



## Combined Stansbury Greenbelt Service Area and the Service Agency Board of Directors Meeting

**Date:** Wednesday, October 15th, 2025

**Location:** 1 Country Club Drive, STE 1, Stansbury Park, UT 84074

**Time:** 7:00 PM

### Stansbury Service Agency Board of Directors Meeting

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comments
5. Review of Public Comments from the last meeting
6. General Manager Updates
  1. Operations
  2. Projects
  3. Finances

#### Discussion

- a. Finance Committee Update
  - Presentation of 2026 Tentative Budget and Fee Schedule for Board Review
- b. Policy Committee Update
- c. Planning Committee Update

#### Action Items:

1. 2025.10.01 A
  - a. Board Review and possible approval of September 24, 2025, Board Meeting Minutes
2. 2025.10.02 A
  - a. Board Review and possible approval of 2026 Tentative Budget.
3. 2025.10.03 A
  - a. Board Review and possible approval of the Boundary Line Adjustment document.
4. 2025.10.04 A
  - a. Ratification of Millpond Park Contract in the amount of \$505,135 to Hughes General for construction of Phase I of the Millpond Park Project.

#### Board member reports and requests.



# STANSBURY

## SERVICE AGENCY

### Parks and Recreation

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Open comment session for individual Board Members to present final thoughts on any subject covered in the meeting, updates on individual projects not covered by the GM, concerns from residents, and requests for future board actions.

#### **Motion to Adjourn the Stansbury Service Agency Board of Directors Meeting**

#### **Motion to enter into the Stansbury Greenbelt Service Area Board of Trustees Meeting**

#### **Stansbury Greenbelt Service Area Board of Trustees Meeting**

1. Call to Order
2. Roll Call
3. Public Comments

#### **Action Items**

1. 2025.10.01
  - a. Board Review and Possible Approval of August 27, 2025, Board Meeting Minutes.
2. 2025.10.02
  - a. Board Review of Cemetery Lot Line Adjustment and Possible Approval to Sign the Quick Claim Deed.
3. 2025.10.03
  - a. Board Review and Possible Approval of the Resolution 2025-10-01, Cancellation of Elections 2025

#### **Motion to Adjourn**

# Local and Special Service Districts Adopted Budget

Stansbury  
Service  
Agency

Name \_\_\_\_\_  
Fiscal Year 2026

Form: SD-BUD-1-2012

Part I

General and Enterprise Fund

(a)	General Fund			Budget 2026	
	Actual Expenses		Prior Year 2024		
<b>Revenues</b>					
1.1 Taxes: Property Tax	2,939,590	3,107,588	3,069,588		
1.2 Other:					
1.3 Fee in Lieu of Taxes	158,747	200,000	130,000		
1.4 Charges for Services	1,085,252	1,279,550	1,271,280		
1.5 Interest Income	62,491	120,000	80,000		
1.6 Miscellaneous Revenue	32,613	624,792	21,154		
1.7 Intergovernmental Revenue	18,969	19,000	39,000		
1.8					
<b>Other Financing Sources:</b>					
1.9 Transfers from Other Funds					
1.10 Contribution from Fund Balance				325,625	
1.11					
1.12					
<b>Total Revenues</b>	4,297,661	5,350,930	4,936,647		
<b>Expenses</b>					
2.1 Salaries and Benefits	1,401,504	2,134,122	2,890,200		
2.2 Other Operating Expenses	1,022,630	1,471,429	1,577,825		
2.3 Depreciation					
2.4 Capital Outlay		179,100	325,320		
2.5 Debt Service					
2.6					
2.7					
2.8					
<b>Other Financing Uses:</b>					
2.9 Transfers to Other Funds	1,107,184	458,020	143,302		
2.10 Contribution to Fund Balance		1,108,259			
2.11					
2.12					
<b>Total Expenditures / Expenses</b>	3,531,318	5,350,930	4,936,647		
<b>Net Income / (Loss)</b>	766,343	-	-		

