



Washington City Council
Regular Meeting Agenda
December 10, 2025

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Electronic Regular Meeting on **Wednesday, December 10, 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 Meetings of 11/12/25 and 11/18/25.

b. BOARD AUDIT REPORT

- i. Consideration to approve the Board Audit Report from November 2025

c. LOCAL CONSENT

- i. Consideration to approve the renewal of the following Off-Premise Retail Beer Licenses: Albertsons, First Stop, Gas Stop Washington, Harts Gas & Food, Maverik #390, Maverik #657, Terrible's 370, Walmart Supercenter #1439, Whammer's
- ii. Consideration to approve the renewal of the following On Premise Restaurant Full-Service Licenses: Black Bear Diner, Don Pedro's Family Mexican Restaurant, Koral Kafe & Entertainment, Ovation Sienna Hills, Red Robin Gourmet Burgers, Royal Thai Cuisine, St. Helen's Restaurant, LLC
- iii. Consideration to approve the renewal of the following On-Premise Beer Recreational Amenity Licenses: Coral Canyon Golf Course,

Green Spring Golf Course

- iv. Consideration to approve the renewal of the following Hotel Liquor License: Residence Inn
- v. Consideration to approve the renewal of the following Bar Establishment License: Koral Kafe & Entertainment

5. AWARD OF BID

- a. Consideration to award the bid for the Merrill Road Traffic Signal to Interstate Rock in the amount of \$278,834.00.
- b. Consideration to award the bid for the Main Street Widening to Advanced Construction and Designed in the amount of \$125,345.00.

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 an Ordinance for an Easement Vacation located at 2005 N Creekside Court. Applicant: Mike Stewart

7. CONDITIONAL USE PERMITS

- a. Consideration to approve Conditional Use Permit C-25-13 for a Department of Alcoholic Beverages Services retail store located at 350 W Buena Vista Blvd. Applicant: Tom Gibbs
- b. Consideration to approve Conditional Use Permit C-25-14 for a hotel located at Washington Pkwy and Buena Vista Blvd. Applicant: Bush & Gudgell

8. ORDINANCES

- a. Consideration to approve an Ordinance for Zone Change Z-25-22 to update the existing PUD-C located at 323 E Telegraph Street. Applicant: Johnson Engineering
- b. Consideration to approve an Ordinance for Zone Change Z-25-23 from R-1-6 and C-3 to to PUD-R located at Washington Pkwy and Tortoise Rock Rd. Applicant: Bush & Gudgell
- c. Consideration to approve an Ordinance for General Plan Amendment G-25-05 from Low Density (LD) to Neighborhood Commercial (NCOM) located at 400 West Merrill Road. Applicant: Strata Homes

- d. Consideration to approve an Ordinance for General Plan Amendment G-25-06 adding the Water Use and Preservation Element. Applicant: Washington City

9. RESOLUTION

- a. Consideration to approve a Resolution for an equipment lease with Zions Bancorp for the purchase of golf carts.
- b. Consideration to approve a Memorandum of Understanding between Washington City and St. George City.

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 4th day of December 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.

BANKCARD SUMMARY BY LAST 4 DIGITS OF CC



October 2025

DEPARTMENT	AMOUNT
Admin	247.55
Cemetery Department	963.46
City Manager	985.61
Community Center	12,264.21
Community Development	2,389.08
Economic Development	610.29
Finance Department	409.24
Fire Department	3,158.00
Golf Department	4,163.95
Human Resources	16.08
IT Department	4,529.86
Judicial Department	82.92
Legislative Affairs	2,274.83
Maintenance Dept	7,021.44
Mayor	630.94
Parks Department	6,463.36
Police Department	8,740.32
Power Department	5,584.00
Public Works	2,746.85
Recorder Department	438.68
Utilities Department	6.79
Washington City Council	1,319.04
Grand Total	65,046.50

GL	DEPARTMENT	DESCRIPTION	AMOUNT	DATE
10-4111-4331 - YOUTH CITY COUNCIL	Admin	0788 AMAZON MKTPL-FLAGS	138.75	9/30/25
10-4131-4610 - MISCELLANEOUS	Admin	3870 AMAZON RETA* NF65T3730-CUPS FOR SHELLY RETIREMENT PARTY	38.38	#####
10-4131-4610 - MISCELLANEOUS	Admin	3870 AMAZON MKTPL-NAPKINS FOR SHELLY RETIREMENT PARTY	23.45	#####
10-4131-4610 - MISCELLANEOUS	Admin	3870 AMAZON MKTPL-BOSS CELEBRATION	46.97	#####
37-4700-4795 - CAPITAL PROJECTS	Cemetery Department	4994 THE HOME DEPOT #4412-FENCING BARRIER FOR WHEELS PARK	193.35	9/29/25
10-4510-4270 - BUILDING & GROUNDS	Cemetery Department	4994 THE HOME DEPOT #4412-LATCH FOR BOILERS PARK GATE	23.96	9/30/25
10-4510-4610 - MISCELLANEOUS	Cemetery Department	4994 SQ *DOUGHNUTSVILLE 001 LL-DEPT. MORNING MEETING	46.22	10/3/25
10-4590-4150 - UNIFORMS	Cemetery Department	4994 SQ *KENNETH RUDE STUDIO-SWEATSHIRTS WITH CITY LOGO	97.00	10/8/25
10-4590-4260 - SMALL TOOLS & MINOR EQUIPMENT	Cemetery Department	4994 THE HOME DEPOT 4412-POWER TOOL, BATTERIES	528.00	10/9/25
10-4590-4250 - SUPPLIES & MATERIALS	Cemetery Department	4994 THE HOME DEPOT #4412-EPOXY ADHESIVE	30.97	#####
10-4590-4260 - SMALL TOOLS & MINOR EQUIPMENT	Cemetery Department	4994 THE HOME DEPOT #4412-TOW LIFT STRAP	43.96	#####
10-4131-4230 - TRAINING & TRAVEL	City Manager	1354 UTAH TRANSIT AUTHORITY-PUBLIC TRANSIT	5.00	10/1/25
10-4131-4230 - TRAINING & TRAVEL	City Manager	1354 ST GRG MUNICIPAL AIRPORT-PARKING	16.00	10/2/25
10-4131-4230 - TRAINING & TRAVEL	City Manager	1354 MARRIOTT DT CITY CREEK-ULCT CONFERENCE	233.87	10/2/25
10-4131-4230 - TRAINING & TRAVEL	City Manager	1354 MARRIOTT DT CITY CREEK-ULCT CONFERENCE	233.87	10/2/25
10-4131-4610 - MISCELLANEOUS	City Manager	1354 TST* TONYBURGERS - HOLLAD-ULCT CONFERENCE	104.61	10/3/25
10-4131-4610 - MISCELLANEOUS	City Manager	1354 TST* PICA RICA - ST GEORG-MEETING WITH DAVE WOODCOCK	83.24	10/4/25
10-4131-4211 - SOFTWARE	City Manager	1354 OPENAI *CHATGPT SUBSCR-RECURRING SUBSCRIPTION	21.35	#####
10-4131-4610 - MISCELLANEOUS	City Manager	1354 TST*RIGGATTIS WOOD FIRE-FARMERS MARKET DISCUSSION	41.88	#####
10-4131-4610 - MISCELLANEOUS	City Manager	1354 VIVACHICKEN-LUNCH WITH THE MAYOR	26.94	#####
10-4131-4230 - TRAINING & TRAVEL	City Manager	1354 UBER *TRIP-UBER IN FLA	11.93	#####
10-4131-4230 - TRAINING & TRAVEL	City Manager	1354 UBER *TRIP-UBER IN FLA	8.92	#####
10-4131-4230 - TRAINING & TRAVEL	City Manager	1354 ST GRG MUNICIPAL AIRPORT-PARKING FOR CONFERENCE IN FLA	48.00	#####
10-4150-4610 - MISCELLANEOUS	City Manager	1354 PRIME IV HYDRATION- EMPLOYEE APPRECIATION GIFT CARD DW	150.00	#####
10-4560-4314 - MARKETING EXPENSE	Community Center	1788 IN *DIXIE DIRECT II, INCO-DIXIE DIRECT ADS	1,100.00	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	1788 WALMART.COM-COOKIES FOR PROGRAMS COOKIE DECORATING	41.69	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	1788 WALMART.COM-COOKIE MIX, EGGS, OIL PROGRAMS	63.91	#####
10-4560-4610 - MISCELLANEOUS	Community Center	3281 TST*SEVEN BROTHERS - ST.-TRAILS MEETING BARRY, PAUL, CRAIG C.	53.39	10/6/25
10-4560-4610 - MISCELLANEOUS	Community Center	3281 PIZZA FACTORY PINE VIEW-MAINT MTG BARRY, TRAVIS, DAN	69.05	#####
10-4562-4250 - SUPPLIES & MATERIALS	Community Center	4364 THE HOME DEPOT 4412-DECK CHAIRS FOR POOL	314.58	9/29/25
10-4562-4230 - TRAINING & TRAVEL	Community Center	4364 MAVERIK #390-LEADERSHIP ACADEMY TRAVEL	54.29	9/30/25
10-4562-4230 - TRAINING & TRAVEL	Community Center	4364 DINO DASH CAR WASH WASH-LEADERSHIP ACADEMY TRAVEL	10.00	9/30/25
10-4562-4230 - TRAINING & TRAVEL	Community Center	4364 HABIT AMERICAN FORK #116-LEADERSHIP ACADEMY TRAVEL	28.82	9/30/25
10-4562-4230 - TRAINING & TRAVEL	Community Center	4364 HOLIDAY OIL #41-L.EADERSHIP ACADEMY TRAVEL	47.90	10/1/25
10-4562-4230 - TRAINING & TRAVEL	Community Center	4364 DINO DASH CAR WASH WASH-LEADERSHIP ACADEMY TRAVEL	10.00	10/3/25
10-4562-4230 - TRAINING & TRAVEL	Community Center	4364 CHEVRON 0381217-LEADERSHIP ACADEMY TRAVEL	48.70	10/3/25
10-4562-4210 - DUES AND MEMBERSHIPS	Community Center	4364 AMERICAN RED CROSS-LIFEGUARD CLASS	280.00	#####
10-4562-4210 - DUES AND MEMBERSHIPS	Community Center	4364 AMERICAN RED CROSS-CPR CLASS	320.00	#####
10-4562-4250 - SUPPLIES & MATERIALS	Community Center	4364 FIESTA FUN CENTER-CHRISTMAS PARTY POOL	500.00	#####
10-4565-4310 - PROFESSIONAL & TECHNICAL	Community Center	6706 IN *YUP FINGERPRINTING-FINGER PRINTS PRESCHOOL	49.00	10/1/25
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 WM SUPERCENTER #1439-CANDY CORN, PUMKINS, PROGRAMS	80.54	10/3/25
10-4565-4250 - SUPPLIES & MATERIALS	Community Center	6706 AMAZON PRIME-MUSIC FOR PRESCHOOL	21.34	10/4/25
10-4565-4250 - SUPPLIES & MATERIALS	Community Center	6706 WALMART.COM-PUMPKIN SEEDS PRESCHOOL	24.60	10/4/25
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 WALMART.COM 8009256278-PICKLES, ONIONS PROGRAMS	18.74	10/1/25
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 WALMART.COM 8009256278-HOT SAUCE, OLIVES FOOD ITEMS FOR PROGRAMS	169.96	10/1/25
10-4560-4314 - MARKETING EXPENSE	Community Center	6706 IN *ST. GEORGE NEWS-MARKETING ADS FOR WCCC	2,000.00	10/6/25
10-4565-4310 - PROFESSIONAL & TECHNICAL	Community Center	6706 CCL GOVPAY-FINGERPRINTS, BACKGROUND PRESCHOOL	64.00	10/8/25
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 WALMART.COM-STICKERS PROGRAMS	0.15	10/9/25
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 WALMART.COM-CUPS PROGRAMS	13.18	10/9/25
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 AMAZON MKTPL-PERMANENT MARKERS PROGRAMS	31.99	10/9/25
10-4565-4310 - PROFESSIONAL & TECHNICAL	Community Center	6706 CCL GOVPAY-FINGERPRINTS, BACKGROUND PRESCHOOL	394.75	10/9/25
10-4560-4610 - MISCELLANEOUS	Community Center	6706 ROYAL THAI CUISINE-ONBOARDING LUNCH FOR NEW PRESCHOOL COORD.	76.38	10/9/25
10-4565-4250 - SUPPLIES & MATERIALS	Community Center	6706 AMAZON MKTPL-KRAFT PAPER, HOT GLUE GUN, DUM DUMS PRESCHOOL	104.92	#####
10-4565-4250 - SUPPLIES & MATERIALS	Community Center	6706 AMAZON MKTPL-SLIME FOR HALLOWEEN PRESCHOOL	29.46	#####
10-4565-4250 - SUPPLIES & MATERIALS	Community Center	6706 AMAZON MKTPL-GIFT BAGS FOR PRESCHOOL	43.98	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 AMAZON MKTPL-CANVAS BOARDS FOR PROGRAMS	146.66	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 WALMART.COM-PLATES, GUMMY WORMS PROGRAMS	230.49	#####
10-4565-4250 - SUPPLIES & MATERIALS	Community Center	6706 AMAZON MKTPL-ERASER BULK FOR PRESCHOOL, VAMPIRE TEETH	119.82	#####
10-4565-4250 - SUPPLIES & MATERIALS	Community Center	6706 WALMART.COM-NILLA WAFERS, CHEESE FOR PRESCHOOL	62.76	#####
10-4568-4250 - SUPPLIES & MATERIALS	Community Center	6706 IN *AZURE LLC-BIBS FOR HALF MARATHON	491.00	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 WALMART.COM-CUPS PROGRAMS	7.98	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 WALMART.COM-OREOS, FROSTING PROGRAMS	50.88	#####
10-4568-4250 - SUPPLIES & MATERIALS	Community Center	6706 AMAZON MKTPL-FLAG AND FLAGPOLES FOR EVENTS	392.93	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 WM SUPERCENTER #1439-MINI MARSHMELLOWS, SALT PROGRAMS	58.57	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 WALMART.COM-PASTA, FROSTING PROGRAMS	43.06	#####
10-4111-4331 - YOUTH CITY COUNCIL	Community Center	6706 POWER IMAGE-YOUTH COUNCIL SHIRTS	1,580.02	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 TEACHERSPAYTEACHERS.COM-POLAR EXPRESS RECIPE AND POEM	3.21	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 AMAZON MKTPL-PAINT FOR PROGRAMS	14.98	#####
10-4565-4250 - SUPPLIES & MATERIALS	Community Center	6706 WALMART.COM-CHEESE, ONIONS, POTATOES PRESCHOOL	26.26	#####
10-4565-4250 - SUPPLIES & MATERIALS	Community Center	6706 WALMART.COM-PAPER PLATES, FORKS, HALLOWEEN ITEMS PRESCHOL	67.17	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 AMAZON MKTPL-FOAM BALLS FOR PROGRAMS	24.99	#####
10-4565-4250 - SUPPLIES & MATERIALS	Community Center	6706 AMAZON MKTPL-PUSH PIN MAGNETS, COTTON SWABS PRESCHOOL	269.92	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 ETSY, INC.-HALLOWEEN SCAVENGER HUNT	2.59	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 AMAZON MKTPL-FEATHERS, FOAM BALLS, PAINT PROGRAMS	129.52	#####
10-4568-4250 - SUPPLIES & MATERIALS	Community Center	6706 AMAZON MKTPL-STOCKING HATS FOR EVENTS	19.51	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	6706 WALMART.COM 8009256278-AUTUMN MIX, CUPS, VANILLA PROGRAMS	115.86	#####
10-4562-4250 - SUPPLIES & MATERIALS	Community Center	8966 AMAZON MKTPL-DROPS FOR POOL CHEMICALS	9.45	9/30/25
10-4560-4260 - SMALL TOOLS & MINOR EQUIPMENT	Community Center	8966 AMAZON.COM*NV8S09A90-10LB WEIGHT PLATES FOR FITNESS	96.04	9/30/25
10-4562-4250 - SUPPLIES & MATERIALS	Community Center	8966 AMAZON MKTPL-CHEMICAL DROPS FOR POOL	34.27	10/1/25
10-4560-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Community Center	8966 AMAZON MKTPL-DESK MAT, CALENDARS, POINTER STICKS OFFICE	69.03	10/2/25
10-4560-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Community Center	8966 AMAZON MKTPL-TAPE, LEAVES, CLOTHS. LED LIGHTS FOR OFFICE	136.07	10/5/25
10-4560-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Community Center	8966 AMAZON MKTPL-COFFEE KCUPS	13.99	10/6/25
10-4560-4310 - PROFESSIONAL & TECHNICAL	Community Center	8966 CCL GOVPAY-FINGERPRINTS STATE BACKGROUNDS DAYCARE	64.00	10/7/25
10-4560-4250 - SUPPLIES & MATERIALS	Community Center	8966 AMAZON.COM*NM30L6IB0-BUBBLES FOR DAYCARE	21.06	#####
10-4560-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Community Center	8966 AMAZON MKTPL-LEAVES FALL DECOR, DISHWASHER PODS , FANS	152.93	#####
10-4560-4314 - MARKETING EXPENSE	Community Center	8966 MAILCHIMP-MONTHLY EMAIL BLASTS	234.60	#####

