Washington City
Where Dixie Began

Washington City Council
Regular Meeting Agenda
June 25, 2025

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Regular Meeting on **Wednesday, June 25, 2025 at 6:00 P.M.** hosted at Washington City Hall located at 111 North 100 East, Washington, Utah The meeting will be broadcast via Youtube Live linked online at https://washingtoncity.org/meetings

Invocation
Pledge of Allegiance

1. **APPROVAL OF AGENDA**

2. **ANNOUNCEMENTS**

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

4. **CONSENT AGENDA**

    a. APPROVAL OF MINUTES

        i. Consideration to approve the minutes from the City Council Meeting of 6/14/25.

5. **APPOINTMENT**

    a. Consideration to confirm the appointment of a members to the Planning Commission. Mayor Kress Staheli

6. **PUBLIC HEARING**

    Public comments will be accepted at: washingtoncity.org/meetings, until 5:00 pm the day before the meeting. After that time only in person comments will be taken.

    a. Public Hearing and consideration to approve a Resolution opening and amending the 2024/2025 FY Budget. Finance Director Brian Brown

    b. Public Hearing and consideration to approve an Ordinance to repeal and replace Washington City Code Section 8-1-7 - Abatement of Dangerous Buildings. City Attorney Thad Seegmiller

7. **CONDITIONAL USE PERMITS**

    a. Consideration to approve Conditional Use Permit C-25-04 for two new commercial buildings located at 135 W Buena Vista Blvd. Applicant:

Nathan Coombs.

b. Consideration to approve Conditional Use Permit C-25-05 for a Performance Fitness located at approximately Washington Fields Rd and Hayfield Drive. Applicant: Chris Patten.

8. ORDINANCES

a. Consideration to approve an Ordinance for Zone Change Z-25-16 to update the existing PUD-C and PUD-R located at 1075 E Telegraph Street. Applicant: Turner Farm Phase 1, LLC

9. RESOLUTIONS

a. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Calendar Year 2025. City Manager Jeremy Redd

b. Consideration to approve a Resolution setting the Property Tax Levy for Washington City Special Service District in Coral Canyon Calendar Year 2025. City Manager Jeremy Redd

c. Consideration to approve a Resolution accepting the FY 2024/2025 Fraud Risk Assessment. Finance Director Brian Brown

d. Consideration to approve a Resolution amending the Washington City Culinary and Raw Water Rates. Assistant Public Works Director Lester Dalton

e. Consideration to approve a Resolution for a Reimbursement Agreement for Merrill Road Sewer Line Improvement Project with St. George City. Assistant Public Works Director Lester Dalton

f. Consideration to approve a Resolution for an Easement and Facilities Liability Agreement between Washington City and the St. George and Washington Canal Company. City Attorney Thad Seegmiller

g. Consideration to approve a Resolution approving amendments to the Transmission Service Agreement for the Central - St. George Transmission Project to authorize certain upgrades to the project, the issuance of bonds by UAMPS to finance such upgrades and related amendments; and related matters. Power Director Rick Hansen

10. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

11. CITY MANAGER REPORT

12. CLOSED SESSION

a. Purchase, exchange, or lease of property;

b. Pending or potential litigation;
c. Character or professional competence of an individual.

13. ADJOURNMENT

POSTED this 20th day of June 2025
Tara Pentz, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

MEMO
To: City Council
From: Mayor Kress Staheli
Date: June 20, 2025
Subject: Planning Commission Appointments for June 25, 2025 Regular Council Meeting

Council Members,

As previously shared via email, Commissioner Doug Scheel has decided to step down from the Planning Commission after many years of dedicated service. His expertise and steady commitment have been invaluable, and he will be sincerely missed.

To fill the remainder of Commissioner Scheel's term, I am recommending that Commissioner Merril Davis be moved from his current alternate position into a full commissioner role to complete the remainder of Doug Scheel's term. In addition, Commissioner Corey Anderson's term is set to expire at the end of June. I am recommending his reappointment for another three-year term.

Both of these appointments will be presented for your consideration and vote during our Regular City Council Meeting on June 25.

Looking ahead, a request for Planning Commission applicants will be included in the July City Newsletter, with applications accepted through July 31. After the application period closes, I will provide the council with an opportunity to review the applications as part of the advice and consent process. Applicants will also be invited to briefly introduce themselves in an open meeting before I bring forward a name for your vote.

Thank you,
Mayor Kress Staheli

Briefing Document

Description: Budget Amendment for Fiscal Year 2024/2025 (FY2025)

Presenter: Brian Brown

Submitted By: Brian Brown, Finance Department

Recommendation: Staff proposes a Budget Amendment for the Fiscal Year 2024/2025 (FY2025).

Background Information
The Fiscal Year 2025 Budget, covering the period from July 1, 2024, to June 30, 2025, was approved on May 22, 2024. Since then, several adjustments have become necessary. This budget amendment allocates funding for grant-related projects, public safety expenditures, infrastructure improvements, power adjustments, and rollovers from previous fiscal years.

Proposed Amendment
The proposed budget amendment would increase the total budget for Washington City from $137,387,62 to $144,499,127. Below is a summary of the budget amendment:

	FY 2024/2025	Budget Amendments		
Fund	Original Budget	Budget Amend 11-13-24	Budget Amend 12-11-24	Budget Amend 6-25-25
General Fund	35,172,784	35,203,884	35,295,460	36,200,460
RAP Tax Special Revenue	2,321,000	2,620,000	2,620,000	3,220,000
Foundation	50,000	50,000	50,000	50,000
Municipal Building Authority	11,619,754	11,619,754	11,619,754	11,619,754
Coral Canyon S.S.D.	830,444	830,444	830,444	830,444
Capital Projects	20,685,758	20,685,758	25,485,758	30,779,758
Water	16,277,990	16,277,990	16,285,286	17,785,286
Sewer	8,142,097	8,142,097	8,145,973	8,145,973
Power	26,698,977	26,698,977	26,704,367	25,016,867
Storm Drain	10,349,198	10,349,198	10,350,585	10,850,585
Total Budget	**132,148,002**	**132,478,102**	**137,387,627**	**144,499,127**
Increase/(Decrease)		**330,100**	**4,909,525**	**7,111,500**

Attached is the Fiscal Year 2024/2025 (FY2025) Budget Amendment proposed for the 6-25-25 budget opening.

For more information on the proposed budget amendment, please contact the Finance Department. Copies of the budget amendment are available for review at washingtoncity.org/government/budget.

Washington City
Where Dixie Began

Fiscal Year 2024-2025 Budget Amendment

Funds	Current Budget	Amended Budget	Inc/Dec
General Fund	35,295,460	36,200,460	905,000
RAP Tax Special Revenue	2,620,000	3,220,000	600,000
Washington City Foundation	50,000	50,000	0
Municipal Building Authority	11,619,754	11,619,754	0
Coral Canyon S.S.D.	830,444	830,444	0
Capital Projects	25,485,758	30,779,758	5,294,000
Water	16,285,286	17,785,286	1,500,000
Sewer	8,145,973	8,145,973	0
Power	26,704,367	25,016,867	(1,687,500)
Storm Drain	10,350,585	10,850,585	500,000
Total Budget	**137,387,627**	**144,499,127**	**7,111,500**

Budget Amendment 6-25-25

Fund	Description	Amount
General Fund	Transfer to RAP Fund Covington Grant	100,000
	Transfer to RAP Fund Heritage Grant	500,000
	Retirement 401k	50,000
	Police Seizure Expenses	175,000
	Police Overtime	80,000
RAP Fund	Covington Grant Expense	100,000
	Heritage Grant Expense	500,000
Capital Projects Streets	UDOT SR7	1,644,000
	Rollover Street Maitenance from FY 2024	1,200,000
Capital Projects Leisure Srvc	Wheels Park Grant Expense	1,200,000
	Grapevine Grant Expense	750,000
	Canal Trail Grant Expense	500,000
Water	Long Valley Tank	1,500,000
Power	UAMPS	(982,500)
	AMI & Operating Expense	(705,000)
Storm Drain	Rollover Jet Truck	500,000
Budget Amendment Total		**7,111,500**

Budget Amendment 6-25-2025
General Ledger
Fiscal Year 2025

Account Number	Description	Current Budget	Amended Budget	Amended Amount	Notes
10	**General Fund**				
3800	**Contributions & Transfers**				
10-38-3800-3840	Contribution Other Government	500,000	600,000	100,000	Covington Grant Revenue
10-38-3800-3890	Use Of Prior Year Fund Balance	(5,597,836)	(4,792,836)	805,000	Fund Balance
4210	**Police**				
10-42-4210-4140	Overtime	160,000	240,000	80,000	
10-42-4210-4450	SEIZURE EXPENSES	-	175,000	175,000	
4610	**Community Development**				
10-46-4610-4130	Employee Benefits	590,737	640,737	50,000	Retirement 401k
4810	**Trnsfr To Other Funds**				
10-48-4810-4912	Trnsfr to Other Funds	-	600,000	600,000	Transfer to RAP Covington & Heritage Grant
21	**RAP Tax Special Revenue Fund**				
3810	**Transf From Other Funds**				
21-38-3810-3813	Transfer From General Fund	-	600,000	600,000	Transfer to RAP Covington & Heritage Grant
4500	**Parks,Rec & Public Prprty**				
21-45-4500-4795	Capital Projects	2,400,000	3,000,000	600,000	Covington & Hertiage Grant Expense
41	**Capital Project Streets**				
3800	**Contributions & Transfers**				
41-38-3800-3890	Use Of Prior Year Fund Balance	3,340,979	6,184,979	2,844,000	Fund Balance
4400	**Highways/public Imprvmt**				
41-71-4400-4421	Street Maintenance	1,000,000	2,200,000	1,200,000	Rollover Street Maitenance from FY 2024
41-71-4400-4940	Impact Fee Expense	1,580,000	3,224,000	1,644,000	UDOT SR7
43	**Capital Project Leisure Srvc**				
3800	**Contributions & Transfers**				
43-38-3800-3840	Contribution Other Government	-	2,450,000	2,450,000	Wheels, Grapevine, Canal Grants
4500	**Parks,Rec & Public Prprty**				
43-73-4500-4702	Park Projects	-	2,450,000	2,450,000	Wheels, Grapevine, Canal Grant Expense
51	**Water**				
3715	**Water Non-operating Rev**				
51-38-3715-3890	Use Of Prior Year Fund Balance	2,855,423	4,355,423	1,500,000	Funds Balance
5150	**Water Non-oper Exp**				
51-51-5150-4795	Capital Projects	475,000	4,575,000	4,100,000	Transfer from Impact Fee & Long Valley Tank
51-51-5150-4940	Impact Fee Expense	3,100,000	500,000	(2,600,000)	Transfer to Capital Projects
53	**Electric**				
3730	**Elec. Operating Rev**				
53-36-3730-3690	Miscellaneous Revenue	75,000	110,000	35,000	Increased YTD Amounts
3730	**Elec. Operating Rev**				
53-37-3730-3737	Pole Attatchment Fees	5,000	15,000	10,000	Increased YTD Amounts
3731	**Electric Sales Taxable**				
53-37-3731-3731	Taxable Usage Residential	14,550,000	12,550,000	(2,000,000)	Based on YTD & PCA Being Negative
53-37-3731-3732	Taxable Base Residential	2,475,000	2,600,000	125,000	Increased YTD Amounts
53-37-3731-3741	Taxable Usage Commercial	4,050,000	3,250,000	(800,000)	Based on YTD & PCA Being Negative

10	**General Fund**				
53-37-3731-3744	Taxable Demand Commercial	1,150,000	1,175,000	25,000	Increased YTD Amounts
3732	**Electric Sales Non Taxable**				
53-37-3732-3741	Usage Commercial	1,250,000	1,150,000	(100,000)	Based on YTD & PCA Being Negative
3735	**Elec. Non-operating Rev**				
53-38-3735-3890	Use Of Prior Year Fund Balance	828,017	1,470,517	642,500	Fund Balance
3735	**Elec. Non-operating Rev**				
53-39-3735-3910	Impact Fee Revenue	825,000	1,200,000	375,000	
5310	**Elec. Operating Exp**				
53-53-5310-4001	System Maintenance	225,000	250,000	25,000	UAMPS
53-53-5310-4003	Pool Project	2,250,000	1,500,000	(750,000)	UAMPS
53-53-5310-4005	Resource	30,000	35,000	5,000	UAMPS
53-53-5310-4007	PX/Contract Purchases	4,500,000	4,100,000	(400,000)	UAMPS
53-53-5310-4008	Transmission	1,150,000	1,600,000	450,000	UAMPS
53-53-5310-4009	Uamps Expenses	37,500	125,000	87,500	UAMPS
53-53-5310-4011	Payson Project-Production	3,100,000	2,650,000	(450,000)	UAMPS
53-53-5310-4019	Washington Gen Fixed Costs	315,000	300,000	(15,000)	UAMPS
53-53-5310-4024	Veyo Waste Heat-Production	70,000	50,000	(20,000)	UAMPS
53-53-5310-4027	Steel Solar	655,000	625,000	(30,000)	UAMPS
53-53-5310-4028	Enchant	310,000	425,000	115,000	UAMPS
53-53-5310-4140	Overtime	150,000	90,000	(60,000)	AMI Meter-Slower than anticipated
53-53-5310-4210	Dues And Memberships	750	1,750	1,000	
53-53-5310-4240	Office Equip, Supplies & Maint	30,000	35,000	5,000	
53-53-5310-4250	Supplies & Materials	37,500	35,000	(2,500)	
53-53-5310-4254	Fleet Charges	20,000	50,000	30,000	Replace Engine in Digger Truck
53-53-5310-4260	Small Tools & Minor Equipment	51,200	48,700	(2,500)	
5350	**Elec. Non-oper Exp**				
53-53-5350-4740	Capital Equipment Purchase	313,500	387,500	74,000	Puller, Maverick & HP Washer
53-53-5350-4795	Capital Projects	3,850,000	3,100,000	(750,000)	AMI Meter-Slower than anticipated
57	**Storm Drain**				
3775	**Storm Non-operating Rev**				
57-38-3775-3890	Use Of Prior Year Fund Balance	3,498,526	3,998,526	500,000	Fund Balance
5750	**Storm Non-oper Exp**				
57-57-5750-4740	Capital Equipment Purchase	-	500,000	500,000	Rollover Jet Truck

RESOLUTION R2025-XX

A RESOLUTION AMENDING THE WASHINGTON CITY 2024/2025 FISCAL YEAR BUDGET

WHEREAS, the City Council of Washington City, Utah, has adopted a budget for the 2024/2025 Fiscal Year; and

WHEREAS, the City Council has found it necessary to adjust revenues and expenditures for the fiscal year 2024/2025; and

WHEREAS, The Washington City Council held a duly noticed Public Hearing on June 25, 2024, to amend the 2024/2025 Budgets for the funds of Washington City; and

WHEREAS, the City Council has approved the changes to the Budgets.

THEREFORE, BE IT RESOLVED by the City Council of Washington City, Washington, Utah that the following Budgets for the Fiscal Year 2024/2025 were adopted:

FUNDS	**BUDGET**
General Fund	$ 36,200,460
RAP Tax Special Revenue	$ 3,220,000
Foundation	$ 50,000
Municipal Building Authority	$ 11,619,754
Coral Canyon S.S.D.	$ 830,444
Capital Projects	$ 30,779,758
Water	$ 17,785,286
Sewer	$ 8,145,973
Power	$ 25,016,867
Storm Drain	$ 10,850,585
TOTAL BUDGET	**$ 144,499,127**

This Resolution shall be effective upon passage.

PASSED AND APPROVED with a quorum present on this the 25th day of June, 2025.

Washington City

Attest by:

_____
Kress Staheli, Mayor

_____
Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	[___] Aye	[___] Nay
Kim Casperson	[___] Aye	[___] Nay
Craig Coats	[___] Aye	[___] Nay
Bret Henderson	[___] Aye	[___] Nay
Kurt Ivie	[___] Aye	[___] Nay

ORDINANCE NO. 2025 -XX

AN ORDINANCE AMENDING TITLE 8, CHAPTER 1, SECTION 7, WASHINGTON CITY CODE, CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS.

WHEREAS, the City Council of Washington City desires to update City Code, Title 8, Chapter 1, Section 7 Code For The Abatement Of Dangerous Buildings, by repealing language and requirements of the current ordinance in its entirety and replacing it with this ordinance as follows; and

WHEREAS, the City Council desires to encourage the sense of community and quality of life that are fostered by adequate and safe buildings for the protection, shelter, and use of the residents; and

WHEREAS, concern for the health, safety, and welfare within buildings of the City's residents and visitors supports the adoption of an ordinance that provides for the abatement of buildings that are dangerous, unsafe, and risk the life, limb, health, property, safety and welfare of occupants; and

WHEREAS, potential risks of nuisance, life, health, property, traffic and damage to private or public property related to dangerous and unsafe buildings can be mitigated with property action by Washington City; and

WHEREAS, by adopting this ordinance the City Council desires to improve and promote healthy and safe buildings within Washington City and nothing herein is intended to regulate or control in any manner the right of the people to be secure in their houses from unreasonable searches and seizures.

THEREFORE, BE IT ORDAINED by the Washington City Council as follows:

Section 1. Repealer. Title 8, Chapter 1, Section 7 CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS of Washington City Code is hereby repealed and replaced as follows.

Section 2. Enactment. Title 8, Chapter 1, Section 7(A) through Section 7(V) CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS of Washington City Code is hereby enacted to read as follows:

8-1-7(A): CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

This chapter shall implement the current edition of the International Property Maintenance Code.

8-1-7(B): PURPOSE AND SCOPE

It is the purpose of this chapter to provide just, equitable, and practicable methods to require the repair (including temporary boarding) and vacation of buildings or structures that endanger the life, limb, health, property, safety, or welfare of the general public or their occupants.

8-1-7(C): DEFINITIONS

(1) BUILDING CODE: The International Building Code, or its successor, promulgated by the International Code Council, as adopted by the State of Utah.

(2) BOARDED BUILDING: A building in which accessible openings, such as windows and doors, are secured by a secondary means against entry. Examples of securing a building by a secondary means includes, but is not limited to, boarding and fencing.

(3) DANGEROUS BUILDINGS: Any building or structure that has any or all of the conditions or defects hereinafter described may be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property, or safety of the public or its occupants are endangered.

(a) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

(b) Whenever the walking surface of any aisle, passageway, stairway or other means of exit is warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

(c) Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than 1.5 times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.

(d) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose, or location.

(e) Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

(f) Whenever any portion of a building, or any member, appurtenance, or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached, or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the

Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

(g) Whenever any portion of a building or structure has wracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

(h) Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

(i) Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

(j) Whenever the exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

(k) Whenever the building or structure, exclusive of the foundation, shows 33% or more damage or deterioration of its supporting member or members, or 50% damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

(l) Whenever the building or structure has been so damaged by fire, wind, earthquake, or flood, or has become so dilapidated or deteriorated as to become an attractive nuisance to children or as to enable persons to resort thereto for the purpose of committing unlawful acts.

(m) Whenever any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location, or structure of buildings.

(n) Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50%, or in any supporting part, member or portion less than 66% of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

(o) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease.

(p) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.

(q) Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

(r) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

(4) VACANT/SECURE BUILDING: An unoccupied building having all openings, such as windows and doors, secured against entry, where windows are fully glazed and the doors are secured by means of a lock.

8-1-7(D): AUTHORITY TO ENFORCE

(1) Authority to Enforce: The building official or designee is hereby authorized to enforce the provisions of this chapter.

(2) Authority to Inspect: The building official or their designee is hereby authorized to make inspections and take such actions as may be required to enforce the provisions of this chapter.

(3) Buildings or Structures Subject to Inspection: Any building or structure, where there is reasonable cause to believe a condition exists that renders the building or structure endangering the life, limb, health, morals, property, safety, or welfare of the general public or the structure's occupants, is subject to inspection by the building official or their designee.

8-1-7(E): PROCEDURES UPON DETERMINATION OF A VIOLATION

When the building official has inspected or caused to be inspected any building and has found and determined that such building is a dangerous building, the building official shall follow the enforcement procedures set forth herein.

8-1-7(F): APPEALS

Appeals of a notice and order issued pursuant to this chapter shall be taken in accordance with Chapter 5-4-4 of the Washington City code.

8-1-7(G): CITY'S ABATEMENT OF PROPERTY

If the property owner does not comply with the notice and order issued pursuant to this chapter within the time specified in the notice and order, the building official or designees may cause the building to be repaired, vacated, or temporarily boarded to the extent necessary to correct the conditions which render the building dangerous as set forth in the notice and order. Any such repair, vacation, or boarding shall be completed and the cost thereof paid and recovered as set forth in this chapter.

8-1-7(H): RECOVERY OF COSTS

(1) Permitted Recovery of Costs: If the building official or designee causes the repair, vacation, or boarding of a building pursuant to a notice issued under this chapter, and after the property owner received at least 10 days' notice in which to complete the repair, vacation or boarding and failed to do so, Washington City may collect the cost of that abatement, by filing a property tax lien, as set forth in this section.

(2) Itemized Statement of Costs: Upon completion of the repair, vacation, or boarding work, the building official or designee shall prepare an itemized statement of costs and mail it to the property owner by certified mail or reputable mail tracking service that is capable of confirming delivery, demanding payment within 30 days of the date the statement is post marked. The itemized statement of costs may include an administrative fee to cover the city's administrative expenses in contracting for the repair, boarding, or to cover other abatement costs that are not otherwise included in the statement of costs.

(3) Form of Itemized Statement of Costs: The itemized statement of costs shall include:

(a) The address of the property at issue;

(b) An itemized list of all expenses incurred by Washington City, including administrative and other abatement costs;

(c) A demand for payment;

(d) The address where payment is to be made;

(e) Notification that failure to timely pay the expenses described in the itemized statement may result in a lien on the property in accordance with this chapter and Utah Code Section 10-11-4(4) or its successor;

(f) Notification that the property owner may file a written objection to all or part of the statement within 20 days of the date the statement is postmarked; and

(g) Where the property owner may file the objection, including the name of the office and the mailing address.

(4) Delivery of Statement of Costs: The itemized statement of costs described in Subsection 3 shall be deemed delivered when delivered via email to an previously used email address that has been used by city employees to correspond with the owner, or when mailed by certified mail or reputable mail tracking service that is capable of confirming delivery addressed to the last known address of the property owner, according to the records of the county recorder.

(5) Objection to Statement of Costs: A property owner may appeal the statement of costs to a hearing official, only as to the issue of whether the costs were actually incurred, pursuant to the process set forth in Chapter 5-4-4 of the Washington City code.

(6) Failure to Object or Pay: If the property owner fails to make payment of the amount set forth in the itemized statement within 30 days of the date of the mailing of that statement, or to file a timely objection, then the city may certify the past due costs and expenses to the Washington County Treasurer.

(7) Failure to Pay after Objection Hearing: If the property owner files a timely objection but fails to make payment of any amount ordered by the fines hearing officer within 30 days of the date of the hearing, the inspector may certify the past due costs and expense to the Washington County Treasurer.

(8) Lien on Property: After entry by the Washington County Treasurer, as set forth in Subsections 6 and 7, the amount entered shall have the force and effect of a valid judgment of the district court, is a lien on the property, and shall be collected by the Washington County Treasurer at the time of the payment of general taxes.

(9) Release of Lien: Upon payment of the amount set forth in the itemized statement of costs or otherwise determined due and owing by the fines hearing officer, the judgment is satisfied, the lien is released from the property, and receipt shall be acknowledged upon the general tax receipt issued by the treasurer.

8-1-7(I): APPLICABILITY OF BUILDING CODE

All buildings or structures which are required to be repaired under the provisions of this chapter shall be subject to the provisions of the applicable building and construction codes adopted pursuant to Chapter 1 of this Title 8.

8-1-7(J): PUBLIC NUISANCES

(1) Declaration and Abatement of Public Nuisances: All buildings or structures or portions thereof which are determined after inspection by the building official to be dangerous are hereby declared to be public nuisances and shall be abated by repair, vacation, or boarding in accordance with the procedures specified herein.

(2) Boarded or Vacant Building as Public Nuisance: Any structure that is vacant or which has been boarded may be declared a public nuisance upon a determination that the structure is detrimental to the safety or public welfare of the residents and property values of this city.

8-1-7(K): BOARDING OR TEMPORARILY SECURING BUILDINGS

The provisions of this article apply to any person or entity who is ordered to board a building under this Chapter 8-1-7 and any person or entity who voluntarily boards a building.

8-1-7(L): REGISTRATION

(1) Registration Required: Registration is required to board a building. In the case where the city causes the boarding work to be done, the city will register the property on which the building is located and will bill the record owner the yearly registration fee. In the case where the building official causes temporary boarding work to be done and the building is boarded for more than 45 days, the provisions of Washington City Code 8-1-7 shall apply.

(2) Registration Process: Registration of a property on which a boarded structure shall be located must be done on a form provided by the building official or designee. The form shall specify the following:

(a) The address of the structure to be boarded or temporarily secured;

(b) The type of building;

(c) For residential structures, the number of dwelling units;

(d) For nonresidential buildings, the number of square feet of all building faces at ground level;

(e) The name, address, and telephone number of a person authorized to act as an agent for the owner for performing the owner's obligations under this article, who lives within 40 miles of Washington City; and

(f) Whether the property has the required external water source for landscaping, if landscaping is required.

8-1-7(M): NOTICE OF REGISTRATION

Upon registration the city may record with the Washington County Recorder's Office a notice of registration. The recordation of a notice of registration shall not be deemed an encumbrance on the property but shall merely place interested parties on notice that the cost of Washington City abatement activities may be outstanding and recoverable as a lien on the property. Once the building official determines that the property is no longer subject to registration then a notice of deregistration shall be recorded.

Recordation of the notice of deregistration shall have the effect of canceling the recorded notice of registration.

8-1-7(N): YEARLY REGISTRATION FEES

(1) Annual Fee: Upon registration and on each yearly anniversary of the date the property was registered pursuant to this article, a property owner desiring to maintain a boarded building shall pay the annual boarding registration fee shown on the Washington City consolidated fee schedule. A change in ownership shall not restart the yearly amount of registration fees, but such fees shall increase as set forth in the Washington City consolidated fee schedule in accordance with the amount of time that the property has been registered.

(2) Late Penalty and Interest: If annual registration fees are not timely paid, an accounts receivable fee and interest shall accrue.

(3) Failure to Register: Boarding a building before registering pursuant to this article shall result in a fine of up to 25% of the boarding registration fee specified in the Washington City consolidated fee schedule.

(4) Collection of Fees: If the property owner fails to pay the boarding registration fees, the city may take legal action to collect any amounts owed.

8-1-7(O): POSTING OF BOARDED OR CLOSED TO OCCUPANCY BUILDINGS

Whenever a building is boarded or closed to occupancy, the city shall be authorized to install a sign to be mounted on the exterior of the building. The sign shall state that the building is closed to occupancy and that it is unlawful for any unauthorized person to enter the building. The sign shall also provide phone numbers to call if people are seen on the property or if doors or windows are unsecured.

8-1-7(P): METHOD OF SECURING BUILDINGS

All buildings shall be boarded in the following manner:

(1) Securing Opening: All openings in the structure on the first floor, other openings easily accessible from the ground, and openings with broken glass, shall be secured either by erecting a single ½ inch thick layer of plywood sheathing or similar material, not to include chipboard/OSB, covering over all exterior openings, overlapping the opening on every edge by 3 inches, affixed along the edges by nails or screws spaced every 6 inches.

(2) Alternatives to Securing Openings: Alternately, the openings may be secured by conventional wood frame construction. The frames shall use wood studs of a size not less than 2 inches by 4 inches (nominal dimension) placed not more than 24 inches apart on center. The frame stud shall have the 4 inch sides or the wide dimension perpendicular to the face of the wall. Each side of the frame shall be covered with plywood sheathing or similar material of at least ½ inch thickness or equivalent lumber nailed over the opening by using nails or screws spaced every 6

inches on the outside edges and every 12 inches along intermediate stud supports; and

(3) Exterior Doors: Exterior doors shall be secured by a strong non-glass door adequately locked to preclude entry of unauthorized persons, or shall be covered as an opening described in Subsection 1 or 2 of this section or successor sections.

8-1-7(Q): LANDSCAPE MAINTENANCE

Existing landscaping and lawn on the property shall be maintained in the manner otherwise required by Washington City Code 9-14-18, as it may be amended.

8-1-7(R): EXTERIOR MAINTENANCE

(1) Exterior of Building: The exterior of a boarded building shall be maintained by the owner. In particular, exterior walls and surfaces shall be properly maintained and severely weathered, peeling, or unpainted wood and damaged siding and roofing shall be replaced or repaired with similar materials and colors.

(2) Salvage Permit Required: Doors, windows, special glass, fixtures, fittings, pipes, railings, posts, panels, boards, lumber, stones, bricks, marble, or similar materials within the interior of a boarded building shall not be salvaged except upon the issuance of a permit and approval of plans.

8-1-7(S): CITY MAINTENANCE OF PROPERTY

A. Notice: If the building official or the building official's designee determines that a boarded building and/or property is not being maintained, the building official or the building official's designee shall issue a notice requiring compliance with the building maintenance standards as required in city code.

B. Failure to Comply with Notice: If the building official or designee determines that the property owner has failed to comply with the notice and order, the city may cause the work to be done by a contractor hired by the city and the city may recover its abatement costs.

8-1-7(T): CITY MAINTENANCE OF LANDSCAPING

If the building official or the building official's designee determines that the landscaping on the property surrounding a boarded building is not being maintained as required by city code, the building official or the building official's designee shall follow the notice of violation and corrective measures procedures as detailed herein.

8-1-7(U): VIOLATIONS

(1) It is unlawful for the building owner to fail to maintain the boarded building or ensure the building remains vacated after the property has been abated by either the city or the building owner. Each day a violation occurs shall be a separate offense.

(2) Violations of the provisions of this chapter are punishable in accordance with Chapter 5-1-16 of the Washington City Code.

8-1-7(V): BUILDING INSPECTIONS REQUIRED

Whenever a property owner, manager, or tenant intends to clean, repair, renovate, reopen or reoccupy a building that has been boarded, the building is to be inspected by the building official or designee and a permit must be issued by building services or its successor prior to the building owner, manager, or tenant initiating any of the above actions. Any person conducting any work on a building that has been boarded or closed to occupancy must have a valid building permit at all times.

PASSED AND ORDERED POSTED on this 11th Day of June, 2025.

Washington City

Attest by:

_____
Kress Staheli, Mayor

_____
Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	[___] Aye	[___] Nay
Kim Casperson	[___] Aye	[___] Nay
Craig Coats	[___] Aye	[___] Nay
Bret Henderson	[___] Aye	[___] Nay
Kurt Ivie	[___] Aye	[___] Nay

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	June 25th, 2025
ACTION REQUESTED:	C-25-04, A request for a Conditional Use Permit for two new buildings located at 135 West Buena Vista Blvd
APPLICANT:	Nathan Coombs-Architect
OWNER:	Winco Foods, LLC
ENGINEER:	Brandon Johnson
REVIEWED BY:	Eldon Gibb - Community Development Assistant Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit to build two new commercial buildings located at 135 West Buena Vista Blvd. Commercial development adjacent to Buena Vista Blvd is required to obtain conditional use permit approval.

Building A is approximately 6,000 sq. ft. with a quick serve drive through and outdoor patio space. Building B is approximately 5,080 sq. ft with outdoor patio space. Each building provides space for up to three tenants. The tenants are unknown at this time. The proposal includes 5,540 sq ft of restaurant and 5,540 sq ft of retail requiring a total of 60 parking spaces. The applicant is providing 66. Parking is adequate for the project and keep in mind the previous Winco approval was overparked 108 parking stalls per city code.

As shown in the exhibit, the tallest points of the buildings are 26’ feet. Exterior materials include metal paneling, brick veneer and stucco finishes. Landscaping improvements are shown and will be a nice addition. Future buildings on this site will be required to receive conditional use permit approval.

The parcel is zoned C-2. Surrounding zoning is PCD to the north, C-2 to the east, C-2 (Boilers park) to the west and I-15 to the south. Staff has reviewed the proposal and finds it meets the standards outlined in the Zoning Ordinance.

Recommendation

The Planning Commission reviewed this request on June 18, 2025 and unanimously

recommended approval of C-25-04, based on the following findings and subject to the following conditions adding condition 15 in that three awnings be added to each building that faces Buena Vista Blvd and which match the awnings shown on the front of the buildings, onto City Council:

Findings

1. The proposed use, at the particular location, provides a service or facility which will contribute to the general well being of the neighborhood and community; and

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. The proposed use will comply with the regulations and conditions specified in this title for such use; and

4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet or exceed the requirements of City and State adopted codes including, but not limited to, the Building and Fire Codes of Washington City.

2. The development of the site shall comply with the development as approved in the exhibits provided along with the development standards found in the C-2 Zone and this Conditional Use Permit.

3. Development of the site shall comply with the recommendations of a geotechnical study and drainage study. Improvements for the drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.

4. The applicant will submit a traffic impact study for review and approval by the Public Works Department. The City's Access Management Plan will be adhered to in the traffic design of the project.

5. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.

6. Any roof mounted equipment will be screened from view.

7. All signage will be in accordance with the adopted sign regulations of the city.

8. Any exterior lighting will be directed inward to the property.

9. Dumpster screening shall blend in with the surrounding development. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits. Live growth plants shall be used to help screen the refuse walls where applicable.

10. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project. The landscaping will adhere to the city's water conservation ordinance.

11. Construction drawings will need to be submitted for review and approval, prior to any work being done on the site.

12. If any of the property is subdivided, a cross access easement and shared parking agreement will need to be recorded with the properties.

13. Paved Ingress/Egress to the site shall be established prior to and/or built with this development.

14. The parking will be adhered to as presented in the exhibits of this application.

15. Three awnings shall be added to each building that faces Buena Vista Blvd and which match the awnings shown on the front of the buildings.

June 18th Planning Commission Minutes

https://youtube.com/live/v0h4lZpyb70?t=204

Community Development Assistant Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to the item:
Nathan Coombs on behalf of the applicant
Sara Thomas

Commissioner Bulloch closed the public hearing.

Commissioner Anderson made a motion to recommend approval to the City Council for Conditional Use Permit C-25-04 on the findings and conditions of staff with one additional

condition that three awnings be added to the back of the building. Commissioner Mitchell seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Anderson	*Aye*
Commissioner Tupou	*Aye*
Commissioner Davis	*Aye*

PSARCHITECTS, LLP
NCARB Certified

May 7, 2025

Washington City
Planning and Zoning Division
111 North 100 East
Washington City, UT 84780
(435) 656-6300

RE: Conditional Use Permit Application
Proposed Commercial Building Pad Development
135 W. Buena Vista Blvd
Washington City, UT

To Whom it may concern:

The proposed project is located at 135 W. Buena Vista Blvd adjacent to the upcoming WinCo Foods project. The proposed project consists of two (2) new commercial buildings to house multiple tenants and associated site improvements as depicted in attached site plan, landscape plans and exterior elevations. Building 'A' will be approximately 6,200 square feet and include a drive-thru window and outdoor patio space. Building 'B' will be approximately 5,200 square feet and include outdoor patio space.

The two new building placements on the site will result in parking and landscaping which meet or exceed the amounts required. Lighting, signage, circulation, pedestrian paths, walks, and bicycle parking will be provided. In addition, patio style outdoor areas are proposed for public seating or eating. The two building have been designed like in kind with building form, materials, and textures. The buildings will be constructed as "grey shell" buildings, meaning that the exterior of the building will be fully constructed along with supporting utilities, site improvements, thermal protection, and fire protection elements. The interior of the buildings will be semi-constructed to allow for future tenant to come in and development the building interiors to their needs. It is estimated that each building to house two to three tenants.

Our team believes we have produced the documentation required to proceed with the Conditional Use Permit and look forward to a successful project. However, should you find you require additional information or have any questions, please feel free to contact me at (208) 345-1462.

Sincerely,

NATHAN P. COOMBS, NCARB
Architect

Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD: CUP-25-04 - Conditional Use Permit - WinCo Pad
135 W Buena Vista Blvd.

Planning	Reviewed. OK to move forward with two buildings/outparcel	
Public Works	Reviewed - Items addressed - Basic PW/utility layout is acceptable for CUP request. Modifications may be required during construction plan submission.	
Engineer	Reviewed. For the 2 outparcels no concerns. Just want to make sure the entrance at Brio Pkwy is wide enough and it appears to be.	
Fire Dept.	Reviewed, no concerns	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed and no concerns per Mike Haycock	
Washington Power	Approved for the conditions that are proposed. The power infrastructure will need to be constructed for all pads within the project area.	
Economic Dev	Reviewed. This project supports the City's economic development goals by generating substantial sales tax revenue, helping to ease the tax burden on residential property owners. It also improves access to goods, services, and jobs, allowing more local spending to stay within the community. The resulting revenue helps maintain and improve essential public services such as police, fire, parks, trails, and infrastructure. RH	

SITE DEVELOPMENT PLAN
1" = 30'-0"

NORTH
0 20 40 80

GENERAL NOTES

1. INFORMATION/LOCATION BASED ON PRELIMINARY SITE PLAN.
2. ALL PARCELS SHOWN ARE ZONED WITHIN (C-2) SERVICE COMMERICAL UNDER WASHINGTON CITY MUNICIPAL CODE.
3. SETBACK REQUIREMENTS:
   - SIDE PROPERTY LINE - 0'
   - REAR PROPERTY LINE - 0'
   - FRONT PROPERTY LINE - 20'
4. TRASH ENCLOSURE CONSTRUCTION WILL CONSIST OF 8-FOOT HIGH CONCRETE MASONRY UNIT (CMU) WALLS PAINTED TO COMPLIMENT ADJACENT BUILDINGS AND LOCKABLE CHAIN LINK GATES WITH SCREENING SLATS.
5. SITE RETAINING WALL CONSTRUCTION PROPOSED TO CONSIST OF A MECHANICALLY STABILIZED EARTH (MSE) WALL SYSTEM WITH BASALITE 'GEOWALL PRO' BLOCKS OR SIMILAR AND A MAXIMUM HEIGHT OF 9-FEET.

OVERALL SITE AREAS

NAME	AREA (sqft)	AREA (Acre)	% OF OVERALL SITE AREA
PARCEL A	34,379.82	0.789	20%
PARCEL B	37,360.55	0.858	22%
PARCEL C	26,064.64	0.598	15%
PARCEL D	70,652.86	1.622	42%
Grand total	168,457.86	3.867	(Does not include R.O.W. areas)

PARCEL A BREAKDOWN

AREA TYPE	AREA (sqft)	AREA (Acre)	% OF LOT 1 AREA
PARCEL A BUILDING	6,195.18	0.142	18.0%
PARCEL A IMPERVIOUS SURFACE	22,046.00	0.506	64.1%
PARCEL A LANDSCAPE	6,138.64	0.141	17.9%
Grand total	34,379.82	0.789	(Does not include R.O.W. areas)

PARCEL A PARKING RECAP

PARKING REQUIRED	1 PER 150 SF RESTAURANT & 1 PER 250 SF RETAIL	29
ACCESSIBLE PARKING PROVIDED	A-9' x 20' - 90 deg	2
STANDARD PARKING PROVIDED	A-9' x 20' - 90 deg	24
Grand total		26

PARCEL B BREAKDOWN

AREA TYPE	AREA (sqft)	AREA (Acre)	% OF LOT 1 AREA
PARCEL B BUILDING	5,262.68	0.121	14.1%
PARCEL B IMPERVIOUS SURFACE	21,117.78	0.485	56.5%
PARCEL B LANDSCAPE	10,980.10	0.252	29.4%
Grand total	37,360.55	0.858	(Does not include R.O.W. areas)

PARCEL B PARKING RECAP

PARKING REQUIRED	1 PER 150 SF RESTAURANT & 1 PER 250 SF RETAIL	22
ACCESSIBLE PARKING PROVIDED	B-9' x 20' - 90 deg	2
STANDARD PARKING PROVIDED	B-9' x 20' - 90 deg	38
Grand total		40

REVISIONS
1 AHJ COMMENTS 05/30/25

ARCH. PROJECT NO. 2420
DRAWN NC
CHECKED NC
SUBMITTAL DATES
OTB DATE

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NATHAN P. COOMBS
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* ARCHITECT *
IN PARTNERSHIP WITH
5700 W. STATE STREET, BOISE, IDAHO
PHONE 208-345-1465 FAX 208-345-1532
pss@pstarch.com

COMMERICAL BUILDING PAD DEVELOPMENT
W. BUENA VISTA BLVD.
WASHINGTON CITY, UTAH

WinCo FOODS

SHEET TITLE
SITE DEVELOPMENT PLAN

SHEET
SD1

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Eldon,

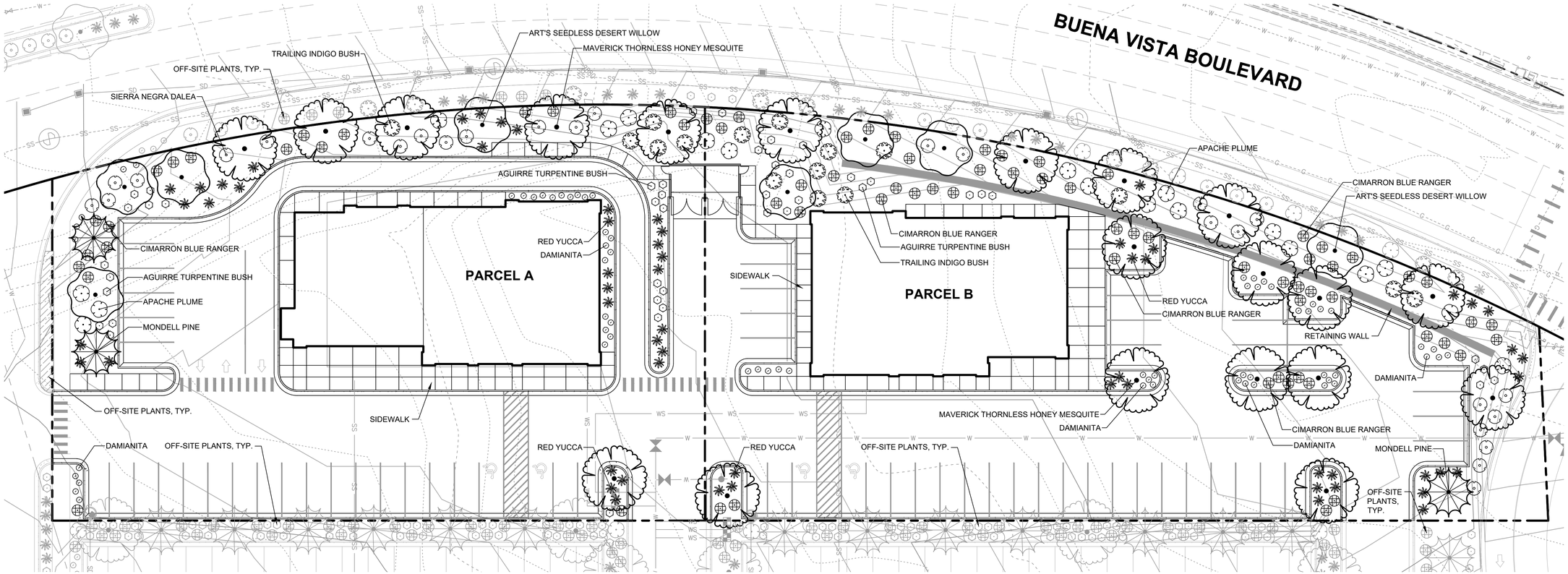
The parking calcs differ a little from what I have on plan. They were based on a previous project with this building footprint, but in developing the site layout the building footprint changed a little. The following is based on the current building square footage and factoring/assuming half the building for retail and half for restaurant:

Parcel A:
Restaurant – 3,000 SF (1 per 150 = 20)
Retail – 3,000 SF (1 per 250 = 12)
32 space required

Parcel B:
Restaurant – 2,540 SF (1 per 150 = 17)
Retail – 2,540 SF (1 per 250 = 11)
28 spaces required

P.S. ARCHITECTS, LLP
NCARB certified

Nathan Coombs, NCARB



0 20 40 60 feet

SCALE: 1" = 20'

NORTH

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	DESC.
TREES				
	8	CHILOPSIS LINEARIS 'ART'S SEEDLESS' ART'S SEEDLESS DESERT WILLOW	2" CAL.	12`-14` HT., B&B OR CONT.
	3	PINUS ELDARICA MONDELL PINE	--	8'-10' HT., B&B OR CONT.
	20	PROSOPIS GLANDULOSA 'MAVERICK' MAVERICK THORNLESS HONEY MESQUITE	2" CAL.	12`-14` HT., B&B OR CONT.
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
SHRUBS				
	66	CHRYSACTINIA MEXICANA DAMIANITA	2 GAL	2` O.C.
	27	DALEA FRUTESCENS 'SIERRA NEGRA' SIERRA NEGRA DALEA	2 GAL	5` O.C.
	16	DALEA GREGGII TRAILING INDIGO BUSH	5 GAL	6` O.C.
	44	ERICAMERIA LARICIFOLIA 'AGUIRRE' AGUIRRE TURPENTINE BUSH	2 GAL	3` O.C.
	20	FALLUGIA PARADOXA APACHE PLUME	5 GAL	6` O.C.
	60	HESPERALOE PARVIFLORA RED YUCCA	2 GAL	4` O.C.
	75	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' CIMARRON BLUE RANGER	2 GAL	4` O.C.

NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED BY THE GOVERNING AGENCY AND ARE SUBJECT TO CHANGE.

REVISIONS

SCJ PROJECT NO.
(5275) 24-000880

DRAWN
N. DORKINA

CHECKED
T. GRANTHAM

SUBMITTAL DATES

03/21/25	#
#	#

OTB DATE
#

SCJ ALLIANCE
CONSULTING SERVICES
8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516
P: 360.352.1465
SCJALLIANCE.COM

STAMP

LICENSED LANDSCAPE ARCHITECT
Trent Lee Grantham
No. 10606423-5301
EXP. 05/30/25
STATE OF UTAH

PAD DEVELOPMENT
W. BUENAVISTA BLVD. &
N. MAIN ST.
WASHINGTON CITY, UTAH

WinCo FOODS

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

SHEET
LS-01
1 OF 2

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GENERAL NOTES

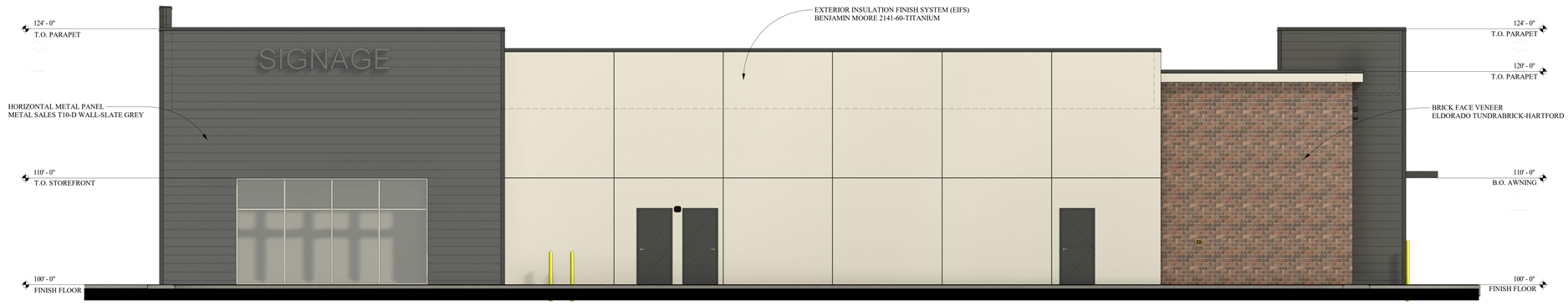
1. ROOFTOP EQUIPMENT TO BE SCREENED BY BUILDING PERIMETER PARAPETS. DASHED LINE INDICATES FINISHED ROOF HEIGHT BEYOND PARAPETS.