**DRAFT**

## Part II

## Capital Projects and Debt Service Fund

		Capital Projects Fund		
		Actual Expenses		
		Prior Year 2024	Current Year 2025	
<b>Revenues</b>				
1.1	Bond Issues			
1.2	Property Taxes			
1.3	Fee-in-Lieu of Taxes			
1.4	Investment/Interest Income	58,161	55,000	40,000
1.5	Intergovernmental Revenue	41,517	134,483	859,184
1.6	Impact Fees Revenue	394,200	200,000	150,000
<i>Transfers From:</i>				
1.6	General Fund	1,107,184	458,020	143,302
1.7	Capital Projects Fund			
1.8	Other: Fund Balance Appropriation		1,032,072	931,932
1.9	Other:			
<b>Total Revenues</b>		1,601,062	1,879,575	2,124,418
1.1	Beginning Fund Balance			
1.11	Available for Use	1,601,062	1,879,575	2,124,418
<b>Expenses</b>				
2.1	Debt Service			
2.2	Retirement of Bonds			
2.3	Interest on Bonds			
2.4	Capital Outlay	437,415	1,370,441	2,003,621
<i>Transfers From:</i>				
2.5	Fund Balance Appropriated	-	509,134	120,797
2.6				
2.7	Other:			
2.8	Other:			
<b>Total Expenses</b>		437,415	1,879,575	2,124,418
<b>Ending Fund Balance</b>		1,163,647	-	-

**DRAFT**

## **COMBINED STANSBURY RECREATION SERVICE AREA, STANSBURY GREENBELT SERVICE AREA BOARD OF TRUSTEES, AND STANSBURY SERVICE AGENCY BOARD OF DIRECTORS MEETING MINUTES**

**Date:** Wednesday, September 10th, 2025

**Location:** 1 Country Club Drive, Ste 1

Stansbury Park, UT 84074

**Time:** 7:00 PM

### **Order of Business**

1. Call to Order by Brett Palmer at 7:14 PM
2. Roll Call
  - a. Board Members
    - i. Cassandra Arnell – Present
    - ii. John Wright – Present Remotely
    - iii. Kyle Shields – Present
    - iv. Brett Palmer – Present
    - v. Ammon Jacobsmeier – Absent
    - vi. John Duval – Absent
  - b. Staff
    - i. James Hanelka – Present
    - ii. Ingrid Swenson – Present
    - iii. Shawn Chidester – Present
    - iv. Shara Darke – Present
  - c. Brett Palmer welcomed the members of the community and the fire department who were in attendance.
3. Pledge of Allegiance led by Kyle Shields
4. Presentation of the check from the Stansbury Days Fundraiser, held in collaboration with the North Tooele Fire District, benefiting the Pathways Shelter of South Valley Services
  - a. The Stansbury Days pancake breakfast funds were presented to Wendy Stilson of SVS Pathways-Tooele, with six North Tooele Fire District members present. Board Chair Brett Palmer thanked her and asked about her nonprofit's work. She explained they provide shelter for domestic and sexual violence victims in Tooele County and hope to expand services to Wendover.
5. North Tooele Fire District gave a firework report.
  - a. Buck Peck said the full fireworks show was launched but disrupted when a boat entered the 300-foot safety zone due to motor trouble. Usually, a boat marks this boundary, but next year buoys may be used if a boat is not available.
6. There were no public comments.
7. GM Updates
  - a. Operations
    - i. The Stansbury Parkway medians are the responsibility of the county, but we have been maintaining them because they are in our area, and the county will not maintain them. The goal is to meet with the county and create a plan to address those issues

permanently. Cassandra Arnell suggested that semi-permanent art installations could be installed to beautify the medians with less maintenance.