GL	DEPARTMENT	DESCRIPTION	AMOUNT	DATE
10-4568-4250 - SUPPLIES & MATERIALS	Community Center	8966 COSTCO WHSE #0672-CANDY FOR TRUNK OR TREAT EVENT	387.83	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	8966 AMAZON MKTPL-POLOR EXPRESS, LEGO BATTERIES PROGRAMS	398.56	#####
10-4562-4250 - SUPPLIES & MATERIALS	Community Center	8966 AMAZON MKTPL-ROCKWALL CHALK	20.94	#####
10-4560-4250 - SUPPLIES & MATERIALS	Community Center	8966 ALS SPORTING GOODS - ST.-FITNESS BINGO PRIZES	350.09	#####
10-4568-4250 - SUPPLIES & MATERIALS	Community Center	8966 AMAZON MKTPL-CAUTION TAPE FOR EVENTS	35.99	#####
10-4565-4250 - SUPPLIES & MATERIALS	Community Center	8966 AMAZON MKTPL-WALL CHARGER, BEADS PRESCHOOL	77.94	#####
10-4566-4250 - SUPPLIES & MATERIALS	Community Center	8966 AMAZON MKTPL-HALLOWEEN COOKIE CUTTERS PROGRAMS	22.99	#####
10-4565-4250 - SUPPLIES & MATERIALS	Community Center	8966 AMAZON MKTPL-WIRELESS DOORBELL PRESCHOOL	42.66	#####
10-4567-4210 - DUES AND MEMBERSHIPS	Community Center	9263 AMAZON RETA* NM2XH5Z12-BOOKS FOR LEADERSHIP TRAINING REC	56.88	#####
10-4567-4260 - SMALL TOOLS & MINOR EQUIPMENT	Community Center	9263 AMAZON MKTPL-WRISTBANDS FOR FOOTBALL REC	115.39	#####
10-4610-4230 - TRAINING & TRAVEL	Community Development	3845 CUSTOMER SERVICE 40 HR-DOPL MH	200.00	10/6/25
10-4610-4230 - TRAINING & TRAVEL	Community Development	3845 UT PROF LIC ONLINE-DOPL CC	86.00	#####
10-4610-4230 - TRAINING & TRAVEL	Community Development	3845 WEST COAST CODE CONSULTAN-TRAINING CC	207.00	#####
10-4610-4230 - TRAINING & TRAVEL	Community Development	3845 JIMMY JOHNS 102-TRAINING	327.01	#####
10-4610-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Community Development	3845 UPDATES-UPCODES	468.00	#####
10-4610-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Community Development	3845 AMAZON MKTPL-OFFICE SUPPLY	87.96	#####
10-4610-4230 - TRAINING & TRAVEL	Community Development	3845 SQ *DOUGHNUTSVILLE 001 LL-DEPT. TRAINING	42.99	#####
10-4610-4230 - TRAINING & TRAVEL	Community Development	3845 PAYPAL-TRAINING DW	115.00	#####
10-4610-4230 - TRAINING & TRAVEL	Community Development	3845 PAYPAL-TRAINING BG	115.00	#####
10-4610-4230 - TRAINING & TRAVEL	Community Development	3845 PAYPAL-TRAINING CJ	115.00	#####
10-4610-4230 - TRAINING & TRAVEL	Community Development	3845 PAYPAL-TRAINING CC	230.00	#####
10-4610-4230 - TRAINING & TRAVEL	Community Development	4666 MAVERIK #438-TRAINING ER	4.38	10/2/25
10-4610-4230 - TRAINING & TRAVEL	Community Development	4666 MARRIOTT SALT LAKE DOWNTOWN-TRAINING ER	7.37	10/2/25
10-4610-4230 - TRAINING & TRAVEL	Community Development	4666 ST GRG MUNICIPAL AIRPORT-TRAINING PARKING	16.00	10/2/25
10-4610-4230 - TRAINING & TRAVEL	Community Development	4666 MARRIOTT DT CITY CREEK-HOTEL TRAINING CC	233.87	10/2/25
10-4610-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Community Development	4666 SP TIMELESSAWARDS-NAME PLATE	33.50	10/8/25
10-4610-4210 - DUES AND MEMBERSHIPS	Community Development	4666 CUSTOMER SERVICE 40 HR-CERT RENEW BG	100.00	#####
10-4652-4610 - MISCELLANEOUS	Economic Development	8277 TST*SEVEN BROTHERS - ST.-BUSINESS MEETING - DOWNTOWN RFQ	32.53	10/9/25
10-4652-4230 - TRAINING & TRAVEL	Economic Development	8277 EXPEDIA 73278743638818-EXPEDIA FLIGHT & HOTEL 47G AEROSPACE & DEFENSE CONFERENCE	211.56	#####
10-4652-4230 - TRAINING & TRAVEL	Economic Development	8277 DELTA AIR-EXPEDIA FLIGHT & HOTEL 47G AEROSPACE & DEFENSE CONFERENCE	366.20	#####
10-4141-4230 - TRAINING & TRAVEL	Finance Department	5221 FSP*UTAH VALLEY CHAPTER O-PAYROLL CONFERENCE	150.00	10/1/25
10-4141-4610 - MISCELLANEOUS	Finance Department	5221 TST*SEVEN BROTHERS - ST.-FINANCE MEETING	69.14	#####
10-4141-4230 - TRAINING & TRAVEL	Finance Department	5221 RESIDENCE INNS PROVO-PAYROLL CONFERENCE	190.10	#####
10-4220-4610 - MISCELLANEOUS	Fire Department	2712 BEANS & BREWS 905-OCT 2026 MONTHLY CAPTAINS MEETING	14.56	10/8/25
10-4220-4610 - MISCELLANEOUS	Fire Department	2712 CHICK-FIL-A #04568-OCT 2026 MONTHLY CAPTAINS MEETING	90.25	10/8/25
10-4220-4150 - UNIFORMS	Fire Department	2712 SP VERTX-MENS PANTS	219.98	#####
10-4220-4610 - MISCELLANEOUS	Fire Department	2712 DINO DASH CAR WASH WASH-CHIEF'S & MARSHAL CAR WASHES	83.00	#####
10-4220-4210 - DUES AND MEMBERSHIPS	Fire Department	5089 NFPA NATL FIRE PROTECT-ANNUAL MEMBERSHIP	129.99	10/7/25
10-4220-4211 - SOFTWARE	Fire Department	5089 RING STANDARD PLAN-ANNUAL SUBSCRIPTION	106.74	10/8/25
10-4220-4270 - BUILDING & GROUNDS	Fire Department	5089 THE HOME DEPOT #4412-LIGHT WITH FAN FOR BATHROOM	137.98	#####
10-4220-4610 - MISCELLANEOUS	Fire Department	5089 TST*SEVEN BROTHERS - ST.-COUNTY CHIEF MEETING	95.88	#####
10-4220-4270 - BUILDING & GROUNDS	Fire Department	7346 AMAZON MKTPL-BAY FLOOR CLEANING DETERGENT	75.72	9/30/25
10-4220-4270 - BUILDING & GROUNDS	Fire Department	7346 AMAZON.COM*NJ44G9MP2-CLEANING SUPPLIES FOR ALL STATIONS	99.55	10/1/25
10-4220-4250 - SUPPLIES & MATERIALS	Fire Department	7346 AUTOZONE #0881-12 VOLT POWER SUPPLY IN CAB-OLD TEX	31.43	10/3/25
10-4220-4250 - SUPPLIES & MATERIALS	Fire Department	7346 ZAGG DINO-IPHONE CASE- ST.64	59.99	10/8/25
10-4220-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Fire Department	7346 THE GALLERY COLLECTION-HOLIDAY CARDS	68.38	10/7/25
10-4220-4310 - PROFESSIONAL & TECHNICAL	Fire Department	7346 BUGZAPPER PEST CONTROL-PEST CONTROL FOR ST. 61 & 62	120.00	#####
10-4220-4250 - SUPPLIES & MATERIALS	Fire Department	7346 WM SUPERCENTER #1439-FIRST AIDE SUPPLIES & DEPT.CHILLI COOK-OFF	126.14	#####
10-4220-4610 - MISCELLANEOUS	Fire Department	7346 COSTCO WHSE #0672-TRICK TREAT CANDY FOR TRUNK & TREATS EVENTS	459.80	#####
10-4220-4250 - SUPPLIES & MATERIALS	Fire Department	7346 WAL-MART #1439-GENERATOR PARTS	40.74	#####
10-4220-4150 - UNIFORMS	Fire Department	7346 AMAZON MKTPL-MENS WATER RESISTANT JACKET-FIRE MARSHAL	58.98	#####
10-4220-4270 - BUILDING & GROUNDS	Fire Department	7346 AMAZON.COM*N8U8T82JO2-PAPER TOWELS & TOILET PAPER	275.31	#####
10-4220-4250 - SUPPLIES & MATERIALS	Fire Department	7346 AMAZON.COM*N40WH3FD1-SOAP	9.88	#####
10-4220-4250 - SUPPLIES & MATERIALS	Fire Department	7346 THE HOME DEPOT #4412-8FT BUTCHER BLOCK FOR BOOTH	320.78	#####
10-4220-4230 - TRAINING & TRAVEL	Fire Department	7346 PRICELN*SLEEP INN PROV-WILDLAND TRAINING-MIKE WHITE	77.89	#####
10-4220-4210 - DUES AND MEMBERSHIPS	Fire Department	7346 MAVERIK #657-FOOD HANDLERS PERMIT-BATTLE OF THE BADGES	18.40	#####
10-4220-4251 - FUEL	Fire Department	7346 EASY FOOD HANDLERS-FUEL FOR GENERATOR	24.99	#####
10-4220-4610 - MISCELLANEOUS	Fire Department	7346 WALMART.COM-COOKING SUPPLIES FOR BATTLE OF THE BADGES-CHILLI COOK-OFF	74.53	#####
10-4220-4610 - MISCELLANEOUS	Fire Department	7346 ALBERTSONS.COM #0301-COOKING SUPPLIES FOR BATTLE OF THE BADGES-CHILLI COOK-OFF	88.11	#####
10-4220-4310 - PROFESSIONAL & TECHNICAL	Fire Department	7346 IN *ALLIANCE FIRE AND SAF-EXTINGUISHER ANNUAL TESTING ST.61	249.00	#####
10-4559-4692 - MERCHANDISE PURCHASE	Golf Department	1859 UINTA GOLF 107-MERCHANDISE	97.24	9/30/25
10-4559-4280 - UTILITIES	Golf Department	1859 PY *INFOWEST-SECURITY MONITORING OF THE PRO SHOP	39.99	10/1/25
10-4559-4691 - FOOD COSTS	Golf Department	1859 AMAZON MKTPL-BAGS FOR ICE AND BEER	95.75	10/6/25
10-4559-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Golf Department	1859 AMAZON MKTPL-CLOCK FOR PRO SHOP	28.49	10/7/25
10-4559-4692 - MERCHANDISE PURCHASE	Golf Department	1859 UINTA GOLF 107-MERCHANDISE	137.50	#####
10-4559-4250 - SUPPLIES & MATERIALS	Golf Department	1859 PIONEER FLOOR COVERINGS-CARPET FOR DECK	1,973.16	#####
10-4558-4260 - SMALL TOOLS & MINOR EQUIPMENT	Golf Department	7237 AMAZON MKTPL-CART TIRES	149.99	9/30/25
10-4558-4260 - SMALL TOOLS & MINOR EQUIPMENT	Golf Department	7237 AMAZON MKTPL-PLACE PMTS-AIR FILTERS	(25.73)	10/1/25
10-4558-4790 - OTHER PROJECTS	Golf Department	7237 STAR NURSERY 1007-RED STAR ROCK	1,048.00	10/1/25
10-4558-4260 - SMALL TOOLS & MINOR EQUIPMENT	Golf Department	7237 AMAZON MKTPL-ENGINE AIR FILTERS	57.96	10/2/25
10-4558-4260 - SMALL TOOLS & MINOR EQUIPMENT	Golf Department	7237 HARBOR FREIGHT TOOLS 528-DRUM BREAK EXTRACTOR	199.85	10/7/25
10-4558-4260 - SMALL TOOLS & MINOR EQUIPMENT	Golf Department	7237 THE HOME DEPOT #4412-TORX BIT SET	42.44	#####
10-4558-4270 - BUILDING & GROUNDS	Golf Department	7237 AMAZON MKTPL-STARTER GENERATOR	147.49	#####
10-4558-4260 - SMALL TOOLS & MINOR EQUIPMENT	Golf Department	7237 CALRANCH-ST GEORGE #19-TRANSFER PUMP	82.97	#####
10-4558-4260 - SMALL TOOLS & MINOR EQUIPMENT	Golf Department	7237 THE HOME DEPOT #4412-GLOVES	14.88	#####
10-4558-4260 - SMALL TOOLS & MINOR EQUIPMENT	Golf Department	7237 CALRANCH-ST GEORGE #19-SCOOP SHOVEL	73.97	#####
10-4134-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Human Resources	0868 WAL-MART #1439-OFFICE SUPPLIES	16.08	#####
10-4210-4610 - MISCELLANEOUS	IT Department	0796 BLACK BEAR DINER-DEPARTMENT MEETING IDEAS/ISSUES	56.39	10/8/25
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	IT Department	0796 AMAZON MKTPL-PD BATTERY FOR LAPTOP	95.99	10/8/25
10-4610-4240 - OFFICE EQUIP, SUPPLIES & MAINT	IT Department	0796 AMAZON MKTPL-PHONE CHARGER/IPAD CASE FOR BUILDING	43.58	10/9/25
10-4560-4240 - OFFICE EQUIP, SUPPLIES & MAINT	IT Department	0796 AMAZON MKTPL-WCCC KEYBOARD FOR TIFFANY	95.99	#####
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	IT Department	0796 APPLE.COM/US-APPLE MINI/TRACKPAD/KEYBOARD - PD -MNOE (SAME INVOICE)	129.00	#####
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	IT Department	0796 APPLE.COM/US-APPLE MINI/TRACKPAD/KEYBOARD - PD -MNOE (SAME INVOICE)	179.00	#####
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	IT Department	0796 APPLE.COM/US-APPLE MINI/TRACKPAD/KEYBOARD - PD -MNOE (SAME INVOICE)	499.00	#####
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	IT Department	0796 AMAZON MKTPL-MONITOR/SPEAKER - PD -MNOE	357.12	#####
10-4140-4240 - OFFICE EQUIP, SUPPLIES & MAINT	IT Department	0796 AMAZON MKTPL-FLEET IPAD CASES	59.88	#####