BLDG 'A' FRONT ELEVATION - SOUTH

1/4" = 1'-0"

BLDG 'A' LEFT ELEVATION - WEST

1/4" = 1'-0"



BLDG 'A' REAR ELEVATION - NORTH

1/4" = 1'-0"

BLDG 'A' RIGHT ELEVATION - EAST

1/4" = 1'-0"

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REVISIONS

1	AHJ COMMENTS	05/30/25

ARCH. PROJECT NO.
2420

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DM

CHECKED
NC

SUBMITTAL DATES

-	-

OTB DATE

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COMMERCIAL BUILDING PAD DEVELOPMENT
W. BUENA VISTA BLVD.
WASHINGTON CITY, UTAH

WinCo FOODS

SHEET TITLE

BUILDING 'A' EXTERIOR ELEVATIONS

SHEET
A4

GENERAL NOTES

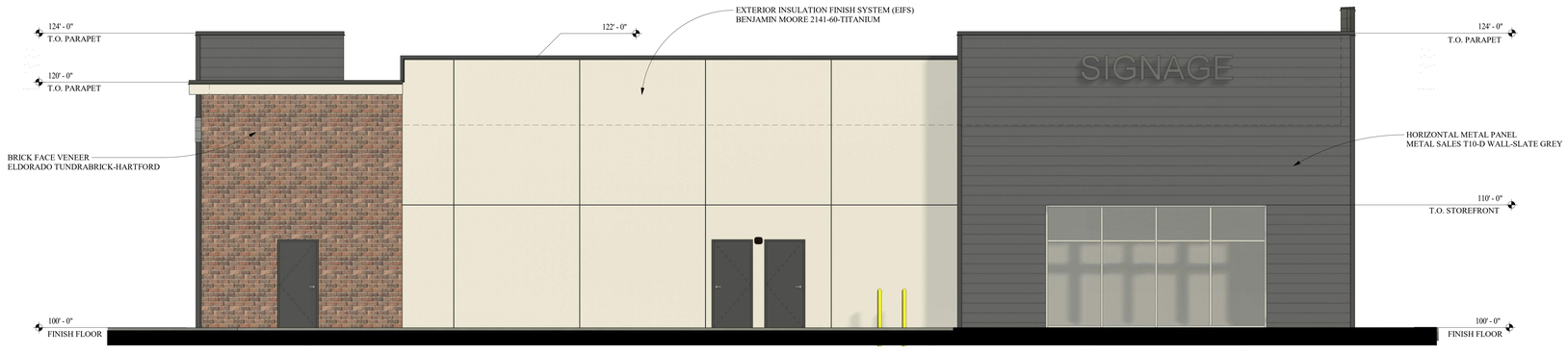
1. ROOFTOP EQUIPMENT TO BE SCREENED BY BUILDING PERIMETER PARAPETS. DASHED LINE INDICATES FINISHED ROOF HEIGHT BEYOND PARAPETS.

BLDG 'B' FRONT ELEVATION - SOUTH

1/4" = 1'-0"

BLDG 'B' LEFT ELEVATION - WEST

1/4" = 1'-0"



BLDG 'B' REAR ELEVATION - NORTH

1/4" = 1'-0"

BLDG 'B' RIGHT ELEVATION - EAST

1/4" = 1'-0"

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REVISIONS

1	AHJ COMMENTS	05/30/25

ARCH. PROJECT NO.
2420

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SUBMITTAL DATES

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OTB DATE

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COMMERCIAL BUILDING PAD
DEVELOPMENT
W. BUENA VISTA BLVD.
WASHINGTON CITY, UTAH

WinCo FOODS

SHEET TITLE

BUILDING 'B'
EXTERIOR
ELEVATIONS

SHEET
A4.1

PERSPECTIVE - BLDG 'A' NORTHEAST

PERSPECTIVE - BLDG 'A' SOUTHEAST

PERSPECTIVE - BLDG 'B' NORTHWEST

PERSPECTIVE - BLDG 'B' SOUTHWEST

5/6/2025 4:01:03 PM

REVISIONS

ARCH. PROJECT NO.
2420

DRAWN
N.C.

CHECKED
N.C.

SUBMITTAL DATES

-	-

OTB DATE

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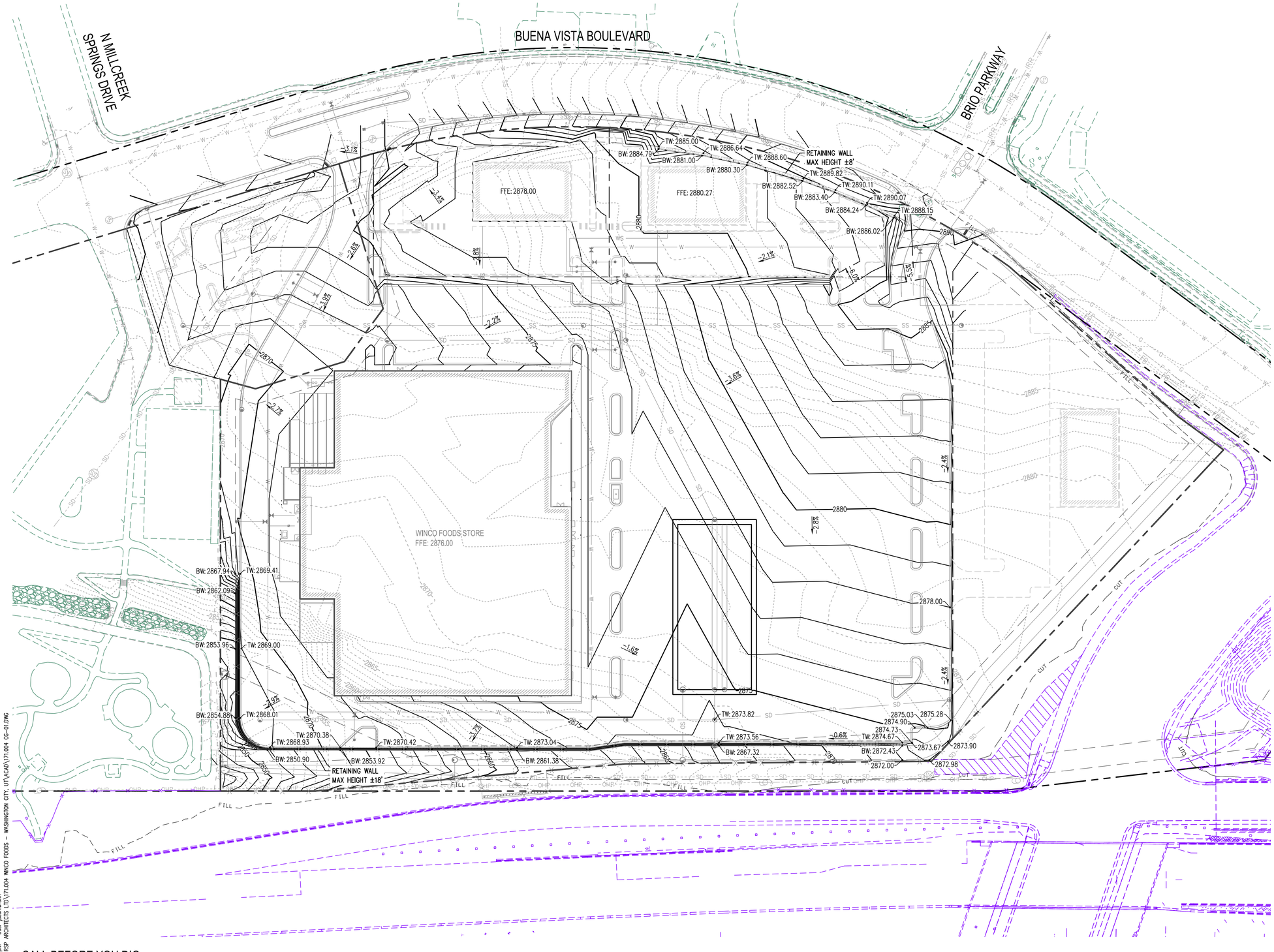
NATHAN P. COOMBS
ARCHITECT
IN PARTNERSHIP WITH
PETERSEN•STAGGS
5200 W. STATE STREET, BOISE, IDAHO
PHONE 208-345-1462 | FAX 208-345-1532
pnsa@pnarch.com

COMMERCIAL BUILDING PAD
DEVELOPMENT
W. BUENA VISTA BLVD.
WASHINGTON CITY, UTAH

WinCo FOODS

SHEET TITLE
BUILDING PERSPECTIVES

SHEET
A4.2



N

0 50 100

SCALE IN FEET

LEGEND

- PROPERTY LINE
- EASEMENT LINE: SEE SV-01
- EXISTING CONTOURS (MAJOR/MINOR)
- PROPOSED CONTOURS (MAJOR/MINOR)
- GRADE BREAK
- -X.X% SLOPE LABEL
- PROPOSED WALL

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

Aug 19, 2024 - 2:04:57pm - User: jason.bruhn
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REVISIONS

PROJECT NO.
171.004
DRAWN
R. SATAK
CHECKED
J. BRUHN
SUBMITTAL DATES

OTB DATE
–

JSA CIVIL
Engineering | Planning | Management
111 TUMWATER BLVD SE, SUITE C210
TUMWATER, WA 98512

STAMP

PROFESSIONAL ENGINEER
886408
Brandon
REGISTERED
09/30/2024
STATE OF UTAH

Preliminary

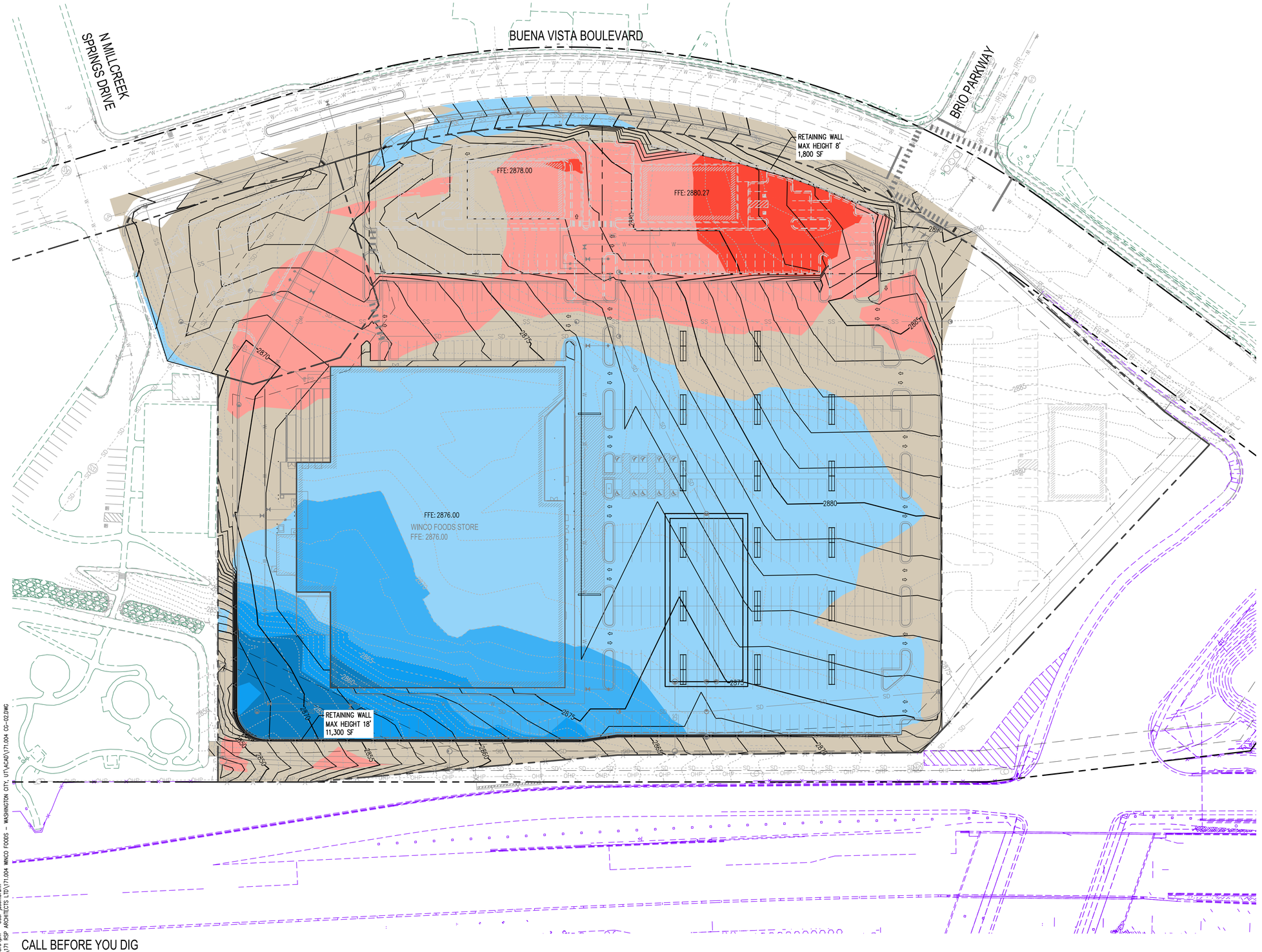
7/10/2024

WINCO FOODS STORE
W. BUENA VISTA BLVD. &
N. MAIN STREET
WASHINGTON, UT

WinCo FOODS

SHEET TITLE
CONCEPTUAL GRADING PLAN

SHEET
CG-01



N

0 50 100

SCALE IN FEET

LEGEND

- PROPERTY LINE
- EASEMENT LINE: SEE SV-01
- EXISTING CONTOURS (MAJOR/MINOR)
- PROPOSED CONTOURS (MAJOR/MINOR)
- GRADE BREAK
- XXX.XX SPOT ELEVATION
- -X.X% SLOPE LABEL

GRADING QUANTITIES

CUT: 20,000 CY
FILL: 46,000 CY

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	AREA	COLOR
1	-10.00	-6.00	0.00	
2	-6.00	-2.00	0.00	
3	-2.00	2.00	0.00	
4	2.00	6.00	0.00	
5	6.00	10.00	0.00	
6	10.00	14.00	0.00	
7	14.00	18.00	0.00	
8	18.00	22.00	0.00	

CALL BEFORE YOU DIG

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REVISIONS

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171.004
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R. SATAK
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J. BRUHN
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-

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Engineering | Planning | Management
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TUMWATER, WA 98512

STAMP

7/10/2024

WINCO FOODS STORE
W. BUENA VISTA BLVD. &
N. MAIN STREET
WASHINGTON, UT

WinCo FOODS

SHEET TITLE
CONCEPTUAL GRADING HEAT MAP

SHEET
CG-02

Aug 19, 2024 - 2:05:34pm - User: jason.bruhn
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BUENA VISTA BOULEVARD

N MILLCREEK SPRINGS DRIVE

BRIO PARKWAY

N: 10020854.97, E: 1053386.90
CONNECT TO EXISTING WATER LINE
1-LIVE TAP
1-8" GATE VALVE (FLxMJ)

118 LF OF 8"

PROPOSED 12.00' WATER EASEMENT

N: 10020783.68, E: 1053478.32
1-45° BEND (MJxMJ)

98 LF OF 8"

N: 10020692.97, E: 1053461.05
WATER METER

N: 10020683.13, E: 1053462.05
FIRE HYDRANT

N: 10020686.63, E: 1053490.33
1-8"x6" TEE (MJxMJxFL)
1-6" GATE VALVE (FLxMJ)

29 LF OF 6"

108 LF OF 8"

N: 10020579.88, E: 1053503.54
1-22.5° BEND (MJxFL)
1-11.25° BEND (FLxMJ)

133 LF OF 8"

N: 10020476.33, E: 1053576.56
1-8"x6" TEE (MJxMJxFL)
1-6" GATE VALVE (FLxMJ)

N: 10020471.12, E: 1053580.24
1-8"x6" TEE (MJxMJxFL)
1-6" GATE VALVE (FLxMJ)

N: 10020452.68, E: 1053554.09
FIRE HYDRANT

27 LF OF 8"

N: 10020491.91, E: 1053598.65
CONNECT TO FIRE LINE STUB
SEE FIRE PROTECTION PLANS FOR CONTINUATION
BACKFLOW DEVICE TO BE LOCATED IN
THE BUILDING

N: 10020488.23, E: 1053607.36
FDC: SEE FIRE PROTECTION PLANS

WINCO FOODS STORE
FFE: 2876.00

N: 10020483.24, E: 1053604.76
CONNECT TO BUILDING WATER STUB
SEE PLUMBING PLANS FOR CONTINUATION
BACKFLOW DEVICE TO BE LOCATED IN
THE BUILDING

N: 10020479.75, E: 1053599.82
2" WATER METER (DOMESTIC)

192 LF OF 8"

N: 10020313.84, E: 1053691.14
1-8" 90° BEND (FLxMJ)
1-8" GATE VALVE (FLxMJ)

87 LF OF 8"

N: 10020364.19, E: 1053762.56
1-8"x6" TEE (MJxMJxFL)
1-6" GATE VALVE (FLxMJ)

N: 10020341.10, E: 1053778.85
FIRE HYDRANT

N: 10020889.26, E: 1053654.96
CONNECT TO BUILDING WATER STUB
SEE PLUMBING PLANS FOR CONTINUATION
BACKFLOW DEVICE TO BE LOCATED IN
THE BUILDING

N: 10020886.51, E: 1053687.49
1-8" 90° BEND (MJxMJ)

N: 10020944.73, E: 1053740.56
CONNECT TO BUILDING WATER STUB
SEE PLUMBING PLANS FOR CONTINUATION
BACKFLOW DEVICE TO BE LOCATED IN
THE BUILDING

N: 10021078.16, E: 1053959.29
1-8"x8" TEE (FLxFLxFL)
2-8" GATE VALVE (FLxMJ)
1-8" FLxMJ ADAPTOR

WS

333 LF OF 8"

N: 10020888.08, E: 1053715.75
FIRE HYDRANT

N: 10020874.04, E: 1053696.28
1-8"x6" TEE (MJxMJxFL)
1-6" GATE VALVE (FLxMJ)

N: 10020871.77, E: 1053729.76
3-IRRIGATION METER

N: 10020861.82, E: 1053686.85
WATER METER (DOMESTIC)

N: 10020857.73, E: 1053689.73
WATER METER (DOMESTIC)

89 LF OF 8"

N: 10020815.51, E: 1053766.91
FIRE HYDRANT

N: 10020801.68, E: 1053747.30
1-8"x6" TEE (MJxMJxFL)
1-6" GATE VALVE (FLxMJ)

351 LF OF 8"

N: 10020514.55, E: 1053949.77
1-8"x6" TEE (MJxMJxFL)
1-6" GATE VALVE (FLxMJ)

N: 10020528.67, E: 1053969.79
FIRE HYDRANT

15 LF OF 8"

N: 10020502.30, E: 1053958.41
1-8" 90° BEND (MJxMJ)

240 LF OF 8"

PROPOSED 12.00' SEWER EASEMENT

N: 10021029.84, E: 1053993.36
1-8" 90° BEND (MJxMJ)

59 LF OF 8"

40 LF OF 8"

N: 10021053.06, E: 1054026.28
1-8" CAP

N: 10021088.07, E: 1053973.34
1-8" 45° BEND (MJxFL)
1-8" 11.25° BEND (MJxFL)

85 LF OF 8"

N: 10021173.54, E: 1053973.34
CONNECT TO EXISTING WATER LINE
1-8" CROSS (FLxFLxFLxFL)
2-8" GATE VALVE (FLxMJ)
1-8" GATE VALVE (FLxFL)
1-8" BLIND FLANGER
1-8" FLxMJ ADAPTOR

N

0 50 100

SCALE IN FEET

LEGEND

- PROPERTY LINE
- EASEMENT LINE: SEE SV-01
- EXISTING WATER LINE
- EXISTING WATER METER
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- PROPOSED BUILDING
- CEMENT CONCRETE CURB & GUTTER
- STORM LINE
- SEWER LINE
- WATER LINE
- SERVICE LINE
- WATER METER
- GATE VALVE
- FIRE HYDRANT

CALL BEFORE YOU DIG

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Aug 19, 2024 2:06:49pm - User: jason.bruhn
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REVISIONS

PROJECT NO.
171.004
DRAWN
R. SATAK
CHECKED
J. BRUHN
SUBMITTAL DATES

OTB DATE
-

JSA CIVIL
Engineering | Planning | Management
111 TUMWATER BLVD SE, SUITE C210
TUMWATER, WA 98512

STAMP

PROFESSIONAL ENGINEER
886408
Brandon
REGISTERED
09-01-23
STATE OF UTAH

Preliminary

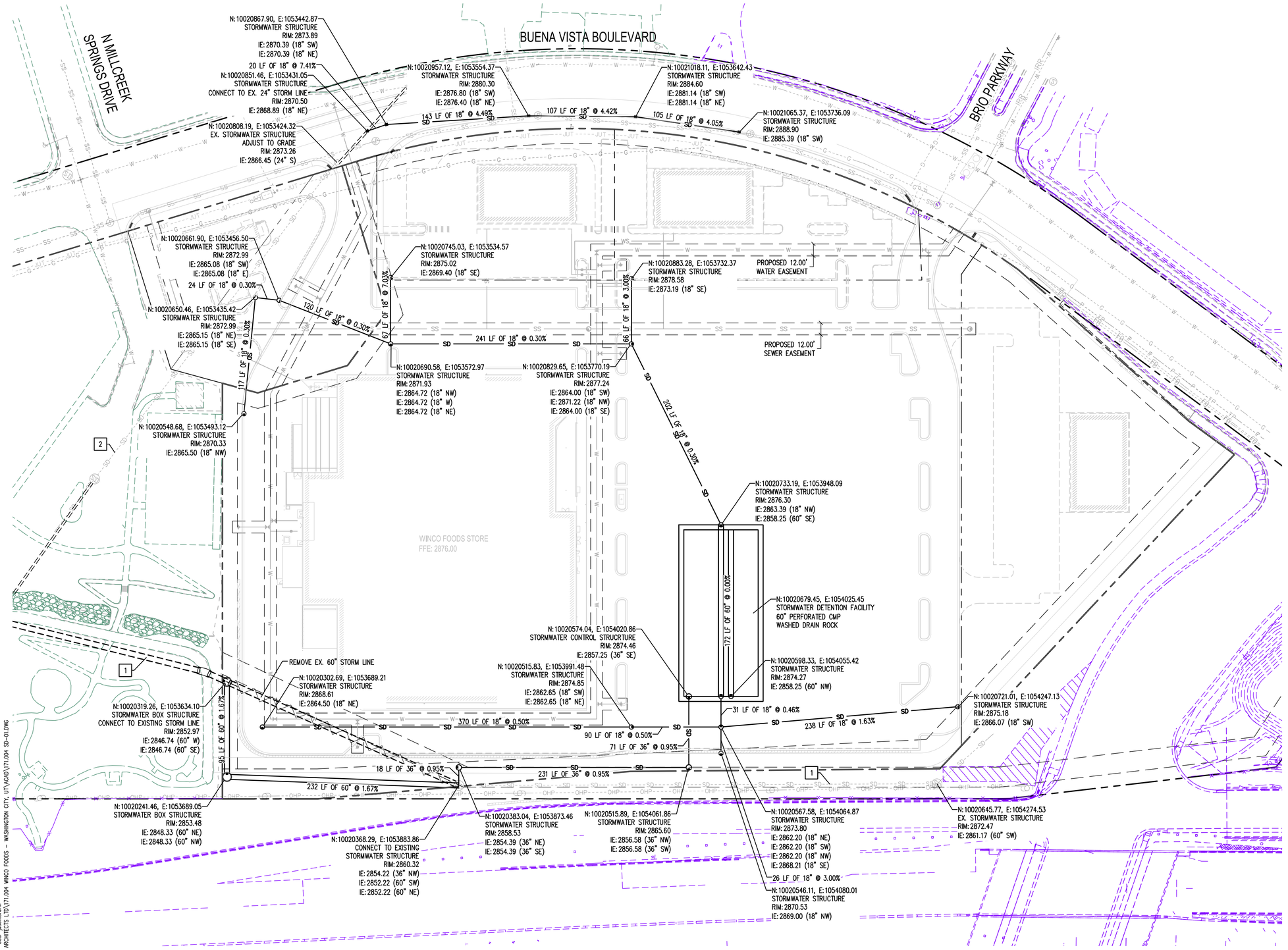
7/10/2024

WINCO FOODS STORE
W. BUENA VISTA BLVD. &
N. MAIN STREET
WASHINGTON, UT

WinCo FOODS

SHEET TITLE
PRELIMINARY WATER PLAN

SHEET
WT-01



N

0 50 100

SCALE IN FEET

LEGEND

- PROPERTY LINE
- EASEMENT LINE: SEE SV-01
- PROPOSED LOT LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM LINE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED BUILDING
- CEMENT CONCRETE CURB & GUTTER
- WATER LINE
- WATER SERVICE LINE
- SEWER LINE
- STORM LINE UNLESS OTHERWISE NOTED
- STORMWATER STRUCTURE

CONSTRUCTION NOTES:

1. EXISTING 60" STORM PIPE
2. EXISTING 24" STORM PIPE

CALL BEFORE YOU DIG

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Aug 19, 2024 - 2:06:16pm - User: jason.bruhn
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REVISIONS

PROJECT NO.
171.004
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J. BRUHN
SUBMITTAL DATES

OTB DATE
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Engineering | Planning | Management
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TUMWATER, WA 98512

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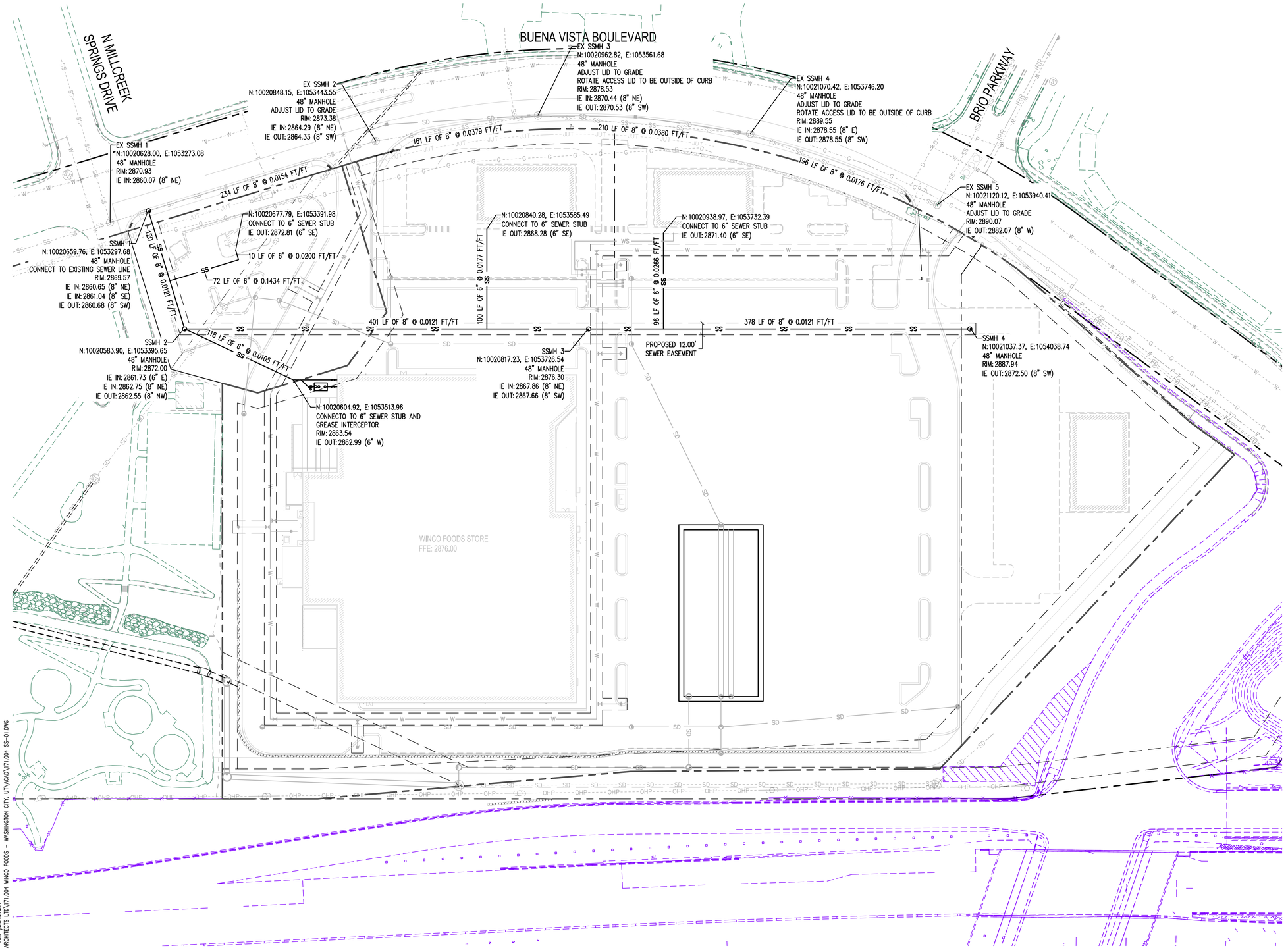
886408
Brandon
REGISTERED
STATE OF UTAH
Preliminary
7/10/2024

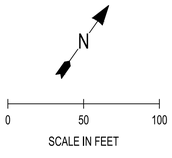
WINCO FOODS STORE
W. BUENA VISTA BLVD. &
N. MAIN STREET
WASHINGTON, UT

WinCo FOODS

SHEET TITLE
PRELIMINARY
STORM PLAN

SHEET
SD-01





LEGEND

- PROPERTY LIN
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- PROPOSED BUILDING
- CEMENT CONCRETE CURB & GUTTER
- STORM LINE
- WATER LINE
- WATER SERVICE LINE
- ASTM 3034 SDR 35 PVC UNLESS OTHERWISE NOTED
- SEWER CLEANOUT
- GREASE INTERCEPTOR
- SEWER MANHOLE

CALL BEFORE YOU DIG

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REVISIONS

PROJECT NO. 171.004
DRAWN R. SATAK
CHECKED J. BRUHN
SUBMITTAL DATES
OTB DATE –

JSA CIVIL
Engineering | Planning | Management
111 TUMWATER BLVD SE, SUITE C210
TUMWATER, WA 98512

STAMP
REGISTERED PROFESSIONAL ENGINEER
Reg. No. 886408
Brandon J. Bruhn
STATE OF UTAH
Preliminary
7/10/2024

WINCO FOODS STORE
W. BUENA VISTA BLVD. &
N. MAIN STREET
WASHINGTON, UT

WinCo FOODS

SHEET TITLE
PRELIMINARY SEWER PLAN

SHEET
SS-01

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	June 25th, 2025
ACTION REQUESTED:	C-25-05, A request for a Conditional Use Permit for a new commercial building located at Washington Fields Rd and Hayfield Drive
APPLICANT:	Matix Corporation on behalf of M&C Warren Investments, LLC
OWNER:	M&C Warren Investments, LLC
ENGINEER:	Chris Patten - Matix Corporation
REVIEWED BY:	Eldon Gibb - Community Development Assistant Director
RECOMMENDATION:	Recommend approval with conditions

Background

The applicant is requesting approval of a Conditional Use Permit to build a performance fitness building located on the corner of Washington Fields Road and Hayfield Drive. Commercial development adjacent to Washington Fields Road is required to obtain conditional use permit approval.

As shown in the exhibit, the building is approximately 9,756 sq. ft on the main floor and 9,723 sq. ft on the second floor for a combined sq. ft of 19,479. The proposed building meets the minimum setbacks (20’ foot street side and 10’ foot rear) and height (proposed 38’’ feet) requirement for this zone (C-1). The proposal includes a landscape plan and exterior building materials which are aesthetically pleasing. The exterior materials include stucco, metal paneling and wood accents. A 6’ foot privacy fence is required along the southern/eastern boundary line due to the adjacent A-20 zone and the applicant is showing the privacy wall to the south. Due to sight distance requirements and to match the Junction development to the north, a 42” inch wall is being proposed adjacent to Washington Fields Road up to the sight distance line.

This will be the 3rd location in Southern Utah for performance fitness and they are proposing 1 parking space for every 238 sq. ft of building which is in line with business / office and retail use requirements of 1 space for every 250 sq. ft of building. The performance fitness location in Hurricane provides 1 space for every 200 sq. ft of building and the St George location provides 1 space for every 293 sq. ft of building. The applicant has noted the parking for these established buildings are effective and even overparked during peak hours.

The parcel is zoned C-1. Surrounding zoning is C-1 to the north and west and A-20 to the east and south. Staff has reviewed the proposed project and finds that it meets the standards outlined in the Zoning Ordinance.

Recommendation

The Planning Commission reviewed this request on June 18th, 2025 and unanimously recommended approval of C-25-05, based on the following findings and subject to the following conditions, onto City Council:

Findings

1. The proposed use, at the particular location, provides a service or facility which will contribute to the general well being of the neighborhood and community; and

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. The proposed use will comply with the regulations and conditions specified in this title for such use; and

4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet or exceed the requirements of City and State adopted codes including, but not limited to, the Building and Fire Codes of Washington City.

2. The development of the site shall comply with the development as approved in the exhibits provided along with the development standards found in the C-1 Zone and this Conditional Use Permit.

3. Development of the site shall comply with the recommendations of a geotechnical study and drainage study. Improvements for the drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.

4. The applicant will submit a traffic impact study for review and approval by the Public Works Department. The City's Access Management Plan will be adhered to in the traffic design of the project.

5. A Post Construction Maintenance Agreement will need to be recorded prior to the issuance of a Certificate of Occupancy.

6. Any roof mounted equipment will be screened from view.

7. All signage will be in accordance with the adopted sign regulations of the city.

8. Any exterior lighting will be directed inward to the property.

9. Dumpster screening shall blend in with the surrounding development. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits. Live growth plants shall be used to help screen the refuse walls where applicable.

10. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project. The landscaping will adhere to the city's water conservation ordinance.

11. Construction drawings will need to be submitted for review and approval, prior to any work being done on the site.

12. The parking will be adhered to as presented in the exhibits of this application.

June 18th, 2025 Planning Commission Minutes

https://youtube.com/live/v0h4lZpyb70?t=959

Community Development Assistant Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made.
Commissioner Bulloch closed the public hearing.

Commissioner Davis made a motion to recommend approval to the City Council for Conditional Use Permit C-25-05 with the findings and conditions of staff. Commissioner Tupou seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Anderson	*Aye*
Commissioner Tupou	*Aye*
Commissioner Davis	*Aye*

COMPLEX FACILITIES
SMART SOLUTIONS
ONE SOURCE

June 3, 2025

Business Narrative for Performance Fitness Building Project
As part of the Conditional Use Permit for Washington City, UT

Business Name:	**Performance Fitness 24/7 LLC**
Business Address:	587 N 600 W, St. George, UT 84770
Business Type:	Public Fitness Gym
Hours of Operation:	Open 24 hours a day, 7 days a week
Employees:	Fewer than 10

Business Description:
Performance Fitness 24/7 LLC operates as a full-service fitness gym open to the public 24 hours a day, seven days a week. The facility offers a wide range of gym equipment, including cardio machines, strength training equipment, free weights, and functional training areas. Additional amenities include restrooms with showers, locker rooms, massage beds, tanning beds, and saunas to enhance member comfort and convenience.

The business currently operates three locations in southern Utah, with the newest facility under development in Washington City. All locations are designed to offer clean, safe, and fully equipped fitness environments with around-the-clock access, using secure facial recognition entry systems. The model is centered on flexible, self-directed fitness for members of all levels.

The gym serves individuals throughout the community, providing a reliable and modern environment for health and wellness. While the gym primarily operates on a self-serve basis, limited personal training or wellness support may be offered based on staff availability. Staffing is minimal, with fewer than 10 employees supporting all locations.

Parking Analysis:
Parking for the new Washington City facility was determined using the city's standard requirements outlined in City Code Section 9-16-5. While the code does not include a specific parking ratio for fitness or recreational use buildings, the most comparable category—business and professional offices—provides a baseline ratio of 1 space per 250 square feet. This method was used as the basis for calculating required parking at this location. The result is 78 stalls and 82 are provided. This same approach was applied at the company's other two locations, both of which are effectively over parked during peak hours:

- Hurricane Location: ~11,000 SF (with recent addition) & 55 stalls. This exceeds the required parking by approximately 9–10 stalls. The parking lot is rarely full, even during peak hours, and has consistently accommodated members without issue.

- St. George Location: ~12,000 SF & 41 stalls. Although this site was acquired as an existing building, the available parking has proven to be more than adequate. There have been no concerns regarding parking availability.

Across all locations, actual usage remains well below capacity due to the 24/7 model, which spreads traffic evenly throughout the day. The parking plan for Washington City meets city code and is expected to more than satisfy demand.

General Plan Compatibility:
The Washington City facility aligns with the city's General Plan in both land use and architecture. It is located in a commercial zone and designed to complement surrounding development.

The project supports community health, wellness, and local economic growth while maintaining low noise, low impact, and no outdoor activity—making it a fitting and beneficial addition to the area.

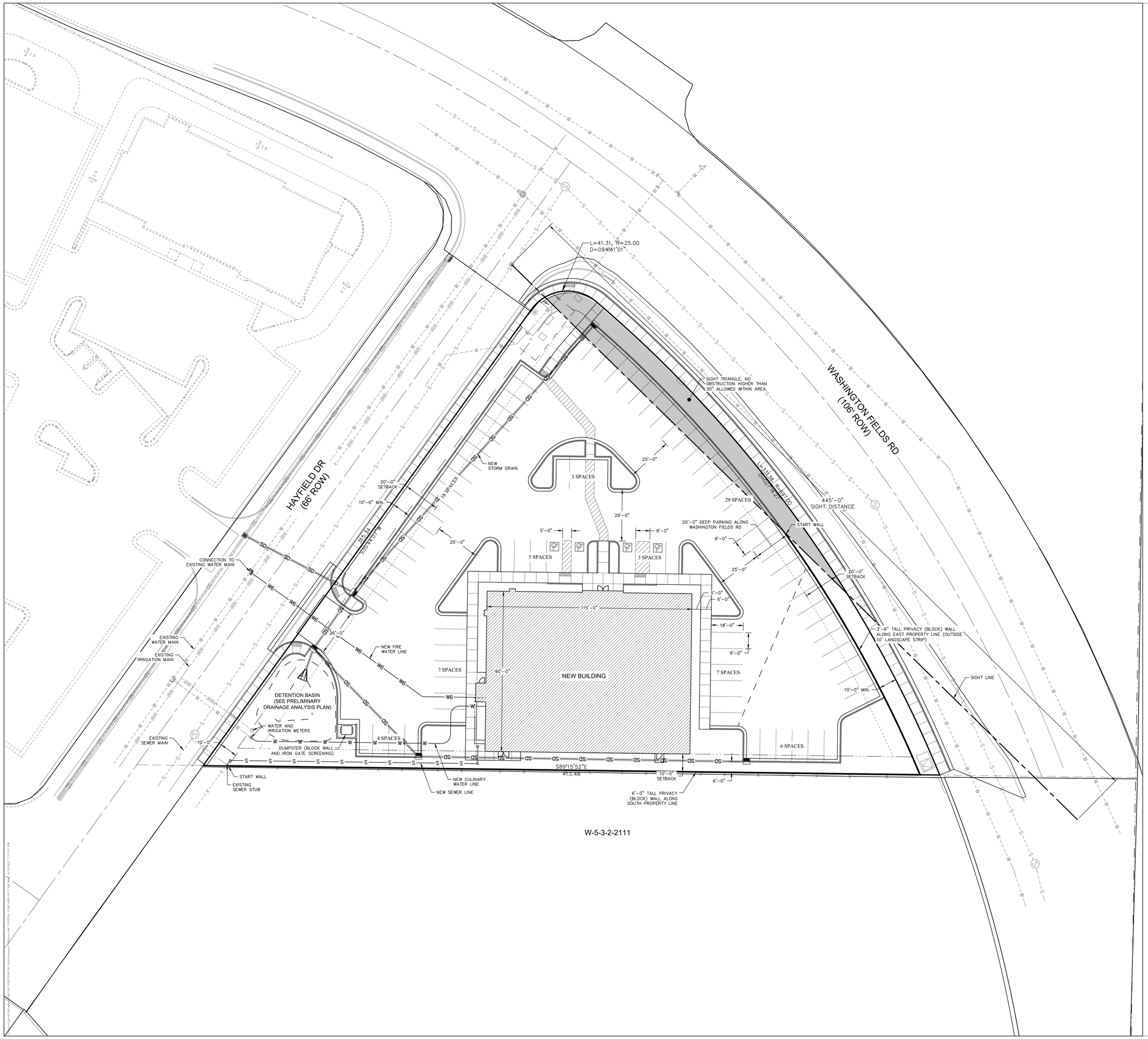
Conclusion:
A 24/7 fitness facility is in high demand and brings consistent foot traffic that benefits nearby businesses, especially food, beverage, and personal service providers. It creates opportunities for increased customer visits and a stronger commercial synergy.

Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD: C-25-05 - Conditional Use Permit - Performance Fitness
Washington Fields Rd & Hayfield Dr

Planning	Reviewed. Ok to move forward	
Public Works	Reviewed - Items addressed - Basic PW/utility layout is acceptable for CUP request. Modifications may be required during grading permit and construction plan submissions.	
Engineer	Reviewed and no major concerns for a CUP.	
Fire Dept.	Reviewed no concerns	
Parks/Trails	Reviewed no concerns	
Building Dept	Reviewed no concerns	
Dixie Power	Reviewed no concerns	
Economic Dev	Economic development staff supports this project in this commercial area. A 24/7 fitness facility is in high demand and brings consistent foot traffic that benefits nearby businesses—especially food, beverage, and personal service providers—by creating opportunities for increased customer visits and a stronger commercial synergy. RH	



W-5-3-2-2111

PROJECT INFORMATION

OWNER/DEVELOPER/APPLICANT
M&C WARREN INVESTMENTS LLC
2880 W COTTONWOOD CIR, SANTA CLARA, UT 84765

PLAN PREPARER
SKY ENGINEERING
2925 E 3150 S, ST GEORGE, UT 84790
(435) 680-5667

PROJECT LOCATION
HAYFIELD DRIVE & WASHINGTON FIELDS ROAD
PARCEL NUMBER:W-BED-2-PT-A
PLSS:SEC2 T43S R15W SLBM

SITE NOTES

SITE AREA:1.45 AC
ZONING: COMMERCIAL (C-1)
BUILDING SQUARE FOOTAGE:19,479 SF
MAIN LEVEL:9,756 SF
SECOND LEVEL:9,723 SF

OFF-STREET PARKING (ORD. 9-16-5)
REQUIRED
1 SPACE PER 250 SF
19,479 SF X $\frac{1}{250}$ SPACES = 77.9
PROVIDED
82, INCLUDING 4 ADA SPACES (2 VAN ACCESSIBLE)

GEOLOGIC HAZARDS? NO
HILLSIDE OVERLAY ZONE? NO

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft. (30X42 SHEET)
1 inch = 40 ft. (15X22 SHEET)

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REVISIONS

PERFORMANCE FITNESS

FITNESS BULDING

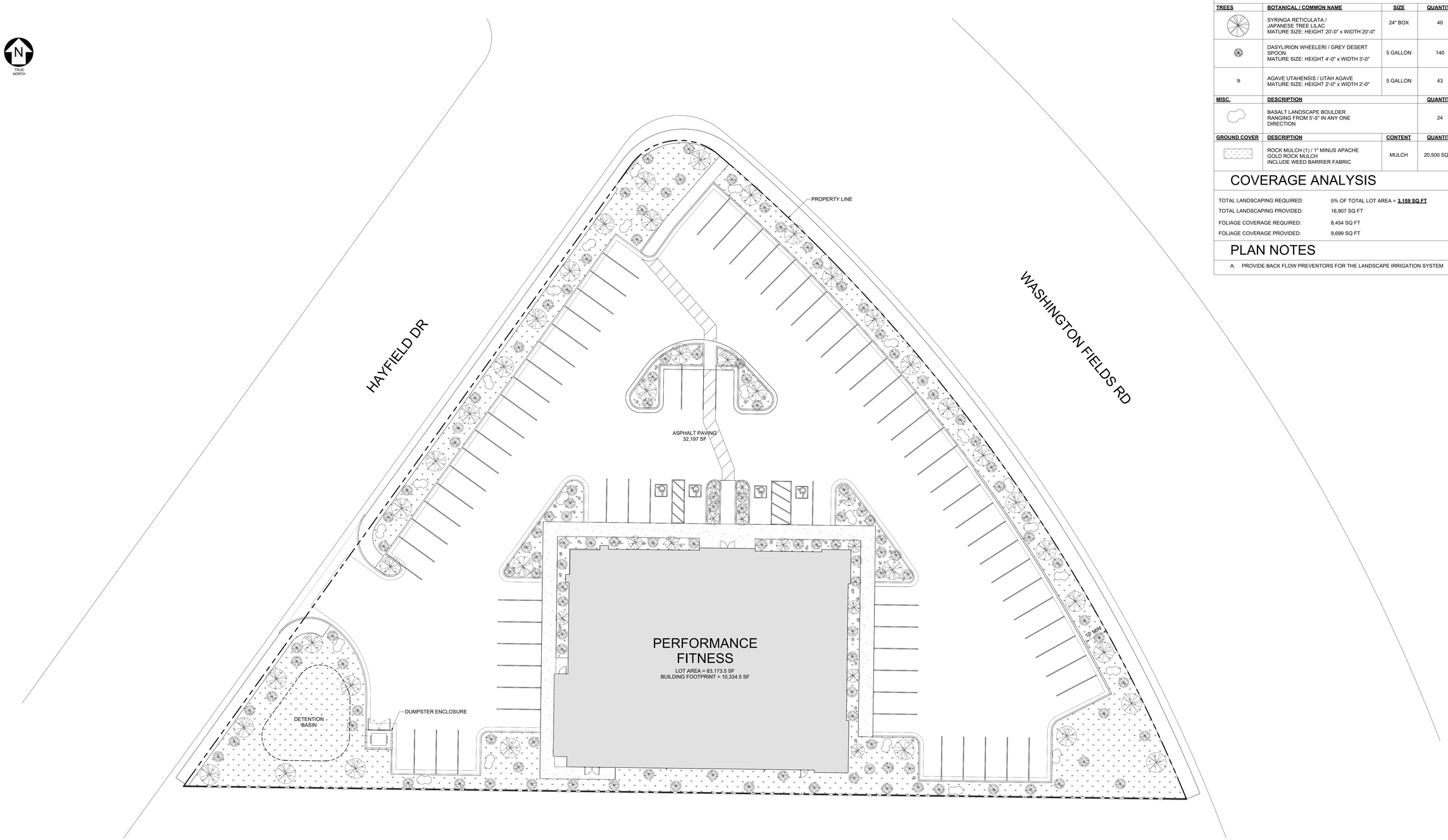
WASHINGTON FIELDS ROAD AND HAYFIELD DRIVE
WASHINGTON UT

CIVIL
PRELIMINARY
SITE PLAN

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

PROJECT NUMBER:	DESIGN:
10300	JTM
DATE:	DRAWN:
03 JUN 2025	-
SCALE:	APPROVED:
AS SHOWN	JTM

DRAWING NO.
C102



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QUANTITY
	SYRINGA RETICULATA / JAPANESE TREE LILAC MATURE SIZE: HEIGHT 20'-0" x WIDTH 20'-0"	24" BOX	40
	DASYLIRION WHEELERI / GREY DESERT SPOON MATURE SIZE: HEIGHT 4'-0" x WIDTH 3'-0"	5 GALLON	140
	AGAVE UTAHENSIS / UTAH AGAVE MATURE SIZE: HEIGHT 2'-0" x WIDTH 2'-0"	5 GALLON	43

MISC.	DESCRIPTION	QUANTITY
	BASALT LANDSCAPE BOULDER RANGING FROM 5'-5" IN ANY ONE DIRECTION	24

GROUND COVER	DESCRIPTION	CONTENT	QUANTITY
	ROCK MULCH (1) / 1" MINUS APACHE GOLD ROCK MULCH INCLUDE WEED BARRIER FABRIC	MULCH	20,500 SQ FT

COVERAGE ANALYSIS

TOTAL LANDSCAPING REQUIRED:	5% OF TOTAL LOT AREA = **3,159 SQ FT**
TOTAL LANDSCAPING PROVIDED:	16,907 SQ FT
FOLIAGE COVERAGE REQUIRED:	8,454 SQ FT
FOLIAGE COVERAGE PROVIDED:	9,699 SQ FT

PLAN NOTES

A. PROVIDE BACK FLOW PREVENTORS FOR THE LANDSCAPE IRRIGATION SYSTEM

LANDSCAPE PLAN

1/16" = 1'-0"

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PERFORMANCE FITNESS

FITNESS BUILDING

WASHINGTON FIELDS RD AND HAYFIELD DR
WASHINGTON UT

LANDSCAPE

LANDSCAPE PLAN

PROJECT NUMBER:	DESIGN:
10299	SRP
DATE:	DRAWN:
JUNE 2025	DRV
SCALE:	APPROVED:
AS SHOWN	CDP

DRAWING NO.

