration.

- A. Conditional Use Not Implemented. A Conditional Use Permit expires if the Permit has not been implemented within two (2) years from the date of approval. The Permit is considered implemented if the holder of the Permit engages in the Conditional Use on the site or maintains an active building permit (excluding demolition permits) on the site for which the Conditional Use Permit was granted.
- B. Conditional Use Abandoned. If the approved Conditional Use or activity ceases for any reason or does not maintain an active building permit for a continuous period of two (2) years or more, the Conditional Use Permit shall automatically terminate without further notice, as having been abandoned. A person may only reinstate the Conditional Use after applying for and receiving a new Conditional Use Permit.
- ~~A. Conditional Use Not Implemented. A Conditional Use Permit expires if the Permit has not been implemented within one (1) year from the date of approval. The Permit is considered implemented if the holder of the Permit engages in the Conditional Use or completes substantial construction on the site for which the Permit was granted.~~
- ~~B. Conditional Use Abandoned. If the approved Conditional Use or activity ceases for any reason for a continuous period of six consecutive months or more, the Conditional Use Permit shall automatically terminate without further notice, as having been abandoned. A person may only reinstate the Conditional Use after applying for and receiving a new Conditional Use Permit.~~

## Chapter 17.10 SUBDIVISION AND PLATTING

#### 17.10.010 Purpose, Policy, and Authority.

- A. The purpose of this Chapter is to:
  - 1. Protect and provide for the public health, safety, and general welfare of the citizens of the South Salt Lake City;
  - 2. Facilitate and encourage efficient orderly growth and beneficial Development of all parts of the City;
  - 3. Provide for adequate light, air, and privacy, to secure safety from fire, flood, collapsible soils and other geologic hazards, and other danger, and to prevent insufficient infrastructure or overcrowding of the land and undue congestion of population;
  - 4. Protect the character and the social and economic stability of all parts of the City;
  - 5. Regulate future growth and Development within the City in a manner which promotes the physical integration of diverse housing forms, the preservation of South Salt Lake community values, and the social integration of residents from diverse backgrounds in accordance with the General Plan;
  - 6. Provide procedures and standards for the physical Development of Subdivisions and other Uses of land and construction of Buildings and thereon within the City including, but not limited to, the construction and installation of Streets, curbs, gutters, sidewalks, drainage systems, water and sewer systems, design standards for public facilities and utilities, access to public Rights-of-Way, Dedication of land and

Streets, granting easements for Rights-of-Way, and to establish fees and other charges for the authorizing of Development and for the improvement of land and Buildings thereon;

7. Protect and conserve the value of land throughout the City and the value of Buildings and improvements upon the land, and to minimize the conflicts among the Uses of land and Buildings;
8. Guide public and private policy and action to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation, and other public requirements and facilities;
9. Provide the most beneficial relationship between the Uses of land and Buildings and the circulation of traffic, throughout the City, having particular regard for the avoidance of congestion in the Streets and highways, and the pedestrian traffic movements appropriate to the various Uses of land and Buildings, and to provide for the proper location and width of Streets and Building Lines;
10. Establish reasonable standards of design and procedures for Platting, Subdivisions, Re-Subdivisions, and Lot Line Adjustments, in order to facilitate the orderly layout and Use of land and to insure proper legal description and monumenting of all platted land;
11. Ensure that public facilities are available and will have a sufficient capacity to serve the proposed Plat, Subdivision, Plat Amendment, Parcel Boundary Adjustment, or Lot Line Adjustment;
12. Prevent the pollution or degradation of air, streams, and ponds, assure the adequacy of drainage facilities, and safeguard the water table;
13. Minimize site disturbance, removal of native vegetation, and soil erosion;
14. Encourage the wise use and management of natural resources throughout the municipality in order to preserve the integrity, stability, and beauty of the community and the value of the land;
15. Preserve the natural beauty of South Salt Lake City and to ensure appropriate Development to complement the natural features; and
16. Provide for open spaces through the most efficient design and layout of the land, including the use of flexible Density or cluster-type zoning in providing for minimum width and Area of Lots, while preserving the Density of land.

B. Policy.

1. The Subdivision or Platting of land and the subsequent amendment of a Subdivision Plat, the adjustment of Lot Lines therein, is required for the orderly, planned, efficient, and economical Development of property within the City.
2. Development property shall be of such character that it can be used safely for Building purposes without danger to health or peril from fire, flood, landslide, mine subsidence, geologic hazards, or other menace.
3. Land shall not be subdivided, re-subdivided, platted, or adjusted until available public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, roads, trails, parks, public transportation facilities, and related improvements.
4. The existing and proposed Public Improvements shall conform to the Roadways and Functional Classifications in the General Plan, designated City Road Profiles, the Official Land Use Map, the International Construction Codes, the 2017 American Public Works Association Manual of Standard Plans, Utah Chapter (as further specified in this Chapter) and the capital budget and program of the City.

C. Authority.

1. The Planning Commission is the land use authority to review, approve, and deny Plats for subdividing land or platting a legal Development Lot within the corporate limits of the City.

2. The Planning Commission is the land use authority to approve Development in Subdivisions, Subdivision amendments, or Parcel Boundary Line or Lot Line Adjustments of land already recorded in the office of the County Recorder.
3. A Plat, Subdivision, Subdivision amendment, or Parcel Boundary Line or Lot Line Adjustment is void if the Plat, Subdivision, Subdivision amendment, Parcel Boundary Line or Lot Line Adjustment has not been recorded, or has been recorded with the County Recorder's office without a prior approval by the Planning Commission and signature by the Planning Commission Chair, or in the case of a Parcel Boundary Line or Lot Line Adjustment, without prior written approval by the Community Development Director.
4. A transfer of land that has not properly been subdivided, amended, or adjusted is voidable.

#### **17.10.020 Interpretation and Conflicts.**

- A. Interpretation. The provisions of these regulations are the minimum requirements for the promotion and preservation of public health, safety, and general welfare.
- B. Conflict with public and private provisions.
  1. Public provisions. Where any provision of these regulations imposes a restriction different from that imposed by any other provision of these regulations or any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose a higher standard to protect the public health, safety, and welfare shall control.
  2. Private provisions. Where the provisions of these regulations are more restrictive or impose higher standards or regulations than a private easement, covenant, or other private agreement or restriction, the requirements of these regulations shall govern. The City does not enforce private covenants.

#### **17.10.030 Alteration or Amendment of Plats.**

The Planning Commission may consider and resolve at a public hearing any proposed alteration or amendment of a Subdivision Plat, or Lot, including any proposed alteration to any Street, easement, or Alley that has been extinguished by law or, with the consent of its Owner, is proposed to be replaced with an equivalent Dedication. If the amended Plat is approved, signed by all property interest Owners, and recorded, the recorded Plat shall vacate, supersede, and replace any contrary provision in a previously recorded Plat on the same land.

#### **17.10.040 Vacation of Public Streets or Easements.**

- A. Street. State law governs the process required to vacate a Public Street. The process varies according to the nature of the City's property interest in the Street and the manner by which the property was acquired.
  1. Typically, upon proper notice, Planning Commission recommendation, and a finding that the public and no person will be adversely affected by the vacation, the City Council may by Resolution, establish the fair market value basis for the purchase price of the vacated Right-of-way. In most circumstances, upon payment of fair market value, the Street will be vacated from the center line of the Right-of-way to each of the adjoining property Owners.
  2. The Planning Commission shall incorporate the vacated Street into the adjoining Lots or Parcels by Plat (or Plat Amendment). The vacation shall not be effective until the Plat (or Plat Amendment) is recorded.
- B. Utility Easement. State law governs the process to wholly vacate a utility easement. Amendments to utility easements can be made in the normal platting process, with the consent and mylar signature of the affected utility or utilities.

### **17.10.050 Enforcement.**

- A. No Owner, or Agent of the Owner, of any un-subdivided Parcel of land located in a proposed Subdivision, shall transfer, or sell any such Parcel before a Plat of such Subdivision has been approved by the Planning Commission in accordance with the provisions of these regulations, signed by all required parties and filed with the County Recorder.
- B. The Subdivision of any Lot or any Parcel of land, by the use of metes and bounds description for the purpose of sale, Transfer, or lease is unlawful. However, subject to all of the requirements contained in these regulations, the City may approve metes and bounds descriptions for purposes of Parcel Boundary Adjustment, Lot Line Adjustment, or judicial process, resolving conflicting boundary descriptions, and the recombination (but not Subdivision or re-Subdivision) of historically platted Properties located within the Big Fields Survey.
- C. No Building Permit shall be issued for the construction of any Building or Structure located on a Lot or Plat that does not conform to these regulations.

### **17.10.060 Prerequisite Conditions.**

No land shall be subdivided until:

- A. The Owner or its Agent submits an Application for Subdivision to the Planning Commission through the South Salt Lake City Community Development Department;
- B. The Planning Commission provides proper notice, holds a public hearing, and approves the proposed Subdivision;
- C. All technical deficiencies with the proposed Subdivision Plat are resolved;
- D. All required improvements and Dedications are made and warranted free of liens or encumbrances or have been adequately assured and warranted;
- E. Conditions, Covenants, and Restrictions are approved as to form by the City Attorney;
- F. All fees, costs, and property taxes are paid;
- G. All required signatures are obtained on the approved Subdivision Plat mylar; and
- H. The approved and signed final Subdivision Plat is recorded.

### **17.10.100 Subdivision Application Process.**

- A. Preliminary Subdivision Plat. Preliminary Subdivision Plat approval is required before Final Subdivision Plat approval for a Subdivision Application.
  - 1. Preapplication requirements. Before preparing the Preliminary Plat for a Subdivision, the Applicant should arrange for a pre-Application conference with the Community Development Department to discuss the procedure for approval of a Subdivision Plat and the general approval requirements regarding access, layout of Streets, availability of existing services, standards for Street improvements, storm water drainage, sewerage, fire protection, required mitigation of environmental impacts, required cleanup of environmental hazards within Dedicated Rights-of-Way, standards for required public Dedication, resolution of adverse property interests and similar matters.
  - 2. Application procedure and requirements. Before subdividing land in a manner that requires a Preliminary Plat, an Owner of the land or the Owner's representative shall file an Application for approval of a Preliminary Plat. The Application shall be made on a form available at the office of the Community Development Department and shall include.

- a. All information requested on the form;
  - b. Payment of the Preliminary Plat Application fee; and
  - c. A trust deposit for out-of-pocket costs the City expects to incur as a result of processing the Application.
3. Review of Preliminary Plat. The Community Development staff shall schedule the complete Preliminary Plat Application for review by the City's Development Review Committee. Staff will consider all input received by the Development Review Committee members, seek clarification and any additional required information from the Applicant, and when appropriate, prepare a proper notice of and a Planning Commission staff report for a public hearing and potential action on the Preliminary Plat Application.
4. Planning Commission review of Preliminary Plat. The Planning Commission shall study the Preliminary Plat Application and the staff report, taking into consideration requirements of this Title.
5. Public hearings. Subject to proper notice, the Planning Commission shall hold a public hearing on the Preliminary Plat Application.
6. Preliminary approval. After the Planning Commission has reviewed the Preliminary Plat Application and the staff report, including any staff recommendations for conditions of approval, any testimony and exhibits submitted at the public hearing, the Applicant shall be advised of any required changes and/or additions to its proposed Preliminary Plat. One copy of the proposed Preliminary Plat shall be returned to the Applicant with the date of approval, conditional approval, or disapproval and rationale for the decision accompanying the Plat. The other copy shall be maintained in the Community Development Department files.
7. Public Improvements. The Planning Commission shall require the Applicant to indicate on both the Preliminary and Final Plat all roads and Public Improvements to be Dedicated, all infrastructure for water, fire, and utility improvements to be Dedicated, all City approved Street names and addresses, and any other special requirements deemed necessary by the Planning Commission in order to conform the Subdivision Plat to the Official Land Use Map, the Roadways and Functional Classifications in the General Plan, any applicable Master Planned Mixed-Use approval, the City Construction Standards and Specifications, and this Code.
8. Completion/Assurances. An Applicant with a conditionally approved or approved Preliminary Plat Application shall—prior to receiving the City's signatures on the Final Subdivision Plat—be required to either:
  - a. Install and Dedicate the required Public Improvements and execute a one-year infrastructure Improvement Warranty with accompanying 10% cash deposit to assure the proper installation of the required Public Improvements; or
  - b. Provide an adequate improvement assurance for completing and Dedicating all required Public Improvements and for warranting the completed work for one (1) year after acceptance.
9. Effective period of preliminary approval. The approval or conditional approval of a Preliminary Plat shall be effective for a period of one (1) year. An Applicant may request an extension of the approval or conditional approval of a Preliminary Plat by submitting a request in writing to the Community Development Department prior to expiration of the approval or conditional approval. After a properly noticed public hearing, the Planning Commission may approve the extension request if the Applicant is able to demonstrate no change in circumstance since the previous approval that would result in a denial of a new Preliminary Plat Application.
10. Zoning Regulations. Every Preliminary Plat shall conform to the Land Use Regulations in effect on the date the Applicant is vested in its Application, provided the Applicant's Preliminary Plat

approval or conditional approval has not expired without a valid extension to obtain Final Plat approval.

B. Final Subdivision Plat.

1. Accuracy. Final Plats shall be drawn according to an accurate and complete survey to second-order accuracy of the land to be Developed. A traverse of the exterior boundaries of the tract, and of each Block, when computed from field measurements on the ground shall close within a tolerance of one foot to twenty thousand (20,000) feet.
2. Monuments. Prior to Final Plat approval, the Applicant shall install permanent survey monuments on the Property as required by the City Engineer.
3. Subdivision Plat. Final Subdivision Plat approval is required before recording Subdivision Plats as well as Condominium Plats.
4. Final Plat Application procedure and requirements. The Final Plat Application shall be made on a form available at the office of the Community Development Department and shall include:
  - a. All information requested on the form;
  - b. Payment of the Preliminary Plat Application fee; and
  - c. A trust deposit for out-of-pocket costs the City expects to incur as a result of processing the Application.
5. Review of Final Subdivision Plat. ~~The Community Development Director shall schedule the Final Plat Application for review by the Development Review Committee.~~ The Community Development Department Staff will consider all construction drawings and specifications submitted by the Applicant, all conditions of Preliminary Plat Approval (as applicable), ~~all input received by the Development Review Committee members,~~ seek clarification and any additional required information including proposed Covenants, Conditions, and Restrictions (as applicable) from the Applicant, and prepare a staff report ~~for a public hearing and potential for proposed action to the Planning Commission.~~
6. ~~Planning Commission Review~~ Community Development Director Review of Final Subdivision Plat. ~~The Community Development Director or the delegate of the director~~ shall review the Final Subdivision Plat and the staff report, taking into consideration requirements of this Title, any Master Plan, the Roadways and Functional Classifications in the General Plan, the Site Plan, construction standards and specifications, and any environmental review pending on the Property. Particular attention will be given to the arrangement, location, width, profile, and construction specifications of Streets, and their relation to sewer lines, storm water drainage, erosion, topography and natural features of the Property, location of Geologic Hazards, Lot sizes and arrangement, the further Development of adjoining lands as yet un-subdivided, requirements of the Preliminary Plat (if a Preliminary Plat was required), and requirements of the Official Land Use Map and Roadways and Functional Classifications in the General Plan.
7. Final Plat Approval.
  - a. ~~The Community Development Director or the delegate of the director may approve the proposed Final Subdivision Plat. If the Community Development Director or the director's delegate approves the Final Subdivision Plat, they shall stipulate the period of time when the Final Plat shall be recorded and when the performance assurances shall be filed or the required improvements installed and warranted, whichever is applicable. No Plats will be approved or released for recording until necessary warranties have been established. In no event shall the period of time stipulated by the Community Development Director or delegate of the director for completion of required improvements exceed two (2) years from the date of the Final Plat approval.~~

- b. Extension of Approval. Applicants may request a time extension from the Community Development Department. A written request shall be received by the department prior to expiration of the approval. The Community Development Director or the delegate of the director may grant an extension up to one (1) year to the expiration date when the Applicant is able to demonstrate there is no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Land Use Regulations in effect or pending at the time of the extension request. A "change in circumstance" includes a physical change to the Property or its surroundings. Notice of the request for extension shall be provided consistent with the requirements for a Final Plat.

~~7. Public Hearing and Planning Commission action:~~

- ~~a. The Planning Commission shall give proper public notice and hold a public hearing on the proposed Final Subdivision Plat.~~
  - ~~b. After closing the public hearing and considering the Final Subdivision Plat and proposed conditions of approval, the Planning Commission shall take action.~~
  - ~~c. If the Planning Commission approves the Final Subdivision Plat, the Planning Commission shall stipulate the period of time when the Final Plat shall be recorded and when the performance assurances shall be filed or the required improvements installed and warranted, whichever is applicable. No Plats will be approved or released for recording until necessary warranties have been established. In no event shall the period of time stipulated by the Planning Commission for completion of required improvements exceed one (1) year from the date of the Final Plat approval.~~
  - ~~d. Extension of Approval. Applicants may request a time extension of the Planning Commission approval by submitting a request in writing to the Community Development Department prior to expiration of the approval. The Planning Commission may grant an extension to the expiration date when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Land Use Regulations in effect or pending at the time of the extension request. A "change in circumstance" includes a physical change to the Property or its surroundings. Notice of the request for extension shall be provided consistent with the requirements for a Final Plat.~~
8. Good Cause. The ~~Planning Commission~~ Community Development Director or the director's delegate shall make a finding as to Good Cause prior to approving any new Final Plat or Plat Amendment.
9. Submission and Review. After ~~Planning Commission~~ Community Development Director or director's delegate approval, one ~~paper~~ copy of the construction plans, a Word-formatted copy of the proposed Covenants, Conditions, and Restrictions, and one ~~twenty-four inch by thirty-six inch (24" x 36")~~ copy of the approved Subdivision Plat shall be submitted to the Community Development Department for its final review.
- a. No final approval shall be endorsed on the Plat until the staff's review has indicated that all requirements of Planning Commission's and Community Development Director or director's delegate approval have been met. The border line of the Plat shall be drawn in heavy lines leaving a space of at least one and one-half inches on the left side and at least one-half inch margin on the other sides. The Plat shall be so drawn that the top of the drawing faces either north or west, whichever accommodates the drawing best. All lines, dimensions, and markings shall be made on a mylar, or comparable material approved by the City, with approved waterproof black ink. The Plat shall be made to a scale large enough to clearly show all details, and in any case not smaller than one hundred (100) feet to the inch, and workmanship on the finished drawing shall be neat, clean cut and readable.

- b. If the submitted, approved Final Subdivision Plat is incomplete, not in compliance with all requirements, or does not incorporate any required changes, the Community Development Department shall notify the Applicant and specify the respects in which it is deficient. The Community Development Department may refer the documents, Plats, and drawings to others for assistance in its review process.
10. City Engineer Approval. Throughout the process and prior to Plat recordation, the City Engineer shall review:
- a. Any required environmental assessment of the property to confirm that all Dedicated land is free from environmental hazards,
  - b. Tentative Final Plat and construction drawings for compliance with the City Development Standards and Specifications,
  - c. Criteria set forth in this Title, and
  - d. All other applicable ordinances of the City and the state of Utah.

If the Final Plat and construction drawings comply, the City Engineer shall sign the Final Plat and forward the Final Plat and construction drawings to the Community Development Department for processing. If the Plat and/or construction drawings do not comply, the City Engineer shall return the Plat and/or construction drawings to the Applicant with comments and provide a copy of comments to the Community Development Department. The Applicant shall be responsible for submitting all redlined Plats, plans, and construction drawings, along with corrected copies, to the City for re-review.

Prior to recordation of the Final Plat, the Applicant shall submit a current title report to be reviewed by the City. A "current title report" is considered to be one that correctly discloses all recorded matters of title regarding the property and is prepared and dated not more than thirty (30) days before the proposed recordation of the Final Plat.

11. City Attorney Approval. Once the ~~Planning Commission~~ **Community Development Director or the director's delegate** has approved the Final Plat, the City Attorney shall review the submitted Final Plat, Covenants, Conditions, and Restrictions (as applicable), signed Infrastructure Improvements Agreement (as applicable), current title report to assure all property interests are reflected on the Plat, and the adequacy of the security for insuring completion of the improvements to verify compliance with the City's Dedication and assurance requirements—including the requirement for encumbrance-free Dedications. The City Attorney may also review and require resolution by the Applicant of any title conflicts, public easements, protective covenants, other documents where applicable. Upon approval of the items specified in this Section, the City Attorney shall sign the Plat in the appropriate signature block and forward the Final Plat to the Community Development Department for further processing.

C. Parcel Boundary and Lot Line Adjustments.

- 1. The Community Development Director may approve without a Subdivision Plat Amendment a single Lot Line Adjustment between two (2) properly subdivided Lots, or a single Parcel Boundary Adjustment between two Parcels, or a Parcel and a single Lot, if the Owners of each property demonstrate, to the satisfaction of the Community Development Director that:
  - a. No new Developable Lot, Parcel, or unit results from the Adjustment;
  - b. All Owners of Property contiguous to the adjusted properties, or to properties owned by the Applicant(s) that are contiguous to the adjusted properties, including those separated by a public Right-of-Way, consent to the Adjustment;
  - c. The Adjustment will not result in remnant land;

- d. The Adjustment and resulting Lots or Parcels comply with the requirements of their zoning district and are Compatible with existing Lot sizes in the immediate neighborhood;
  - e. Neither of the original Lots or Parcels were previously Adjusted without a Subdivision Plat;
  - f. Written notice was mailed to all Owners of Property within six hundred feet (600') of the Applicants' Property and neither any person nor the public will be materially harmed by the Adjustment; and
  - g. The City Engineer and Community Development Director authorizes the execution and recording of an appropriate deed or Plat, to reflect that the City has approved the Adjustment.
2. Extension of Approval. Applicants may request time extensions of the Adjustment approval by submitting a request in writing to the Community Development Department prior to expiration of the approval. The Community Development Director shall review all requests for time extensions of Adjustments and may grant up to a one-year extension when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Land Use Regulations in effect or pending at the time of the extension request. Change in circumstance includes physical changes to the Property or its surroundings. Notice shall be provided consistent with the requirements for Parcel Boundary and Lot Line Adjustments.
  3. If the Community Development Director denies the Adjustment, the Director shall inform the Applicant(s) in writing of the reasons for denial, of the right to appeal the decision to the Administrative Law Judge, and of the right to file a Plat Amendment Application.