GL	DEPARTMENT	DESCRIPTION	AMOUNT	DATE
10-4140-4240 - OFFICE EQUIP, SUPPLIES & MAINT	IT Department	0796 APPLE.COM/US-FLEET IPADS	658.00	#####
10-4160-4240 - OFFICE EQUIP, SUPPLIES & MAINT	IT Department	0796 AMAZON MKTPL-PRESENTATION CLICKERS FOR HERITAGE HALL/MAYOR	30.71	#####
10-4139-4230 - TRAINING & TRAVEL	IT Department	0796 MAVERIK CNTRY STRE 321-GAS FOR CONFERENCE - KELLY	40.73	#####
10-4139-4230 - TRAINING & TRAVEL	IT Department	0796 HAMPTON INN PROVO-CONFERENCE HOTEL 1 OF 2 - KC	590.92	#####
10-4139-4230 - TRAINING & TRAVEL	IT Department	0796 HAMPTON INN PROVO-CONFERENCE HOTEL 2 OF 2 - SB	590.92	#####
10-4139-4211 - SOFTWARE	IT Department	9790 MISCELLANEOUS FEE - FOREIGN CURRENCY FEE-CANADIAN FRIENDSHIP FEE	2.50	10/1/25
10-4139-4211 - SOFTWARE	IT Department	9790 TAILSCALE-VPN MONTHLY	83.27	10/1/25
10-4139-4240 - OFFICE EQUIP, SUPPLIES & MAINT	IT Department	9790 SINCH MAILGUN-TRANSACTIONAL EMAIL API USAGE	1.47	10/1/25
10-4139-4211 - SOFTWARE	IT Department	9790 LINODE . AKAMAI-CLOUD SERVERS MONTHLY	197.49	10/1/25
10-4139-4211 - SOFTWARE	IT Department	9790 FAXAGE-HR EFAX	7.95	10/2/25
10-4139-4211 - SOFTWARE	IT Department	9790 TWILIO SENDGRID-TRANSCATIONAL EMAIL API MONTHLY	19.95	10/3/25
10-4150-4310 - PROFESSIONAL & TECHNICAL	IT Department	9790 MAILCHIMP-EMAIL NEW MONTHLY NEWSLETTER	234.60	10/7/25
10-4139-4211 - SOFTWARE	IT Department	9790 TWILIO G6VRZPKW7QN3XW99-COMMUNICATIONS API REFILL	20.31	#####
10-4139-4211 - SOFTWARE	IT Department	9790 FIGMA-VISUAL DOCUMENTATION TOOL	320.25	#####
10-4139-4240 - OFFICE EQUIP, SUPPLIES & MAINT	IT Department	9790 SQSP* DOMAIN#205696207-DOMAIN RENEWAL	25.62	#####
10-4139-4211 - SOFTWARE	IT Department	9790 WARP PRO SUBSCRIPTION-TERMINAL TOOL	19.22	#####
10-4139-4240 - OFFICE EQUIP, SUPPLIES & MAINT	IT Department	9790 APPLE.COM/BILL-ICLOUD STORAGE	9.99	#####
10-4139-4211 - SOFTWARE	IT Department	9790 ZOOM.COM 888-799-9666-CITY COMMUNICATION/STREAMING SOFTWARE	160.01	#####
10-4121-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Judicial Department	1932 AMAZON MKTPL-PROSECUTOR STAMP	13.59	#####
10-4121-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Judicial Department	1932 AMAZON MKTPL-LABELS FOR JURY	6.98	#####
10-4121-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Judicial Department	1932 AMAZON MKTPL-PROSECUTOR STAMP	9.45	#####
10-4121-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Judicial Department	1932 AMAZON MKTPL-HIGHLIGHTERS	9.30	#####
10-4121-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Judicial Department	1932 AMAZON MKTPL-WHITE OUT, MARKERS CLEANER	43.60	#####
10-4111-4610 - MISCELLANEOUS	Legislative Affairs	6730 CAFE ZUPAS-LUNCH WITH COTTON DAYS COMMUNITY	68.23	9/30/25
10-4111-4230 - TRAINING & TRAVEL	Legislative Affairs	6730 MAVERIK #438-GAS FOR RENTAL CAR FOR THE LEAGUE MEETINGS	24.00	10/2/25
10-4150-4610 - MISCELLANEOUS	Legislative Affairs	6730 PRICELN*FOX RENT A CAR-NO RECEIPT SUBMITTED	(100.48)	10/2/25
10-4150-4610 - MISCELLANEOUS	Legislative Affairs	6730 PRICELN*FOX RENT A CAR-NO RECEIPT SUBMITTED	100.48	10/2/25
10-4150-4610 - MISCELLANEOUS	Legislative Affairs	6730 UBER *TRIP-LEAGUE UBER	25.93	10/3/25
10-4150-4610 - MISCELLANEOUS	Legislative Affairs	6730 STARBUCKS PRE-SECURTY-BREAKFAST ON LEAGUE TRIP	13.19	10/2/25
10-4150-4610 - MISCELLANEOUS	Legislative Affairs	6730 ST GRG MUNICIPAL AIRPORT-LEAGUE TRIP	16.00	10/2/25
10-4150-4610 - MISCELLANEOUS	Legislative Affairs	6730 TST*SAPA SUSHI BAR & GRI-ELDON, JORDAN, RUSTY, LEAGUE TRIP	47.46	10/2/25
10-4652-4230 - TRAINING & TRAVEL	Legislative Affairs	6730 TST*SAPA SUSHI BAR & GRI-ELDON, JORDAN, RUSTY, LEAGUE TRIP	47.46	10/2/25
10-4610-4230 - TRAINING & TRAVEL	Legislative Affairs	6730 TST*SAPA SUSHI BAR & GRI-ELDON, JORDAN, RUSTY, LEAGUE TRIP	47.47	10/2/25
10-4150-4610 - MISCELLANEOUS	Legislative Affairs	6730 MARRIOTT DT CITY CREEK-ULCT CONFERENCE	233.87	10/2/25
10-4131-4230 - TRAINING & TRAVEL	Legislative Affairs	6730 HERTZ CAR RENTAL-RENTAL CAR FOR LEAGUE TRIP	183.34	10/4/25
10-4150-4610 - MISCELLANEOUS	Legislative Affairs	6730 KORNER MART-FUEL FOR CEDAR CITY GOVERNOR'S SUMMIT IN CEDAR CITY	20.00	10/7/25
10-4131-4230 - TRAINING & TRAVEL	Legislative Affairs	6730 FSP*BRANDED INK-USS VESTS EMBROIDERY	143.58	#####
10-4131-4230 - TRAINING & TRAVEL	Legislative Affairs	6730 COSTCO WHSE #0672-USS VESTS	153.62	#####
10-4150-4610 - MISCELLANEOUS	Legislative Affairs	6730 COSTCO WHSE #0672-ECHOES OF VALOR REFRESHMENTS AT HERITAGE HALL	125.71	#####
10-4131-4230 - TRAINING & TRAVEL	Legislative Affairs	6730 BREEZE AIRWAI4MUHC-MAYOR FLIGHT TO CONNECTICUT	60.00	#####
10-4131-4230 - TRAINING & TRAVEL	Legislative Affairs	6730 FSP*BRANDED INK-USS VESTS	143.58	#####
10-4131-4610 - MISCELLANEOUS	Legislative Affairs	6730 TST*PAULS PASTA-DINNER IN CONNECTICUT. USS UTAH TRIP	27.80	#####
10-4131-4610 - MISCELLANEOUS	Legislative Affairs	6730 SQ*OFF THE HOOK BY J&R S-LUNCH IN CONNECTICUT. USS UTAH TRIP	15.51	#####
10-4131-4610 - MISCELLANEOUS	Legislative Affairs	6730 SHELL OIL 10010637006-GAS FOR RENTAL CAR IN CONNECTICUT	38.00	#####
10-4131-4610 - MISCELLANEOUS	Legislative Affairs	6730 BREEZE AIRWAE84SQG-LOST RECEIPT FORM TURNED IN TO FINANCE	19.00	#####
10-4131-4610 - MISCELLANEOUS	Legislative Affairs	6730 CCDOA LAS AIRPORT-PARKING AT LAS AIRPORT FOR USS UTAH TRIP	48.00	#####
10-4131-4610 - MISCELLANEOUS	Legislative Affairs	6730 PILOT_00341-GAS FOR DRIVE TO AND FROM VEGAS FOR USS UTAH	53.42	#####
10-4131-4210 - DUES AND MEMBERSHIPS	Legislative Affairs	6730 GANNETT MEDIA CO-MONTHLY SUBSCRIPTION FEE - NO RECEIPT	16.99	#####
10-4131-4610 - MISCELLANEOUS	Legislative Affairs	6730 HILTON GARDEN INN GROT-HOTEL IN CONNECTICUT FOR USS UTAH TRIP	430.04	#####
10-4131-4610 - MISCELLANEOUS	Legislative Affairs	6730 TST* JAMBA JUICE - 102915-BREAKFAST IN AIRPORT FOR USS UTAH TRIP	10.09	#####
10-4131-4610 - MISCELLANEOUS	Legislative Affairs	6730 HERTZ CAR RENTAL-RENTAL CAR FOR USS UTAH TRIP IN CONNECTICUT	262.54	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT #4412-POOL WALL PAINT	71.06	9/29/25
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT #4412-CAULKING, SCRAPING BLADES, AND PUTTY KNIFES	107.68	9/29/25
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT #4412-CAULKING	39.92	9/30/25
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT #4412-BATTERIES AND RTU WAND	58.21	9/30/25
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT #4412-SCREWS, ADHESIVE, AND PAINT	104.18	10/1/25
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT #4412-POOL WALL PAINT	47.98	10/2/25
10-4210-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT 4412-SCREWS , CABLES, AND CABLE CLIPS	92.10	10/2/25
10-4210-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT #4412-FOOD DISPOSAL	149.00	10/2/25
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT #4412-PAINT	47.98	10/6/25
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 WM SUPERCENTER #1439-WALLPLATES, GORILLA TAPE, AND SCREW KITS	61.02	10/7/25
10-4160-4250 - SUPPLIES & MATERIALS	Maintenance Dept	7115 OREILLY 3798-FUSES	10.98	#####
10-4510-4310 - PROFESSIONAL & TECHNICAL	Maintenance Dept	7115 THE HOME DEPOT #4412-PHOTO EYE FOR HERITAGE TRAIL LIGHT	39.96	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT #4412-50' HOSE	44.98	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT #4412-GASKET SEALANT AND AIR GAUGE	14.46	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT #4412-PAINTERS TAPE, AND SPACKLING	47.44	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT #4412-EPOXY, ADHESIVE, AND PAINT	50.24	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 BATTERIES+BULBS #0355-BATTERIES	43.25	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 0384 - ROOFERS SUPPLY-PARK ROOF TILES	20.00	#####
10-4160-4250 - SUPPLIES & MATERIALS	Maintenance Dept	7115 LOWES #01118-REFRIGERATOR	699.00	#####
10-4160-4250 - SUPPLIES & MATERIALS	Maintenance Dept	7115 THE HOME DEPOT #4412-TUBING/CHEMICAL LINES	39.92	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT #4412-PAINT	47.98	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	7115 THE HOME DEPOT 4412-PAINT SUPPLIES	86.40	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 AMAZON MARK* NJ34E5K61-VALVE KEYS	20.79	10/1/25
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 WAL-MART #1439-SUPPLIES	19.96	10/2/25
10-4210-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 AMAZON MARK* NV1V145R2-TOILET HANDLE	39.99	10/7/25
10-4160-4211 - SOFTWARE	Maintenance Dept	8765 GOOD SPORTSMAN MARKETING,-PARK CAMERA SUBSCRIPTION	57.00	10/9/25
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 AMAZON MARK* NM3ZU2412-STAINLESS STEEL FLANGE	92.99	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 ULINE-SOAP AND SPARY BOTTLES	127.61	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 THE BILCO COMPANY-LOCK ASSEMBLY KITS	510.00	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 AMAZON MARK* NM23X9UO1-SLOAN TOILET PARTS	148.92	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 AMAZON MARK* NU5605OD1-SLOAN URINAL PARTS	29.60	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 AMAZON MARK* NU15N6N60-25-PACK LIGHT CENS CLIPS	37.20	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 AMAZON MARK* NM6844X52-VACUUM BAGS	42.62	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 AMAZON MARK* NU7513NKO-SLOAN REPLACEMENT VACUUM BREAKER	44.40	#####
10-4160-4211 - SOFTWARE	Maintenance Dept	8765 EZOFFICEINVENTORY-ANNUAL SUBSCRIPTION	596.40	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 AMAZON MARK* NU9RT5TT2-TOUCHLESS SINK FAUCET	196.62	#####

GL	DEPARTMENT	DESCRIPTION	AMOUNT	DATE
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 AMAZON RETA* NU8569H12-C-BATTERYS	47.37	#####
10-4160-4150 - UNIFORMS	Maintenance Dept	8765 SQ *KENNETH RUDE STUDIO-T-SHIRTS/ SWEATSHIRTS	1,608.00	#####
10-4160-4610 - MISCELLANEOUS	Maintenance Dept	8765 SQ *DOUGHNUTSVILLE 001 LL-MEAL BREAKFAST	13.50	#####
10-4160-4610 - MISCELLANEOUS	Maintenance Dept	8765 SQ *DOUGHNUTSVILLE 001 LL-DONUTS	22.45	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 AMAZON MARK* N45JV98C0-ERASER BOARD	37.99	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 COSTCO WHSE #0672-WATER AND SALT	78.64	#####
10-4160-4270 - BUILDING & GROUNDS	Maintenance Dept	8765 VSP*FILTER TECHNOLOGIES I-AIR FILTERS CITY	1,325.65	#####
10-4150-4790 - OTHER PROJECTS	Mayor	9321 UTAH TRANSIT AUTHORITY-TRAX TICKETS (MISSING RECEIPT FORM)	15.00	10/1/25
10-4150-4790 - OTHER PROJECTS	Mayor	9321 BENIHANA SALT LAKE-ULCT DINNER - KS	296.96	10/1/25
10-4150-4790 - OTHER PROJECTS	Mayor	9321 ST GRG MUNICIPAL AIRPORT-ULCT PARKING - KS	16.00	10/2/25
10-4150-4790 - OTHER PROJECTS	Mayor	9321 TST*LEHI BAKERY- LEHI-ULCT BREAKFAST - KS	19.48	10/2/25
10-4150-4790 - OTHER PROJECTS	Mayor	9321 MARRIOTT DT CITY CREEK-ULCT HOTEL - KS	233.87	10/2/25
10-4150-4790 - OTHER PROJECTS	Mayor	9321 FIRST WATCH - 7606-LUNCH MEETING WITH ANDY GRIFFIN - KS	49.63	10/9/25
10-4510-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Parks Department	3513 AMAZON MKTPL-TISSUE, LAMINATING SHEETS	36.17	9/30/25
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON MKTPL-EARPLUGS	104.00	10/1/25
10-4510-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Parks Department	3513 AMAZON MKTPL-INK CARTRIDGES	216.50	10/1/25
10-4510-4610 - MISCELLANEOUS	Parks Department	3513 ALBERTSONS #0301-CANDY FOR JOB FAIR	14.39	10/1/25
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON MKTPL-SAFETY VESTS, ELECTROLYTES, BEACON LIGHTS	179.54	10/1/25
10-4590-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON MKTPL-US FLAGS	219.76	10/2/25
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON MKTPL-US FLAG	270.40	10/2/25
10-4510-4260 - SMALL TOOLS & MINOR EQUIPMENT	Parks Department	3513 CALRANCH-ST GEORGE #19-WIDE JAW BCOD, ZNC BCODE, NEEDLE NOSE PLIERS, LONG NOSE PLIERS	119.90	10/3/25
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON MKTPL-AMERICAN FLAGS	123.53	10/3/25
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON MKTPL-FLAGS	277.84	10/3/25
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON.COM*NV2KF8NN2-CURB RAMP	145.99	10/5/25
10-4510-4610 - MISCELLANEOUS	Parks Department	3513 COSTCO WHSE #0672-FOOD FOR DEPT. BREAKFAST	118.29	10/6/25
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON MKTPL-TRUCK CAR SEAT COVERS, FLOOR MATS	469.23	10/7/25
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 IN *STEEL BY THE FOOT LLC-SQUARE TUBE STEEL	70.89	10/8/25
10-4510-4150 - UNIFORMS	Parks Department	3513 SQ *KENNETH RUDE STUDIO-SWEATSHIRTS	514.10	10/8/25
10-4510-4230 - TRAINING & TRAVEL	Parks Department	3513 UDAF LIC AND REG-PESTICIDE LICENSE - RYKER TUCKNESS	25.00	#####
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON MKTPL-DOG WASTE BAGS	429.90	#####
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON.COM*NF90W5KR2-TRASH CAN LINERS	405.00	#####
10-4510-4610 - MISCELLANEOUS	Parks Department	3513 DOMINOS 9101-PIZZAS FOR WORK CREW	52.50	#####
10-4590-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON MKTPL-FLAGS FOR CEMETERY	30.59	#####
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON MKTPL-CIRCUIT BREAKERS	24.94	#####
10-4510-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Parks Department	3513 AMAZON MKTPL-MAGET CLIPS, MAGNETIC LABELS	27.99	#####
10-4590-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON MKTPL-GRAVE MARKERS	744.00	#####
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON MKTPL-GLOVES	380.64	#####
10-4510-4260 - SMALL TOOLS & MINOR EQUIPMENT	Parks Department	3513 COSTCO WHSE #0672-LEATHERMAN HAND TOOLS	249.95	#####
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON MKTPL-TRAFFIC CONES	127.00	#####
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON.COM*N47QZ74P0-CURB RAMP	131.39	#####
10-4510-4260 - SMALL TOOLS & MINOR EQUIPMENT	Parks Department	3513 HARBOR FREIGHT TOOLS 528-TBOLT HOSE CLAMP SET, TIRE INFLATOR, BLOW GUN, MISC TOOLS	176.95	#####
10-4510-4211 - SOFTWARE	Parks Department	3513 GOOD SPORTSMAN MARKETING,-PARK CAMERA SUBSCRIPTION	35.00	#####
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 IN *STEEL BY THE FOOT LLC-FLAT BAR STEEL	27.72	#####
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 TRAILER SOURCE HURRICANE-DUMP TRAILER	32.00	#####
10-4590-4250 - SUPPLIES & MATERIALS	Parks Department	3513 AMAZON MKTPL-FLOURESCENT BALLAST LAMP	82.26	#####
10-4510-4250 - SUPPLIES & MATERIALS	Parks Department	3513 TRAILER SOURCE HURRICANE-AXLE BEARING GREASE CAP, DIAMOND C BOLT, JACK HANDLE	270.00	#####
10-4510-4270 - BUILDING & GROUNDS	Parks Department	3513 NIMBIO.COM-PARKS & CEMETERY GATE CODE SYSTEM	330.00	#####
10-4210-4610 - MISCELLANEOUS	Police Department	4729 HARMONS - ST. GEORGE #61-RECOGNITION CEREMONY FOOD	30.67	9/30/25
10-4210-4610 - MISCELLANEOUS	Police Department	4729 COSTCO WHSE #0672-RECOGNITION CEREMONY FOOD	195.50	9/30/25
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Police Department	4729 AMAZON MKTPL-DONGLE FOR SHELLEY'S COMPUTER	16.99	10/1/25
10-4210-4270 - BUILDING & GROUNDS	Police Department	4729 AMAZON MKTPL-BELT HANGER FOR SUPPLY CLOSET - REJ	19.98	10/3/25
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Police Department	4729 AMAZON MKTPL-DRINK DISPENSER AND COFFEE DRIP TRAY	72.52	10/3/25
10-4210-4250 - SUPPLIES & MATERIALS	Police Department	4729 AMAZON MKTPL-FLEET MGMT KEYRINGS	79.79	10/3/25
10-4210-4230 - TRAINING & TRAVEL	Police Department	4729 LA QUINTA INN & SUITES-NOE'S ROOM FOR TRAINING	617.60	10/3/25
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Police Department	4729 AMAZON MKTPL-DRY ERASE MARKERS AND CASE	22.06	10/7/25
10-4150-4610 - MISCELLANEOUS	Police Department	4729 HARMONS - ST. GEORGE #61-DEPT HEAD BREAKFAST	14.56	10/7/25
10-4150-4610 - MISCELLANEOUS	Police Department	4729 SQ *AMERICAN GRINDER-DEPT HEAD BREAKFAST	86.74	10/7/25
10-4210-4260 - SMALL TOOLS & MINOR EQUIPMENT	Police Department	4729 AMAZON RETA* NF3KY3A61-DRILL AND CASE	103.11	10/9/25
10-4150-4610 - MISCELLANEOUS	Police Department	4729 HARMONS - ST. GEORGE #61-DEPT HEAD BREAKFAST	13.65	#####
10-4150-4610 - MISCELLANEOUS	Police Department	4729 EINSTEINBROS_MOBILE-DEPT HEAD BREAKFAST	54.72	#####
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Police Department	4729 UPS-EVIDENCE SHIPPING	12.68	#####
10-4150-4610 - MISCELLANEOUS	Police Department	4729 SPROUTS FARMERS MAR-DEPT HEAD BREAKFAST	22.00	#####
10-4210-4610 - MISCELLANEOUS	Police Department	4729 AMAZON RETA* NU46X7S10-STOCKPOT FOR CHILI COOKOFF	66.71	#####
10-4150-4610 - MISCELLANEOUS	Police Department	4729 FARMSTEAD-DEPT HEAD BREAKFAST	100.75	#####
10-4150-4610 - MISCELLANEOUS	Police Department	4729 WAL-MART #1439-SHELLEY'S FAREWELL SUPPLIES	24.08	#####
10-4210-4260 - SMALL TOOLS & MINOR EQUIPMENT	Police Department	4729 COSTCO WHSE #0672-SUPPLIES FOR SHELTER	103.83	#####
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Police Department	4729 WAL-MART #1439-OFFICE SUPPLIES AND TREATS	118.89	#####
10-4150-4610 - MISCELLANEOUS	Police Department	4729 TST*THE SUGAR COOKIE-SHELLEY'S RETIREMENT PARTY	157.96	#####
10-4210-4230 - TRAINING & TRAVEL	Police Department	4729 HILTON HOTELS-RAY TRAINING	256.21	#####
10-4210-4270 - BUILDING & GROUNDS	Police Department	4729 BUG BLASTERS PEST-SHELTER PEST CONTROL	51.75	#####
10-4210-4270 - BUILDING & GROUNDS	Police Department	4729 BUG BLASTERS PEST-SHELTER PEST CONTROL	77.48	#####
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Police Department	4729 AMAZON RETA* N499257A0-CARDSTOCK FOR VIPS	18.49	#####
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Police Department	4729 AMAZON MKTPL-USBC ADAPTER	16.99	#####
10-4210-4230 - TRAINING & TRAVEL	Police Department	4729 FBI LEEDA INC-REJ TRAINING	795.00	#####
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Police Department	4729 WAL-MART #1439-POWERSTRIP FOR NOE	18.09	#####
10-4150-4610 - MISCELLANEOUS	Police Department	4729 COSTCO WHSE #0672-SHELLEY'S RETIREMENT PARTY	43.97	#####
10-4210-4250 - SUPPLIES & MATERIALS	Police Department	4729 DETECTACHEM INC-MOBILE DETECT POUCH	228.30	#####
10-4210-4610 - MISCELLANEOUS	Police Department	5115 DOMINOS 9110-LUNCH FOR EVIDENCE DESTRUCTION	97.72	10/8/25
10-4210-4260 - SMALL TOOLS & MINOR EQUIPMENT	Police Department	5451 THE HOME DEPOT #4412-REFRIGERATOR FOR THE ANIMAL SHELTER.	431.48	10/1/25
10-4210-4260 - SMALL TOOLS & MINOR EQUIPMENT	Police Department	5451 C SPECIALTIES-CAT CARRIER BOXES FOR ANIMAL ADOPTIONS.	740.10	10/8/25
10-4210-4254 - FLEET CHARGES	Police Department	5451 TAGG N GO COSTCO-CAR WASH FOR NEW VEHICLE NEEDING EQUIPMENT INSTALLED.	12.00	#####
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Police Department	9249 WM SUPERCENTER #1439-USB CONNECTOR	7.34	10/1/25
10-4210-4230 - TRAINING & TRAVEL	Police Department	9249 SQ *UTAH COMMUNICATIONS A-UCA REGISTRATION	60.00	10/1/25
10-4210-4230 - TRAINING & TRAVEL	Police Department	9249 SQ *FBI COMMAND COLLEGE-BOTT REGISTRATION	1,865.00	10/6/25
10-4210-4230 - TRAINING & TRAVEL	Police Department	9249 UTAHCHIEFS.ORG-UCOPA MID YEAR CONFERENCE	200.00	10/9/25
10-4210-4254 - FLEET CHARGES	Police Department	9249 DINO DASH CAR WASH WASH-VEHICLE WASH	12.00	#####
10-4210-4260 - SMALL TOOLS & MINOR EQUIPMENT	Police Department	9249 WM SUPERCENTER #1439-AUXILIARY CORD AND 32 W CAR	28.76	#####
10-4210-4250 - SUPPLIES & MATERIALS	Police Department	9249 AMAZON MKTPL-EMERGENCY BLANKETS	66.49	#####
10-4210-4250 - SUPPLIES & MATERIALS	Police Department	9249 GALLS-OB KITS	956.26	#####
10-4210-4230 - TRAINING & TRAVEL	Police Department	9249 LA QUINTA INN & SUITES-LITTLE TRAINING	306.99	#####
10-4210-4254 - FLEET CHARGES	Police Department	9249 DINO DASH CAR WASH WASH-VEHICLE WASH	12.00	#####
10-4210-4254 - FLEET CHARGES	Police Department	9249 TAGG N GO COSTCO-VEHICLE WASH	12.00	#####