L101

PLOT DATE: 6/4/2025 9:29:00 AM

NOTES:

1. ILLUMINATION LEVELS INDICATED IN FOOT-CANDLES
2. PHOTOMETRIC ANALYSIS:

AVERAGE	1.5 FC
MAXIMUM	31.6 FC
MINIMUM	0.0 FC
MAX/MIN	N/A
AVERAGE/MIN	N/A

3. DIRECTION OF POLE REPRESENTS OPTICAL ORIENTATION. NOT NECESSARILY FIXTURE HEAD ORIENTATION. VERIFY FIXTURE HEAD ORIENTATION WITH OWNER PRIOR TO ORDERING FIXTURE. FACTORY OPTICAL ROTATION MAY BE REQUIRED.

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LICENSED PROFESSIONAL ENGINEER
9857303-2202
KYLE L. BREINHOLT
STATE OF UTAH

KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2027

MARK	DATE	BY	DESCRIPTION
1	5/9/25		CITY REVIEW COMMENTS

REVISIONS

PERFORMANCE FITNESS

FITNESS BUILDING

WASHINGTON FIELDS ROAD AND HAYFIELD DRIVE
WASHINGTON, UT 84780

ELECTRICAL

SITE PHOTOMETRIC

1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

0 10' 20' 40'

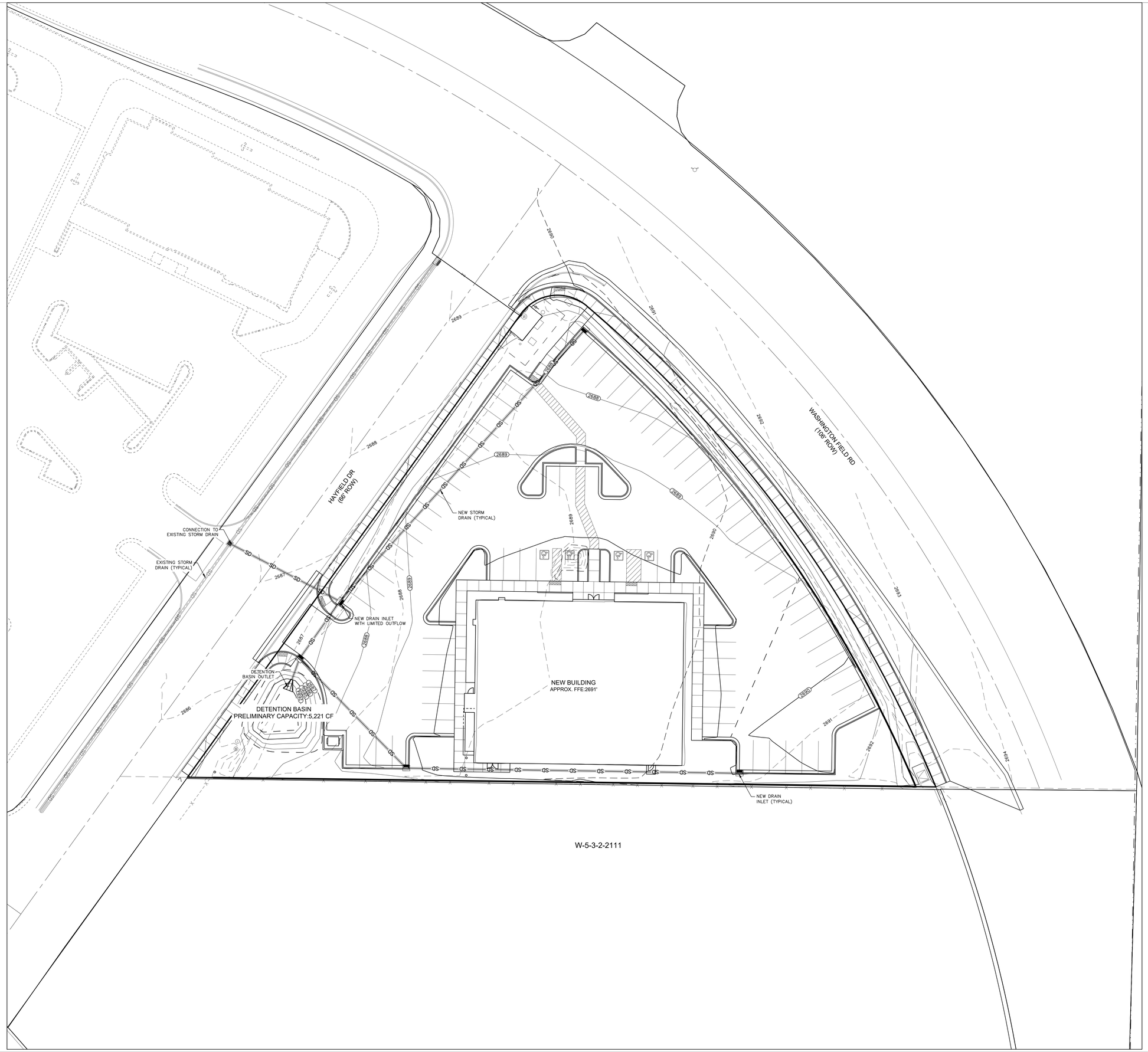
N

DESIGN:
BREINHOLT
POWER ENGINEERING, PLLC
905 SOUTH 1430 WEST, LEHI UT 84043
(801) 367-5380 PROJECT BPE2561

DATE: May 2025
PROJECT NUMBER: 10304

DRAWING NO.
ES102

PLOT DATE: Monday, May 12, 2025 12:10:07 PM K:\+Projects\2025\Performance Fitness Building BPE2561 E 5102 FEIPERFORMANCE.dwg SAVED: Monday, May 12, 2025 12:09:34 PM



W-5-3-2-2111

PRELIMINARY DRAINAGE CALCULATIONS

SITE AREA: 1.45 AC

METHOD: RATIONAL METHOD
Q = CIA

STORM EVENT: 100-YR, 3-HR

PRE-DEVELOPMENT

C, RATIONAL COEFFICIENT	0.6
I, RAINFALL INTENSITY	1.65 IN/HR
Q, PEAK FLOW	1.44 CFS

POST-DEVELOPMENT

C, RATIONAL COEFFICIENT	0.8 (20% DESERT LANDSCAPE, 80% IMPERVIOUS)
I, RAINFALL INTENSITY	1.65 IN/HR
Q, PEAK FLOW	1.92 CFS

INCREASE IN PEAK FLOW 0.48 CFS

REQUIRED DETENTION
V = Qincrease x STORM DURATION
V = 0.48 CFS x 3 HOURS
V = 5,221 CF

A PRELIMINARY HYDROLOGIC ANALYSIS WAS COMPLETED FOR THE PERFORMANCE FITNESS BUILDING PROJECT, LOCATED AT THE CORNER OF HAYFIELD DRIVE AND WASHINGTON FIELDS ROAD IN WASHINGTON, UTAH. THE PURPOSE OF THIS ANALYSIS WAS TO ESTIMATE THE INCREASE IN PEAK RUNOFF RESULTING FROM SITE DEVELOPMENT AND TO DETERMINE AN INITIAL DETENTION VOLUME REQUIRED TO MITIGATE POST-DEVELOPMENT FLOWS TO PRE-DEVELOPMENT CONDITIONS. THE ANALYSIS WAS PERFORMED USING THE RATIONAL METHOD, A STANDARD APPROACH FOR ESTIMATING PEAK DISCHARGE IN SMALL URBAN WATERSHEDS.

AS SHOWN ON THE ACCOMPANYING PLAN, WHICH INCLUDES THE PROPOSED SITE LAYOUT AND EXISTING GRADE CONTOURS, THE TOTAL CONTRIBUTING AREA IS APPROXIMATELY 1.45 ACRES. POST-DEVELOPMENT, 0.33 ACRES WILL CONSIST OF DESERT LANDSCAPING, WITH THE REMAINING 1.12 ACRES AS IMPERVIOUS SURFACES (ROOF AND PAVEMENT). ESTIMATED RUNOFF COEFFICIENTS OF 0.30 FOR LANDSCAPED AREAS AND 0.95 FOR IMPERVIOUS AREAS YIELD A WEIGHTED POST-DEVELOPMENT RUNOFF COEFFICIENT OF APPROXIMATELY 0.80. A PRE-DEVELOPMENT COEFFICIENT OF 0.60 WAS ASSUMED TO REFLECT EXISTING COMPACTED DESERT CONDITIONS. USING A 100-YEAR DESIGN STORM WITH AN INTENSITY OF 1.65 IN/HR AND A TIME OF CONCENTRATION OF 5 MINUTES, THE RATIONAL METHOD ESTIMATES A POST-DEVELOPMENT PEAK FLOW OF 1.92 CFS COMPARED TO 1.44 CFS UNDER PRE-DEVELOPMENT CONDITIONS.

THE RESULTING INCREASE OF APPROXIMATELY 0.48 CFS SUGGESTS THAT 5,221 CUBIC FEET (0.12 ACRE-FEET) OF DETENTION STORAGE WOULD BE REQUIRED TO LIMIT POST-DEVELOPMENT PEAK FLOW TO PRE-DEVELOPMENT LEVELS DURING A 100-YEAR, 3-HOUR STORM EVENT. IT SHOULD BE NOTED THAT THE RATIONAL METHOD IS WIDELY RECOGNIZED AS PROVIDING CONSERVATIVE PEAK FLOW ESTIMATES--PARTICULARLY IN SIMPLIFIED OR PRELIMINARY APPLICATIONS SUCH AS THIS. AS SUCH, THE DETENTION VOLUME IDENTIFIED HERE SHOULD BE CONSIDERED AN EARLY PLANNING FIGURE RATHER THAN A FINAL REQUIREMENT. A MORE DETAILED HYDROLOGIC AND HYDRAULIC ANALYSIS WILL BE COMPLETED DURING FINAL DESIGN, AND THE FULL STORMWATER MANAGEMENT PLAN WILL BE SUBMITTED TO THE CITY OF WASHINGTON FOR REVIEW AND APPROVAL WITH THE CONSTRUCTION DRAWINGS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft. (30X42 SHEET)
1 inch = 40 ft. (15X22 SHEET)

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MARK	DATE	BY	DESCRIPTION
			REVISIONS

PERFORMANCE FITNESS
FITNESS BUILDING
WASHINGTON FIELDS ROAD AND HAYFIELD DRIVE
WASHINGTON UT

CIVIL
PRELIMINARY
DRAINAGE ANALYSIS PLAN

SKY ENGINEERING
2925 East 3150 South
St George, Utah 84790
(435) 680-5667

PROJECT NUMBER:	DESIGN:
10300	JTM
DATE:	DRAWN:
03 JUN 2025	-
SCALE:	APPROVED:
AS SHOWN	JTM

DRAWING NO.
C301

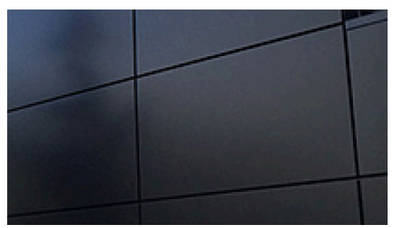
MATIX

PERFORMANCE FITNESS BUILDING
MATERIAL SELECTION BOARD
S WASHINGTON FIELDS RD, WASHINGTON UT

MATERIAL SELECTIONS

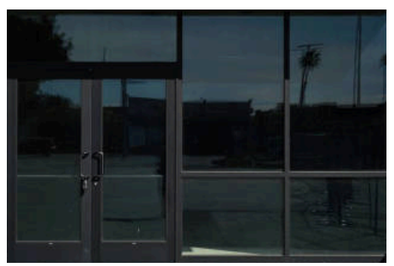
1 EFIS OR STUCCO
CONTRACTOR
SUPER WHITE OR 50% PEWTER

2 METAL R-PANEL VERTICAL
NUCOR BUILDINGS
CHARCOAL

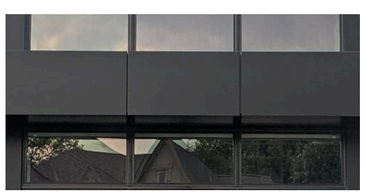


3 ARCHITECTURAL C PANELS
CONTRACTOR
DARK CHARCOAL

4 WOOD ACCENT SIDING
CHAMCLAD
CHAI CEDAR



5 STOREFRONT WINDOWS & DOOR
CONTRACTOR
BLACK FRAME WITH WINDOW TINT



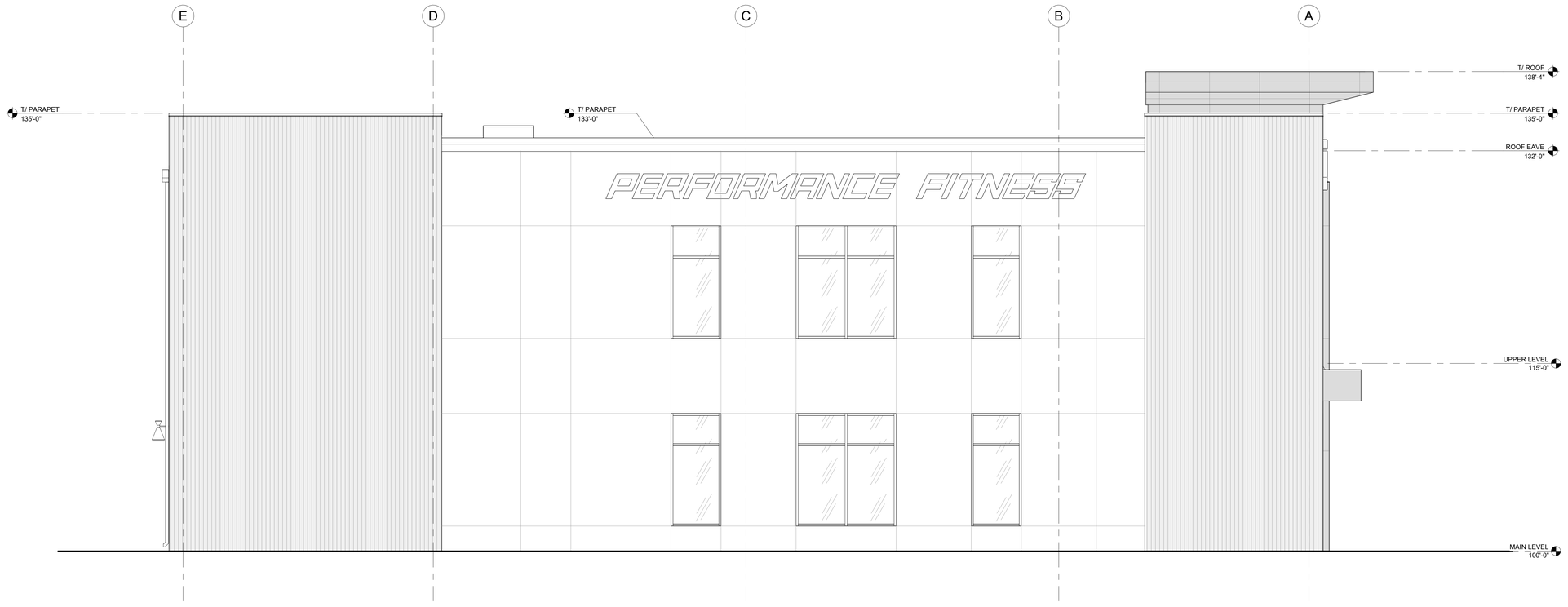
6 STEEL AWNING FACED WITH
ARCHITECURAL PANELS - CLOSED
CONTRACTOR
BLACK POWDER COAT

7 SIGNAGE
OWNER
BLACK, WHITE, RED

8 METAL PARAPET CAP & CROWN
CONTRACTOR
WARM WHITE

MB101

1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

PLOT DATE: 5/8/2025 5:05:16 PM

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MARK	DATE	BY	DESCRIPTION

REVISIONS

PERFORMANCE FITNESS

FITNESS BUILDING

WASHINGTON FIELDS RD AND HAYFIELD DR
WASHINGTON UT

BUILDING

BUILDING ELEVATIONS

PROJECT NUMBER:	DESIGN:
10299	Designer
DATE:	DRAWN:
MARCH 2025	Author
SCALE:	APPROVED:
AS SHOWN	Approver

DRAWING NO.

B201

SOUTHEAST PERSPECTIVE VIEW

SOUTHWEST PERSPECTIVE VIEW

PLOT DATE: 5/8/2025 5:06:04 PM

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MARK	DATE	BY	DESCRIPTION

REVISIONS

PERFORMANCE FITNESS

FITNESS BUILDING

WASHINGTON FIELDS RD AND HAYFIELD DR
WASHINGTON UT

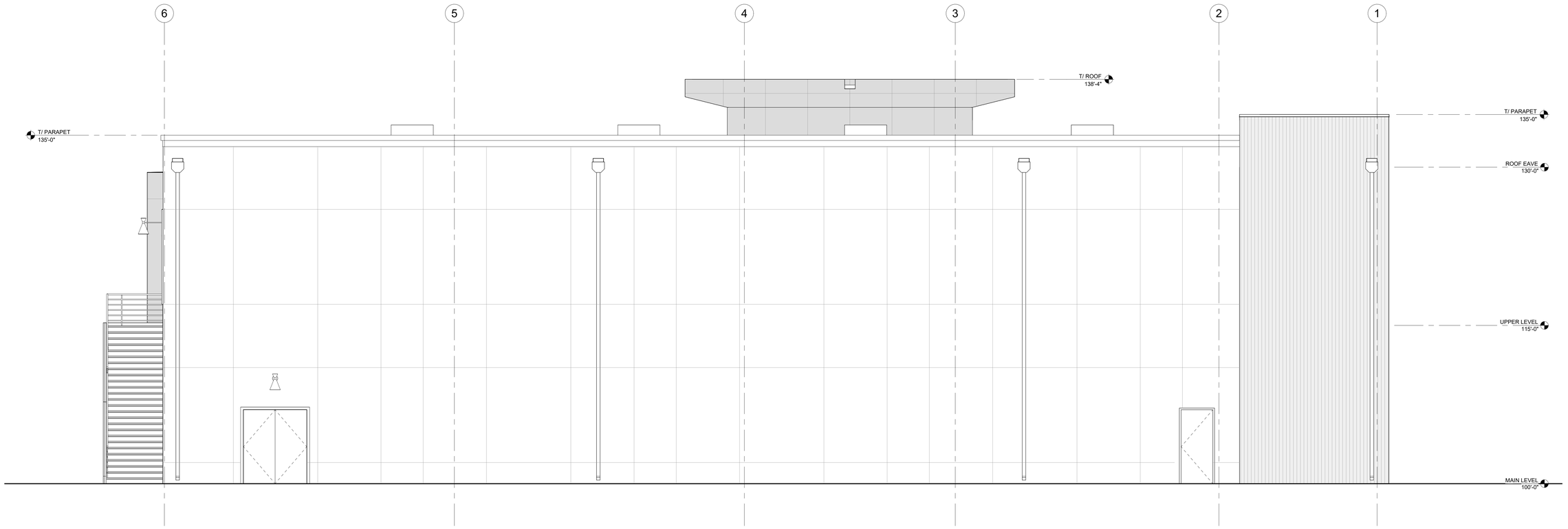
BUILDING

PERSPECTIVE VIEWS

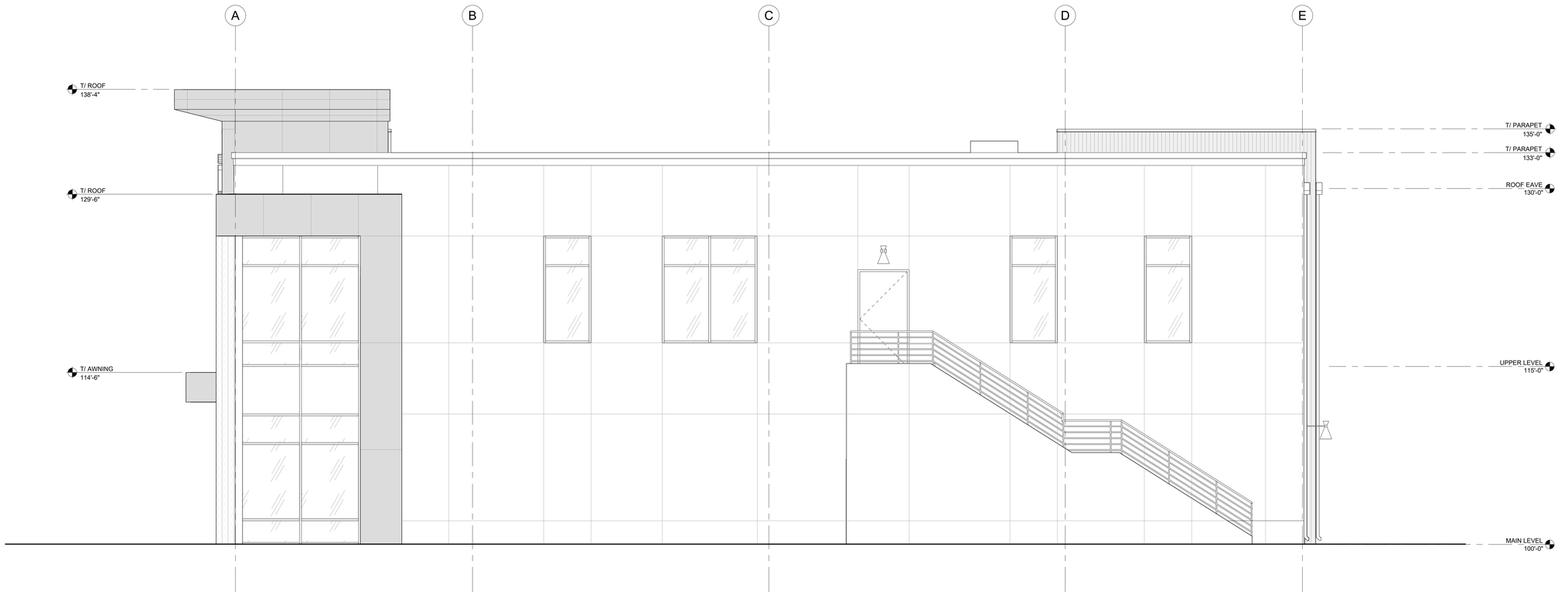
PROJECT NUMBER:	DESIGN:
10299	SRP
DATE:	DRAWN:
MARCH 2025	DRV
SCALE:	APPROVED:
AS SHOWN	CDP

DRAWING NO.

B203



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

PLOT DATE: 5/8/2025 5:05:20 PM

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REVISIONS

MARK	DATE	BY	DESCRIPTION

PERFORMANCE FITNESS

FITNESS BUILDING

WASHINGTON FIELDS RD AND HAYFIELD DR
WASHINGTON UT

BUILDING

BUILDING ELEVATIONS

PROJECT NUMBER:	DESIGN:
10299	Designer
DATE:	DRAWN:
MARCH 2025	Author
SCALE:	APPROVED:
AS SHOWN	Approver

DRAWING NO.

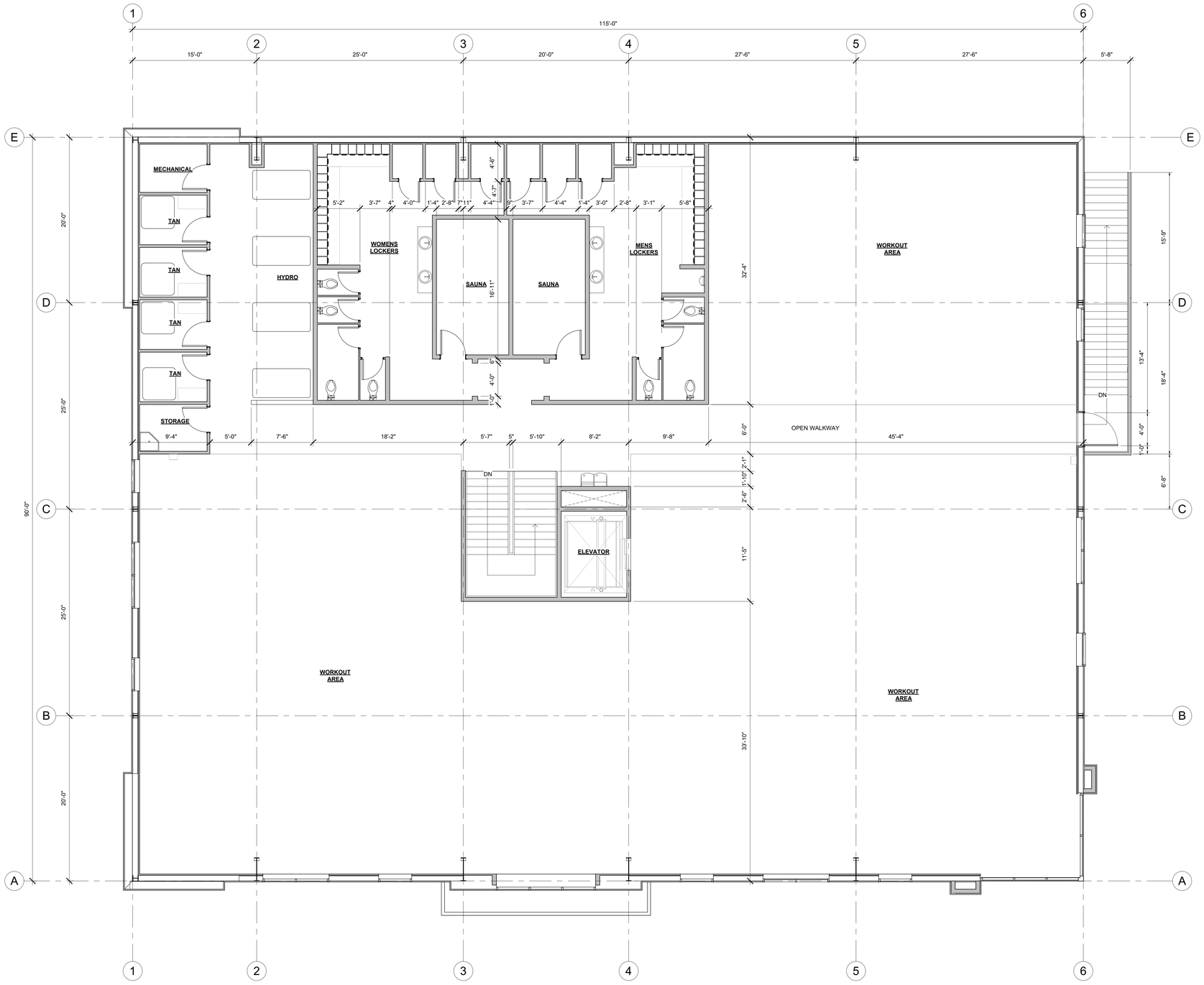
B202

PLAN NOTES

A. DIMENSIONS ARE TO FACE OF STEEL, FACE OF STUD, OR GRID LINE U.N.O.
B. DIMENSION FROM HINGE SIDE OF DOOR FRAME TO FINISHED WALL IS 4" UNLESS NOTED OTHERWISE.
C. REFER TO EXTERIOR ELEVATIONS FOR SILL WINDOW SILL HEIGHTS
D. SLOPE ALL GRADES AWAY FROM THE BUILDING 2% FOR FIRST 10'-0" FROM BUILDING
E. TEMPERED GLASS REQUIRED FOR WINDOWS WITHIN 24" OF DOORS, LESS THAN 5'-0" ABOVE FLOOR WHERE LOCATED WITHIN 5'-0" OF BATHTUB, SHOWER OR POOL AND LESS THAN 36" ABOVE STAIRWAY TREADS OR STAIR LANDINGS THAT ARE WITHIN 5'-0" OF BOTTOM TREAD.
F. EQUIPMENT, FURNITURE, CABINETRY AND CASEWORK SHOWN FOR REFERENCE ONLY - COORDINATE FINAL DESIGN AND FINISH WITH OWNER.

LEGEND

PATTERN	DESCRIPTION
	STEEL STUDS @ 16" O.C., REFER TO WALL TYPES
	DENOTES WALLS TO RECEIVE SOUND ATTENUATING BATT INSULATION - SEE WALL TYPES FOR THERMAL INSULATION



UPPER LEVEL FLOOR PLAN

3/16" = 1'-0"

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REVISIONS

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PERFORMANCE FITNESS

FITNESS BUILDING

WASHINGTON FIELDS RD AND HAYFIELD DR
WASHINGTON UT

BUILDING

UPPER LEVEL FLOOR PLAN

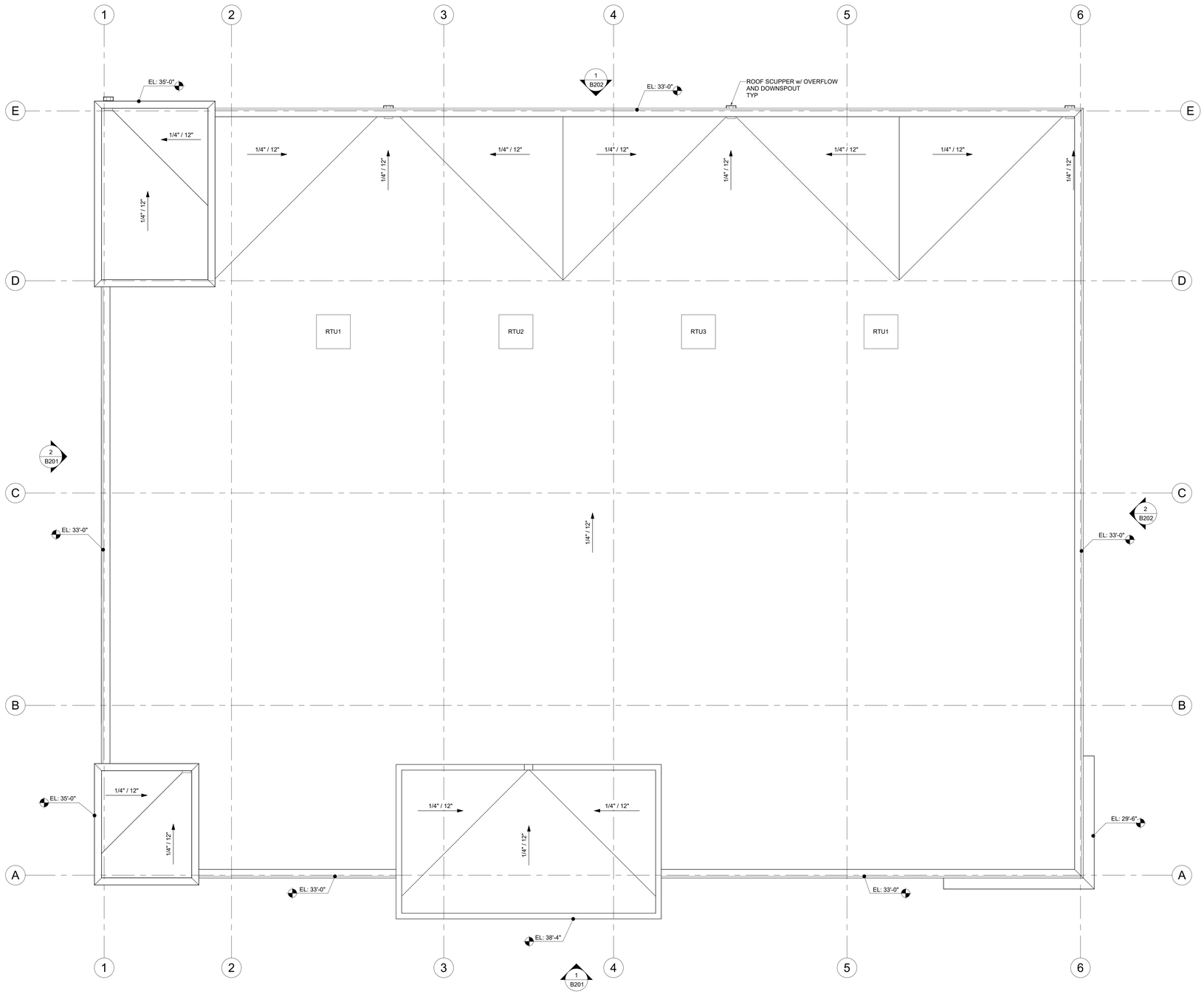
PROJECT NUMBER:	DESIGN:
10299	SRP
DATE:	DRAWN:
MARCH 2025	DRV
SCALE:	APPROVED:
AS SHOWN	CDP

DRAWING NO.

B102

GENERAL NOTES

A. COORDINATE LOCATIONS OF VENTS WITH OWNER.
B. ROOF DRAINS AND HORIZONTAL PIPING SIZED PER THE 2021 IPC, TABLE 1106.2 AT 4 INCHES PER HOUR RAINFALL, TYPICAL.
C. VERTICAL LEADERS SIZED PER THE 2021 IPC, TABLE 1106.3 AT 2" PER HOUR RAINFALL, TYPICAL.
D. OVERFLOW SCUPPER IS REQUIRED



ROOF PLAN
3/16" = 1'-0"

PLOT DATE: 5/8/2025 5:05:12 PM

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REVISIONS

MARK	DATE	BY	DESCRIPTION

PERFORMANCE FITNESS

FITNESS BUILDING

WASHINGTON FIELDS RD AND HAYFIELD DR
WASHINGTON UT

BUILDING

ROOF PLAN

PROJECT NUMBER:	DESIGN:
10299	SRP
DATE:	DRAWN:
MARCH 2025	DRV
SCALE:	APPROVED:
AS SHOWN	CDP

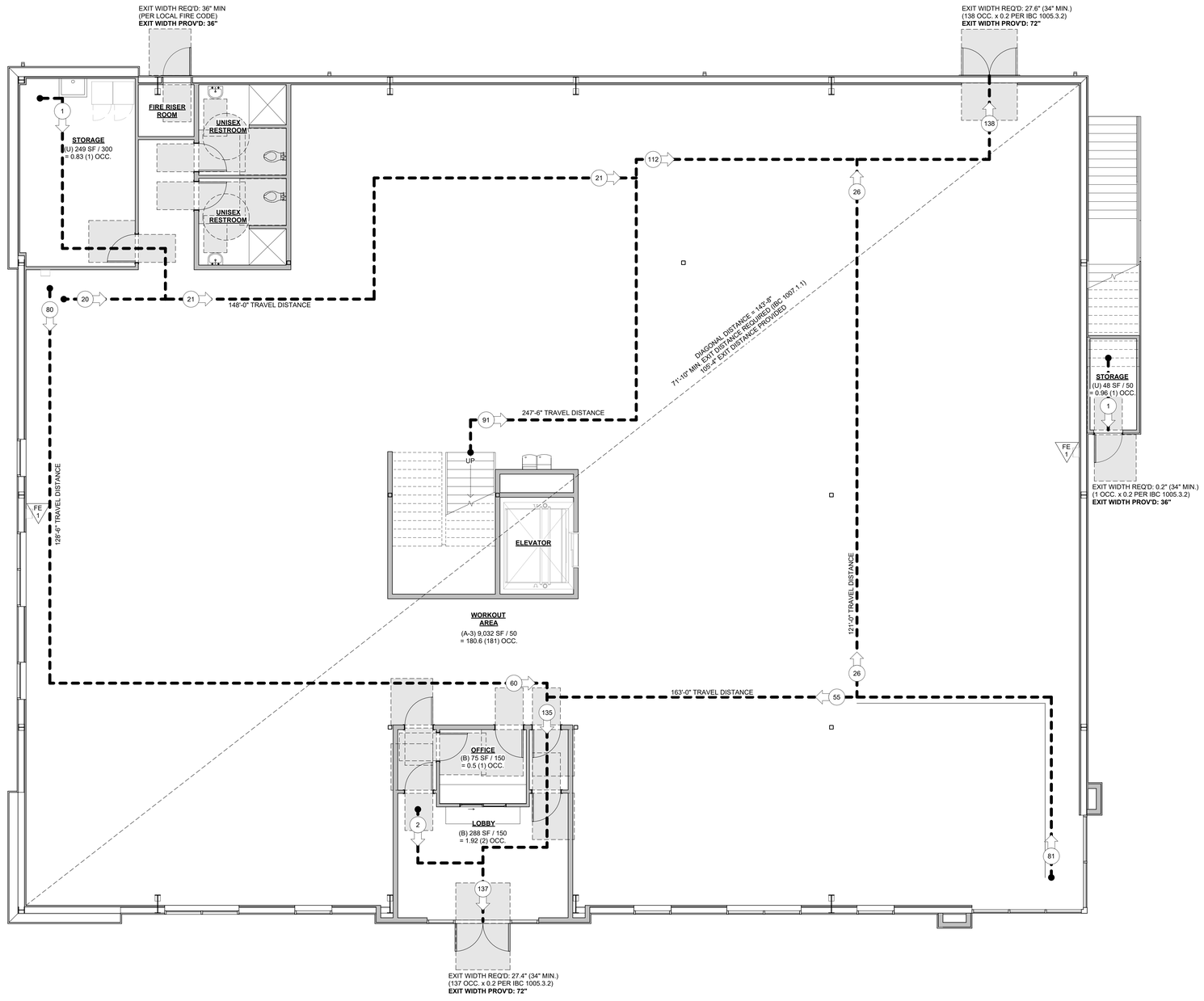
DRAWING NO.

B110

GENERAL NOTES

OCCUPANCY OF THIS PROJECT IS PROHIBITED UNTIL A FINAL INSPECTION IS CONDUCTED BY THE STATE FIRE MARSHALS OFFICE. A MINIMUM THREE DAY NOTICE SHALL BE GIVEN FOR INSPECTION

ON-SITE INSPECTIONS AND EVALUATIONS DURING THE COURSE OF CONSTRUCTION THAT ARE RELATED TO FIRE PROTECTION, SAFETY OR LIFE SAFETY CONCERNS AS DEFINED IN ADOPTED FIRE CODES AND STANDARDS ARE TO BE ADMINISTERED BY DEPUTY STATE FIRE MARSHALL. A FIRE CLEARANCE REQUIRED BY THE ADOPTED FIRE CODE IS TO BE ADMINISTERED BY DEPUTY STATE FIRE MARSHALL.



MAIN LEVEL CODE REVIEW PLAN

3/16" = 1'-0"

CODE & DESIGN CRITERIA

TYPE OF CONSTRUCTION	**TYPE V-B**
FIRE SPRINKLERS	**NFPA 13 TYPE SPRINKLERS REQUIRED**
OCCUPANCY CLASSIFICATION	**A-3, B, & U (NON-SEPARATED)**
ALLOWABLE AREA	**16,500 SQ. FT. PER STORY**(2021 IBC TABLE 506.2)
ACTUAL AREA	**9,692 SQ. FT.**
ALLOWABLE HEIGHT	**60'-0" ABOVE GRADE PLANE** (2021 IBC TABLE 504.3 &4)
ACTUAL HEIGHT	**38'-4"**
STRUCTURAL RISK CATEGORY	**CATEGORY III** (ASCE 7-16)

THERMAL ENVELOPE REQUIREMENTS

CLIMATE ZONE **3B** PER 2021 IECC TABLE C301.1
THERMAL ENVELOPE REQUIREMENTS PER 2021 IECC TABLE R402.1.2

EXTERIOR WALLS	R-13 CAVITY + R7.5 CONTINUOUS INSULATION
ROOFS	R-30 CONTINUOUS INSULATION ENTIRELY ABOVE DECK
FENESTRATION	0.37 U-FACTOR MAX. 0.25 SHGC MAX.

GENERAL ENERGY EFFICIENCY NOTES:

AIR LEAKAGE / THERMAL ENEVELOPE TO COMPLY WITH 2021 IECC C402.5

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

TYPE V-B (IBC TABLE 601, 602, AND 713.4)

ELEMENTS	MATERIAL	RATING
PRIMARY STRUCTURAL FRAME	ANY	0 HR
EXTERIOR BEARING WALL	ANY	0 HR
INTERIOR BEARING WALL	ANY	0 HR
INTERIOR NON BEARING WALL (a)	ANY	0 HR
FLOOR / CEILING ASSEMBLY	ANY	0 HR
ROOF / CEILING ASSEMBLY	ANY	0 HR

OCCUPANCY LOAD & CLASSIFICATIONS

2021 IBC TABLE 1004.5

OCCUPANCY USE	AREA (SQ. FT.)	OCC. LOAD FACTOR	OCC. LOAD
FITNESS AREA (A-3)	17,607 SF	50 GROSS	363
BUSINESS (B)	363 SF	150 GROSS	3
STORAGE (U)	391 SF	300 GROSS	3
TOTAL OCCUPANT LOAD			**369**

NOTE:
THIS BUILDING WILL NOT BE USED FOR HIGH-PILED STOARGE AS DEFINED BY THE INTERNATIONAL FIRE CODE SECTION 202.

MEANS OF EGRESS

	ALLOWED	ACTUAL
EXIT TRAVEL DIST. (2021 IBC TABLE 1017.2)	250 FT	247'-6" FT
COMMON PATH (2021 IBC TABLE 1006.2.1)	75 FT	62'-0" FT

PLUMBING FIXTURE CALCULATIONS

2021 IBC TABLE 2902.1

USE			WATER CLOSETS		
OCCUPIED SPACE	OCC. LOAD	LOAD M/F	RATIO	M	F
FITNESS AREA)A-3)	363	181.5M 181.5F	1/125 1/125	1.45	1.45
BUSINESS (B)	3	1.5M 1.5F	1/25 1/25	0.06	0.06
TOTAL REQ'D.				2	2
TOTAL PROV'D.				4	5

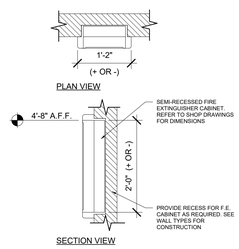
USE			LAVATORIES			SERVICE SINK
OCCUPIED SPACE	OCC. LOAD	LOAD M/F	RATIO	M	F	1 REQUIRED 1 PROVIDED
FITNESS AREA (A-3)	363	181.5M 181.5F	1/200	0.91	0.91	
BUSINESS (B)	3	1.5M 1.5F	1/40	0.03	0.03	DRINKING FOUNTAIN
TOTAL REQ'D.				1	1	2 REQUIRED 2 PROVIDED
TOTAL PROV'D.				3	3	

APPLICABLE CODES

ICC 2021 INTERNATIONAL BUILDING CODE	ICC 2021 INTERNATIONAL ENERGY CONSERVATION CODE
ICC 2021 INTERNATIONAL FIRE CODE	ICC 2021 INTERNATIONAL FUEL GAS CODE
ICC / ANSI A117.1-2009 PLUMBING CODE	ICC 2021 INTERNATIONAL
NEC 2020 NATIONAL ELECTRICAL CODE CODE	ICC 2021 INTERNATIONAL MECHANICAL
ASHRAE 90.1-2010	

CODE REVIEW LEGEND

FE 1 — TYPE 'ABC' FIRE EXTINGUISHER IN SEMI-RECESSED CABINET, U.N.O. TO BE PROVIDED IN EACH TENANT SPACE. SEE DETAIL BELOW:



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REVISIONS

MARK	DATE	BY	DESCRIPTION

PERFORMANCE FITNESS

FITNESS BUILDING

WASHINGTON FIELDS RD AND HAYFIELD DR
WASHINGTON UT

BUILDING

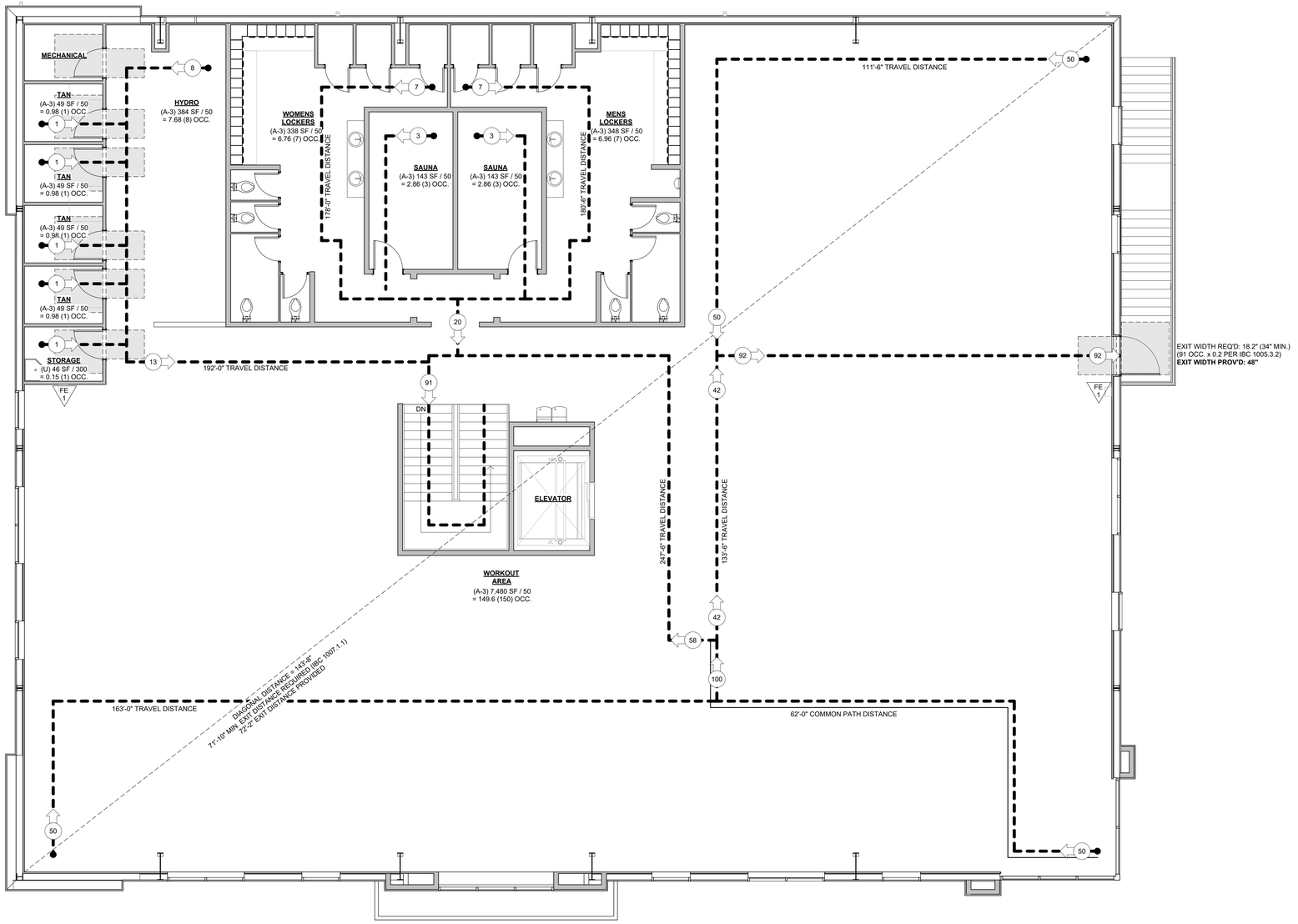
MAIN LEVEL CODE REVIEW PLAN

PROJECT NUMBER:	DESIGN:
10299	MATIX
DATE:	DRAWN:
MARCH 2025	DRV
SCALE:	APPROVED:
AS SHOWN	CDP

DRAWING NO.