#### **17.10.110 Signatures, Assurances, and Recording of the Plat.**

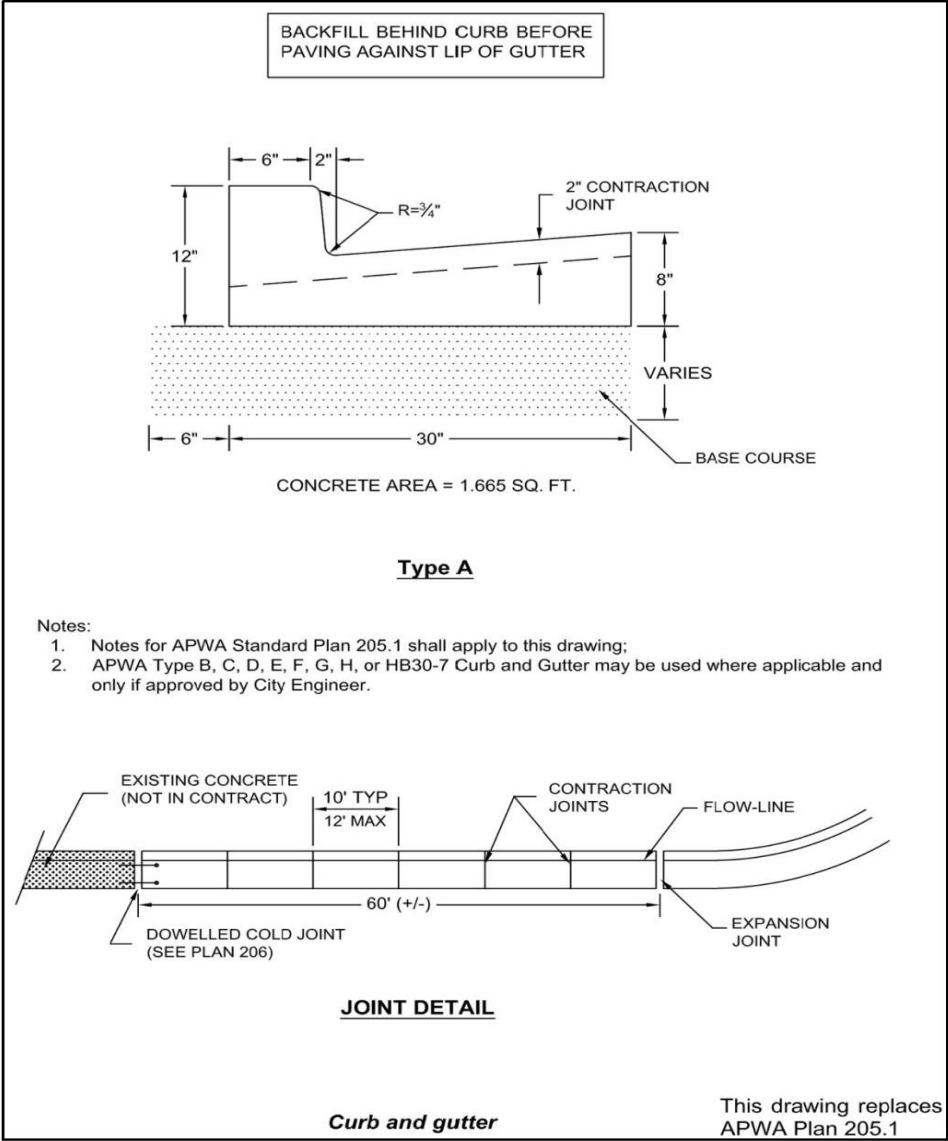
- A. Signatures. The Final Plat shall include the notarized signatures of all property interest Owners, the Culinary Water Authority, the Sanitary Sewer Authority, all other service providers, the County Health Department (if the City considers Health Department approval necessary), the Chairman of the Planning Commission, the Community Development Director, the City Engineer, the City Attorney, the City Recorder, and the County Recorder.
- B. Notice to Proceed. Prior to commencement of construction of any Public Improvement or private improvement required to be built to public standards, the Applicant shall first obtain a Notice to Proceed from the Community Development Director or her designee.
- C. Completion/Assurances. Before an Applicant conducts any Development, or records a Plat, the Applicant shall: (i) complete any required Landscaping or Infrastructure Improvements; or (ii) post an Improvement Completion Assurance or Performance Guaranty for any required Landscaping, Dedication, or Infrastructure Improvements.
  1. If the Applicant elects to install Infrastructure Improvements prior to Plat recordation, the City shall endorse its approval on the Plat after all public Dedications and conditions of Plat approval have been satisfied, the City Engineer has accepted all Infrastructure Improvements, and the Applicant has posted an Infrastructure Improvement Warranty, accepted by the City Attorney, and has deposited a 10% Warranty Assurance.
  2. At any time prior to recording the Final Plat, an Approved Plat Applicant may post an Improvement Completion Assurance, equal to 100% of the City Engineer's estimate of the cost of completing all required Landscaping and Infrastructure improvements in the manner conditioned in the Final Plat Approval.
  3. If an Applicant elects to post an Improvement Completion Assurance, the Applicant shall provide an Improvement Completion Assurance for:
    - a. Completion of 100% of the required Landscaping and Infrastructure Improvements; or

- b. If the municipality has inspected and accepted a portion of the Landscaping or Infrastructure Improvements, 100% of the incomplete or unaccepted Landscaping or Infrastructure Improvements.
  - 4. The Improvement Completion Assurance (and any performance Guaranty is made for the benefit of the public.)
  - 5. If an Applicant elects to post an Improvement Completion Assurance, the City shall endorse its approval on the Plat after the Improvement Completion Assurance has been approved by the City Attorney and all public Dedications and conditions of the Plat approval have been satisfied.
  - 6. The City may withhold an otherwise valid Plat approval until the Owner of the land provides the City with a tax clearance indicating that all taxes, interest, and penalties owing on the land have been paid.
  - 7. A Subdivision Plat recorded without the required signatures is void.
- D. Inspection of Improvements—General Procedure and Fees. The Planning Commission in consultation with or upon the advice of the City Engineer or Community Development Director, shall provide for inspection of required improvements during construction and insure their satisfactory completion.
- 1. The Applicant shall, in accordance with the City's Consolidated Fee Schedule, pay to the City an inspection fee. The Final Subdivision Plat shall not be signed by the Chairman of the Planning Commission unless such fee (including any outstanding out-of-pocket costs) has been paid. These fees shall be due and payable upon demand of the City and no Building Permits or certificates of occupancy shall be issued until all fees are paid.
  - 2. If the City Engineer finds upon inspection that any of the required Landscaping or Infrastructure Improvements have not been constructed in accordance with the City's Construction Standards and Specifications, the Applicant shall promptly complete the improvements in accordance with the City's Construction Standards and Specifications.
  - 3. Wherever the cost of improvements is covered by a performance Guaranty, or an Infrastructure Completion Assurance, the Applicant is severally and jointly liable for completing the improvements according to the City's Construction Standards and Specifications.
  - 4. Maintenance of Improvements. The Applicant shall maintain all required public and private improvements on the newly subdivided Lots and provide for clean Streets and sidewalks until the City's acceptance of all public and required private improvements.
  - 5. Completion of Improvements. Before the Plat is signed by the Chairman of the Planning Commission, all Applicants shall be required to complete, in accordance with the Planning Commission's decision and to the satisfaction of the City Engineer, all the Street, sanitary sewer, and other improvements (e.g. storm drainage, trails, sidewalk, curb, gutter, Street signs, water lines, etc.) including Lot improvements on the individual Lots of the Subdivision as required, and as approved by the Planning Commission and the City Council, and to Dedicate all required Property and Public Improvements to the City or applicable special service district, free and clear of all environmental contamination, liens, and encumbrances on the Property and Public Improvements thus Dedicated.
  - 6. Certificate of Satisfactory Completion. The City will not accept Dedication of required improvements until the City Engineer has submitted a certificate stating that the required improvements have been satisfactorily completed, the Applicant's engineer or surveyor (as applicable) has submission of detailed "as-built" survey Plats of the Subdivision, indicating location, dimensions, materials, and other information required by the Planning Commission and City Engineer, that the layout of the line and Grade of all Public Improvements is in accordance with the City approved construction plans for the Subdivision and that a commitment for a title policy or other acceptable evidence has been furnished to the City Attorney and City Engineer indicating that the improvements have been completed, are ready for Dedication to the local government and are free and clear of any and all liens and encumbrances.

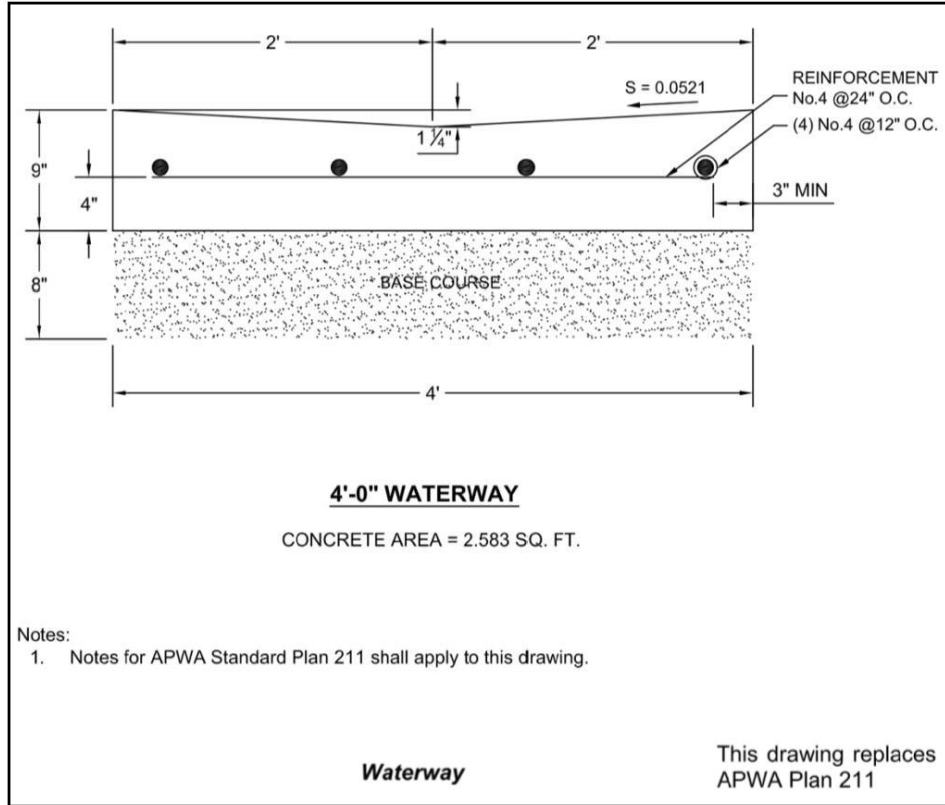
7. After the City Engineer has certified that all required improvements have been satisfactorily completed, and upon the City Engineer's approval and recommendation, the Planning Commission shall thereafter accept the improvements for Dedication in accordance with the established policy and procedure.
  8. The City Engineer may partially release or reduce an Infrastructure Assurance or a performance Guaranty by submitted a certificate stating that the partial release is limited to a functionally discrete portion of the required improvements that have been satisfactorily completed.
- E. Failure to Complete Improvement.
1. For Subdivisions or Plats for which no Infrastructure Assurance or performance Guaranty has been posted, if the improvements are not completed within the period specified by the Planning Commission, the approval shall expire.
  2. Where an Infrastructure Assurance or performance Guaranty has been posted and required improvements have not been installed as conditioned, the Community Development Department may thereupon declare the Infrastructure Completion Assurance or other Guaranty to be in default and require that all the improvements be installed with funds secured by the Guaranty or the Completion Assurance.
- F. Recording of Plat. The City shall have exclusive authority to record all fully executed Final Plats.

#### **17.10.120 Requirements for Improvements and Design.**

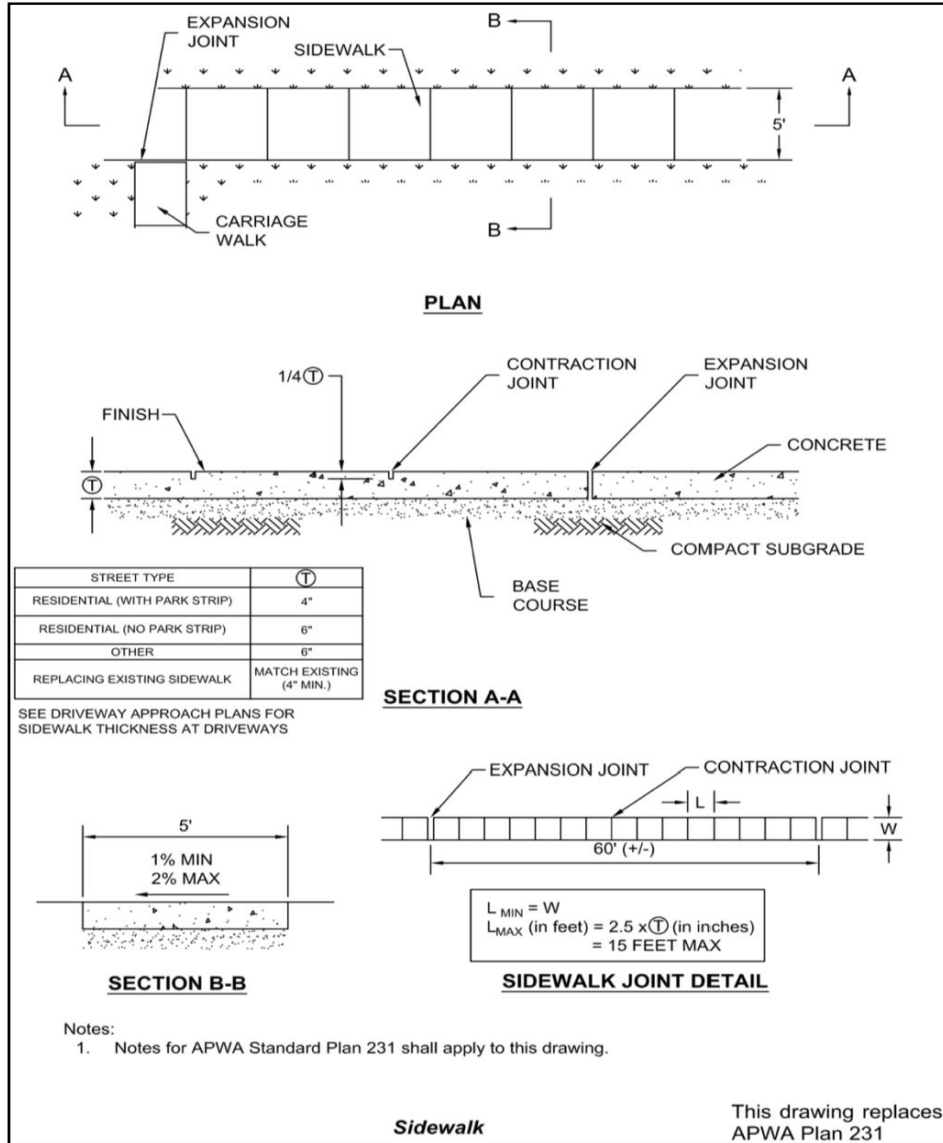
- A. Compliance. In addition to the requirements established herein, all Subdivision Plats shall comply with the following law, rules, and regulations:
1. All applicable statutory provisions.
  2. The Municipal Code.
  3. The Roadways and Functional Classifications in the General Plan, Official Land Use Map, public utilities plans and regulations, and Capital Improvements Programs, including all Streets, trails, drainage systems, and parks shown on the Official Map or Master Plan adopted or amended for the Subdivision.
  4. The rules of the Utah Department of Transportation if the Subdivision or any Lot contained therein abuts a state highway or Street.
- B. The South Salt Lake City Construction Specifications and Standard Drawings. All improvements in areas that will become public Rights-of-Ways and/or easements, or that will become the responsibility of a home owners' association shall meet the following requirements.
1. Current MS-4 permit standards and South Salt Lake City Storm Drain Standards.
  2. The Utah Chapter, American Public Works Association (APWA) Manual of Standard Plans, current edition with all approved supplements is the City's general construction standard.
  3. The City has adopted refinements to the APWA standards that supersede the APWA Manual as provided below.
  4. Any variation, substitution, or exception from the standards in this policy must be authorized by the City Engineer or his/her designee. Any item of construction not covered by the provided standards must have plans and specifications must be approved by the City Engineer or his/her designee.
  5. City refinements to the APWA standards are as follows:
    - a. Roadway, curb, gutter, driveway, and sidewalk standards.
      - i. Plan 205.1: Curb and gutter. The City's standard plan is depicted below and replaces APWA Plan 205.1.



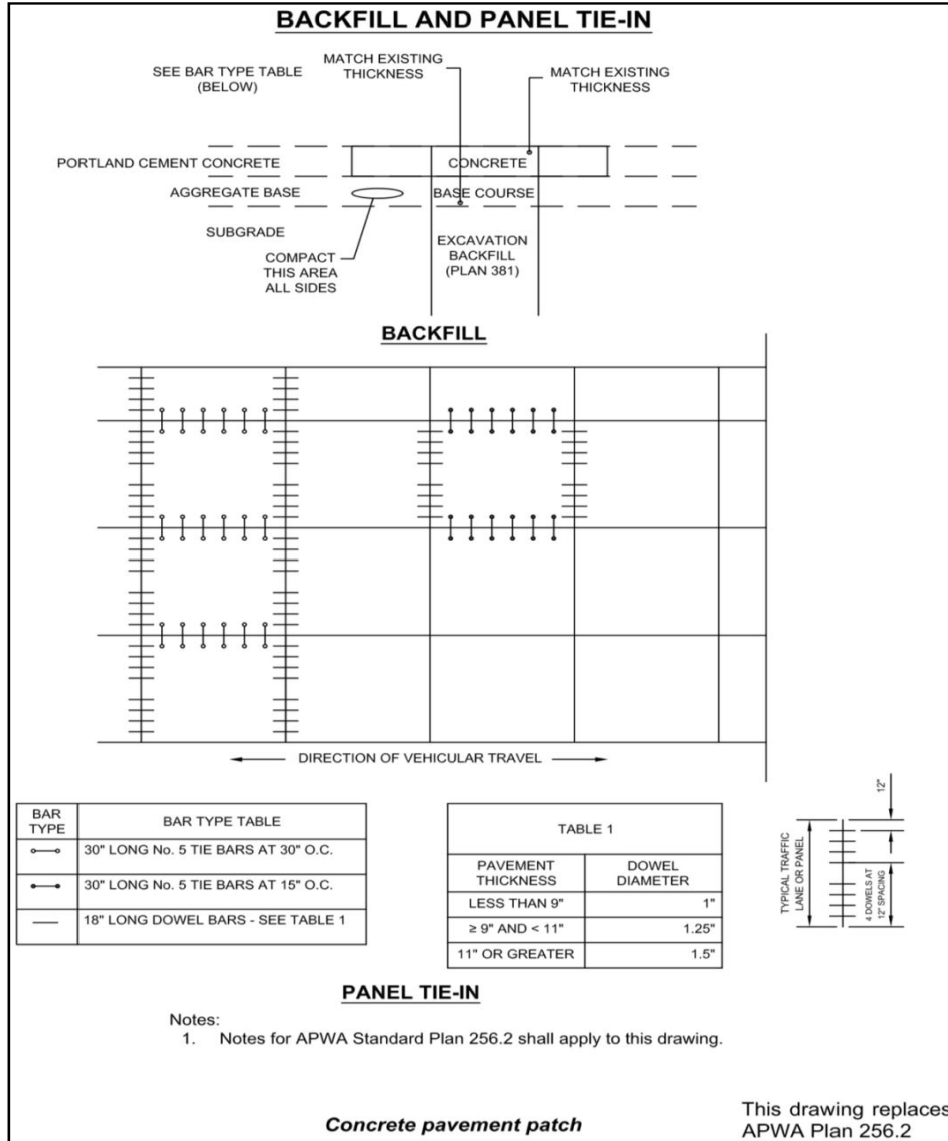
- ii. Plan 209: Curbs. No details from plan 209 are acceptable. The City of South Salt Lake standard is Type A, from plan 205.1.
- iii. Plan 211: Waterway. The City's standard plan is depicted below and replaces APWA Plan 211. The City of South Salt Lake standard shall be a four-foot (4') waterway. No other details are acceptable.



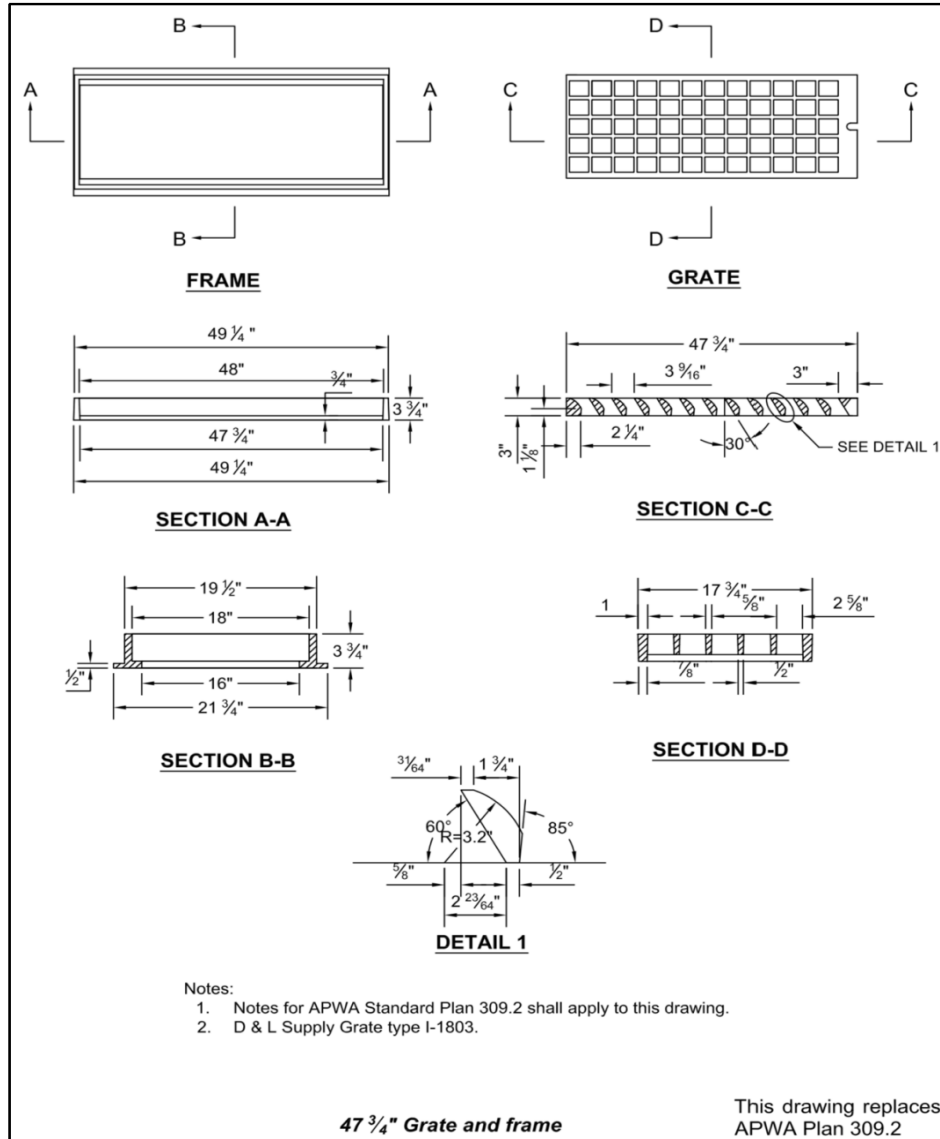
- iv. Plan 225: Open driveway approach. This plan is not acceptable and is deleted.
- v. Plan 229.1: Bridge driveway approach. This plan is not acceptable and is deleted.
- vi. Plan 229.2: Bridge driveway approach. This plan is not acceptable and is deleted.
- vii. Plan 231: Sidewalk. The City's standard plan is depicted below and replaces APWA Plan 231. The City of South Salt Lake only accepts sidewalk widths of five feet (5').



- viii. Plan 235.1: Corner curb cut assembly. The City of South Salt Lake standard is Example B. Example A may be acceptable, at the City Engineer's sole discretion, if Example B is not feasible for the particular project.
- ix. Plan 235.2: Corner curb cut assembly. This plan is not acceptable and is deleted.
- x. Plan 235.3: Corner curb cut assembly. This plan is not acceptable and is deleted.
- xi. Plan 235.4: Corner curb cut assembly. This plan is not acceptable and is deleted.
- xii. Plan 256.1: Concrete pavement patch. This plan is not acceptable and is deleted.
- xiii. Plan 256.2: Concrete pavement patch. The City's standard plan is depicted below and replaces APWA Plan 256.2.

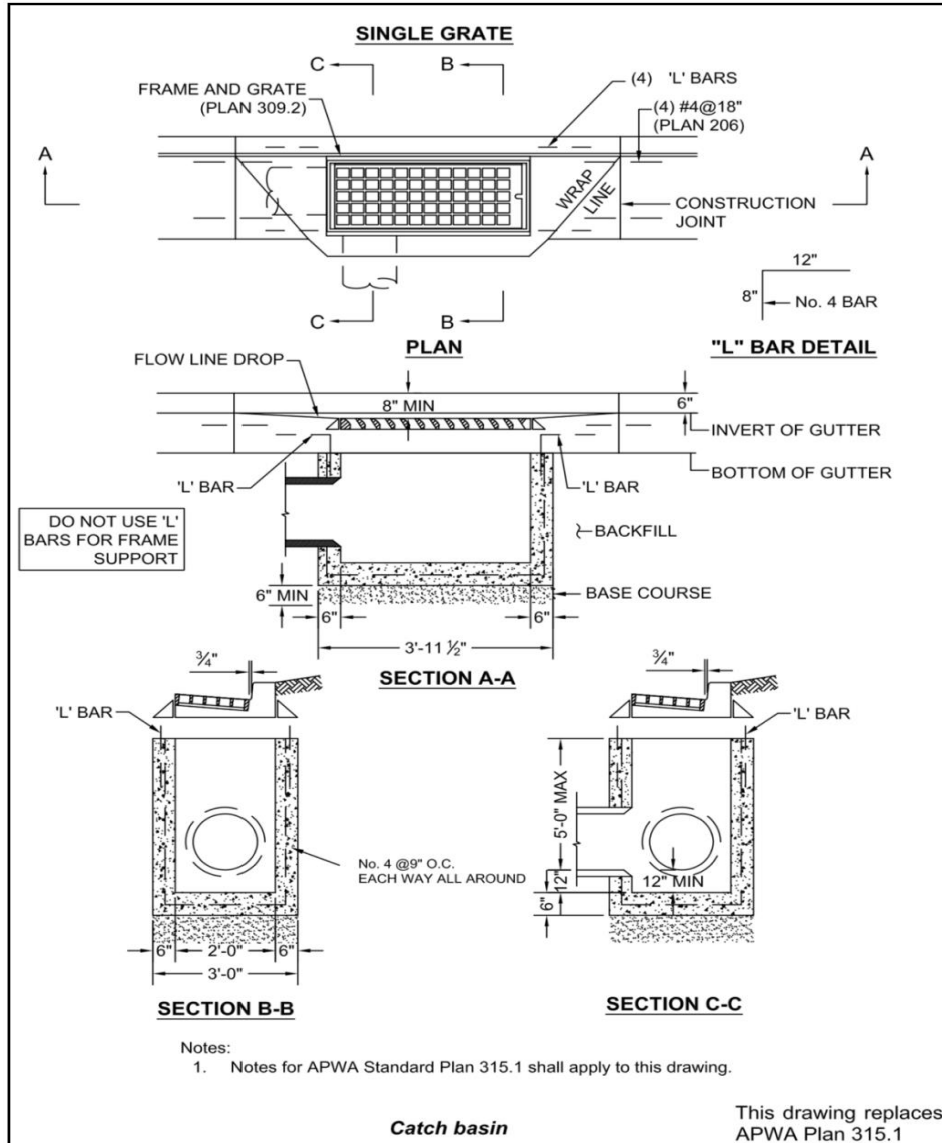


- b. Drainage catch basins, inlets, outlets, and hardware standards.
- i. Plan 303: 44" Frame and cover. This plan is not acceptable and is deleted.
  - ii. Plan 304: 48" Cover and frame. This plan is not acceptable and is deleted.
  - iii. Plan 305.1: 51" Cover and frame. This plan is not acceptable and is deleted.
  - iv. Plan 305.2: 51" Cover and frame. This plan is not acceptable and is deleted.
  - v. Plan 305.3: 51" Cover and frame. This plan is not acceptable and is deleted.
  - vi. Plan 308: 35 ½" Grate and frame. Curb hoods are not allowed.
  - vii. Plan 309: 47 ¾" Grate and frame. The City's standard plan is depicted below and replaces APWA Plan 309.