- ii. Some of the irrigation issues around the golf course were reviewed. Most watering issues at Woodland Park Greenbelt are resolved, except a line leak under the trees that needs to be lines near hole #2 had to be rerouted out of the adjacent private property since they were damaged when he was working on his property; The section of Greenbelt east of the golf course along the south side of the road leading to the school was not watering. It was found to be controlled by an old Rainbird controller about two greenbelts over. This will be moved to a WeatherTrax controller. The old piping near the golf pavilion will be fixed after line tracing. Gopher infestations near hole #7 tee will be cleared before rewiring. The golf course has faced multiple rewiring challenges, necessitating additional resources to restore operations. On the recreation side, the repair of the line under Dawn's Way will require cutting the asphalt, like work done at 10 Plaza, to install a new spacer and hard line.
- iii. Several trees were damaged in a windstorm after Stansbury Days, indicating the need for better tree maintenance. We also have trees around the park that need to be treated, replaced, or replanted. Resodding and replanting will also be assessed. Shawn Chidester found a Tree City USA program, funded by the Arbor Day Foundation, which offers annual financial support for tree management in parks. Participation requires following Arbor Day guidelines and posting signage. One idea we may want to consider adopting is the formation of a tree maintenance committee. Program benefits include a structured framework, financial assistance, cleaner air, cooler temperatures, increased property values, and reduced energy costs.
- iv. Vandalism
  - 1. Trees were damaged at Porter Way Park, and there has been widespread graffiti on buildings throughout Stansbury. Fixtures have been pulled from walls, and wood chips were stuffed into a toilet. John Wright asked if repair costs are being tracked; Jim Hanelka responded that they are not as a separate line, but we do have some information we can pull from other lines to get an estimate. John Wright requested that a separate tracking line be established.
- v. Odds and Ends
  - 1. Lakepoint Expansion Policy
    - a. There was a planning committee public hearing on September 8th. The letters from Stansbury Service Agency and Stansbury Park Improvement District were basically ignored. This will now be presented to their Board. The public hearing is scheduled for September 24th, the same day as the Stansbury Service Agency's Board meeting.
    - 2. There will be a county trails meeting to capture current and planned trail inventory. Many trails run parallel to UDOT rights-of-way; we suggest involving UDOT in this process.
    - 3. The Stansbury Days 2025 hot wash was September 8th. The only consideration submitted was that getting cardboard boats to the launch/starting point was difficult. People liked the new layout for the vendors and the car show.

4. Upcoming Events

- a. October 1 - Meet the Candidates event
- b. October 17 - Halloween Event
- c. November 8 - Turkey Trot (hosted by pageant directors)
- d. November 22 – Holiday Market with Santa
- e. January 1 - Ice Breaker Plunge (This will be a USA250 event.)

5. Phragmites Removal Program

- a. We are working with the county to obtain chemicals for those who wish to use them and are currently seeking a lead volunteer to help manage this process. The county advised that, due to liability concerns related to the potential for drift of the chemicals onto private property, we should not spray areas adjacent to private homes. The Agency will cut the phragmites after treatment by the homeowner if we are notified when they are sprayed. In response to a question from Kyle Shields, James Hanelka stated that the spray itself is not classified as a restricted-use product.

b. Projects

i. Capital Projects Execution

1. The RFP (Request for Proposal) for Millpond Park phase 1 has been submitted. This is an impact fee project that has been in development for several years. The contractor's meeting is scheduled for September 17<sup>th</sup>. We do not have a geotechnical survey for the lakebed. The process of completing the survey is lengthy and expensive. Brett Palmer stated that the purpose of his request was to use specifications from an independent source to verify the work performed by the contractor. It was stated that we are using a standard from a source provided by the county engineer as a reference.
2. The clubhouse dock project is expected to start this week.
3. The main breaker replacement at the clubhouse is scheduled for September 15<sup>th</sup>.
4. Once we have the Soundwall trail information back from Ensign on the survey of the right of way, this will be forwarded to UDOT for finalization.
5. A proposal came back from the company doing the impact fee update. John Wright said he believed it was adequate.

c. Finances

- i. Cash summary as of August 31, 2025. A total of \$1,458,187.00 is available in operational funds, and approximately \$1.4 million is available in impact fee funds.
- ii. 2026 Budget Proposal Schedule
  1. The tentative budget draft will be provided to the Board on September 24th, with a review period until October 6th. The vote on the final proposed budget is scheduled for October 15th. To allow the required 30-day notice before a public hearing, currently scheduled for the November 11th meeting. Based on the current schedule, it is recommended that we move the public hearing to November 19th, when the fee schedule will also be presented. The final vote is set for December 17th.

**Discussion Items**

1. Presentation of the Utah Trust Program: Trust Integrity Promise
  - a. Trust provides the agency's operations/liability and workers' compensation insurance. The new Integrity Program introduces a citizen compliance record and the Franklin Covey 7 Habits course, which requires 70% of all employees or 100% of full-time staff to complete. Successful participation earns a 5% annual payout for five years, then a full refund of workers' compensation premiums, with no claim-free requirement. Board member participation is optional.