B001

PLOT DATE: 5/8/2025 5:05:08 PM



MEZZANINE CODE REVIEW PLAN

3/16" = 1'-0"

PLOT DATE: 5/8/2025 5:05:09 PM

GENERAL NOTES

OCCUPANCY OF THIS PROJECT IS PROHIBITED UNTIL A FINAL INSPECTION IS CONDUCTED BY THE STATE FIRE MARSHALS OFFICE. A MINIMUM THREE DAY NOTICE SHALL BE GIVEN FOR INSPECTION

ON-SITE INSPECTIONS AND EVALUATIONS DURING THE COURSE OF CONSTRUCTION THAT ARE RELATED TO FIRE PROTECTION. SAFETY OR LIFE SAFETY CONCERNS AS DEFINED IN ADOPTED FIRE CODES AND STANDARDS ARE TO BE ADMINISTERED BY DEPUTY STATE FIRE MARSHALL. A FIRE CLEARANCE REQUIRED BY THE ADOPTED FIRE CODE IS TO BE ADMINISTERED BY DEPUTY STATE FIRE MARSHALL.

CODE & DESIGN CRITERIA

TYPE OF CONSTRUCTION	**TYPE V-B**
FIRE SPRINKLERS	**NFPA 13 TYPE SPRINKLERS REQUIRED**
OCCUPANCY CLASSIFICATION	**A-3, B, & U (NON-SEPARATED)**
ALLOWABLE AREA	**16,500 SQ. FT. PER STORY**(2021 IBC TABLE 506.2)
ACTUAL AREA	**9,692 SQ. FT.**
ALLOWABLE HEIGHT	**60'-0" ABOVE GRADE PLANE** (2021 IBC TABLE 504.3 &4)
ACTUAL HEIGHT	**38'-4"**
STRUCTURAL RISK CATEGORY	**CATEGORY III** (ASCE 7-16)

THERMAL ENVELOPE REQUIREMENTS

CLIMATE ZONE **3B** PER 2021 IECC TABLE C301.1
THERMAL ENVELOPE REQUIREMENTS PER 2021 IECC TABLE R402.1.2

EXTERIOR WALLS	R-13 CAVITY + R7.5 CONTINUOUS INSULATION
ROOFS	R-30 CONTINUOUS INSULATION ENTIRELY ABOVE DECK
FENESTRATION	0.37 U-FACTOR MAX. 0.25 SHGC MAX.

GENERAL ENERGY EFFICIENCY NOTES:

AIR LEAKAGE / THERMAL ENEVELOPE TO COMPLY WITH 2021 IECC C402.5

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

TYPE V-B (IBC TABLE 601, 602, AND 713.4)

ELEMENTS	MATERIAL	RATING
PRIMARY STRUCTURAL FRAME	ANY	0 HR
EXTERIOR BEARING WALL	ANY	0 HR
INTERIOR BEARING WALL	ANY	0 HR
INTERIOR NON BEARING WALL (a)	ANY	0 HR
FLOOR / CEILING ASSEMBLY	ANY	0 HR
ROOF / CEILING ASSEMBLY	ANY	0 HR

OCCUPANCY LOAD & CLASSIFICATIONS

2021 IBC TABLE 1004.5

OCCUPANCY USE	AREA (SQ. FT.)	OCC. LOAD FACTOR	OCC. LOAD
FITNESS AREA (A-3)	17,607 SF	50 GROSS	363
BUSINESS (B)	363 SF	150 GROSS	3
STORAGE (U)	391 SF	300 GROSS	3
TOTAL OCCUPANT LOAD			**369**

NOTE:
THIS BUILDING WILL NOT BE USED FOR HIGH-PILED STOARGE AS DEFINED BY THE INTERNATIONAL FIRE CODE SECTION 202.

MEANS OF EGRESS

	ALLOWED	ACTUAL
EXIT TRAVEL DIST. (2021 IBC TABLE 1017.2)	250 FT	247'-6" FT
COMMON PATH (2021 IBC TABLE 1006.2.1)	75 FT	62'-0" FT

PLUMBING FIXTURE CALCULATIONS

2021 IBC TABLE 2902.1

USE			WATER CLOSETS		
OCCUPIED SPACE	OCC. LOAD	LOAD M/F	RATIO	M	F
FITNESS AREA)A-3)	363	181.5M 181.5F	1/125 1/125	1.45	1.45
BUSINESS (B)	3	1.5M 1.5F	1/25 1/25	0.06	0.06
TOTAL REQ'D.				2	2
TOTAL PROV'D.				4	5

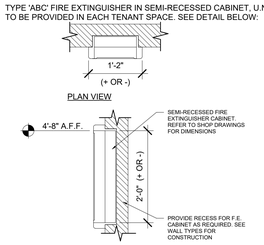
USE			LAVATORIES			SERVICE SINK
OCCUPIED SPACE	OCC. LOAD	LOAD M/F	RATIO	M	F	1 REQUIRED 1 PROVIDED
FITNESS AREA (A-3)	363	181.5M 181.5F	1/200	0.91	0.91	
BUSINESS (B)	3	1.5M 1.5F	1/40	0.03	0.03	DRINKING FOUNTAIN
TOTAL REQ'D.				1	1	2 REQUIRED 2 PROVIDED
TOTAL PROV'D.				3	3	

APPLICABLE CODES

ICC 2021 INTERNATIONAL BUILDING CODE	ICC 2021 INTERNATIONAL ENERGY CONSERVATION CODE
ICC 2021 INTERNATIONAL FIRE CODE	ICC 2021 INTERNATIONAL FUEL GAS CODE
ICC / ANSI A117.1-2009 PLUMBING CODE	ICC 2021 INTERNATIONAL
NEC 2020 NATIONAL ELECTRICAL CODE CODE	ICC 2021 INTERNATIONAL MECHANICAL
ASHRAE 90.1-2010	

CODE REVIEW LEGEND

FE 1 — TYPE 'ABC' FIRE EXTINGUISHER IN SEMI-RECESSED CABINET, U.N.O. TO BE PROVIDED IN EACH TENANT SPACE. SEE DETAIL BELOW:



MATIX
ENGINEERING & CONSTRUCTION
METAL BUILDING SYSTEMS
INDUSTRIAL EQUIPMENT & PIPING
MATIX CORPORATION
PHONE: (385) 224-5944
www.matixcorp.com

REVISIONS

MARK	DATE	BY	DESCRIPTION

PERFORMANCE FITNESS

FITNESS BUILDING

WASHINGTON FIELDS RD AND HAYFIELD DR
WASHINGTON UT

BUILDING

UPPER LEVEL CODE REVIEW PLAN

PROJECT NUMBER:	DESIGN:
10299	SRP
DATE:	DRAWN:
MARCH 2025	DRV
SCALE:	APPROVED:
AS SHOWN	CDP

DRAWING NO.

B002

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	June 25th, 2025
ACTION REQUESTED:	Z-25-16 - A request to approve the conceptual plan of 24.53 acres of the currently zoned PUD-R property and relocate 4 acres of PUD-C property located at 1075 East Telegraph Street
APPLICANT:	Turner Farm Phase 1, LLC
OWNER:	R A Turner Family LC
ENGINEER:	American Consulting and Engineering
REVIEWED BY:	Eldon Gibb, Community Development Assistant Director
RECOMMENDATION:	Recommend approval with conditions

Background
The applicant is requesting approval of the conceptual plan for 24.53 acres of the PUD-R zoned property along with relocating 4 acres of commercial property from the corner of Bulloch Street and 1100 east to the commercial property that is adjacent to Telegraph. The total commercial acreage is not changing.

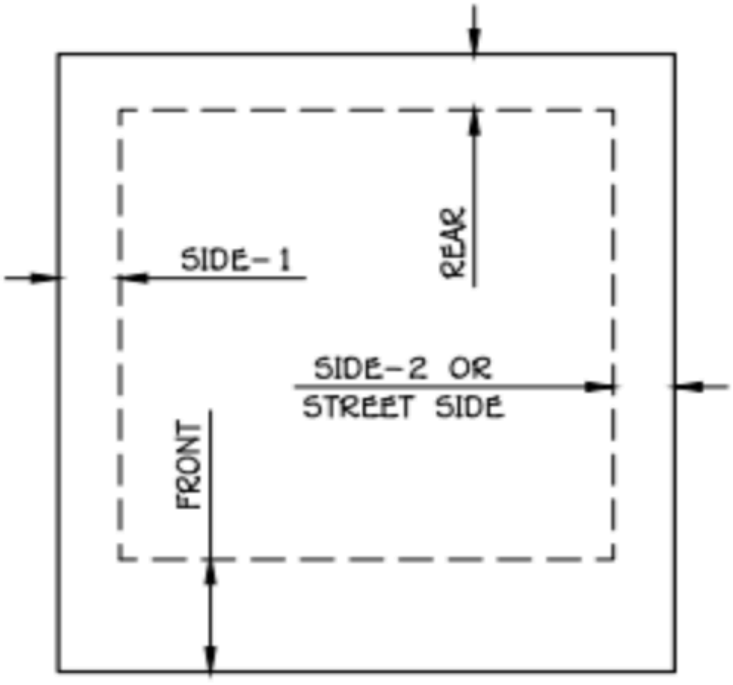
The surrounding zoning to this parcel is PUD-R to the north, R-3 to the east, PUD-R to the south and R-1-8 to the west. As shown on the exhibit, the development is laid out in an effort to blend the development into the area. For example, the proposal is showing single family homes on the west boundary line tying into the existing R-1-8 and as you move east, the lot sizes gradually get smaller in size with the multi-family units on the east boundary line tying into the existing R-3.

Pod 1 of the proposal is a build-to-rent (BTR) product with 135 units over 11.38 acres. This is a 11.9 d.u./ acre ratio (MHD). Pod 1 incorporates 60 single-story 2 bedroom units and 75 - two-story 3 bedroom units. The layout of the single and two-story units will provide character to the development by breaking up the horizon view. City code requires 15’ between two story units and the distance between units 60 and 63 and 54 and 57 are 12.11’ feet. The City can approve this alternate setback if they see fit. Required parking for pod 1 is 331 spaces. The proposal is providing 332. Parking is adequate for the proposal. Amenities for pod 1 include a dog park (7,902 sq ft), putting green (1,009 sq ft), clubhouse (2,356 sq ft), club house outdoor area (12,110 sq ft), splash pad (804), pool area (3,068 sq ft), BBQ area (960 sq ft) and pickle

ball courts (3,240 sq ft). The required amenity area is 27,000 sq ft and the proposal is providing 31, 449 sq ft. The amenity area is adequate for the project. As shown in the exhibit, exterior materials for the units include brick and stucco.

Pod 2 of the proposal includes 42 traditional single family homes and 17 “next-gen” homes which are very similar to a patio-home product. Pod two includes 59 homes over 13.15 acres which is a 4.49 d.u./acre ratio (LD). Exterior building elevations for the “next-gen” homes have been included in the exhibit and show stacked rock, siding and stucco. The “nex-gen” homes will provide a two-car garage with a driveway that is a minimum of 20’ feet long. As shown on the plan, pod 3 will bring amenities for those living in pod 2. Due to the location of this amenity, staff is concerned that the amenities could be pushed to the end of the development which the applicant will need to coordinate with staff to make sure this does not happen. With pod 2 being traditional lots and the “next-gen” homes providing “private” back yard area, staff feels comfortable with the amenities being completed with the next phase of development.

In the north / west corner of the development and next to lots 126,127 the plan identifies a natural spring. The applicant is pursuing 3rd party studies of this spring to determine the final design to adequately handle the spring. A note has been added to the plan with their intent to beautify the spring area with landscaping. The applicant is asking for an alternate setback plan for the single family lots as shown below:



LOT SETBACKS	
*FRONT	20'
REAR	10'
SIDE-1	5
SIDE-2	10'
STREET SIDE	10'

* 10' TO BLDG
* 20' TO GARAGE

S.F. TYPICAL LOT SETBACKS

SCALE: NTS

THE AGGREGATE SIDE YARD MUST BE NO LESS THAN 15'

Other than the noted setbacks in pod 1, the project design is in compliance with the Planned Unit Development - Multiple Family and Single Lot Development Standards of the PUD-R zone.

Recommendation

The Planning Commission reviewed this request on June 18th, 2025 and unanimously recommend approval of Z-25-16, for the zone change request for the design standards of 24.53 acres and relocating 4 acres of commercial property adjacent to telegraph with the additional revision to condition 9 in that *The amenities of Pod 1 shall be completed before 51% of Pod 1 Building Permits are issued and 7600 s.f. of amenities shall be completed in Pod 2 before 51% of Pod 2 Building Permits are issued* , onto the City Council, based on the following findings and conditions:

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.

2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD - Residential (Multiple Family and Single Lot Development) Zone and be built in accordance with the attached exhibit and conditions of this proposal.

2. A traffic study shall be submitted for review and approval prior to submitting building permit applications. The study will address the city's Master Transportation Plan.

3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.

4. Detailed landscape and irrigation plans shall be submitted for review and approval with the Construction Drawing application and shall conform to the city's water conservation ordinance and approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.

5. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.

6. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.

7. All signage will be in accordance with the city's sign ordinance and construction regulations.

8. ~~Pod 1 amenities shall be complete at 25 percent buildout of the units and/or before the 34th unit receives building permit.~~ This condition was revised by the planning commission and combined with condition number 9 below.

9. The developer shall coordinate with staff so that the buildout of the amenities in pod 3 are completed before 51% of the single family homes in the entire residential development (81.68 acres) receives building permit. *The amenities of Pod 1 shall be completed before 51% of Pod 1 Building Permits are issued and 7600 s.f. of amenities shall be completed in Pod 2 before 51% of Pod 2 Building Permits are issued*

10. The elevations of the buildings shall be as portrayed in this submittal.

June 18th, 2025 Planning Commission Minutes

https://youtube.com/live/v0h4lZpyb70?t=1352

Community Development Assistant Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Matt Loo with Ascend Land Consultants spoke on behalf of the applicant.

Commissioner Anderson made a motion to recommend approval to the City Council for Zone Change Request Z-25-16 with the findings and conditions of staff with revisions to verbiage in Condition 9 to require the amenities of Pod 1 shall be completed before 51% of Pod 1 Building Permits are issued and 7600 s.f. of amenities shall be completed in Pod 2 before 51% of Pod 2 Building Permits are issued. Commissioner Davis seconded the motion; which passed with the following role call vote:

Commissioner Bulloch	*Aye*
Commissioner Mitchell	*Aye*
Commissioner Anderson	*Aye*
Commissioner Tupou	*Aye*
Commissioner Davis	*Aye*

Development Narrative: Turner Family Farm Master Plan Development
Washington City, Utah

This farm site has been in the Turner Family for generations. It's approximately 95 acres and currently zoned PUD-R and PUD-C. We propose to develop pods one and two as our first phase of development. The ultimate vision for this project is to create at least seven areas, or development pods, featuring single-family homes, townhomes, garden homes, multi-family units, a commercial site, and a neighborhood park, thoughtfully designed to create a sense of community and belonging. Due to the prime location of this site, the owners understand and accept the challenge of building a legacy community with timeless designs, connectivity, and the traditional feeling of safety that comes from living in a small-town community.

We refer to the City's General Plan for this area and recognize the various proposed zones, including PUD, High-Density, Medium-Density, Low-Density, and Commercial zones. We plan to utilize each zone in a more harmonious master plan design. We will propose several project amenities to support and enhance a higher quality of life for the residents in this community and the surrounding neighborhoods.

Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD: Z-25-16 - Zone Change - Turner Farm
850 E Telegraph St

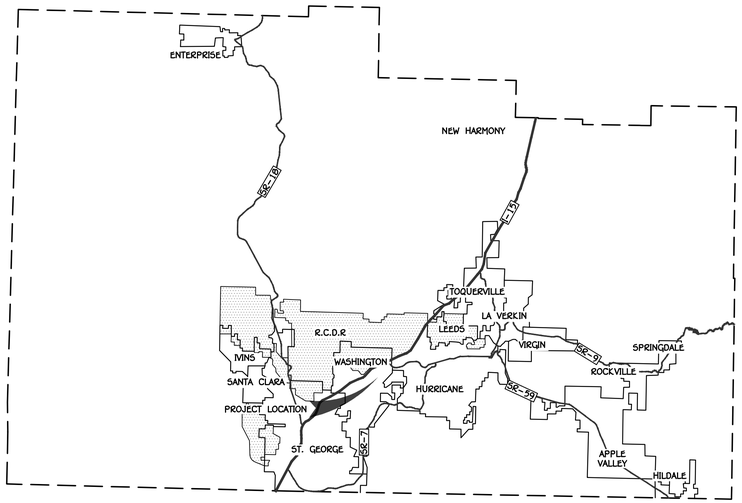
Planning	Reviewed. OK to move forward	
Public Works	Reviewed - Items addressed - Basic PW/utility layout is acceptable for zone change request. Modifications may be required during pre-plat and construction plan submissions.	
Engineer	The intersection on the north side of this layout needs to be a minimum of 500 ft from the Bluff View and 1100 E intersection.	
Fire Dept.	Reviewed, no concerns	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed, no concerns	
Washington Power	Approved for the proposed zoning.	
Economic Dev	Reviewed. Approved. This PUD introduces a substantial number of new residential units. Staff supports the inclusion of commercial uses along Telegraph Street that will help serve both existing and future residents in this growing area. A balanced mix of uses is critical to reducing vehicle trips, supporting local businesses, and enhancing overall community vitality.	

TURNER FARMS

WASHINGTON, UTAH

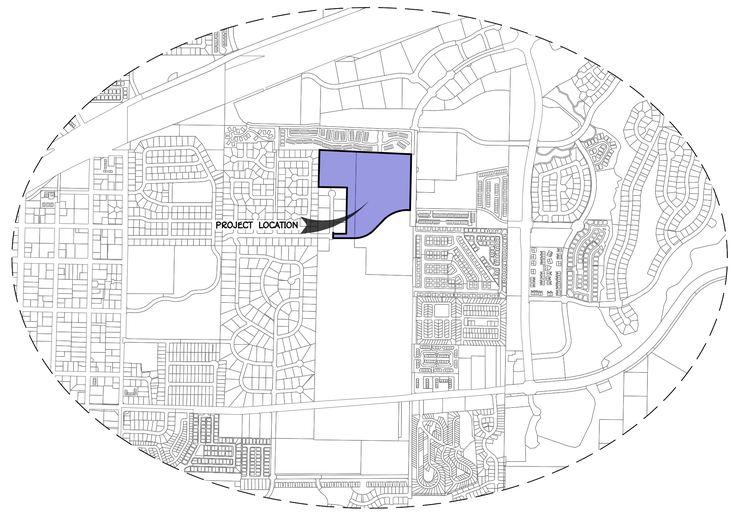
TURNER FARMS

JUNE 2025



WASHINGTON COUNTY

N.T.S.



VICINITY MAP

SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M

0 1000' 2000'

SCALE: 1" = 1000'

SHEET INDEX		
Sheet Number	SHEET	Sheet Title
1	Z.1.1	COVER
2	Z.2.1	ZONE MAP I
3	Z.2.2	OVERALL POD MAP
4	Z.3.1	SITE PLAN
5	Z.3.2	SITE PLAN II
6	Z.4.1	GRADING PLAN
7	Z.5.1	UTILITY PLAN
8	Z.6.1	FIRE & LIFE SAFETY PLAN

LEGAL DESCRIPTION

Commencing at the West Quarter corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian, said point also being on the east line of Cotton Mill East Subdivision Unit A-1, Document No. 00168261, Official Records Washington County, and running North 01°09'22" East along said line and the East line of Washington Estates Subdivision Document No. 00182980, Official Records Washington County a distance of 1,273.05 feet more or less to the southwest corner of Lot 1, Turner Family Subdivision Phase 1, Document No. 00518061, Official Records Washington County, thence along the south and east lines said Turner Family Subdivision Phase 1 the following two (2) courses: 1) South 88°50'38" East 214.00 feet and 2) North 01°09'25" East 264.50 feet to the west line of Turner Family Subdivision V, Document No. 20190019942 official records Washington County, thence along the south and east line said Turner Family Subdivision V, the east and north line of Turner Family Subdivision Phase IV, Document No. 00694987 and the north line of Turner Family Subdivision Phase 3 the following four (4) courses: 1) southeasterly along a 20.00 foot radius non-tangent curve to the left, (center point lies South 88°51'31" East) through a central angle of 90°57'25", a distance of 31.75 feet; 2) South 89°48'53" East 163.68 feet; 3) North 01°09'22" East 646.06 feet and 4) North 88°49'03" West 398.59 feet more or less to the east line of Spring Hill Estates Phase IV, Document No. 00547306 Official Records Washington County, thence along said line North 01°09'22" East 517.79 feet more or less to the south line of Bluff View Townhomes Phase 1, Document No. 20070050705, Official Records Washington County, thence South 87°27'40" East along said line 1,283.54 feet more or less to the west line of 1100 East Street, Document No. 20110022110, Official Records Washington County, thence along the south and west lines said right of way the following two (2) courses: 1) South 01°01'58" West 1010.38 feet and 2) South 88°23'54" East 40.00 feet to the centerline of 1100 East Street and the longitudinal 1/16 line to the Northwest Quarter said Section 13, thence along said line South 01°01'58" West a distance of 1643.13 feet to the West Center 1/16 Corner, thence South 00°59'55" West along the longitudinal 1/16 line to the Southwest Quarter said section 13 a distance of 699.12 feet to a point on the north line of Winchester Street, thence South 85°25'22" West along said line 1,335.93 feet to the East line of Cotton Mill East Subdivision, Document No. 00162272, Official Records Washington County, said point also being West line of Section 13, thence North 01°05'22" East along said line a distance of 833.00 feet; to the point of beginning.

Containing 4,204,658 Square Feet or 96.53 Acres.

PRELIMINARY PLAT SITE DATA	
TURNER FARMS	
CURRENT ZONING:	PUD
PROJECT AREA	25.5 (1,110,790 S.F.)
NO. OF LOTS & DENSITY	195 LOTS (7.65 D.U./ACRE)
GARAGE PARKING	N/A
DRIVEWAY PARKING	N/A
OFF-STREET PARKING	332
TOTAL PARKING	332

PROPERTY OWNER

RA TURNER FAMILY LC
930 E TELEGRAPH ST
WASHINGTON, UT 84780
CONTACT: XXXXXX
PHONE: (XXX) XXX-XXXX
EMAIL: XXXXXXXXX

GEOTECH ENGINEER

APPLIED GEOTECHNICAL (AGEC)
1420 S. 270 E.
ST. GEORGE, UT 84790
CONTACT: WAYNE ROGERS
PHONE: (435) 673-6850
EMAIL: rogers@agecinc.com

CIVIL ENGINEER

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W., SUITE #504
ST. GEORGE, UT 84770
CONTACT: AUSTIN CHAPPELL
PHONE: (435) 288-3330
EMAIL: austin@alcsg.com

APPLICANT-AGENT

HABITAT DEVELOPMENT LLC
7533 S CENTER VIEW CT STE. R
WEST JORDAN, UT 84084
PRIMARY CONTACT: MATT LOO
PHONE: (435) 703-0016
EMAIL: MATT@ASCENDUT.COM

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

TURNER FARMS
SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH

COVER
TURNER FARMS ZONE AMENDMENT

JOB #	25-017
DRAWN BY:	ARC
CHECKED BY:	ARC
DATE:	06/04/2025

Z.1.1

SHEET: 1 OF: 8

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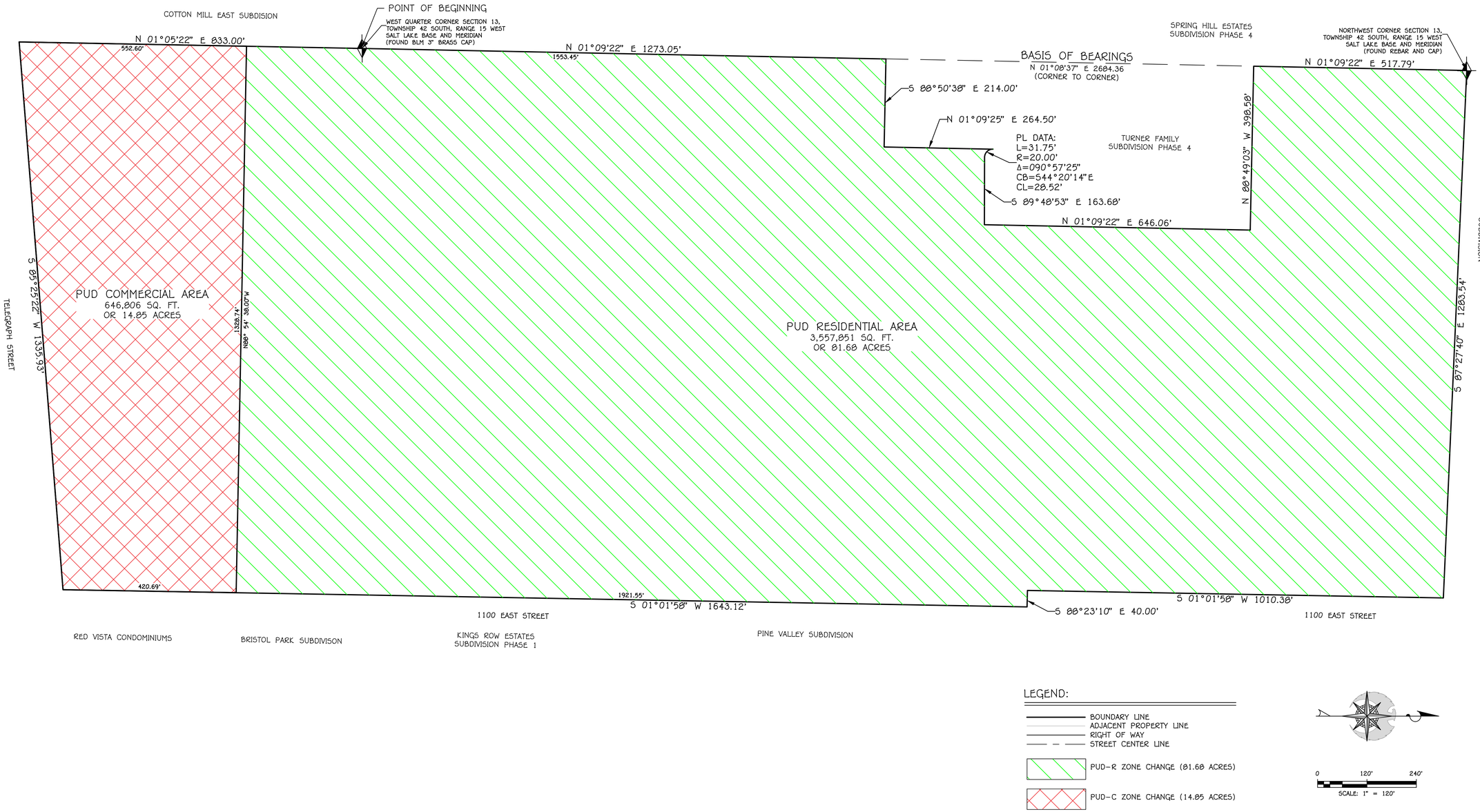

LEGEND:

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY
- STREET CENTER LINE
- PUD-R ZONE CHANGE (81.68 ACRES)
- PUD-C ZONE CHANGE (14.85 ACRES)

0 120' 240'

SCALE: 1" = 120'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

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1173 S. 250 W. #504 ST. GEORGE, UT 84770

TURNER FARMS

SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH

ZONE MAP I

TURNER FARMS ZONE AMENDMENT

JOB #	25-017
DRAWN BY:	ARC
CHECKED BY:	ARC
DATE:	06/04/2025

Z.2.1

SHEET: 2 OF: 8

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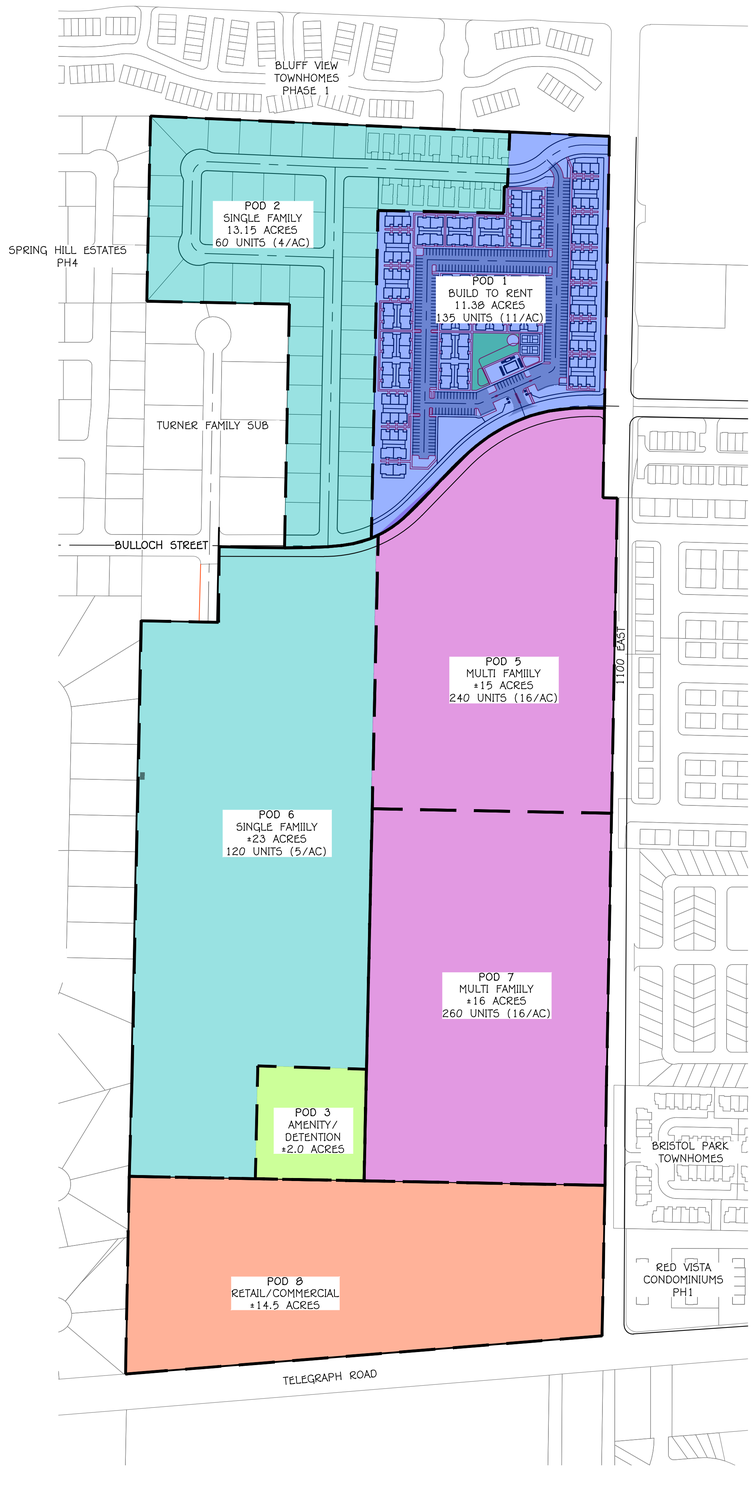

0 200' 400'

SCALE: 1" = 200'

LEGEND:

- SINGLE FAMILY – POD 2: 13.15 ACRES, POD 6: 23.37 ACRES
- BUILD TO RENT – 11.38 ACRES
- MULTI FAMILY – 31.53 ACRES
- COMMERCIAL – 14.85 ACRES
- PARK AREA – 2.19 ACRES
- POD BOUNDARYS

NOTE:
COMMERCIAL ORIGINALLY PLANNED AT BULLOCH AND 1100 EAST HAS BEEN INCORPORATED INTO THE COMMERCIAL POD TO THE SOUTH. THE COMMUNAL DETENTION POND HAS BEEN SLID DOWN TO THE SOUTH TO THE FUTURE PARK AREA. TEMPORARY DETENTION BASINS WILL BE BUILT AND REMOVED AS THE PROJECT DEVELOPS FROM THE NORTH TO THE SOUTH. CONSTRUCTION AND RELEASE RATES & ROUTES OF DETENTION PONDS WILL BE DETERMINED IN CONSTRUCTION DRAWINGS.

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

TURNER FARMS

SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH

OVERALL POD MAP

TURNER FARMS ZONE AMENDMENT

JOB #	25-017
DRAWN BY:	ARC
CHECKED BY:	ARC
DATE:	06/04/2025

Z.2.2

SHEET: 3 OF: 8

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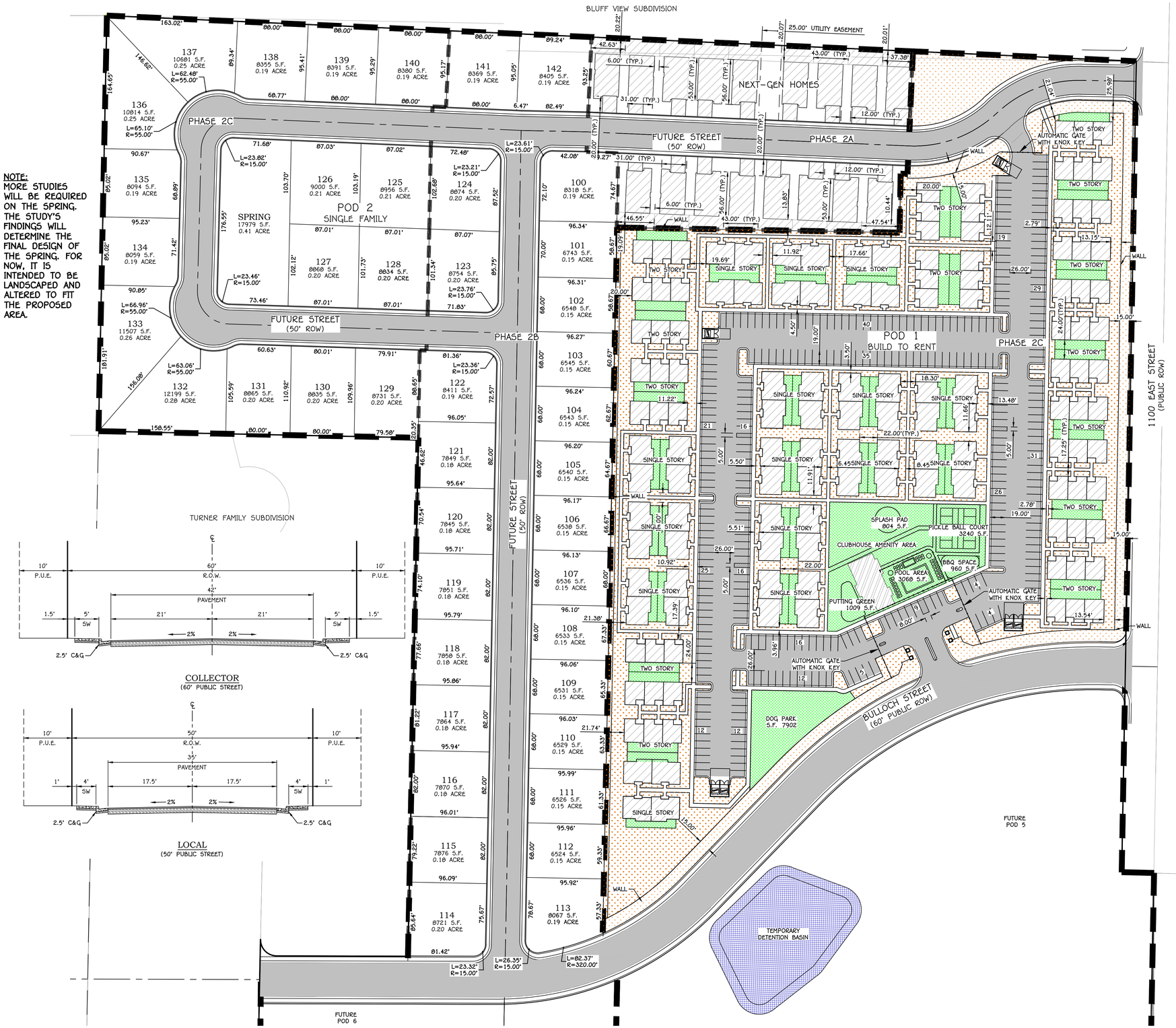


NOTE:
MORE STUDIES WILL BE REQUIRED ON THE SPRING. THE STUDY'S FINDINGS WILL DETERMINE THE FINAL DESIGN OF THE SPRING. FOR NOW, IT IS INTENDED TO BE LANDSCAPED AND ALTERED TO FIT THE PROPOSED AREA.

COLLECTOR
(60' PUBLIC STREET)

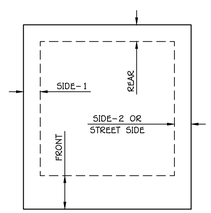
LOCAL
(50' PUBLIC STREET)

SITE INFORMATION POD 1	
TOTAL AREA	11.38 ACRES
TOTAL 2 BED UNITS	60.00
TOTAL 3 BED UNITS	75.00
TOTAL UNITS	135
DENSITY	11.86 UNITS/ACRE

SITE INFORMATION POD 2	
TOTAL AREA	13.15 ACRES
SINGLE FAMILY LOTS	42.00
NEXT GEN HOMES	17.00
SINGLE FAMILY LOT AVG. SIZE (SQ. FT)	8337.00
DENSITY	4.49 UNITS/ACRE

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED SETBACK LINE	
SURVEY SECTION LINE	
SURVEY SECTION CORNER MONUMENT	
CLASS I SURVEY MONUMENT	160
CLASS II SURVEY MONUMENT	161
PHASE LINE	
POD BOUNDARY	
CORNER PEDESTRIAN RAMP	121
ADA PARKING SPACE	
STANDARD STREET SIGN	400-412
STANDARD STOP SIGN	410-412
END OF ROAD MARKERS	MUTCD OM-3
ASPHALT OVER BASE PAVEMENT SECTION	
ASPHALT OVER BASE PAVEMENT SECTION	
CONCRETE SURFACE	
EROSION HAZARD	
FLOOD HAZARD	
OUTDOOR LIVING SPACE (COMMON AREA)	
LIVING STRUCTURES LIMIT	
OPEN SPACE (COMMON AREA)	
PROPOSED WALL	
PRIVATE AREA	
INDOOR COMMON	



LOT SETBACKS	
*FRONT	20'
REAR	10'
SIDE-1	5
SIDE-2	10'
STREET SIDE	10'

* 10' TO BLDG
* 20' TO GARAGE

S.F. TYPICAL LOT SETBACKS
SCALE: NTS
THE AGGREGATE SIDE YARD MUST BE NO LESS THAN 15'

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

TURNER FARMS
SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH

SITE PLAN I
TURNER FARMS ZONE AMENDMENT

JOB #	25-017
DRAWN BY:	ARC
CHECKED BY:	ARC
DATE:	06/04/2025

Z.3.1

SHEET: 4 OF: 8

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AMENITIES
RESORT-STYLE POOL, SPA, AND SPLASH PAD
PRIVATE COMMUNITY PARK
PICKLEBALL
PUTTING GREEN
OUTDOOR BBQ SPACE
OUTDOOR LOUNGE AREA WITH FIRE PITS
PRIVATE YARDS FOR EACH UNIT
SECURED PROPERTY WITH GATED ENTRIES
DOG PARK

NOTE:
AMENITIES WILL BE BUILT SIMULTANEOUSLY WITH THE FIRST UNITS WITHIN POD 1.