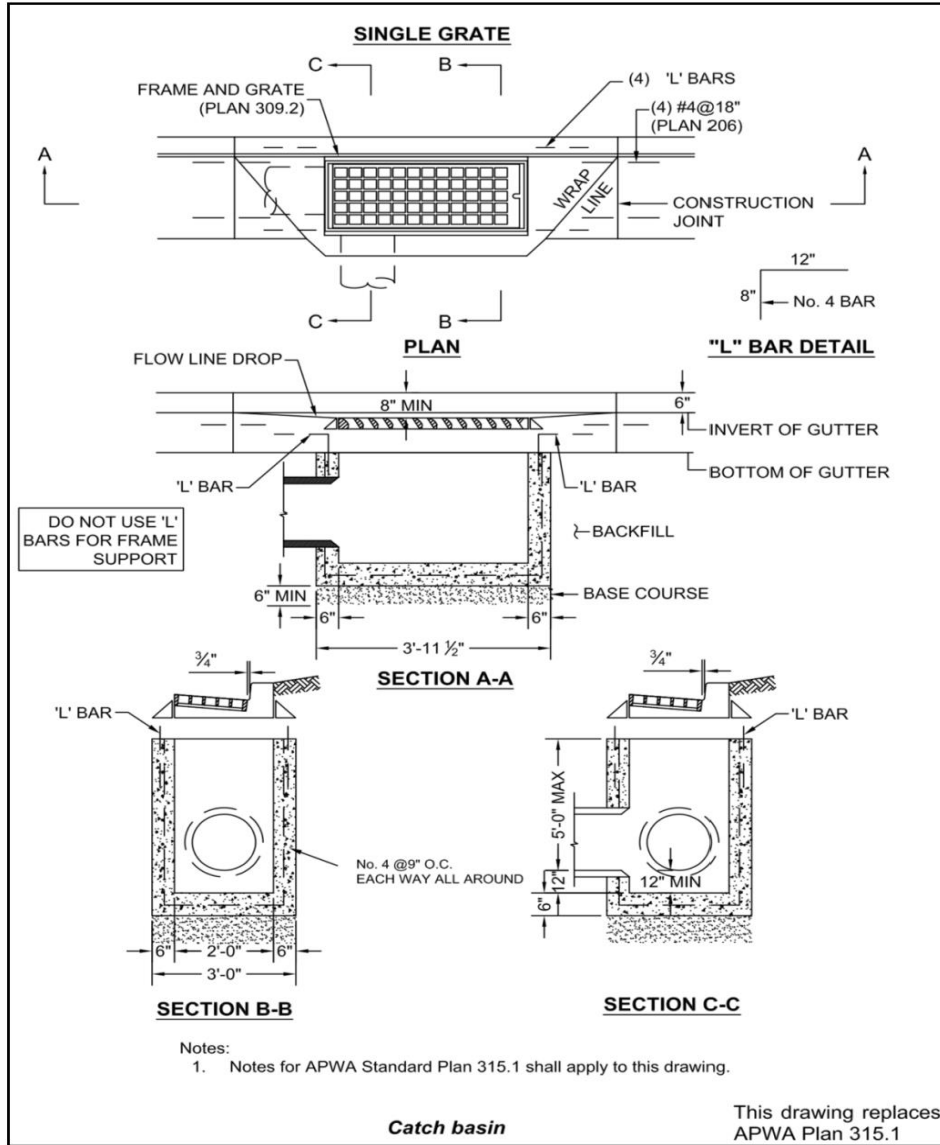


viii. Plan 310: 48" Grate and frame. This plan is not acceptable and is deleted.

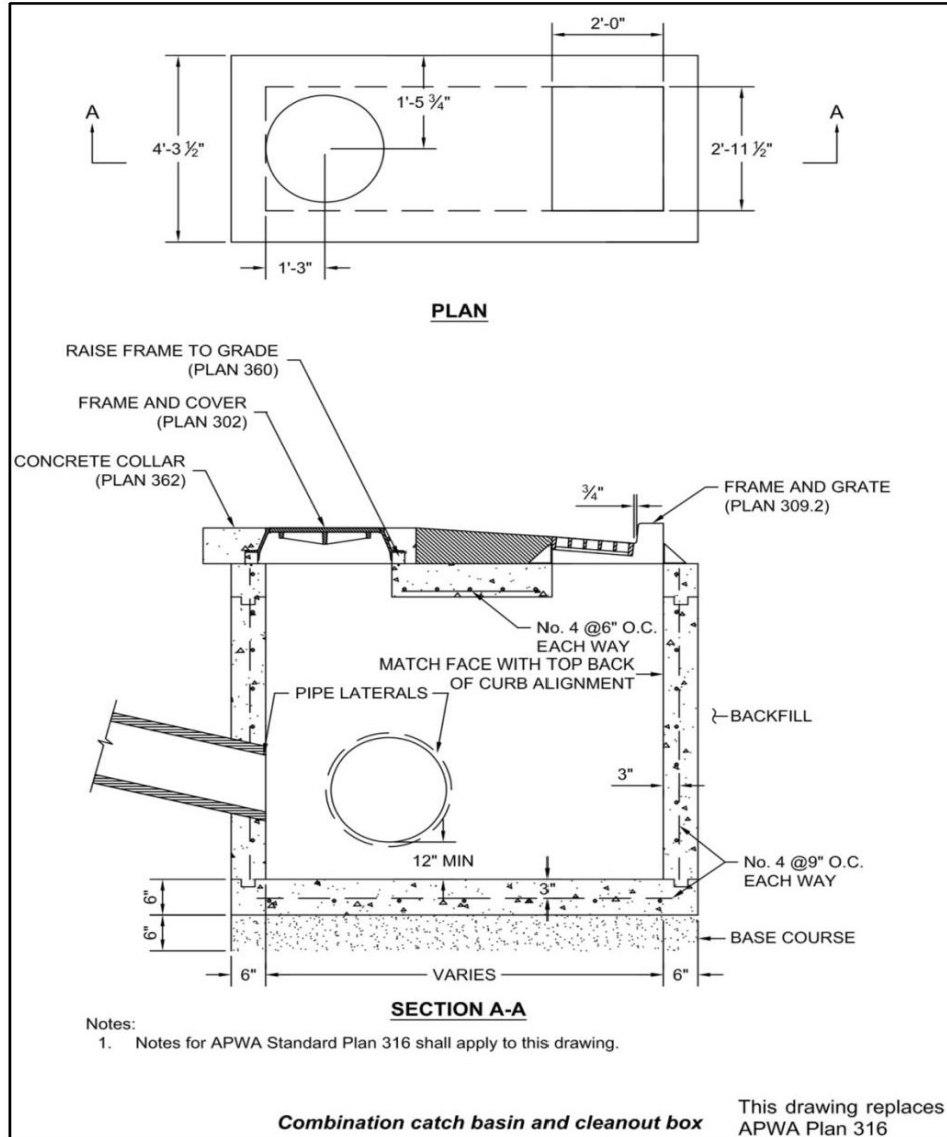
ix. Plan 315.1: Catch basin. The City's standard plan is depicted below and replaces APWA Plan 315.1. Curb hoods are not allowed.



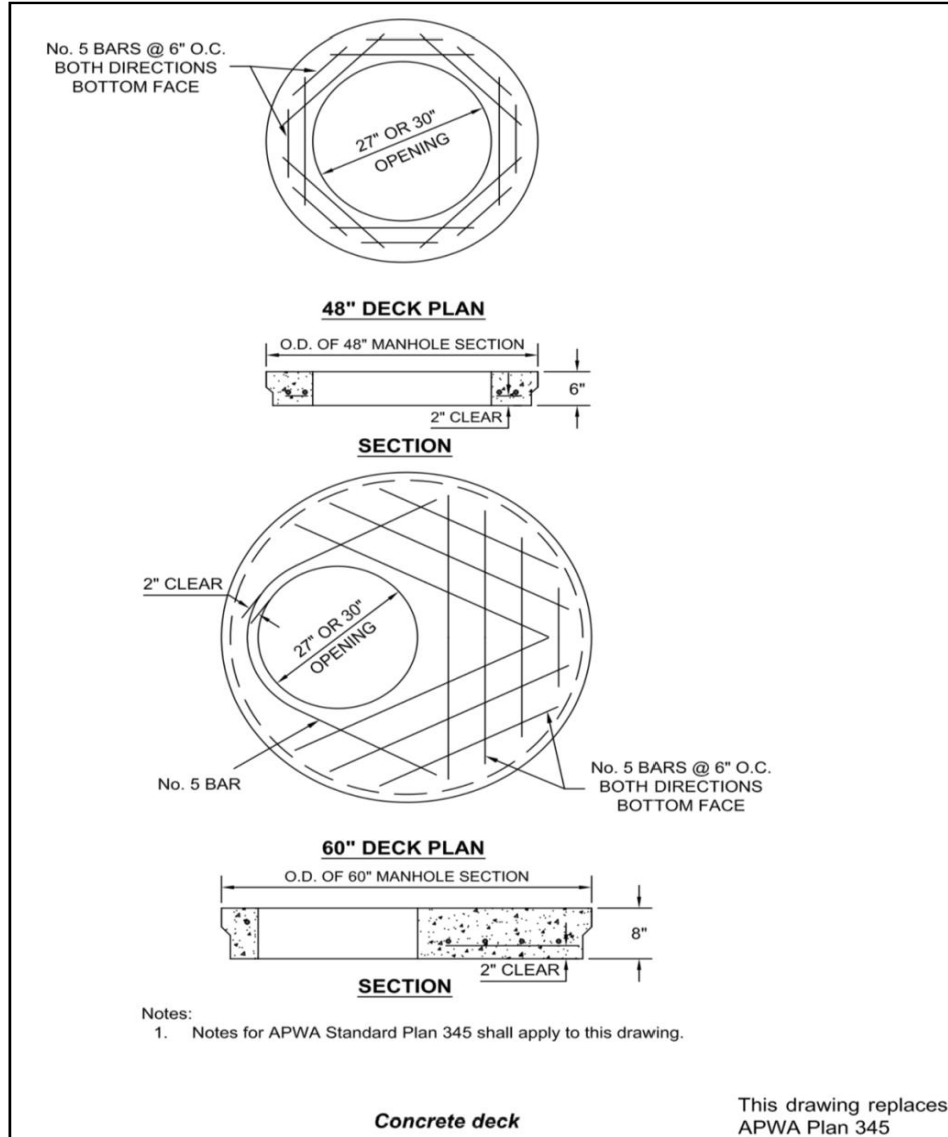
- x. Plan 315.2: Catch basin. The City's standard plan is depicted below and replaces APWA Plan 315.2. Curb hoods are not allowed.



- xi. Plan 316: Combination catch basin and cleanout box. The City's standard plan is depicted below and replaces APWA Plan 316. Curb hoods are not allowed.

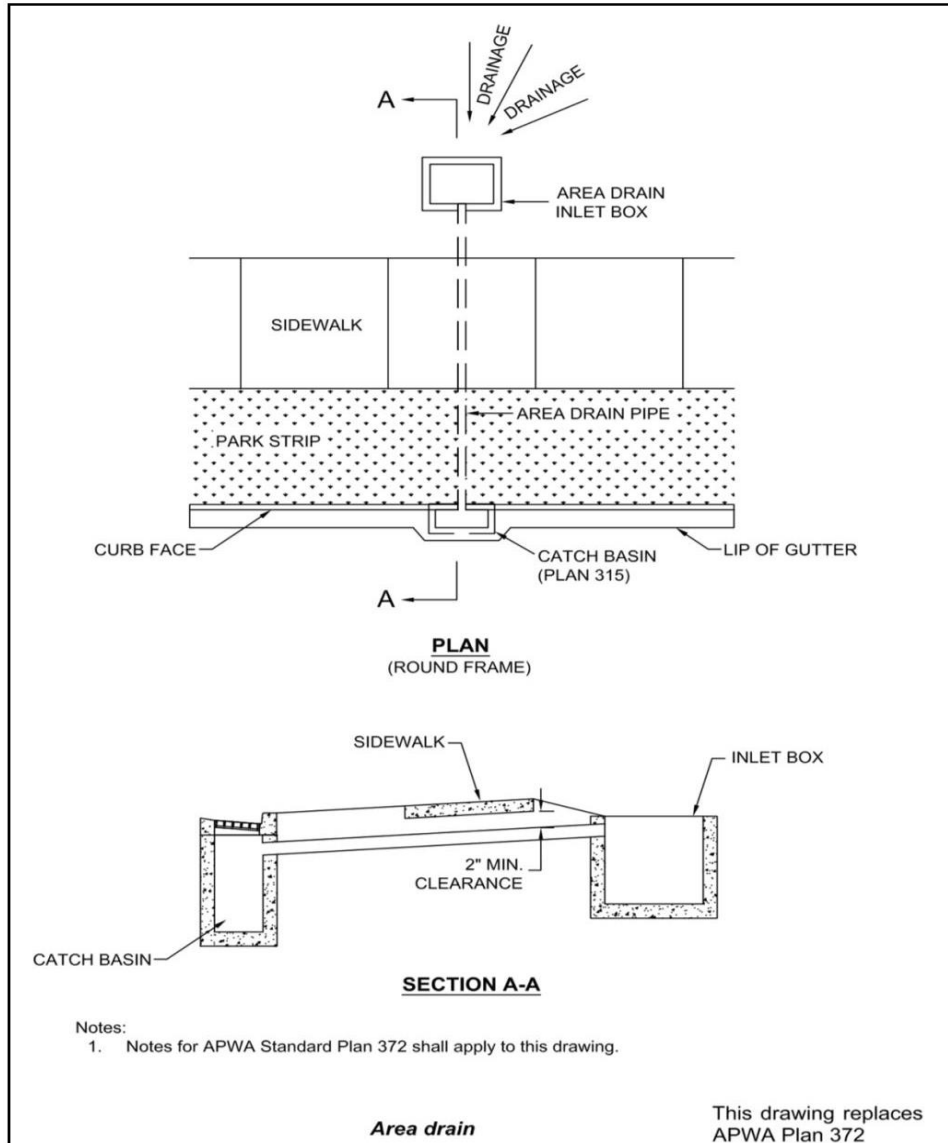


- xii. Plan 317: Curb face and inlet box. This plan is not acceptable and is deleted.
- xiii. Plan 322: Curb face outlet box. This plan is not acceptable and is deleted.
- xiv. Plan 331.1: Cleanout box. This plan is not acceptable and is deleted.
- xv. Plan 331.3: Cleanout box. This plan is not acceptable and is deleted.
- xvi. Plan 345: Concrete deck. The standard requires a 30" opening. The City's standard plan is depicted below and replaces APWA Plan 345. The City prohibits a 60" deck plan with a 38"—40" opening.

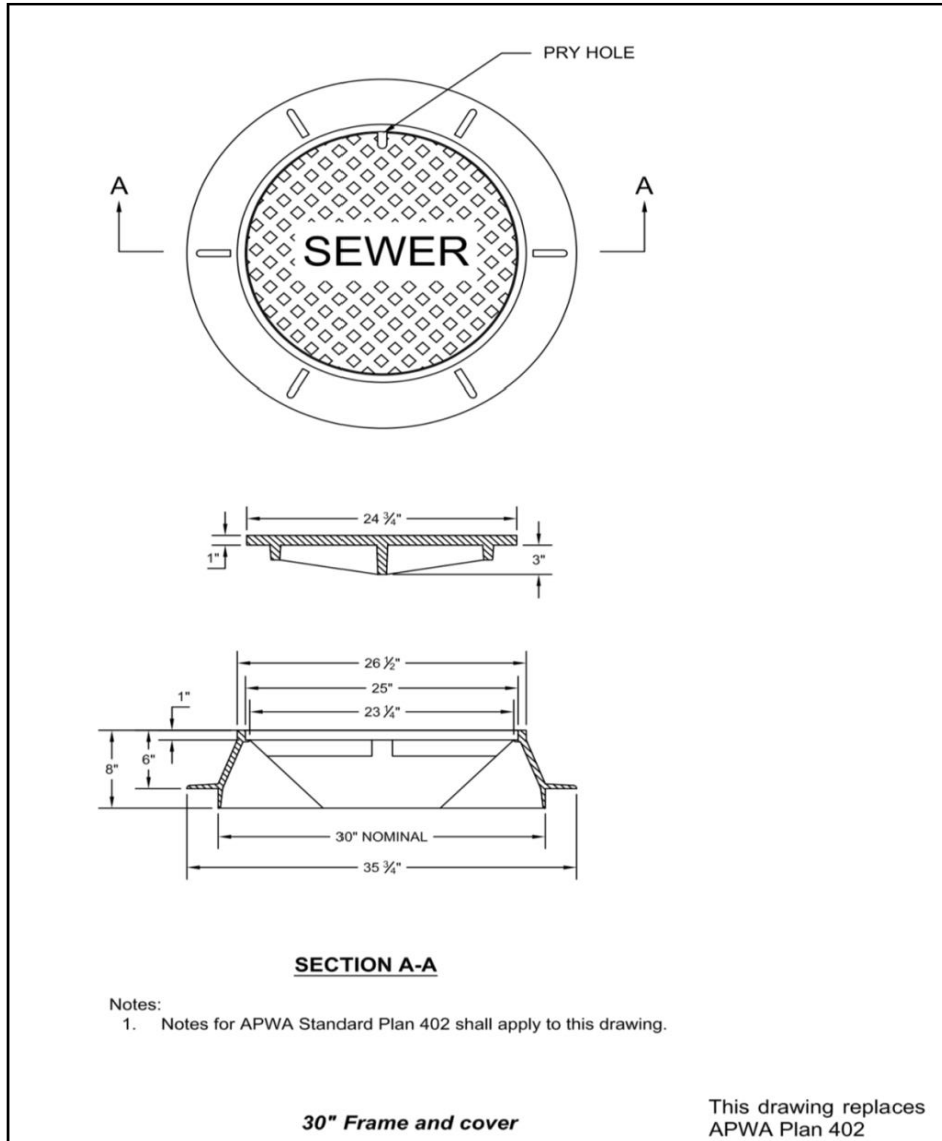


xvii. Plan 362: Cover collar for storm drains. The City's standard plan is depicted below and replaces APWA Plan 362. The only acceptable detail is in Section A-A.

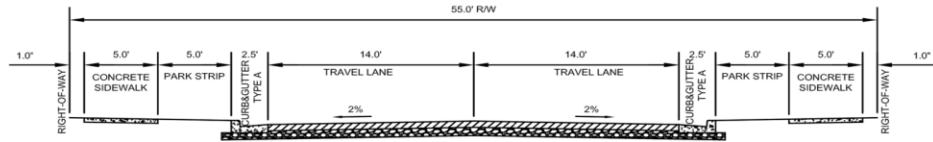




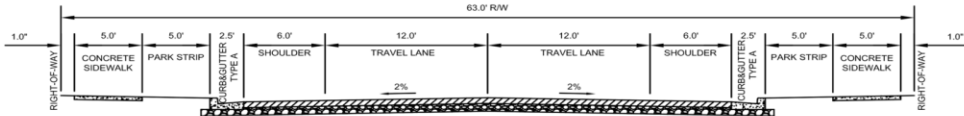
- xix. Plan 402: 30" Frame and cover. The City's standard plan is depicted below and replaces APWA Plan 402. The standard requires solid sewer covers. Sewer covers with holes are not acceptable.



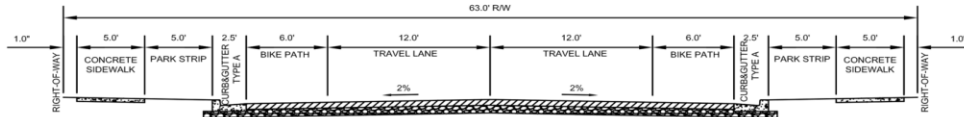
6. Standard Road Profiles. Each Subdivision or Condominium Plat shall Dedicate Public Streets according to the Roadways and Functional Classifications in the General Plan that meet the following applicable minimum road profiles:



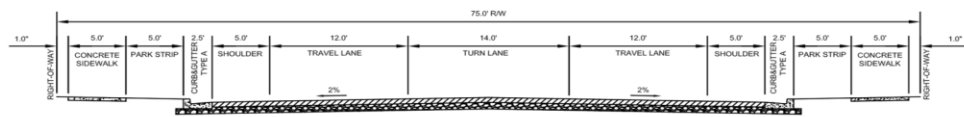
LOCAL  
(RESIDENTIAL, NO ON STREET PARKING)



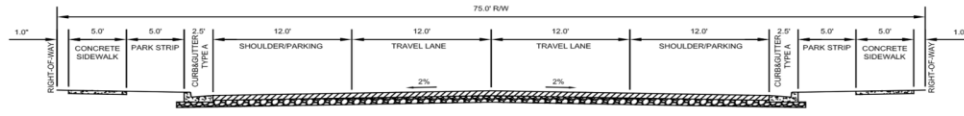
LOCAL  
(RESIDENTIAL, ON STREET PARKING)



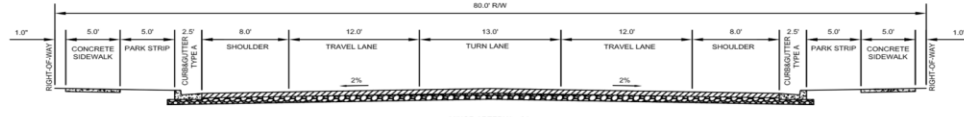
MINOR COLLECTOR - 2 L CONFIGURATION



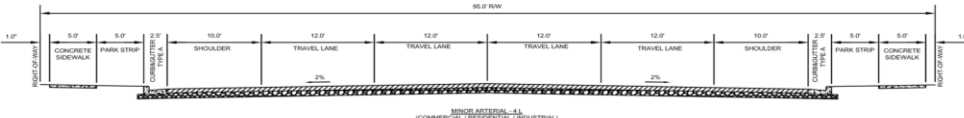
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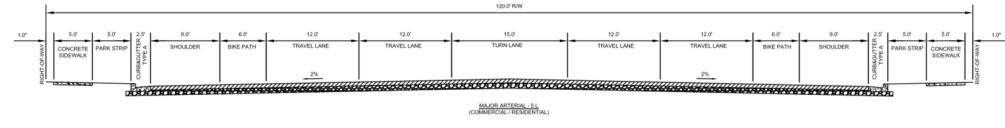
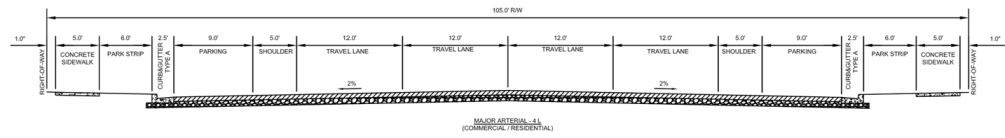
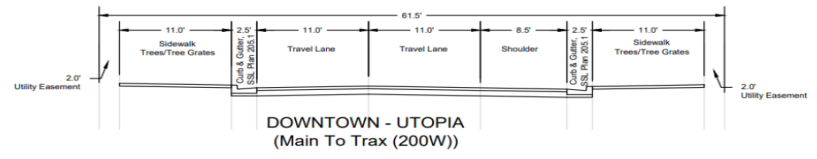
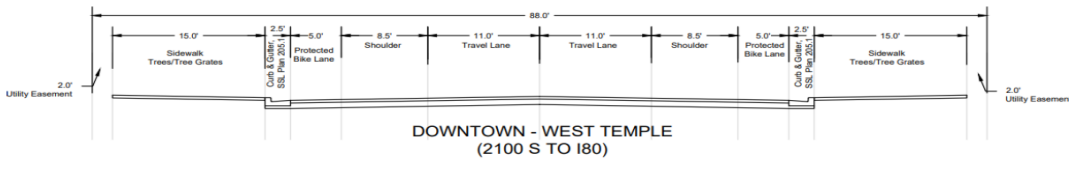
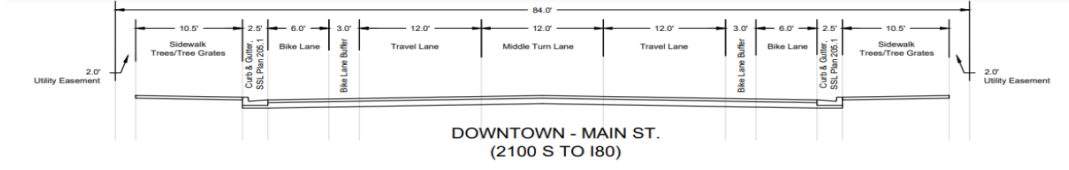
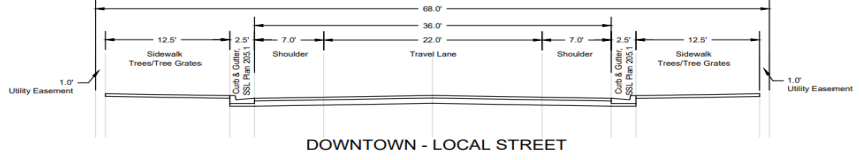
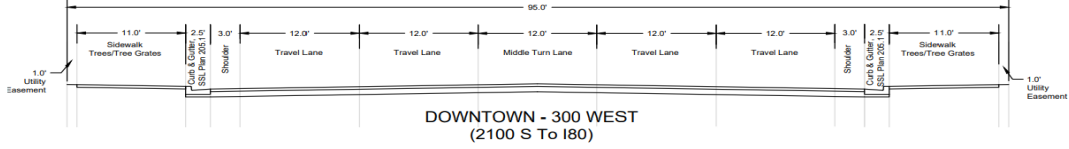
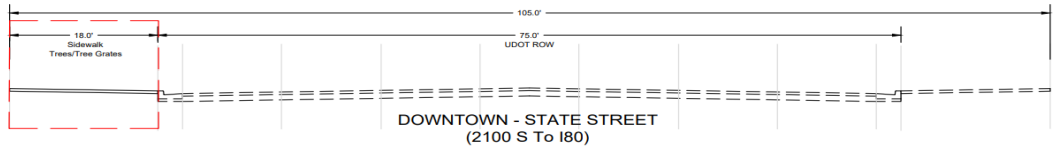
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(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)

