



STANSBURY

SERVICE AGENCY

Parks and Recreation

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

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

Name

**Stansbury
Service
Agency**

Fiscal Year

2026

Form: SD-BUD-1-2012

Part I

General and Enterprise Fund

(a)		General Fund		
		Actual Expenses		Budget 2026
		Prior Year 2024	Current Year 2025	
	Revenues			
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				
	Other Financing Sources:			
1.9	Transfers from Other Funds			
1.10	Contribution from Fund Balance			325,625
1.11				
1.12				
	Total Revenues	4,297,661	5,350,930	4,936,647
	Expenses			
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				
	Other Financing Uses:			
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				
	Total Expenditures / Expenses	3,531,318	5,350,930	4,936,647
	Net Income / (Loss)	766,343	-	-

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Part II		Capital Projects and Debt Service Fund		
		Capital Projects Fund		
		Actual Expenses		
		Prior Year 2024	Current Year 2025	Budget 2026
	Revenues			
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
	Transfers From:			
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:			
	Total Revenues	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
	Expenses			
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
	Transfers From:			
2.5	Fund Balance Appropriated	-	509,134	120,797
2.6				
2.7	Other:			
2.8	Other:			
	Total Expenses	437,415	1,879,575	2,124,418
	Ending Fund Balance	1,163,647	-	-

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

Date: Wednesday, September 24th, 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 by Cassandra Arnell at 7:01 pm
2. Roll Call
 - a. Board Members
 - a. Cassandra Arnell – Present
 - b. John Wright – Present
 - c. Kyle Shields – Present
 - d. Brett Palmer – Present via video conference
 - e. Ammon Jacobsmeyer – Not Present
 - f. John Duval – Present
 - b. Staff
 - a. James Hanzelka – Present
 - b. Ingrid Swenson – Present
 - c. Shawn Chidester – Present
 - d. Rebeca Snodgrass -- Present
3. Pledge of Allegiance led by Jackson Broadbent, Youth Recognition Award recipient.
4. Presentation: Stacy Smart from the Prevention Department at the Tooele County Health Department presented a Youth Recognition Award to Jackson Broadbent. Jackson was unaware he would be receiving the award. He was nominated by his teachers, Kelly Allen, Michelle Topham, and Tiane Allred—at Stansbury Park Elementary, for his exceptional kindness and concern for his peers. Jackson consistently goes above and beyond to help classmates catch up on coursework when they are absent, showing compassion and support to both students and teachers. His parents, Travis and Kristin Broadbent, were present in the audience. Members of the board and community congratulated Jackson, posed for a group photo with him, and gave him a well-deserved round of applause.

Note: Several attendees departed following the Youth Award presentation.
5. Sheriff Update – No Sheriff updates were provided.
6. Public Comments – No Public comments were made.
7. No public comments were made regarding the last meeting.
8. General Manager Updates
 - a. Operations



1. **Mowing-** Jim Hanzelka opened the general manager updates by sharing a story from last June, when a community member at the DMV expressed concern that the Rabbit Ditch area behind her home looked “horrible.” In contrast, just this morning (September 26), another resident told Jim Hanzelka the same area had “never looked better.” Jim Hanzelka noted this shift in feedback as a sign that things are moving in the right direction. He went on to discuss ongoing work in the area, including efforts to improve some particularly stubborn spots. Using a PowerPoint presentation, Jim Hanzelka showcased before-and-after images to highlight the progress being made.
2. **Irrigation-** Jim Hanzelka continued his discussion on irrigation at the golf course, highlighting both successes and ongoing challenges. He demonstrated specific areas being addressed, including issues with Millpond pumping. One recurring problem involved the Sluice gate not closing tightly. This reduced the amount of water Stansbury could pump and maintain equilibrium with the water production by the spring into Stansbury Lake. To resolve this issue, the crew developed a neoprene sleeve, which, when installed as shown, allowed for pumping more water each cycle. During each pumping period. By agreement, Stansbury is allowed to pump at the flow rate of the spring for one 24-hour period each week from 15 April through 15 October. The staff has conducted trials using our small skiff to collect the clippings from the lake mower that have collected in the fingers of the lake. They are working to improve the process. Jim Hanzelka addressed a member’s question on whether the boat was electric, which it is.