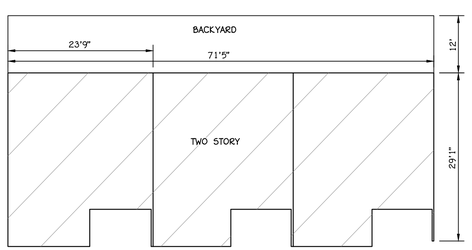
BTR PARKING REQUIREMENTS		
RQD PARKING/2 BED UNIT	2.00	
RQD PARKING/3 BED UNIT	2.25	
RED GUEST PARKING	1 SPACE PER 3.25 UNITS	
PROVIDED PARKING	332.00	
TOTAL 2 BED UNITS	60.00	120 RQD STALLS
TOTAL 3 BED UNITS	75.00	169 RQD STALLS
TOTAL UNITS	135.00	42 GUEST STALLS
TOTAL REQUIRED PARKING	331.00	

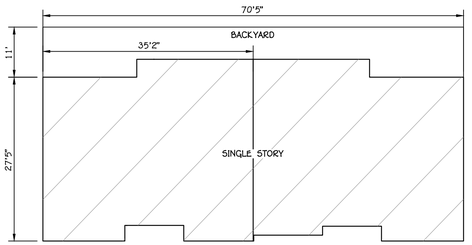
POD 1 BUILD TO RENT SITE INFORMATION		
ITEM	PLANNED	REQUIRED
TOTAL SITE AREA	11.38 ACRES	N/A
OUTDOOR LIVING SPACE	1.53 ACRES	0.62 ACRES
OPEN SPACE	2.93 ACRES	2.28 ACRES
TOTAL LANDSCAPE AREA	4.46	2.90 AC
BUILDING COVERAGE	2.46 ACRES	5.69 AC MAX
PERCENTAGE OUTDOOR LIVING	13.44%	5.45%
PERCENTAGE OPEN SPACE	25.75%	20.0% MIN
PERCENTAGE BUILDING COVERAGE	21.6%	50.0% MAX

0 40' 80'
SCALE: 1" = 40'

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PROPOSED SETBACK LINE	
SURVEY SECTION LINE	
SURVEY SECTION CORNER MONUMENT	
CLASS I SURVEY MONUMENT	160
CLASS II SURVEY MONUMENT	161
PHASE LINE	
CORNER PEDESTRIAN RAMP	121
ADA PARKING SPACE	
STANDARD STREET SIGN	400-412
POD BOUNDARY	
STANDARD STOP SIGN	410-412
END OF ROAD MARKERS	MUTCD OM-3
ASPHALT OVER BASE PAVEMENT SECTION	
ASPHALT OVER BASE PAVEMENT SECTION	
CONCRETE SURFACE	
EROSION HAZARD	
FLOOD HAZARD	
OUTDOOR LIVING SPACE (COMMON AREA)	
LIVING STRUCTURES LIMIT	
OPEN SPACE (COMMON AREA)	
PROPOSED WALL	
PRIVATE AREA	
INDOOR COMMON	





REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

TURNER FARMS
SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH

SITE PLAN II
TURNER FARMS ZONE AMENDMENT

JOB #	25-017
DRAWN BY:	ARC
CHECKED BY:	ARC
DATE:	06/04/2025

Z.3.2

SHEET: 5 OF: 8

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FUTURE STREET
(50' ROW)
SPRING
FUTURE STREET
(50' ROW)
FUTURE STREET
(50' ROW)
1100 EAST STREET
(PUBLIC ROW)
BULLOCH STREET
(60' PUBLIC ROW)
137 PAD: 2919.9
138 PAD: 2921.0
139 PAD: 2921.8
140 PAD: 2921.8
141 PAD: 2921.1
142 PAD: 2920.0
135 PAD: 2919.3
126 PAD: 2921.7
125 PAD: 2921.7
124 PAD: 2921.3
134 PAD: 2918.5
127 PAD: 2916.1
128 PAD: 2915.2
123 PAD: 2916.8
133 PAD: 2917.5
132 PAD: 2916.8
131 PAD: 2916.8
130 PAD: 2916.0
129 PAD: 2915.2
122 PAD: 2914.4
121 PAD: 2910.8
120 PAD: 2908.7
119 PAD: 2906.6
118 PAD: 2904.6
117 PAD: 2902.4
116 PAD: 2900.4
115 PAD: 2898.2
114 PAD: 2896.2
100 PAD: 2918.5
101 PAD: 2917.2
102 PAD: 2915.4
103 PAD: 2913.7
104 PAD: 2912.0
105 PAD: 2910.2
106 PAD: 2908.5
107 PAD: 2906.8
108 PAD: 2905.0
109 PAD: 2903.4
110 PAD: 2901.6
111 PAD: 2899.8
112 PAD: 2898.2
113 PAD: 2896.4
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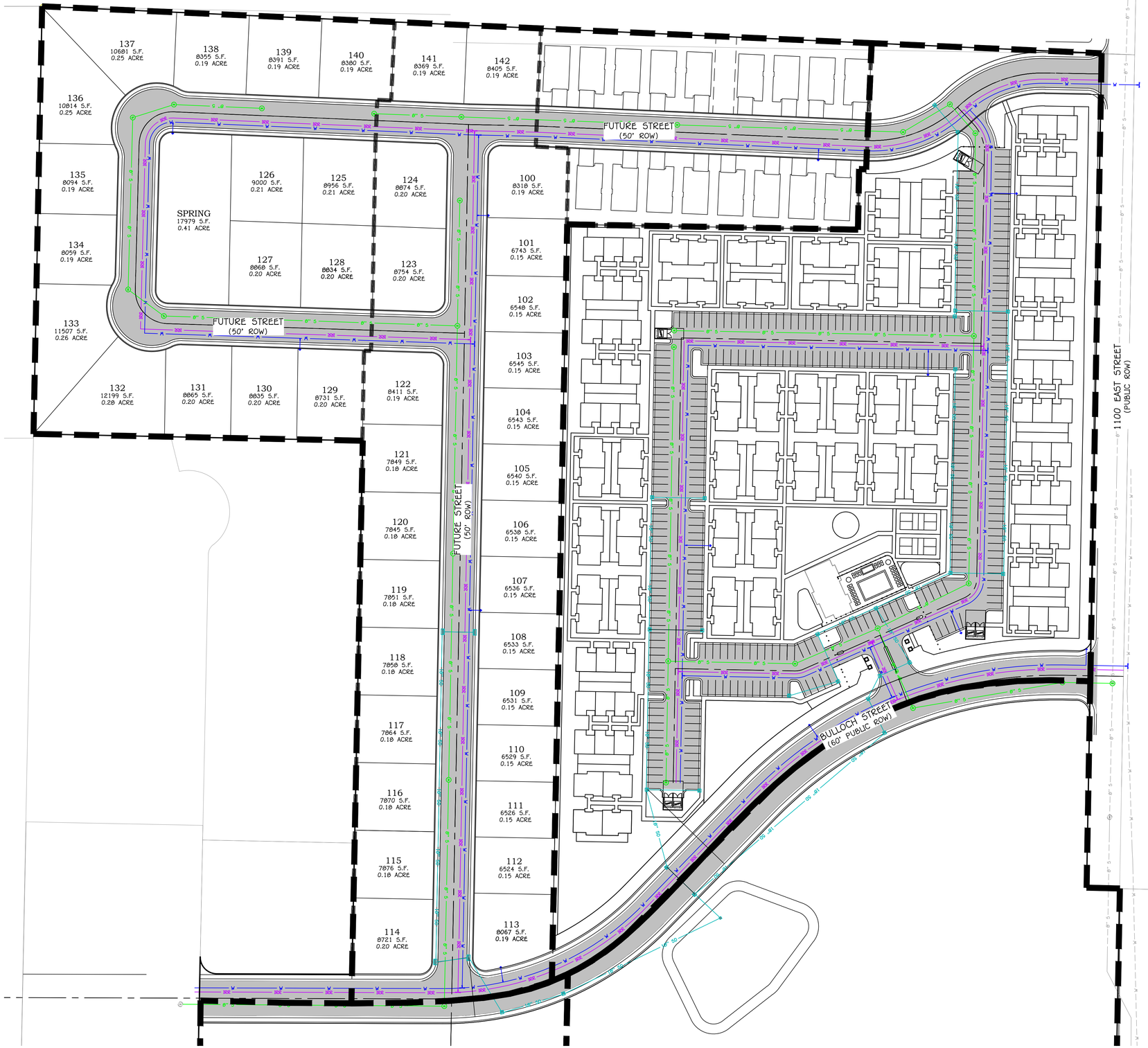

0 60' 120'

SCALE: 1" = 60'

SITE AREA INFORMATION

DESCRIPTION	ACRE	PERCENT
STREET R.O.W.	6.14	31.82
SINGLE FAMILY LOTS	12.86	66.64
OPEN SPACE	0.30	1.53
TOTAL	19.30	100.00

LEGEND:

	DETAIL
PROPOSED PARCEL BOUNDARY	
EXISTING/ADJACENT PARCEL BOUNDARY	
PROPOSED EASEMENT	
EXISTING EASEMENT	
PROPOSED CENTERLINE ALIGNMENT	
EXISTING CENTERLINE ALIGNMENT	
PHASE LINE	
SHEET MATCH LINE	
POD BOUNDARY	
PROPOSED RETAINING WALL (SEE GRADING PLANS)	
EXISTING RETAINING WALL	
PROPOSED ROCK WALL (SEE GRADING PLANS)	
EXISTING ROCK WALL	
PROPOSED WATER MAIN (SIZE PER PLAN)	
EXISTING WATER MAIN (SIZE PER PLAN)	
IN-LINE WATER VALVE	171
WATER MANHOLE	220
FIRE HYDRANT AND VALVE ASSEMBLY	302
WATER SERVICE LATERAL	305
FOUR-WAY VALVE CLUSTER	307
THREE-WAY VALVE CLUSTER	307
STANDARD AIR VAC VAULT	316
PROPOSED IRRIGATION MAIN (SIZE PER PLAN)	
EXISTING IRRIGATION MAIN (SIZE PER PLAN)	
IN-LINE VALVE	171
IRRIGATION MANHOLE	220
IRRIGATION SERVICE LATERAL	305
FOUR-WAY VALVE CLUSTER	307
THREE-WAY VALVE CLUSTER	307
PROPOSED SEWER MAIN (SIZE PER PLAN)	
EXISTING SEWER MAIN (SIZE PER PLAN)	
STANDARD SEWER MANHOLE	220
SEWER CLEANOUT COVER	224
SEWER SERVICE CONNECTION	230

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT 84770

TURNER FARMS

SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH

UTILITY PLAN

TURNER FARMS ZONE AMENDMENT

JOB #	25-017
DRAWN BY:	ARC
CHECKED BY:	ARC
DATE:	06/04/2025

Z.5.1

SHEET: 7 OF: 8

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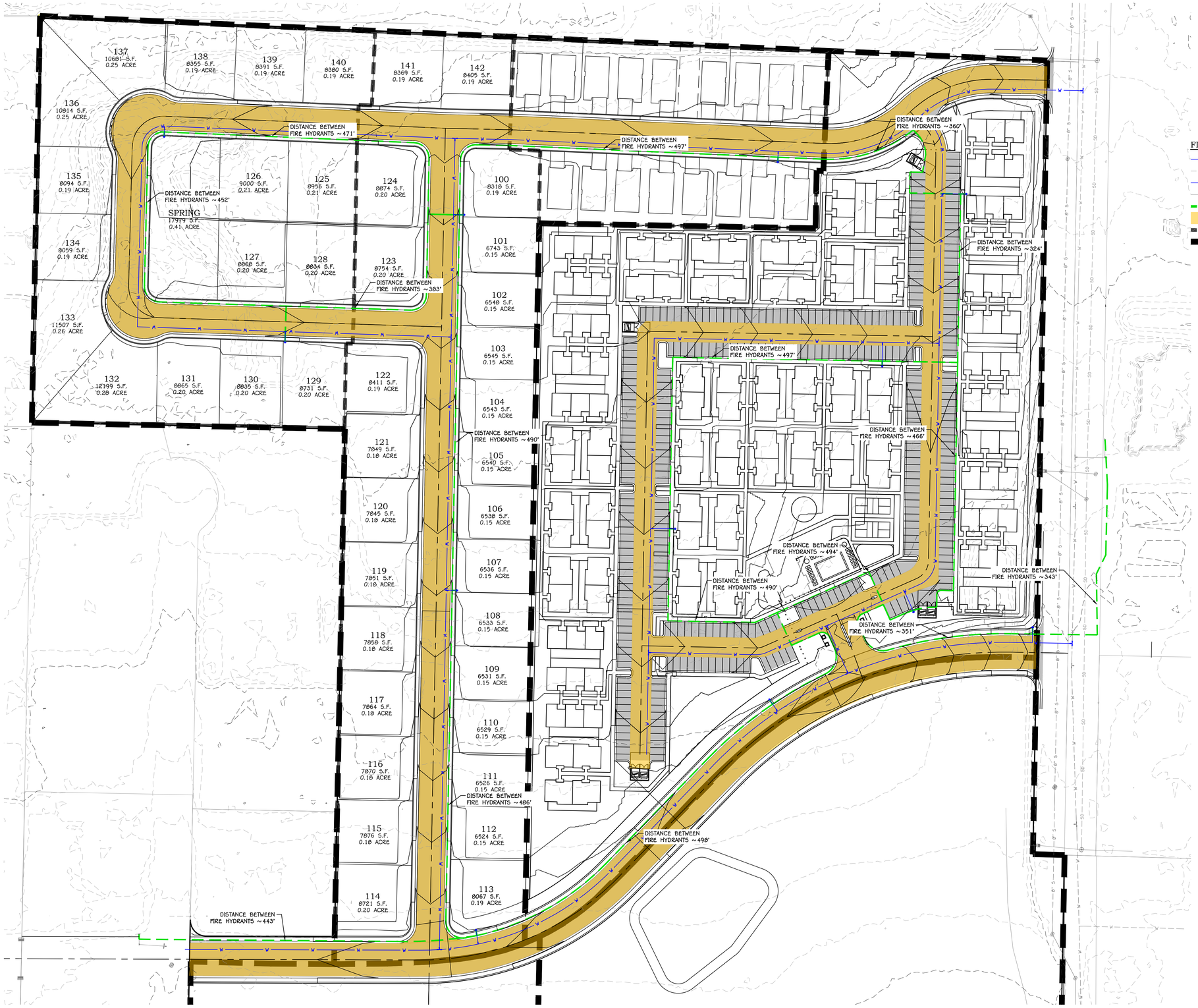


0 60' 120'

SCALE: 1" = 60'

FIRE AND LIFE SAFTY PLAN LEGEND:

- FIRE HYDRANT 302
- EXISTING FIRE HYDRANT
- WATER MAIN (PER PLAN)
- EXISTING WATER MAIN (PER PLAN)
- DISTANCE BETWEEN FIRE HYDRANTS ALONG TBC
- FIRE APPARATUS LANE
- PHASE LINE
- POD BOUNDARY

NO.	DATE	DESCRIPTION

REVISIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

AMERICAN
CONSULTING & ENGINEERING
1173 S. 250 W. #504 ST. GEORGE, UT 84770

TURNER FARMS

SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH

FIRE & LIFE SAFETY PLAN

TURNER FARMS ZONE AMENDMENT

JOB #	25-017
DRAWN BY:	ARC
CHECKED BY:	ARC
DATE:	06/04/2025

Z.6.1

SHEET: 8 OF: 8

C:\Dropbox\American\04 Large Projects\503 Turner Farms\23-503-1 Turner Farms Overall\03 Drawings\Sheet Files\PURD-Zone Change\25-503-1 FLSP.dwg

TYPICAL PLANT LEGEND

- WASHINGTONIA FILIFERA
  CALIFORNIA FAN PALM
- PISTACHE CHINENSIS 'RED PUSH'
  RED PUSH PISTACHE
- QUERCUS VIRINIANA
  SOUTHERN LIVE OAK
- CHITALPA TASHKENTENSIS
  MULTI PINK DAWN CHITALPA
- LAGERSTROEMIA INDICA
  CRAPE MYRTLE TREE
- PRUNUS
  FLOWERING PLUM TREE
- QUERCUS BUCKLEYI
  TEXAS RED OAK TREE
- LOW WATER SHRUBS
  TYPICAL SHRUBS

TURNER FARMS SUBDIVISION MASTER PLAN

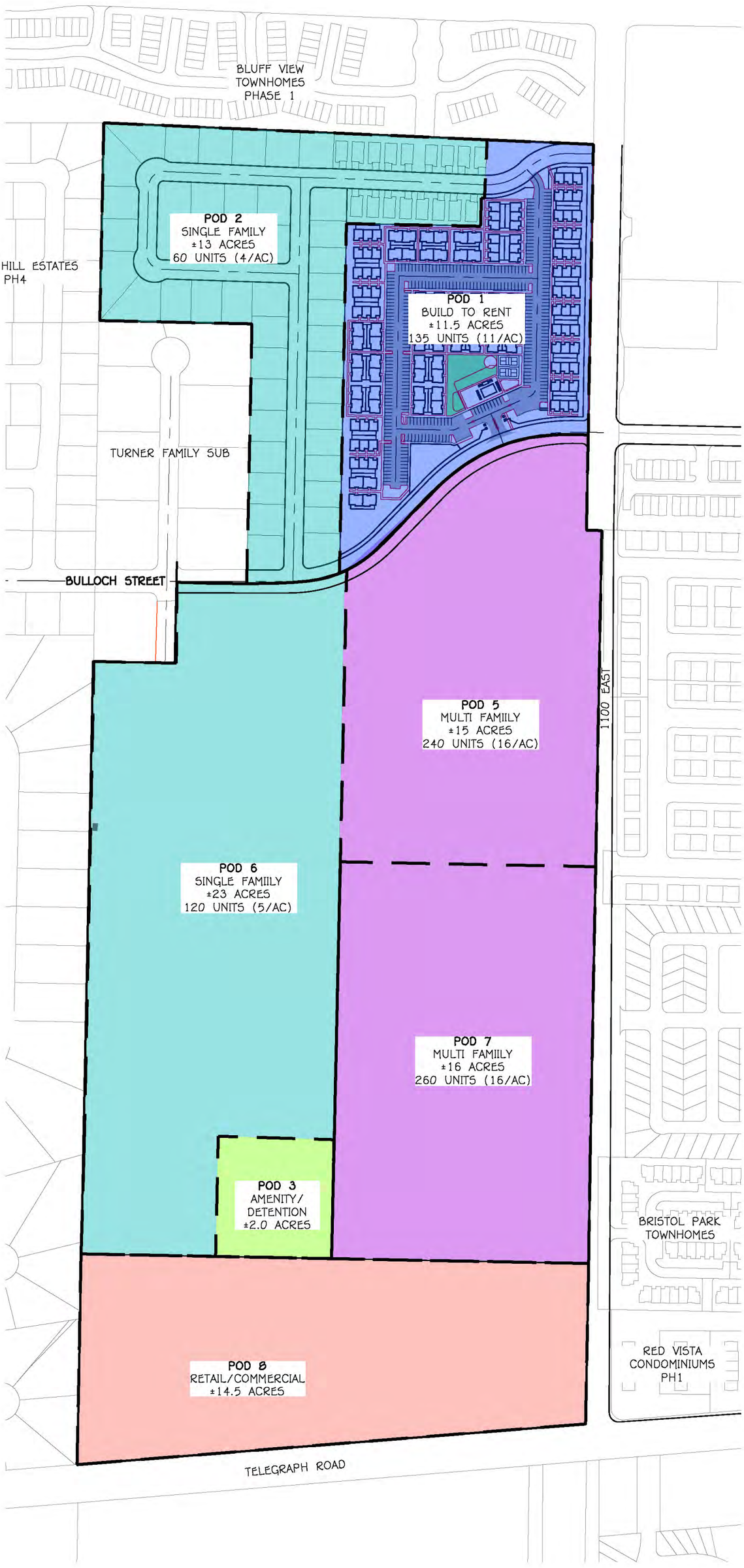
N.T.S.

Turner Farms

DEVELOPMENT
PHASE 1

Highlights

- 135 BTR Units
- Resort Style Pool & Spa
- Dog Park, Lounge & Fitness Center
- Private Community Park
- Secure Gated Entry



03 LAND USE PLAN

Turner Farms
DEVELOPMENT

For Sale Product

Turner Farms
DEVELOPMENT

NEXT-GEN HOME RENDERINGS

NEXT-GEN HOMES

SINGLE FAMILY LOTS

BTR Product

60x 2 Bed/2 Bath Homes • 75x 3 Bed/2.5 Bath Homes

Turner Farms
DEVELOPMENT

2 BED/2 BATH HOME RENDERING

Turner Farms
DEVELOPMENT

3 BED/2.5 BATH HOME RENDERING

BRICK: INTERSTATE, MODULAR, COLOR: OLD BALTIMORE, COUNTRY MANOR, SAGE WHITE MESSY MORTAR

EXTERIOR DOORS: MAROONED SW 6020

CONCRETE ROOF TILE: BARTILE
STANDARD LEGENDARY SLATE

SMOOTH STUCCO: FAWN BRINDLE SW 7640

WINDOWS/ SOFFIT/ FASCIA: TRICORN BLAC SW 6258

SMOOTH STUCCO: SHOJI WHITE SW 7640

Amenities

- Private yards for each unit
- Resort-style pool, spa, and splash pad
- Private community park
- Fitness center
- Pickleball courts
- Dog park
- Secure, gated entry
- Putting green

POOL & SPA

CONCEPTUAL

PRIVATE COMMUNITY PARK

Turner Farms
DEVELOPMENT

PRIVATE YARD

CONCEPTUAL

CONCEPTUAL

CONCEPTUAL

Turner Farms
DEVELOPMENT

PUTTING GREEN

Turner Farms

DEVELOPMENT

PHASE 1

ORDINANCE NO. 2025-xx
AN ORDINANCE AMENDING THE ZONING DESIGNATION WITHIN WASHINGTON CITY, UTAH

WHEREAS, the Washington City Community Development Department has recommended the following Zone Change be adopted; and

WHEREAS, the Planning Commission, pursuant to applicable notice requirements, conducted a public hearing on June 18th, 2025, which public hearing was closed, for the purpose of considering the proposed Zone Change and the making of formal recommendation to the City Council; and

WHEREAS, the City Council, pursuant to applicable notice requirement, conducted a public hearing on June 25th, 2025; and

WHEREAS, the City Council has reviewed this information and determined that it is in the best interest of the public and promotes the health, safety and general welfare of the community; and

WHEREAS, the City Council of Washington City, Utah, desires to amend the Official Zoning Map of Washington City, and

BE IT ORDAINED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH, that the following described property is hereby amended by Zone Change request **Z-25-16**, updating the design standards and site layout of the current PUD-R and relocating a portion of the PUD-C zoning designation located at approximately 1075 East Telegraph as detailed in Exhibit A and shown in exhibit B:

Parcel ID and Detailed Legal Description in Exhibit A
Elevations, Architecture, and Design Elements in Exhibit B

PASSED AND ORDERED POSTED, this 25th day of June 2025.

WASHINGTON CITY

_____
Kress Staheli, Mayor

Attest:

_____
Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

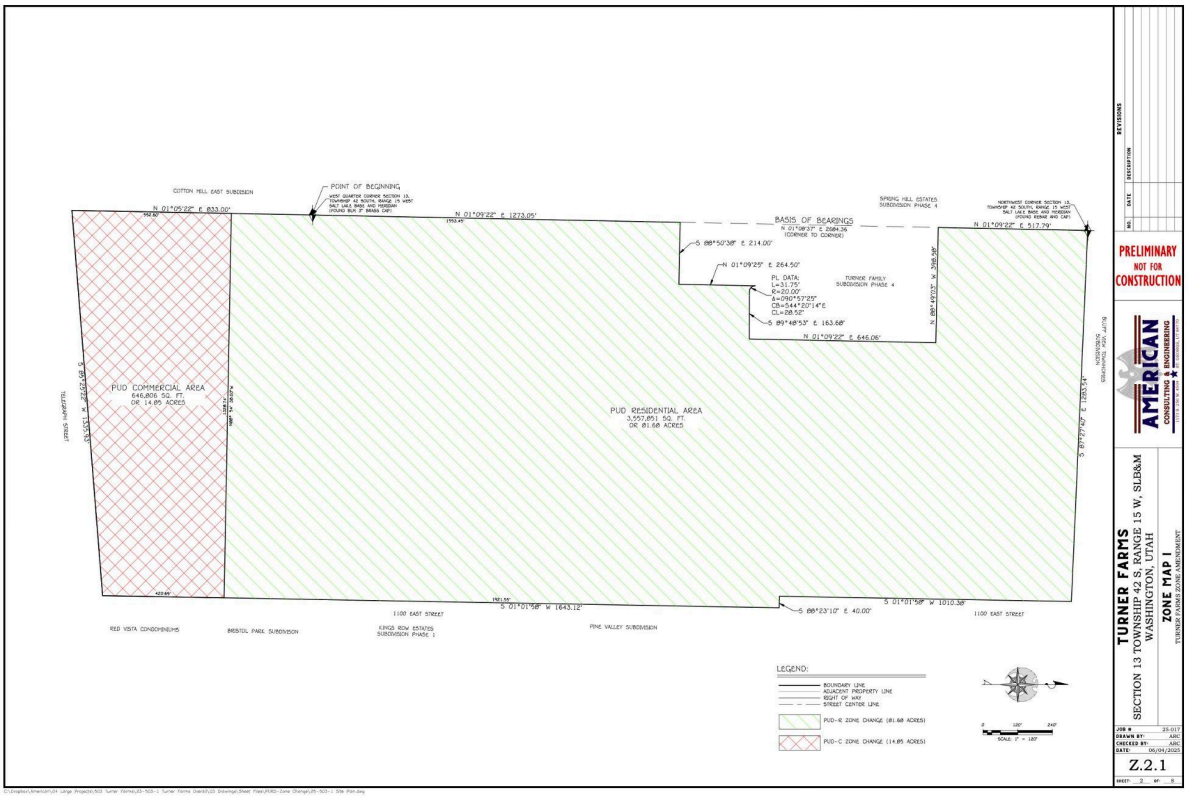
Troy Belliston	[___] Aye	[___] Nay
Kim Casperson	[___] Aye	[___] Nay
Craig Coats	[___] Aye	[___] Nay
Bret Henderson	[___] Aye	[___] Nay
Kurt Ivie	[___] Aye	[___] Nay

Exhibit A

Commencing at the West Quarter corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian, said point also being on the east line of Cotton Mill East Subdivision Unit A-1, Document No. 00168261, Official Records Washington County, and running North 01°09'22" East along said line and the East line of Washington Estates Subdivision Document No. 00182988, Official Records Washington County a distance of 1,273.05 feet more or less to the southwest corner of Lot 1, Turner Family Subdivision Phase 1, Document No. 00518061, Official Records Washington County, thence along the south and east lines said Turner Family Subdivision Phase 1 the following two (2) courses: 1) South 88°50'38" East 214.00 feet and 2) North 01°09'25" East 264.50 feet to the west line of Turner Family Subdivision V, Document No. 20190019942 official records Washington County, thence along the south and east line said Turner Family Subdivision V, the east and north line of Turner Family Subdivision Phase IV, Document No. 00694987 and the north line of Turner Family Subdivision Phase 3 the following four (4) courses: 1) southeasterly along a 20.00 foot radius non-tangent curve to the left, (center point lies South 88°51'31" East) through a central angle of 90°57'25", a distance of 31.75 feet; 2) South 89°48'53" East 163.68 feet; 3) North 01°09'22" East 646.06 feet and 4) North 88°49'03" West 398.58 feet more or less to the east line of Spring Hill Estates Phase IV, Document No. 00547306 Official Records Washington County, thence along said line North 01°09'22" East 517.79 feet more or less to the south line of Bluff View Townhomes Phase 1, Document No. 20070050705, Official Records Washington County, thence South 87°27'40" East along said line 1,283.54 feet more or less to the west line of 1100 East Street, Document No. 20110022110, Official Records Washington County, thence along the south and west lines said right of way the following two (2) courses: 1) South 01°01’58” West 1010.38 feet and 2) South 88°23’54” East 40.00 feet to the centerline of 1100 East Street and the longitudinal 1/16 line to the Northwest Quarter said Section 13, thence along said line South 01°01’58” West a distance of 1643.13 feet to the West Center 1/16 Corner, thence South 00°59’55” West along the longitudinal 1/16 line to the Southwest Quarter said section 13 a distance of 699.12 feet to a point on the north line of Winchester Street, thence South 85°25'22" West along said line 1,335.93 feet to the East line of Cotton Mill East Subdivision, Document No. 00162272, Official Records Washington County, said point also being West line of Section 13, thence North 01°05'22" East along said line a distance of 833.00 feet to the point of beginning.

Containing 4,204,658 Square Feet or 96.53 Acres.

Exhibit B


POINT OF BEGINNING
BASIS OF BEARINGS
N 01°09'22" E 1273.05'
S 88°50'38" E 214.00'
N 01°09'25" E 264.50'
N 01°09'22" E 646.06'
S 89°48'53" E 163.68'
N 01°09'22" E 517.79'
PUD COMMERCIAL AREA
646,806 SQ. FT.
OR 14.85 ACRES
PUD RESIDENTIAL AREA
3,557,851 SQ. FT.
OR 81.68 ACRES
S 01°01'58" W 1643.12'
S 88°23'10" E 40.00'
S 01°01'58" W 1010.38'
1100 EAST STREET
RED VISTA CONDOMINIUMS
BRISTOL PARK SUBDIVISION
KINGS ROW ESTATES SUBDIVISION PHASE 1
PINE VALLEY SUBDIVISION
LEGEND:
BOUNDARY LINE
ADJACENT PROPERTY LINE
RIGHT OF WAY
STREET CENTER LINE
PUD-R ZONE CHANGE (81.68 ACRES)
PUD-C ZONE CHANGE (14.85 ACRES)
PRELIMINARY NOT FOR CONSTRUCTION
AMERICAN CONSULTING ENGINEERING
TURNER FARMS
SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH
ZONE MAP 1
Z.2.1

NOTE:
MORE STUDIES WILL BE REQUIRED ON THE SPRING. THE STUDY'S FINDINGS WILL DETERMINE THE FINAL DESIGN OF THE SPRING. FOR NOW, IT IS INTENDED TO BE LANDSCAPED AND ALTERED TO FIT THE PROPOSED AREA.
BLUFF VIEW SUBDIVISION
NEXT-GEN HOMES
FUTURE STREET
PHASE 2A
POD 2
SINGLE FAMILY
SPRING
POD 1
BUILD TO RENT
TURNER FAMILY SUBDIVISION
COLLECTOR
LOCAL
1100 EAST STREET
BULLOCH STREET
CAMBRIDA TOWNHOMES SUBDIVISION
SITE INFORMATION POD 1
SITE INFORMATION POD 2
LEGEND:
S.F. TYPICAL LOT SETBACKS
PRELIMINARY NOT FOR CONSTRUCTION
AMERICAN CONSULTING ENGINEERING
TURNER FARMS
SECTION 13 TOWNSHIP 42 S, RANGE 15 W, SLB&M
WASHINGTON, UTAH
SITE PLAN 1
Z.3.1

TYPICAL PLANT LEGEND

- WASHINGTONIA FILIFERA — CALIFORNIA FAN PALM
- PISTACHE CHINENSIS 'RED PUSH' — RED PUSH PISTACHE
- QUERCUS VIRINIANA — SOUTHERN LIVE OAK
- CHITALPA TASHKENTENSIS — MULTI PINK DAWN CHITALPA
- LAGERSTROEMIA INDICA — CRAPE MYRTLE TREE
- PRUNUS — FLOWERING PLUM TREE
- QUERCUS BUCKLEYI — TEXAS RED OAK TREE
- LOW WATER SHRUBS — TYPICAL SHRUBS

TURNER FARMS SUBDIVISION MASTER PLAN N.T.S.

Turner Farms
DEVELOPMENT
2 BED/2 BATH HOME RENDERING
09

Turner Farms
DEVELOPMENT
NEXT-GEN HOME RENDERINGS
05

Turner Farms DEVELOPMENT **3 BED/2.5 BATH HOME RENDERING** 10

BRICK: INTERSTATE, MODULAR, COLOR: OLD BALTIMORE, COUNTRY MANOR, SAGE WHITE MESSY MORTAR

EXTERIOR DOORS: MAROONED SW 6020

CONCRETE ROOF TILE: BARTILE STANDARD LEGENDARY SLATE

SMOOTH STUCCO: FAWN BRINDLE SW 7640

WINDOWS/ SOFFIT/ FASCIA: TRICORN BLAC SW 6258

SMOOTH STUCCO: SHOJI WHITE SW 7640

Turner Farms DEVELOPMENT **BUILDING MATERIAL BOARD** 11

Briefing Document

Description: Certified Tax Rate - 2025 Calendar Year

Presenter: Jeremy Redd

Submitted By: Jeremy Redd

Recommendation: Approve the 2025 Certified Tax Rate for Washington City and the Coral Canyon SSD

Background Information:

Washington County establishes a proposed certified tax rate for Washington City for the year. It is based on a three-year rolling average of property tax revenues. The certified tax rate is revenue-neutral, meaning that as property values go up, the rate goes down, so Washington City collects the same amount of property tax and not more. Any increase in property tax revenue is from new growth in the community.

The Coral Canyon SSD rate is based on the debt service the City collects to repay the bonds for the district.

Fiscal Impact: Property tax collection as approved in the 2024/2025 FY Budget.

Impacted Fund: General Fund

Washington City
Feels Like Home

Property Tax Discussion

June 2025

Certified Tax Rate (59-2-924)

- A tax rate that will provide the same ad valorem property tax revenues for a taxing entity as were budgeted by that taxing entity for the prior tax year.

- This rate usually changes every year. Values never stay the same.

  Increased values = lower rate

  Decreased values = increased rate

Tax Rate Formula

$$\frac{\text{Last Year Budgeted Revenue}}{\text{Current Year Taxable Property Values}} = \text{TAX RATE}$$

2025 Rate - .000747

** 2021 Rate .001001
2022 Rate .000753
2023 Rate .000740
2024 Rate .000762

Calculation with New Growth - 2025

Revenue = $4,943,762

$$\frac{\text{Revenue}}{\text{TV}} = .000747$$

TV = $6,618,155,246

New Growth = $474,847,343 (X) .000747 = New Growth Revenue $354,711

(Plus or Minus changes due to reappraisal, value change, legislative mandate or court order.)

Total Property Tax Revenue 2025 = $4,943,762

What Does My Property Tax Fund?

2025 Rates - $550,000 Home Value

55% Taxable Value - $302,500 (Comm./2nd Home 100%)

Washington County	$159.42
School District	$1,529.14
Water Conservancy	$124.63
Washington City	**$230.50**
Mosquito Abatement	$6.66
Total	$2,050.35

** Coral Canyon SID - Add $346.36

Rate Neutral Comparison

If the City chose to remain Rate Neutral

- .000762 vs .000747

(Kept property tax rate the same each year regardless of property values increasing or decreasing)

2024 - 2025 Difference $550k home = $8.25 (.69/month)

City Revenue Difference 2021-2025 =

$2,156,333 per year

Enough to fund 20 public safety positions

RESOLUTION R2025-xx

A RESOLUTION SETTING THE PROPERTY TAX LEVY FOR WASHINGTON CITY FOR TAX YEAR 2025

WHEREAS, Washington City is required to establish the real and personal property tax levy for various municipal purposes, pursuant to § 10-6-133, Utah Code; and

WHEREAS, the City Council of Washington City desires to establish the property tax levy for the tax year 2025.

THEREFORE, it is hereby resolved by the City Council of Washington City, Utah, that:

1. Set Tax Levy. The property tax levy for real and personal property is hereby set at 0.000747 for the Tax Year 2025.

2. Effective Date. This Resolution shall take effect immediately.

PASSED AND APPROVED on this 25th day of June 2025.

Washington City

Attest by:

_____
Kress Staheli, Mayor

_____
Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	[___] Aye	[___] Nay
Kim Casperson	[___] Aye	[___] Nay
Craig Coats	[___] Aye	[___] Nay
Bret Henderson	[___] Aye	[___] Nay
Kurt Ivie	[___] Aye	[___] Nay

RESOLUTION R2025-xx

A RESOLUTION SETTING THE PROPERTY TAX LEVY FOR CORAL CANYON SPECIAL SERVICE DISTRICT FOR TAX YEAR 2025

WHEREAS, Washington City is required to establish the real and personal property tax levy for various municipal purposes, pursuant to § 10-6-133, Utah Code; and

WHEREAS, the City Council of Washington City desires to establish the property tax levy for the tax year 2025.

THEREFORE, it is hereby resolved by the City Council of Washington City, Utah, that:

1. Set Tax Levy. The property tax levy for real and personal property is hereby set at 0.001021 for the Tax Year 2025.

2. Effective Date. This Resolution shall take effect immediately.

PASSED AND APPROVED on this 25th day of June 2025.

Washington City

Attest by:

_____
Kress Staheli, Mayor

_____
Tara Pentz, City Recorder

Briefing Document

Description: Fraud Risk Assessment Fiscal Year 2024-2025

Presenter: Brian Brown

Submitted By: Finance Department

Recommendation: Review the Fiscal Year 2024-2025 Fraud Risk Assessment

Background Information: The Utah State Auditors developed the Fraud Risk Assessment to help all local governments identify and mitigate potential fraud, abuse, and noncompliance. As required, the City is submitting the completed Fraud Risk Assessment report for Fiscal Year 2024-2025.

Fraud Risk Assessment

Continued

*Total Points Earned: 355 /395 *Risk Level:

Very Low	Low	Moderate	High	Very High
> 355	316-355	276-315	200-275	< 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	5	5
b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	0	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	0	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	20	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	20	20
8. Does the entity have a formal internal audit function?	20	20
9. Does the entity have a formal audit committee?	20	20

*Entity Name: Washington City

*Completed for Fiscal Year Ending: 6-25-25 *Completion Date: 6-25-25

*CAO Name: Jeremy Redd *CFO Name: Brian Brown

*CAO Signature: Jeremy Redd *CFO Signature: Bz Bz

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".			X	
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			

* MC = Mitigating Control

RESOLUTION R2025-xx

A RESOLUTION ACKNOWLEDGING RECEIPT AND ACCEPTANCE OF THE WASHINGTON CITY FISCAL YEAR 2024-2025 FRAUD RISK ASSESSMENT AND DIRECTION TO FILE IT WITH THE STATE AUDITOR

WHEREAS, the Washington city council ("Council") met in regular session on June 25, 2025, to consider, among other things, to receive and accept the Washington City FY 2024-2025 Fraud Risk Assessment (Assessment") and direction to file it with the State Auditor; and

WHEREAS, the office of the State Auditor and the State of Utah requires local municipalities to complete a Fraud Risk Assessment as outlined by the State Auditor's Office; and

WHEREAS, the Washington City Finance Department has completed an assessment for FY 2024-2025, a copy of which is attached here to; and

WHEREAS, the Council acknowledges receipt of the Assessment and has reviewed the Assessment.

THEREFORE, BE IT RESOLVED that the Council accepts and approves the Assessment.

BE IT FURTHER RESOLVED that the Finance Director, under the direction of the City Manager is directed to submit the assessment to the State Auditor of the State of Utah.

This Resolution shall be effective upon passage.

PASSED AND APPROVED on this 25th day of June 2025.

Washington City

Attest by:

_____
Kress Staheli, Mayor

_____
Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	[___] Aye	[___] Nay
Kim Casperson	[___] Aye	[___] Nay
Craig Coats	[___] Aye	[___] Nay
Bret Henderson	[___] Aye	[___] Nay
Kurt Ivie	[___] Aye	[___] Nay

Culinary and Raw Water User Rates Briefing Document

Description: Staff is requesting approval of the Culinary and Raw Water User Rates.

Presenter: Lester Dalton

Submitted By: Lester Dalton

Recommendation: Approval

Background Information: The user rate analysis for the culinary rates was performed in 2024 and rates were adopted on February 14, 2024. Part of the adoption was a yearly percentage based increase to occur each year on July 1st. The first 2 years were to increase 5.5% with a reduction to 3% thereafter.

Staff was instructed to closely monitor the increases to assure they were appropriate. Upon review of the revenues for FY 2025 it appears that the rates are performing as anticipated in the cash flow analysis from the rate study. The resolution being proposed includes the second 5.5% increase as well as the additional pro-rated increase from the Washington County Water Conservancy District that was above the increase anticipated in the Rate Study performed in 2024.

We have also performed a rate analysis for the single customer (Coral Canyon Golf Course) that we have using Quail Lake Raw Water that we pump to Razor Ridge Pond. The analysis describes costs as it relates to this unique situation and provides the necessary base and per 1000 gallon rates. This analysis includes the current $0.15 increase we are receiving from the Washington County Water Conservancy District which becomes effective July 1, 2025. This Rate was last analyzed and adjusted in 2019. This analysis shows the need for adjustment of the base rate to $1,332.25 and the per 1000 gallon rate to $2.11. Assuming the average summer month consumption of 20 million gallons, the proposed rate will be 55% less cost if compared to culinary water being used to water the golf course irrigation. The cost to provide this water service has increased significantly as our inflation and pumping costs continue to climb. A rate adjustment is needed to accommodate continued service to this customer.

Moving Forward: The resolution includes a yearly 3% increase for Culinary water as well as Quail Lake Raw Water. The ability to pass through future increases from the Washington County Water Conservancy District is included in the resolution as well.

Fiscal Impact: The proposed increases are to keep the Water Fund viable as a self-supporting enterprise fund thereby eliminating the need to burden the General Fund for the operational costs of providing water service to our customers.

Impacted Fund: Water

SUNRISE ENGINEERING
11 North 300 West, Washington, Utah 84780
TEL 435.652.8450 | FAX 435.652.8416

April 23, 2025

Mr. Lester Dalton
Assistant Public Works Director
Washington City
1305 E. Washington Dam Road
Washington, UT 84780

RE: Coral Canyon Golf Course Irrigation Water User Rate Analysis – FY2026 Update

Dear Lester,

The purpose of this letter is to present an updated irrigation water use rate analysis for the water used by the Coral Canyon Golf Course (Coral Canyon). From the 2019 user rate analysis that Sunrise Engineering completed, the City implemented a base rate of $905.00 plus $0.78 per 1,000 gallons used. The Washington County Water Conservancy District (WCWCD) has applied an annual increase on raw water of $0.10 per 1,000 gallons for the past 5 years, which translates to the current FY2025 overage rate of $1.28 per 1,000 gallons for Coral Canyon. This user rate analysis update is being conducted to cover continually rising costs from the WCWCD charges for raw water, as well as rising O&M costs for the City to deliver the raw water that must come from Quail Lake. The current cost of raw water from the WCWCD is $1.77 per 1,000 gallons.

Water Usage

Washington City provided up to date water usage totals for the Coral Canyon Golf Course. This data was obtained from the 6" meter readings on Coral Canyon's irrigation pond. Data used for this analysis was gathered from water usage totals given in the City's Well Production Reports for the years 2020 to 2024. The monthly, annual, and average monthly usage is tabulated in Table 1.

Table 1: Irrigation Water Usage

Usage (1,000 gallons)	Year				
	2020	2021	2022	2023	2024
JAN	709	7,833	1,571	618	2,450
FEB	2,666	5,779	3,580	1,252	1,476
MAR	2,003	9,304	11,966	2,089	6,349
APR	8,406	13,471	16,940	12,740	13,114
MAY	22,726	15,945	22,526	17,083	19,262
JUN	17,447	20,814	30,267	21,234	27,261
JULY	29,428	19,396	17,627	27,941	23,013
AUG	23,450	21,902	21,002	11,385	21,889
SEP	19,022	18,850	19,370	12,031	16,957
OCT	16,698	1,311	10,283	10,763	11,392
NOV	8,911	11,553	3,333	5,774	5,060
DEC	6,569	4,206	3,151	3,906	3,502
Total	158,035	150,364	161,616	126,816	151,725
Avg Month	13,170	12,530	13,468	10,568	12,644

Using the data given in Table 1, the analysis results in the 5-year monthly average metered irrigation usage for Coral Canyon Golf Course as 12,476 thousand gallons. Units of 1,000 gallons are used for simplicity in calculation for billing. A 5-year annual average was determined by multiplying the 5-year monthly average by 12 months, resulting in 149,712 thousand gallons per year. This average usage informs the user rate required to generate enough revenue to cover the cost of delivering this amount of water each year.

City Expenses

This analysis determines a user rate for Coral Canyon Golf Course that reflects the actual expenses Washington City incurs to supply irrigation water. The expenses to deliver water to Coral Canyon were divided among 4 categories:

1. Operation and Maintenance (O&M) of the Quail Lake Booster Pump (BP)
2. Power costs to operate the Quail Lake Booster Pump
3. O&M of the Washington City culinary water distribution system
4. Raw water cost of water supplied by the WCWCD.

O&M and Power Costs of the Quail Lake Booster Pump

To delineate the O&M and power costs that the golf course should share with the City for the operation of the Quail Lake Booster Pump, a ratio of the water delivered to Coral Canyon to the total water pumped by the BP was applied to the annual O&M costs. This ratio results in 40.2% of the water pumped by the Quail Lake BP being allocated to irrigate the golf course. A 5-year annual average O&M and power cost was derived from the City's Water Source Logs for FY 2019 to FY 2024. The ratio was applied to those average costs, and the related costs for O&M and power associated with Coral Canyon's irrigation are given in Table 2.

Table 2: Golf Course Share of Expense of Quail Lake BP

Expense Type	5-year Annual Average – Quail Lake BP	Golf Course Usage Ratio	Annual Cost Share – Golf Course
Power	$43,602.30	40.2%	$17,528.12
Operation and Maintenance	$2,603.30		$1,046.53

O&M of the Washington City Culinary Water Distribution System

This analysis also compares the golf course's share of the overall O&M of the full Washington City culinary water distribution system, as the water is supplied to Coral Canyon from the Quail Lake BP via distribution pipelines. The following methodology was used to distribute the golf course's share of the distribution line O&M costs:

- The 2019 User Rate Analysis completed a value analysis of the Quail Lake pipeline compared to the total pipelines in the system and was conducted on a size and cost per lineal feet of pipe basis. This resulted in a value ratio of 1.87% of the entire system.
- This User Rate Analysis update assumes a new value ratio of 1.75%, to account for new distribution lines added to the system since 2019.
- The value ratio of 1.75% of the overall Water Department O&M expenses is applicable to the pipeline from the Quail Lake Booster Pump.
- The total projected city expenses for FY2026 from the City's preliminary water distribution system budget is $3,510,237 (This only includes distribution system expenses that apply to the golf course) See Attachment A – Distribution O&M.
- The water from the Quail Lake Booster Pump serves both Coral Canyon and the treatment plant.
- The Quail Lake BP O&M share was multiplied by the portion of the water that goes to the golf course from the Quail Lake BP (40.2%).
- This results in an annual O&M cost of $24,694.52.

Table 3 details the distribution system cost share breakdown.

Table 3: Golf Course Share of Expense of Distribution System

FY2026 Distribution System Expenses	Quail Lake Pipeline Value Ratio	Quail Lake Pipeline Portion of Total System Expenses	Golf Course Usage Ratio	Golf Course Share of Quail Lake Pipeline Expenses
$3,510,237.00	1.75%	$61,429.15	40.2%	$24,694.52

Raw Water Cost of Water Supplied by the WCWCD

As stated previously, WCWCD currently charges $1.77 per 1,000 gallons for their wholesale raw water charges to municipalities. This is anticipated to go up by $0.15 per 1,000 gallons in FY2026, making the new raw water charge $1.92 per 1,000 gallons. The estimated FY2026 cost for raw water charges for Coral Canyon, based on an average annual metered usage of 149,712 thousand gallons, is $287,447.04.

User Rate Analysis

The costs calculated previously were input into a user rate analysis to calculate a base and overage structure (in dollars per 1,000 gallons). The base rate is intended to cover fixed expenses, while the overage rate is intended to cover expenses that vary with water usage.

SUNRISE ENGINEERING
11 North 300 West, Washington, Utah 84780
TEL 435.652.8450 | FAX 435.652.8416

Where the prior (2019) user rate analysis incorporated fixed and variable ratios from the City's Culinary Water Master Plan O&M expenses, this updated Coral Canyon user rate analysis applies fixed and variable expense ratios specific to the total capacity of the Quail Lake pipeline that serves this single user. Regardless of whether any water is used by the golf course, a certain percentage of the O&M costs of that line will remain fixed. This analysis assumes that to be approximately 25%. The remainder of the O&M share for the transmission pipeline will vary depending on the actual water used. For this analysis, it is assumed that 75% of the O&M expenses will be variable.

The monthly base rate was derived from the monthly fixed expenses, and the overage rate was derived by dividing the monthly variable costs by the average monthly usage to get a cost per 1,000 gallons. The full user rate analysis is shown in Attachment B – User Rate Analysis.

The results of the Irrigation Water User Rate Analysis advise a base rate of $1,332.25 and a usage rate of $2.11 per thousand gallons. This base rate includes 0 gallons of usage. Based on the assumptions used, this base rate and usage rate will cover the expenses incurred by the City to deliver irrigation water to the Coral Canyon Golf Course.

The WCWCD increases their raw water rates yearly. The overage rate should increase by the same amount as the raw water rate increase each year following enactment of the increase. The base rate should also be raised by the rate of inflation yearly (assumed as 3%) to account for increasing O&M costs. Should costs and assumptions change drastically from those presented in this analysis, a user rate analysis update should be conducted.

If you have any questions or concerns, please feel free to call.

Best regards,

Brittany Darnell, P.E.
Project Engineer

Enclosure: Attachment A – Distribution O&M, Attachment B – User Rate Analysis

Attachment A

Water Distribution Budget	Budgeted	Budgeted	Applicable Expenses	Quail Lake Pipeline Portion	Coral Canyon Golf Course Portion	Percent of Total
	2024	2025				
Fiscal Year	2025	2026		1.75% of Total	40.2% of Quail Lake	
Water Expenses - Distribution						
SalariesRegular	$ 1,474,264	$ 1,486,328	$ 1,486,328	$ 26,010.74	$ 10,456.32	42%
Employee Benefits	$ 810,064	$ 810,064	$ 810,064	$ 14,176.12	$ 5,698.80	23%
Overtime	$ 31,266	$ 37,656	$ 37,656	$ 658.98	$ 264.91	1%
Uniforms	$ 10,615	$ 10,723	$ 10,723	$ 187.65	$ 75.43	0%
Dues And Memberships	$ 1,600	$ 1,600	$ 1,600	$ 28.00	$ 11.26	0%
Software Subscriptions	$ 61,920	$ 64,220	$ 64,220	$ 1,123.85	$ 451.79	2%
Training & Travel	$ 9,410	$ 11,090	$ 11,090	$ 194.08	$ 78.02	0%
Office Equipment- Supplies & Maint.	$ 5,400	$ 5,400	$ 5,400	$ 94.50	$ 37.99	0%
Supplies & Materials	$ 176,000	$ 212,000	$ 212,000	$ 3,710.00	$ 1,491.42	6%
Fuel	$ 44,000	$ 44,000	$ 44,000	$ 770.00	$ 309.54	1%
Fleet Charges	$ 43,000	$ 50,000	$ 50,000	$ 875.00	$ 351.75	1%
Small Tools & Minor Equipment	$ 15,850	$ 14,000	$ 14,000	$ 245.00	$ 98.49	0%
Building & Grounds	$ 3,600	$ 7,600	$ 7,600	$ 133.00	$ 53.47	0%
Utilities	$ 31,200	$ 35,100	$ 35,100	$ 614.25	$ 246.93	1%
Telephone	$ 13,695	$ 14,995	$ 14,995	$ 262.41	$ 105.48	0%
Professional & Technical	$ 42,940	$ 49,100	$ 49,100	$ 859.25	$ 345.42	1%
Administrative Costs	$ 656,361	$ 656,361	$ 656,361	$ 11,486.32	$ 4,617.50	19%
District Surcharge	$ 382,000	$ 403,000				
Uncolectable accounts	$ 2,080	$ 2,080				
Fees & Charges	$ 2,080	$ 2,080				
Miscellaneous Service	$ 1,400	$ 1,400				
Other Projects	$ 479,650	$ 382,900				
Principal on Bonds	$ 188,500	$ 188,500				
Sub-Total Expenses	**$ 4,486,895**	**$ 4,490,197**	**$ 3,510,237.00**	**$ 61,429.15**	**$ 24,694.52**	**100%**
TOTAL WATER FUND EXPENSES	**$ 4,486,895**					

Attachment B

Average Water Rate Analysis
Washington City
Coral Canyon Golf Course

FY 2026	%		Fixed	%		Variable		Total
CC O&M Share of Transmision Pipeline								
Salaries	25%	$	2,614	75%	$	7,842	$	10,456.00
Employee Benefits	25%	$	1,425	75%	$	4,274	$	5,699.00
Overtime	25%	$	66	75%	$	199	$	265.00
Uniforms	25%	$	19	75%	$	56	$	75.00
Dues And Memberships	25%	$	3	75%	$	8	$	11.00
Software Subscriptions	25%	$	113	75%	$	339	$	452.00
Training & Travel	25%	$	20	75%	$	59	$	78.00
Office Equipment- Supplies & Maint.	25%	$	10	75%	$	28	$	38.00
Supplies & Materials	25%	$	373	75%	$	1,118	$	1,491.00
Fuel	25%	$	78	75%	$	233	$	310.00
Fleet Charges	25%	$	88	75%	$	264	$	352.00
Small Tools & Minor Equipment	25%	$	25	75%	$	74	$	99.00
Building & Grounds	25%	$	13	75%	$	40	$	53.00
Utilities	25%	$	62	75%	$	185	$	247.00
Telephone	25%	$	26	75%	$	80	$	106.00
Professional & Technical	25%	$	86	75%	$	259	$	345.00
Administrative Costs	25%	$	1,155	75%	$	3,464	$	4,618.00
Total CC O&M Share of Transmission Pipeline	25%	$	6,176	75%	$	18,519	**$**	**24,695**
City Expenses								
1. BP Laber, Equipment O&M	100%	$	1,047	0%	$	-	$	1,047
2. BP Power	50%	$	8,764	50%	$	8,764	$	17,528
3. General O&M of Distribution System	25%	$	6,176	75%	$	18,519	$	24,695
4. Raw Water	0%	$	-	100%	$	287,447	$	287,447
Total Expenses:		$	15,987		$	314,730	**$**	**330,717**
BASE AND OVERAGE RATE DETERMINATION								
Monthly Cost to recover Fixed Costs		**$ 1,332.25**						
Monthly Cost to recover Variable Costs					**$ 26,227.50**			
Monthly Base Rate	Base Rate						$	1,332.25
Average Usage Per Month (1000 Gallons)								12,476
Cost per 1000 Gal Over Base Amount	Overage Rate Per 1000 gal						$	2.11

RESOLUTION NO. R2025-xx

A RESOLUTION OF WASHINGTON CITY AMENDING THE CURRENT CULINARY AND RAW WATER RATES.