GL	DEPARTMENT	DESCRIPTION	AMOUNT	DATE
10-4210-4254 - FLEET CHARGES	Police Department	9249 DINO DASH CAR WASH WASH-VEHICLE WASH	12.00	#####
10-4210-4610 - MISCELLANEOUS	Police Department	9249 CKE*MILLION AIR ST. GEORG-LUNCH WITH THE MAYOR	62.70	#####
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Police Department	9261 WAL-MART #1439-SHELTER EQUIPMENT	32.26	10/3/25
10-4210-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Police Department	9261 AMAZON MARK* NF3N15OR1-INVERTER FOR GIBSONS CAR	20.98	10/8/25
10-4210-4150 - UNIFORMS	Police Department	9261 RAY ALLEN MANUFACTURING-K9 EQUIPMENT	143.40	10/8/25
10-4210-4610 - MISCELLANEOUS	Police Department	9261 CKE*MILLION AIR ST. GEORG-FOOD	84.79	#####
10-4210-4230 - TRAINING & TRAVEL	Police Department	9261 AMAZON MARK* N43DC0D82-FIREARMS CLEANING MATERIALS	134.98	#####
53-5300-4240 - SYSTEM MAINTENANCE	Power Department	3345 AUTOMATIONDIRECT.COM-GENERATION J BOX RELOCATION TAX	71.23	#####
53-5300-4001 - SYSTEM MAINTENANCE	Power Department	3345 AUTOMATIONDIRECT.COM-GENERATION J BOX RELOCATION	1,055.25	#####
53-5300-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Power Department	3345 IEEE PRODUCTS & SERVICES-TRANSFORMER STANDARD	56.58	#####
53-5300-4610 - MISCELLANEOUS	Power Department	5854 CHICK-FIL-A #04568-SAFETY MEETING	122.43	10/8/25
53-5300-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Power Department	5854 THE HOME DEPOT 4412-SUPPLIES FOR SHOP	427.62	#####
53-5300-4795 - CAPITAL PROJECTS	Power Department	5854 THE HOME DEPOT 4412-MATERIAL FOR GRAPEVINE	238.90	#####
53-5300-4795 - CAPITAL PROJECTS	Power Department	5854 THE HOME DEPOT #4412-STEEL POLES FOR SUB/TRANSMISSION	48.68	#####
53-5300-4795 - CAPITAL PROJECTS	Power Department	5854 THE HOME DEPOT #4412-WARNING SIGNS FOR GRAPEVINE	70.17	#####
53-5300-4260 - SMALL TOOLS & MINOR EQUIPMENT	Power Department	5854 THE HOME DEPOT 4412-TOOLS FOR CAMERON	215.14	#####
53-5300-4483 - SAFETY EQUIP/TRAINING	Power Department	6004 THE HOME DEPOT #4412-GLOVES FOR LOGAN	34.97	9/29/25
53-5300-4310 - PROFESSIONAL & TECHNICAL	Power Department	6004 FEDEX OFFICS5900055939-MAILED BATTERY TESTER	33.08	9/30/25
53-5300-4310 - PROFESSIONAL & TECHNICAL	Power Department	6004 WESTERN PEST CONTROL-SPRAYING OF BUILDING	73.26	10/3/25
53-5300-4230 - TRAINING & TRAVEL	Power Department	6004 UNITED-JAKE SURVALENT	40.00	10/4/25
53-5300-4230 - TRAINING & TRAVEL	Power Department	6004 POPEYES 12299 / 419-JAKE SURVALENT TRAINING SUNDAY DINNER	13.73	10/5/25
53-5300-4230 - TRAINING & TRAVEL	Power Department	6004 SQ *OUTLAW WINGS-JAKE SURVALENT TRAINING TUESDAY DINNER	34.17	10/7/25
53-5300-4230 - TRAINING & TRAVEL	Power Department	6004 BUC-EES #0060-JAKE SURVALENT TRAINING WEDNESDAY DINNER	18.88	10/9/25
53-5300-4230 - TRAINING & TRAVEL	Power Department	6004 ORIGINAL NY STYLE PIZZA-JAKE SURVALENT TRAINING THURSDAY DINNER	42.16	10/9/25
53-5300-4230 - TRAINING & TRAVEL	Power Department	6004 PHILLIPS 66 - CF UNITED A-JAKE SURVALENT TRAINING FUEL IN RENTAL CAR	18.85	#####
53-5300-4230 - TRAINING & TRAVEL	Power Department	6004 HIBACHI GRILL & SUPREME-JAKE SURVALENT TRAINING FRIDAY LUNCH	19.95	#####
53-5300-4230 - TRAINING & TRAVEL	Power Department	6004 HOLIDAY INN EXPRESS-JAKE SURVALENT TRAINING HOTEL	725.03	#####
53-5300-4250 - SUPPLIES & MATERIALS	Power Department	6004 LOWES #01118-SUPPLIES FOR BATTERY BACKUP & UPPER SHOP	45.66	#####
53-5300-4250 - SUPPLIES & MATERIALS	Power Department	6004 THE HOME DEPOT #4412-SUPPLIES FOR SCADA BATTERY BACKUP	26.33	#####
53-5300-4610 - MISCELLANEOUS	Power Department	6004 IN-N-OUTWASHINGTONCITY-LUNCH FOR CREW UNLOADING TRUCKS WITH STEEL FOR SUBSTATION	59.05	#####
53-5300-4260 - SMALL TOOLS & MINOR EQUIPMENT	Power Department	6004 HARBOR FREIGHT TOOLS 528-TOOLS FOR GENERATION	134.96	#####
53-5300-4250 - SUPPLIES & MATERIALS	Power Department	6004 IN *INTERMOUNTAIN SALES I-BATTERY CHARGER FOR LOGANS LOCATOR	162.00	#####
53-5300-4251 - FUEL	Power Department	6004 CALRANCH-ST GEORGE #19-PROPANE FOR FORKLIFT	42.44	#####
53-5300-4230 - TRAINING & TRAVEL	Power Department	6004 CHEVRON 0306012-JESS SCHOOL SLC	49.90	#####
53-5300-4795 - CAPITAL PROJECTS	Power Department	6004 THE HOME DEPOT #4412-WARING SIGNS FOR GRAPEVINE STEEL POLES	17.35	#####
53-5300-4230 - TRAINING & TRAVEL	Power Department	6004 CHEVRON 0375725-JESS SCHOOL SLC	39.30	#####
53-5300-4230 - TRAINING & TRAVEL	Power Department	7108 MAVERIK #538-SCOTT UAMPS MEETING	63.40	#####
53-5300-4230 - TRAINING & TRAVEL	Power Department	7108 LOVES #0835 OUTSIDE-SCOTT UAMPS MEETING	46.00	#####
53-5300-4230 - TRAINING & TRAVEL	Power Department	7108 HYATT PLACE SALT LAKE-SCOTT UAMPS MEETING HOTEL	201.86	#####
53-5300-4251 - FUEL	Power Department	7635 CALRANCH-ST GEORGE #19-PROPANE FOR FORKLIFT	58.20	10/7/25
53-5300-4150 - UNIFORMS	Power Department	7635 AMAZON RETA* NF6LY80X0-JESS UNIFORMS	78.74	10/7/25
53-5300-4150 - UNIFORMS	Power Department	7635 AMAZON MKTPL-JESS UNIFORMS	100.90	10/7/25
53-5300-4150 - UNIFORMS	Power Department	7635 AMAZON RETA* NV9XQ7QY2-JESS UNIFORMS	78.74	10/8/25
53-5300-4150 - UNIFORMS	Power Department	7635 AMAZON MARK* NF28F6XR0-JESS UNIFORMS	254.49	10/8/25
53-5300-4260 - SMALL TOOLS & MINOR EQUIPMENT	Power Department	7635 AMAZON RETA* NF2UG4EU1-TOOLS FOR GENERATION	34.57	10/9/25
53-5300-4150 - UNIFORMS	Power Department	7635 AMAZON MARK* NM13V9E22-CHAD UNIFORMS	76.49	#####
53-5300-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Power Department	7635 WAL-MART #1439-PHONE CHARGER FOR LOGANS TRUCK	14.67	#####
53-5300-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Power Department	7635 AMAZON RETA* N400L2LM0-BATHROOM DOOR STOP FOR SHOP	9.58	#####
53-5300-4001 - SYSTEM MAINTENANCE	Power Department	7635 AMAZON RETA* NU8QY0E22-ELECTRICAL BOXES FOR JBOX RELOCATIONS	467.97	#####
53-5300-4001 - SYSTEM MAINTENANCE	Power Department	7635 AMAZON MARK* NU9LO07M2-TOOLS FOR J BOX RELOCATIONS	53.09	#####
53-5300-4150 - UNIFORMS	Power Department	7635 AMAZON MARK* N40N07291-TYLER UNIFORMS	71.24	#####
53-5300-4260 - SMALL TOOLS & MINOR EQUIPMENT	Power Department	7635 AMAZON RETA* N45NY8WB0-FLUXE TESTER FOR JORDANS TRUCK	36.99	#####
51-5100-4250 - SUPPLIES & MATERIALS	Public Works	4606 AMAZON MKTPL-PLIERS FOR WATER DEPT	151.14	10/2/25
52-5200-4250 - SUPPLIES & MATERIALS	Public Works	4606 AMAZON MKTPL-HEAVY DUTY FENCE GATE WHEELS	184.95	10/2/25
51-5000-4250 - SUPPLIES & MATERIALS	Public Works	4606 AMAZON MKTPL-VACUUM REPLACEMENT ACCESSORY & PRESSURE REDUCERS	46.95	10/3/25
51-5100-4230 - TRAINING & TRAVEL	Public Works	4606 DEQ DW-CCC TEST FOR DILLON COOK (WILL REFUND)	297.00	10/3/25
52-5200-4250 - SUPPLIES & MATERIALS	Public Works	4606 AMAZON MKTPL-EXHAUST FAN FOR EAST LIFT STATION	58.00	10/4/25
51-5100-4270 - BUILDING & GROUNDS	Public Works	4606 AMAZON MKTPL-ICE MAKER CONTROLLER KIT	112.00	10/4/25
10-4140-4250 - SUPPLIES & MATERIALS	Public Works	4606 AMAZON MKTPL-FLOOR MATS FOR SEWER TRUCK	93.46	10/5/25
99-9999-4150 - UNIFORMS	Public Works	4606 AMAZON MKTPL-SAFETY VESTS	116.35	10/6/25
51-5100-4250 - SUPPLIES & MATERIALS	Public Works	4606 AMAZON MKTPL-USB WALL CHARGES & CHARGING CORDS	16.97	10/7/25
51-5100-4270 - BUILDING & GROUNDS	Public Works	4606 AMAZON MKTPL-ICE MAHINE CONTROL BOARD KIT	218.48	10/8/25
10-4411-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Public Works	4606 COSTCO WHSE #0672-WATER FOR PUBLIC WORKS OFFICE	39.90	10/8/25
51-5100-4230 - TRAINING & TRAVEL	Public Works	4606 UDOT PURCHASES-CCC TRAINING FOR DILLON COOK	350.00	#####
51-5100-4270 - BUILDING & GROUNDS	Public Works	4606 AMAZON MKTPL-PLACE PMTS-REFUND ON RETURNED CONTROL BOARD	(112.00)	#####
51-5100-4230 - TRAINING & TRAVEL	Public Works	4606 RURAL WATER ASSOCIATIO-CCC TEST FOR DILLON COOK	327.00	#####
51-5100-4230 - TRAINING & TRAVEL	Public Works	4606 DEQ DW-REFUNDED FIRST PAYMET FOR DILLON'S TEST	(297.00)	#####
10-4411-4230 - TRAINING & TRAVEL	Public Works	4606 UAPA* UT-FALL CONFERENCE REGISTRATION FOR WAYLON & VINI	300.00	#####
10-4411-4230 - TRAINING & TRAVEL	Public Works	4606 MAVERIK #686-FUEL FOR PAUL WHILE TRAVELING TO UDOT CONFERENCE	36.02	#####
57-5700-4230 - TRAINING & TRAVEL	Public Works	4606 PAYPAL-CERTIFICATION RENEWAL FOR BRANDON BURROWS	150.00	#####
52-5200-4250 - SUPPLIES & MATERIALS	Public Works	7260 HARBOR FREIGHT TOOLS 528-ALUMINUM OXIDE ABRASIVE MEDIA	69.99	10/1/25
51-5100-4610 - MISCELLANEOUS	Public Works	7710 BISHOPS GRILL 3050-WORK LUNCHEON: BLAKE & LESTER	39.66	#####
10-4140-4250 - SUPPLIES & MATERIALS	Public Works	9598 CALRANCH-ST GEORGE #19-PARTS FOR GENERATOR G-02	41.52	10/7/25
10-4140-4250 - SUPPLIES & MATERIALS	Public Works	9598 SOUTHWEST DIESEL SERVICE-PARTS FOR UNIT 6626	88.83	10/8/25
10-4140-4250 - SUPPLIES & MATERIALS	Public Works	9598 SOUTHWEST AUTO RECYCLING-DOOR MIRROR FOR W54	154.50	10/8/25
10-4140-4250 - SUPPLIES & MATERIALS	Public Works	9598 THE HOME DEPOT 4412-FLEET SUPPLIES	83.15	#####
10-4140-4250 - SUPPLIES & MATERIALS	Public Works	9598 HURST ACE HARDWARE 2596-BATTERY FOR 5509	179.98	#####
10-4111-4610 - MISCELLANEOUS	Recorder Department	3990 ZAO ASIAN CAFE 14 - DINO-COUNCIL DINNER	438.68	#####
10-4143-4240 - OFFICE EQUIP, SUPPLIES & MAINT	Utilities Department	3101 AMAZON RETA* NM2E62QY1-PENS	6.79	#####
10-4150-4790 - OTHER PROJECTS	Washington City Council	8670 MARRIOTT DT CITY CREEK-ULCT HOTEL - JH (?)	233.87	10/2/25
10-4144-4230 - TRAINING & TRAVEL	Washington City Council	8670 WYNDHAM-UMCA HOTEL - TP	354.10	10/3/25
10-4144-4230 - TRAINING & TRAVEL	Washington City Council	8670 BEST WESTERN PLUS HIGH-UBLA HOTEL - HP	374.79	#####
10-4111-4230 - TRAINING & TRAVEL	Washington City Council	8670 MAVERIK CNTRY STRE 229-FUEL FOR USS UT TRIP	45.45	#####
10-4111-4230 - TRAINING & TRAVEL	Washington City Council	8670 CDDA LAS AIRPORT-AIRPORT PARKING - KI (MISSING RECEIPT FORM)	108.00	#####
10-4111-4230 - TRAINING & TRAVEL	Washington City Council	8670 ENTERPRISE RENT-A-CAR-RENTAL CAR FOR USS UTAH TRIP	202.83	#####
			65,046.50	