b. Projects

1. Jim Hanzelka presented a PowerPoint chart showcasing both completed projects and those currently in progress.
2. The clubhouse dock project, funded by the Stansbury Service Agency, UR Grant, and a Tooele County grant, includes the construction of ramps and water expansions. It is expected to be completed by mid-October.
3. Playground improvements are underway, with parts—including a rubber underlay for Woodland Park—scheduled to arrive by September 25, 2025. Once installed, clean-up of the area will be performed by the contractor. The playground upgrades are anticipated to be finished within the next three weeks, around mid-October. Upon completion, all planned projects will be finalized.
4. During the summer, additional projects included: replacement of pumps for the Lift Station. Modifications to the pool filter backflush to stop effluent from flowing into the lake at the request of the EPA. All planned equipment purchases have been delivered, except for the terrazzo grinder (used for leveling uneven sidewalk surfaces). Once the grinder arrives later this fall, we plan to use it to address issues with the deck work around the pool.

c. Finances

- a. Review of Revenue from 1 January through 31 August 2025



1. Additional revenue is coming from two primary resources – the sale of water rights and more revenue than anticipated from the golf course, so we expect the year will with significantly higher than expected revenue.
2. Revenue from the cemetery is significantly behind due to decreased sales of plots. However, this is not a large part of the revenue stream.
- b. Review of Expenses 1 January through 31 August 2025
 1. Expenses at the beginning of the year start due to slower due to delayed hiring. This additional money will allow us to keep some of these employees on longer this fall to help bring several projects up to date.
 2. Cassandra Arnell made comments that projects seemed to be moving along well and were being completed successfully.

Discussion Items

1. Finance Committee Update reported by Jim Hanzelka
 - a. Presentation of 2026 Tentative Budget and Fee Schedule for Board Review: Jim Hanzelka was asked to provide information on the draft budget. The draft has been reviewed by the finance committee and is included in the packets provided for board review. The board was asked to review the draft and provide feedback to the staff by October 6, 2025. The budget will then be formally presented on the October 15, 2025, meeting for approval and released for public review. The committee has selected the budget format to present to the state.
 - a. Finance committee recommended that not all residual funds go into capital projects and split funds, with an additional \$327,000 out of \$1,000,000 2025 residual funds added to the \$428,00 allocated in the budget, for a capital project budget for 2026 of \$755,000. The remaining would be held in reserve in the operating budget to fund additional projects, an emergency fund, and to start a sustainment fund for known replacements.
 - b. Member John Duval remarked that the projects are progressing and being divided into parts. He inquired about the source of funding for upcoming projects. Jim Hanzelka responded that a portion of the current year's funds will be carried over into the next fiscal year, transitioning from the 2025 budget to the 2026 budget.
 - c. Cassandra Arnell requested clarification regarding the rollover of funds. Jim Hanzelka reiterated that funds are allocated across multiple community projects, and any remaining balances will be rolled over accordingly.
 - d. Member John Duval asked whether the projects are on schedule. Jim Hanzelka confirmed that all projects are proceeding as planned, noting that all have been completed as scheduled except for one, which remains on track. John Duval clarified that budgets will be adjusted due to this rollover.
2. Policy Committee Update by Cassandra Arnell –
 - a. Cassandra Arnell discussed that among the Policy Committee, there is consensus in rejoining the Utah Association of Special Districts for guidance and training. Currently, the committee is inquiring about a prorated fee for joining the organization or if they will be joining in January 2026.



- b. Cassandra Arnell provided updates on items the committee has been working on, such as the safety manual, budget review, beginning the process of filling a board vacancy, and policy manual.
- c. Policy Manual - John Duval and Jim Hanzelka have been working on an organization chart and overarching policy manual. John Duval read the policy statement written, describing the objectives of this policy manual.
- d. Jim Hanzelka further discussed this topic and the benefits of getting things organized and structured. Cassandra Arnell read the purpose statement for the Development Plan.

3. Planning Committee Update reported by Jim Hanzelka

- a. Planning Committee Actions, Jim Hanzelka noted five actions the committee is working on.
- b. Detailed dates for Millpond Park were shown. The Request for Proposal package has been submitted, and a contractor meeting was held on the 17th of September. Bids are due back on the 25th of September and will be reviewed by the planning committee that night, with a bid award to follow. Any questions from the planning meeting will be answered.
- c. The contract has been awarded to conduct an update of our Impact Fees Expenditure Plan, and a proposed announcement for notification of intent to review the plan has been forwarded to the board for review.
- d. Other projects in initial planning are Millpond Bridge Rebuild, Oscarson Park Build, and UDOT planning for Soundwall Trail.

Action Items:

1. 2025.09.02 A

- a. Board Review and possible approval of September 10, 2025, Board Meeting Minutes
 - i. John Wright made a motion to accept the Board Meeting Minutes of 2025. Kyle Shields seconded the motion.
Vote as follows:
Cassandra Arnell – aye; John Wright – aye; Kyle Shields – aye. Brett Palmer Palmer – aye; John Duval – abstain.
Motion passes: minutes are approved.