WHEREAS, Washington City ("City") has conducted a review of the culinary and raw water rates charged within the City; and

WHEREAS, the City has determined it is necessary to make the water rates more fair and equitable for all citizens; and

WHEREAS, the City desires to adopt the rate schedules set forth below, and thereby amend the current City Culinary Water Rates shown in the Master Fee Schedule; and

WHEREAS, the City Council has reviewed these amendments and finds that it is in the best interest of the public and promotes the health, safety, and welfare of the community.

NOW THEREFORE, BE IT RESOLVED by the City Council of Washington City as follows:

CONNECTION FEE

Meter Size	Connection Fee
5/8" & 3/4"	$380
1"	$480
1 ½"	$772
2"	$974
3"	$1,562
4"	$1,987
6"	$3,107

RESIDENT WATER RATE (potable)

Meter Size	Monthly Base Rate	Tier	Threshold gallons		Rate Per 1000 gallons
5/8"	$23.34	1	0	12,000	$2.27
		2	12,001	15,000	$2.49
		3	15,001	20,000	$2.73
		4	20,001	25,000	$3.00
		5	25,001	30,000	$3.30

		6	30,001	35,000	$3.63
		7	35,001	40,000	$3.98
		8	40,001	45,000	$4.38
		9	45,001	& Up	$4.82

3/4"	$23.34	1	0	12,000	$2.27
		2	12,001	15,000	$2.49
		3	15,001	20,000	$2.73
		4	20,001	25,000	$3.00
		5	25,001	30,000	$3.30
		6	30,001	35,000	$3.63
		7	35,001	40,000	$3.98
		8	40,001	45,000	$4.38
		9	45,001	& Up	$4.82
1"	$42.29	1	0	16,000	$2.27
		2	16,001	32,000	$2.49
		3	32,001	48,000	$2.73
		4	48,001	64,000	$3.00
		5	64,001	80,000	$3.30
		6	80,001	96,000	$3.63
		7	96,001	112,000	$3.98
		8	112,001	128,000	$4.38
		9	128,001	& Up	$4.82
1 1/2"	$93.49	1	0	27,000	$2.27
		2	27,001	54,000	$2.49
		3	54,001	81,000	$2.73
		4	81,001	108,000	$3.00
		5	108,001	135,000	$3.30
		6	135,001	162,000	$3.63
		7	162,001	189,000	$3.98
		8	189,001	216,000	$4.38
		9	216,001	& Up	$4.82

2"	$166.95	1	0	43,000	$2.27
		2	43,001	86,000	$2.49
		3	86,001	129,000	$2.73
		4	129,001	172,000	$3.00
		5	172,001	215,000	$3.30
		6	215,001	258,000	$3.63
		7	258,001	301,000	$3.98
		8	301,001	344,000	$4.38
		9	344,001	& Up	$4.82
3"	$373.98	1	0	87,000	$2.27
		2	87,001	174,000	$2.49
		3	174,001	261,000	$2.73
		4	261,001	348,000	$3.00
		5	348,001	435,000	$3.30
		6	435,001	522,000	$3.63
		7	522,001	609,000	$3.98
		8	609,001	696,000	$4.38
		9	696,001	& Up	$4.82
4"	$664.48	1	0	149,000	$2.27
		2	149,001	298,000	$2.49
		3	298,001	447,000	$2.73
		4	447,001	596,000	$3.00
		5	596,001	745,000	$3.30
		6	745,001	894,000	$3.63
		7	894,001	1,043,000	$3.98
		8	1,043,001	1,192,000	$4.38
		9	1,192,001	& Up	$4.82

6"	$1,493.63	1	0	327,000	$2.27
		2	327,001	654,000	$2.49
		3	654,001	981,000	$2.73
		4	981,001	1,308,000	$3.00
		5	1,308,001	1,635,000	$3.30

		6	1,635,001	1,962,000	$3.63
		7	1,962,001	2,289,000	$3.98
		8	2,289,001	2,616,000	$4.38
		9	2,616,001	& Up	$4.82

NON-RESIDENT WATER RATE (potable)

Meter Size	Monthly Base Rate	Tier	Threshold gallons		Rate Per 1000 gallons
5/8"	$46.68	1	0	12,000	$4.54
		2	12,001	15,000	$4.98
		3	15,001	20,000	$5.46
		4	20,001	25,000	$6.00
		5	25,001	30,000	$6.60
		6	30,001	35,000	$7.26
		7	35,001	40,000	$7.96
		8	40,001	45,000	$8.76
		9	45,001	& Up	$9.64
3/4"	$46.68	1	0	12,000	$4.54
		2	12,001	15,000	$4.98
		3	15,001	20,000	$5.46
		4	20,001	25,000	$6.00
		5	25,001	30,000	$6.60
		6	30,001	35,000	$7.26
		7	35,001	40,000	$7.96
		8	40,001	45,000	$8.76
		9	45,001	& Up	$9.64
1"	$84.58	1	0	16,000	$4.54
		2	16,001	32,000	$4.98
		3	32,001	48,000	$5.46
		4	48,001	64,000	$6.00
		5	64,001	80,000	$6.60
		6	80,001	96,000	$7.26
		7	96,001	112,000	$7.96
		8	112,001	128,000	$8.76

		9	128,001	& Up	$9.64
1 1/2"	$186.98	1	0	27,000	$4.54
		2	27,001	54,000	$4.98
		3	54,001	81,000	$5.46
		4	81,001	108,000	$6.00
		5	108,001	135,000	$6.60
		6	135,001	162,000	$7.26
		7	162,001	189,000	$7.96
		8	189,001	216,000	$8.76
		9	216,001	& Up	$9.64
2"	$333.90	1	0	43,000	$4.54
		2	43,001	86,000	$4.98
		3	86,001	129,000	$5.46
		4	129,001	172,000	$6.00
		5	172,001	215,000	$6.60
		6	215,001	258,000	$7.26
		7	258,001	301,000	$7.96
		8	301,001	344,000	$8.76
		9	344,001	& Up	$9.64
3"	$747.96	1	0	87,000	$4.54
		2	87,001	174,000	$4.98
		3	174,001	261,000	$5.46
		4	261,001	348,000	$6.00
		5	348,001	435,000	$6.60
		6	435,001	522,000	$7.26
		7	522,001	609,000	$7.96
		8	609,001	696,000	$8.76
		9	696,001	& Up	$9.64
4"	$1,328.96	1	0	149,000	$4.54
		2	149,001	298,000	$4.98
		3	298,001	447,000	$5.46
		4	447,001	596,000	$6.00
		5	596,001	745,000	$6.60
		6	745,001	894,000	$7.26

		7	894,001	1,043,000	$7.96
		8	1,043,001	1,192,000	$8.76
		9	1,192,001	& Up	$9.64
6"	$2,987.36	1	0	327,000	$4.54
		2	327,001	654,000	$4.98
		3	654,001	981,000	$5.46
		4	981,001	1,308,000	$6.00
		5	1,308,001	1,635,000	$6.60
		6	1,635,001	1,962,000	$7.26
		7	1,962,001	2,289,000	$7.96
		8	2,289,001	2,616,000	$8.76
		9	2,616,001	& Up	$9.64

CONSTRUCTION WATER RATE (potable hydrant meters and flushing of new installations)

Meter Size	Rental		Deposit	Rate Per 1000 gallons
¾"	$2.50/Day	$75/Month	$750	$4.82
2 ½"	$5.00/Day	$150/Month	$1500	

QUAIL LAKE RAW WATER RATE (untreated water delivered to Razor Ridge pond)

Monthly Base Rate	Meter Size	Rate per 1000 gallons
$1,332.25	6	$2.11

ANNUAL WATER RATE INCREASE:

Potable Water: A 3% increase will be applied to base rate and the per 1000 gallons rate each July 1st. Additionally, any increase to the per 1000 gallons rate for water purchased from Washington County Water Conservancy District will be pro-rated based upon the percentage of the previous year's potable water that was purchased from Washington County Water Conservancy District versus overall potable usage. This increase will be calculated and applied each year on July 1st.

Quail Lake Raw Water (untreated water delivered to Razor Ridge pond): A 3% increase will be applied to base rate and the per 1000 gallons rate each July 1st. Additionally, any increase to the rate for water purchased from Washington County Water Conservancy District will be added to the rate per 1000 gallons. This increase will be calculated and applied each year on July 1st.

Drought Management Plan Staging Schedule Fee:

The usage/overage fee schedule to be used shall be based upon the then effective Drought Management Plan Stages. The Drought Management Plan Ordinance, as amended from time to time, is incorporated into this resolution by reference and the four (4) stages of water availability / scarcity as referred to therein is incorporated herein by reference.

Drought Management Plan Staging		
Stage	*Rate Increase*	*Description*
1	-	Normal usage / Normal rate
2	10%	Reduction goal is 5-10% of peak use
3	25%	Reduction goal is 10-25% of peak use
4	50%	Reduction goal is 25-60% of peak use

1. If any provision or clause of this resolution or the application thereof to any person or entity or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other sections, provisions, clauses or applications hereof which can be implemented without the invalid provision(s), clauses(s) or application(s) hereof, and to this end the provisions and clauses of this resolution are declared to be severable.
2. This resolution supersedes or repeals the provision(s) of any ordinances(s) or resolutions(s) that is (are) inconsistent with the provisions of this resolution.
3. This Resolution shall take effect on July 1, 2025.

PASSED AND ORDERED POSTED, this 25th day of June 2025.

WASHINGTON CITY

_____

Kress Staheli, Mayor

ATTEST:

_____

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	[___] Aye	[___] Nay
Kim Casperson	[___] Aye	[___] Nay
Craig Coats	[___] Aye	[___] Nay
Bret Henderson	[___] Aye	[___] Nay
Kurt Ivie	[___] Aye	[___] Nay

Reimbursement Agreement Briefing Document

Description: Public Works is requesting approval of a reimbursement agreement with the city of Saint George in the not to exceed amount of **$772,209.68** for the Merrill Road Sewer Line Project.

Presenter: Lester Dalton

Submitted By: Lester Dalton

Recommendation: Approval

Background Information: We have been coordinating this project with Saint George and the development group from the LDS church for some time and the coordinating efforts have come together to accomplish all parties' needs with a single cohesive project for all 3 parties.

This project will be the construction of a portion of the Fields Sewer Outfall Project phase 2 - extending from Sandia Rd. easterly to 240 West, it is included in the FY 2026 Sewer budget.

This project will also reconstruct the northerly half of Merrill within the same limits as the sewer installation, this portion of the project is included in the FY 2026 Streets budget.

Fiscal Impact: Appropriated for in the 2026 respective budgets

Impacted Fund: Sewer Impact Fee funds - Streets unrestricted funds

REIMBURSEMENT AGREEMENT
MERRILL ROAD SEWER LINE IMPROVEMENT PROJECT
WITH CITY OF ST. GEORGE

THIS REIMBURSEMENT AGREEMENT ("Agreement") dated the _____day of_____2025, is between St. George City (hereinafter "ST. GEORGE"), a Utah municipal corporation, and Washington City, a Utah municipal corporation (hereinafter "WASHINGTON"). ST. GEORGE and WASHINGTON may be individually referred to as a "Party" or jointly referred to as the "Parties."

RECITALS

Whereas, ST. GEORGE and WASHINGTON wish to enter into an agreement to construct sewer line and roadway improvements along Merrill Road which is located in WASHINGTON, as per attached Exhibit A; and

Whereas, the construction of the sewer line and roadway improvements in WASHINGTON shall be known as the *Merrill Road Sewer Line Improvement Project ("Sewer Project")* and

Whereas, the construction of the storm drain and roadway improvements in ST. GEORGE shall be known as the *Merrill Road Improvement Project ("Storm Drain Project")* and

Whereas, the combined Sewer Project and Storm Drain Project shall be hereinafter collectively be referred to as the "PROJECT" and

Whereas, the Parties have each determined that the PROJECT is an appropriate project for which to provide funding and have each authorized funding for the PROJECT; and

Whereas, ST. GEORGE will fund the PROJECT; and

Whereas, WASHINGTON will reimburse ST. GEORGE for the Sewer Project as provided herein.

AGREEMENT

NOW THEREFORE, in consideration of the covenants contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ST. GEORGE and WASHINGTON agree as follows:

1. Funding and Party Responsibilities: At its own expense ST. GEORGE will fund the PROJECT. Quality control, observation, and testing will be provided by ST. GEORGE for the Storm Drain Project. Quality control, observation, and testing will be provided by WASHINGTON for the Sewer Project.

2. Reimbursement: A cost breakdown of the PROJECT is shown in attached Exhibit B. WASHINGTON and ST. GEORGE anticipate the total cost of the PROJECT to be $3,536,132.00. WASHINGTON agrees to reimburse ST. GEORGE for 100% of the actual costs of the Sewer Project up to $772,209.68 as follows:

    2.1 Reimbursement of Sewer Project shall be made within sixty days (60) days of receipt of written documentation from ST. GEORGE evidencing the actual costs of the Sewer Project.

2.2 Each Party shall pay its own administrative fees in connection with this Agreement or any costs arising herefrom.

3. Indemnity: ST. GEORGE and WASHINGTON are both governmental entities subject to the Governmental Immunity Act. Each Party agrees to indemnify, defend and save harmless the other Party from any and all damages, claims, suits, costs, attorney's fees and actions arising from or related to its actions or omissions or the acts or omissions of its officers, agents, or employees in connection with the performance and/or subject matter of this Agreement. The obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, provided said Act applies to the action or omission giving rise to the protections of this paragraph. This paragraph shall not be construed as a waiver of the protections of the Governmental Immunity Act. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.

4. Insurance: ST. GEORGE shall have a continuing duty to require any contractor engaged by a third party to perform the work on the PROJECT to procure and maintain insurance against claims for injuries to persons or damages which may arise from, or in connection with the exercise of the rights, privileges, and granted in accordance with ST. GEORGE'S standard insurance requirements. ST. GEORGE and WASHINGTON will be named as additional insureds on the insurance policy according to ST. GEORGE and WASHINGTON requirements.

5. Assignment. Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other Party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without prior written consent of ST. GEORGE and WASHINGTON.

6. No Joint Venture, Partnership or Third-Party Rights. Nothing in this Agreement is intended to, or shall be deemed to, constitute a partnership or joint venture between ST. GEORGE and WASHINGTON. No term or provision of this Agreement is intended to or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

7. Integration. This Agreement contains the entire Agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understanding of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

8. Severability. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, such a decision shall not affect any other part or provision of this Agreement.

9. Survival. It is expressly agreed that the terms, covenants and conditions of this Agreement shall survive any legal act or conveyance required under this Agreement.

10. Headings. The section and other headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement.

11. Governing Law and Venue. This Agreement shall be construed according to the laws of the State of Utah. The parties agree that venue for all legal actions, unless they involve a cause of action with mandatory federal jurisdiction, shall be the Fifth District Court in Washington County, for the State of Utah. The parties further agree that the Federal District Court for the District of Utah

located in Washington County shall be the venue for any cause of action with mandatory federal jurisdiction.

12. Attorney Fees and Court Costs. In the event of any dispute or litigation between the parties arising out of or related to this Agreement, each Party shall pay its own attorney fees, court costs, and any other reasonable costs incurred in connection with such action, whether at trial or on appeal.

13. Counterparts. This Agreement may be executed in counterparts each of which shall be an original and shall constitute one and the same agreement.

14. Authority of Parties. The parties executing this Agreement warrant and represent that they are duly authorized to do so in the capacity stated.

INTENTIONALLY LEFT BLANK

CITY OF ST. GEORGE

By: _____
Michele Randall, Mayor

ATTEST

By: _____
Christina Fernandez, City Recorder

APPROVED AS TO FORM

By: _____
Alicia Galvany Carlton, Asst. City Attorney

WASHINGTON CITY

By: _____
[Print Name and Title]

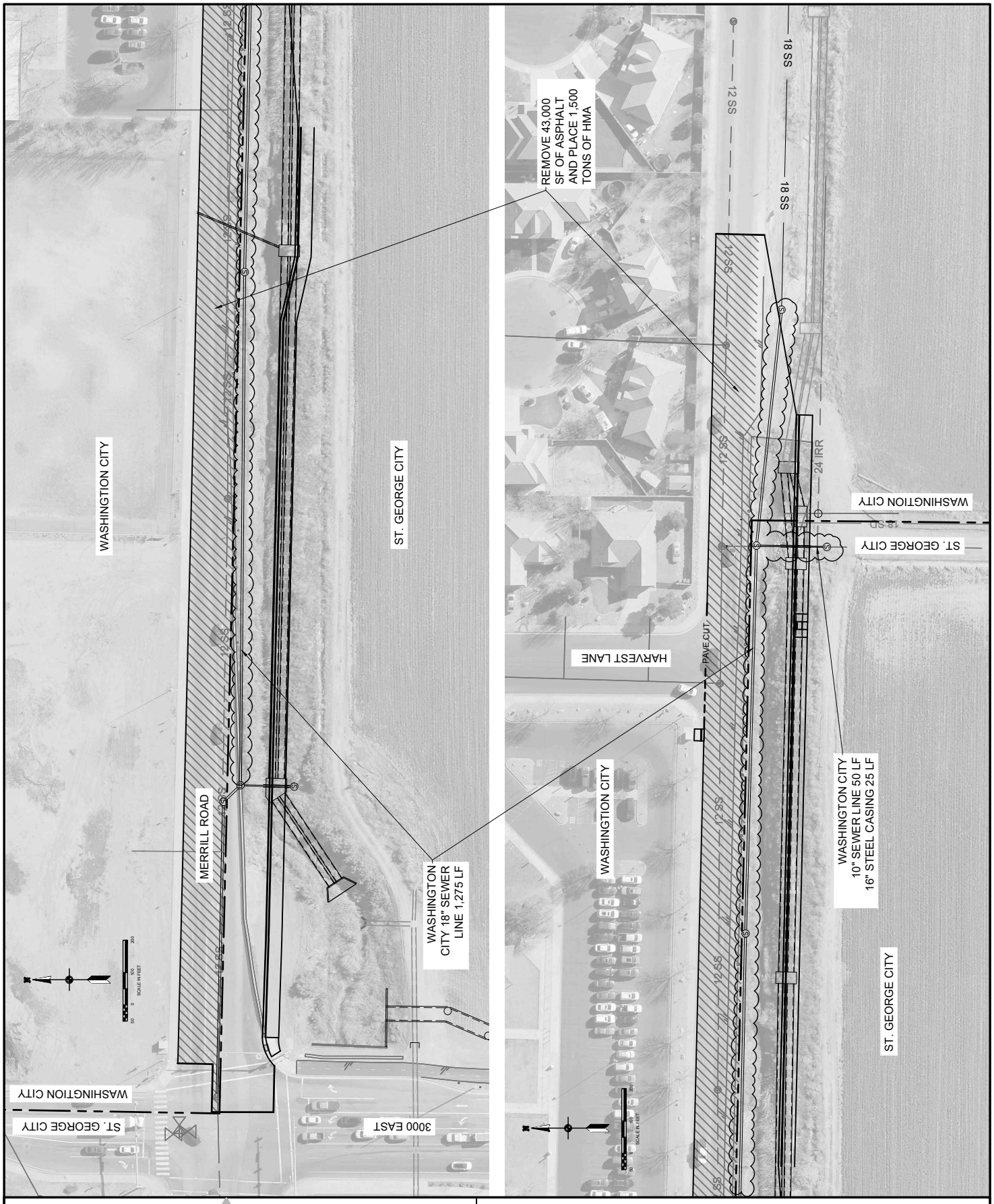
ATTEST

By: _____
[Print Name and Title]

APPROVED AS TO FORM

By: _____
[Print Name and Title]

EXHIBIT A



BOWEN COLLINS & ASSOCIATES

MERRILL RD WIDENING AND UTILITIES
ST. GEORGE CITY

WASHINGTON CITY IMPROVEMENTS SUMMARY

S:\St. George City\001-22-08 Washington Fields Phase 3\2.0 Design Phase\2.7 Drawings\sht\Phase 2 - Merrill Rd Widening and SD\Reinbursement_Figure_Revised.dwg Plotted: 6/12/2025 11:21 AM By: Clinton Merrell

BID SCHEDULE SUMMARY
Merrell Road Widening and Utilities Project
Land Reserve/City of St. George/Washington City
Bids Were Opened On: Friday, April 18, 2025

BOWEN COLLINS & ASSOCIATES

BASE BID				Sunroc Corporation (Revised)	
Item No.	Description	Quantity	Unit	Unit Cost	Amount
1	Mobilization, Demobilization, and Administrative Items (Not to exceed 8% of Total Bid)	1	LS	$ 125,695.00	$ 125,695.00
2	Traffic Control	1	LS	$ 15,000.00	$ 15,000.00
3	Construction Survey	1	LS	$ 44,175.00	$ 44,175.00
4	Stormwater Pollution Prevention	1	LS	$ 22,300.00	$ 22,300.00
5	Clearing and Grubbing	1	LS	$ 40,460.00	$ 40,460.00
Base Bid - St. George City Share					$ 193,553.32
Base Bid - Washington City Share					$ 54,076.68
Base Bid Total					**$ 247,630.00**
A1	Remove Existing Asphalt	7,500	SF	$ 1.25	$ 9,375.00
A2	Remove Existing Fence	1	LS	$ 2,130.00	$ 2,130.00
A3	Roadway Excavation	1	LS	$ 86,010.00	$ 86,010.00
A4	Concrete Curb and Gutter Type HB30-7	1,400	LF	$ 30.55	$ 42,770.00
A5	Concrete Sidewalk	175	SF	$ 11.60	$ 2,030.00
A6	Salvage Concrete Jersey Barrier	1	LS	$ 1,900.00	$ 1,900.00
A7	Hot Mix Asphalt (1/2 Inch Trail Mix), 2.5 Inch thick	210	TON	$ 122.35	$ 25,693.50
A8	Untreated Base Course, 6-Inch thick	250	CY	$ 54.75	$ 13,687.50
A9	Hot Mix Asphalt (1/2 Inch Mix), 4.5 Inch thick	1,600	TON	$ 99.00	$ 158,400.00
A10	Untreated Base Course, 12-Inch thick	2,100	CY	$ 50.25	$ 105,525.00
A11	Soft Spot Repair	200	CY	$ 88.48	$ 17,696.00
A12	Woven Geotextile Stabilization Fabric	5,850	SY	$ 6.60	$ 38,610.00
A13	Joint Utility Trench	1,500	LF	$ 20.75	$ 31,125.00
A14	SG City Comm. Conduits (Detail C/2600)	1,400	LF	$ 19.15	$ 26,810.00
A15	PC-Junction Box, Tier 22, Type II	2	EA	$ 4,555.00	$ 9,110.00
A16	Pedestrian Access Ramp	1	EA	$ 2,656.00	$ 2,656.00
A17	Pavement Striping	1	LS	$ 6,235.00	$ 6,235.00
A18	54-Inch Class III Reinforced Concrete Pipe	2,400	LF	$ 415.00	$ 996,000.00
A19	14'x7' Storm Drain Junction Structure	5	EA	$ 31,845.00	$ 159,225.00
A20	Storm Drain/Sewer Conflict Structure	1	EA	$ 83,590.00	$ 83,590.00
A21	Outlet Headwall with Safety Grates, See S-01	1	LS	$ 59,610.00	$ 59,610.00
A22	Install Safety Grates on Existing Culvert Headwall, See S-01	1	LS	$ 7,048.00	$ 7,048.00
A23	Class III Riprap (D50=12")	500	CY	$ 60.95	$ 30,475.00
A24	Non-Woven Geotextile Filter Fabric (Detail C/2251)	850	SY	$ 3.75	$ 3,187.50
A25	Dewatering For Storm Drain Install	1	LS	$ 129,210.00	$ 129,210.00
A26	Flowable Fill Backfill, Only as Directed by Engineer	100	CY	$ 287.00	$ 28,700.00
A27	Trench Stabilization Material, Only as Directed by Engineer	2,000	CY	$ 66.60	$ 133,200.00
A28	Landscaping	1	LS	$ 87,145.00	$ 87,145.00
A29	Install New Street Sign	1	EA	$ 750.00	$ 750.00
A30	Relocate Street Sign	1	EA	$ 540.00	$ 540.00
Bid Schedule A - St. George City Road Widening and Storm Drain Subtotal					$ 2,298,443.50
A31	10-Inch C900 PVC Waterline	865	LF	$ 72.50	$ 62,712.50
A32	20-Inch C900 PVC Waterline	20	LF	$ 262.00	$ 5,240.00
A33	10-Inch 90 degree bend	1	EA	$ 854.00	$ 854.00
A34	10-Inch 22.5 degree bend	2	EA	$ 1,224.00	$ 2,448.00
A35	20"x20"x20" Tee	1	EA	$ 11,545.00	$ 11,545.00
A36	10" Gate Valve	1	EA	$ 6,209.00	$ 6,209.00
A37	20"x10" Reducer	1	EA	$ 2,595.00	$ 2,595.00
A38	3/4" Water Service, Complete	1	EA	$ 3,314.00	$ 3,314.00
A39	5-foot Diameter Polymer Sanitary Sewer Manhole (Detail C/2510)	3	EA	$ 26,641.00	$ 79,923.00
A40	18-Inch SDR-35 Sewer Line	240	LF	$ 157.00	$ 37,680.00
A41	10-Inch Certa-Flo PVC Sewer	36	LF	$ 148.00	$ 5,328.00
A42	20" Steel Casing	20	LF	$ 213.00	$ 4,260.00
A43	Sewer Flow Meter	1	LS	$ 37,985.00	$ 37,985.00
A44	60 Amp Electrical Service (Detail C/2801)	1	LS	$ 11,832.00	$ 11,832.00
Bid Schedule A - St. George City Utilities Subtotal					$ 271,925.50
Bid Schedule A - Total					**$ 2,570,369.00**
B1	Remove Existing Asphalt	43,000	SF	$ 0.60	$ 25,800.00
B2	Roadway Excavation	1	LS	$ 36,250.00	$ 36,250.00
B3	Hot Mix Asphalt (1/2 Inch Mix), 4.5 Inch thick	1,500	TON	$ 97.50	$ 146,250.00
B4	Untreated Base Course, 12-Inch thick	2,000	CY	$ 46.60	$ 93,200.00
B5	Woven Geotextile Stabilization Fabric	5,750	SY	$ 6.60	$ 37,950.00
B6	Pavement Striping	1	LS	$ 4,433.00	$ 4,433.00
B7	12-Inch HDPE Storm Drain Pipe	70	LF	$ 87.50	$ 6,125.00
Bid Schedule B - Washington City Road Reconstruction Subtotal					$ 350,008.00
B8	18-Inch SDR 35 PVC	1,275	LF	$ 146.50	$ 186,787.50
B9	10-Inch Certa Flo PVC	50	LF	$ 134.90	$ 6,745.00
B10	5-foot Standard Concrete Sewer Manhole	4	EA	$ 7,996.00	$ 31,984.00
B11	5-foot Drop Concrete Sewer Manhole	1	EA	$ 8,021.00	$ 8,021.00
B12	16" Steel Casing	25	LF	$ 248.50	$ 6,212.50
B13	Sewer Bypass Pumping	1	LS	$ 21,735.00	$ 21,735.00
B14	Dewatering for Sewer Install	1	LS	$ 106,640.00	$ 106,640.00
Bid Schedule B - Washington City Sewer Subtotal					$ 368,125.00
Bid Schedule B - Total					**$ 718,133.00**
			Total Bid:		**$3,536,132.00**

Preliminary Opinion of Probable Construction Cost

BOWEN COLLINS & ASSOCIATES

Project: Washington Fields Phase 3 - 1140 S to Merrell Rd			*Date:*	2/27/2024	
Owner: City of St. George			*Prepared by:*	CM/TO	
Item No.	**Classification of Unit Price Work**	**Quantity**	**Unit**	**Unit Price**	**Amount**
	1140 S to Merrill Rd SD				
1	Mobilization, Demobilization, and Administrative Items	1	LS	$ 720,000	$ 720,000
2	Traffic Control	1	LS	$ 50,000	$ 50,000
3	Survey	1	LS	$ 40,000	$ 40,000
4	10'x6' Concrete Box Culvert	3,200	LF	$ 2,930	$ 9,376,000
5	15'x4' Concrete Box Culvert	50	LF	$ 4,000	$ 200,000
6	16'x6' Storm Drain Junction Structure	1	EA	$ 54,000	$ 54,000
7	5-foot Diameter Concrete Storm Drain Manhole	12	EA	$ 7,300	$ 87,600
8	Outlet Headwall	1	EA	$ 20,000	$ 20,000
9	Hot Mix Asphalt (1/2 inch Trail Mix), 2.5 inch thick	100	TON	$ 110	$ 11,000
10	Untreated Base Course, 6-inch thick	115	CY	$ 40	$ 4,600
11	Riprap D50 =9"	250	CY	$ 55	$ 13,750
12	Geotextile	555	SY	$ 3.5	$ 1,943
13	Dewatering	1	LS	$ 150,000	$ 150,000
14	Shoring	1	LS	$ 100,000	$ 100,000
15	Flowable Fill Backfill, Only as Directed by Engineer	100	CY	$ 260	$ 26,000
16	Trench Stabilization Material, Only as Directed by Engineer	200	CY	$ 50	$ 10,000
Contingency				**10%**	$ 1,005,489
Subtotal					**$ 11,870,382**

RESOLUTION NO. R2025-XX

A RESOLUTION OF THE CITY COUNCIL OF WASHINGTON CITY, UTAH, APPROVING AND AUTHORIZING THE EXECUTION OF A REIMBURSEMENT AGREEMENT WITH THE CITY OF ST. GEORGE FOR THE MERRILL ROAD SEWER LINE IMPROVEMENT PROJECT

WHEREAS, Washington City and the City of St. George (collectively, the "Parties") have determined that certain sewer line improvements are necessary along Merrill Road to support regional infrastructure needs; and

WHEREAS, the City of St. George has undertaken the Merrill Road Sewer Line Improvement Project (the "Project") and Washington City has agreed to reimburse St. George for its proportional share of the costs associated with the Project; and

WHEREAS, a Reimbursement Agreement has been prepared to outline the terms, conditions, and financial responsibilities of each Party related to the Project; and

WHEREAS, the City Council of Washington City has reviewed the proposed Reimbursement Agreement and finds that it is in the best interest of the City and its residents to enter into the Agreement to ensure continued infrastructure cooperation and service delivery;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH, THAT:

1. Approval of Agreement: The Reimbursement Agreement between Washington City and the City of St. George for the Merrill Road Sewer Line Improvement Project is hereby approved in substantially the form presented to the City Council.
2. Authorization to Execute: The Mayor is hereby authorized to execute the Agreement, along with any and all related documents necessary to carry out the intent of this Resolution, subject to final review and approval by the City Attorney.
3. Effective Date: This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED on this 25th day of June 2025.

Washington City

Attest by:

_____
Kress Staheli, Mayor

_____
Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	[___] Aye	[___] Nay
Kim Casperson	[___] Aye	[___] Nay
Craig Coats	[___] Aye	[___] Nay
Bret Henderson	[___] Aye	[___] Nay
Kurt Ivie	[___] Aye	[___] Nay

ASSIGNMENT OF EASEMENTS AND FACILITIES LIABILITY AGREEMENT

THIS ASSIGNMENT OF EASEMENTS AND FACILITIES LIABILITY

AGREEMENT ("Agreement") is entered into this _____day of _____, 2025, ("Effective Date") between City of Washington, a Utah municipal corporation ("City"), and the ST. GEORGE AND WASHINGTON CANAL COMPANY (aka the St. George and Washington Fields Canal Company), a Utah non-profit corporation, ("Company"), City and Company may also be referred to collectively as the "Parties" or individually as a "Party."

RECITALS

A. Company was organized for, among other purposes, to own rights to the use of water for various beneficial uses and to deliver those waters for use by its stockholders.

B. In pursuing this and other Company purposes, Company has acquired certain recorded and prescriptive rights-of-way and easements and constructed facilities within these rights-of-ways and easements for: (1) the conveyance and distribution of Company's waters from their source to the lands of stockholders for beneficial use of the waters (hereafter "Conveyance Easements") and (2) the collection and conveyance of (i) sluice waters for maintaining Company diversion facilities' flow capacities: (ii) runoff/tail/waste water from lands irrigated with Company's waters; and (iii) conveyance of these sluice/runoff/tail/waste waters to Ft. Pearce Wash, Seegmiller Marsh and the Virgin River (hereafter "Drainage Easements").

C. Originally the majority of these Conveyance Easements and Drainage Easements were located outside City's corporate boundaries, but as City has grown through annexation of lands, portions of the Conveyance Easements and Drainage Easements are now located within City's corporate boundaries

D. Associated with City's approvals of subdivisions and other development within these annexed lands, City has incorporated some or portions of Company's Drainage Easements into its Storm Water drainage system to carry and dispose of City's Storm Water and other wastewater from lands developed within its corporate boundaries. City has also incorporated some of the Drainage Easements into its Storm Water drainage masterplan to be utilized in the future to carry Storm Water and other wastewater from future developments within City's corporate boundaries.

E. Company is concerned that City's discharge (whether under Company's authorization or otherwise) of Storm Water or other wastewaters into Company's drains and Drainage Easements may, when added to Company's existing sluice, and irrigation runoff/tail/wastewaters from Company's stockholders' lands, exceed the capacity of the drains/Drainage Easements resulting in overflows that damage private or public facilities which may subject Company to claims for property damage, bodily injury, and/or death based on these overflows.

F. Development of lands adjacent to Company's Conveyance Easements and Drainage Easements have in some instances, resulted in encroachments by utilities into Company's Conveyance Easements and/or Drainage Easements thereby: (i) exposing Company facilities within Company's easements to damage arising from the construction, operation

and maintenance of these utilities; (ii) impeding Company in accomplishing Company's purposes to deliver water for the benefit of its stockholders and conveying wastewaters for discharge; and (iii) exposing Company to potential claims for damage to these utility encroachments as a result of Company's operation, maintenance and repair activities associated with its system facilities within its Conveyance Easements and Drainage Easements.

G. City and Company desire to enter into this agreement to define the rights, responsibilities and obligations of the Parties with regard to Company's Conveyance Easements and Drainage Easements.

NOW. THEREFORE, in consideration of the mutual covenants, conditions, agreements, and representations contained herein, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

AGREEMENT

1 Definitions.

A. Conveyance Easements: Those recorded and prescriptive conveyance easements and facilities located therein acquired and constructed by Company as now existing in the public record and as actually located on the ground as set out in Exhibit A, attached hereto and incorporated herein by this reference. These easements and facilities are used for the conveyance and distribution of Company's waters from their source throughout Company's service area for use by Company's stockholders for beneficial uses.

B. Drainage Easements: Those recorded and prescriptive drainage easements and facilities located therein acquired and constructed by Company as now existing in the public record and as actually located on the ground as set out in Exhibit B, attached hereto and incorporated herein by this reference. These easements and facilities are used for the collection of sluice waters, irrigation tail water/runoff from irrigated lands within the Company's service area and conveyance of said waters to the Ft. Pearce Wash, Seegmiller Marsh and Virgin River where they are discharged.

C. "Storm Water" means runoff water from precipitation or flooding within the City's corporate boundaries and shall not mean sewage or wastewater from commercial, industrial, or residential sources within the City.

2 Acknowledgment of Company's Systems and Easements. City acknowledges and agrees as follows:

A. Company has existing physical facilities systems constructed within Company's Conveyance Easements and Drainage Easements (as set out in Exhibits A and B) which easements are located across and through portions of City's municipal boundaries.

B. These physical facilities systems and easements:

(i) are for the conveyance and distribution of irrigation water to Company's stockholders and for the collection and discharge of irrigation runoff/tail/waste water from Company's stockholders' lands;

(ii) include the right of access to operate, maintain, repair and replace Company's facilities within its Conveyance Easements and Drainage Easements; and

(iii) pre-date, in most instances, any City-authorized development approval or occupancy (whether through permit, formal grant of easement or right-of-way or otherwise) of lands within Company's Conveyance Easements and Drainage Easements.

C. Company has already or shall within 30 days after the Effective Date file with City the contact information and general description of its facilities systems required under§ 10-9a-2 11l, Utah Code Ann.

3 Assignment of Drainage Easements. Within five (5) days of the Effective Date. and subject to the terms and conditions set forth herein, Company will assign to City all of its right, title and interest in and to its Drainage Easements set out and identified as City of Washington Drainage Easements in Exhibit B in substantially the assignment form attached hereto as Exhibit C. The assignment will contain a reservation in Company of: (i) Company's rights to continue to utilize the Drainage Easements for the collection of sluice, and irrigation runoff/tail/wastewaters from Company's stockholders lands and conveyance and discharge of the sluice, irrigation runoff/ tail/wastewaters to the Ft. Perce Wash, Seegmiller Marsh and Virgin River; and (ii) Company's right to notice and approval of any subsequent assignment, relocation, abandonment, or removal of any Drainage Easement. Company's approval may not be unreasonably withheld upon a showing of: (a) no reduction in the historic flow capacity through the drain routing replacing the relocated, abandoned or removed drain reach; and/or (b) the assignee's financial ability to operate, maintain, repair and replace the assigned drainage reach according to the terms of this agreement.

4 Operation & Maintenance of Drainage Easements. As partial consideration for Company's assignment of its Drainage Easements to City, City agrees to operate, manage, maintain and repair the drainage facilities within the Drainage Easements in that condition required to accept and adequately and safely convey: (i) the Company's historic sluice, irrigation runoff/tail/waste water flows from its stockholders' agricultural lands; and (ii) the additional Storm Water and other wastewaters added by and/or authorized by City to Company's Drainage Easements, drains and drainage facilities, and to safely convey these flows of sluice, drainage/runoff/tail/water and other Storm Water and wastewaters to the Ft. Pearce wash, Seegmiller Marsh and Virgin River. City agrees to take all actions necessary to ensure compliance with any and all applicable local, state, and federal water quality laws and regulations regarding collection and discharge of Storm Water and agricultural sluice, runoff/tail/waste water. In the event any federal, state, or local government laws or regulations are enacted or amended in the future concerning the handling or treatment of, or otherwise relating to, Storm Water, or agricultural sluice, runoff/tail/waste waters, including but not limited to all point/non-point source discharges, City agrees to comply with the requirements thereof.

5 Protection of Company's Conveyance Easements.

A. For purposes of this paragraph 5, "protect" and/or "protection" shall mean: to take all actions and precautions required to prevent damage to Company's irrigation conveyance/distribution facilities resulting from reasonably foreseeable construction/development activity located within Company's Conveyance Easements, including, but not limited to, the following:

(i) requiring that all construction/development activity meets or exceeds accepted industry standards/specifications regarding material quality, utility separation (both vertical and lateral), protective cover depth, and cover/separation material (earth, concrete, asphalt, etc.);
(ii) cooperate and assist Company in investigating and pursuing the removal or remediation of all unauthorized construction/development activity within City's municipal boundaries, including necessary informal or judicial actions to fully protect Company's facilities.
(iii) periodic inspection/maintenance/repair/replacement of completed construction/development activity/infrastructure to ensure that long term use of completed construction/development activity/infrastructure has not/will not threaten the integrity of Company's facilities, including City's agreement to:
(iv) repair or replace at City's sole expense Company facilities damaged by development activity or infrastructure installation that is approved or authorized in writing by the City and where such development activity or infrastructure installation has or will become incorporated into City's public utility infrastructure;
(v) repair or replace at City's sole expense Company facilities damaged by the long term use of completed construction or development activity or infrastructure development and where the damage was reasonably foreseeable at the time of City's approval or authorization in writing.

B. City shall protect Company's irrigation conveyance/distribution facilities located within Company's Conveyance Easements on lands currently located within City's municipal boundaries and on all lands that City may annex in the future. In City's approval of construction, repair, maintenance or replacement of public/private infrastructure, including, but not limited to, roads, waterworks, sewage, electric, drainage or communication facilities located within Company's Conveyance Easements, City shall respect Company's superior right to occupy its easements by requiring City contractors, private developers and all others to protect Company's conveyance/distribution facilities and repair (when damaged), construct and/or relocate Company's facilities (where required by such public/private infrastructure) in accordance with Company's specific plans and authorizations at either City's or the private developer's sole expense. City agrees to bear all costs of protection and repair of all damaged Company facilities within the Conveyance Easements resulting from all construction or other activity occurring within Company's Conveyance Easements and where such construction, repair, maintenance, replacement or other activity is a facility that has been or will become dedicated into City's public utility infrastructure. More specifically City agrees as follows:

(i) For lands already annexed into City and which lands also include a portion of Company's Conveyance Easements, City agrees to indemnify, save harmless and defend Company from and against all property damage (including damage to Company facilities located therein), bodily injury including death, damage, liability, claims, actions, costs and charges which have arisen or may arise in the future and result from the construction, repair, maintenance, and/or replacement of public/private roads, utilities or other infrastructure over, under or adjacent to Company Conveyance Easements where such construction, repair, maintenance,

and/or replacement, or other activity is a facility that has been or will become incorporated into City's public utility infrastructure.

(ii) For lands that are annexed into the City's boundaries in the future and for all development activity that requires the construction of roads, public/private utilities or other infrastructure over, under, across, through, or adjacent to Company's Conveyance Easements, City agrees to require that such infrastructure construction protects Company's conveyance/distribution facilities by requiring that all construction/development activity be approved by City and require inspection and as-built drawings verifying that such construction, repair, maintenance or replacement activity has been completed in accordance with approved specifications.

(iii) City agrees to indemnify, save harmless and defend Company from and against all property damage, bodily injury, liability, claims, actions, costs and charges arising from the construction, repair, maintenance, and/or replacement activities associated with public roads, utilities or other infrastructure over, under, across, through or adjacent to Company Conveyance Easements and where such infrastructure does become dedicated into City's public utility infrastructure. This provision does not relieve City from giving the notice required under§ 10-9a-603(3)(d), UTAH CODE ANN.

C. When Company determines to repair, maintain, replace or expand its existing irrigation conveyance/distribution facilities located within its Conveyance Easements and Company damages public infrastructure located within the Conveyance Easements, notwithstanding Company's exercise of reasonable care, City shall repair and restore public infrastructure with the Conveyance Easements at City's sole cost and expense. Nothing in this provision excuses Company from its obligation to repair and restore public infrastructure that Company damages that is not within the Conveyance Easements. This provision shall not excuse Company from its obligation to repair or restore when Company or its assign or agent damages public infrastructure within the Conveyance Easements due to negligence, or due to Company's failure to exercise reasonable care, or due to Company's activities failure to meet industry standards and specifications for the actions that caused the damage.

6 Indemnification. In addition to the City's indemnifications under paragraph 5 above, City, its authorized successors and assigns agrees (to the maximum extent authorized by law) to indemnify, save harmless, and defend Company, its officers, agents, stockholders and employees from all claims, damages, injuries to persons (including death), property damage, demands, actions, costs, and charges, including attorney fees and expert witness fees, arising out of or resulting from: (i) City's construction, maintenance, repair or replacement projects or any other official City action that causes harm or damage to Company's conveyance facilities located within its Conveyance Easements; (ii) City's modification(s) to the Drainage Easements set out and identified as City of Washington Drainage Easements in Exhibit B (and facilities located therein); (iii) City's discharge of Storm Water and other wastewater into the drains/Drainage Easements (set out and identified as City of Washington Drainage Easements in Exhibit B) and management of such Storm Water and other wastewater including Company's sluice, runoff/tail/waste water through the drains/Drainage Easements until discharged into the Ft. Pearce Wash, Seegmiller Marsh, Virgin River or other wastewater facility; (iv) City's failure to maintain the drainage facilities within the

Drainage Easements to adequately carry Company's historic flows plus any additional Storm Water and other wastewater that City adds to the drainage facilities; (v) any action, judgment, consent decree, or fine arising from, as a result of, or associated with City's management, operation, maintenance, repair or replacement of the Drainage Easements identified as Washington City Drainage Easements in Exhibit B and which are actually assigned to City in practice and as contemplated under this agreement; and (vi) City's violation of, or non-compliance with any local, state or federal ordinance, statute or regulation concerning the operation, management or discharge of Storm Water, other wastewater, sluice or agricultural runoff/waste water.

7 Company Representations and Warranties. Company hereby makes the following representations and warranties pertaining to its Drainage Easements and agrees that they shall be applicable as of the Signing Date.

A. Subject to Company's grant to the State of Utah acting through the Board of Water Resources of its '"easements, rights-of-way and permits" under the agreement dated November 22, 2005, Company shall assign title to its Drainage Easements to City by Assignment in substantially the form of Exhibit C.

B. Company has not received any notice and is not otherwise aware of any claims, actions, suits or other proceedings either pending, threatened, or, to the best of its knowledge, contemplated by any governmental agency, entity or person that might constitute a claim against the Company regarding any claim for property damage or bodily injury associated with Company's operation, maintenance or repair of its Drainage Easements.

C. Company has the full capacity, right, power and authority to enter into this Agreement and to make the transactions contemplated herein as evidenced by its Stockholders Resolution dated January 10, 2022.

D. This Agreement constitutes a valid and legally binding obligation of Company, enforceable in accordance with its terms.