BOARD AUDIT SUMMARY BY FUND-DEPARTMENT
November 2025

<i>Fund</i>	<i>Department</i>	<i>Amount</i>
10 - GENERAL FUND	0000 - BALANCE SHEET	201,376.74
10 - GENERAL FUND	4111 - LEGISLATIVE	2,000.00
10 - GENERAL FUND	4134 - HUMAN RESOURCES	3,757.00
10 - GENERAL FUND	4140 - FLEET	11,268.48
10 - GENERAL FUND	4141 - FINANCE	26,750.00
10 - GENERAL FUND	4143 - TREASURER	11,431.49
10 - GENERAL FUND	4145 - ATTORNEY	3,515.00
10 - GENERAL FUND	4150 - NON-DEPARTMENTAL	23,777.53
10 - GENERAL FUND	4160 - GOVERNMENTAL BLDGS	40,299.71
10 - GENERAL FUND	4210 - POLICE	123,670.68
10 - GENERAL FUND	4220 - FIRE	20,834.99
10 - GENERAL FUND	4411 - STREETS	32,887.87
10 - GENERAL FUND	4510 - PARKS	14,130.10
10 - GENERAL FUND	4558 - GOLF COURSE MAINTENANCE	16,216.02
10 - GENERAL FUND	4559 - GOLF COURSE CLUB HOUSE	15,618.77
10 - GENERAL FUND	4560 - COMMUNITY CENTER	31,411.38
10 - GENERAL FUND	4562 - COMMUNITY CENTER AQUATICS	14,968.10
10 - GENERAL FUND	4567 - COMMUNITY CENTER RECREATION	5,099.00
10 - GENERAL FUND	4590 - CEMETERIES	2,712.03
10 - GENERAL FUND	4610 - COMMUNITY DEVELOPMENT	58,669.57

21 - RAP TAX SPECIAL REVENUE FUND	4500 - PARKS,REC & PUBLIC PRPRTY	7,159.19
37 - MUNICIPAL BUILDING AUTHORITY	4700 - DEBT SERVICE	887,074.13
41 - CAPITAL PROJECT STREETS	4400 - HIGHWAYS/PUBLIC IMPRVMT	989,116.16
43 - CAPITAL PROJECT LEISURE SRVC	4500 - PARKS,REC & PUBLIC PRPRTY	345,419.47
51 - WATER	0000 - BALANCE SHEET	55,551.50
51 - WATER	5000 - WATER TREATMENT	348,447.91
51 - WATER	5100 - WATER DISTRIBUTION	755,510.37
52 - SEWER	0000 - BALANCE SHEET	849,455.53
52 - SEWER	5200 - SEWER	11,563.79
TOTAL		6,686,298.42

Board Audit
Transactions by Department
November 2025

Fund	Department	Account	Memo	Check Date	Check#	Amount
10 - GENERAL FUND	0000 - BALANCE SHEET	1532 1532 - INVENTORY - FUELING STATION	CONV 87 UNLEADED WITH 10% ETHANOL	11-07-2025	0	18,834.63
10 - GENERAL FUND	0000 - BALANCE SHEET	2133 2133 - STATE SURCHARGE PAYABLE	WASHINGTON CITY JUSTICE COURT REVENUE DEPOSIT OCT 2025	11-04-2025	95818	29,619.98
10 - GENERAL FUND	0000 - BALANCE SHEET	2164 2164 - ESI IMPACT FEE - HOUSING	HABITAT FEES 2025 QTR 3	11-24-2025	95962	152,922.13
10 - GENERAL FUND	4111 - LEGISLATIVE	4310 4310 - PROFESSIONAL & TECHNICAL	LEGISLATURE MONITORING	11-07-2025	0	2,000.00
10 - GENERAL FUND	4134 - HUMAN RESOURCES	4310 4310 - PROFESSIONAL & TECHNICAL	BACKGROUND CHECKS	11-14-2025	0	1,612.00
10 - GENERAL FUND	4134 - HUMAN RESOURCES	4310 4310 - PROFESSIONAL & TECHNICAL	EMPLOYEE ASSISTANCE COVERAGE	11-14-2025	0	1,008.00
10 - GENERAL FUND	4134 - HUMAN RESOURCES	4310 4310 - PROFESSIONAL & TECHNICAL	UT625 DRUG TESTING FOR OCT 2025	11-14-2025	0	1,137.00
10 - GENERAL FUND	4140 - FLEET	4250 4250 - SUPPLIES & MATERIALS	GEITH MODEL: COUPLER S/N:10153458 FOR 5302	11-06-2025	95824	7,400.00
10 - GENERAL FUND	4140 - FLEET	4250 4250 - SUPPLIES & MATERIALS	LIGHTS FOR 3140, 7115, & 5111	11-03-2025	95798	1,403.67
10 - GENERAL FUND	4140 - FLEET	4250 4250 - SUPPLIES & MATERIALS	SADDLE BOX	11-06-2025	95831	1,164.81
10 - GENERAL FUND	4140 - FLEET	4250 4250 - SUPPLIES & MATERIALS	TOOLBOX FOR 3140	11-07-2025	0	1,300.00
10 - GENERAL FUND	4141 - FINANCE	4310 4310 - PROFESSIONAL & TECHNICAL	PROGRESS BILLING 06/30/25 AUDIT SERVICES	11-14-2025	95854	26,750.00
10 - GENERAL FUND	4143 - TREASURER	4310 4310 - PROFESSIONAL & TECHNICAL	STATEMENTS & NEWSLETTER FOR SEPT 2025	11-24-2025	0	11,431.49
10 - GENERAL FUND	4145 - ATTORNEY	4310 4310 - PROFESSIONAL & TECHNICAL	7853.1-ROA GENERAL INC DBA REAGAN OUTDOOR ADVERTISING	11-24-2025	0	1,765.00
10 - GENERAL FUND	4145 - ATTORNEY	4310 4310 - PROFESSIONAL & TECHNICAL	REAGAN OUTDOOR ADVERTISING	11-14-2025	0	1,750.00
10 - GENERAL FUND	4150 - NON-DEPARTMENTAL	4290 4290 - TELEPHONE	CN-5243919-2405 VARIOUS DATES THROUGH NOVEMBER 2025	11-07-2025	0	1,743.82
10 - GENERAL FUND	4150 - NON-DEPARTMENTAL	4340 4340 - OTHER CONTRACTUAL SERVICES	TABLE SPONSOR-ECONOMIC SUMMIT-8 TICKETS	11-24-2025	95964	2,500.00
10 - GENERAL FUND	4150 - NON-DEPARTMENTAL	4510 4510 - INSURANCE	14680 AUTO OCTOBER 2025	11-18-2025	0	1,049.71
10 - GENERAL FUND	4150 - NON-DEPARTMENTAL	4510 4510 - INSURANCE	14680 WORKERS COMP OCT 2025	11-18-2025	0	12,551.96
10 - GENERAL FUND	4150 - NON-DEPARTMENTAL	4610 4610 - MISCELLANEOUS	ACCT 115975 SERIAL W-73-A-1 YR 2025 PROPERTY TAXES	11-18-2025	95881	1,240.80
10 - GENERAL FUND	4150 - NON-DEPARTMENTAL	4790 4790 - OTHER PROJECTS	TIME & MATERIALS	11-07-2025	0	4,691.24
10 - GENERAL FUND	4160 - GOVERNMENTAL BLDGS	4740 4740 - CAPITAL EQUIPMENT PURCHASE	2025 FORD MAVERICK VN #3FTTW8BA5SRB61706	11-24-2025	0	27,824.00
10 - GENERAL FUND	4160 - GOVERNMENTAL BLDGS	4740 4740 - CAPITAL EQUIPMENT PURCHASE	UTILITY BED FOR UNIT 3141	11-24-2025	0	12,475.71
10 - GENERAL FUND	4210 - POLICE	4211 4211 - SOFTWARE	807889 DESKOFFICER MONTHLY LICENSE FOR OCT 2025	11-14-2025	0	1,018.46
10 - GENERAL FUND	4210 - POLICE	4211 4211 - SOFTWARE	MOBILE LPR-CAM SUBSCRIPTION 01.01.26-12.31.26	11-24-2025	0	2,595.00
10 - GENERAL FUND	4210 - POLICE	4260 4260 - SMALL TOOLS & MINOR EQUIPMENT	9MM 124 GR FULL METAL/2223 62GR TRAINING ROUND	11-24-2025	0	9,355.55
10 - GENERAL FUND	4210 - POLICE	4260 4260 - SMALL TOOLS & MINOR EQUIPMENT	ZOLL AED PLUS WITH AED COVER	11-24-2025	95952	5,965.72
10 - GENERAL FUND	4210 - POLICE	4310 4310 - PROFESSIONAL & TECHNICAL	2ND QTR POLICE DISPATCH FEES	11-24-2025	95955	97,122.95
10 - GENERAL FUND	4210 - POLICE	4740 4740 - CAPITAL EQUIPMENT PURCHASE	2025 F150 POLICE RESPONDER COMPLETE ASSEMBLY INSTALLATION & WIRING	11-07-2025	0	7,613.00
10 - GENERAL FUND	4220 - FIRE	4150 4150 - UNIFORMS	G'XCEL JACKETS-GLOBE CUSTOM & GLOBE GPS PANTS	11-07-2025	0	19,462.50
10 - GENERAL FUND	4220 - FIRE	4150 4150 - UNIFORMS	PAY 1/2 UPFRONT GREY HOODIES	11-24-2025	0	1,372.49
10 - GENERAL FUND	4411 - STREETS	4250 4250 - SUPPLIES & MATERIALS	SIGN PROJECT	11-24-2025	0	3,056.20
10 - GENERAL FUND	4411 - STREETS	4250 4250 - SUPPLIES & MATERIALS	TRAFFIC SIGNALS	11-07-2025	0	6,741.00
10 - GENERAL FUND	4411 - STREETS	4310 4310 - PROFESSIONAL & TECHNICAL	4653-24 LANDFILL ROAD THROUGH SEPT 2025	11-07-2025	0	3,615.00
10 - GENERAL FUND	4411 - STREETS	4318 4318 - MASS TRANSIT	NOV 2025 SUNTRAN ROUTE OPERATIONS	11-14-2025	95860	19,475.67
10 - GENERAL FUND	4510 - PARKS	4250 4250 - SUPPLIES & MATERIALS	DRIVELINE	11-24-2025	95942	1,416.46
10 - GENERAL FUND	4510 - PARKS	4270 4270 - BUILDING & GROUNDS	FESCUE TURF	11-24-2025	0	1,296.00
10 - GENERAL FUND	4510 - PARKS	4270 4270 - BUILDING & GROUNDS	PLAY-N-FALL ENGINEERED VIRGIN WOOD FIBER	11-24-2025	0	2,000.00
10 - GENERAL FUND	4510 - PARKS	4270 4270 - BUILDING & GROUNDS	RELY III WETTING AGENT	11-24-2025	0	1,935.00
10 - GENERAL FUND	4510 - PARKS	4270 4270 - BUILDING & GROUNDS	SPLIT FERT 18-4-9 REG 43% NITRATE, 5% FE	11-24-2025	95946	5,760.00
10 - GENERAL FUND	4510 - PARKS	4850 4850 - LEASE PURCHASE	LEASE PMT FACILITY IMPROVEMENT	11-07-2025	0	1,722.64
10 - GENERAL FUND	4558 - GOLF COURSE MAINTENANCE	4251 4251 - FUEL	PROPANE	11-03-2025	95793	1,073.83
10 - GENERAL FUND	4558 - GOLF COURSE MAINTENANCE	4251 4251 - FUEL	ULSD #2 DYED	11-24-2025	0	1,066.81
10 - GENERAL FUND	4558 - GOLF COURSE MAINTENANCE	4251 4251 - FUEL	UNL NON ETHANOL PREMIUM GAS	11-07-2025	0	2,109.31
10 - GENERAL FUND	4558 - GOLF COURSE MAINTENANCE	4270 4270 - BUILDING & GROUNDS	TACIT GOLF HOLE CUTTER SHOLE	11-07-2025	0	2,849.97
10 - GENERAL FUND	4558 - GOLF COURSE MAINTENANCE	4850 4850 - LEASE PURCHASE	MAINTENANCE SERVICE SERVICE AND LEASE PAYMENTS 70 CLUB CARS	11-24-2025	0	9,116.10
10 - GENERAL FUND	4559 - GOLF COURSE CLUB HOUSE	4260 4260 - SMALL TOOLS & MINOR EQUIPMENT	UNDERBODY, REAR, COMMON,BLK	11-07-2025	0	1,200.00
10 - GENERAL FUND	4559 - GOLF COURSE CLUB HOUSE	4692 4692 - MERCHANDISE PURCHASE	BALL FILL IN	11-06-2025	95823	2,266.70
10 - GENERAL FUND	4559 - GOLF COURSE CLUB HOUSE	4692 4692 - MERCHANDISE PURCHASE	VARIOUS HATS, PULLOVERS, VISORS, ETC	11-07-2025	0	9,904.10
10 - GENERAL FUND	4559 - GOLF COURSE CLUB HOUSE	4692 4692 - MERCHANDISE PURCHASE	WINTER GEAR	11-24-2025	95932	2,247.97
10 - GENERAL FUND	4560 - COMMUNITY CENTER	4280 4280 - UTILITIES	NATURAL GAS OCT 2025	11-14-2025	0	4,649.83
10 - GENERAL FUND	4560 - COMMUNITY CENTER	4790 4790 - OTHER PROJECTS	STRUCTURE REPAIRS	11-14-2025	0	21,949.04
10 - GENERAL FUND	4560 - COMMUNITY CENTER	4850 4850 - LEASE PURCHASE	04-WASRE QUARTERLY CONTRACT BILLING SHARP/MX-3071 27112 08/06/25 - 11/0	11-24-2025	0	1,367.21
10 - GENERAL FUND	4560 - COMMUNITY CENTER	4850 4850 - LEASE PURCHASE	LEASE PMT FACILITY IMPROVEMENT	11-07-2025	0	3,445.30
10 - GENERAL FUND	4562 - COMMUNITY CENTER AQUATICS	4250 4250 - SUPPLIES & MATERIALS	HAZMAT 15 GALL ACID DRUM,	11-07-2025	0	1,888.75