**Motion to close the Stansbury Service Agency meeting and enter into the Stansbury Recreation Service Area and the Stansbury Greenbelt Service Area Boards of Trustees Meeting** made by Kyle Shields. Cassandra Arnell seconded the motion.

**Vote as follows:**

Cassandra Arnell – yea; Kyle Shields – yea; John Wright – yea; Brett Palmer – yea.

Motion passes unanimously from those present.

### **Stansbury Recreation Service Area Board of Trustees Meeting**

#### **Order of Business**

1. Call to Order by John Wright at 8:00 PM
2. Roll Call
  - a. Board
    - i. Cassandra Arnell – present
    - ii. John Wright – remotely present
    - iii. Kyle Shields - present
3. There were no previous public comments to discuss.
4. There were no public comments.

#### **Action Items**

1. 2025.09.01
  - a. Board Review and Possible Approval of August 27, 2025, Board Meeting Minutes.
  - b. Kyle Shields stated that on page 10, the statement said that "the spectator fell off the bridge," and he corrected it to say that "the spectator fell on the bridge".
  - c. Motion to approve the August 27, 2025, Board meeting minutes with the adjustment to say "the spectator fell on the bridge" made by Cassandra Arnell. Kyle Shields seconded the motion.

**Vote as follows:**

Cassandra Arnell - aye; Kyle Shields – aye; John Wright – aye.

Motion passes.

**Motion to adjourn the Stansbury Recreation Service Area Meeting and turn time over to the Greenbelt Service Area** made by Kyle Shields. Cassandra Arnell seconded the motion.

**Vote as follows:**

Cassandra Arnell – aye; Kyle Shields – aye; John Wright – aye.

Motion carries.

### **Stansbury Greenbelt Service Area Board of Trustees Meeting**

### **Order of Business**

1. Greenbelt Service Area does not have a quorum present. No business can be conducted.

**Motion to enter back into the Stansbury Service Agency Board of Directors Meeting made by Kyle Shields.**

Cassandra Arnell seconded the motion.

**Vote as follows:**

Cassandra Arnell – yea; Kyle Shields – yea; John Wright – yea; Brett Palmer – yea.

Motion passes.

### **Stansbury Service Agency Board of Directors Meeting**

#### **Action Items:**

1. 2025.09.01 A

- a. Board Review and Possible Approval of August 27, 2025, Board Meeting Minutes.
- b. Motion to approve the August 27, 2025, Board Meeting Minutes with the correction on page 10 with the Kyle Shields statement from “who fell off” to “who fell on” the bridge made by Kyle Shields. Cassandra Arnell seconded the motion.

**Vote as follows:**

Cassandra Arnell – yea; Kyle Shields – yea; John Wright – yea; Brett Palmer – yea.

Motion passes unanimously.

#### **Board Member Reports and Discussion Items**

Open comment session for individual Board Members to present final thoughts on any subject covered in the meeting, updates on individual projects not covered by the GM, concerns from residents, and requests for future board actions.

1. Kyle Shields suggested marking dead trees with paint to prepare for winter. Then, dead trees can be distinguished from live trees without confusion.
2. Cassandra Arnell had no comment.
3. John Wright asked Jim Hanzelka about adding a 2026 budget line for vandalism repair costs. Kyle Shields agreed that tracking is necessary, but stated that it does not require a separate budget item. Jim said a tracking line could be added, but budgeting is challenging to project. Costs can be captured since they fall under the Operations Branch.
4. Brett Palmer thanked the staff and Board members for all their hard work.

**Motion to adjourn made by Kyle Shields. Cassandra Arnell seconded the motion.**

**Vote as follows:**

Cassandra Arnell – yea; John Wright – yea; Kyle Shields – yea; Brett Palmer – yea.

Motion passes.

Meeting is adjourned at 8:11 pm.

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

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Approved this 24th day of September 2025.