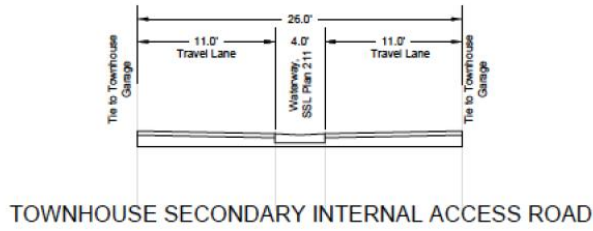
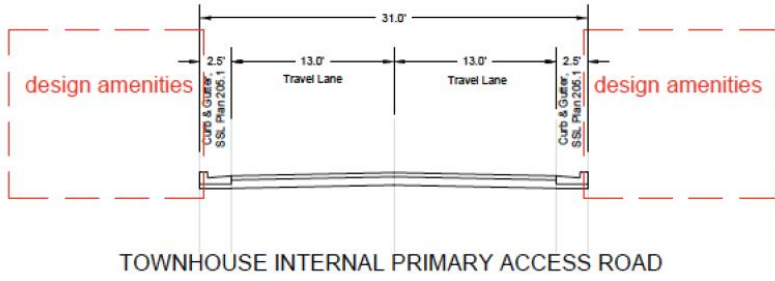


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(COMMERCIAL / RESIDENTIAL / INDUSTRIAL)

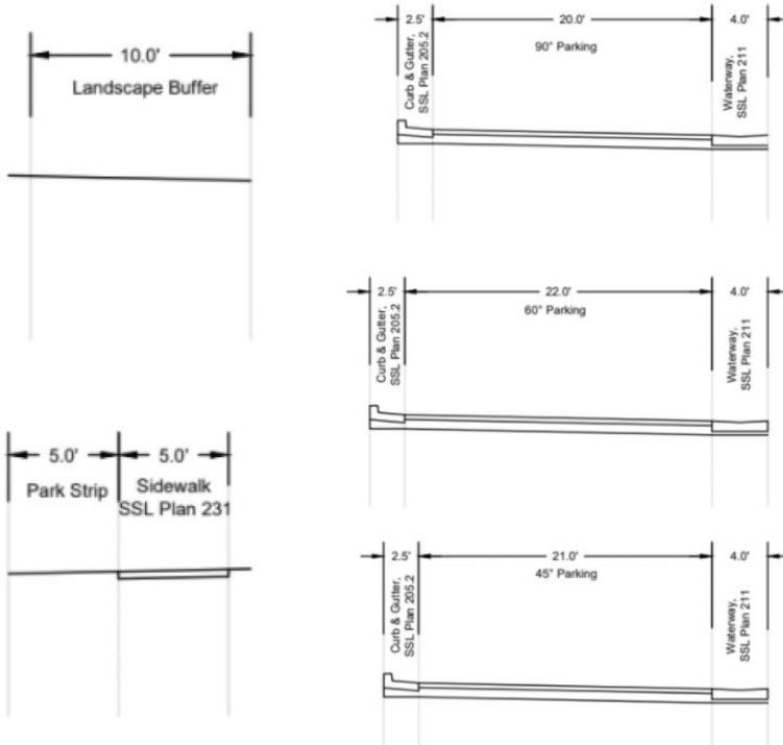


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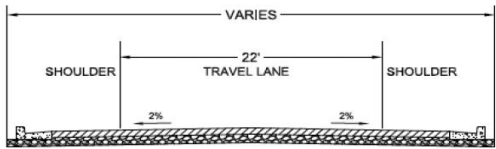


7. Required Townhome Internal Primary Access Road Right-of-Way Amenities. From public Street to public Street, each Townhome Development shall include provide one or more of the following design amenities on each side of the internal primary access road:

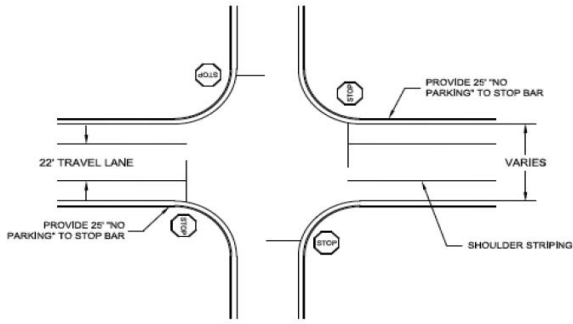


8. Standard Local Road Intersection Profile. The intersection of local roads in each Subdivision or Condominium Plat shall be configured as follows:

LOCAL ROAD ONLY



**SECTION**

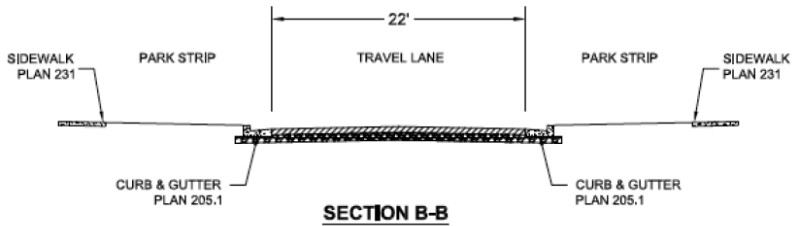
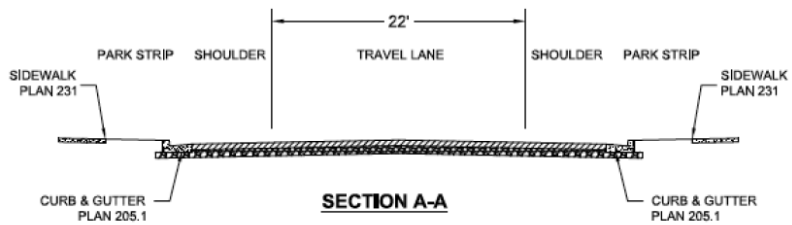
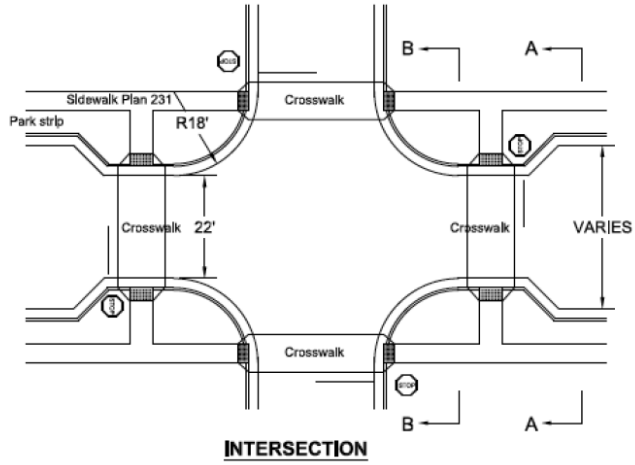


**INTERSECTION**

***Narrow travel lane***

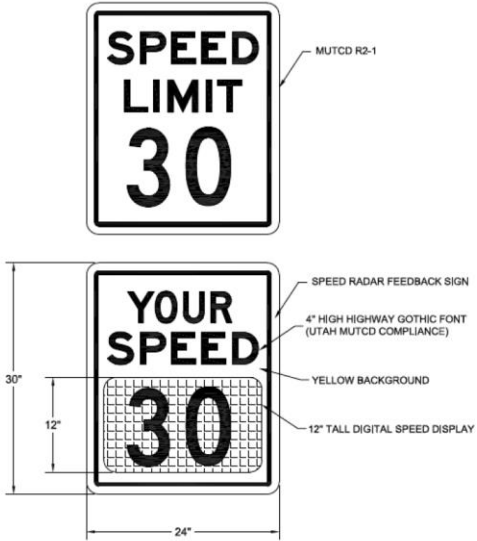
- 1. GENERAL
  - A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
- 2. PRODUCTS
  - A. Pavement Markings: Paint. APWA Section 32 17 23.
- 3. EXECUTION
  - A. Pavement Markings: Follow APWA Section 32 17 23.

9. Standard Intersection Profile with Bulb-out. Each Subdivision or Condominium Plat shall incorporate the following traffic calming design at intersections as required by the City Engineer:



**Bulb-out**

10. Each new subdivision shall incorporate the following solar powered, speed radar feedback signs within the Subdivision in locations designated by the City Engineer:
  - a. For Collector Roads:



**COLLECTOR**

**Notes:**

1. This sign shall be used on roads classified as "Collector".
2. Standard static speed limit sign Utah MUTCD Sign R2-1. Solar powered feedback sign is preferred.
3. Speed feedback sign shall be mounted below speed limit sign.
4. Mounting Height: 7 ft minimum, measured vertically from the bottom of the sign to the near edge of the traveled way, or the top of the curb. Unless approved by City Engineer.

**Speed radar feedback sign**

1. GENERAL
  - A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
2. PRODUCTS
  - A. Speed Limit Sign: Manual on Uniform Traffic Control Devices (MUTCD) R2-1 sign.
  - B. Speed Feedback Sign: Dimensions match MUTCD R2-1 sign.
3. EXECUTION
  - A. Location: Collector roads only. Consult ENGINEER for location and spacing.

b. For Local Roads:



**LOCAL ROAD**

**Notes:**

1. This sign shall be used on local road only.
2. Standard Utah MUTCD Sign R2-1. Solar powered flashing is preferred.
3. Mounting Height: 7 ft minimum, measured vertically from the bottom of the sign to the near edge of the traveled way, or the top of the curb. Unless approved by City Engineer.

**Speed radar feedback sign**

1. GENERAL
  - A. The drawing is a typical arrangement. Construction varies according to the architectural and engineering design.
2. PRODUCTS
  - A. Speed Limit Sign: Manual on Uniform Traffic Control Devices (MUTCD) R2-1 sign, 25 mph.
  - B. Feedback flashing strip.
3. EXECUTION
  - A. Location: Residential area only. Consult ENGINEER for location and spacing.

- C. Self-Imposed Restrictions. If the Owner places restrictions on any of the land contained in the Subdivision greater than those required by these regulations, such restrictions or reference thereto may be required to be indicated on the Subdivision Plat, or within restrictive covenants be recorded with the County Recorder simultaneously with the Plat in a form and substance approved by the City Attorney, the material terms of which may not be altered without prior Planning Commission approval.
- D. Restrictions Due to Character of The Land. Land that is unsuitable for Subdivision or Development due to flooding, improper drainage, potentially toxic wastes, wetlands, geologic hazards, utility easements, or other features that reasonably will be harmful to the safety, health, and general welfare of the present or future inhabitants of the Subdivision and/or its surrounding Areas, shall not be subdivided or Developed unless adequate methods are formulated by the Applicant and approved by the Planning Commission, upon recommendation of the City Engineer, to solve the problems created by the unsuitable land conditions. The burden of the proof shall lie with the Applicant. Without adequate remediation, such land shall be set aside or reserved for Uses that do not involve such a danger.

### **17.10.130 General Subdivision Requirements.**

- A. Subdivision Name. The proposed name of the Subdivision and all roadways contained therein shall not duplicate, or too closely approximate, the name of any other Subdivision or Street in the Area covered by these regulations or those of Salt Lake County, Utah. The Planning Commission shall have final authority to designate the name of the Subdivision and to select Street names.
- B. Survey Monuments. Prior to Final Plat Approval, the Applicant shall place permanent survey monuments in the Subdivision as required herein or as otherwise approved by the City Engineer.
  - 1. Survey monuments shall be installed in accordance with the South Salt Lake City Construction Specifications and Standard Drawings.
  - 2. All monuments shall be properly set in the ground and approved by a Registered Land Surveyor prior to the time the ~~Planning Commission~~ **Community Development Director of delegate of the director** recommends approval of the Final Plat unless a performance Guaranty is established in accordance with the provisions of this Code.
- C. Limits of Disturbance/Vegetation Protection. A separate plan that addresses Limits of Disturbance and vegetation protection during construction and re-vegetation of disturbed Areas will be required. This shall include a construction plan for all project improvements such as Streets and utilities and a commitment to replace Significant Vegetation in a ratio of four (4) four-inch (4") caliper trees for each tree outside of the Limits of Disturbance that qualifies as Significant Vegetation.
- D. Soil Conditions. Consideration must be given to soil conditions and ground water existence and may include appropriate Setbacks or restrictions.
- E. Trails and Sidewalks. Trails and sidewalks shall be provided to allow efficient internal circulation as well as links to adjacent trail systems on other Properties. Existing trails should be maintained and incorporated into open space elements of the project. This may include trails for pedestrian or bicycle use. Construction of new trails will be required concurrently with the installation of other Public Improvements. Although required trails may not link to adjacent trails immediately, each trail is a vital part of an overall Trails Master Plan. In most cases, the homeowners are required to maintain the trails internal to their Subdivision.
- F. Limits of Disturbance/Vegetation Protection. Limits of Disturbance or Building Pad lines shall be shown on the Preliminary and Final Plats if the staff determines that there is Significant Vegetation on the Site or if it is important to clearly designate future Building locations. Limits of Disturbance or Building Pad lines with definitions as approved by the Planning Commission must be reflected on the Final Plat.
- G. Top Soil Preservation and Final Grading. Topsoil shall not be removed from residential Lots or used as spoil, but shall be redistributed so as to provide at least six inches (6") of cover on the Lots and at least four inches (4") of cover between the sidewalks and curbs, and shall be stabilized by seeding or planting.

### **17.10.140 Subdivision Development Lot Standards.**

- A. All Final Plats shall result in the creation of compliant Lots and Building sites.
- B. All Lots ~~or Parcels~~ created by a Final Plat shall have Frontage on a Public Street that has been Dedicated to the City and has been improved to the applicable City Road Profile according to City Engineer approved Construction Standards and Specifications.
- C. Property designated as Street Right-of-Way shall be separate and distinct from subdivided Lots adjoining such Street Right-of-Way.
- D. The minimum area and dimensions of all Lots shall conform to the requirements of this Code.
- E. The side boundary lines of all Lots, so far as possible, shall be at right angles to the Street which the Lots face, or approximately radial to the center of curves, if such Street is curved.
- F. Side boundary lines of Lots shall be approximately radial to the center of a Cul-de-Sac on which the Lots face.
- G. Corner Lots for Residential Use shall be platted wider than Interior Lots within the Subdivision to facilitate conformance with the required Front Yard Street Setback requirements of this Code.
- H. A Lot shall not be divided by a City boundary line.
- I. Double Frontage residential Lots are not permitted for Single-Family residential Subdivision.
- J. Building sites or Development envelopes shall be designed to allow for minimum separations between Structures.
- K. Side Lot Lines shall be at right angles to Street lines, or radial to curving Street lines.
- L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings, observing the minimum Front Yard Setback and Site Distance Triangles from both Streets.
- M. Depth and width of Properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for the Off-Street parking and loading facilities required for the type of Use and Development generally contemplated in the District.
- N. New Single-Family Lots shall not Front on or access an Arterial or Collector Street.
- O. If Access from an Arterial or Collector Street is necessary for new adjoining Lots, at a minimum, such Lots shall be served by a separate Local Street to limit potential traffic hazards on larger Arterial or Collector Streets.
- P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets. Single-Family homes may not back onto Arterial or Collector Streets.
- Q. Lots shall be laid out to provide positive drainage away from all Buildings and individual Lot drainage shall be coordinated with the general storm drainage pattern for the Area. Drainage shall be designed to avoid surface concentration of storm drainage water from any Lot to adjacent Lots or Streets.

### **17.10.150 Subdivision and Condominium Plat Layout Requirements.**

- A. General Layout Requirements.
  - 1. Roads shall be graded and improved and conform to the South Salt Lake City Standards and Construction Specifications, and Standard Drawings and shall be approved as to design and specifications by the City Engineer, in accordance with the Construction Plans and Specifications required to be submitted prior to Final Plat approval.
  - 2. In Developments with non-Residential components, the Streets, and other Access ways shall be planned in connection with the grouping of Buildings, location of rail facilities, and the provision of

Alleys, truck loading and maneuvering Areas, and walks and parking Areas to minimize conflict of movement between the various types of traffic and with pedestrians.

3. Proposed Streets shall be extended to the boundary lines of the tract to be platted, unless prevented by topography or other physical conditions.
- B. Frontage on and Arrangement to Improved Roads.
1. No Subdivision or Plat shall be approved unless the Area to be platted has Frontage on and Access from an existing Street on the Roadways and Functional Classifications in the General Plan unless such Street is an existing state highway; or a dedicated public Street shown upon a Subdivision Plat approved by the Planning Commission and recorded in the County Recorder's office. Such Street or highway must be suitably improved as required by the state highway rules, City regulations, specifications, or orders, or such improvements shall be secured by an Infrastructure Improvement Assurance, with the width and Right-of-Way and Road Profile required by this Chapter.
  2. Wherever the Area to be subdivided or platted is to utilize existing Street Frontage, such road shall be suitably improved as provided above.
  3. All Streets shall be integrated with the thoroughfares and Dedicated Rights-of-Way established in the Standard Road Profiles and in the Roadways and Functional Classifications in the General Plan.
  4. All thoroughfares shall be configured to address specific traffic generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing, proposed, and future land Uses.
- C. Road Design Considering Blocks.
1. Block lengths in Single-Family residential Areas should not exceed six hundred feet (600') and shall not be less than four hundred feet (400') in length.
  2. Wherever practicable, Blocks along Major Collector and all Arterial Streets shall be not less than six hundred feet (600') in length.
  3. Planning Commission may require the reservation of an easement through a Block to accommodate utilities, drainage facilities, and/or pedestrian traffic.
  4. Planning Commission may require improved pedestrian ways and crosswalks, not less than ten feet (10') wide, through the center of any proposed Development Block that is more than eight hundred feet (800') long.
- D. Access to/from Arterial or Collector Streets. Where a Subdivision or Plat borders on or contains an existing or proposed Arterial or Collector, the Planning Commission may require that Access to such Streets be limited by one of the following means:
1. The Subdivision of Lots to back onto the Arterial or Collector and Front onto a parallel Local Street; no direct Access from the primary Arterial or Collector Street, with Screening provided in a strip of land along the Rear Property Line of such Lots.
  2. A series of U-shaped Streets or short loops entered from and designed generally at right angles to such a parallel Street, with the rear boundary lines of their terminal Lots backing onto the Arterial or Collector Street.
- E. Construction of Dead-End Roads. The arrangement of Streets shall provide for the continuation of principal Streets between adjacent Properties to allow for convenient movement of traffic, effective fire protection, for efficient provision of utilities.
1. Dead End Road-Temporary. If the adjacent Property is undeveloped and the Street must be a dead-end Street temporarily, the Right-of-Way shall be extended to the Property Line. A temporary turnabout shall be provided on all temporary dead-end Streets, with the notation on the Plat that land outside the normal Street Right-of-Way shall revert to abutting Property Owners whenever the Street is

- continued. The Planning Commission shall limit the length and use of temporary dead-end Streets in accordance with these regulations.
2. Existing Dead-End Roads, Permanent. Where an existing road does not extend to the boundary of the Subdivision and its continuation is not required by the Planning Commission for Access to adjoining Property, its terminus shall not be nearer to such boundary than fifty feet (50'). The Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities. A Cul-de-Sac turnaround shall be provided at the end of a permanent, existing dead-end Street in accordance with the Design Standards, Construction Specifications, and Standard Drawings. For greater convenience to traffic and more effective police and fire protection, existing dead-end Streets shall be limited in length to six hundred and fifty feet (650') and no more than ten (10) equivalent residential units.
- F. Road Names. The Subdivision or Condominium Plat Applicant, upon consent of the Planning Commission, shall name all roads at the time of Preliminary ~~or Final~~ Plat approval. Names shall be sufficiently different in sound and in spelling from other road names in Salt Lake County, Utah to prevent confusion to emergency responders. A road that is or is planned as a continuation of an existing road shall bear the same name.
- G. Road Regulatory Signs. The Applicant shall erect or post acceptable Guarantees ensuring each road regulatory Sign and Street name Sign required by the City Engineer has been installed at all road intersections prior to the first Certificate of Occupancy. Street and road regulatory signs shall be designed according to South Salt Lake City Design Standards, Construction Specifications, and Standard Drawings.
- H. Street Lights/Project Lighting. Installation of Street lights and Project lighting is required for every Subdivision of land and Condominium Plat and shall be placed by the Applicant in accordance with South Salt Lake City Design Standards, the South Salt Lake Lighting Master Plan, Construction Specifications, and Standard Drawings as approved, in writing, by the City Engineer.
1. The Applicant shall pay to the City a Street light system development fee in the amount set forth in the City fee schedule, which amount, if necessary, shall be adjusted to cover the City's entire expense for the design, installation, and maintenance of a Street lighting system for the Development.
  2. The City shall provide for the design and installation of the Street lighting system by contract with Rocky Mountain Power (or its successor in interest) and shall pay the cost of electricity provided to the Street lighting system.
- I. Road Design Standards. In order to provide for roads of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory Access to police, fire fighting, snow removal, sanitation, and road maintenance equipment, and to coordinate roads so as to compose a convenient system and avoid undue hardships to adjoining Properties, the design standards for roads are hereby required to comply with the South Salt Lake City Development Standards, Construction Specifications and Standard Drawings, and Roadways and Functional Classifications in the General Plan.
1. Road Surfacing and Improvements. After a four-inch (4") quad conduit duct and sewer and water utilities have been installed, the Applicant shall compose and compact all road base, shall construct curbs, gutters, sidewalks, culverts, drains, and bridges, and shall surface or cause to be surfaced roadways and the complete road profile installed. Said surfacing shall be of such character as is suitable for the expected traffic. Types of pavement shall be determined by the City Engineer, based on the soil's compaction test within the Right-of-Way. In all circumstances the City Engineer shall require at least 4" of asphalt upon untreated base course; native material must have a minimum CBR of 3.0. Adequate provision shall be made for culverts, drains, and bridges.
  2. All road pavement, shoulders, drainage improvements and Structures, curbs, turnarounds, and sidewalks shall conform to the adopted Construction Standards and Specifications and shall be incorporated into the construction plans required to be submitted by the Applicant for Plat approval.
- J. Fire Access. All Structures must meet the requirements of Appendix D of the International Fire Code in effect in the State of Utah.

K. Intersection Design Standards.

1. Streets shall be laid out to intersect as nearly as possible at right angles. A proposed intersection of two (2) new Streets at an angle within ten degrees perpendicular is required. An oblique Street shall be curved approaching an intersection and shall be approximately at right angles for at least one hundred feet (100') there from. Not more than two (2) Streets shall intersect at any one point.
2. Proposed new intersections along one side of an existing Street shall, wherever practicable, coincide with any existing intersection on the opposite side of such Street. Street jogs with center line offsets of less than one hundred and fifty feet (150') shall not be permitted, except where the intersected Street has separated dual drives without median breaks at either intersection. Where Streets intersect with Arterial or Collectors Streets, their alignment shall be continuous. Intersections of major Streets shall be at least eight hundred feet (800') apart.
3. Minimum curb radius at the intersection of two (2) Local Streets shall be at least twenty feet (20'), and minimum curb radius at an intersection involving a collector Street shall be at least twenty-eight feet (28'). Alley intersections and abrupt changes in alignment within a Block shall have the corners cut off in accordance with standard engineering practice to permit safe vehicular movement and a safe Sight Distance Triangle.
4. Intersections shall be designed with a flat Grade wherever practical. At the approach to an intersection, a leveling Area shall be provided having not greater than a two percent (2%) Slope for a distance of sixty feet (60'), measured from the nearest Right-of-Way line of the intersecting Street.
5. The cross Slopes on all Streets, including intersections, shall be three percent (3%) or less.

L. Road Dedications and Reservations.

1. New Perimeter Streets. Street systems in new Subdivisions or Condominium Plats shall be configured to eliminate or avoid new perimeter half-Streets. The Planning Commission may authorize a new perimeter Street where the Applicant improves and Dedicates the entire required Street Right-of-Way width.
2. Widening and Realignment of Existing Roads. Where a Subdivision borders an existing narrow road or when the Standard Road Profile and Roadways and Functional Classifications in the General Plan indicates plans for realignment or widening a road that would require use of some of the land in the Subdivision, the Applicant shall be required to improve and Dedicate at its expense such Areas for widening or realignment of such roads. Such Frontage roads and Streets shall be improved and Dedicated by the Applicant at its expense to the full width as required by these regulations. Land reserved for any road purpose may not be counted in satisfying Yard or Area requirements contained in this Title.