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10 - GENERAL FUND	4562 - COMMUNITY CENTER AQUATICS	4250 4250 - SUPPLIES & MATERIALS	HAZMAT 15 GALL ACID DRUM,HAZMAT 15 GALL CHLOR	11-24-2025	0	1,597.50
10 - GENERAL FUND	4562 - COMMUNITY CENTER AQUATICS	4250 4250 - SUPPLIES & MATERIALS	T-Chlor 12.5 - 1 # BULK	11-24-2025	95958	4,542.85
10 - GENERAL FUND	4562 - COMMUNITY CENTER AQUATICS	4310 4310 - PROFESSIONAL & TECHNICAL	WATER SLIDE REPAIR/RESTORATION	11-03-2025	0	6,939.00
10 - GENERAL FUND	4567 - COMMUNITY CENTER RECREATION	4310 4310 - PROFESSIONAL & TECHNICAL	BACKGROUND CHECKS	11-14-2025	0	3,771.00
10 - GENERAL FUND	4567 - COMMUNITY CENTER RECREATION	4310 4310 - PROFESSIONAL & TECHNICAL	CRIMINAL BACKGROUND CHECKS SEPT 2025	11-14-2025	0	1,328.00
10 - GENERAL FUND	4590 - CEMETERIES	4270 4270 - BUILDING & GROUNDS	8000 SERIES 5 PART CIRCLE"	11-07-2025	0	1,272.03
10 - GENERAL FUND	4590 - CEMETERIES	4270 4270 - BUILDING & GROUNDS	SPLIT FERT 18-4-9 REG 43% NITRATE, 5% FE	11-24-2025	95946	1,440.00
10 - GENERAL FUND	4610 - COMMUNITY DEVELOPMENT	4310 4310 - PROFESSIONAL & TECHNICAL	JOB 2500-25-0094 EMS WC BOARD UP OF 102 W 200 S	11-24-2025	0	3,021.57
10 - GENERAL FUND	4610 - COMMUNITY DEVELOPMENT	4740 4740 - CAPITAL EQUIPMENT PURCHASE	2025 FORD MAVERICK VIN 3FTTW8BA4SRB61695	11-07-2025	0	24,824.00
10 - GENERAL FUND	4610 - COMMUNITY DEVELOPMENT	4740 4740 - CAPITAL EQUIPMENT PURCHASE	2025 FORD MAVERICK VN #3FTTW8BA2SRB61713	11-07-2025	0	27,824.00
10 - GENERAL FUND	4610 - COMMUNITY DEVELOPMENT	4740 4740 - CAPITAL EQUIPMENT PURCHASE	PAYING DIFF ON INV 1755263 2025 FORD MAVERICK VIN 3FTTW8BA4SRB61695	11-14-2025	0	3,000.00
21 - RAP TAX SPECIAL REVENUE FU 4500 - PARKS,REC & PUBLIC PRPRTY		4795 4795 - CAPITAL PROJECTS	2025 HAS & STRIPING FOR GREEN SPRINGS PARK	11-24-2025	95939	6,005.19
21 - RAP TAX SPECIAL REVENUE FU 4500 - PARKS,REC & PUBLIC PRPRTY		4795 4795 - CAPITAL PROJECTS	COVINGTON HOUSE PARKING LOT SERVICES THROUGH 2/28/25	11-24-2025	0	1,154.00
37 - MUNICIPAL BUILDING AUTHOI 4700 - DEBT SERVICE		4795 4795 - CAPITAL PROJECTS	12781-25-004 WASHINGTON CITY WHEELS PARK CONSTRUCTION MANAGEMENT SI	11-07-2025	0	15,406.25
37 - MUNICIPAL BUILDING AUTHOI 4700 - DEBT SERVICE		4795 4795 - CAPITAL PROJECTS	250042 WASHINGTON WHEELS PARK 09/15/25-10/12/25	11-06-2025	95836	4,867.50
37 - MUNICIPAL BUILDING AUTHOI 4700 - DEBT SERVICE		4795 4795 - CAPITAL PROJECTS	WHEELS PARK CONSTRUCTION CONTRACT #112420-SRI/182112 10.01.25-10.31.25	11-24-2025	0	777,880.76
37 - MUNICIPAL BUILDING AUTHOI 4700 - DEBT SERVICE		4795 4795 - CAPITAL PROJECTS	WHEELS PARK CONSTRUCTION JULY 1-JULY 29, 2025	11-14-2025	0	88,919.62
41 - CAPITAL PROJECT STREETS	4400 - HIGHWAYS/PUBLIC IMPRVMT	4421 4421 - STREET MAINTENANCE	POLYFLEX TYPE 3 MELTABLE PACKAGING	11-06-2025	95828	24,832.00
41 - CAPITAL PROJECT STREETS	4400 - HIGHWAYS/PUBLIC IMPRVMT	4421 4421 - STREET MAINTENANCE	POLYFLEX TYPE 3 MELTABLE PACKAGING	11-24-2025	95937	49,664.00
41 - CAPITAL PROJECT STREETS	4400 - HIGHWAYS/PUBLIC IMPRVMT	4701 4701 - STREET PROJECTS	WASHINGTON FIELDS RD P-7 JPE INV 18134	11-24-2025	0	438,138.71
41 - CAPITAL PROJECT STREETS	4400 - HIGHWAYS/PUBLIC IMPRVMT	4940 4940 - IMPACT FEE EXPENSE	500 W SIGNAL	11-06-2025	95846	142,203.42
41 - CAPITAL PROJECT STREETS	4400 - HIGHWAYS/PUBLIC IMPRVMT	4940 4940 - IMPACT FEE EXPENSE	500 WEST SIGNAL	11-24-2025	0	303,136.03
41 - CAPITAL PROJECT STREETS	4400 - HIGHWAYS/PUBLIC IMPRVMT	4940 4940 - IMPACT FEE EXPENSE	TELEGRAPH ST & 500 W TRAFFIC SIGNAL THROUGH 10.31.25	11-24-2025	0	3,135.00
41 - CAPITAL PROJECT STREETS	4400 - HIGHWAYS/PUBLIC IMPRVMT	4940 4940 - IMPACT FEE EXPENSE	TRANSPORTATION MASTER PLAN	11-06-2025	95832	13,844.00
41 - CAPITAL PROJECT STREETS	4400 - HIGHWAYS/PUBLIC IMPRVMT	4940 4940 - IMPACT FEE EXPENSE	UT-11729-25 TRANSPORTATION MASTER PLAN	11-14-2025	95855	14,163.00
43 - CAPITAL PROJECT LEISURE SRV 4500 - PARKS,REC & PUBLIC PRPRTY		4940 4940 - IMPACT FEE EXPENSE	25-084 - Washington Dome Feasibility Study	11-24-2025	0	21,749.29
43 - CAPITAL PROJECT LEISURE SRV 4500 - PARKS,REC & PUBLIC PRPRTY		4940 4940 - IMPACT FEE EXPENSE	250426 CANAL TRAIL	11-24-2025	95945	4,585.00
43 - CAPITAL PROJECT LEISURE SRV 4500 - PARKS,REC & PUBLIC PRPRTY		4940 4940 - IMPACT FEE EXPENSE	4699-25 WC 2025 CANAL TRAILS CACO SERVICES THROUGH SEPT 2025	11-07-2025	0	17,960.40
43 - CAPITAL PROJECT LEISURE SRV 4500 - PARKS,REC & PUBLIC PRPRTY		4940 4940 - IMPACT FEE EXPENSE	MILL CREEK TRAIL PHASE SERVICES THROUGH 1.31.25	11-24-2025	0	2,529.00
43 - CAPITAL PROJECT LEISURE SRV 4500 - PARKS,REC & PUBLIC PRPRTY		4940 4940 - IMPACT FEE EXPENSE	MILL CREEK TRAIL PHASE SERVICES THROUGH 2.28.25	11-24-2025	0	1,320.75
43 - CAPITAL PROJECT LEISURE SRV 4500 - PARKS,REC & PUBLIC PRPRTY		4940 4940 - IMPACT FEE EXPENSE	MILL CREEK TRAIL PHASE SERVICES THROUGH 5.31.25	11-24-2025	0	2,922.50
43 - CAPITAL PROJECT LEISURE SRV 4500 - PARKS,REC & PUBLIC PRPRTY		4940 4940 - IMPACT FEE EXPENSE	PROJECT-2020LS08 CANAL TRAILS FINAL PAYMENT	11-07-2025	0	292,352.53
43 - CAPITAL PROJECT LEISURE SRV 4500 - PARKS,REC & PUBLIC PRPRTY		4940 4940 - IMPACT FEE EXPENSE	PURCHASE OF PROPERTY TAX ID W-WSAG-3-34	11-14-2025	95869	2,000.00
51 - WATER	0000 - BALANCE SHEET	2161 2161 - ST. GEORGE CITY/TREATMENT FEES	134 EXCESS WATER SURCHARGE	11-14-2025	95863	55,551.50
51 - WATER	5000 - WATER TREATMENT	4250 4250 - SUPPLIES & MATERIALS	1ST CHECK REPAIR KIT	11-06-2025	95839	3,451.05
51 - WATER	5000 - WATER TREATMENT	4250 4250 - SUPPLIES & MATERIALS	2 AV-TEKI PALSTIC COMBO 5302 FOR 2.3M TANK"	11-03-2025	95806	1,189.60
51 - WATER	5000 - WATER TREATMENT	4250 4250 - SUPPLIES & MATERIALS	REGAL 216 SWITCH OVER CHLORINATOR - 203M TANK	11-06-2025	95839	3,094.00
51 - WATER	5000 - WATER TREATMENT	4250 4250 - SUPPLIES & MATERIALS	REPAIR KITS	11-03-2025	95806	1,342.23
51 - WATER	5000 - WATER TREATMENT	4430 4430 - WATER PURCHASE SANDHOLLOW	137 REGIONAL PIPELINE USAGE	11-14-2025	95863	319,348.61
51 - WATER	5000 - WATER TREATMENT	4432 4432 - WATER PURCHASE/QUAIL LAKE/RAW	136 QUAIL LAKE-SECONDARY MONTHLY	11-14-2025	95863	20,022.42
51 - WATER	5100 - WATER DISTRIBUTION	4250 4250 - SUPPLIES & MATERIALS	FORD C16-33G-NL 3/4 FIXPE GH ADAP GRIP JOINT	11-24-2025	0	2,043.61
51 - WATER	5100 - WATER DISTRIBUTION	4250 4250 - SUPPLIES & MATERIALS	LEAK DET KIT	11-03-2025	95797	1,049.26
51 - WATER	5100 - WATER DISTRIBUTION	4250 4250 - SUPPLIES & MATERIALS	RAZOR RIDGE 10 DI MJ X FLG RW OL GATE VLV L/A	11-06-2025	95829	3,120.00
51 - WATER	5100 - WATER DISTRIBUTION	4250 4250 - SUPPLIES & MATERIALS	WATER DEPT SUPPLIES	11-06-2025	95839	3,123.01
51 - WATER	5100 - WATER DISTRIBUTION	4250 4250 - SUPPLIES & MATERIALS	WATER LEAK REPAIRS	11-07-2025	0	2,737.00
51 - WATER	5100 - WATER DISTRIBUTION	4431 4431 - DISTRICT SURCHARGE	135 WATER DEVELOPMENT SURCHARGES	11-14-2025	95863	33,541.34
51 - WATER	5100 - WATER DISTRIBUTION	4740 4740 - CAPITAL EQUIPMENT PURCHASE	UNIT 7116 DUMP BED	11-14-2025	0	15,786.67
51 - WATER	5100 - WATER DISTRIBUTION	4790 4790 - OTHER PROJECTS	5/8 X 3/4 USG METERS-ALLEGRO UNDER GLASS REGISTERS	11-24-2025	95951	167,818.80
51 - WATER	5100 - WATER DISTRIBUTION	4790 4790 - OTHER PROJECTS	HYDRANT METER	11-14-2025	0	1,932.68
51 - WATER	5100 - WATER DISTRIBUTION	4790 4790 - OTHER PROJECTS	HYDRANT METER	11-24-2025	0	4,336.86
51 - WATER	5100 - WATER DISTRIBUTION	4795 4795 - CAPITAL PROJECTS	250218 SOLENTE WATER TRANSMISSION LINE 09/15/25-10/12/25	11-06-2025	95836	3,355.00
51 - WATER	5100 - WATER DISTRIBUTION	4795 4795 - CAPITAL PROJECTS	4673-24 SOLENTE TRANSMISSION LINE RELOCATION SERVICES THROUGH 093025	11-07-2025	0	40,542.80
51 - WATER	5100 - WATER DISTRIBUTION	4795 4795 - CAPITAL PROJECTS	4673-24 SOLENTE TRANSMISSION LINE RELOCATION SERVICES THROUGH SEPT 2025	11-07-2025	0	40,542.80
51 - WATER	5100 - WATER DISTRIBUTION	4795 4795 - CAPITAL PROJECTS	RETENTION RELEASE-FINAL PAYMENT	11-24-2025	0	69,899.19

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51 - WATER	5100 - WATER DISTRIBUTION	4795 4795 - CAPITAL PROJECTS	SOLENTE TRANSMISSION LINES	11-07-2025	0	318,482.61
51 - WATER	5100 - WATER DISTRIBUTION	4940 4940 - IMPACT FEE EXPENSE	138 REGIONAL PIPELINE BOND PAYMENT 60" ,N/A"	11-06-2025	95843	8,465.17
51 - WATER	5100 - WATER DISTRIBUTION	4940 4940 - IMPACT FEE EXPENSE	24-306 WATER ROW MAJESTIC TANKS	11-03-2025	0	6,024.32
51 - WATER	5100 - WATER DISTRIBUTION	4940 4940 - IMPACT FEE EXPENSE	446-24-02 CHURCH FARM RD PS & PIPELINE PROJECT 083025 TO 100325	11-06-2025	95825	32,709.25
52 - SEWER	0000 - BALANCE SHEET	2161 2161 - ST. GEORGE CITY/TREATMENT FEES	00157 SEWER TREATMENT FEES OCT 2025	11-24-2025	95955	296,755.60
52 - SEWER	0000 - BALANCE SHEET	2161 2161 - ST. GEORGE CITY/TREATMENT FEES	00157 SEWER TREATMENT FEES SEPT 2025	11-24-2025	95955	290,231.24
52 - SEWER	0000 - BALANCE SHEET	2162 2162 - ST. GEORGE CITY/WASTEWATER IMP	00157 WASTEWATER IMPACT FEES AUG 2025	11-24-2025	95955	163,084.50
52 - SEWER	0000 - BALANCE SHEET	2162 2162 - ST. GEORGE CITY/WASTEWATER IMP	00157 WASTEWATER IMPACT FEES SEPT 2025	11-24-2025	95955	93,868.19
52 - SEWER	0000 - BALANCE SHEET	2162 2162 - ST. GEORGE CITY/WASTEWATER IMP	00157 WASTEWATER IMPACT FEES TRUE UP FY2025	11-24-2025	95955	5,516.00
52 - SEWER	5200 - SEWER	4250 4250 - SUPPLIES & MATERIALS	10X4 TAPPERED FLAG FOR SIENNA HILLS LIFT STN	11-03-2025	95806	1,300.44
52 - SEWER	5200 - SEWER	4790 4790 - OTHER PROJECTS	BLOWER FOR CORAL CANYON LIFT STATION	11-06-2025	95830	2,862.35
52 - SEWER	5200 - SEWER	4940 4940 - IMPACT FEE EXPENSE	446-24-01 MERRILL RD & 20 E SEWER LINE	11-24-2025	95935	7,401.00
53 - ELECTRIC	0000 - BALANCE SHEET	1511 1511 - INVENTORY	6226 4 WAY JUNCTIONS	11-07-2025	0	9,014.61
53 - ELECTRIC	0000 - BALANCE SHEET	1511 1511 - INVENTORY	METERS	11-24-2025	0	11,401.16
53 - ELECTRIC	0000 - BALANCE SHEET	1511 1511 - INVENTORY	WAREHOUSE STOCK MATERIALS	11-07-2025	0	2,093.54
53 - ELECTRIC	5300 - ELECTRIC	4003 4003 - POOL PROJECT	POOL	11-26-2025	0	111,480.22
53 - ELECTRIC	5300 - ELECTRIC	4004 4004 - CENTRAL/ST. GEORGE (138 LINE)	CENTRAL STG	11-26-2025	0	67,681.86
53 - ELECTRIC	5300 - ELECTRIC	4005 4005 - RESOURCE (IPP)	RESOURCE	11-26-2025	0	3,285.74
53 - ELECTRIC	5300 - ELECTRIC	4006 4006 - CRSP POWER	CRSP	11-26-2025	0	5,197.55
53 - ELECTRIC	5300 - ELECTRIC	4007 4007 - CONTRACT PURCHASES	CONTRACT PURCHASES	11-26-2025	0	310,743.96
53 - ELECTRIC	5300 - ELECTRIC	4008 4008 - TRANSMISSION	TRANS	11-26-2025	0	111,579.19
53 - ELECTRIC	5300 - ELECTRIC	4010 4010 - HORSE BUTTE WIND	HB WIND F	11-26-2025	0	17,227.36
53 - ELECTRIC	5300 - ELECTRIC	4011 4011 - PAYSON POWER PRODUCTION	PAYSON PROD	11-26-2025	0	159,111.83
53 - ELECTRIC	5300 - ELECTRIC	4012 4012 - WIND	PV WIND	11-26-2025	0	4,201.22
53 - ELECTRIC	5300 - ELECTRIC	4014 4014 - PAYSON POWER PROJECT	PAYSON FIXED	11-26-2025	0	75,121.16
53 - ELECTRIC	5300 - ELECTRIC	4016 4016 - GOVERNMENT AND PUBLIC AFFAIRS	G&PA	11-26-2025	0	2,292.13
i				TOTAL		6,686,298.42

Briefing Document

Local Consent – Annual Alcohol License Renewals

Presenter: Tara Pentz, City Recorder

Purpose:

To request City Council's approval of local consent for the renewal of Washington City's annual alcohol licenses for the 2026 licensing year, as required by Utah State Code.

Background Information:

Washington City requires all business licenses to be renewed annually. Additionally, businesses holding alcohol-related licenses must complete a separate renewal process. To ensure transparency and keep the City Council informed, these licenses are presented annually for local consent approval for the upcoming calendar year.

Local consent confirms that the business:

- Is properly licensed by Washington City
- Meets zoning and operational requirements
- Has no outstanding violations that would prevent renewal
- Is in good standing with all city departments

Approval of local consent does not grant or renew a city alcohol license on its own; it simply authorizes the businesses to proceed with their annual renewal process.

Recommendation:

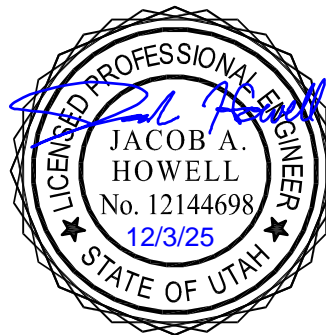
Staff recommends that the City Council approve local consent for the businesses listed in the packet and authorize the City Recorder to submit the required confirmations to the Utah Department of Alcoholic Beverage Services.