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*Brett Palmer, Stansbury Service Agency Board Chair*

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*Brett Palmer, Stansbury Greenbelt Service Area Board Chair*

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*John H. Wright, Stansbury Recreation Service Area Board Chair*

When recorded send to:

Andy Welch  
47 S Main St,  
Tooele, UT, 84074

## BOUNDARY ADJUSTMENT AGREEMENT

The Agreements and Conveyances set forth hereinafter are made and entered into by and between **Tooele County**, of 47 S Main St, Tooele, UT, 84074, (hereinafter referred to as "Party 1"), **Stansbury Service Agency**, a Utah special service district, whose office address is 1 Country Club Drive, Stansbury Park, Utah 84074 (hereinafter referred to as "Party 2") and **Stansbury Greenbelt Service Area**, a political subdivision of the State of Utah, with its principal office located at #1 Country Club, Stansbury Park, UT 84074 (hereinafter referred to as "Party 3"). All the Property described herein is located in Tooele County, Utah.

This Boundary Adjustment Conveyance Document is made in accordance with Utah Code § 57-1-45.5 between adjoining property owners adjusting their existing common boundary.

### RECITALS

WHEREAS:

A. "Party 1" is the owner of the following parcel of real property as reflected in the current instruments recorded at Book 241 Page 219 in the Tooele County records:

**Tax ID Number 05-034-0-0019 (Tooele County)**

BEG AT A PT S 36°06'56" W 986.60 FT FROM THE 1983 TOOEL COUNTY DEPENDENT RESURVEY OF THE NE CORNER SEC 16 T2S, R4W, SLB&M, SD PT BEING ON N R.O.W. LINE OF U.S. HWY 40 & RUNNING N 38°52'16" W 348.85 FT, N 51°56'23" E 254.64 FT, N 38°09'37" W 110.99 FT, S 61°57'06" W 497.46 FT, S 29°52'20" E 552.83 FT TO SAME N R.O.W. LINE OF U.S. HWY 40; TH ALG SD LI NO 51°46'37" E 319.11 FT TO POB.

(Hereinafter referred to as the "Party 1 Property A.")

B. "Party 1" is the owner of the following parcel of real property as reflected in the current instruments recorded at Book 241 Page 219 of the Tooele County records:

**Tax ID Number 05-034-0-0018 (Tooele County)**

BEG AT A PT S 36° 02'45" W 986.92 FT FR NE COR OF SEC 16 T2S R4W SLB&M, N 38°52'16" W 350.09 FT TO NW PPTY COR, N 51° 56'23" E 254.64 FT TO NE PPTY COR, S 38°09'37" E 350.67 FT TO SE PPTY COR, S 52°04'50" W 250.29 FT TO SW PPTY COR & POB

(Hereinafter referred to as the "Party 1 Property B.")

C. "Party 2" is the owner of the following parcel of real property as reflected in the current instruments recorded at Entry Number 502971 of the Tooele County records:

**Tax ID Number 05-034-0-0009 (Stansbury Service Agency)**

BEG 1076.3 FT W & 498.1 FT S FR NE COR SEC 16, T2S, R4W, SLB&M, S 49° 52' W 121.0 FT S 30° 30' FT E 121.0 FT N 49° 52' E 121.0 FT N 30° 30' W 121 FT TO POB (OUT OF SP-9-1 & 5-34-2) SUBJ TO EASEMENT DESC AS FOLLOWS; BEG AT PT 1076.3 FT WEST 498.1 FT S FR NE COR OF SECTION 16 S 30° 30' E 121 FT TO TRUE POB S 30° 30' E 443.5 FT TO NWLY LI OF HWY 40 N 49° W 2.0 FT ALG SD HWY N 30DEG 30' W 443.5 FT N 49° E 2.0 FT TO POB. TOG/W R/W DESC AS FOLLOWS; COM AT A PT 1076.3 FT W & 498.1 FT S FR NE COR OF SEC 16, T2S, R4W, SLB&M, S 30° 30' E 653 FT TO SHORE OF MILLPOND TH ON A MEANDER LI ALG SHORE OF MILLPOND 450 FT M/L N24° 52' W 700 FT N 49° 52' E 365.5 FT TO POB.

(Hereinafter referred to as the **“Party 2 Property.”**)

D. “Party 3” is the owner of the following parcel of real property as reflected in the current instruments recorded at Entry Number 363759 of the Tooele County records:

**Tax ID Number 05-034-0-0071 (Stansbury Greenbelt Service Area)**

COM 1076.3 FT W & 498.1 FT S FR NE COR OF SEC 16, T2S, R4W, SLB&M; S 30°30' E 653 FT TO SHORE MILL POND, TH SWERLY ALG SD MEANDER LI OF SD MILL POND 450 FT M/L, N 24°52' W 700 FT, N 49°52' E 365.5 FT TO BEG; ---LESS 0.34 AC TO A 121' X 121' SQUARE IN THE NE COR OF THE ABOVE DESC PPTY.