**17.10.160 Drainage and Storm Sewers.**

- A. General Requirements. Each Plat shall make adequate provision for storm or flood water runoff in compliance with Title 13 and the Construction Specifications and Standard Drawings. The storm water drainage system shall be separate from and independent of the sanitary sewer system. Storm sewers, where required, shall be designed by the Rational Method or other methods as approved by the City Engineer, and a copy of storm water system design computations shall be submitted along with plans. When calculations indicate that curb capacities are exceeded at a point, catch basins shall be used to intercept flow at that point. Surface water drainage patterns shall be shown for each and every Lot and Block. On-Site storm water detention is required.
- B. Nature of Storm Water Facilities.
1. Location. Upon the recommendation of the City Engineer, the Planning Commission may require the Applicant to carry away by pipe or open channel any spring or surface water that may exist either previously to, or as a result of the Subdivision. Such drainage facilities shall be located in the road

Right-of-Way where feasible, or in perpetual unobstructed easements of appropriate width Dedicated to the City and constructed in accordance with Title 13 and the Construction Standards and Specifications.

2. Accessibility to Public Storm Sewers.
    - a. Underground storm sewer systems shall be constructed throughout the Subdivision and be conducted to an approved out-fall, maintained by the Owner. Periodic inspection of facilities shall be conducted by the City Engineer over the life of the Development.
    - b. If a connection to a public storm sewer will be provided eventually, as determined by the City Engineer and the Planning Commission, the Applicant shall make arrangements for future storm water disposal by a public utility system at the time the Plat receives final approval. Provision for such connection shall be incorporated by inclusion in the performance Guaranty required for the Subdivision Plat.
  3. Accommodation of Upstream Drainage Areas. A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage Area, whether inside or outside the Subdivision. The Applicant shall hire a qualified engineer to determine the necessary size of the facility, based on the provisions of the current MS4 permit and Construction Standards and Specifications assuming conditions of maximum potential permitted Development. The City Engineer must review, recommend modifications where applicable, and approve the proposed design prior to Plat approval.
  4. Effect on Downstream Drainage Areas. The City Engineer shall also require the Applicant's qualified engineer to study the effect of each Subdivision on existing downstream drainage facilities outside the Area of the Subdivision. City storm drainage studies together with such other studies as shall be appropriate, shall serve as a guide to any needed improvements required by the Development to City facilities prior to Development approval. No Subdivision shall be approved unless adequate storm/flood water drainage will be provided to an approved drainage watercourse or facility with capacity to serve the anticipated storm water flow.
  5. Areas of Poor Drainage. Whenever a Plat is submitted for an Area that is subject to periodic flooding, the Planning Commission upon recommendation of the City Engineer, may approve such Subdivision provided that the Applicant fills the affected Area of said Subdivision with appropriate structural base materials to an elevation sufficient to place the elevation of Streets and Lots at a minimum of twelve inches (12") above the elevation of the maximum probable 100 year flood event. The Plat of such Subdivision shall provide for an overflow zone along the bank of any stream or watercourse, in a width that is sufficient in a time of high water to contain or move the flood water without damaging improved properties, including City Streets and facilities. No fill shall be placed in the overflow zone nor shall any Structure be erected or placed therein.
  6. Flood Plain Areas. The Planning Commission may, upon recommendation of the City Engineer and when it deems it necessary for the health, safety, or welfare of the present and future population of the Area and necessary to the conservation of water, drainage, and sanitary facilities, prohibit the Subdivision of any portion of the Property which lies within the flood plain of any river, stream, or drainage course. These flood plain Areas should be preserved from any and all destruction or damage resulting from clearing, Grading, or dumping of earth, waste material, or stumps.
- C. Dedication of Drainage Easements.
1. General Requirements. Where a Subdivision is traversed by a watercourse, drainage way, channel, or stream, the Owner shall Dedicate to the City a storm water easement or drainage Right-of-Way conforming substantially to the lines of such watercourse, and of such width and construction or both as will be adequate for drainage in the 100 year flood event. The existing drainage will be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow.
  2. Drainage Easements.

- a. Where topography or other conditions make impractical the inclusion of necessary drainage facilities within road Rights-of-Way, perpetual unobstructed easements at least twenty feet (20') in width for such drainage facilities shall be provided across the platted Property outside the platted road lines and with satisfactory access to the road. Drainage easements shall be indicated on the Plat. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facility.
- b. When a proposed drainage system will carry water across private land outside the Subdivision, appropriate drainage rights must be secured from the affected land Owner and must be indicated on the Plat.
- c. The Applicant shall Dedicate, either in fee simple or by drainage easement, land on both sides of existing watercourses within the Subdivision.
- d. Low-lying lands along watercourses subject to flooding or overflowing during storm periods, whether or not included in Areas for Dedication, shall be preserved, and retained in their natural state as drainage ways.

### **17.10.170 Water Facilities.**

#### **A. General Requirements.**

1. The Applicant shall extend the public culinary water-supply system for the purpose of providing an adequate water-supply to the Plat that is capable of providing domestic water Use and fire protection for the proposed land uses within the Plat without diminishing the water-supply to land uses outside of the Plat.
2. The Applicant shall install adequate water facilities, including fire hydrants, subject to the specifications of the City and Appendix C to the International Fire Code in effect in the state. All water mains shall be at least eight inches (8") in diameter.
3. Water main extensions shall meet the City's standards and shall be approved by the City Engineer, the City Water Manager and, where applicable, the culinary water provider.
4. Fire flow shall be approved by the Fire Marshal, consistent with Appendix B of the International Fire Code in effect in the state.
5. The location of all fire hydrants, all water and storage supply improvements, and the boundary lines of proposed districts, indicating all improvements proposed to be served, shall be shown on the approved site plan, and the cost of installing same shall be included in the performance Guaranty to be furnished by the Applicant.
6. Prior to approval of the Subdivision Plat by the City Engineer, a determination shall be made by the City Water Manager and City Engineer as to the location and extent of facilities to be maintained by South Salt Lake City. Private facilities may be required to be so noted on the Plat.

- B. Fire Hydrants.** Fire hydrants are required for all Plats. Fire hydrants shall be located no more than one thousand feet (1,000') apart and within one hundred and fifty feet (150') of any Structure and shall be approved by the City Fire Marshal and City Engineer in accordance with Appendix D of the International Fire Code in effect in the state. To eliminate future Street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other water supply improvements shall be installed according to approved civil engineering plans before any final paving of a Street shown on the Subdivision Plat.

### 17.10.180 Sewer Facilities.

- A. General Requirements. The Applicant shall install sanitary sewer facilities in manner prescribed by the applicable sanitary sewer authority's construction standards and specifications. All plans shall be designed in accordance with their rules, regulations, and standards.
- B. Residential and Nonresidential Subdivisions. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority. No individual disposal system or treatment plants, private or group disposal systems, shall be permitted. Sanitary sewer facilities, including the installation of laterals in the Right-of-Way, shall be subject to the sanitary sewer authority's specifications, rules, regulations, and guidelines.

### 17.10.190 Utilities

- A. Location. Utility facilities including, but not limited to, gas, fiber, electric power, fiber, telephone, and cable TV, shall be located underground in new Subdivisions wherever underground location does not violate safety standards of the particular utility. Underground service connections for water and sewer shall be installed to the Street Property Line of each plated Lot at the expense of the Applicant, as shall adequate casings or conduits for fiber and all other underground utilities.
- B. Easements.
  - 1. Easements shall be provided for private and municipal utilities, such Easements shall be at least 10-feet wide along the front, side, and rear lot lines, when it does not negatively affect the location of the Development. The Easements shall not include those spaces occupied by an existing Building.
  - 2. The width may be reduced when new Development occurs. The provided Easements shall comply with the location and width and as shown on the table below. The Easements shall not include those spaces occupied by an existing Building.

	Front	Side	Rear	Project Perimeter
Commercial Corridor	10'	0'	0'	
Commercial Neighborhood	10'	5'	0'	
Commercial General	10'	0'	0'	
TOD & TOD-Core	5'	0'	0'	
Mixed-Use	5'	5'	20'	
Business Park	10'	0'	0'	
Flex	10'	0'	0'	
Historic and Landmark	10'	10'	10'	
Jordan River	10'	10'	10'	
School	10'	10'	10'	
City Facility	10'	0'	0'	
R1	10'	5'	10'	
Townhome Overlay	10'	0'	0'	8'
Residential Multiple	10'	5'	10'	
Riverfront MPMU - Flex/Office	10'	5'	10'	
Riverfront MPMU - R1	10'	5'	10'	
Riverfront MPMU - RM1	10'	10'	10'	
Riverfront MPMU - School	10'	10'	10'	
Crossing MPMU - Anchor Tenant	*	*	*	
Crossing MPMU - 2100 S./State St.	*	*	*	
Crossing MPMU - Transit	*	*	*	
Downtown	5'	0'	0'	

East Streetcar	5'	0'	0'	
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	0	10'	
Granite Lofts Townhome Units 6,7,12,13,18,19,24,25	8'	8'	0	
Granite MPMU - Library	*	*	*	
Granite MPMU - Townhome	*	*	*	

\*See Approved MPMU or Overlay District

3. All easements shall be indicated on the Plat. Proper coordination shall be established by the Applicant between the applicable utility companies for the establishment of utility facilities and easements to adjoining Properties.
4. Where necessary to ensure proper Access and maintenance, easement widths shall be increased as required by the City Engineer for the type of Development proposed. Easements for water lines shall be a minimum of thirty feet (30') wide.

### 17.10.200 Sidewalks, Trails, and Bike Paths.

The following are required Improvements:

- A. Sidewalks, Landscaping, bike lanes, curb, and gutter, shall be included within the Dedicated Right-of-Way of all roads, consistent with the applicable road profile, unless an alternate location has been specifically recommended by the City Engineer and approved by the Planning Commission.
- B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography, require a minimum of Site disturbance, permit efficient drainage, and provide safe Access.
- C. Trails, pedestrian paths, and bike paths shall be provided by the Applicant in accordance with the Trails Master Plan and where otherwise necessary as determined by the Planning Commission. Trails should connect traffic generators such as schools, recreation facilities, commercial Areas, parks, and other significant natural features. Such trails shall be built to City specifications and easements shall be Dedicated for such trails. The trails shall be constructed at the time of road construction.

### 17.10.210 Nonresidential Subdivisions.

- A. In addition to the principles and standards for residential Subdivisions in this Chapter the Applicant shall demonstrate to the satisfaction of the Planning Commission that the Street, Parcel, and Block pattern proposed is specifically adapted to the Uses generally applicable in the District anticipated and other Uses in the vicinity.
- B. The following principles and standards shall be observed:
  1. Proposed industrial Parcels shall be suitable in Area and dimensions to the types of industrial Development anticipated.
  2. Street Rights-of-Way subbase, pavement width, and pavement depth shall be adequate to accommodate the type, gross vehicle weight and volume of traffic anticipated to be placed thereupon.
  3. Every effort shall be made to protect adjacent residential Areas from potential nuisance from a proposed commercial or industrial Subdivision, including the provision of extra depth in Parcels backing up on existing or potential residential Development and provisions for a permanently landscaped Buffer strip when necessary.

### 17.10.220 Specifications for Documents to be Completed

- A. Preliminary Plat Specifications. A Preliminary Plat shall include the following:

1. General. The Preliminary Plat shall be prepared by a licensed land surveyor at an engineers' scale not more than one inch (1") equals twenty feet (20'), ~~may be prepared in pen, or pen and pencil~~, and the sheets shall be numbered in sequence if more than one (1) sheet is used and shall be twenty-four inches by thirty-six inches (24" x 36"). It should be noted that the map prepared for the Preliminary Plat may also be used during the preparation of the Final Plat and, therefore, should be drawn on mylar.
2. Name.
  - a. Name of Subdivision if Property is within an existing Subdivision.
  - b. Proposed name if not within a previously platted Subdivision. The proposed name shall not duplicate the name of any Plat previously recorded in Salt Lake County, Utah.
  - c. Name of Property if no Subdivision name has been chosen. This is commonly the name by which the Property is locally known.
  - d. Name, address, including telephone number and email address, of the professional person(s) responsible for Subdivision design, for the design of Public Improvements, and for surveys.
  - e. Proposed names of new Streets, subject to the approval by the Planning Commission.
3. Ownership. Name and address, including telephone number, of legal Owner or Owner's Agent of the Property, a Property title report, and citation of last instrument conveying any attribute of title to each Parcel of Property involved in the proposed Subdivision, giving grantor, grantee, date, and land records reference.
  - a. Citation and documentation of any existing legal Rights-of-Way or easements affecting the Property.
  - b. Existing recorded covenants on the Property, if any.
  - c. Name and address, including telephone number and email address, of the professional person(s) responsible for Subdivision design, for the design of Public Improvements, and for surveys.
  - d. Copy of any environmental report prepared for the Property.
4. Description. Location of Property by government Lot, section, township, range and county, graphic scale, north arrow, and acres.
  - a. Location of Property Lines; existing easements; burial grounds; physical hazards; known geologic hazards; hazardous materials, flood plains, railroad Rights-of-Way; water courses; wetlands; each tree of six inches (6") or more in diameter (measured four feet (4') above ground level), groves of five (5) or more smaller trees, or clumps of oak or maple covering an area of fifty square feet (50 ft<sup>2</sup>), as measured to the canopy dripline; location, width, and names of all existing or platted Streets or other public ways within or immediately adjacent to the Property; and names of adjoining record Property Owners within six hundred feet (600') of any perimeter boundary of the proposed Subdivision.
  - b. Location, sizes, elevations, excess capacities, and Slopes of existing sewers, water mains, culverts, other underground Structures, and hydrants within the tract and immediately adjacent thereto; existing permanent Building and utility poles and lines on or immediately adjacent to the Site and utility Rights-of-Way.
  - c. Approximate topography, at the same scale as the Preliminary Plat with at least two-foot (2') contour intervals.
  - d. The approximate location and widths of proposed Streets.
  - e. Preliminary proposals for connection with existing municipal water supply and sanitary sewer systems; and preliminary provisions for collecting, detaining, and discharging surface water drainage.

- f. The approximate location, dimensions, and areas of all proposed and/or existing Lots.
  - g. The approximate location, dimensions, and areas of all Parcels of land proposed to be set aside for park or playground Use or other public Use, or for the common Use of Property Owners in the proposed Subdivision.
  - h. The location of temporary stakes to enable the Planning Commission and staff to find and appraise features of the Preliminary Plat in the field.
  - i. Whenever the proposed Preliminary Plat covers only a part of an Applicant's contiguous holdings, the Applicant shall submit, at the scale of no more than twenty feet (20') to the inch, a sketch of the proposed Subdivision Area, together with its proposed Street and trail system, and an indication of the probable future Street and drainage system of the remaining portion of the tract owned by the Applicant or its affiliates.
  - j. A vicinity map showing Streets and other general Development of the surrounding Area. The Preliminary Plat shall show all school and special service district boundary lines.
  - k. A plan designating Limits of Disturbance for each Parcel and for Subdivision improvements, such as utilities and roads.
5. Features.
- a. The location of Property with respect to surrounding Property and Streets, the names of all adjoining Property Owners of record or the names of adjoining Developments, the names of adjoining Streets.
  - b. Citation of any existing legal Rights-of-Way or easements affect the Property.
  - c. Existing covenants on the Property, if any.
  - d. The location and dimensions of all boundary lines of the Property to be expressed in feet and decimals of a foot.
  - e. The location of existing Streets, easements, water bodies, streams, and other pertinent features such as swamps, railroads, Buildings, parks, cemeteries, drainage ditches, physical hazards, identified hazardous materials, or bridges.
  - f. The location and width of all existing and proposed Streets and easements, Alleys, trails, and other public ways, and easement and proposed Street Rights-of-Ways and Building Setback lines.
  - g. The location, dimensions, and areas of all proposed or existing Lots.
  - h. The location and dimensions of all Property proposed to be set aside for park, playground, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the Dedication or reservation.
  - i. The name and address of the Owner or Owners of land to be subdivided, the name and address of the Applicant, if other than the Owner, and the name of the land surveyor.
  - j. The date of the map, approximate true north point, scale, and title of the Subdivision.
  - k. Sufficient data acceptable to the City Engineer to determine readily the location, bearing, and length of all lines, and to reproduce such lines upon the ground.
  - l. Indication of the proposed Use of any Lot (i.e., Single-Family, two-Family, Multi-Family, Townhome) and all non-Residential Uses proposed by the Applicant.
  - m. All Lots in each Block shall be consecutively numbered. Reserved Lots shall be lettered in alphabetical order.
  - n. The following notation shall also be shown:

- i. Explanation of drainage systems and easements and Dedication of a public right of access to inspect or maintain such systems, if any.
- ii. Explanation of Site easements, if any.
- iii. Explanation of reservations, if any.
- iv. Owners' Dedication, if any, and Owners' consent to record as required by state law.
- o. Any restrictions or requirements necessary to ensure solar access shall be defined.
- p. All utility facilities existing and proposed throughout the Subdivision shall be shown on the Preliminary Plat or on accompanying engineering plans and specifications.
- q. A plan designating Limits of Disturbance or Building Pads and utilities corridors and connections for each Parcel and for Subdivision improvements, such as utilities and roads.

B. Construction Plan Details.

1. General. Construction Plans shall be prepared for all required improvements. Plans shall be drawn at a scale of no more than one-inch (1") equals twenty feet (20'), and map sheets shall be of the same size as the Preliminary Plat. The following shall be shown:
  - a. Profiles showing existing and proposed elevations along the left and right edges of each road, and center lines of all roads. Where a proposed road intersects an existing road or roads, the elevation along the center line of the existing road or roads within one hundred feet (100') of the intersection shall be shown. Approximate radii of all curves, lengths of tangents, and central angles on all Streets.
  - b. Plans and profiles showing the locations and typical sidewalks, drainage easements, irrigation ditches, servitudes, Rights-of-Way, manholes, and catch basins; the locations of Street trees, Street lights, and Street signs; the location, size, and invert elevations of existing and proposed sanitary sewers, storm water drains, and fire hydrants, showing connections to any existing or proposed utility systems; and exact location and size of all water, gas, or other underground utilities or Structures.
  - c. Location, size, elevation, and other appropriate description of any existing facilities or utilities, including, but not limited to, existing Streets, sewers, drains, water mains, easements, water bodies or impoundments, streams, and other pertinent features such as wetlands, railroads, Buildings, features noted on the Official Land Use Map or Master Plans, at the point of connection to proposed facilities and utilities within the Subdivision, and each tree with a diameter of six inches (6") or more (measured four feet (4') above ground level), groves of five (5) or more smaller trees, or clumps of oak or maple covering an Area of fifty square feet (50 ft<sup>2</sup>), as measured to the canopy dripline. The water elevations of adjoining ponds, rivers, or streams at the date of the survey, and the approximate high- and low-water elevations of such ponds, rivers, or streams. All elevations shall be referred to the South Salt Lake City Engineer's or U.S.G.S. datum plane. If the Subdivision borders a pond, river, or stream, the distances and bearings of a meander line established not less than twenty feet (20') back from the ordinary high-water mark of such water ways.
  - d. Topography at the same scale as the Preliminary Plat with a contour interval of two feet (2'), referred to sea-level datum. All datum provided shall be latest applicable U.S. Coast and Geodetic Survey datum and should be so noted on the Plat.
  - e. All other specifications, details, and references required by City Design Standards, Construction Specifications and Standard Drawings, including a Site-Grading plan for the entire Subdivision.
  - f. Notation of approval of the Preliminary Plat as follows:

Owner	Date
City Attorney	Date
City Engineer	Date
Community Development Director	Date
Planning Commission Chair	Date

- g. Title, name, address, signature, and seal of professional engineer, and date, including revision dates.
  - h. A Limits of Disturbance and revegetation plan.
- C. Final Subdivision Plat Requirements.
1. General. The Final Plat shall be presented on reproducible mylar at the same scale and contain the same information required for a Preliminary Plat, except for any changes or additions required by the Planning Commission. All revision dates must be shown as well as the following:
    - a. Notation of any self-imposed restrictions, and locations of any Building Lines proposed to be established in this manner, if required by the Planning Commission in accordance with these regulations.
    - b. All survey monuments erected, corners, and other points established in the field in their proper places. The material of which the survey monuments, corners, or other points are made shall be noted at the representation thereof or by legend. The legend for metal monuments shall indicate the kind of metal, the diameter, length, and weight per lineal foot of the monuments.
    - c. Form for endorsements by the Planning Commission Chair, City Mayor, Community Development Director, City Recorder, City Engineer, City Attorney, culinary water authority, sanitary sewer authority, Salt Lake County Health Department (as applicable), all applicable utilities, and other entities as required by the City Engineer and the City Attorney.
  2. Preparation. The ~~Final final~~ Subdivision Plat shall be prepared by a land surveyor licensed by the state of Utah. The surveyor shall certify that the survey of the Property described on the Plat is in accordance with Title 17, Chapter 23, Section 17 of the Utah Code Annotated (1953, as amended) and has verified all measurements and has placed monuments as represented on the Plat.

**17.10.230 Assurance for Completion of Landscaping and Infrastructure Improvements.**

- A. Costs of Improvements. All required Landscaping and Infrastructure Improvements shall be completed by the Applicant.
- B. Assurance for Landscaping and Infrastructure Improvements. The Applicant may post an Infrastructure Completion Assurance, in an amount estimated by the City Engineer, as sufficient to secure to the municipality the satisfactory construction, installation, and Dedication of any uncompleted portion of

required Landscaping and Infrastructure Improvements and record a conforming the Final Plat prior to completion of all required Landscaping and Infrastructure Improvements. The Infrastructure Completion Assurance shall be satisfactory to the City Attorney as to form, sufficiency, and manner of execution. The period within which required improvements must be completed shall be specified by the ~~Planning Commission~~ **Community Development Director or the delegate** in the decision approving the Final Plat and shall be incorporated in the Assurance and shall not in any event exceed two (2) years from date of Final Approval.

1. **Reduction of Completion Assurance.** An Infrastructure Improvement Assurance shall be reduced upon actual completion and acceptance of Landscaping and Infrastructure Improvements to the ratio that the accepted Landscaping and Infrastructure Improvements bears to the total Landscaping and Infrastructure Improvements for the Plat.
  2. **Governmental Units.** Governmental units to which these Assurances apply may file in lieu of said Assurance a certified resolution or ordinance from officers or agencies authorized to act on their behalf, agreeing to comply with the provisions of this Title.
- C. Prior to excavating or commencement of construction, the Applicant shall meet with the Community Development Director, the City Engineer, and other officials as required for a preconstruction meeting. The Applicant shall bring to the meeting all contractors responsible to build the Infrastructure Improvements associated with the project and to comply with a detailed construction management plan for the project.
- D. **Inspection of Improvements General Procedure and Fees.** The Planning Commission, in consultation upon the advice of the City Engineer, shall provide for inspection of required Landscaping and Infrastructure Improvements during construction and ensure their satisfactory completion. The Applicant shall, in accordance with the City's fee resolution, pay to the City an inspection fee and the Subdivision Plat shall not be signed by the Chairman of the Planning Commission unless such fee has been paid. These fees shall be due and payable upon demand of the City and no Building Permits or Certificates of Occupancy shall be issued until all fees are paid. If the City Engineer finds upon inspection that any of the required Landscaping or Infrastructure Improvements have not been constructed in accordance with the City's construction standards and specifications, the Applicant shall be responsible for completing the improvements. Wherever the cost of improvements is covered by an Infrastructure Completion Assurance, the Applicant, and the Guarantor, if any, shall be severally and jointly liable for completing the improvements according to approved plans and specifications. Prior to commencement of construction on any Public Improvement or private improvement required to be built to public standards, the Applicant shall first obtain a Notice to Proceed from the Community Development Director or her designee.
- E. **Maintenance of Improvements.** The Applicant/Owner shall be required to maintain all required Landscaping and Infrastructure Improvements and provide for maintenance and snow removal on Streets and sidewalks until acceptance of said Landscaping and Infrastructure Improvements by the Planning Commission. If there are any certificates of occupancy on a Street not Dedicated to the City, the City may on twelve (12) hours-notice, plow the Street or effect emergency repairs and charge same to Applicant/Owner.
- F. **Completion of Improvements.** Before the Plat is signed by the Chairman of the Planning Commission, the Applicant shall complete, to the satisfaction of the City Engineer, all the Street, sanitary sewer, culinary water, power, and other improvements (e.g. storm drainage, trails, sidewalk, curb, gutter, Street signs, water lines, etc.) and to Dedicate same to the local government, free and clear of all liens, environmental contamination, and encumbrances on the Property and Improvements thus Dedicated.
- G. **Certificate of Satisfactory Completion.** Subject to maintenance provisions contained in this Chapter, the City will not accept Dedication of required improvements, or release or reduce an Infrastructure Completion Assurance, until the City Engineer has submitted a certificate to the Planning Commission stating that all required improvements have been satisfactorily completed and until the Applicant's engineer or surveyor has certified to the City Engineer, through submission of detailed "as-built" construction drawings and survey Plats of the Subdivision, indicating location, dimensions, materials, and other information required by the Planning Commission and City Engineer, that the layout of the line and Grade of all Public Improvements is in

accordance with the City approved construction plans for the Subdivision and that a commitment for a title policy or other acceptable evidence has been furnished to the City Attorney and City Engineer indicating that the improvements have been completed, are ready for Dedication to the local government and are free and clear of any and all environmental contamination, liens and encumbrances.