E. The execution and performance of this Agreement by Company and the consummation of the transaction contemplated herein will not result in a breach or constitute a default or event of termination under the provisions of any other agreement or instrument to which Company is bound.

F. Company is not in default in any respect of any judgment, order, writ, injunction, decision, law, ordinance or regulation of any court or governmental authority for which the Drainage Easements or any portion thereof are or might be subject to which might prohibit or delay or interfere with the consummation of this transaction.

G. The person signing this Agreement has authority to do so and to execute the Assignment on behalf of Company.

8 City's Representations and Warranties. City hereby makes the following representations and warranties pertaining to its acceptance of the assignment, rights and obligations associated with this Agreement and agrees that such representations and warranties shall be applicable as of the Signing Date.

A. City has the full capacity, right, power and authority to enter into this Agreement and consummate the transaction contemplated herein.

B. This Agreement constitutes a valid and legally binding obligation of City enforceable in accordance with its terms.

C. The execution and performance of this Agreement by City and the consummation of the transaction contemplated herein will not result in a breach or constitute a default or event of termination under the provisions of any other agreement or instrument to which City is bound.

D. The person signing this Agreement has authority to do so.

9 Term. This Agreement shall be perpetual and shall remain in force and effect unless terminated upon the mutual written consent of the Parties. If during the term of this Agreement changed circumstances occur which make the performance by a Party impractical, impossible, or illegal, the Parties shall meet and exercise good faith efforts to modify or terminate this Agreement in light of the changed circumstances.

10 Rights. The City shall not acquire any shareholder rights, including voting rights in the Company, by virtue of this Agreement or Company's assignment of drains and Drainage Easements to City under this Agreement. Except for the Drainage Easements set out and identified as City of Washington Drainage Easements in Exhibit B assigned by Company under the Assignment, this agreement shall not be construed to convey to City any interest in Company's facilities, service area, water conveyance/distribution facilities capacity, water rights, or other assets or interests held by the Company or its shareholders. Nothing in this agreement restricts City from lawfully obtaining rights in Company or within Company's service area. Nothing in this agreement prohibits the City and Company from entering into future contracts.

11 Execution. The Company shall execute this Agreement within ten (10) business days after approval of this Agreement by Company shareholders. City shall execute the Agreement following approval by the City Council. Consistent with the provisions of Section 3 above, Company shall execute and deliver to City the Assignment assigning all of its right, title and interest in the Drainage Easements set out and identified as City of Washington Drainage Easements in Exhibit B, subject to the reservation in Company of certain rights.

12 Integrated Agreement. This Agreement sets forth the entire understanding, intent, and agreement of the Parties hereto with respect to the subject matter contained herein, and there are no other representations or warranties, either written or oral, which shall be binding on the Parties hereto except those contained herein. Any modifications of this Agreement must be in writing and signed by both Parties.

13 Compliance With Law. The Parties shall comply with all applicable federal, state and local laws, ordinances, rules and regulations.

14 Assignability. No assignment of this Agreement shall be allowed absent the written consent of the Parties, which consent will not be unreasonably withheld. Consent may be reasonably-withheld, including but not limited to instances where, in the opinion of the non- assigning

party, the assignee is not financially or otherwise capable of performing the obligations and responsibilities required under this Agreement.

15 Notices. All notices required or desired to be given hereunder shall be in writing and shall be deemed to have been given on the date of personal service upon the party for whom intended or if mailed by certified mail, return receipt requested, postage prepaid, and addressed to the Parties at the following addresses:

City: City of Washington Attn: City Attorney
111 North 100 East
Washington, Utah 84780

Company: St. George and Washington Canal Company
533 East Waterworks Drive
St. George, Utah 84770

Either Party may change its address for notice under this Agreement by giving written notice to the other Party as provided in this paragraph.

16 Default. An "Event of Default" shall occur under this Agreement if any Party fails to perform its obligations hereunder when those obligations are due and the defaulting party has not performed the delinquent obligations within twenty (20) days following delivery of written notice of such delinquency to the delinquent party.

17 Remedies. Upon the occurrence of an Event of Default, the non-defaulting party shall have the right to exercise all rights and remedies available at law and in equity, including injunctive relief and specific performance. In support of the latter remedy, the Parties acknowledge that their obligations under this Agreement are unique and defaults may not be adequately compensated by purely monetary damages. All rights and remedies shall be cumulative. Furthermore, the non-defaulting party shall have the right to cure the default and seek reimbursement from the defaulting party for the costs incurred in effecting the cure. Notwithstanding any provision herein to the contrary, the defaulting party shall reimburse the non-defaulting party for all costs and fees related to the cure of such default within thirty (30) days following delivery to the defaulting party of a written notice of such costs and fees together with reasonable supporting documentation.

18 No Waiver. A party's failure to enforce any provision of the Agreement shall not constitute a waiver of the right to enforce the provision in the future. A provision may be waived only in a writing by the party intended to be benefitted by the provision and a waiver by a party of a breach hereunder by the other party shall not be construed as a waiver of any succeeding breach of the same or other provision.

19 Mediation. If any dispute or claim in law or equity arises out of this Agreement, the parties agree to proceed in good faith to the resolution of such dispute or claim, including submitting the matter to mediation. A mediator shall be selected by mutual agreement of the parties, and the parties will divide equally the cost of mediation. If such mediation is not successful in resolving the dispute or claim, then such dispute or claim shall be litigated in the Fifth Judicial District Court in and for Washington County, State of Utah.

20 Attorney Fees. In the event of any action or suit by a party against the other party for breach of the terms of this Agreement or for other cause of action arising out of this Agreement, the prevailing party shall be entitled to recover all costs and expenses, including reasonable attorney fees, from the other party.

21 Severability. If any terms, covenant, or condition of this Agreement shall be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and the remainder of the Agreement shall remain in full force and effect.

22 Time of Essence. Time is expressly made of the essence with respect to the performance of each and every obligation hereunder.

23 Cooperation. The Parties shall cooperate together, take such additional actions, sign such additional documentation and provide such additional information as reasonably necessary to accomplish the objectives set forth herein.

24 Knowledge. The Parties have read this Agreement and have executed it voluntarily after having been apprised of all relevant information and risks and having had the opportunity to obtain legal counsel of their choice.

25 Recitals. The Recitals contained in this Agreement are incorporated into the Agreement are incorporated into the Agreement.

26 No Relationship. Nothing in this Agreement shall be construed to create any partnership, Joint venture or fiduciary relationship between the parties.

27 Successors and Assigns. The terms and conditions of this Agreement shall bind all successors and approved assigns of the Parties hereto.

28 Governing Law. This Agreement shall be subject to and governed by the laws of the State of Utah and venue shall be in the State of Utah.

29 Survival/Merger. As expressed in paragraph 9 above, the intent of this agreement is to provide for and perpetuate City's continuing obligation to operate, manage and maintain the Drainage Easements set out and identified as City of Washington Drainage Easements in Exhibit B and to protect Company's Conveyance/Distribution system. Notwithstanding the Company's assignment of its Drainage Easements to City under paragraph 3, the provisions of paragraphs 4- 6, 9, l0\, 12-22, 27 and any other provision required to effect the Parties' intent shall survive Company's assignment of the Drainage Easements to City and City shall continue to be bound by these provisions after Company's assignment and signing.

30 Counterparts. This Agreement may be executed in multiple and separate counterparts, each of which when so executed and delivered shall be deemed an original, and which together shall constitute a single instrument.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement as of the day and year first above written.

Washington City St. George and Washington Canal Company

By: _____ By: _____ _____
Its: _____ Its: President

STATE OF UTAH)
: ss
COUNTY OF Washington)

On this _____ day of _____, 2025, appeared before me_____ in his/her capacity as_____ of Washington City and acknowledged that he/she is authorized to execute this Agreement.

_____
NOTARY PUBLIC
My Commission Expires: _____
Residing at: _____

STATE OF UTAH)
: ss
COUNTY OF Washington)

On this _____ day of _____, 2025, appeared before me Matt Staheli in his capacity as President of the St. George and Washington Canal Company and acknowledged that he/she is authorized to execute this agreement.

_____
NOTARY PUBLIC
My Commission Expires: _____
Residing at: _____

RESOLUTION NO. R2025-XX

A RESOLUTION OF THE CITY COUNCIL OF WASHINGTON CITY, UTAH, APPROVING AND AUTHORIZING THE EXECUTION OF AN ASSIGNMENT OF EASEMENTS AND FACILITIES LIABILITY AGREEMENT WITH THE ST. GEORGE AND WASHINGTON CANAL COMPANY

WHEREAS, Washington City (the "City") holds, or may in the future hold, certain interests in easements, facilities, and infrastructure related to public utilities and improvements; and

WHEREAS, a proposed **Assignment of Easements and Facilities Liability Agreement** (the "Agreement") has been prepared, which provides for the transfer or assignment of certain easements, rights, and associated facilities to the City, including the assumption of any related responsibilities or liabilities as outlined in the Agreement; and

WHEREAS, the City Council of Washington City has reviewed the terms and conditions of the Agreement and finds it to be in the best interest of the City to enter into the Agreement to ensure the continuity and proper maintenance of public infrastructure and utility services; and

WHEREAS, it is necessary and appropriate for the City to formally approve and authorize the execution of the Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH, THAT:

1. Approval of Agreement: The Assignment of Easements and Facilities Liability Agreement, in substantially the form presented to the City Council, is hereby approved.
2. Authorization to Execute: The Mayor is hereby authorized to execute the Agreement and any related documents necessary to carry out the intent of this Resolution, subject to final review and approval by the City Attorney.
3. Effective Date: This Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED on this 25th day of June 2025.

Washington City

Attest by:

_____
Kress Staheli, Mayor

_____
Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	[___] Aye	[___] Nay
Kim Casperson	[___] Aye	[___] Nay
Craig Coats	[___] Aye	[___] Nay
Bret Henderson	[___] Aye	[___] Nay
Kurt Ivie	[___] Aye	[___] Nay

Briefing Document

Description: UAMPS Central-St. George Project
Update to Exhibit C Update & Authorize Associated Bonds

Presenter: Rick Hansen

Submitted By: Rick Hansen

Recommendation: Approve the Resolution to Update Exhibit C and to approve moving forward with the Bonds to finance the Associated Project Upgrades

Note: The power board reviewed and discussed this item on 6-3-25 and recommended Approval of the resolution to the City Council

Background Information:
The Central-St. George project was formed in 1989 and consists of several line segments and substations to feed the load in the Washington County area. Exhibit C of the agreement provides a general description of the main project components. As the system continues to grow the need for addition of or upgrades to substations and/or transmission lines in the area. The last significant upgrades were made over 15 years ago.

A study was commissioned to evaluate near term and long term loading in the area and the ability of the UAMPS system to support that load. The study identified the need for additional 138 kV to 69 kV transformer capacity at the River, Skyline and Green Valley substations. The need to upgrade the St. George to River 138 kV line as well as other minor changes to the system have also been identified.

A 5 year plan was developed to complete the needed upgrades. Transformers of this type and size can take up to 3 years for delivery. The resolution updates Exhibit C to include the projects noted in the study and authorizes an increase to the total amount financed by the project up to a $100M. Note the current limit is $64M. Note this limit is a cumulative amount since the project was formed.

Also, see additional study & presentation files provided.

Fiscal Impact: Costs for the project will be part of the normal UAMPS billing process & City budgeting process.

Impacted Fund: Power Department - Rate Revenues will be used to cover the costs for each of these projects.

Central-St. George Project

Exhibit C, Debt Cap, and 2025 Financing Updates

May 21, 2025 – Scott Fox

Participant Governing Body Authorization Required

- Governing body authorization for the Central-St. George Projects is required when:
  1. Changes are made to Exhibit C
  2. When an increase to the bond cap is needed
     i. Cap available capacity is currently at ~$2.5M
- Otherwise, within these parameters, the financing authority rests with the Project Management Committee ("PMC")

Exhibit C Updates

- Projects Considered:
  - Internal Transformer Upgrade project to increase transformation capacity at River, Skyline & Green Valley substations
    - Sections 3(E), 3(L), 3(O)
  - 345kV St. George Transformer Installation, PacifiCorp project
    - Sections 3(A), 3(C), 4(B)
  - Santa Clara – Snow Canyon Line Reroute
    - Section 3(M)
  - St. George – River Line Reconductor
    - Edit to Section 3(D) –
      - ". . ., which may be reconducted in the future,. . ."

Central-St. George Outstanding Bonds

- CSG Outstanding Bonds as of April 30, 2025:
  - Central – St. George 2016 Series
    - Outstanding Principal - $9,610,000
    - Private Placement – Bank of America
    - Interest Rate – 2.53%
    - Final Maturity – December 1, 2027
  - No bond ratings from the Rating Agencies since bond issue was privately placed with BofA
    - no ongoing disclosures required

CSG 2025 System Upgrades

			$ (M)
1.	St. George 2nd Transformer Install		$ 2.0
2.	Transformer Upgrade Project		
	Phase 1	2.3	
	Phase 2	7.9	
	Phase 3	5.1	
	Phase 4	10.2	
	Phase 5	0.4	
			26.0
3.	Santa Clara - Snow Canyon Line Re-Route		0.1
4.	St. George - River 138 kV Transmission Line Reconductoring		2.6
			$ 30.7

CSG Revised Debt Cap 2025

	$ (M)
Existing Debt Cap	$ 64.0
2025 System Upgrades	30.7
Contigency	5.3
Revised Debt Cap 2025	$ 100.0
Approved Debt Capacity	(61.5)
Remaining Capacity FY2026	$ 38.5

Acquisition Payment

- UAMPS to issue Central-St. George Transmission Project Revenue Bonds to finance the acquisition and construction costs of the 2025 System Upgrades
  - 1st Series of the Bonds will be issued in 2025
  - 2nd Series of the Bonds will be issued around 2027 or soon after
- Acquisition Payment
  - Pursuant to the terms of the Transmission Service Agreement ("TSA"), the PMC will provide the Participants with the option of making capital contribution to UAMPS for the 2025 System Upgrades
  - Acquisition Payment Notification Due Date for 1st Series will be June 16,2025
    - *no response* required if you do not intend to make an acquisition payment

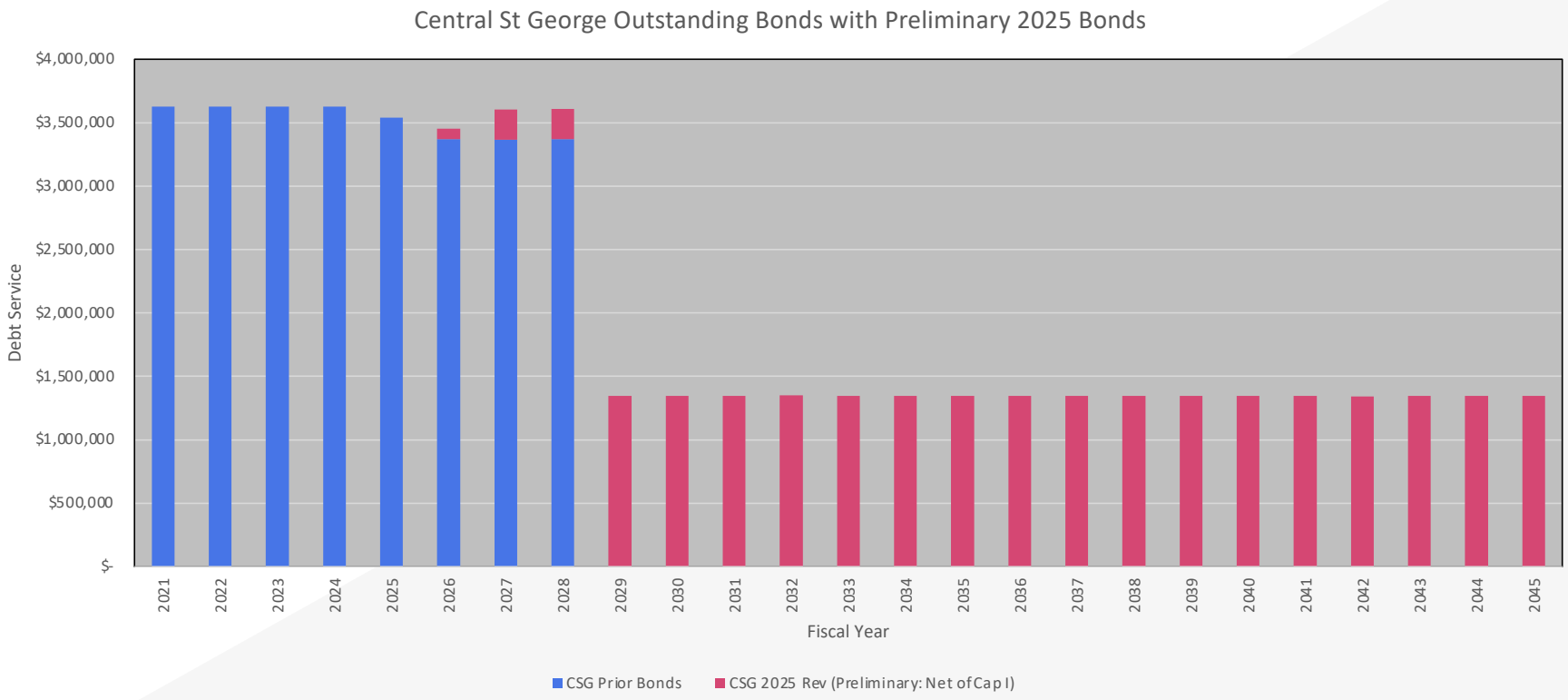
1st Bonds – 2025 System Upgrades

			$ (M)
1.	St. George 2nd Transformer Install		$ 2.0
2.	Transformer Upgrade Project		
	Phase 1	2.3	
	Phase 2	7.9	
			10.2
3.	Santa Clara - Snow Canyon Line Re-Route		0.1
4.	St. George - River 138 kV Transmission Line Reconductoring		2.6
	Total Project Costs		$ 15.0

Changes from May 6th Bond Discussion

- May 6th Discussion Items:
  - Borrow $10.5 million for 2 years' expenditures
  - Use interest only payments for the first two years
  - No capitalized interest
  - Minimize member rate impact prior to existing bond payoff in 2027
- May 21st Updates:
  - Borrow $15 million to fund $4.7 million in additional projects (prior slide)
  - Recommend 2.5 years interest only payments
  - Use funds from Debt Service Reserve Fund re-sizing to reduce rate impact
  - Result: Minimal estimated rate impact (see next slides)
  - Assume 5.10% interest rate
  - Amortization of principal thru FY2045

Estimated Total Debt Service with 2025 Bonds



Estimated Rate Impact for Members

	Total	Hurricane	Santa Clara	St. George	Washington
	100.00%	14.62%	6.06%	64.31%	15.01%
FY 2026 Annual Debt Service	3,454,644	505,069	209,351	2,221,682	518,542
FY 2027 Annual Debt Service	3,605,491	527,123	218,493	2,318,691	541,184
FY 2029 Annual Debt Service *	1,348,420	197,139	81,714	867,169	202,398

*2nd Series of Bonds issued in 2027/2028 will ***more than double*** FY 2029 debt service. However, annual debt service from FY 2029-2046 will still be lower than current-year levels.

Note: Participants' authorizing resolution approve a Transmission Service Agreement amendment to allow the PMC to establish operating procedures to adjust the entitlement shares based on each Participant's forecasted usage and revised as necessary based on an annual engineering review of forecasted usage

Next Steps

1. Upon approval of Exhibit C (with the discussed edit to Section 3(D)) by the PMC, staff will send each Participant an authorizing resolution for their city council to approve the revised Exhibit C and the bond cap increase
2. During the June PMC and Board meetings, approve a resolution for the project bonding

QUESTIONS

EXHIBIT C
PROJECT DESCRIPTION

1. This Exhibit C is made this 21st day of May, 2025 to be effective under and as part of this Transmission Service Agreement hereinafter called the "Agreement" and shall remain in effect until superseded by another Exhibit C in accordance with the provisions of the Agreement; provided, that this Exhibit C or any superseding Exhibit C shall be terminated by the expiration of the Agreement.

2. This Exhibit C is not intended to describe each component piece in detail. Items relating to the prevention or correction of any unusual loss or damage or for renewals, replacements, repairs, additions, improvements, modifications and betterments shall not constitute a change to Exhibit C.

3. The Project, as of the date above and as depicted on the map included as Addendum #1 to Exhibit C, consists of the components described below

   A. CENTRAL 345/138 kV SUBSTATION

Voltage:	345 to 138 kV
Purpose:	A substation to accommodate two 345 to 138 kV transformers and any appropriate appurtenances to interconnect the Central-St George 138 kV Transmission Line, PacifiCorp 345 kV Red Butte Substation, PacifiCorp 345kV St George Substation and the PacifiCorp 138 kV Middleton Substation.

   B. CENTRAL-ST. GEORGE 138 kV TRANSMISSION LINE

Voltage:	138 kV
Purpose:	Double circuit 138 kV transmission line and any appropriate appurtenances to connect the Central 345/138 kV Substation to the St George Substation.

C. ST. GEORGE 138 kV SUBSTATION

Voltage:	138 kV
Purpose:	A switching/substation and any appropriate appurtenances to interconnect the Central-St George 138 kV Transmission Line, River 138 kV Transmission Line, Skyline 138 kV Transmission Line, PacifiCorp 345kV St George Substation and the PacifiCorp Middleton Substation.

D. RIVER 138 kV TRANSMISSION LINE

Voltage:	138 kV
Purpose:	A single circuit 138 kV transmission line, which may be reconducted in the future, and any appropriate appurtenances to connect the St. George Substation to the River 138 kV Substation.

E. RIVER 138/69 kV SUBSTATION

Voltage:	138 to 69 kV
Purpose:	A substation to accommodate two 138 to 69 kV transformers and any appropriate appurtenances to interconnect the River 138 kV Transmission Line, the St George 69 kV system and the UAMPS 69 kV lines to the UAMPS Millcreek Switchyard breakers.

F. WASHINGTON 69 kV TRANSMISSION LINE
(Alternate Feed)

Voltage:	69 kV
Purpose:	A single circuit 69 kV transmission line and any appropriate appurtenances to connect Washington to St George via the Skyline Substation to the meter point located on 450 West 200 South

in Washington, Utah.

G. MILL CREEK 69 kV TRANSMISSION LINE (FORMERLY CREEK LINE)

Voltage:	69 kV
Purpose:	A single circuit 69 kV transmission line and any appropriate appurtenances to connect the UAMPS Mill Creek Switchyard to the PacifiCorp Purgatory Flats 69 kV substation which will also connect to the 69 kV Transmission Line to the Hurricane Brentwood Substation ending at switch 69-130 and the 69 kV line to the Hurricane Anticline Substation. The Purgatory Flats Substation will provide a new 138 kV source for UAMPS in Washington County and the three UAMPS lines will be normally operated radially.

H. SANTA CLARA 69 kV TAP

Voltage:	69 kV
Purpose:	A three-way switch and any appropriate appurtenances to connect the Santa Clara 69 kV system to the Snow Canyon 69 kV transmission line.

I. CAPACITOR BANKS

Voltage:	15 kV and 69 kV
Purpose:	Five 15 kV 5 MVAR capacitor banks inside the system distribution substations (Red Hills, Snow Canyon, Hillside, East ridge and Upper Skyline) and installation of three 69 kV 5 MVAR capacitor banks inside the 69 KV Substations (River and Skyline).

J. MILL CREEK 69 kV TRANSMISSION LINE EXTENSION

Voltage:	69 kV
Purpose:	Acquire the St George City single circuit 69 kV transmission line and any appropriate appurtenances to connect the River 138 / 69 kV Substation to the UAMPS Mill Creek 69 kV Switchyard.

K. SKYLINE 138 kV TRANSMISSION LINE

Voltage:	138 kV
Purpose:	Acquire the St George 138 kV Transmission line and any appropriate appurtenances to connect the St George 138 kV Substation to the Skyline 138 kV bus.

L. SKYLINE TRANSFORMER

Voltage:	138 kV
Purpose:	Two 138 kV transformers and any necessary appurtenances to increase capacity in the existing Skyline Substation.

M. SNOW CANYON 69 kV TRANSMISSION LINE

Voltage:	69 kV
Purpose:	Acquire the St George 69 kV Transmission Line and any appropriate appurtenances to connect the Santa Clara 69 kV Tap to the Snow Canyon 138/69 kV Substation Santa Clara breaker. This line currently starts at Skyline 69kV bus and terminates at the Snow Canyon Substation but may be rerouted at a future date.

N. ST. GEORGE SUBSTATION TO SKYLINE
SECOND 138 kV TRANSMISSION LINE

Voltage:	138 kV
Purpose:	Install second 138 kV circuit on existing 138 kV structure and any appropriate appurtentances to interconnect the St. George Switchyard to Skyline second 138 kV Transmission Line to St. George Switchyard and Skyline Substations.

O. TRANSFORMER UPGRADE

Voltage:	138 kV to 69 kV
Purpose:	A switching/substation and any appropriate appurtenances to increase transformation capacity at River, Skyline & Green Valley substations.

4. The Joint Operating Agreement between PacifiCorp and UAMPS as approved by each Participant provides for the construction of the facilities as described therein.

A. ENERGIZATION OF THE FOURTH CIRCUIT
BETWEEN CENTRAL/RED BUTTE SUBSTATION
AND ST GEORGE SUBSTATION
B. INSTALLATION OF A 345KV TRANSFORMER AT THE ST GEORGE
SUBSTATION

RESOLUTION NO. _____

A RESOLUTION APPROVING AMENDMENTS TO THE TRANSMISSION SERVICE AGREEMENT FOR THE CENTRAL-ST. GEORGE TRANSMISSION PROJECT TO AUTHORIZE CERTAIN UPGRADES TO THE PROJECT, THE ISSUANCE OF BONDS BY UAMPS TO FINANCE SUCH UPGRADES AND RELATED AMENDMENTS; AND RELATED MATTERS.

WHEREAS, the City of Washington, Utah (the *"City"*) and Utah Associated Municipal Power Systems (*"UAMPS"*), have entered into a Transmission Service Agreement for the Central-St. George Transmission Project. dated as of July 1989**,** as heretofore supplemented and amended (the *"Transmission. Service Agreement"*), for the Central-St. George Transmission Project (the *"Project"*);*

WHEREAS, pursuant to Section 13.1 of the Transmission Service Agreements, UAMPS shall determine from time to time whether Upgrades to the Project should be undertaken;

WHEREAS, UAMPS has determined that it is necessary and desirable and in the best interest of the Participants to undertake the installation of additional transformers at Central/Red Butte Substation and the St. George Substation, facilities and equipment to increase the transformation capacity at the River, Skyline and Green Valley Substations, the reconductoring of the River Transmission Line, together with the additional Upgrades shown on the amendments to Exhibit C to the Transmission Service Agreements attached hereto as *Exhibit I* (the *"2025 System Upgrades"*), which 2025 System Upgrades will increase the transmission capability and system reliability of the Project and enable the Project to meet the increasing electric loads and requirements in Washington County, Utah;

WHEREAS, the Project Management Committee has unanimously consented to such revised *Exhibit C* to the Transmission Service Agreements and has requested that the City Council of each of the Participants adopt a resolution in substantially the form of this resolution to approve the amendments to Exhibit C, an increase in the amount of Bonds that may be issued by UAMPS to finance the Project and related amendments to the Transmission Service Agreements; and

WHEREAS, the Transmission Service Agreements, the City has the option of making an Acquisition Payment with respect to its share of the Cost of Acquisition and Construction of the 2025 System Upgrades, and the City has determined to waive this option;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WASHINGTON, UTAH, as follows:

Section 1. Approval of Revised Exhibit C to Transmission Service Agreement. The revised form of Exhibit C to the Transmission Service Agreement, in substantially the form attached hereto as *Exhibit I*, is hereby authorized and approved.

* Capitalized terms used and not defined herein have the meanings assigned to them in the Transmission Service Agreement.

Section 2. Approval of Other Amendments to Transmission Service Agreement. (a) The amendment of Section 16.1.5 of the Transmission Service Agreement to increase the principal amount of Bonds that may be issued by UAMPS to finance the Cost of Acquisition and Construction of the Project to $100,000,000 is hereby approved.

(b) The amendment of Section 19.1 of the Transmission Service Agreement to read as follows is hereby approved:

> From and after the beginning of the first Contract Year (and whether or not the Date of Firm Operation shall have occurred with respect to the Project), the Participant shall be obligated to pay for each Month an amount equal to (i) the product of such Participant's Project Debt Service Share, if applicable, for the Project (calculated at such time) and the Monthly Central - St. George 138 kV Transmission Project Bond Debt Service, if applicable, for such Month plus (ii) the product of such Participant's Entitlement Share and the Monthly Operation and Maintenance Costs for such Month; *provided that* the Project Management Committee may establish operating procedures to adjust the amounts determined under clause (i) and clause (ii) on the basis of each Participant's forecasted usage of the major components of the Project, which forecasted usage shall be revised as necessary based on an annual engineering review of such forecasted usage.

(c) The Mayor and the City Recorder are each hereby authorized and directed to execute a Fourth Supplemental Transmission Agreement with UAMPS to memorialize the amendments to the Transmission Service Agreement approved in this resolution.

Section 3. No Acquisition Payment. The City hereby waives its right to elect an Acquisition Payment Percentage under Section 14 of the Transmission Service Agreement with respect to the 2025 System Upgrades.

Section 4. Other Actions with Respect to the Transmission Service Agreement. The Mayor, the City Recorder, the City Attorney and other officers and employees of the City, including the City's representative to UAMPS, shall take all actions necessary or reasonably required to carry out, give effect to, and consummate the transactions contemplated hereby, including, without limitation, the delivery of such certificates and opinions as may be requested by UAMPS in connection with the issuance of Bonds to finance the Cost of Acquisition and Construction of the 2025 System Upgrades.

Section 5. Miscellaneous; Effective Date. (a) This resolution shall be and remain irrepealable until the Bonds contemplated by the Transmission Service Agreement and the interest thereon shall have been fully paid, cancelled and discharged and the Transmission Service Agreement shall be terminated.

(b) All previous acts and resolutions in conflict with this resolution or any part hereof are hereby repealed to the extent of such conflict.

(c) In case any provision in this resolution shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

(d) This resolution shall take effect immediately upon its adoption and approval.

ADOPTED AND APPROVED this ____ day of _____, 2025.

CITY OF WASHINGTON, UTAH

_____
Mayor

ATTEST AND COUNTERSIGN:

_____
City Recorder

[SEAL]

EXHIBIT I

[AMENDED EXHIBIT C TO TSA]

ICPE
CONSULTING ENGINEERS

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Midvale, Utah 84047
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UAMPS

WASHINGTON COUNTY
Transformer Upgrade Construction Sequence and Cost Expenditure Schedule

April 2025

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SUMMARY

UAMPS is developing a project to increase 138-69kV transformer capacity at electrical substation in Washington County.

In general, the project increases transformer capacity at the Skyline Substation, River Substation and Green Valley Substation. The following is a high-level summary of the upgrades to be performed at the three substations:

1- Skyline Substation:
    a. Relocate and install (2) transformers from the River Substation.
        i. Install (2) new 138 kV breakers and (2) new 69 kV breakers associated with (2) relocated transformers.
        ii. Install transformer pads, including oil Containment for the relocated Transformers.
    b. Install (1) new 138 kV breaker in the existing 138 kV ring bus for a 138 kV source to the (2) relocated transformers.
    c. Install (2) new 138 kV breakers for the (2) existing transformers that remain at the Skyline Substation. Install a new 138 kV source from the 138kV ring bus to the (2) existing transformers.
    d. Install (1) new 69 kV breaker in the existing Upper Skyline 69 kV bus.
    e. Install (1) new control building.
    f. Protection and Control includes the following:
        i. New protection for the (2) existing transformers and (2) relocated transformers. The new protection is to be installed in the new control building.
        ii. New protection and control for the new 138 kV breaker in the ring bus and modification to the existing protection for the source to the (2) relocated transformers. The new and modified protection is to be located in the existing control building that presently contains the ring bus protection.
        iii. Modify existing protection and add new protection for the 69 kV breaker installed in the Upper Skyline 69 kV bus. The new and modified protection will be located in the existing control building that presently contains the upper Skyline protection.
    g. Demolition of existing equipment, steel structures, conduit and cable, concrete foundations and other items to allow construction outlined above.

h. Installation of steel structures, concrete foundations, conduit and cable, grounding, overhead lines, bus and other items to support construction outlined above.

2- River Substation:
   a. Removal of (2) existing transformers and installation of (2) new transformers.
   b. Install new steel structures and concrete foundations to support the new transformer installation and including oil containment.
   c. Install new conduit and cable for the (2) new transformers and existing transformer breakers.
   d. Modify existing protection and control for the (2) new transformers.

3- Green Valley Substation:
   a. Install (1) new transformer.
   b. Install (1) new 69 kV breaker.
   c. Install new protection and control for the new transformer and breakers.
   d. Install conduit and cable for the new transformer and breakers.
   e. Install new switches, steel structures and concrete foundations, and including oil containment to support the transformer installation.

The estimated duration for the Project is 5 years and will be completed in five phases due to the delivery time frame for the major equipment and the ability to take power outages at the substations. The duration of the project will be updated when actual delivery dates are known for major equipment and sufficient engineering is completed allowing a more detailed evaluation of the project.

The proposed cost expenditures for the Project over the five phases / years are as follows:

Phase I / Year 1	$2,318,442.00
Phase II / Year 2	$7,922,292.00
Phase III / Year 3	$5,111,171.00
Phase IV / Year 4	$10,192,796.00
Phase V / Year 5	$410,000.00
TOTAL	**$25,954,701.00**

The above proposed costs are subject to increase due to government trade policies and normal material and labor cost escalations that will occur over the five-year period.

The proposed Washington County Transformer Upgrade Project Engineering, Construction and Cost Expenditure Sequence is summarized in the following pages.

Engineering, Construction and Cost Expenditure Sequence

Phase I / Year 1

Engineering and Design

The engineering and design will be completed up to 100% for the Skyline Substation, River Substation and Green Valley Substation in phase I and the first part of phase II. Completing the engineering and design to 100% allows (1) procurement of long lead equipment and material and (2) provides sufficient detailed information to update the proposed construction and cost expenditure sequence

Procurement of long lead equipment will commence after 30% engineering and design is completed and procurement of long lead material will commence after 60% engineering and design is completed. The remaining non-long lead equipment and material will be procured by the construction contractor.

The project construction and cost expenditure sequence will be updated after 100% engineering is completed.

Procurement

Procurement documents for the Project's long-lead equipment and material will be created and used to obtain quotes during the second and third quarter of year 1. Bid documents will be developed and quotes will be obtained in quarter 2 for the following equipment:

	Equipment	**Estimated Delivery After Receipt Of Order**
1-	Power Transformers	3 years
2-	138 kV & 69 kV Breakers	1.5 years
3-	138 kV & 69 kV Switches	1 year
4-	138 kV & 69 kV CTs & CVTs	1.5 years

Bid documents will be developed and quotes will be obtained in quarter 3 for the following equipment:

	Equipment	**Estimated Delivery After Receipt Of Order**
1-	Steel Structures	45 weeks
2-	Protective Relay Panels	42 weeks
3-	138 kV and 69 kV Arresters	42 weeks

4- DC Battery Systems 32 weeks

5- Long Lead Bus Material 45 weeks

Expenditure Schedule

Expenditures for the first year of the project are summarized in Table 1 below. The expenditure includes engineering and design fees and the estimated down payments and progress payments for the major equipment.

PHASE I - PROJECT TASK AND EXPENSE SCHEDULE - YEAR I

SUBSTATION	FIRST QUARTER		SECOND QUARTER		THIRD QUARTER		FOURTH QUARTER	
	TASK	EXPENSE	TASK	EXPENSE	TASK	EXPENSE	TASK	EXPENSE
Green Valley Substation	Engineering	$150,000.00	Engineering	$100,000.00	Engineering	$75,000.00	Engineering	$25,000.00
			Procurement	$290,200.00				
River Substation	Engineering	$150,000.00	Engineering	$100,000.00	Engineering	$75,000.00	Engineering	$25,000.00
			Procurement	$545,412.00				
Skyline Substation	Engineering	$250,000.00	Engineering	$200,000.00	Engineering	$150,000.00	Engineering	$100,000.00
			Procurement	$82,830.00				
	QUARTER TOTAL	**$550,000.00**	**QUARTER TOTAL**	**$1,318,442.00**	**QUARTER TOTAL**	**$300,000.00**	**QUARTER TOTAL**	**$150,000.00**
							YEAR 1 TOTAL	**$2,318,442.00**

Table 1

PHASE II / Year 2

Engineering and Design

The engineering and design in Quarter 1 and Quarter 2 consists of completing the construction bid documents, bidding the project and awarding the project to the successful contractor. The project will be bid and awarded to one contractor with the construction occurring in multiple phases or sequences over four years.

The third and fourth quarters of engineering consists of construction support services that include:

1- Oversite and management of the construction.
2- Reviewing and approving contractor submittals.
3- Addressing contractor RFIs.
4- Resolving issues or conflicts during construction.
5- Developing and administrating power outage switching procedures.
6- Organizing and conducting construction meetings.
7- Performing construction inspections.
8- Tracking construction schedule.
9- Reviewing and approving project test reports.

Procurement

Procurement for phase II includes payment for major equipment delivered or continue progress payments. Engineering services during procurement consists of reviewing and approving manufacturer submittals and tracking procurement schedules.

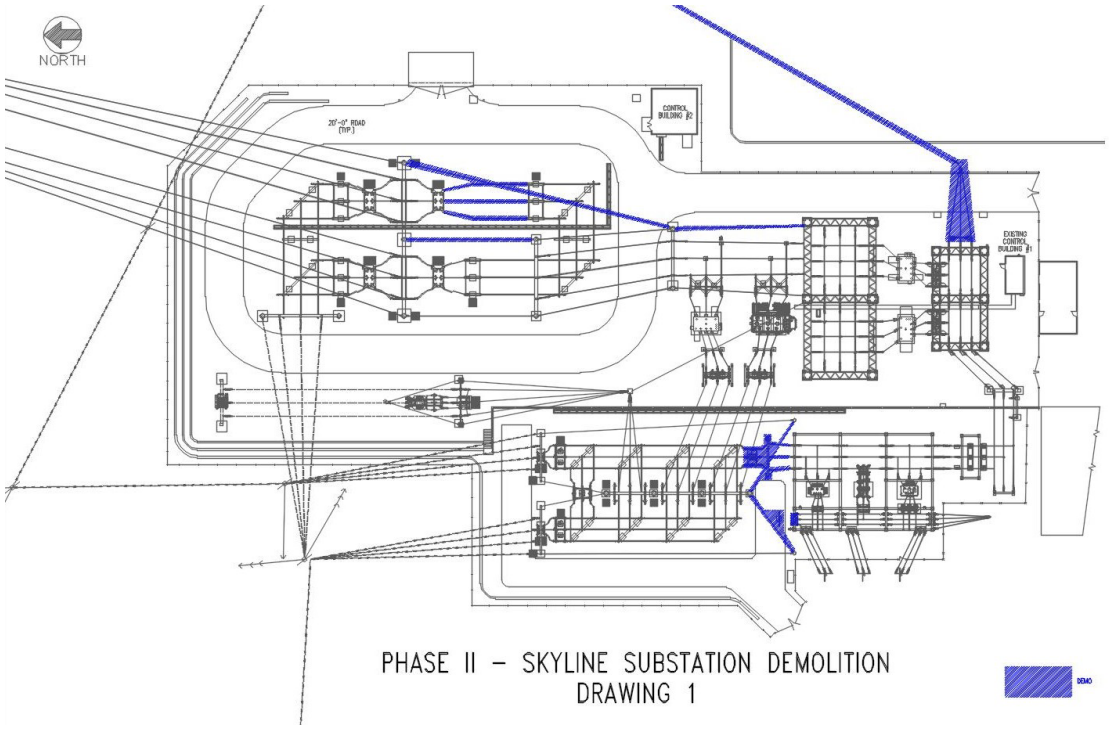
Costs for offloading and storage of items delivered to the site are not included in the expenditure table. These costs will be included in the construction contractor's scope of work. Local utility personnel will need to offload and store items that are delivered before the construction contract is awarded.

Demolition and Construction

Skyline Substation

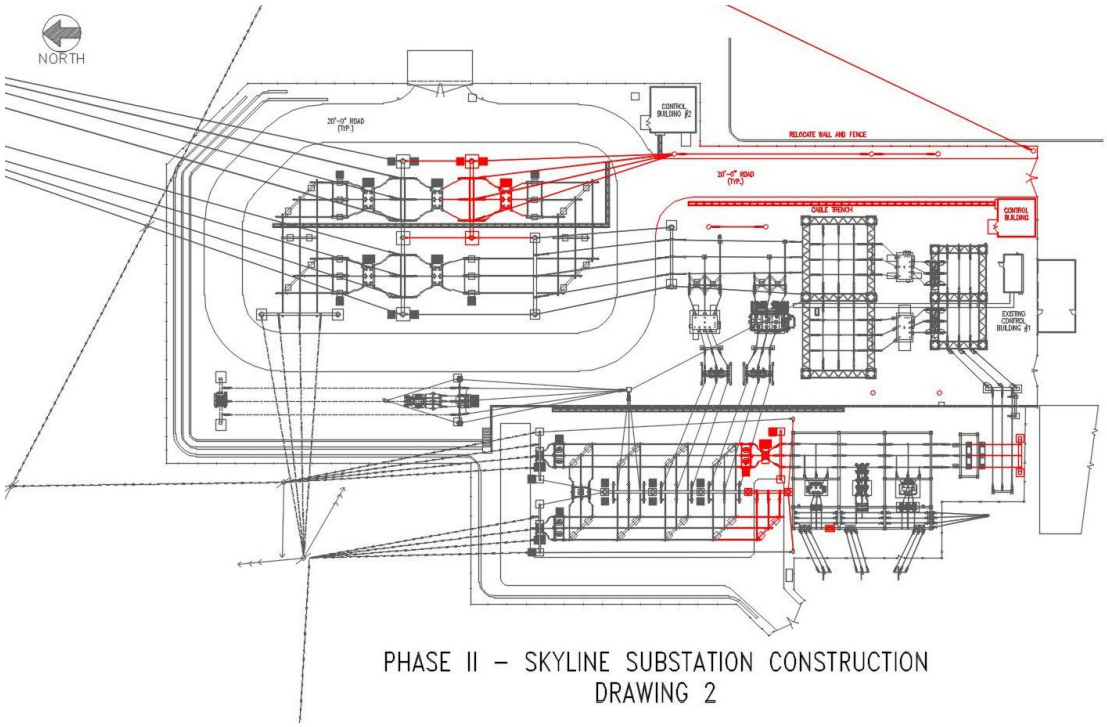
Demolition and construction at the Skyline substation in phase II consists of demolition as shown in drawing 1 and construction as shown in drawing 2.

In general, demolition includes removal of static wires and MOS-6 in the Upper Skyline portion of the substation. The items to be removed are shown in blue in drawing 1 below.



Construction in phase II at the Skyline Substation consists of the following items and tasks as shown in drawing 2:

1- Relocation of existing retaining wall by removing and re-installing the retaining wall as shown in drawing 2.
2- Install steel structures, 138 kV breaker, 138 kV switches, protective relay panels and control cables for the addition of one more position in the existing 138 kV ring bus.
3- Installation of transmission structures for 138 kV and 69 kV overhead bus.
4- Construction of control building.
5- Installation of cable trench.
6- Installation of 69 kV breaker in Upper Skyline Bus and relocation of distribution Recloser.
7- Installation of other steel structures as shown in drawing 2.

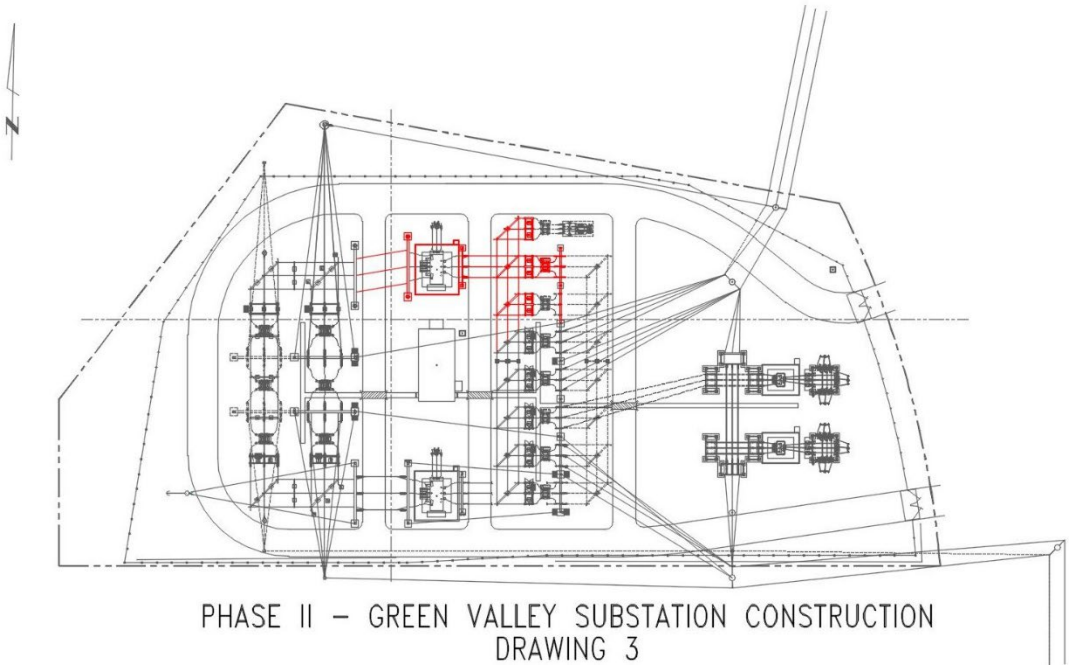


PHASE II – SKYLINE SUBSTATION CONSTRUCTION
DRAWING 2

Green Valley Substation

Construction in phase II at the Green Valley Substation consists of the following items and tasks as shown in drawing 3:

1- Installation of the transformer concrete pad and steel structures on the high and low side of the transformer.
2- Install protective relay panels and control cables for the transformer addition in the existing 138 kV ring bus.
3- Install steel structures, 69 kV breaker, 69 kV switches, protective relay panels and control cables for the 69 kV bus addition.



PHASE II – GREEN VALLEY SUBSTATION CONSTRUCTION
DRAWING 3

River Substation

Construction does not occur in phase II of the project at the River Substation.

Expenditure Schedule

Expenditures for the second year of the project are summarized in Table 2 below. The expenditures include engineering fees, estimated payments for the major equipment, demolition and construction as outlined in the drawings.