(Hereinafter referred to as the **“Party 3 Property.”**)

E. Party 1, Party 2 and Party 3 desire to adjust the boundary line(s) between the **Party 1 Property(ies), Party 2 Property, and Party 3 Property** to a more desirable position.

## AGREEMENT AND CONVEYANCE

NOW THEREFORE, in consideration of the above premises, and for other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, and for the purpose of permanently establishing an adjusted boundary line(s) between the **Party 1 Property(ies)**, **Party 2 Property**, and **Party 3 Property**. Party 1, Party 2 and Party 3 agree as follows:

1. **Party 1 Property A** shall henceforth be referred to as "05-034-0-0019" and shall, based upon the adjusted boundary, be more particularly described as follows:

**05-034-0-0019**  
(Tooele County)  
Original Tax ID 05-034-0-  
0019

A parcel of land, situate in the Northeast Quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at a point on the South parcel line of a parcel whose vesting document is recorded under Entry No. 565213 in the office of the Tooele County recorder, said point being located South 89°56'27" West 1078.13 feet along the section line and South 2°03'49" East 494.80 feet from the found monument representing the Northwest corner of Section 15, Township 2 South, Range 4 West, Salt Lake Base and Meridian (the basis of bearing being North 89°56'50" West 2628.89, which is the measured line between the found monuments representing the Northwest corner and the North Quarter corner of Section 15, Township 2 South, Range 4 West, Salt Lake Base and Meridian) and running;

thence North 61°48'37" East 225.65 feet along said South parcel line to the centerline of an existing canal; thence generally along the existing canal centerline the following three (3) courses;  
(1) thence South 41°07'23" East 112.71 feet;  
(2) thence South 39°45'49" East 197.59 feet;  
(3) thence South 22°57'23" East 159.44 feet;  
thence South 38°38'27" East 32.33 feet to the North right-of-way line of Pole Canyon Road;  
thence South 51°21'33" West 262.09 feet along said North right-of-way lane;  
thence North 30°44'19" West 542.06 feet, to the Point of Beginning.

Contains 133,158 square feet or 3.06 acres.

2. **The Party 1 Property B** shall henceforth be referred to as "05-034-0-0018" and shall, based upon the adjusted boundary, be more particularly described as follows:

**05-034-0-0018**  
(Tooele County)  
Original Tax ID 05-034-0-  
0018

A parcel of land, situate in the Northeast Quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at a point on the South line of Lot "A" as shown on the "Roadway Dedication Plat: A Portion of Brigham Road" said plat being recorded under Entry No. 219771 in the office of the Tooele County recorder, said point being located South 89°56'27" West 879.97 feet along the section line and South 2°44'08" East 388.53 feet from the found monument representing the Northwest corner of Section 15, Township 2 South, Range 4 West, Salt Lake Base and Meridian (the basis of bearing being North 89°56'50" West 2628.89, which is the measured line between the found monuments representing the Northwest corner and the North Quarter corner of Section 15, Township 2 South, Range 4 West, Salt Lake Base and Meridian) and running;

thence North 61°48'37" East 229.67 feet along the South line of said Lot "A" to the West right-of-way line of Stansbury Parkway;

thence South 37°32'01" East 454.40 feet along said West right-of-way line to the North right-of-way line of Pole Canyon Road;

thence South 51°21'33" West 251.43 along said North right-of-way line;

thence North 38°38'27" West 32.33 feet to a point on the centerline of an existing canal;

thence generally along canal centerline the following three (3) courses;

(1) thence North 22°57'23" West 159.44 feet;

(2) thence North 39°45'49" West 197.59 feet;

(3) thence North 41°07'23" West 112.71 feet, to the Point of Beginning.

Contains 106,777 square feet or 2.45 acres.