- H. Warranty. Upon such approval and recommendation of the City Engineer, the Applicant shall submit an Infrastructure Improvement Warranty, warranting that the Infrastructure Improvements have been installed as described in the approved construction plans and specifications, and a 10% Cash Deposit.
- I. Dedication. Upon the City Engineer's certification, approval, and recommendation, and the City Attorney's approval of the Infrastructure Improvement Warranty and 10% Cash Deposit, the Planning Commission shall thereafter accept the improvements for Dedication in accordance with the established policy and procedure.
- J. Issuance of Building Permits and Certificates of Occupancy.
  - 1. Building Permit. For any recorded Subdivision for which the City holds a current Infrastructure Completion Assurance, but the Infrastructure Improvements are not yet accepted, the extent of utilities and Street improvements shall be adequate for emergency response and vehicular Access by the prospective occupant and by police and fire equipment, prior to the issuance of any Building Permit.
  - 2. Certificate of Occupancy. Where an Infrastructure Completion Assurance has been accepted for a Final Subdivision Plat, no Certificate of Occupancy for any Building in the Subdivision shall be issued prior to the completion of the Public Improvements and Dedication of same to the City, as required in the Planning Commission's final approval of the Subdivision Plat. This restriction can be waived upon Good Cause shown and adequate assurance revived.

RESOLUTION NO. R2024-\_\_\_\_\_

A RESOLUTION OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL TENTATIVELY ADOPTING THE TENTATIVE BUDGET FOR THE CITY OF SOUTH SALT LAKE FISCAL YEAR JULY 1, 2024, THROUGH JUNE 30, 2025

WHEREAS, Utah Code § 10-6-111 requires the Council to review, consider, and tentatively adopt each tentative budget in a regular public hearing on or before the first regularly scheduled City Council meeting in May; and

WHEREAS, Utah Code § 10-6-113 requires that at the meeting at which each tentative budget is adopted, the Council must establish the time and place of a public hearing to consider the adoption of the final budget;

WHEREAS, the South Salt Lake City Council (the “Council”) met in regular session on May 22, 2024, to consider, among other things, tentatively adopting each tentative budget for the fiscal year beginning July 1, 2024, and ending June 30, 2025; and

WHEREAS, on that same date the Budget Officer of the City of South Salt Lake (the “City”) submitted to the Council a tentative budget (the “Tentative Budget”), which is incorporated by this reference and attached as Exhibit A, and which was prepared and made available to the public in accordance with Utah Code § 10-6-111; and

WHEREAS, a duly noticed public hearing was held on May 22, 2024, as prescribed by Utah Code § 10-6-111(3)(a); and

WHEREAS, the City, has made the necessary findings and orders, has published the necessary notice, has held the required public hearing, has established the time and place of a public hearing to consider the adoption of a final budget for fiscal year 2024-2025, and has duly and fully received, reviewed, and considered the proposed Tentative Budget and all items therein.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of South Salt Lake as follows:

**SECTION I:** Each budget of the Tentative Budget attached hereto, as amended, and incorporated herein by this reference, is hereby tentatively adopted and appropriated for the corporate purposes and objects of the City for the fiscal year commencing July 1, 2024, and ending June 30, 2025, as required by Utah Code § 10-6-111.

**SECTION II:** A public hearing shall be held on \_\_\_\_\_, 2024 at 7:30 p.m. to consider the budgets, which by this resolution were tentatively adopted and to adopt a final budget as required by The Uniform Fiscal Procedures Act for Utah Cities. As required by law the Council orders publication of the public hearing as provided and required by Utah Code § 10-6-113.

**SECTION III:** Pursuant to Utah Code § 10-6-112, each tentative budget adopted by the Council and all supporting schedules shall be public record in the office of the city recorder and available for public inspection for a period of at least 10 days prior to the adoption of a final budget.

**SECTION IV: Severability.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

APPROVED AND ADOPTED by the City Council of the City of South Salt Lake, Utah, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

BY THE CITY COUNCIL:

\_\_\_\_\_  
Sharla Bynum, Council Chair

City Council Vote as Recorded:

Huff	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Sanchez	_____
Pinkney	_____
Williams	_____

ATTEST:

\_\_\_\_\_  
Ariel Andrus, City Recorder

# **EXHIBIT A**

Tentative Budget of the City of South Salt Lake City, Utah for the Fiscal Year 2024-2025

# CITY OF SOUTH SALT LAKE

## 2024-2025 TENTATIVE PROPOSED BUDGET



Account Number	Account Title	2024-25 Fut Year Budget
<b>GENERAL FUND</b>		
<b>TAXES</b>		
10-3110-000	PROPERTY TAXES - CURRENT	2,200,000
10-3120-000	PROPERTY TAXES - PRIOR	200,000
10-3130-000	SALES TAXES	3,265,189
10-3135-000	SALES TAXES-CITY OPTION	2,000,000
10-3140-000	ENERGY SALES/USE TAXES	3,200,000
10-3144-000	TRANSIENT ROOM TAX	50,000
Total TAXES:		10,915,189

<b>LICENSES AND PERMITS</b>		
10-3210-000	BUSINESS LICENSES	1,400,000
10-3210-300	APARTMENT LICENSE FEES	400,000
10-3221-000	BUILDING PERMITS	1,500,000
10-3221-100	BUILDING PERMITS - STREET CUTS	125,000
10-3223-000	BUILDING SECURING FEE	4,000
10-3225-000	DOG LICENSES	7,000
10-3226-000	ANIMAL CONTROL ENFORCEMENT R	10,000
10-3227-000	ANIMAL SERVICES REVENUE	25,000
10-3227-001	ANIMAL SHELTER DONATIONS	5,000
Total LICENSES AND PERMITS:		3,476,000

<b>INTERGOVERNMENTAL REVENUE</b>		
10-3311-000	FEDERAL COURTS GRANT	145,215
10-3340-000	MISC STATE GRANTS	10,000
10-3356-000	CLASS "C" ROAD FUND REVENUE	4,809,036
10-3357-000	CLASS "C" ROAD FUND INT EARNIN	300,000
10-3380-000	PRIVATE GRANTS	150,000
10-3380-001	CO-OP GRANT REVENUE	111,500
10-3380-002	HOUSING DIRECTOR GRANT REVEN	208,000
10-3380-003	UNITED WAY HOUSING PLAN GRANT	50,000
10-3386-001	RESIDENT SPORTS REVENUE	20,000
10-3386-100	NONRESIDENT SPORTS REVENUE	5,000
10-3390-101	21ST CENTURY-CURRENT YEAR	839,927
10-3390-104	USBE GRANT	399,080
10-3390-201	DWS SAQ ELEMENTARY GRANTS	545,262
10-3390-202	DWS TAP TEEN GRANTS	331,068
10-3390-210	UBJJ GRANT	30,000
10-3390-304	SL COUNTY HEALTH - 2ND STEP	99,332
10-3390-501	UNITED WAY	208,276
10-3390-900	PRIVATE GRANTS	677,055
10-3390-903	BB TEEN TECH CENTER	120,000
Total INTERGOVERNMENTAL REVENUE:		9,058,751

<b>CHARGES FOR SERVICES</b>		
10-3414-000	PLANNING FEES	750,000
10-3414-100	PLANNING APPLICATION FEES	50,000
10-3416-000	PLANNING FEES - REIMURSED CSTS	50,000
10-3438-000	LEGAL PRODUCTION FEES	1,000
10-3442-000	ADMINISTRATIVE/CIVIL FEES	10,000
10-3460-000	ABATEMENT REVENUE	1,000

Account Number	Account Title	2024-25 Fut Year Budget
Total CHARGES FOR SERVICES:		862,000
<b>FINES AND FORFEITURES</b>		
10-3511-000	FINES AND FORFEITURES	800,000
10-3511-005	FINES & FORFEIT TRAFFIC SCHOOL	5,000
10-3523-000	FINES & FORFEIT CODE ENFORCMNT	30,000
Total FINES AND FORFEITURES:		835,000
<b>MISCELLANEOUS REVENUE</b>		
10-3610-000	INTEREST EARNINGS	2,000,000
10-3615-000	COLLECTIONS REVENUE	1,000
10-3620-000	RENTAL INCOME	20,000
10-3620-100	RENTAL INCOME - CITY HALL	175,000
10-3620-200	RENTAL INCOME - CENTRAL PARK	1,000
10-3620-300	RENTAL INCOME-SSL COMM CENTER	40,000
10-3620-400	RENTAL INCOME - SCOTT SCHOOL	15,000
10-3620-500	RENTAL INCOME - CREEKSIDE BLDG	12,000
10-3622-000	COMMUNITY EVENTS REVENUE	5,000
10-3622-100	ARTS COUNCIL REVENUE	450,400
10-3622-200	COMMUNITY ART CLASS REVENUE	30,000
10-3622-300	UTILITY ASSIST FUND DONATIONS	20,000
10-3690-000	SUNDRY REVENUE	50,000
Total MISCELLANEOUS REVENUE:		2,819,400
<b>TRANS/APPROPRIATN-FUND BALANCE</b>		
10-3890-000	APPROPRIATION FRM FUND BALANC	3,111,225
Total TRANS/APPROPRIATN-FUND BALANCE:		3,111,225
<b>ADMINISTRATIVE</b>		
10-41-110-00	PERMANENT SALARIES	2,175,000
10-41-140-00	OVERTIME	4,000
10-41-150-00	EMPLOYEE BENEFITS	975,000
10-41-165-00	EMPLOYEE MEDICAL TESTING	750
10-41-185-00	EMPLOYEE INCENTIVES	10,000
10-41-185-01	EMPLOYEE INCENTIVES-MAYOR	6,000
10-41-190-00	SERVICE AWARDS	1,250
10-41-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	37,000
10-41-220-00	ORDINANCES AND PUBLIC NOTICES	10,000
10-41-233-00	TRAINING	9,200
10-41-235-00	TUITION REIMBURSEMENT	12,500
10-41-237-00	CONVENTIONS AND CONFERENCES	16,600
10-41-237-01	CONVENTIONS & CONFERENCE-MAY	5,000
10-41-247-00	OFFICE/OPERATING SUPPLIES	23,500
10-41-247-01	ECON DEVELOP - PROMOTIONAL	2,500
10-41-247-02	SUPPLIES-MAYOR	4,000
10-41-250-00	EQUIPMENT MAINTENANCE	4,500
10-41-250-01	FUEL EXPENSE	3,000
10-41-276-00	STATE ACCESS FEES	50,000
10-41-277-00	TELEPHONE EXPENSE	39,840
10-41-310-00	PROFESSIONAL SERVICES	185,000
10-41-323-00	SOFTWARE MAINTENANCE CONTRA	650,000
10-41-324-00	NETWORK ADMINISTRATION	100,650

Account Number	Account Title	2024-25 Fut Year Budget
10-41-375-00	CREDIT PMT/COLLECTION FEES	3,000
10-41-530-00	INSURANCE AND BONDS	105,500
10-41-600-00	SUNDRY EXPENSE	5,400
10-41-600-01	SUNDRY EXPENSE-MAYOR	2,500
10-41-797-00	EQUIPMENT ACQUISITION	8,000
Total ADMINISTRATIVE:		4,449,690

**CITY COUNCIL**

10-43-110-00	PERMANENT SALARIES	139,000
10-43-150-00	EMPLOYEE BENEFITS	57,000
10-43-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	22,000
10-43-233-00	TRAINING	900
10-43-237-00	CONVENTIONS AND CONFERENCES	20,000
10-43-247-00	OFFICE/OPERATING SUPPLIES	1,200
10-43-300-01	PROMISE SCHOLARSHIPS	2,000
10-43-323-00	SOFTWARE MAINTENANCE CONTRA	12,000
10-43-350-00	CIVILIAN REVIEW BOARD STIPEND	12,000
10-43-350-01	CRB-SUBSCRIPTIONS & MEMBERSHI	500
10-43-350-02	CRB-TRAINING & CONFERENCES	15,000
10-43-530-00	INSURANCE AND BONDS	26,500
10-43-600-00	SUNDRY EXPENSE	1,400
10-43-797-00	EQUIPMENT ACQUISITION	1,000
Total CITY COUNCIL:		310,500

**MUNICIPAL COURT**

10-45-110-00	PERMANENT SALARIES	806,000
10-45-140-00	OVERTIME	2,500
10-45-150-00	EMPLOYEE BENEFITS	390,000
10-45-157-00	UNIFORM ALLOWANCE	8,000
10-45-165-00	EMPLOYEE MEDICAL TESTING	500
10-45-190-00	SERVICE AWARDS	150
10-45-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	700
10-45-233-00	TRAINING	3,000
10-45-235-00	TUITION REIMBURSEMENT	5,000
10-45-237-00	CONVENTIONS AND CONFERENCES	8,800
10-45-247-00	OFFICE/OPERATING SUPPLIES	7,000
10-45-250-00	EQUIPMENT MAINTENANCE	4,000
10-45-250-01	FUEL EXPENSE	5,000
10-45-277-00	TELEPHONE EXPENSE	8,620
10-45-310-00	PROFESSIONAL SERVICES	204,770
10-45-313-00	LEGAL FEES	5,000
10-45-327-00	JURORS AND WITNESS FEES	5,500
10-45-375-00	CREDIT PMT/COLLECTION FEES	20,000
10-45-400-00	SUBAWARD-COMMUNITY COURT GR	69,264
10-45-400-01	CC GRANT-TRAVEL	3,154
10-45-400-02	CC GRANT-SUPPLIES	871
10-45-400-03	CC GRANT-OTHER COSTS	15,000
10-45-530-00	INSURANCE AND BONDS	37,750
10-45-600-00	SUNDRY EXPENSE	2,200
10-45-797-00	EQUIPMENT ACQUISITION	6,000
Total MUNICIPAL COURT:		1,618,779

Account Number	Account Title	2024-25 Fut Year Budget
<b>CITY ATTORNEY</b>		
10-47-110-00	PERMANENT SALARIES	1,050,000
10-47-150-00	EMPLOYEE BENEFITS	410,000
10-47-165-00	EMPLOYEE MEDICAL TESTING	400
10-47-190-00	SERVICE AWARDS	300
10-47-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	6,000
10-47-211-00	LAW LIBRARY	20,000
10-47-233-00	TRAINING	10,000
10-47-237-00	CONVENTIONS AND CONFERENCES	1,000
10-47-247-00	OFFICE/OPERATING SUPPLIES	2,500
10-47-250-00	EQUIPMENT MAINTENANCE	1,500
10-47-277-00	TELEPHONE EXPENSE	5,500
10-47-310-00	PROFESSIONAL SERVICES	10,000
10-47-313-01	INDIGENT DEFENSE	200,000
10-47-313-02	OUTSIDE LEGAL FEES	45,000
10-47-530-00	INSURANCE AND BONDS	34,000
10-47-600-00	SUNDRY EXPENSE	1,800
10-47-797-00	EQUIPMENT ACQUISITION	2,000
Total CITY ATTORNEY:		1,800,000

<b>CITY HALL BUILDING</b>		
10-49-241-02	CUSTODIAL SUPPLIES-BLDG	6,000
10-49-250-01	EQUIPMENT/BLDG MAINT - CITY	12,000
10-49-250-02	MAINT & REPAIRS-JANITORIAL	12,000
10-49-250-03	MAINT & REPAIRS-ELECTRICAL	6,000
10-49-250-04	MAINT & REPAIRS-HVAC	12,000
10-49-250-05	MAINT & REPAIRS-PLUMBING	6,000
10-49-250-06	MAINT & REPAIRS-ELEVATOR	10,000
10-49-250-07	MAINT & REPAIRS-BLDG & GROUNDS	6,000
10-49-270-01	BUILDING CONTRACT SERVICES	20,000
10-49-270-02	UTILITIES-BLDG	120,000
10-49-277-00	TELEPHONE EXPENSE	25,000
10-49-530-02	INSURANCE AND BONDS	75,000
10-49-535-00	PROPERTY TAXES	50,000
10-49-590-00	TENANT IMPROVEMENTS	10,000
10-49-797-00	EQUIPMENT ACQUISITION	13,000
Total CITY HALL BUILDING:		383,000

<b>FACILITIES DEPARTMENT</b>		
10-50-110-00	PERMANENT SALARIES	570,000
10-50-140-00	OVERTIME	10,000
10-50-150-00	EMPLOYEE BENEFITS	295,000
10-50-157-00	UNIFORM ALLOWANCE	9,000
10-50-165-00	EMPLOYEE MEDICAL TESTING	800
10-50-190-00	SERVICE AWARDS	300
10-50-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	1,000
10-50-233-00	TRAINING	1,200
10-50-243-00	OFFICE/OPERATING SUPPLIES	300
10-50-245-00	FACILITIES MAINTENANCE SUPPLS	25,000
10-50-250-00	EQUIPMENT MAINTENANCE	10,000
10-50-250-01	FUEL EXPENSE	4,000
10-50-270-00	SSLCC-UTILITIES	90,000
10-50-270-01	SSLCC-BUILDING MAINTENANCE	40,000
10-50-270-02	SSLCC-CUSTODIAL SUPPLS	22,000

Account Number	Account Title	2024-25 Fut Year Budget
10-50-270-03	SSLCC-BUILDING CONTRACT SRVCS	10,000
10-50-270-30	SSLCC-TENANT IMPROVEMENTS	10,000
10-50-277-00	TELEPHONE EXPENSE	2,800
10-50-530-00	INSURANCE & TAXES	37,750
10-50-600-00	SUNDRY EXPENSE	1,800
10-50-650-03	SCOTT SCHOOL-BLDG CONT SRVCS	8,000
10-50-650-05	SCOTT SCHOOL-UTILITIES	32,000
10-50-650-10	SCOTT SCHOOL-MAINTENANCE	16,000
10-50-650-15	SCOTT SCHOOL-EQUIP/SUPPLIES	6,000
10-50-650-30	SCOTT SCHOOL-TENANT IMPROVMN	5,000
10-50-655-03	CENTRAL PARK-BUILDG CONT SRVC	6,000
10-50-655-05	CENTRAL PARK-UTILITIES	32,000
10-50-655-10	CENTRAL PARK-MAINTENANCE	16,000
10-50-655-15	CENTRAL PARK-EQUIP/SUPPLIES	5,000
10-50-657-00	CREEKSIDE BLDG EXPENDITURES	2,000
10-50-797-00	EQUIPMENT ACQUISITION	11,000
<b>Total FACILITIES DEPARTMENT:</b>		<b>1,279,950</b>

**PUBLIC WORKS**

10-61-110-00	PERMANENT SALARIES	1,750,000
10-61-120-00	PART-TIME SALARIES	25,000
10-61-140-00	OVERTIME	62,000
10-61-150-00	EMPLOYEE BENEFITS	850,000
10-61-157-00	UNIFORM ALLOWANCE	17,000
10-61-157-10	TOOL ALLOWANCE	6,500
10-61-165-00	EMPLOYEE MEDICAL TESTING	3,000
10-61-190-00	SERVICE AWARDS	1,800
10-61-210-01	SUBSCRIPTS & MEMBERSHIPS-FLEET	7,800
10-61-210-02	SUBSCRIPT & MEMBERSHPS-STREET	3,200
10-61-233-01	TRAINING-FLEET	6,000
10-61-233-02	TRAINING-STREETS	17,000
10-61-243-01	OFFICE EXP & SUPPS-FLEET	2,000
10-61-243-02	OFFICE EXP & SUPPS-STREETS	5,500
10-61-245-01	OPERATING SUPPLIES-FLEET	3,200
10-61-245-02	OPERATING SUPPLIES-STREETS	20,000
10-61-248-00	STREET SIGNS	20,000
10-61-250-00	EQUIPMENT MAINTENANCE	70,000
10-61-250-01	FUEL EXPENSE-FLEET	7,000
10-61-250-02	FUEL EXPENSE-STREETS	126,000
10-61-259-00	TRAFFIC SIGNAL MAINTENANCE	62,000
10-61-259-01	FLEET SUPPLIES & MAINTENANCE	93,000
10-61-261-00	FACILITIES MAINTENANCE	40,000
10-61-270-00	UTILITIES	35,000
10-61-275-00	STREET LIGHTING	215,000
10-61-277-01	TELEPHONE EXPENSE-FLEET	3,000
10-61-277-02	TELEPHONE EXPENSE-STREETS	8,000
10-61-315-00	OUTSIDE SERVICES	4,500
10-61-410-00	ROAD MATERIALS	5,000
10-61-420-00	CLASS "C" ROADS - MAINTENANCE	895,000
10-61-423-00	CLASS "C" - MATERIALS	125,000
10-61-425-00	CLASS "C" ROADS-CONSTRUCTION	3,789,036
10-61-530-00	INSURANCE AND BONDS	102,000
10-61-600-01	SUNDRY EXPENSE-FLEET	1,200
10-61-600-02	SUNDRY EXPENSE-STREETS	3,800
10-61-797-01	EQUIPMENT ACQUISITION-FLEET	1,800

Account Number	Account Title	2024-25 Fut Year Budget
10-61-797-02	EQUIPMENT ACQUISITION-STREETS	6,700
Total PUBLIC WORKS:		8,393,036
<b>ENGINEERING</b>		
10-62-110-00	PERMANENT SALARIES	750,000
10-62-140-00	OVERTIME	15,000
10-62-150-00	EMPLOYEE BENEFITS	340,000
10-62-157-00	UNIFORM ALLOWANCE	3,000
10-62-165-00	EMPLOYEE MEDICAL TESTING	300
10-62-190-00	SERVICE AWARDS	3,000
10-62-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	8,000
10-62-233-00	TRAINING	5,000
10-62-237-00	CONVENTIONS AND CONFERENCES	11,000
10-62-240-00	SUPPLIES	2,500
10-62-247-00	OFFICE/OPERATING SUPPLIES	3,000
10-62-250-00	EQUIPMENT MAINTENANCE	3,000
10-62-250-01	FUEL EXPENSE	10,000
10-62-277-00	TELEPHONE EXPENSE	10,000
10-62-310-00	PROFESSIONAL SERVICES	200,000
10-62-530-00	INSURANCE AND BONDS	34,000
10-62-600-00	SUNDRY EXPENSE	1,800
10-62-797-00	EQUIPMENT ACQUISITION	10,000
Total ENGINEERING:		1,409,600
<b>COMMUNITY &amp; ECON DEVELOPMENT</b>		
10-65-110-00	PERMANENT SALARIES	1,475,000
10-65-120-00	PART-TIME SALARIES	25,000
10-65-140-00	OVERTIME	1,000
10-65-150-00	EMPLOYEE BENEFITS	650,000
10-65-157-00	UNIFORM ALLOWANCE	2,500
10-65-165-00	EMPLOYEE MEDICAL TESTING	900
10-65-190-00	SERVICE AWARDS	1,000
10-65-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	4,400
10-65-220-00	ORDINANCES AND PUBLIC NOTICES	1,000
10-65-233-00	TRAINING	7,500
10-65-237-00	CONVENTIONS AND CONFERENCES	7,500
10-65-240-00	OFFICE/OPERATING SUPPLIES	10,000
10-65-250-00	EQUIPMENT MAINTENANCE	2,500
10-65-250-01	FUEL EXPENSE	4,500
10-65-277-00	TELEPHONE EXPENSE	10,000
10-65-310-00	PROFESSIONAL SERVICES	180,000
10-65-310-15	PROF SERVICES - EXPEDITE REV	75,000
10-65-310-20	HOUSING MASTER PLAN	50,000
10-65-311-00	COMMISSION STIPENDS	12,000
10-65-315-00	OUTSIDE SERVICES	5,000
10-65-375-00	CREDIT PMT/COLLECTION FEES	30,000
10-65-530-00	INSURANCE AND BONDS	60,500
10-65-600-00	SUNDRY EXPENSE	3,200
10-65-797-00	EQUIPMENT ACQUISITION	10,000
Total COMMUNITY & ECON DEVELOPMENT:		2,628,500
<b>RECREATION</b>		
10-66-110-00	PERMANENT SALARIES	400,000

Account Number	Account Title	2024-25 Fut Year Budget
10-66-120-00	PART-TIME SALARIES	30,000
10-66-130-00	OFFICIATING SALARIES	60,000
10-66-150-00	EMPLOYEE BENEFITS	235,000
10-66-165-00	EMPLOYEE MEDICAL TESTING	1,000
10-66-190-00	SERVICE AWARDS	2,000
10-66-233-00	TRAINING	2,800
10-66-237-00	CONVENTIONS & CONFERENCES	2,500
10-66-240-00	SUPPLIES	6,000
10-66-250-00	EQUIPMENT-SUPPLIES & MAINT	8,500
10-66-250-01	FUEL EXPENSE	12,000
10-66-277-00	TELEPHONE EXPENSE	5,500
10-66-375-00	CREDIT PMT/COLLECTION FEES	10,000
10-66-430-01	COMMUNITY MOVIE NIGHT	5,000
10-66-430-02	FREEDOM FESTIVAL	20,000
10-66-430-23	COMMUNITY EVENTS	87,000
10-66-500-00	SENIOR CITIZENS	5,000
10-66-530-00	INSURANCE & BONDS	60,500
10-66-550-01	SPORTS PROGRAMS - YOUTH	35,000
10-66-550-02	SPORTS PROGRAMS - ADULTS	5,000
10-66-600-00	SUNDRY	3,000
10-66-797-00	EQUIPMENT ACQUISITION	16,000
<b>Total RECREATION:</b>		<b>1,011,800</b>