2. 2025.09.03 A

- i. Review and Possible Approval of August Financial Statements, Purchases, and Journal Entries.
 - 1. John Wright requested clarification regarding the item “Grim Electric” on page 4 of the check register. Jim Hanzelka explained that this expense was related to an electrical issue and a damaged backflow pump that occurred at the end of August.



2. John Wright sought clarification on a fundraiser, which was described as an event organized by Stansbury Golf, where fees are collected as part of the fundraising effort. Jim Hanzelka responded that all fees for events at the golf course are accounted for in our financial management system.
 3. John Wright requested additional information on Target River, as referenced on page 7, and their service utilization. Jim Hanzelka provided an overview of how Target River employs multiple platforms—including billboards, radio, and corporate partnerships—to effectively reach the target audience. He further explained that geo-tracking technology is used to monitor marketing trends for data analysis.
 4. John Wright inquired about the large gathering fee for Stansbury Days. Jim Hanzelka clarified that this is a deposit that was reimbursed following the conclusion of the event.
 5. John Wright commented on page 2 of the monthly financial report, noting the commendable increase in Green Fees. Citing progress in the pro shop, increased use of the golf course, and golf tournaments. Additionally, he praised the efforts of the golf course workers.
 6. John Wright commented from his observations on page 6; total expenditure is \$2.2 million. Jim Hanzelka confirmed this amount, which is listed as \$2,272,169 under the Year-To-Date balance.
- ii. Kyle Shields made a motion to approve the August Financial Statements, Purchases in the amount of \$209,530.12, and Journal Entries. John Duval seconded the motion.
- Vote as follows:
Cassandra Arnell – aye; John Wright – yes; Kyle Shields – aye. Brett Palmer Palmer – aye; John Duval – aye.
- Motion passes: August Financial Statements, Purchases, and Journal entries were approved.

Board member reports and requests.

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. John Duval asked a question about trees encroaching on sidewalks and if it was being addressed. Jim Hanzelka confirmed that this project is scheduled for the fall.
2. Jim Hanzelka provided an update on the upcoming Meet the Candidates Night scheduled for October 1st, noting that Cassandra Arnell will serve as the moderator. He also mentioned that the event is being actively promoted online through social media platforms like Facebook.

Cassandra Arnell acknowledged that board member Ammon Jacobsmeyer has come to meeting at 7:55pm in person.



3. Ammon Jacobsmeyer made no comments.
4. Kyle Shields expressed his gratitude for the work that is being done and added that the parks look great.
5. John Wright described the Stansbury Days pageant as successful, with strong participation and commendable contestants. He expressed appreciation for the positive impact Stansbury Days continues to have on the community and hopes the pageant encourages public engagement and inspires younger residents to get involved. John expressed his sincere appreciation for the dedication demonstrated by the Stansbury Service Agency staff and supervisors toward the ongoing community projects, emphasizing that their efforts significantly contribute to enhancing the beauty of Stansbury. He included positive feedback received from community members who use the golf course.
6. Cassandra Arnell added her regards to the administrative support staff in their efforts to provide meeting packets and other information. She praised the efforts of the administrative support staff to make meetings possible.
7. Brett Palmer made no comments.
8. John Duval added some comments for some possible projects and resources that can be addressed, but will make them action items for future meetings

Motion to Adjourn the Stansbury Service Agency Board of Directors Meeting

Motion to adjourn the Stansbury Service Agency Board of Directors Meeting made by John Duval.

Motion seconded by John Wright.

Vote as follows:

Cassandra Arnell – aye; John Wright – aye; Kyle Shields – aye. Brett Palmer Palmer—aye; John Duval—aye. Ammon Jacobsmeyer – aye.

Motion passes unanimously.

Meeting was adjourned at 8:05 pm

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

Motion to enter into the Stansbury Greenbelt Service Area Board of Trustees Meeting made by John Duval. Motion seconded by John Wright.

Vote as follows:

Cassandra Arnell – aye; John Wright – aye; Kyle Shields – aye. Brett Palmer Palmer—aye; John Duval—aye. Ammon Jacobsmeyer – aye.

Motion passes unanimously.

Meeting entered at 8:05 pm

Note: Cassandra Arnell left after the directors' meeting.