3. **Party 2 Property and Party 3 Property** shall henceforth be referred to as the "**05-034-0-0071**" and shall, based upon the adjusted boundary, be more particularly described as follows:

**05-034-0-0071**

**(Stansbury Greenbelt**

**Service Area)**

**Original Tax IDs**

**05-034-0-0009**

**05-034-0-0071**

A parcel of land, situate in the Northeast Quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at a point on the South parcel line of a parcel whose vesting document is recorded under Entry No. 565213 in the office of the Tooele County recorder, said point being located South 89°56'27" West 1078.13 feet along the section line and South 2°03'49" East 494.80 feet from the found monument representing the Northwest corner of Section 15, Township 2 South, Range 4 West, Salt Lake Base and Meridian (the basis of bearing being North 89°56'50" West 2628.89, which is the measured line between the found monuments representing the Northwest corner and the North Quarter corner of Section 15, Township 2 South, Range 4 West, Salt Lake Base and Meridian) and running;

thence South 30°44'19" East 542.06 feet to a point on the North right-of-way line of Pole Canyon Road;

thence South 51°21'33" West 472.20 feet along said North right-of-way line to the East line of a parcel whose vesting document is recorded under Entry No. 579626 in the office of the Tooele County recorder;

thence North 24°48'23" West 210.31 feet along said East parcel line to a point on an existing chain-link fence;

thence North 55°35'54" East 101.90 feet along said fence;

thence North 34°10'38" West 342.75 feet along said fence to the South line of a parcel whose vesting document is recorded under Entry No. 363759 in the office of the Tooele County recorder;

thence North 49°58'49" East 318.71 feet along said South parcel line to a found bar and cap marked

"Ensign" and the Southwest corner of a parcel whose vesting document is recorded under Entry No. 565213 in the office of the Tooele County recorder;

thence North 61°48'37" East 50.36 feet along said South parcel line, to the point of beginning.

Contains 214,876 square feet or 4.93 acres.

4. A visual graphic prepared in accordance with §57-1-45.5(3)(a) depicting the affected properties with their former and new adjusted boundary location is attached as Exhibit "A".
5. The undersigned parties mutually recognize that a survey has been made in accordance with §57-1-45.5(3)(b) to describe permanent monuments defining the location of the established boundary between their respective parcels. The said survey was performed on September 3, 2025, by the Tooele County Surveyor's Office of Tooele County, Utah, and certified by Haden Langston, 12609604. The survey is filed in the office of the Tooele County Surveyor as 2025-0073.
6. In order to establish the adjusted boundary, Party 1 hereby relinquishes, conveys and quitclaims to Party 2 any right, title, interest and estate Party 1 may have in the property described in Paragraph 3 above which lies within the adjusted boundary of **05-034-0-0071**.
7. In order to establish the adjusted boundary, Party 2 and Party 3 hereby relinquishes, conveys and quitclaims to Party 1 any right, title, interest and estate Party 2 and Party 3 may have in the property described in Paragraphs 1 and 2 above which lies within the adjusted boundary(ies) of **05-034-0-0018** and **05-034-0-0017**.
8. Nothing contained herein shall be construed as giving, granting, conveying, releasing, relinquishing, or otherwise affecting any existing easement rights, interests or claims which otherwise ensure to the benefit of Party 1 or Party 2.
9. The terms and conditions of this agreement shall be and hereby are agreed to be binding on the heirs, administrators, executors, personal representatives, successors, and/or assigns of the parties hereto and shall run with the property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ [year].

## Tooele County

STATE OF UTAH )  
County of \_\_\_\_\_ ) : SS.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ [year], by  
**Party 1.**

---

## Notary Public

Dated this \_\_\_\_\_ day of \_\_\_\_\_ [year],

## **Stansbury Service Agency**

STATE OF UTAH )  
County of \_\_\_\_\_ ) : SS.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ [year], by  
**Party 2.**

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**Notary Public**

Dated this \_\_\_\_\_ day of \_\_\_\_\_ [year],

## **Stansbury Greenbelt Service Area**

STATE OF UTAH )  
County of \_\_\_\_\_ ) : SS.

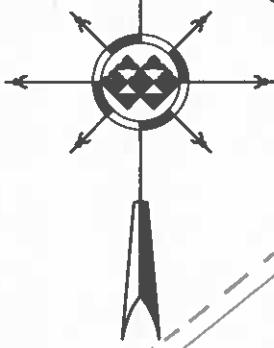
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, [year], by  
**Party 3.**

---

**Notary Public**



N



ORIGINAL PARCEL  
LINES (TYP.)