**PARKS**

10-67-110-00	PERMANENT SALARIES	360,000
10-67-140-00	OVERTIME	10,000
10-67-140-01	OVERTIME-SPECIAL PROJECTS	20,000
10-67-150-00	EMPLOYEE BENEFITS	225,000
10-67-157-00	UNIFORM ALLOWANCE	6,000
10-67-165-00	EMPLOYEE MEDICAL TESTING	650
10-67-190-00	SERVICE AWARDS	300
10-67-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	1,000
10-67-233-00	TRAINING	7,500
10-67-243-00	OFFICE/OPERATING SUPPLIES	300
10-67-245-00	PARKS MAINTENANCE SUPPLIES	50,000
10-67-250-00	EQUIPMENT MAINTENANCE	20,000
10-67-250-01	FUEL EXPENSE	25,000
10-67-270-00	UTILITIES	50,000
10-67-277-00	TELEPHONE EXPENSE	3,800
10-67-440-00	PLAYGROUND EQUIP MAINTENANCE	5,000
10-67-445-00	TREE REPLACEMENTS	5,000
10-67-530-00	INSURANCE AND BONDS	26,500
10-67-600-00	SUNDRY EXPENSE	1,200
10-67-797-00	EQUIPMENT ACQUISITION	10,000
<b>Total PARKS:</b>		<b>827,250</b>

**SSL PROMISE**

10-68-500-00	UTILITY ASSISTANCE PROGRAM	20,000
10-68-505-00	INTERPRETER TRAINING PROGRAM	3,000
10-68-700-01	CO-OP - SALARIES	70,000
10-68-700-02	CO-OP - EMPLOYEE BENEFITS	25,000
10-68-700-03	CO-OP - SUPPLIES	3,300
10-68-700-04	CO-OP - TRAVEL	1,500
10-68-700-07	CO-OP - EQUIPMENT	6,500

Account Number	Account Title	2024-25
		Fut Year Budget
10-68-700-08	CO-OP - CONTRACTUAL	135
10-68-700-09	CO-OP - OUTREACH	5,065
10-68-802-01	21ST CENTURY WW-SALARIES	41,000
10-68-802-02	21ST CENTURY WW-BENEFITS	15,000
10-68-802-03	21ST CENTURY WW-TRAVEL	10,382
10-68-802-07	21ST CENTURY WW-CELL/OTHER	600
10-68-803-01	21ST CENTURY HNM-SALARIES	41,000
10-68-803-02	21ST CENTURY HNM-BENEFITS	15,000
10-68-803-07	21ST CENTURY HNM-OTHER	600
10-68-803-10	21ST CENTURY HNM-PROPERTY SRV	7,321
10-68-804-01	21ST CENTURY LINCOLN-SALARIES	25,941
10-68-804-02	21ST CENTURY LINCOLN-BENEFITS	17,294
10-68-805-01	21ST CENTURY GP-SALARIES	27,351
10-68-805-02	21ST CENTURY GP-BENEFITS	18,234
10-68-806-01	21ST CENTURY OW-SALARIES	41,000
10-68-806-02	21ST CENTURY OW-BENEFIT	15,000
10-68-806-03	21ST CENTURY OW-TRAVEL	10,382
10-68-806-07	21ST CENTURY OW-OTHER/CELL	600
10-68-807-01	21ST CENTURY UIS-SALARIES	41,000
10-68-807-02	21ST CENTURY UIS-BENEFITS	15,000
10-68-807-03	21ST CENTURY UIS-TRAVEL	1,200
10-68-807-07	21ST CENTURY UIS-OTHER	600
10-68-808-01	21ST CNTRY CAREER PATH-SLRIES	29,800
10-68-808-02	21ST CNTRY CAREER PATH-BENEFIT	3,270
10-68-808-04	21ST CNTRY CAREER PATH-SUPPLS	600
10-68-808-07	21ST CNTRY CAREER PATH-OTHER	600
10-68-809-01	21ST CENTURY CPCC-SALARIES	20,550
10-68-809-02	21ST CENTURY CPCC-BENEFITS	13,700
10-68-810-01	21ST CENTURY STEAM-SALARIES	16,154
10-68-810-02	21ST CENTURY STEAM-BENEFITS	10,770
10-68-815-01	USBE ARPA ASP-SALARIES	213,049
10-68-815-02	USBE ARPA ASP-BENEFITS	80,378
10-68-815-04	USBE ARPA ASP-SUPPLIES	1,500
10-68-815-08	USBE ARPA ASP-PROFESSIONAL/TEC	30,000
10-68-816-01	USBE ARPA SUMMER-SALARIES	44,336
10-68-816-02	USBE ARPA SUMMER-BENEFITS	19,317
10-68-816-04	USBE ARPA SUMMER-SUPPLIES	500
10-68-816-08	USBE ARPA SUMMER-PROFESSIONA	10,000
10-68-821-03	UBJJ MOSS ELEMENTARY-SUPPLIES	3,935
10-68-821-08	UBJJ MOSS ELEMENTARY-CONTRAC	26,065
10-68-836-01	21ST CENTURY COTTONWOOD-SALA	59,750
10-68-836-02	21ST CENTURY COTTONWD-BENEFIT	26,095
10-68-836-03	21ST CENTURY COTTONWOOD-TRAV	12,000
10-68-836-08	21ST CENTURY COTTONWD-PROF/TE	750
10-68-837-01	21ST CENTURY KSA-SALARIES	71,447
10-68-837-02	21ST CENTURY KSA-BENEFITS	25,612
10-68-837-03	21ST CENTURY KSA-TRAVEL	1,000
10-68-837-04	21ST CENTURY KSA-SUPPLIES	500
10-68-837-07	21ST CENTURY KSA-OTHER	1,540
10-68-837-08	21ST CENTURY KSA-PROF/TECH	750
10-68-838-01	21ST CENTURY MOSS-SALARIES	65,750
10-68-838-02	21ST CENTURY MOSS-BENEFITS	26,575
10-68-838-03	21ST CENTURY MOSS-TRAVEL	8,000
10-68-838-08	21ST CENTURY MOSS-PROF/TECH	500
10-68-839-01	21ST CENTURY HSS-SALARIES	71,447
10-68-839-02	21ST CENTURY HSS-BENEFITS	25,612

Account Number	Account Title	2024-25
		Fut Year Budget
10-68-839-03	21ST CENTURY HSS-TRAVEL	1,000
10-68-839-04	21ST CENTURY HSS-SUPPLIES	900
10-68-839-08	21ST CENTURY HSS-PROF/TECH	750
10-68-845-01	DWS TAP TEEN CPCC-SALARIES	49,035
10-68-845-02	DWS TAP TEEN CPCC-BENEFITS	14,854
10-68-845-03	DWS TAP TEEN CPCC-SUPPLIES	1,200
10-68-845-05	DWS TAP TEEN CPCC-PROF DEV/TRN	750
10-68-845-07	DWS TAP TEEN CPCC-EQUIPMENT	600
10-68-845-08	DWS TAP TEEN CPCC-PROF FEES	1,000
10-68-846-01	DWS TAP TEEN CTTNWD-SALARIES	64,395
10-68-846-02	DWS TAP TEEN CTTNWD-BENEFITS	16,697
10-68-846-03	DWS TAP TEEN CTTNWD-SUPPLIES	1,200
10-68-846-05	DWS TAP TEEN CTTNWD-TRAINING	750
10-68-846-07	DWS TAP TEEN CTTNWD-EQUIPMENT	600
10-68-846-08	DWS TAP TEEN CTTNWD-PROF FEE	1,000
10-68-848-01	DWS SAQ ELEM KSA-SALARIES	48,439
10-68-848-02	DWS SAQ ELEM KSA-BENEFITS	9,462
10-68-848-03	DWS SAQ ELEM KSA-SUPPLIES	1,200
10-68-848-04	DWS SAQ ELEM KSA-PROF DEV	1,200
10-68-848-06	DWS SAQ ELEM KSA-CELL/COMM	640
10-68-848-08	DWS SAQ ELEM KSA-PROF FEE/CNT	3,200
10-68-849-01	DWS SAQ ELEM MOSS-SALARIES	48,440
10-68-849-02	DWS SAQ ELEM MOSS-BENEFITS	9,462
10-68-849-03	DWS SAQ ELEM MOSS-SUPPLIES	1,700
10-68-849-04	DWS SAQ ELEM MOSS-PROF DEV	1,700
10-68-849-06	DWS SAQ ELEM MOSS-CELL/COMM	640
10-68-849-08	DWS SAQ ELEM MOSS-PROF/CONTR	3,200
10-68-853-01	DWS SAQ ELEM CPCC-SALARIES	40,016
10-68-853-02	DWS SAQ ELEM CPCC-BENEFITS	8,619
10-68-853-03	DWS SAQ ELEM CPCC-SUPPLIES	1,200
10-68-853-06	DWS SAQ ELEM CPCC-CELL/EQUIP	640
10-68-853-08	DWS SAQ ELEM CPCC-CONTRACTS	3,200
10-68-853-10	DWS SAQ ELEM CPCC-PROF DEV	1,200
10-68-854-01	DWS SAQ ELEM WW-SALARIES	48,440
10-68-854-02	DWS SAQ ELEM WW-BENEFITS	9,462
10-68-854-03	DWS SAQ ELEM WW-SUPPLIES	1,700
10-68-854-04	DWS SAQ ELEM WW-PROF DEV	1,700
10-68-854-06	DWS SAQ ELEM WW-CELL/COMM	640
10-68-854-08	DWS SAQ ELEM WW-CONTRACTS	3,200
10-68-855-01	DWS SAQ ELEMNTRY HSS-SALARIES	40,016
10-68-855-02	DWS SAQ ELEMNTRY HSS-BENEFITS	8,619
10-68-855-03	DWS SAQ ELEMNTRY HSS-SUPPLIES	1,200
10-68-855-06	DWS SAQ ELEMNTRY HSS-CELL/COM	1,693
10-68-855-10	DWS SAQ ELEMNTRY HSS-CONTRACT	3,200
10-68-855-11	DWS SAQ ELEMNTRY HSS-PROF DEV	1,200
10-68-859-01	DWS SAQ ELEM STEAM-SALARIES	40,016
10-68-859-02	DWS SAQ ELEM STEAM-BENEFITS	8,619
10-68-859-03	DWS SAQ ELEM STEAM-SUPPLIES	1,200
10-68-859-04	DWS SAQ ELEM STEAM-PROF DEV	1,200
10-68-859-06	DWS SAQ ELEM STEAM-CELL/COM	640
10-68-859-10	DWS SAQ ELEM STEAM-CONTRACT	3,200
10-68-865-01	DWS SAQ ELEM HNM-SALARIES	40,016
10-68-865-02	DWS SAQ ELEM HNM-BENEFITS	8,619
10-68-865-03	DWS SAQ ELEM HNM-SUPPLIES	1,200
10-68-865-04	DWS SAQ ELEM HNM-PROF DEV	1,200
10-68-865-06	DWS SAQ ELEM HNM-CELL/COMM	640

Account Number	Account Title	2024-25 Fut Year Budget
10-68-865-08	DWS SAQ ELEM HNM-PROF/CONTRC	3,200
10-68-867-01	DWS TAP TEEN UICS-SALARIES	56,715
10-68-867-02	DWS TAP TEEN UICS-BENEFITS	15,776
10-68-867-03	DWS TAP TEEN UICS-SUPPLIES	1,200
10-68-867-04	DWS TAP TEEN UICS-PROF DEV	750
10-68-867-07	DWS TAP TEEN UICS-EQUIPMENT	600
10-68-867-08	DWS TAP TEEN UICS-PROF/CONTRCT	2,100
10-68-868-01	DWS SAQ ELEM LINCOLN-SALARIES	48,440
10-68-868-02	DWS SAQ ELEM LINCOLN-BENEFITS	9,462
10-68-868-03	DWS SAQ ELEM LINCOLN-SUPPLIES	1,700
10-68-868-04	DWS SAQ ELEM LINCOLN-PROF DEV	1,700
10-68-868-07	DWS SAQ ELEM LINCOLN-CELL/COM	640
10-68-868-08	DWS SAQ ELEM LINCOLN-PROF FEE	3,200
10-68-869-01	DWS TAP TEEN GPJH-SALARIES	79,755
10-68-869-02	DWS TAP TEEN GPJH-BENEFITS	18,541
10-68-869-03	DWS TAP TEEN GPJH-SUPPLIES	1,200
10-68-869-04	DWS TAP TEEN GPJH-PROF DEV	750
10-68-869-07	DWS TAP TEEN GPJH-EQUIPMENT	600
10-68-869-08	DWS TAP TEEN GPJH-CNTRCT/PROF	1,000
10-68-870-01	DWS SAQ ELEM OLENE W-SALARIES	48,440
10-68-870-02	DWS SAQ ELEM OLENE W-BENEFITS	9,462
10-68-870-03	DWS SAQ ELEM OLENE W-SUPPLIES	1,700
10-68-870-04	DWS SAQ ELEM OLENE W-PROF DEV	1,700
10-68-870-07	DWS SAQ ELEM OLENE W-CELL/COM	640
10-68-870-08	DWS SAQ ELEM OLENE W-CTRCT/PR	3,200
10-68-876-01	UNITED WAY-PERSONNEL	121,292
10-68-876-02	UNITED WAY-BENEFITS	60,645
10-68-876-03	UNITED WAY-TRAVEL/TRANSPORT	3,500
10-68-876-04	UNITED WAY-OUTREACH MATERIALS	10,000
10-68-876-06	UNITED WAY-OTHER	12,839
10-68-884-00	PRIVATE GRANTS	677,055
10-68-886-01	BB TECH OPERATIONS-SALARIES	41,400
10-68-886-02	BB TECH OPERATIONS-BENEFITS	18,000
10-68-886-06	BB TEEN TECH OPERATIONS-CELL	600
10-68-888-01	BB TECH CENTER C2C-SALARIES	41,000
10-68-888-02	BB TECH CENTER C2C-BENEFITS	11,500
10-68-888-03	BB TECH CENTER C2C-SUPPLIES	2,400
10-68-888-04	BB TECH CENTER C2C-TRAVEL	3,500
10-68-888-06	BB TECH CENTER C2C-EQUIPMENT	600
10-68-888-07	BB TECH CENTER C2C-OTHER	1,000
10-68-892-01	SL CO HEALTH SUD-SALARIES	93,456
10-68-892-03	SL CO HEALTH SUD-SUPPLIES	4,876
10-68-892-05	SL CO HEALTH SUD-PROF DEV	1,000
Total SSL PROMISE:		3,384,500

**NEIGHBORHOODS DEPARTMENT**

10-69-110-00	PERMANENT SALARIES	760,000
10-69-120-00	PART-TIME SALARIES	50,000
10-69-140-00	OVERTIME	25,000
10-69-150-00	EMPLOYEE BENEFITS	350,000
10-69-157-00	UNIFORM ALLOWANCE	800
10-69-165-00	EMPLOYEE MEDICAL TESTING	700
10-69-190-00	SERVICE AWARDS	350
10-69-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	3,000
10-69-233-00	TRAINING	7,000

Account Number	Account Title	2024-25 Fut Year Budget
10-69-235-00	TUITION REIMBURSEMENT	2,500
10-69-240-00	OFFICE SUPPLIES	3,000
10-69-250-00	EQUIPMENT MAINTENANCE	4,500
10-69-250-01	FUEL	1,200
10-69-277-00	TELEPHONE EXPENSE	8,760
10-69-430-00	NEIGHBORHOOD OUTREACH	12,000
10-69-430-01	COMMUNITY CONNECTION	2,500
10-69-430-09	GENERAL ADVERTISE & OPERATING	6,000
10-69-430-10	COMMUNITY GARDEN	10,000
10-69-430-11	CITY NEWSLETTER/OUTREACH	45,000
10-69-430-15	YOUTH CITY COUNCIL	4,000
10-69-530-00	INSURANCE AND BONDS	34,000
10-69-600-00	SUNDRY EXPENSE	1,800
10-69-797-00	EQUIPMENT ACQUISITION	3,000
Total NEIGHBORHOODS DEPARTMENT:		1,335,110

**ARTS COUNCIL**

10-70-110-00	PERMANENT SALARIES	130,000
10-70-150-00	EMPLOYEE BENEFITS	65,000
10-70-165-00	EMPLOYEE MEDICAL TESTING	150
10-70-190-00	SERVICE AWARDS	350
10-70-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	1,000
10-70-233-00	TRAINING	3,000
10-70-240-00	OFFICE SUPPLIES	1,000
10-70-277-00	TELEPHONE EXPENSE	1,500
10-70-310-00	PROFESSIONAL SERVICES	50,000
10-70-430-00	COMMUNITY OUTREACH	6,000
10-70-430-01	COMMUNITY EVENTS	5,000
10-70-430-09	MAKERS MARKET	3,000
10-70-430-10	MURAL FEST	10,000
10-70-430-11	CRAFTOBER FEST	10,000
10-70-430-15	CELEBRATE SSL	4,000
10-70-430-17	COMMUNITY ART CLASSES	60,000
10-70-430-25	JORDAN RIVER ART CONNECT	3,000
10-70-430-28	PUBLIC ART INSTALLATIONS	120,000
10-70-530-00	INSURANCE AND BONDS	5,000
10-70-600-00	SUNDRY EXPENSE	400
10-70-797-00	EQUIPMENT ACQUISITION	2,000
Total ARTS COUNCIL:		480,400

**ANIMAL SERVICES**

10-71-110-00	PERMANENT SALARIES	280,000
10-71-140-00	OVERTIME	25,000
10-71-150-00	EMPLOYEE BENEFITS	125,000
10-71-157-00	UNIFORM ALLOWANCE	6,000
10-71-165-00	EMPLOYEE MEDICAL TESTING	2,000
10-71-190-00	SERVICE AWARDS	150
10-71-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	2,500
10-71-233-00	TRAINING	5,500
10-71-240-00	OFFICE SUPPLIES	1,000
10-71-250-00	EQUIPMENT MAINTENANCE	5,000
10-71-250-01	FUEL	27,000
10-71-265-02	SHELTER OPERATING SUPPLIES	20,000
10-71-265-03	PET SUPPLIES/FOOD	20,000

Account Number	Account Title	2024-25 Fut Year Budget
10-71-265-04	COMMUNITY OUTREACH/EVENTS	2,500
10-71-265-05	BUILDING MAINTENANCE	15,000
10-71-265-06	UTILITIES	9,000
10-71-265-07	VETERINARIAN FEES	80,000
10-71-265-08	CREDIT PMT/COLLECTION FEES	1,000
10-71-277-00	TELEPHONE EXPENSE	3,000
10-71-530-00	INSURANCE AND BONDS	19,000
10-71-600-00	SUNDRY EXPENSE	1,000
10-71-797-00	EQUIPMENT ACQUISITION	5,000
	Total ANIMAL SERVICES:	654,650
<b>TRANSFERS</b>		
10-95-921-00	TRANSFER TO RDA-DEBT SERVICE	1,110,800
	Total TRANSFERS:	1,110,800
	GENERAL FUND Revenue Total:	31,077,565
	GENERAL FUND Expenditure Total:	31,077,565
	Net Total GENERAL FUND:	.00

Account Number	Account Title	2024-25 Fut Year Budget
<b>PUBLIC SAFETY SERVICE FUND</b>		
<b>TAXES</b>		
20-3110-000	PROPERTY TAXES - CURRENT	5,500,000
20-3121-000	PROPERTY TAXES - PUBLIC SAFETY	5,100,000
20-3130-000	SALES TAXES	10,140,600
20-3135-000	SALES TAXES-CITY OPTION	2,000,000
20-3170-000	MOTOR VEHICLE FEE - PROP TAXES	425,000
Total TAXES:		23,165,600
<b>INTERGOVERNMENTAL REVENUE</b>		
20-3313-000	FEDERAL LAW ENFORCE REVENUE	30,000
20-3315-000	GRANITE SCH DIST SRO REIMBURSE	45,000
20-3316-001	STATE MENTAL HEALTH GRANT	42,336
20-3320-000	VICTIM ASSISTANCE GRANT	143,000
20-3341-000	STATE HOMELESS CENTER ASSIST	4,000,000
20-3343-000	STATE FIRE/EMS GRANTS	15,000
20-3358-000	STATE LIQUOR FUND ALLOTMENT	80,000
Total INTERGOVERNMENTAL REVENUE:		4,355,336
<b>CHARGES FOR SERVICES</b>		
20-3424-000	FIRE INSPECTION FEES	40,000
20-3426-000	AMBULANCE TRANSPORT FEES	3,000,000
20-3436-000	MISC POLICE FEES	10,000
Total CHARGES FOR SERVICES:		3,050,000
<b>MISCELLANEOUS REVENUE</b>		
20-3610-000	INTEREST EARNINGS	100,000
20-3690-000	SUNDRY REVENUE	10,000
Total MISCELLANEOUS REVENUE:		110,000
<b>POLICE DEPARTMENT</b>		
20-51-110-00	PERMANENT SALARIES	7,269,441
20-51-115-00	LIQUOR LAW ENFORCEMENT	60,000
20-51-120-00	PART-TIME SALARIES	10,000
20-51-130-00	CROSSING GUARDS	175,000
20-51-140-00	OVERTIME	350,000
20-51-150-00	EMPLOYEE BENEFITS	4,525,000
20-51-157-00	UNIFORM ALLOWANCE	104,000
20-51-165-00	EMPLOYEE MEDICAL TESTING	30,000
20-51-190-00	SERVICE AWARDS	7,500
20-51-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	50,000
20-51-233-00	TRAINING	60,000
20-51-233-01	EXECUTIVE TRAINING	12,000
20-51-233-02	TRAINING/OTHER - VICTIM ASSIST	5,000
20-51-240-00	OFFICE/OPERATING SUPPLIES	50,000
20-51-240-01	SUPPLIES - AMMUNITION	40,000
20-51-240-02	SUPPLIES - TASERS	35,000
20-51-250-00	VEHICLE MAINTENANCE	90,000
20-51-250-01	FUEL EXPENSES	400,000
20-51-261-00	POLICE STATION EXPENSE	110,000
20-51-261-01	EVIDENCE STORAGE LEASE	30,000

Account Number	Account Title	2024-25 Fut Year Budget
20-51-268-00	NOVA EXPENSES	9,000
20-51-274-00	SOFTWARE MAINTENANCE	205,600
20-51-275-01	WIRELESS TELEPHONES	45,000
20-51-275-02	CELLULAR MODEM AIRTIME	55,000
20-51-277-00	TELEPHONE EXPENSE	19,540
20-51-310-00	PROFESSIONAL SERVICES	61,500
20-51-320-00	SPECIAL INVESTIGATIONS	5,000
20-51-375-00	CREDIT PMT/COLLECTION FEES	10,000
20-51-530-00	INSURANCE AND BONDS	430,000
20-51-600-00	SUNDRY EXPENSES	22,600
20-51-600-01	VICTIM ASSIST - OTHER COSTS	34,000
20-51-792-00	CANINE CORPS EXPENSES	10,000
20-51-797-00	EQUIPMENT ACQUISITION	180,000
Total POLICE DEPARTMENT:		14,500,181
<b>HOMELESS STRATEGIES DEPARTMENT</b>		
20-52-110-00	PERMANENT SALARIES	2,635,000
20-52-150-00	EMPLOYEE BENEFITS	1,385,000
20-52-165-00	EMPLOYEE MEDICAL TESTING	150
20-52-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	500
20-52-233-00	TRAINING	4,500
20-52-247-00	OFFICE/OPERATING SUPPLIES	1,000
20-52-277-00	TELEPHONE EXPENSE	1,560
20-52-335-00	COMMUNITY OUTREACH	1,000
20-52-335-01	ABATEMENT SERVICES	40,000
20-52-335-02	RECOVERY SUPPORT SERVICES	15,000
20-52-530-00	INSURANCE AND BONDS	4,000
20-52-600-00	SUNDRY EXPENSES	400
20-52-797-00	EQUIPMENT ACQUISITION	1,000
Total HOMELESS STRATEGIES DEPARTMENT:		4,089,110
<b>DISPATCHING DEPARTMENT</b>		
20-53-110-00	PERMANENT SALARIES	95,000
20-53-150-00	EMPLOYEE BENEFITS	50,000
20-53-165-00	EMPLOYEE MEDICAL TESTING	150
20-53-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	300
20-53-233-00	TRAINING	2,000
20-53-237-00	CONVENTIONS AND CONFERENCES	1,700
20-53-247-00	OFFICE/OPERATING SUPPLIES	1,500
20-53-250-00	EQUIPMENT MAINTENANCE	1,000
20-53-250-01	FUEL EXPENSE	1,000
20-53-277-00	TELEPHONE EXPENSE	1,320
20-53-315-01	VECC CONTRACT - POLICE	635,000
20-53-315-02	VECC CONTRACT - FIRE	225,000
20-53-335-00	COMMUNITY OUTREACH	4,000
20-53-530-00	INSURANCE AND BONDS	4,000
20-53-600-00	SUNDRY EXPENSES	200
20-53-797-00	EQUIPMENT ACQUISITION	13,000
Total DISPATCHING DEPARTMENT:		1,035,170
<b>CODE ENFORCEMENT</b>		
20-55-110-00	PERMANENT SALARIES	250,000
20-55-120-00	PART-TIME SALARIES	30,000