WASHINGTON CITY
WASHINGTON FIELDS ROAD SIGNAL
Bid Opening Date:
December 2, 2025 @ 3:00 pm

BID TABULATION

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	ENGINEERS ESTIMATE		INTERSTATE ROCK		SUNCORE		CALIBER CONTRACTOR	
				UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT
1	MOBILIZATION & DEMOBILIZATION	1	LS	\$ 41,000.00	\$ 41,000.00	\$ 26,100.00	\$ 26,100.00	\$ 26,300.00	\$ 26,300.00	\$ 30,000.00	\$ 30,000.00
2	TRAFFIC CONTROL	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 20,400.00	\$ 20,400.00	\$ 21,100.00	\$ 21,100.00	\$ 15,000.00	\$ 15,000.00
3	QUALITY CONTROL & TESTING	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 7,350.00	\$ 7,350.00	\$ 6,200.00	\$ 6,200.00	\$ 6,500.00	\$ 6,500.00
4	REMOVE ASPHALT	1299	LS	\$ 2.00	\$ 2,598.00	\$ 2.90	\$ 3,767.10	\$ 3.95	\$ 5,131.05	\$ 2.00	\$ 2,598.00
5	REMOVE CONCRETE FLATWORK	2366	LS	\$ 2.00	\$ 4,732.00	\$ 3.70	\$ 8,754.20	\$ 5.40	\$ 12,776.40	\$ 3.00	\$ 7,098.00
6	REMOVE CURB & GUTTER	472	LS	\$ 3.00	\$ 1,416.00	\$ 7.95	\$ 3,752.40	\$ 9.05	\$ 4,271.60	\$ 7.42	\$ 3,502.24
7	REMOVE & SALVAGE SIGN	3	LS	\$ 500.00	\$ 1,500.00	\$ 310.00	\$ 930.00	\$ 308.00	\$ 924.00	\$ 750.00	\$ 2,250.00
8	REMOVE & SALVAGE LIGHT POLE	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 1,150.00	\$ 1,150.00	\$ 1,232.00	\$ 1,232.00	\$ 2,250.00	\$ 2,250.00
9	REMOVE JUNCTION BOX	4	LS	\$ 500.00	\$ 2,000.00	\$ 150.00	\$ 600.00	\$ 38.50	\$ 154.00	\$ 162.50	\$ 650.00
10	ADJUST VALVE BOX W/ CONCRETE COLL	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 720.00	\$ 720.00	\$ 1,535.85	\$ 1,535.85	\$ 1,250.00	\$ 1,250.00
11	RELOCATE FENCE & GATE	327	LS	\$ 25.00	\$ 8,175.00	\$ 11.50	\$ 3,760.50	\$ 20.15	\$ 6,589.05	\$ 46.00	\$ 15,042.00
12	EXCAVATION	303	LS	\$ 35.00	\$ 10,605.00	\$ 22.50	\$ 6,817.50	\$ 22.20	\$ 6,726.60	\$ 12.00	\$ 3,636.00
13	ROADWAY ASPHALT W/ BASE	4725	LS	\$ 8.00	\$ 37,800.00	\$ 6.20	\$ 29,295.00	\$ 9.80	\$ 46,305.00	\$ 6.44	\$ 30,429.00
14	TYPE HB30-7 CURB & GUTTER W/ BASE	459	LS	\$ 50.00	\$ 22,950.00	\$ 41.00	\$ 18,819.00	\$ 44.65	\$ 20,494.35	\$ 35.50	\$ 16,294.50
15	PEDESTRIAN ACCESS RAMP W/ BASE	558	LS	\$ 25.00	\$ 13,950.00	\$ 20.00	\$ 11,160.00	\$ 28.45	\$ 15,875.10	\$ 21.10	\$ 11,773.80
16	5' SIDEWALK W/ BASE	1674	LS	\$ 12.00	\$ 20,088.00	\$ 7.95	\$ 13,308.30	\$ 10.35	\$ 17,325.90	\$ 7.71	\$ 12,906.54
17	RECONSTRUCT CATCH BASIN	4	LS	\$ 2,500.00	\$ 10,000.00	\$ 650.00	\$ 2,600.00	\$ 4,243.65	\$ 16,974.60	\$ 3,000.00	\$ 12,000.00
18	PAVEMENT MARKING PAINT	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 11,700.00	\$ 11,700.00	\$ 11,702.45	\$ 11,702.45	\$ 5,500.00	\$ 5,500.00
19	TRANSPORT STATE FURNISHED MATERI	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 3,350.00	\$ 3,350.00	\$ 3,510.75	\$ 3,510.75	\$ 8,900.00	\$ 8,900.00
20	TRAFFIC SIGNAL SYSTEM	1	LS	\$ 220,000.00	\$ 220,000.00	\$ 104,500.00	\$ 104,500.00	\$ 97,805.35	\$ 97,805.35	\$ 171,000.00	\$ 171,000.00
				TOTAL	\$ 449,344.00	TOTAL	\$ 278,834.00	TOTAL	\$ 322,934.05	TOTAL	\$ 358,580.08

Amounts in **RED** were corrected based on calculation errors



Traffic Signal at Washington Fields Rd & Merrill Rd

Briefing Document

Description:

Award of bid for a traffic signal at Washington Fields Rd & Merrill Rd

Submitted by:

Paul Mogle

Recommendation:

Staff recommends approval of the low bid to Interstate Rock in the amount of \$278,834.00.

Background Information:

The need for a traffic signal shall include the analysis of factors related to the existing operation of the intersection, safety, and the potential to improve the existing condition. At least one of the warrants outlined in the Federal Highways MUTCD needs to be met. An evaluation of the 9 warrants are outlined below:

Warrant 1, Eight-Hour Vehicular Volume.....	Satisfied
Warrant 2, Four-Hour Vehicular Volume.....	Not Satisfied
Warrant 3, Peak Hour	Not Satisfied
Warrant 4, Pedestrian Volume.....	Not Satisfied
Warrant 5, School Crossing.....	Not Satisfied
Warrant 6, Coordinated Signal System.....	Not Satisfied
Warrant 7, Crash Experience.....	Satisfied
Warrant 8, Roadway Network.....	Satisfied
Warrant 9, Intersection Near a Grade Crossing.....	Not Satisfied

This project consists of installing a fully functional traffic signal. Includes signage, striping, roadway widening, and pedestrian ramp replacement.

On December 2nd, at 3 pm, bids were opened publicly and read aloud at the Public Works building. We received 3 bids that were very competitive. The lowest bid was Interstate Rock in the amount of \$278,834.00.

FISCAL IMPACT:

The cost (\$278,834.00) for the project will come from the streets budget.

IMPACTED FUND:

Capital Project for Streets

Traffic Signal Location

Washington Fields Rd
Merrill Rd/Lost Ridge Dr

Legend

Add Traffic Signal
and Right Turn Lane

S Washington Fields Rd

Private St

E Lost Ridge Dr

Chloe Ln

Queensridge Dr

S Farmland

700 ft

Google Earth

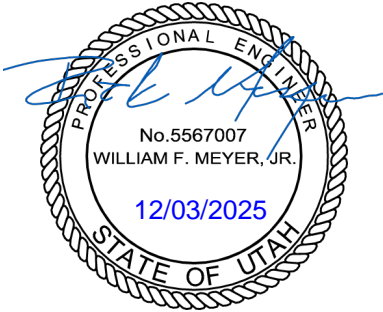


Bid Tabulation

Main Street Widening

Bid Opening: 3 Dec 2025

Item #	Description	Qty	Unit	Advanced Const & Design		Bennett Paving & Const		Progressive Contracting		Caliber Contractor		Feller Enterprises		Interstate Rock		Landmark Excavating	
				Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount
1	Mobilization & Demobilization	1	LS	\$ 4,500.00	\$ 4,500.00	\$ 9,400.00	\$ 9,400.00	\$ 12,000.00	\$ 12,000.00	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 13,700.00	\$ 13,700.00	\$ 46,880.00	\$ 46,880.00
2	Traffic Control	1	LS	\$ 3,400.00	\$ 3,400.00	\$ 2,750.00	\$ 2,750.00	\$ 5,800.00	\$ 5,800.00	\$ 8,500.00	\$ 8,500.00	\$ 3,700.00	\$ 3,700.00	\$ 10,500.00	\$ 10,500.00	\$ 15,950.00	\$ 15,950.00
3	Quality Control & Testing	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 4,640.00	\$ 4,640.00	\$ 2,500.00	\$ 2,500.00	\$ 5,800.00	\$ 5,800.00	\$ 4,650.00	\$ 4,650.00	\$ 5,830.00	\$ 5,830.00
4	Remove Asphalt	875	SF	\$ 1.70	\$ 1,487.50	\$ 2.31	\$ 2,021.25	\$ 2.00	\$ 1,750.00	\$ 1.50	\$ 1,312.50	\$ 0.70	\$ 612.50	\$ 1.40	\$ 1,225.00	\$ 3.00	\$ 2,625.00
5	Excavation	1440	CY	\$ 11.50	\$ 16,560.00	\$ 17.00	\$ 24,480.00	\$ 16.00	\$ 23,040.00	\$ 13.20	\$ 19,008.00	\$ 17.00	\$ 24,480.00	\$ 26.50	\$ 38,160.00	\$ 38.00	\$ 54,720.00
6	Roadway Asphalt w/ Base	9370	SF	\$ 4.50	\$ 42,165.00	\$ 4.95	\$ 46,381.50	\$ 5.18	\$ 48,536.60	\$ 4.90	\$ 45,913.00	\$ 6.30	\$ 59,031.00	\$ 4.95	\$ 46,381.50	\$ 6.00	\$ 56,220.00
7	Type HB30-7 Curb & Gutter w/ Base	435	LF	\$ 42.00	\$ 18,270.00	\$ 45.11	\$ 19,622.85	\$ 31.00	\$ 13,485.00	\$ 35.20	\$ 15,312.00	\$ 47.00	\$ 20,445.00	\$ 36.00	\$ 15,660.00	\$ 39.00	\$ 16,965.00
8	5' Sidewalk w/ Base	2165	SF	\$ 12.50	\$ 27,062.50	\$ 10.37	\$ 22,451.05	\$ 9.50	\$ 20,567.50	\$ 7.16	\$ 15,501.40	\$ 8.00	\$ 17,320.00	\$ 8.10	\$ 17,536.50	\$ 8.00	\$ 17,320.00
9	Reconstruct Catch Basin	1	EA	\$ 2,300.00	\$ 2,300.00	\$ 3,105.00	\$ 3,105.00	\$ 3,000.00	\$ 3,000.00	\$ 3,355.00	\$ 3,355.00	\$ 5,160.00	\$ 5,160.00	\$ 5,000.00	\$ 5,000.00	\$ 8,010.00	\$ 8,010.00
10	Pavement Marking	1	LS	\$ 6,600.00	\$ 6,600.00	\$ 11,990.00	\$ 11,990.00	\$ 12,644.00	\$ 12,644.00	\$ 26,694.00	\$ 26,694.00	\$ 13,915.00	\$ 13,915.00	\$ 12,700.00	\$ 12,700.00	\$ 12,240.00	\$ 12,240.00
Total Amount				\$ 125,345.00		\$ 145,201.65		\$ 145,463.10		\$ 148,095.90		\$ 165,463.50		\$ 165,513.00		\$ 236,760.00	



Main St Widening Briefing Document

Description:

Award of bid to widen Main St from Arrowweed Way to Mangata Subdivision.

Submitted by:

Paul Mogle

Recommendation:

Staff recommends approval of the low bid to Advanced Construction & Design for the amount of \$125,345.00.

Background Information:

This project consists of finishing Main Street surface improvements along the frontage of parcel W-5-2-1-122.

The project includes 9,370 square feet of asphalt, 435 ft of curb & gutter, 2,165 sq ft of sidewalk, and re-striping.

On December 3rd, at 10 am, bids were opened publicly and read aloud at the Public Works building. We received 7 bids that were very competitive. The lowest bid was Advanced Construction & Design in the amount of \$125,345.00.

FISCAL IMPACT:

The cost (\$125,345.00) for the project will come from the streets budget.





IMPACTED FUND:

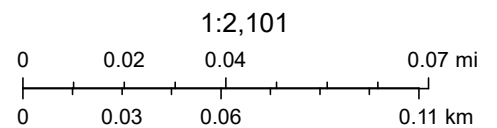
Capital Project for Streets

MAIN ST WIDENING



12/2/2025, 2:50:07 PM

-  Subdivisions
-  Phases
-  Parcels
-  Street Intersection



Washington City GIS, Washington IT/GIS

Storm Drain Vacation Ordinance Briefing Document

Description: Vacation of a portion of an existing storm drain easement located at 2005 North Creekside Court

Presenter: John Hehnke

Submitted By: John Hehnke

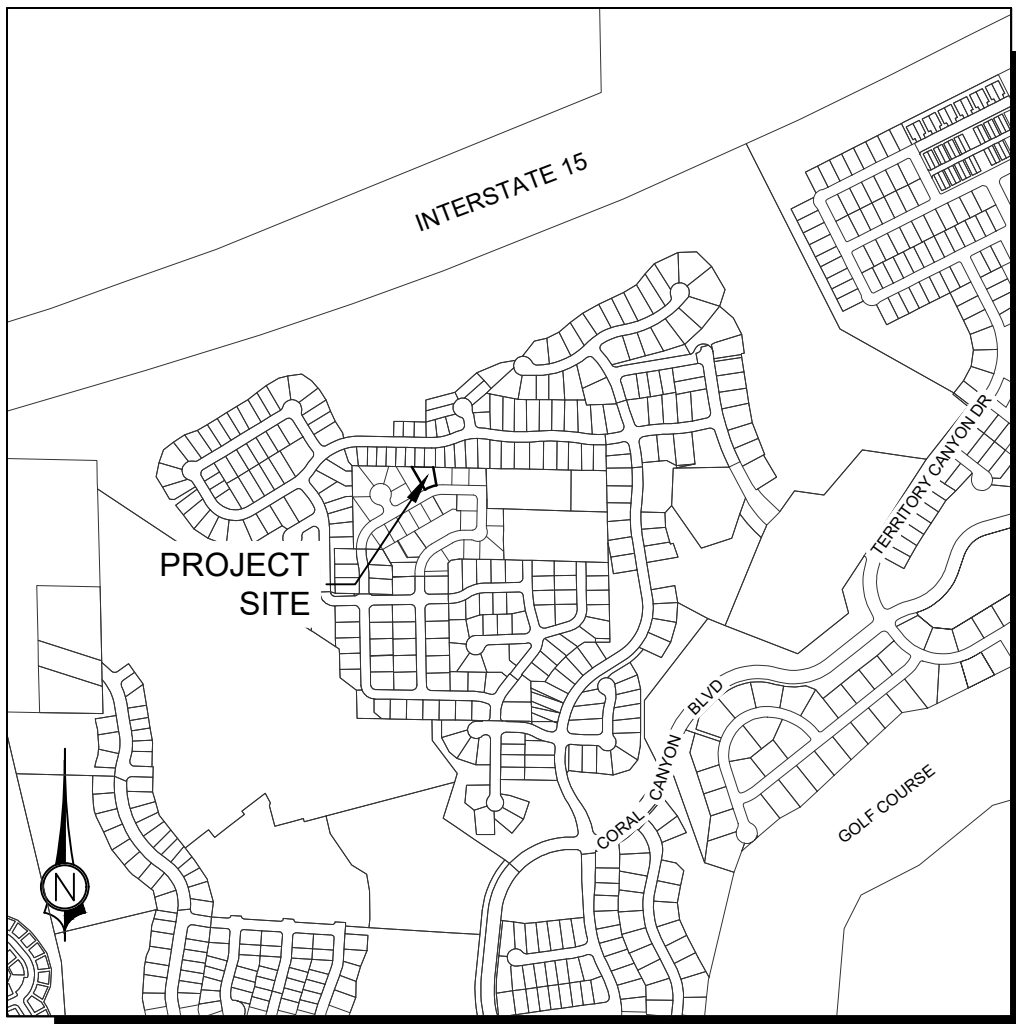
Recommendation: Approval

Background Information: In order to facilitate the construction of a home on this property, a request to vacate a portion of an existing storm drain easement was received. Public Works has reviewed this request and is agreeable to relinquishing 5-feet of the existing easement. This will still provide us with 15-feet of easement on this property to maintain the storm drain.

Easement Abandonment

The Estates at Burke Springs Phase 3 – Lot 308

The purpose of this easement vacation is to reduce the existing 20' wide storm drain easement that is located along the north and east of Lot 308 to 15' wide. The easement contains an existing storm drain pipe that is to remain.



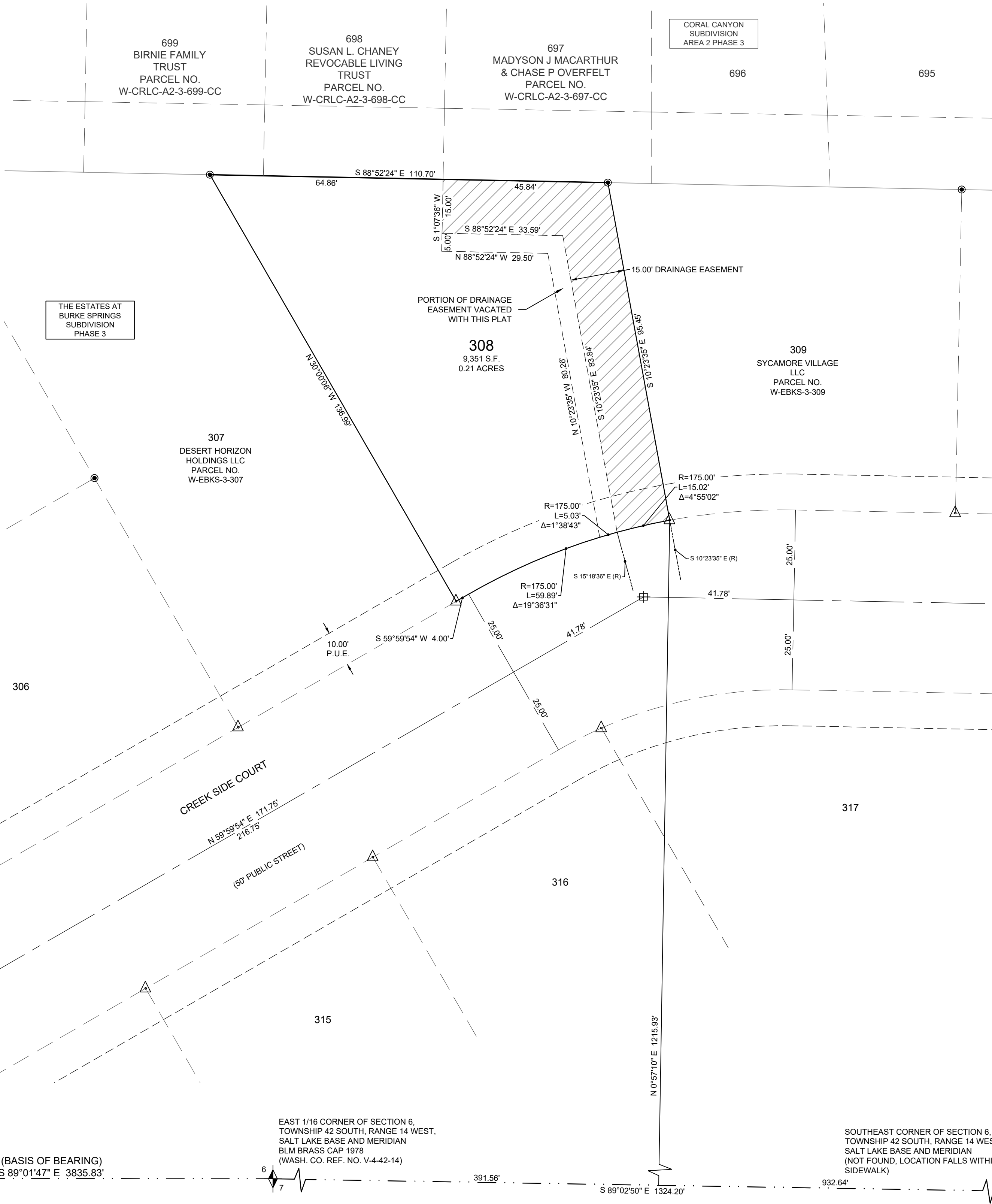
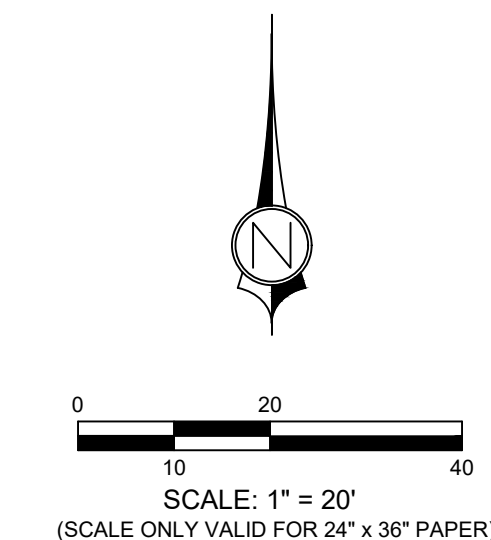
VICINITY MAP
(1" = 1000')