Stansbury Greenbelt Service Area Board of Trustees Meeting

1. Call to Order by Brett Palmer at 8:05 pm



2. Roll Call

1. Board Members

1. Brett Palmer – Present via video conference
2. Ammon Jacobsmeyer – Present
3. John Duval – Present

2. Staff

1. James Hanzelka – Present
2. Ingrid Swenson – Present
3. Shawn Chidester – Present
4. Rebeca Snodgrass -- Present

3. Public Comments

Action Items

1. 2025.09.02 A

- a. Board Review and Possible Approval of August 27, 2025, Board Meeting Minutes.
John Duvall made a motion to accept the Board Meeting Minutes of 2025.
Ammon Jacobsmeyer seconded the motion.
Vote as follows:
Ammon Jacobsmeyer – aye; Brett Palmer Palmer—aye; John Duval– aye
Motion passes: Minutes are approved.

2. 2025.09.03 A

- a. Board Review of Cemetery Lot Line Adjustment and Possible Approval to Sign the Quit Claim Deed.
 1. The purpose of the Quit Claim Deed is to convey both everything the school is currently occupying and was intended to occupy per the record of survey under file no. 2019-0051 of the Tooele County recorder.
 2. Kyle Shields pointed out on the map what areas that the Quit Claim Deed is referring to and property line adjustments. The Quit Claim deed acknowledges the property line between the cemetery and the elementary. After final communication with the county, everything is in order.

Ammon Jacobsmeyer made a motion to approve the Quit Claim Deed of parcel number 05-034-0-0067.
John Duvall seconded the motion.

Vote as follows:

Ammon Jacobsmeyer – aye; Brett Palmer Palmer—aye; John Duval– aye

Motion passes unanimously.

Motion to Adjourn

Motion to adjourn the Stansbury Greenbelt Service Area Board of Trustees Meeting made by Ammon Jacobsmeyer. Motion seconded by John Duval.



STANSBURY

SERVICE AGENCY

Parks and Recreation

Vote as follows:

Brett Palmer Palmer—aye; John Duval— aye. Ammon Jacobsmeyer – aye.

Motion passes unanimously.

Meeting was adjourned at 8:13 pm

The content of these minutes is neither intended nor presented as a verbatim transcript of the meeting. Rather, they serve as a concise summary of the key discussions and actions that took place.

Approved this 24th day of October 2025.

Brett Palmer, Stansbury Service Agency Board Chair

Brett Palmer, Stansbury Greenbelt 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 TOOELE 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].

STATE OF UTAH

)

: ss.

County of _____

)

Tooele County

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

Notary Public

Dated this _____ day of _____ [year],

STATE OF UTAH

)

: ss.

County of _____

)

Stansbury Service Agency

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

Notary Public

Dated this _____ day of _____ [year],

STATE OF UTAH

)

: ss.

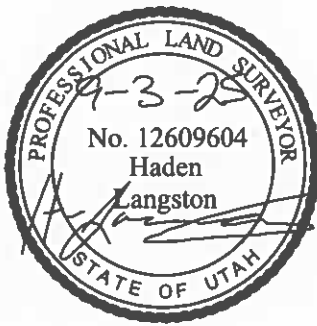
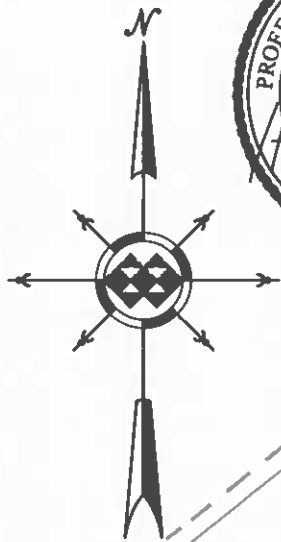
County of _____

)

Stansbury Greenbelt Service Area

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

Notary Public



ORIGINAL PARCEL
LINES (TYP.)

05-034-0-0071
STANSBURY
GREENBELT
SERVICE AREA
214876 SQ FT
4.93 ACRES

EXISTING
FENCE (TYP.)

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

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

POLE CANYON ROAD

STANSBURY PARKWAY

FOUND NW15,
T2SR4W, SLB&M

FOUND N15,
T2SR4W, SLB&M

BASIS OF BEARING
N89°56'50"W 2628.89'

S89°56'27"W 1078.13'

S2°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'

S30°44'19"E 542.06'

S22°57'23"E 159.44'

251.43'

S38°38'27"E 32.33'

262.09'

S51°21'33"W 985.71'

472.20'

N55°35'54"E 101.90'

N24°48'23"W 210.31'

N49°58'49"E 318.71'

S34°10'38"E 342.75'

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].

Signature

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

Brett Palmer
Stansbury Greenbelt Service Area Board Chair

ATTEST:

Ingrid Swenson
Stansbury Greenbelt Service Area Board Clerk