PHASE II - PROJECT TASK AND EXPENSE SCHEDULE - YEAR 2

SUBSTATION	FIRST QUARTER		SECOND QUARTER		THIRD QUARTER		FOURTH QUARTER	
	TASK	EXPENSE	TASK	EXPENSE	TASK	EXPENSE	TASK	EXPENSE
Green Valley Substation	Engineering	$25,000.00	Engineering	$5,000.00	Engineering	$5,000.00	Engineering	$5,000.00
			Procurement	$485,300.00	Procurement	$205,900.00	Procurement	$675,140.00
					Construction	$400,000.00	Construction	$1,281,200.00
River Substation	Engineering	$25,000.00	Engineering	$5,000.00	Engineering	$5,000.00	Engineering	$5,000.00
			Procurement	$657,818.00	Procurement	$96,200.00		
Skyline Substation	Engineering	$45,000.00	Engineering	$5,000.00	Engineering	$5,000.00	Engineering	$5,000.00
			Procurement	$215,630.00	Procurement	$364,800.00	Procurement	$328,280.00
					Demolition	$75,000.00		
					Construction	$1,750,000.00	Construction	$1,247,023.84
	QUARTER TOTAL	$95,000.00	QUARTER TOTAL	$1,373,748.00	QUARTER TOTAL	$2,906,900.00	QUARTER TOTAL	$3,546,643.84
							YEAR 2 TOTAL	$7,922,291.84

Table 2

PHASE III / Year 3

Engineering and Design

Phase III engineering consists of continued construction support services as outlined in phase II.

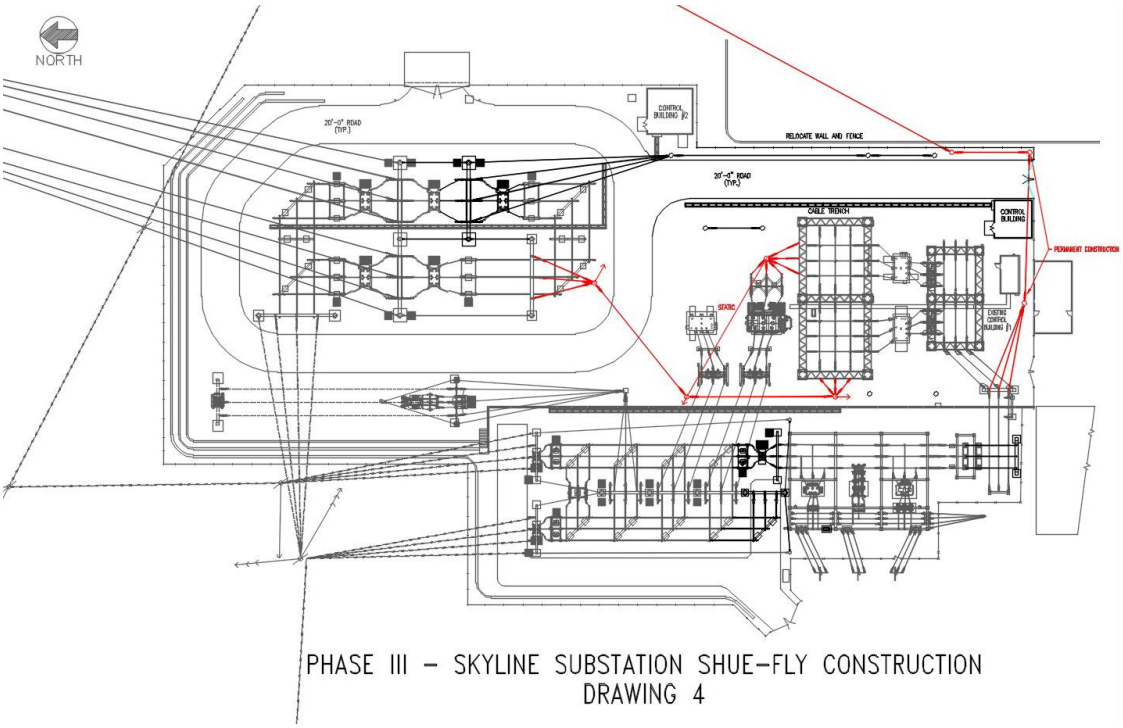
Procurement

Procurement for phase III includes payment for major equipment.

Demolition and Construction

Skyline Substation

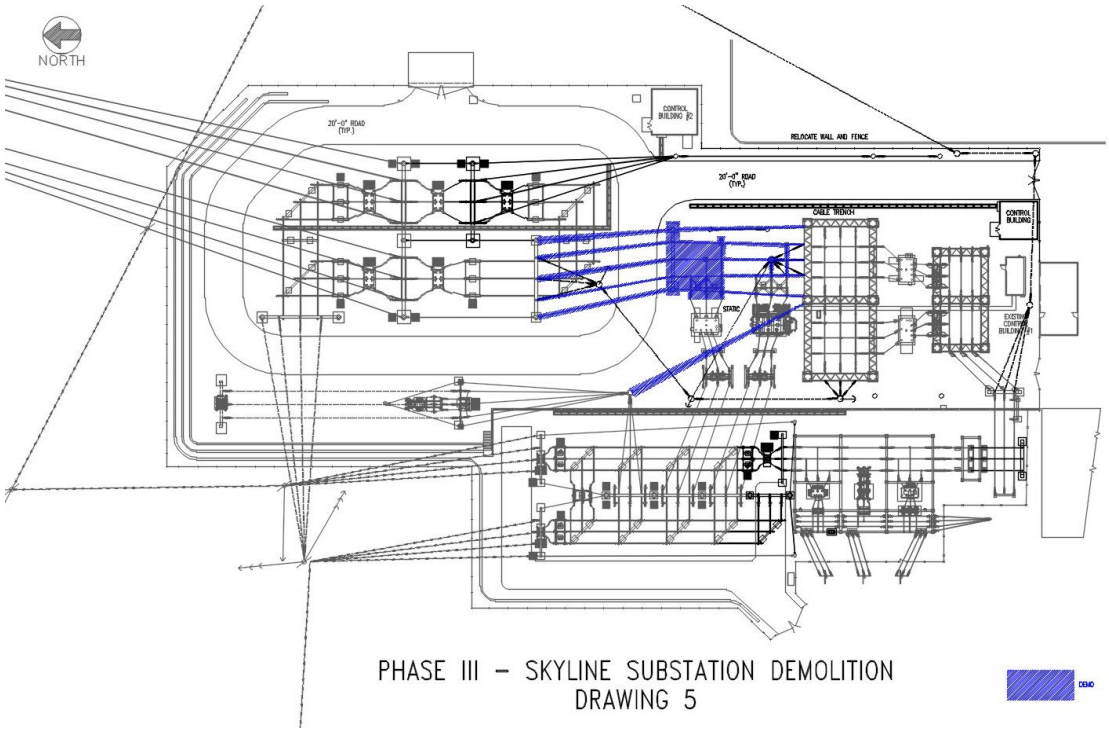
Phase III includes construction of a shu-fly to maintain a source of power to transformers during construction. The proposed 138 kV and 69 kV shu-fly are shown in drawing 4. The shu-fly consists of rerouting a 138 kV overhead line from a position in the 138 kV ring bus to serve power to the box structure and from the box structure to the 138 kV circuit switcher as shown in drawing 4. A 69 kV overhead line is re-routed from the 69 kV box structure to Upper Skyline bus as shown in drawing 4.



PHASE III – SKYLINE SUBSTATION SHUE–FLY CONSTRUCTION
DRAWING 4

Demolition and construction at the Skyline substation in phase III consists of demolition as shown in drawing 5 and construction as shown in drawing 6 and 7.

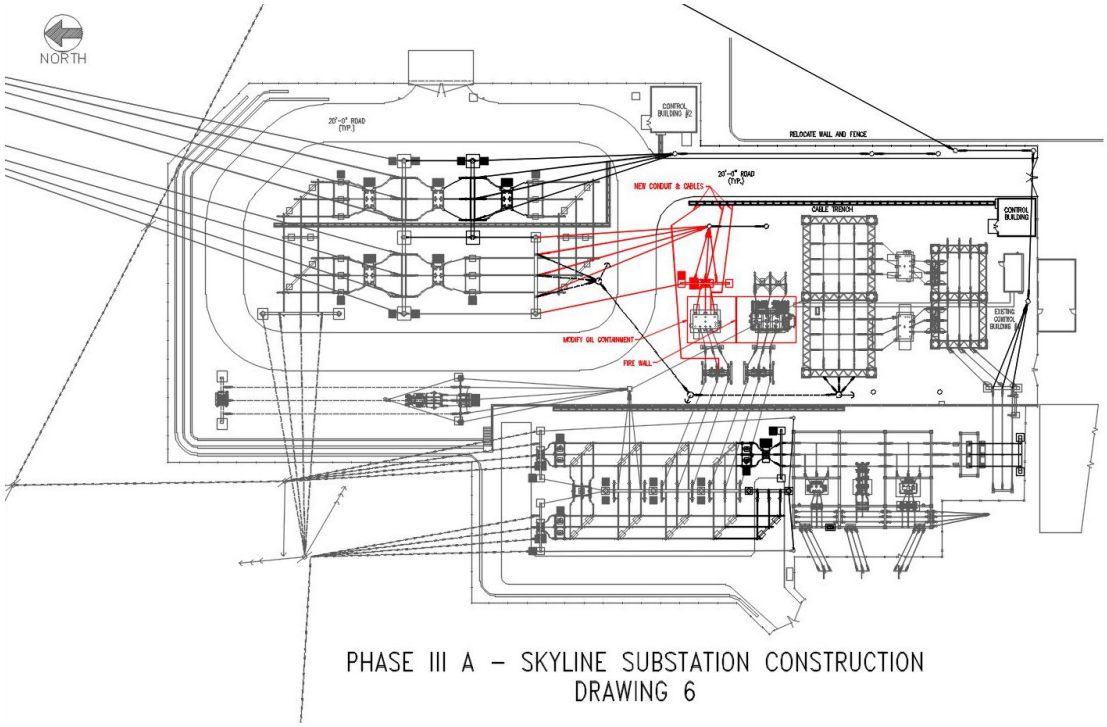
In general, demolition includes removal of 138 kV overhead bus, static wires, steel structures and 1-138 kV circuit switcher. The items to be removed are shown in blue in drawing 5 below.



PHASE III – SKYLINE SUBSTATION DEMOLITION
DRAWING 5

Construction in phase III at the Skyline Substation will be in two stages, phase IIIA and phase IIIB. The A & B stages of phase III will maintain service to three of the four transformers during construction. Phase IIIA consists of the following items and tasks as shown in drawing 6:

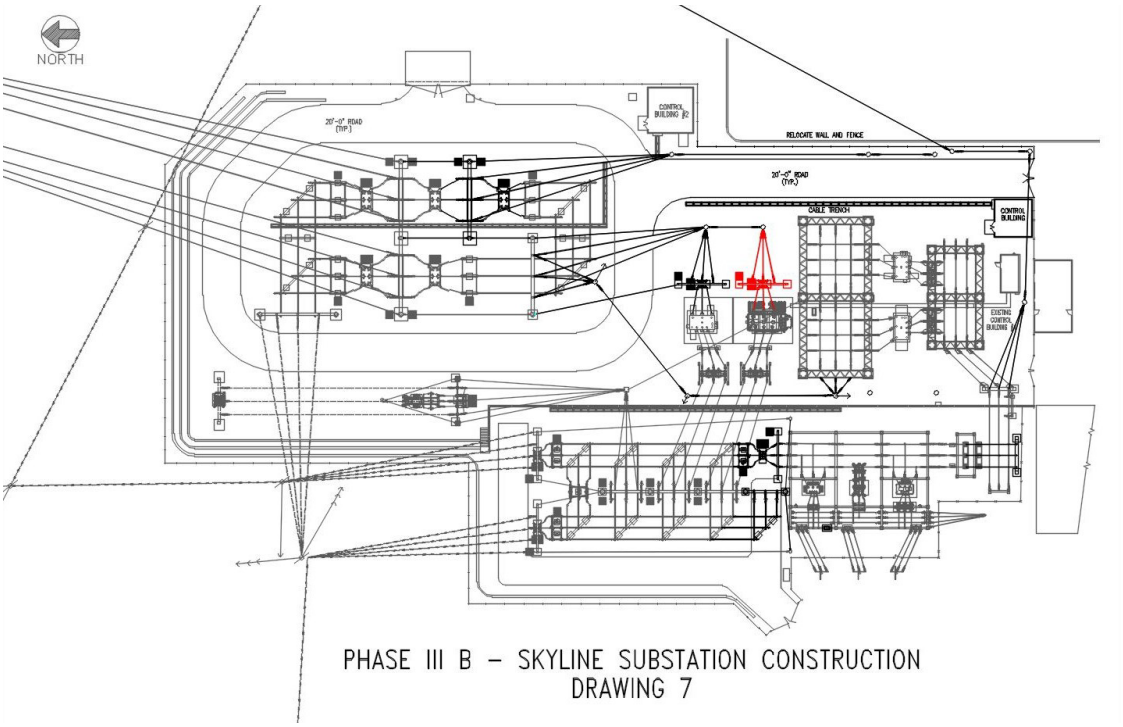
1- Removal and modification of (1) existing transformer oil containment.
2- Install steel structures, 138 kV breaker, 138 kV switches, protective relay panels for the transformer.
3- Installation of 138 kV transmission structures for 138 kV overhead bus.
4- Installation of conduit and cable to transformer.
5- Installation of fire wall between transformers.
6- Testing of transformer protection scheme.



PHASE III A – SKYLINE SUBSTATION CONSTRUCTION
DRAWING 6

Phase IIIB consists of the following items and tasks as shown in drawing 7:

1- Removal of (1) existing 138 kV circuit switcher and shu-fly.
2- Removal and modification of (1) existing transformer oil containment.
3- Install steel structures, 138 kV breaker, 138 kV switches, protective relay panels for the transformer.
4- Installation of 138 kV overhead bus.
5- Installation of conduit and cable to transformer.
6- Testing of transformer protection scheme.



Green Valley Substation

Construction does not occur in phase III of the Project at the Green Valley Substation.

River Substation

Construction does not occur in phase III of the project at the River Substation.

Expenditure Schedule

Expenditures for phase III of the project are summarized in Table 3 below. The expenditure includes engineering fees, the estimated payments for the major equipment, demolition and construction as outlined in the drawings.

PHASE III - PROJECT TASK AND EXPENSE SCHEDULE - YEAR 3

SUBSTATION	FIRST QUARTER		SECOND QUARTER		THIRD QUARTER		FOURTH QUARTER	
	TASK	EXPENSE	TASK	EXPENSE	TASK	EXPENSE	TASK	EXPENSE
Green Valley Substation	Engineering	$5,000.00					Engineering	$5,000.00
	Procurement	$100,000.00					Procurement	$145,400.00
	Construction	$565,140.00						
River Substation							Engineering	$5,000.00
							Procurement	$1,000,300.00
Skyline Substation	Engineering	$5,000.00	Engineering	$5,000.00	Engineering	$5,000.00	Engineering	$50,000.00
	Procurement	$100,000.00						
	Demolition	$100,000.00			Demolition	$45,000.00		
	Construction	$1,577,534.00	Construction	$600,000.00	Construction	$552,385.00	Construction	$245,412.00
	QUARTER TOTAL	**$2,452,674.00**	**QUARTER TOTAL**	**$605,000.00**	**QUARTER TOTAL**	**$602,385.00**	**QUARTER TOTAL**	**$1,451,112.00**
							YEAR 3 TOTAL	**$5,111,171.00**

Table 3

PHASE IV / Year 4

Engineering and Design

Phase IV engineering consists of continued construction support services as outlined in phase II.

Procurement

Procurement for phase IV includes payment for major equipment.

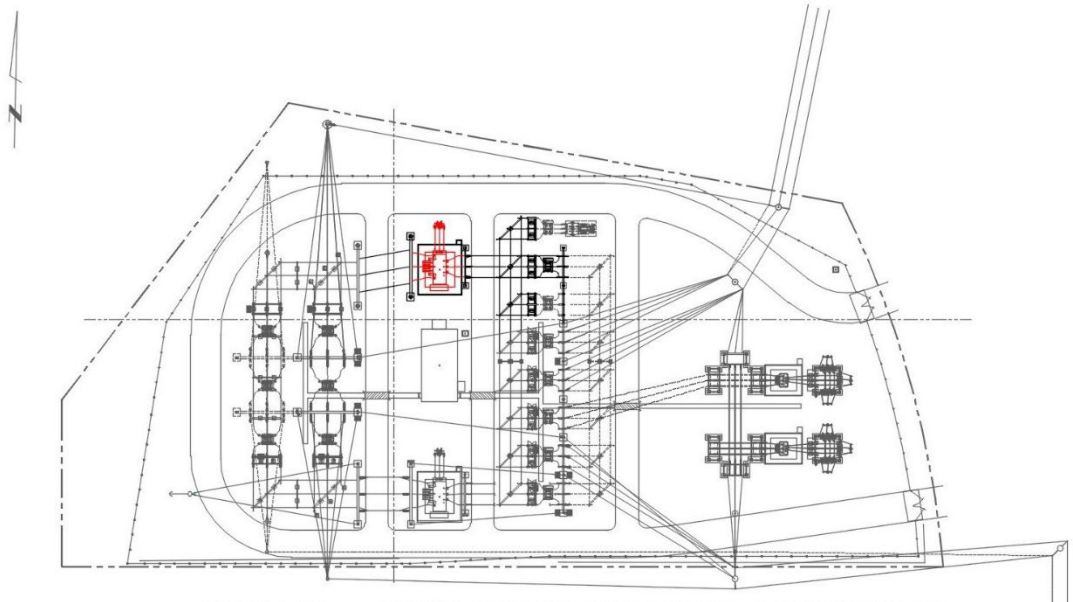
Demolition and Construction

Green Valley Substation

Construction at the Green Valley Substation consists of the following as shown in drawing 8:

1- Installation of one transformer.
2- Installation of transformer control cable.
3- Testing of transformer protection scheme.

The transformer at Green Valley is to be installed and operating before transformers are removed from the River Substation. Installing the transformer at the Green Valley Substation provides back up to the River Substation during transformer replacement.

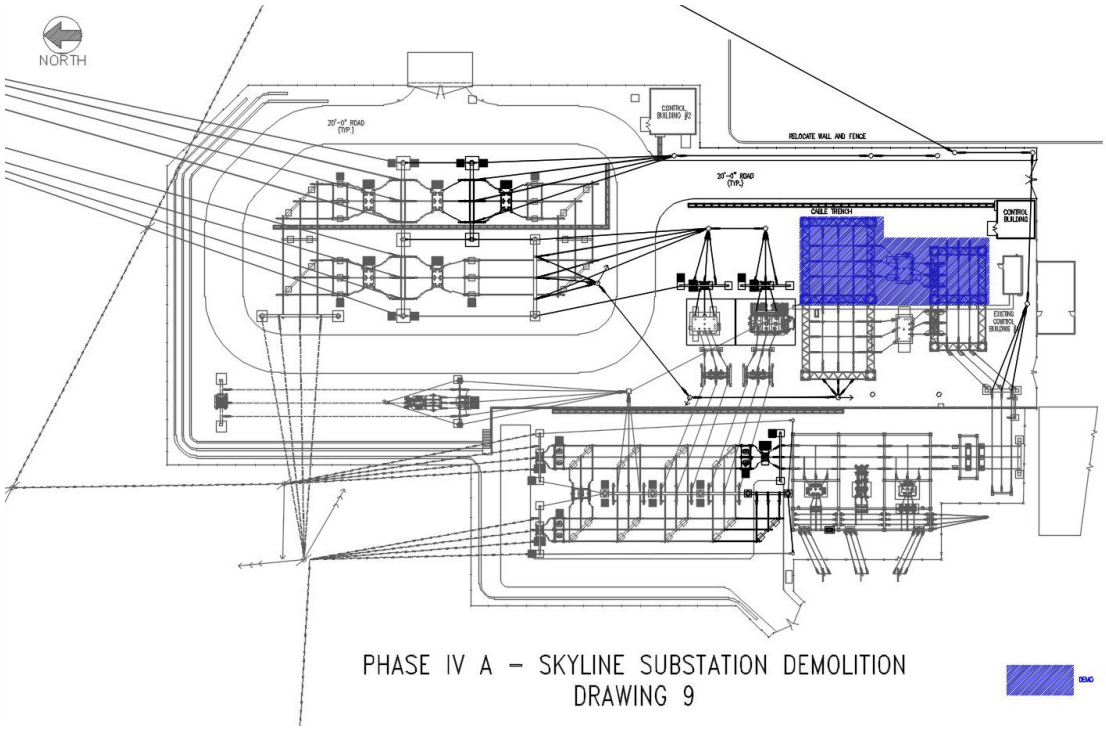


PHASE IV – GREEN VALLEY SUBSTATION CONSTRUCTION
DRAWING 8

Skyline Substation

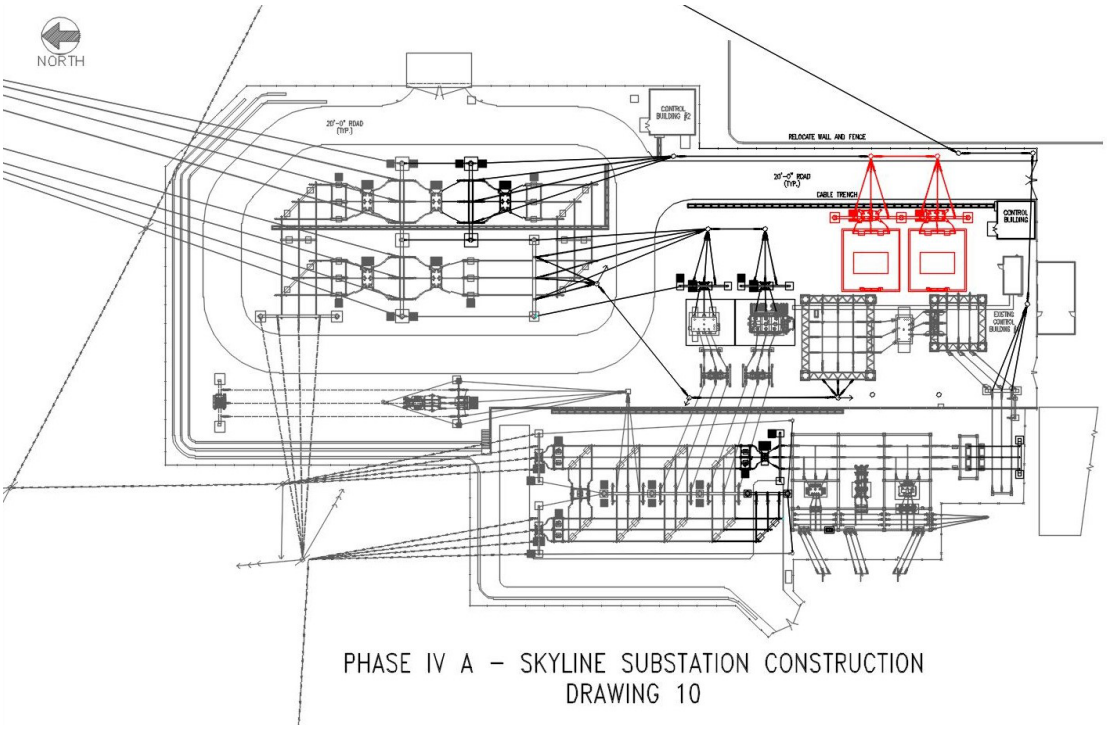
Demolition in phase IV at the Skyline Substation will be in two stages, phase IVA and phase IVB. Phase IVA will maintain service to three of the four transformers during construction. Phase IVA demolition consists of the following items and tasks as shown in drawing 9:

1- Removal of (1) existing transformer and oil containment.
2- Removal of half of the 138 kV box structure and equipment.
3- Removal of half of the 69 kV box structure and equipment.



Construction in phase IV at the Skyline Substation will be in two stages, phase IVA and phase IVB. Phase IVA will maintain service to three of the four transformers during stage A of construction. Phase IVA consists of the following items and tasks as shown in drawing 10:

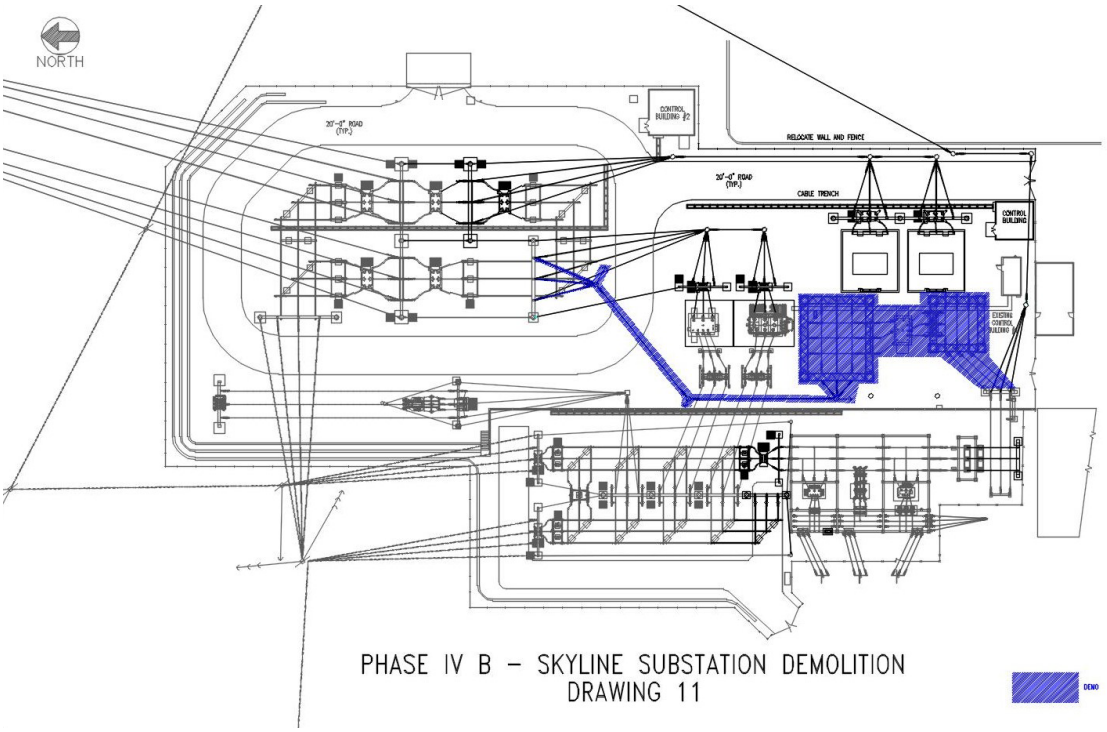
1- Installation of (2) transformer concrete pads.
2- Install steel structures, 138 kV breakers, 138 kV switches, protective relay panels for the two transformers.
3- Installation of conduit and cable to transformers and 138 kV breakers.
4- Installation of fire wall between transformers.
5- Testing of transformer protection scheme.



PHASE IV A – SKYLINE SUBSTATION CONSTRUCTION
DRAWING 10

Phase IVB demolition consists of the following items and tasks as shown in drawing 11:

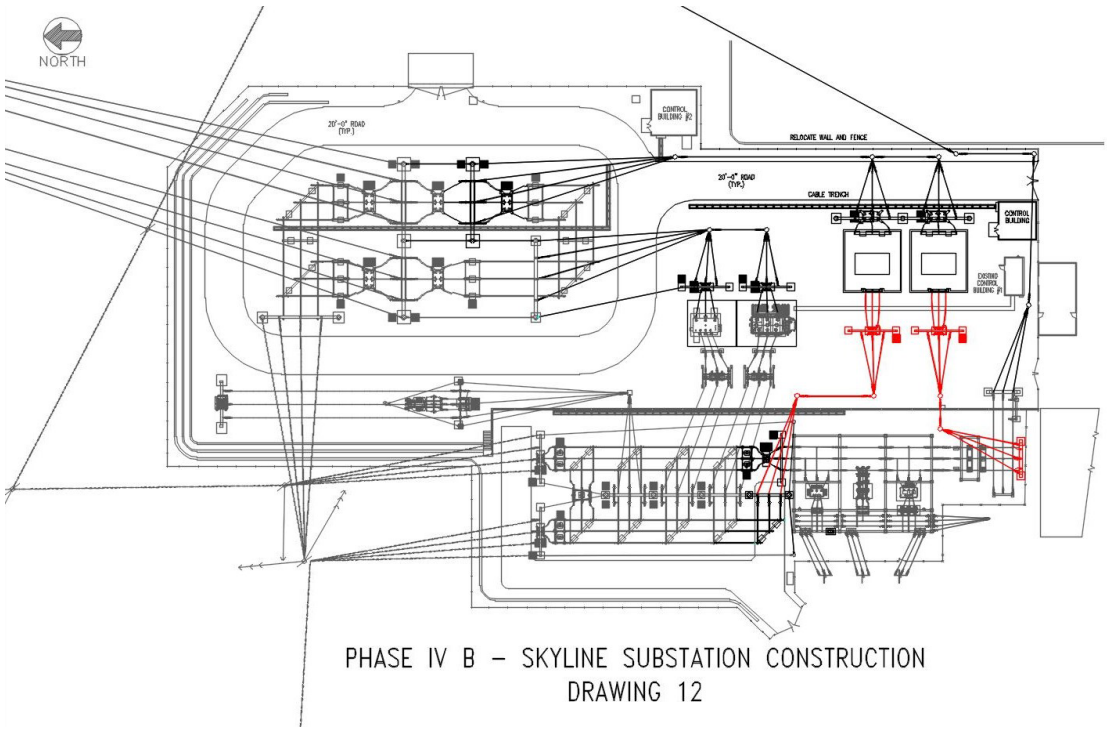
1- Removal of half of the 138 kV box structure and equipment.
2- Removal of half of the 69 kV box structure and equipment.



PHASE IV B – SKYLINE SUBSTATION DEMOLITION
DRAWING 11

Phase IVB construction consists of the following items and tasks as shown in drawing 12:

1- Installation of two transformers relocated from the River Substation. The transformer installation will be coordinated with the transformer removal sequence at the River Substation.
2- Install steel structures, 69 kV breaker and 69 kV switches.
3- Installation of 69 kV overhead bus structures and conductor.
4- Installation of conduit and cable to 69 kV breakers.
5- Testing of transformer protection scheme.

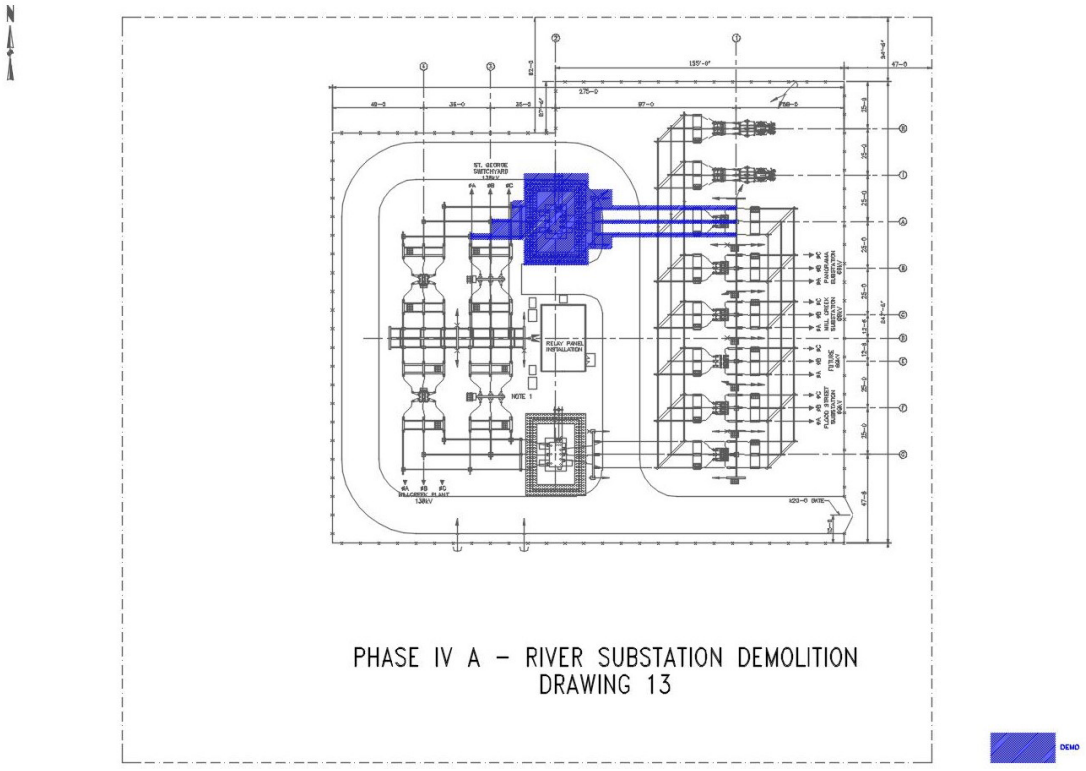


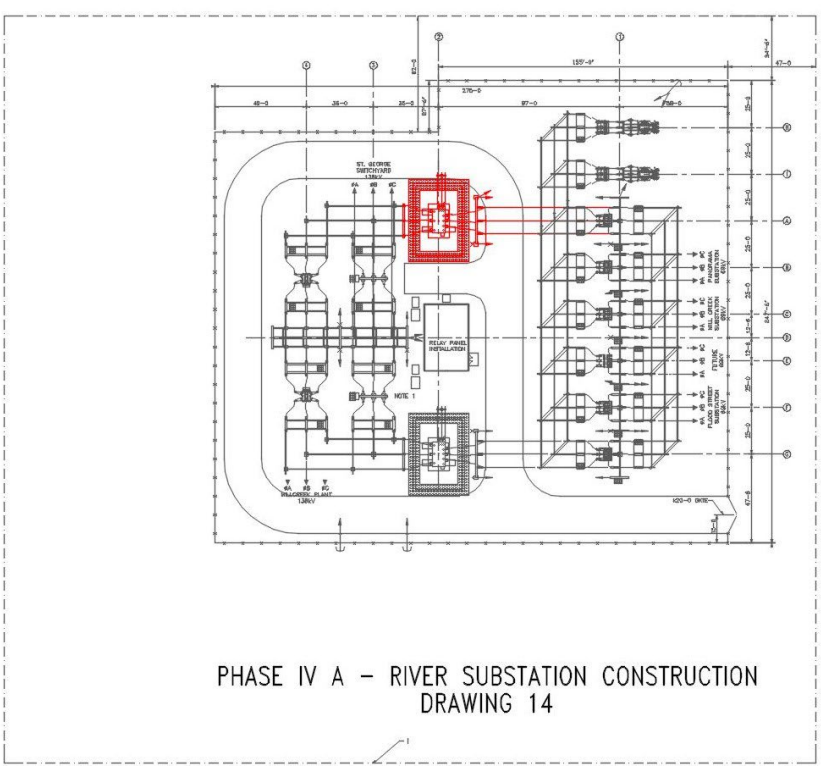
PHASE IV B – SKYLINE SUBSTATION CONSTRUCTION
DRAWING 12

River Substation

Construction at the River Substation will be completed in two stages. The first stage IVA will complete the installation of the first new transformer and stage IVB will complete the installation of the second transformer. The two stages will allow one transformer to be energized during construction. Phase IVA as shown in drawing 13 and 14 consists of the following tasks:

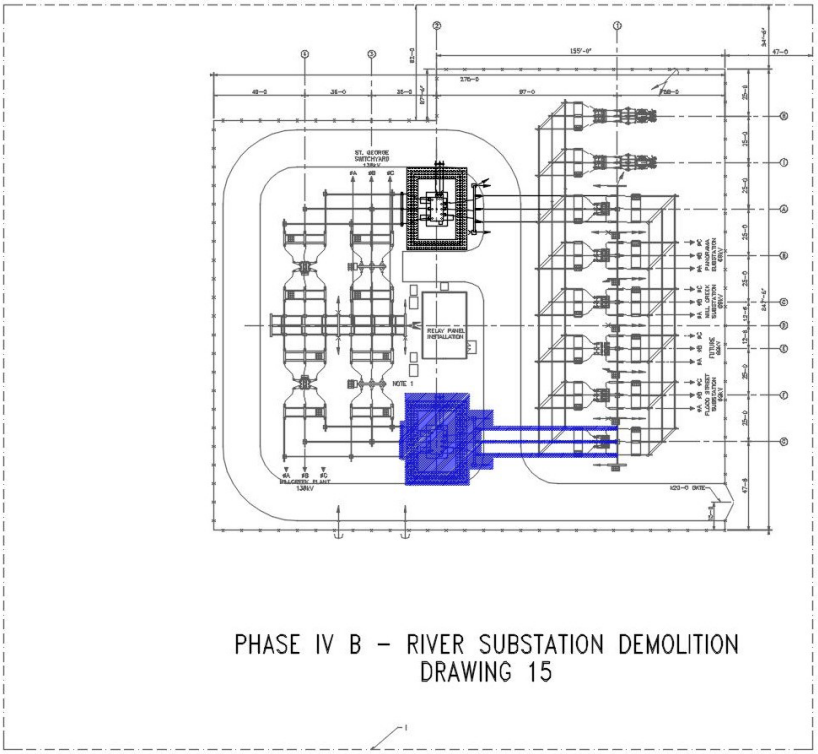
1- Removal of the first existing transformer from the concrete pad and transporting to the Skyline Substation for installation.
2- Removal of the first transformer concrete pad, 138 kV steel structure, 69 kV steel structure, tertiary steel structure and concrete piers.
3- Installation of the transformer concrete pad and steel structure concrete foundations.
4- Installation of the transformer.
5- Installation of steel structures and bus.
6- Installation of control cable.
7- Testing of the transformer protection scheme.



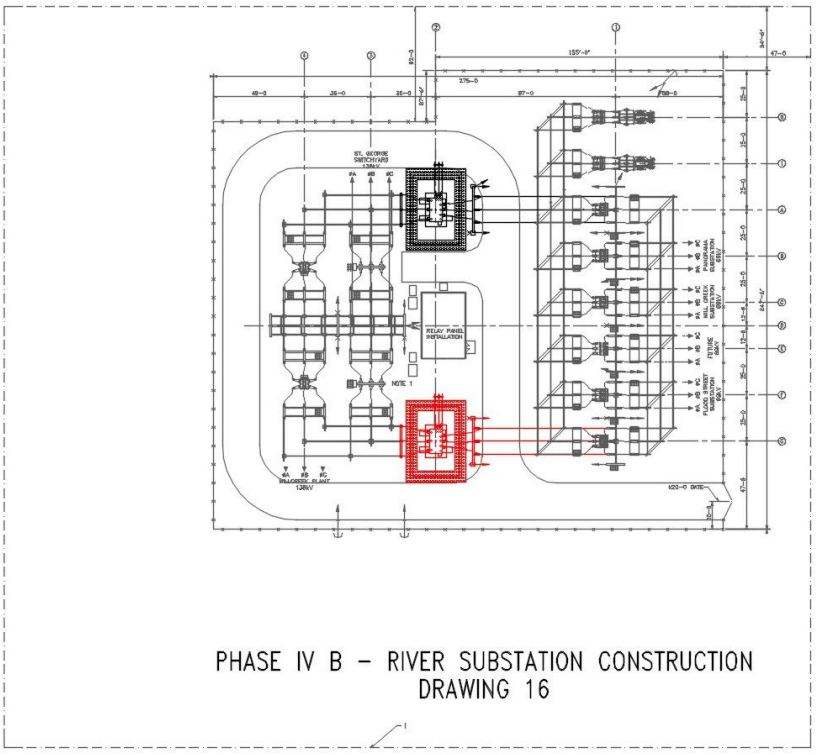


Phase IVB as shown in drawing 15 and 16 consists of the following tasks:

1- Removal of the second existing transformer from the concrete pad and transporting to the Skyline Substation for installation.
2- Removal of the second transformer concrete pad, 138 kV steel structure, 69 kV steel structure, tertiary steel structure and concrete piers.
3- Installation of the transformer concrete pad and steel structure concrete foundations.
4- Installation of the transformer.
5- Installation of steel structures and bus.
6- Installation of control cable.
7- Testing of the transformer protection scheme.



PHASE IV B – RIVER SUBSTATION DEMOLITION
DRAWING 15

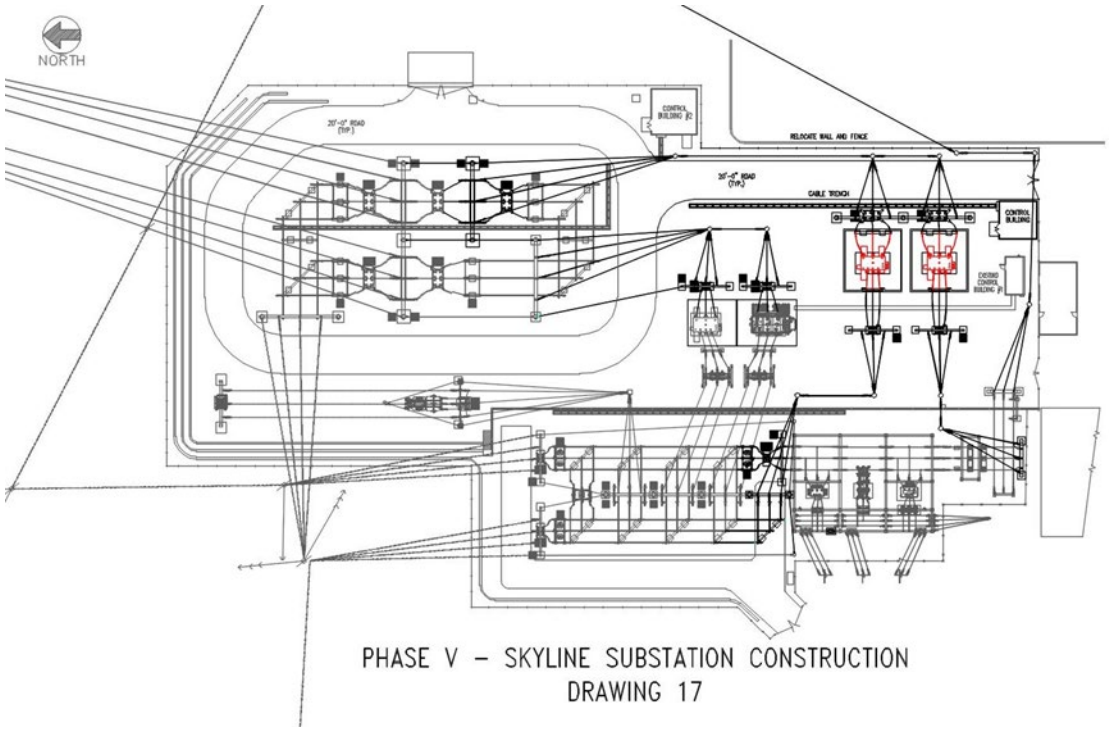


PHASE IV B – RIVER SUBSTATION CONSTRUCTION
DRAWING 16

Skyline Substation

The two transformers removed at the River Substation are to be relocated to the Skyline Substation. Each transformer is to be installed on the concrete pad installed in previous phases. The transformers will be installed one at a time as removed from the River Substation. The transformer installations are shown in drawing 17. The transformer installation consists of the following tasks:

1- Installation of the transformer.
2- Installation of control cable.
3- Testing of the transformer protection scheme.



Expenditure Schedule

Expenditures for phase IV of the project are summarized in Table 4 below. The expenditures include engineering, demolition and construction costs for tasks as outlined in the drawings.

PHASE IV - PROJECT TASK AND EXPENSE SCHEDULE - YEAR 4

SUBSTATION	FIRST QUARTER		SECOND QUARTER		THIRD QUARTER		FOURTH QUARTER	
	TASK	EXPENSE	TASK	EXPENSE	TASK	EXPENSE	TASK	EXPENSE
Green Valley Substation	Engineering	$5,000.00	Engineering	$5,000.00	Engineering	$5,000.00		
	Procurement	$1,298,580.00						
	Construction	$200,170.00	Construction	$277,970.00	Construction	$50,000.00		
River Substation	Engineering	$5,000.00	Engineering	$5,000.00	Engineering	$5,000.00	Engineering	$5,000.00
	Procurement	$1,000,300.00			Procurement	$1,000,000.00		
	Demolition	$75,000.00			Demolition	$75,000.00		
	Construction	$788,187.00	Construction	$2,000,000.00	Construction	$600,000.00	Construction	$761,483.00
Skyline Substation	Engineering	$5,000.00	Engineering	$5,000.00	Engineering	$5,000.00	Engineering	$5,000.00
	Demolition	$118,000.00			Demolition	$118,000.00		
	Construction	$881,748.00	Construction	$250,000.00	Construction	$350,000.00	Construction	$293,358.00
	QUARTER TOTAL	**$4,376,985.00**	**QUARTER TOTAL**	**$2,542,970.00**	**QUARTER TOTAL**	**$2,208,000.00**	**QUARTER TOTAL**	**$1,064,841.00**
							YEAR 4 TOTAL	**$10,192,796.00**

Table 4

PHASE V / Year 5

Phase V will complete the construction at the three substations.

Engineering and Design

Phase V engineering consists of continued construction support services as outlined in phase II.

Procurement

Procurement will be completed before phase V.

Demolition and Construction

Skyline Substation

Phase V will complete the construction as outlined in phase IV of the project.

Green Valley Substation

Construction at the Green Valley Substation will be completed before phase V of the Project.

River Substation

Phase V will complete the construction as outlined in phase IV of the project.

Expenditure Schedule

Expenditures for phase V of the project are summarized in Table 5 below. The expenditures include engineering fees and construction as outlined in the drawings.

PHASE V - PROJECT TASK AND EXPENSE SCHEDULE - YEAR 5

SUBSTATION	FIRST QUARTER		SECOND QUARTER		THIRD QUARTER		FOURTH QUARTER	
	TASK	EXPENSE	TASK	EXPENSE	TASK	EXPENSE	TASK	EXPENSE
Skyline Substation	Engineering	$15,000.00	Engineering	$15,000.00				
	Construction	$100,000.00	Construction	$100,000.00				
River Substation	Engineering	$15,000.00	Engineering	$15,000.00				
	Construction	$100,000.00	Construction	$50,000.00				
	QUARTER TOTAL	$230,000.00	QUARTER TOTAL	$180,000.00				
							YEAR 5 TOTAL	$410,000.00

Table 5

Transformer Upgrade Construction Sequence and Cost Expenditure Schedule

Primary Project Objective:

1. Green Valley Substation -- Addition of a Second 75/140 MVA Power Transformer.

2. River Substation:

   i. Remove 2 existing 40/75 MVA Power Transformers and Replace with Two (2) Larger Power Transformer. (removed transformers to be reinstalled at Skyline substation)

3. Skyline Substation:

   i. Remove two (2) 18MVA Power Transformer.

   ii. Install two 40/75MVA Power Transformers.

   iii. Address Existing Inadaquate Interrupting Device Rating through Circuit Switchers & Breaker Replacements

Project(s) Duration

- 5 YEAR
- 5 PHASES – One Phase Per year.

The proposed cost expenditures for the Project over the five phases / years are as follows:

Phase I / Year 1	**$2,318,442.00**
Phase II / Year 2	$7,922,292.00
Phase III / Year 3	$5,111,171.00
Phase IV / Year 4	$10,192,796.00
Phase V / Year 5	$410,000.00
TOTAL	$25,954,701.00

Phase I / Year 1

Engineering and Design

Phase 2/Year 2

Procurement

Green Valley partial construction (prep for transformer Installation)

Skyline partial demolition and construction.

Phase 3 /Year 3

Breaker Replacement over T1 and T2 at Skyline.

Transformer Capacity Added at Green Valley Substation (late Phase 3).

Phase 4 / Year 4

Complete Green Valley Transformer Installation

Start Transformer Capacity added at River Substation

Start Transformer Capacity added at Skyline Substation (River substation Transformer relocation)

Phase 5 / Year 5

Transformer Capacity Addition at River substation and Skyline Completion.