S89°56'27"W 1078.13'

FOUND NW15,  
T2SR4W, SLB&M

FOUND N15,  
T2SR4W, SLB&M

BASIS OF BEARING  
N89°56'50"W 2628.89'

S29°03'49"E 494.80'  
N61°48'37"E 505.68'  
229.67'  
225.65'  
S41°07'23"E 112.71'  
S39°45'49"E 197.59'

STANSBURY PARKWAY  
S37°32'01"E 454.40'

05-034-0-0018  
TOOELE COUNTY  
106777 SQ FT  
2.45 ACRES

05-034-0-0019  
TOOELE COUNTY  
133158 SQ FT  
3.06 ACRES

S38°38'27"E 32.33'

251.43'

262.09'

05-034-0-0071  
STANSBURY  
GREENBELT  
SERVICE AREA  
214876 SQ FT  
4.93 ACRES  
EXISTING  
FENCE (TYP.)

S30°44'19"E 542.06'

N49°58'49"E 318.71'

50.36'

S34°10'38"E 342.75'

N55°35'54"E 101.90'

422.20'

POLE CANYON ROAD  
S51°21'33"W 985.71'

1 OF 1

STANSBURY GREENBELT  
SERVICE AREA BOUNDARY  
ADJUSTMENT

EXHIBIT "A"  
SCALE 1"=150'



# EXHIBIT B

## Notice of Consent

### Full Boundary Adjustment

I, \_\_\_\_\_, the designated Land Use Authority for Tooele County in accordance with §10- 9a-523 (6) or §17-27a-522 (6), hereby provide consent to a Full Boundary Adjustment proposed by Party 1 and Party 2 that:

- (a) Includes the attached conveyance document that complies with §57-1-45.5;
- (b) Includes a reference to a survey that complies with §57-1-45.5(3)(b);
- (c) If required by local ordinance, includes a proposed plat amendment corresponding with the proposed full boundary adjustment, prepared in accordance with 17-27a-608; and
- (d) Does not:
  - (i) affect a public right-of-way, county utility easement, or other public property;
  - (ii) affect an existing easement, onsite wastewater regulation, or an internal lot restriction; or
  - (iii) result in a lot or parcel out of conformity with land use regulations.

This notice of consent is an administrative act. The land use authority is not responsible for any error related to the boundary adjustment. The recording of a boundary adjustment does not constitute a land use approval. The land use authority may withhold approval of a land use application for property that is subject to a boundary adjustment if the county determines that the resulting lots or parcels are not in compliance with the county's land use regulations in effect on the day on which the boundary adjustment is recorded.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, [year].

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Signature

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Printed Name

Designated Land Use Authority of Tooele County



## STANSBURY GREENBELT SERVICE AREA

### RESOLUTION N° 2025-10-01 A RESOLUTION CANCELLING THE 2025 LOCAL ELECTION

WHEREAS, the Stansbury Greenbelt Service Area Board of Trustees ("the Board") is the duly elected legislative body of Stansbury Greenbelt Service Area; and

WHEREAS, the provisions of U.C.A. §17B-1-306 state,

(5)(i) If only one candidate files a declaration of candidacy and there is no write-in candidate who complies with Section 20A-9-601, the board, in accordance with Section 20A-1-206, may:

- (i) consider the candidate to be elected to the position; and
- (ii) cancel the election; and

WHEREAS, two elective positions on the Board are to be filled at the 2025 local election; and

WHEREAS, two candidates, Kasey Nobles and Brock Peterson, have each filed a declaration of candidacy; and

WHEREAS, there are no write-in candidates who comply with U.C.A §20A-9-601.

NOW THEREFORE, be it hereby resolved that in conformance with U.C.A. U.C.A. §17B-1-306 and U.C.A. §20A-1-206:

1. Kasey Nobles is considered elected to the position of Trustee of the Board.
2. Brock Peterson is considered elected to the position of Trustee of the Board.
3. The 2025 local election is canceled.

PASSED AND ADOPTED by the Board this 15th day of October 2025.

STANSBURY GREENBELT BOARD OF TRUSTEES

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Brett Palmer  
Stansbury Greenbelt Service Area Board Chair

ATTEST:

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Ingrid Swenson  
Stansbury Greenbelt Service Area Board Clerk