Account Number	Account Title	2024-25 Fut Year Budget
20-55-140-00	OVERTIME	1,000
20-55-150-00	EMPLOYEE BENEFITS	140,000
20-55-157-00	UNIFORM ALLOWANCE	5,500
20-55-165-00	EMPLOYEE MEDICAL TESTING	600
20-55-190-00	SERVICE AWARDS	150
20-55-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	2,000
20-55-233-00	TRAINING	5,500
20-55-240-00	OFFICE/OPERATING SUPPLIES	5,000
20-55-250-00	EQUIPMENT MAINTENANCE	2,500
20-55-250-01	FUEL EXPENSE	9,000
20-55-277-00	TELEPHONE EXPENSE	2,000
20-55-320-00	PROPERTY ABATEMENT EXPENSE	20,000
20-55-530-00	INSURANCE AND BONDS	22,750
20-55-600-00	SUNDRY EXPENSE	1,200
20-55-797-00	EQUIPMENT ACQUISITION	2,000
Total CODE ENFORCEMENT:		499,200

**FIRE DEPARTMENT**

20-57-110-00	PERMANENT SALARIES	5,805,000
20-57-111-00	CONTRACT OVERTIME	250,000
20-57-140-00	OVERTIME	150,000
20-57-150-00	EMPLOYEE BENEFITS	2,805,000
20-57-157-00	UNIFORM ALLOWANCE	111,500
20-57-165-00	EMPLOYEE MEDICAL TESTING	20,000
20-57-190-00	SERVICE AWARDS	5,000
20-57-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	24,245
20-57-233-00	TRAINING	26,000
20-57-235-00	TUITION ASSISTANCE	10,000
20-57-237-00	CONVENTIONS AND CONFERENCES	5,000
20-57-240-00	OFFICE/OPERATING SUPPLIES	15,000
20-57-250-00	EQUIPMENT MAINTENANCE	140,000
20-57-250-01	FUEL EXPENSE	120,000
20-57-261-01	FIRE STATION EXPENSE - #41	24,000
20-57-261-03	STATION 41-BLDG CONTRACT SRVCS	5,000
20-57-261-05	STATION 41-UTILITIES	20,000
20-57-261-10	STATION 41-MAINTENANCE	5,000
20-57-261-15	STATION 41-EQUIP/SUPPLIES	1,000
20-57-262-01	FIRE STATION EXPENSE - #42	24,000
20-57-262-03	STATION 42-BLDG CONTRACT SRVCS	5,000
20-57-262-05	STATION 42-UTILITIES	25,000
20-57-262-10	STATION 42-MAINTENANCE	5,000
20-57-262-15	STATION 42-EQUIP/SUPPLIES	1,000
20-57-263-01	FIRE STATION EXPENSE - #43	24,000
20-57-263-03	STATION 43-BLDG CONTRACT SRVCS	5,000
20-57-263-05	STATION 43-UTILITIES	20,000
20-57-263-10	STATION 43-MAINTENANCE	5,000
20-57-263-15	STATION 43-EQUIP/SUPPLIES	1,000
20-57-275-01	WIRELESS TELEPHONE	12,000
20-57-275-02	CELLULAR MODEM AIRTIME	18,600
20-57-277-00	TELEPHONE EXPENSE	8,480
20-57-310-00	PROFESSIONAL SERVICES	20,000
20-57-310-01	AMBULANCE BILLING FEES	250,000
20-57-310-02	STATE EMS FEES	90,000
20-57-320-00	EMERGENCY MEDICAL SERVICES	118,000
20-57-322-00	FIRE PREVENTION	4,000

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Account Number	Account Title	2024-25 Fut Year Budget
20-57-375-00	CREDIT PMT/COLLECTION FEES	1,000
20-57-530-00	INSURANCE AND BONDS	290,250
20-57-600-00	SUNDRY EXPENSE	15,200
20-57-797-00	EQUIPMENT ACQUISITION	73,000
	Total FIRE DEPARTMENT:	<u>10,557,275</u>
	PUBLIC SAFETY SERVICE FUND Revenue Total:	<u>30,680,936</u>
	PUBLIC SAFETY SERVICE FUND Expenditure Total:	<u>30,680,936</u>
	Net Total PUBLIC SAFETY SERVICE FUND:	<u>.00</u>

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Account Number	Account Title	2024-25 Fut Year Budget
<b>LEASED EQUIPMENT DEBT SERVICE</b>		
<b>REVENUE</b>		
33-3710-000	PROCEEDS FROM TRANSFERS	385,000
Total REVENUE:		385,000
<b>DEBT SERVICE</b>		
33-78-810-00	FIRE TRUCK LEASE PRINCIPAL	215,000
33-78-820-00	FIRE TRUCK LEASE INTEREST	21,000
33-78-850-00	SEWER LEASE PRINCIPAL	45,000
33-78-870-01	AMBULANCE LEASE INTEREST	104,000
Total DEBT SERVICE:		385,000
LEASED EQUIPMENT DEBT SERVICE Revenue Total:		385,000
LEASED EQUIPMENT DEBT SERVICE Expenditure Total:		385,000
Net Total LEASED EQUIPMENT DEBT SERVICE:		.00

Account Number	Account Title	2024-25 Fut Year Budget
<b>CAPITAL IMPROVEMENTS FUND</b>		
<b>TAXES</b>		
40-3130-000	SALES TAXES	4,500,000
40-3135-000	SALES TAXES-CITY OPTION	1,000,000
Total TAXES:		5,500,000
<b>INTERGOVERNMENTAL REVENUE</b>		
40-3316-000	POLICE BLOCK GRANT	35,000
40-3318-000	POLICE BULLET PROOF VEST GRANT	10,000
40-3325-000	STREETSCAPE GRANT-SLCNTY TRAN	2,000,000
40-3340-000	STATE GRANTS	100,000
40-3341-000	STATE HOMELESS CENTER ASSIST	50,000
40-3380-000	PRIVATE GRANTS	50,000
40-3385-000	COUNTY OPTION HWY TAXES	7,104,036
40-3387-000	CDBG SL COUNTY GRANT	400,000
Total INTERGOVERNMENTAL REVENUE:		9,749,036
<b>MISCELLANEOUS REVENUE</b>		
40-3610-000	INTEREST EARNINGS	501,964
40-3615-000	PARKS IMPACT FEES	2,500,000
40-3640-000	SALE OF FIXED ASSETS	100,000
Total MISCELLANEOUS REVENUE:		3,101,964
<b>CAPITAL EXPENDITURES</b>		
40-80-703-00	PROPERTY ACQUISITIONS	2,000,000
40-80-704-02	PARKS IMPROVEMENTS - DESIGN	50,000
40-80-704-04	McCALL PARK	20,000
40-80-704-05	WHITLOCK PARK	20,000
40-80-704-07	FITTS PARK	500,000
40-80-704-09	KALEIDESCOPE PARK	20,000
40-80-704-11	BICKLEY PARK	100,000
40-80-705-01	URBAN FORESTRY	50,000
40-80-712-00	CITY HALL IMPROVEMENTS	645,000
40-80-714-01	PUBLIC WORKS CAMPUS DESIGN	700,000
40-80-715-00	POLICE STATION	165,000
40-80-716-00	FIRE STATION IMPROVEMENTS	538,500
40-80-721-00	PROPERTY IMPROVEMENTS	50,000
40-80-722-00	SCOTT SCHOOL	260,000
40-80-723-00	CENTRAL PARK FACILITY IMPROVE	50,000
40-80-726-00	ANIMAL SHELTER BUILDING	210,000
40-80-727-00	SSL COM CENTER IMPROVEMENTS	180,000
40-80-728-01	STREET LIGHTS-CITY WIDE UPDATE	1,500,000
40-80-730-00	SAFE SIDEWALKS	60,000
40-80-731-00	MISC CURB/GUTTER PROJECTS	40,000
40-80-732-00	TREE TRIMMING	10,000
40-80-734-00	STATE STREET STREETSCAPE	2,000,000
40-80-741-00	TRAFFIC CALMING PROJECTS	50,000
40-80-742-00	300 W SIDEWALK AT 3300 S	400,000
40-80-743-00	ROAD PROJECTS	4,315,000
40-80-746-00	BRIDGE PROJECTS	150,000
40-80-751-00	POLICE VEHICLES	1,391,000
40-80-752-02	POLICE BLOCK GRANT EXPENDITUR	35,000

Account Number	Account Title	2024-25 Fut Year Budget
40-80-752-03	BULLET PROOF VEST GRANT EXP	10,000
40-80-754-00	POLICE RADIO REPLACEMENT	80,000
40-80-755-00	COMPUTER HARDWARE	456,000
40-80-755-01	POLICE HARDWARE	15,000
40-80-756-00	COMPUTER SOFTWARE	223,000
40-80-756-01	PUBLIC SAFETY SOFTWARE	26,000
40-80-757-00	FIRE EQUIPMENT	350,000
40-80-758-00	EMERGENCY MGMT VEHICLE	40,000
40-80-759-00	PUBLIC WORKS VEHICLES	595,000
40-80-759-08	STREETS EQUIPMENT	20,000
40-80-759-12	CODE ENFORCEMENT VEHICLE	60,000
40-80-759-15	ANIMAL CONTROL VEHICLE	15,000
40-80-760-00	PROMISE EQUIPMENT	100,000
40-80-761-00	PUBLIC WORKS EQUIPMENT	37,500
40-80-761-02	PARKS VEHICLES	20,000
40-80-761-03	MOWERS/PARKS EQUIPMENT	45,000
40-80-763-02	FACILITIES VEHICLES	60,000
40-80-766-00	PHONE EQUIPMENT	15,000
40-80-768-02	ENGINEERING DEPT VEHICLE	40,000
40-80-768-03	ADMIN VEHICLES	84,000
40-80-794-00	CAPITAL PROJECTS PROF FEES	100,000
40-80-796-00	CAPITAL PROJECTS DESIGN	50,000
40-80-798-00	EOC - SUPPLIES/EQUIPMENT	25,000
40-80-800-01	WEBSITE DEVELOPMENT	35,000
Total CAPITAL EXPENDITURES:		18,011,000
<b>TRANSFERS</b>		
40-95-930-00	TRANSFER-FIRE TRUCK DEBT SERV.	340,000
Total TRANSFERS:		340,000
CAPITAL IMPROVEMENTS FUND Revenue Total:		18,351,000
CAPITAL IMPROVEMENTS FUND Expenditure Total:		18,351,000
Net Total CAPITAL IMPROVEMENTS FUND:		.00

Account Number	Account Title	2024-25 Fut Year Budget
<b>PW CAMPUS CONSTRUCT FUND</b>		
<b>MISCELLANEOUS REVENUE</b>		
45-3610-000	INTEREST REVENUE	500,000
Total MISCELLANEOUS REVENUE:		500,000
<b>OTHER SOURCES OF FUNDS</b>		
45-3750-000	PROCEEDS FROM REVENUE BOND	50,000,000
Total OTHER SOURCES OF FUNDS:		50,000,000
<b>EXPENDITURES</b>		
45-80-100-00	CONSTRUCTION COSTS	10,000,000
Total EXPENDITURES:		10,000,000
<b>TRANSFERS</b>		
45-95-911-00	TRANSFER TO CONSTRUCT RESERV	40,500,000
Total TRANSFERS:		40,500,000
PW CAMPUS CONSTRUCT FUND Revenue Total:		50,500,000
PW CAMPUS CONSTRUCT FUND Expenditure Total:		50,500,000
Net Total PW CAMPUS CONSTRUCT FUND:		.00

Account Number	Account Title	2024-25 Fut Year Budget
<b>WATER UTILITY FUND</b>		
<b>REVENUE</b>		
51-3711-000	WATER SALES	4,000,000
51-3714-000	WATER FEES - FIRELINES	75,000
51-3721-000	INTEREST EARNINGS	10,000
51-3725-000	IMPACT FEES	450,000
51-3727-000	CASH FROM RESERVES	1,161,600
51-3729-000	SERVICE LINE FEES	20,000
	Total REVENUE:	5,716,600
<b>OTHER SOURCES OF FUNDS</b>		
51-3846-000	LOAN PROCEEDS	8,600,000
	Total OTHER SOURCES OF FUNDS:	8,600,000
<b>OPERATING EXPENSES</b>		
51-70-110-00	OPERATING SALARIES	695,000
51-70-111-00	ADMINISTRATIVE SALARIES	105,000
51-70-140-00	OVERTIME	85,000
51-70-150-00	EMPLOYEE BENEFITS	425,000
51-70-157-00	UNIFORM ALLOWANCE	10,000
51-70-165-00	EMPLOYEE MEDICAL TESTING	300
51-70-190-00	SERVICE AWARDS	300
51-70-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	3,000
51-70-233-00	TRAINING	10,000
51-70-243-00	OFFICE EXPENSE AND SUPPLIES	24,000
51-70-245-00	OPERATING SUPPLIES	20,000
51-70-249-00	WATER PURCHASES	410,000
51-70-250-00	EQUIPMENT MAINTENANCE	35,000
51-70-250-01	FUEL EXPENSE	60,000
51-70-250-02	MAINT/REPAIRS-PUMP HOUSES	16,000
51-70-250-03	MAINT/REPAIRS - DISTRIB LINES	125,000
51-70-250-04	MAINT/REPAIRS- RESERVOIRS	50,000
51-70-250-05	MAINT/REPAIRS-WELLS	90,000
51-70-260-00	BLDGS & GRNDS SUPPLIES & MAINT	10,000
51-70-273-00	POWER/UTILITIES	125,000
51-70-275-00	METER COMMUNICATION EXPENSE	42,000
51-70-277-00	TELEPHONE EXPENSE	7,000
51-70-290-00	WATER TREATMENT MAINTENANCE	100,000
51-70-310-00	PROFESSIONAL & TECH SERVICES	125,000
51-70-375-00	CREDIT PMT/COLLECTION FEES	60,000
51-70-600-00	SUNDRY EXPENSE	2,000
51-70-797-00	EQUIPMENT ACQUISITION	10,000
	Total OPERATING EXPENSES:	2,644,600
<b>NON-DEPARTMENTAL</b>		
51-74-530-00	INSURANCE AND BONDS	49,000
51-74-545-00	LEASE PAYMENTS	13,000
51-74-549-00	AMORTIZATION OF BOND COSTS	100,000
	Total NON-DEPARTMENTAL:	162,000

Account Number	Account Title	2024-25 Fut Year Budget
<b>CAPITAL EXPENDITURES</b>		
51-80-732-20	DAVIS WELL	360,000
51-80-732-30	700 EAST WELL	200,000
51-80-732-40	PRICE AVENUE WELL	10,000,000
51-80-735-00	WATER DISTRIBUTION MAINS	390,000
51-80-736-00	METERS AND HYDRANTS	90,000
51-80-761-00	TRUCKS	470,000
Total CAPITAL EXPENDITURES:		11,510,000
WATER UTILITY FUND Revenue Total:		14,316,600
WATER UTILITY FUND Expenditure Total:		14,316,600
Net Total WATER UTILITY FUND:		.00

Account Number	Account Title	2024-25 Fut Year Budget
<b>SEWER UTILITY FUND</b>		
<b>REVENUE</b>		
52-3731-000	SEWER SERVICE CHARGE	3,600,000
52-3733-000	INDUSTRIAL WASTE FEES	200,000
52-3741-000	INTEREST EARNINGS	10,000
52-3744-000	IMPACT FEES	500,000
52-3749-000	SEWER CONNECTION FEES	5,000
Total REVENUE:		4,315,000
<b>OTHER SOURCES OF FUNDS</b>		
52-3846-000	PROCEEDS FROM STATE LOAN	1,715,000
Total OTHER SOURCES OF FUNDS:		1,715,000
<b>INDUSTRIAL WASTE MONITORING</b>		
52-71-328-00	CENTRAL VLY PRETREATMENT COST	230,000
Total INDUSTRIAL WASTE MONITORING:		230,000
<b>WASTE WATER TREATMENT</b>		
52-72-110-00	PERMANENT SALARIES	320,000
52-72-111-00	ADMINISTRATIVE SALARIES	30,000
52-72-140-00	OVERTIME	55,000
52-72-150-00	EMPLOYEE BENEFITS	160,000
52-72-157-00	UNIFORM ALLOWANCE	4,000
52-72-165-00	EMPLOYEE MEDICAL TESTING	600
52-72-190-00	SERVICE AWARDS	300
52-72-210-00	SUBSCRIPTIONS & MEMBERSHIPS	1,500
52-72-233-00	TRAINING	10,000
52-72-243-00	OFFICE EXPENSE AND SUPPLIES	15,000
52-72-245-00	OPERATING SUPPLIES	15,000
52-72-250-00	EQUIPMENT MAINTENANCE	20,000
52-72-250-01	FUEL EXPENSE	28,000
52-72-260-00	SEWER SYSTEM REPAIRS	200,000
52-72-265-00	PROPERTY MAINTENANCE	10,000
52-72-270-00	UTILITIES	25,000
52-72-277-00	TELEPHONE EXPENSE	5,000
52-72-310-00	PROFESSIONAL/TECHNICAL SERVIC	50,000
52-72-310-01	PROFESSIONAL - SAMPLING COSTS	8,000
52-72-328-00	CENTRAL VALLEY TREATMENT COST	1,090,000
52-72-340-00	CENTRAL VAL BOND PARTICIPATION	250,000
52-72-375-00	CREDIT PMT/COLLECTION FEE	5,000
52-72-600-00	SUNDRY EXPENSE	800
52-72-797-00	EQUIPMENT ACQUISITION	5,000
Total WASTE WATER TREATMENT:		2,308,200
<b>NON-DEPARTMENTAL</b>		
52-74-530-00	INSURANCE AND BONDS	26,500
Total NON-DEPARTMENTAL:		26,500
<b>DEBT SERVICE</b>		
52-78-811-00	REPAYMENT OF STATE LOAN	715,000

Account Number	Account Title	2024-25 Fut Year Budget
Total DEBT SERVICE:		715,000
<b>CAPITAL EXPENDITURES</b>		
52-80-731-00	SEWAGE COLLECTION SYSTEM	500,000
52-80-771-00	CVWRF EQUITY-CAP PRJCTS ANNUA	850,000
52-80-772-00	CVWRF EQUITY-CAP PROJECTS	1,000,000
Total CAPITAL EXPENDITURES:		2,350,000
<b>TRANSFERS</b>		
52-95-815-00	TRANSFER TO FUND BALANCE	160,300
52-95-850-00	TRANSFER TO DEBT SERVICE FUND	40,000
52-95-975-00	TRANSFER TO PROJECTS RESERVE	200,000
Total TRANSFERS:		400,300
SEWER UTILITY FUND Revenue Total:		6,030,000
SEWER UTILITY FUND Expenditure Total:		6,030,000
Net Total SEWER UTILITY FUND:		.00

Account Number	Account Title	2024-25 Fut Year Budget
<b>SOLID WASTE COLLECTION</b>		
<b>OPERATING REVENUE</b>		
53-3250-000	SOLID WASTE COLLECTION FEES	720,000
53-3252-000	GLASS RECYCLING FEES	22,000
Total OPERATING REVENUE:		742,000
<b>OTHER REVENUE</b>		
53-3610-000	INTEREST EARNINGS	2,000
53-3630-000	MISCELLANEOUS REVENUE	1,000
53-3690-000	TRAILER RENTAL REVENUE	25,000
Total OTHER REVENUE:		28,000
<b>OPERATING EXPENSES</b>		
53-70-110-00	OPERATING SALARIES	60,000
53-70-111-00	ADMINISTRATIVE SALARIES	10,000
53-70-140-00	OVERTIME	2,000
53-70-150-00	EMPLOYEE BENEFITS	45,000
53-70-157-00	UNIFORM ALLOWANCE	1,000
53-70-165-00	EMPLOYEE MEDICAL TESTING	300
53-70-190-00	SERVICE AWARDS	300
53-70-233-00	TRAINING	1,000
53-70-243-00	OFFICE EXPENSE & SUPPLIES	10,000
53-70-245-00	OPERATING SUPPLIES	1,000
53-70-250-00	EQUIPMENT - SUPPLIES AND MAINT	1,000
53-70-250-01	FUEL EXPENSE	4,000
53-70-277-00	TELEPHONE EXPENSE	420
53-70-315-00	CLEAN-UP EXPENSES	30,000
53-70-329-00	WASTE COLLECTION CONTRACT	492,000
53-70-329-01	GLASS RECYCLING CONTRACT	19,000
53-70-375-00	CREDIT PMT/COLLECTION FEES	8,000
53-70-600-00	SUNDRY EXPENSE	200
53-70-797-00	EQUIPMENT ACQUISITION	22,000
Total OPERATING EXPENSES:		707,220
<b>NON-DEPARTMENTAL</b>		
53-74-530-00	INSURANCE AND BONDS	7,500
53-74-815-00	TRANSFER TO FUND BALANCE	55,280
Total NON-DEPARTMENTAL:		62,780
SOLID WASTE COLLECTION Revenue Total:		770,000
SOLID WASTE COLLECTION Expenditure Total:		770,000
Net Total SOLID WASTE COLLECTION:		.00

Account Number	Account Title	2024-25 Fut Year Budget
<b>STORMWATER UTILITY FUND</b>		
<b>FINES AND FORFEITURES</b>		
56-3511-000	STORM WATER CITATIONS	2,500
Total FINES AND FORFEITURES:		2,500
<b>REVENUE</b>		
56-3715-000	STORM WATER FEES	1,805,000
56-3721-000	INTEREST EARNINGS	3,000
Total REVENUE:		1,808,000
<b>OPERATING EXPENSES</b>		
56-70-110-00	PERMANENT SALARIES	310,000
56-70-111-00	ADMINISTRATIVE SALARIES	100,000
56-70-140-00	OVERTIME	15,000
56-70-150-00	EMPLOYEE BENEFITS	190,000
56-70-157-00	UNIFORM ALLOWANCE	4,000
56-70-165-00	EMPLOYEE MEDICAL TESTING	300
56-70-190-00	SERVICE AWARDS	300
56-70-210-00	SUBSCRIPTIONS AND MEMBERSHIPS	1,000
56-70-233-00	TRAINING	5,500
56-70-243-00	OFFICE EXPENSE AND SUPPLIES	15,000
56-70-245-00	OPERATING SUPPLIES	10,000
56-70-250-00	EQUIPMENT MAINTENANCE	20,000
56-70-250-01	FUEL EXPENSE	21,000
56-70-260-00	COLLECTION SYSTEM MAINTENANC	300,000
56-70-261-00	FACILITY MAINTENANCE	4,500
56-70-263-00	COMMUNITY OUTREACH	40,000
56-70-270-00	UTILITIES	5,000
56-70-277-00	TELEPHONE EXPENSE	5,000
56-70-310-00	PROFESSIONAL SERVICES	50,000
56-70-310-01	PERMITTING	12,500
56-70-324-00	SOFTWARE ADMIN/MAINTENANCE	5,500
56-70-375-00	CREDIT PMT/COLLECTION FEES	8,000
56-70-600-00	SUNDRY EXPENSE	1,000
56-70-797-00	EQUIPMENT ACQUISITION	10,000
Total OPERATING EXPENSES:		1,133,600
<b>NON-DEPARTMENTAL</b>		
56-74-530-00	INSURANCE AND BONDS	30,250
56-74-815-00	TRANSFER TO FUND BALANCE	71,650
56-74-825-00	TRANSFER TO REPLACEMENT RESE	200,000
Total NON-DEPARTMENTAL:		301,900
<b>CAPITAL EXPENDITURES</b>		
56-80-721-00	COLLECTION SYSTEM	100,000
56-80-760-00	CAPITAL PROJECTS	200,000
56-80-761-00	VEHICLES	75,000
Total CAPITAL EXPENDITURES:		375,000
STORMWATER UTILITY FUND Revenue Total:		1,810,500

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Account Number	Account Title	2024-25 Fut Year Budget
STORMWATER UTILITY FUND	Expenditure Total:	<u>1,810,500</u>
Net Total STORMWATER UTILITY FUND:		<u>.00</u>

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Account Number	Account Title	2024-25 Fut Year Budget
<b>INSURANCE RESERVE FUND</b>		
<b>MISCELLANEOUS REVENUE</b>		
62-3610-000	INTEREST EARNINGS	10,000
Total MISCELLANEOUS REVENUE:		10,000
<b>TRANS/APPROPRIATN-FUND BALANCE</b>		
62-3821-000	INSURANCE REVENUE-OTHER FUND	1,505,500
62-3890-000	APPROPRIATION - FUND BALANCE	5,000
Total TRANS/APPROPRIATN-FUND BALANCE:		1,510,500
<b>OPERATING EXPENSES</b>		
62-70-313-00	LEGAL FEES	15,000
62-70-321-00	CLAIMS/COSTS - OTHER	25,000
62-70-530-00	INSURANCE AND BONDS	1,430,500
62-70-531-00	INSURANCE CLAIMS PAID	25,000
62-70-532-00	INSURANCE DEDUCTIBLES	25,000
Total OPERATING EXPENSES:		1,520,500
INSURANCE RESERVE FUND Revenue Total:		1,520,500
INSURANCE RESERVE FUND Expenditure Total:		1,520,500
Net Total INSURANCE RESERVE FUND:		.00