GENERAL NOTES

1. A 10.00 FOOT WIDE PUBLIC UTILITIES, MAILBOX, AND DRAINAGE EASEMENT EXISTS ALONG ALL FRONT AND STREETSIDE LOT LINES, UNLESS OTHERWISE NOTED ON THIS PLAT. THERE EXISTS A BLANKET PUE AND DRAINAGE EASEMENT OVER ALL COMMON OPEN SPACE.
2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. (A.G.E.C.). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED JULY 26, 2022. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
3. ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
4. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.
5. ALL COMMON AREA SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
6. NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE".
7. WASHINGTON CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH NO EXCESS CULINARY WATER SUPPLY. APPROVAL OF A PLAT BY WASHINGTON CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY WASHINGTON CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY OR PROVIDE PROOF OF GUARANTEED AND SUFFICIENT SOURCE OF WATER FOR PROPOSED USES. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
8. LOT OWNER SHALL NOT ALTER GRADING WITHOUT WASHINGTON CITY NOTIFICATION AND APPROVAL.

GENERAL NOTES

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2. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. (A.G.E.C.). THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS AND FLOOR SLABS ARE COMPILED IN A REPORT DATED JULY 26, 2022. A COPY OF THIS REPORT IS ON FILE WITH WASHINGTON CITY. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND SHALL COMPLY WITH ITS RECOMMENDATIONS.
3. ALL SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE METERS. ALL FIRE HYDRANTS AND THE APPURTENANCES WITHIN THE DEVELOPMENT ARE PUBLIC AND ARE MAINTAINED BY WASHINGTON CITY.
4. THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL COMMON AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO REMOVAL OF WEEDS AND DEBRIS.
5. ALL COMMON AREA SHOWN ON THIS PLAT ARE SUBJECT TO A PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR INSTALLATION AND MAINTENANCE OF IMPROVEMENTS AND SUCH EASEMENTS SHALL BE SUBJECT TO THE RIGHT OF THE CITY OF WASHINGTON TO ASSESS THE PROPERTY OWNERS AND/OR HOMEOWNERS ASSOCIATION TO REPAIR LANDSCAPING, ETC., WHERE NEEDED TO REPAIR OR REPLACE THE PUBLIC UTILITIES.
6. NO DRIVEWAYS ARE ALLOWED WITHIN 25 FEET OF CORNER RADIUS ON CORNER LOTS IN ACCORDANCE WITH WASHINGTON CITY ACCESS MANAGEMENT PLAN SECTION 1.3.4 "CORNER CLEARANCE".
7. WASHINGTON CITY OPERATES A MUNICIPAL CULINARY WATER SYSTEM WITH NO EXCESS CULINARY WATER SUPPLY. APPROVAL OF A PLAT BY WASHINGTON CITY DOES NOT GUARANTEE THAT SUFFICIENT WATER WILL BE AVAILABLE TO SERVE LOTS DEPICTED ON ANY PLAT. ANY LAND USE APPLICANT MAY BE REQUIRED BY WASHINGTON CITY TO PROVIDE A GUARANTEE OF WATER AVAILABILITY OR PROVIDE PROOF OF GUARANTEED AND SUFFICIENT SOURCE OF WATER FOR PROPOSED USES. IF THERE IS ANY APPROVAL WITHOUT A WATER GUARANTEE, THE APPLICANT ASSUMES THE ENTIRE RISK OF WATER AVAILABILITY FOR A PLATTED LOT.
8. LOT OWNER SHALL NOT ALTER GRADING WITHOUT WASHINGTON CITY NOTIFICATION AND APPROVAL.



APPROVAL OF PUBLIC WORKS
THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____, A.D. 20__.

PUBLIC WORKS, WASHINGTON CITY

CITY ENGINEER'S APPROVAL
THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____, A.D. 20__.

CITY ENGINEER, WASHINGTON CITY

APPROVAL AS TO FORM
APPROVED AS TO FORM, THIS THE ____ DAY OF ____, A.D. 20__.

CITY ATTORNEY, WASHINGTON CITY

APPROVAL AND ACCEPTANCE BY WASHINGTON CITY, UTAH
I, THE MAYOR OF WASHINGTON CITY, HEREBY VERIFY THAT THE WASHINGTON CITY COMMUNITY DEVELOPMENT DIRECTOR HAS REVIEWED AND APPROVED SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO ON THIS ____ DAY OF ____.

ATTEST: CITY RECORDER, WASHINGTON CITY MAYOR, WASHINGTON CITY

TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF ____, A.D. 20__ THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED No.

WASHINGTON COUNTY RECORDER

THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3 PARTIAL AMENDMENT A

LOCATED IN
SE 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

SURVEYOR'S CERTIFICATE

I, TRAVIS SANDERS, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 9481170, HOLD THIS LICENSE IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, AND HAVE COMPLETED THIS SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I CERTIFY THAT BY AUTHORITY OF THE HEREON OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND HAVE SUBDIVIDED THE SAME TRACT INTO LOTS AND EASEMENTS TO BE HEREINAFTER KNOWN AS:

THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3
PARTIAL AMENDMENT A

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE

TRAVIS W. SANDERS, PLS

LEGAL DESCRIPTION

PARCEL NO. W-EBKS-3-308:

LOT 308, THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

PORTION OF DRAINAGE EASEMENT VACATED WITH THIS PLAT:

BEGINNING AT A POINT WHICH IS N 88°52'24" W 45.84 FEET ALONG THE NORTH LINE OF LOT 308 OF THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3, RECORDED AND FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND S 1°07'36" W 15.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 308, AND RUNNING THENCE S 88°52'24" E 33.59 FEET; THENCE S 10°23'35" E 83.84 FEET, TO A POINT ON A 175.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 15°18'36" E; THENCE ALONG THE ARC OF SAID CURVE 5.03 FEET THROUGH A CENTRAL ANGLE OF 1°38'43"; THENCE N 10°23'35" W 80.26 FEET; THENCE N 88°52'24" W 29.50 FEET; THENCE N 1°07'36" E 5.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS 568 SQ FT MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO HEREAFTER BE KNOWN AS:

THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3
PARTIAL AMENDMENT A

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO WASHINGTON CITY FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS EASEMENTS, ALL LOTS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO WASHINGTON CITY AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS. LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER ON THE 27TH OF AUGUST, 2025, AS DOCUMENT NO. 20250029385, SAID DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

CAPITAL CONSULTING & INVESTMENT LLC
(A NEVADA LIMITED LIABILITY COMPANY)

NAME:

OWNERS ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THIS ____ DAY OF _____ IN THE YEAR 20__, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT AND ACKNOWLEDGED (HE/SHE) EXECUTED THE SAME.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

OFFICIAL SEAL NOT REQUIRED PER UTAH
CODE 46-1-16(7) IF INFORMATION IS FILLED IN

DO NOT STAMP

AMENDMENT NOTE

THE PURPOSE OF THIS PARTIAL AMENDMENT IS TO VACATE A PORTION OF THE EXISTING 20.00 FOOT DRAINAGE EASEMENT LOCATED IN LOT 308 OF THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDED, WASHINGTON COUNTY, STATE OF UTAH, AS ENTRY NO. 20250029384. NO OTHER CHANGES WERE MADE OR INTENDED.

LEGEND

- SECTIONAL MONUMENTATION (FOUND: TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON THE PLAT).
- SECTIONAL MONUMENTATION (NOT FOUND)
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED (CLASS 1, RING & LID).
- SPECIFIES FOUND SURVEY CONTROL MONUMENT AS SHOWN AND NOTED, (CLASS II, REBAR & ALUM. CAP).
- EASEMENT LINE (SEE NOTES)
- EXISTING LOT LINES
- DRAINAGE EASEMENT AREA

THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3
PARTIAL AMENDMENT A
LOCATED IN
SE 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN

PROJ. #: FF22184
DRAWN BY: JRM
DATE: 10/10/2025
CHECKED BY: BLW
SCALE OF SHEET
HOR SCALE: 1" = 20'
SHEET
1
OF
1

CivilScience

1453 S. DYKE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

ORDINANCE NO. 2025-XX

**AN ORDINANCE OF WASHINGTON CITY VACATING A PUBLIC EASEMENT
(Located at 2005 N Creekside Court)**

WHEREAS, the Washington City Public Works Department has reviewed and recommended the vacation of a portion of an existing 20-foot-wide Storm Drain Easement as described herein; and

WHEREAS, the City Council, pursuant to all applicable notice requirements, conducted a duly noticed public meeting on December 10, 2025; and

WHEREAS, the City Council has reviewed the proposed easement vacation and determined that vacating the easement 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 vacate the 20-foot-wide utility easement located within Washington City as described below;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH, that the following portion of an existing 20-foot-wide storm drain easement located in the Estates at Burke Springs Phase 3 Lot 308 Parcel Parcel: W-EBKS-3-308, is hereby vacated, more particularly described as follows:

Parcel ID and Detailed Legal Description in Exhibit A.

PASSED AND ORDERED POSTED on this 10th day of December, 2026.

Washington City

Attest:

Kress Staheli, Mayor

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Kim Casperson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Craig Coats	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Bret Henderson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Kurt Ivie	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Exhibit A

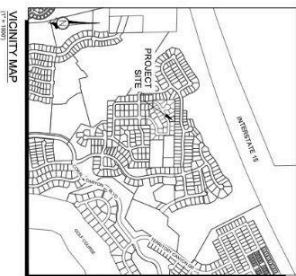
Parcel: W-EBKS-3-308

LOT 308, THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

PORTION OF DRAINAGE EASEMENT VACATED WITH THIS PLAT:

BEGINNING AT A POINT WHICH IS N 88°52'24" W 45.84 FEET ALONG THE NORTH LINE OF LOT 308 OF THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3, RECORDED AND FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, AND S 1°07'36" W 15.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 308, AND RUNNING THENCE S 88°52'24" E 33.59 FEET; THENCE S 10°23'35" E 83.84 FEET, TO A POINT ON A 175.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 15°18'36" E; THENCE ALONG THE ARC OF SAID CURVE 5.03 FEET THROUGH A CENTRAL ANGLE OF 1°38'43"; THENCE N 10°23'35" W 80.26 FEET; THENCE N 88°52'24" W 29.50 FEET; THENCE N 1°07'36" E 5.00 FEET, TO THE POINT OF BEGINNING.

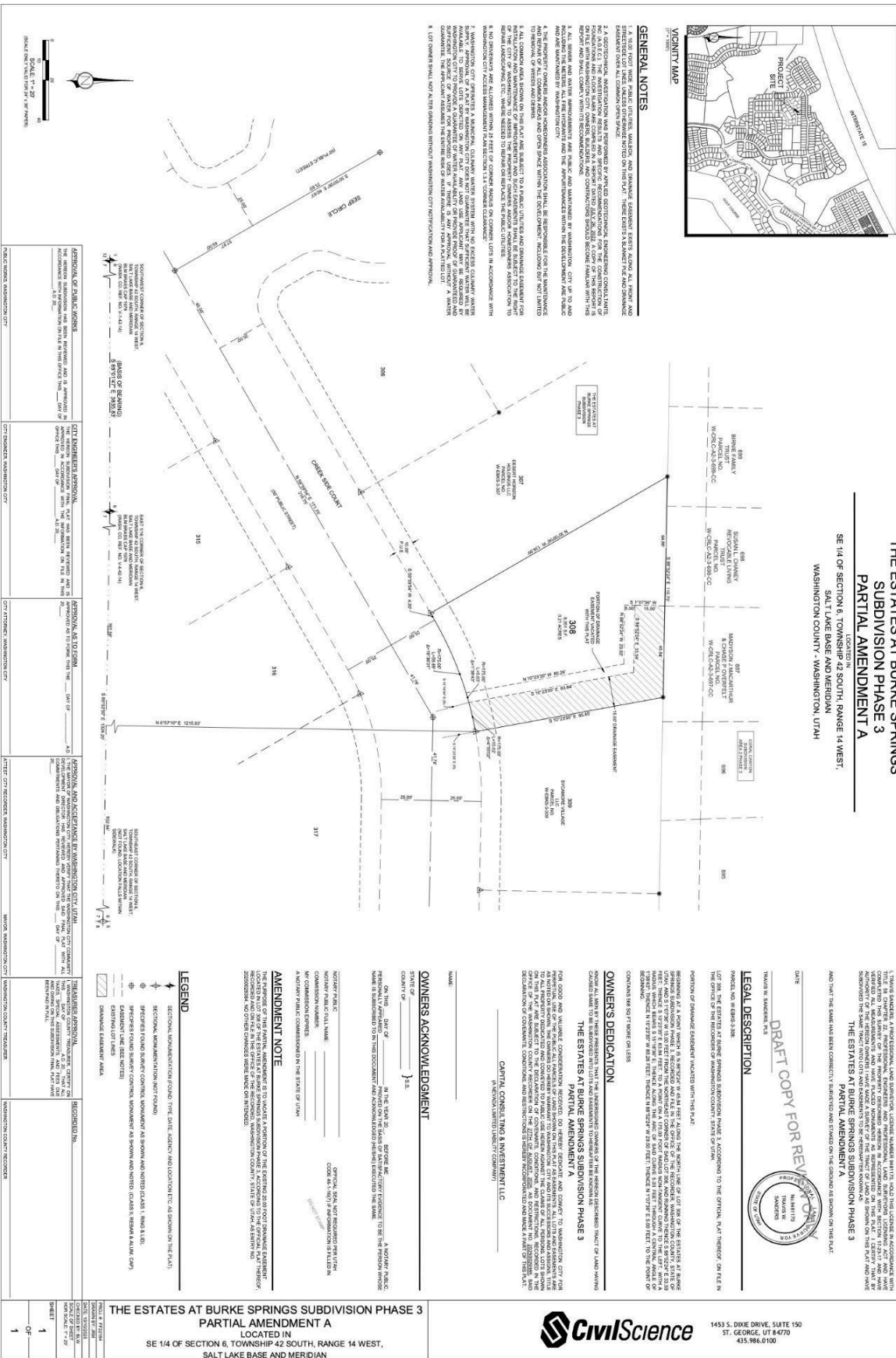
Proposed "THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3 PARTIAL AMENDMENT A"



VICINITY MAP

GENERAL NOTES

1. A 100' FOOT WIDE PUBLIC UTILITY, WASTEWATER AND SEWERAGE EASEMENT EASES ALONG ALL RIGHT AND EASEMENT FROM THE COMMON PROPERTY.
2. A GEOGRAPHICAL, MEASUREMENT AND PERFORMANCE BY THE CITY OF SEWERAGE, ENGINEERING CONSULTANTS, PROFESSIONAL AND CIVIL ENGINEERS, HAS BEEN OBTAINED ON THE PLAN. THEREFORE, A 100' FOOT WIDE PUBLIC UTILITY, WASTEWATER AND SEWERAGE EASEMENT EASES ALONG ALL RIGHT AND EASEMENT FROM THE COMMON PROPERTY.
3. ALL SEWER AND WASTEWATER EASEMENTS ARE PUBLIC AND MAINTAINED BY WASHINGTON CITY UP TO AND INCLUDING THE SEWERAGE EASEMENT EASES. THE SEWERAGE EASEMENT EASES ARE MAINTAINED BY THE SEWERAGE EASEMENT EASES.
4. THE PROPERTY OWNER AND SEWERAGE EASEMENT EASES ARE RESPONSIBLE FOR THE MAINTENANCE OF THE SEWERAGE EASEMENT EASES. THE SEWERAGE EASEMENT EASES ARE MAINTAINED BY THE SEWERAGE EASEMENT EASES.
5. ALL COMMON EASEMENTS ON THE PLAN ARE SUBJECT TO A 100' FOOT WIDE PUBLIC UTILITY, WASTEWATER AND SEWERAGE EASEMENT EASES. THE SEWERAGE EASEMENT EASES ARE MAINTAINED BY THE SEWERAGE EASEMENT EASES.
6. THE CITY OF SEWERAGE, ENGINEERING CONSULTANTS, PROFESSIONAL AND CIVIL ENGINEERS, HAS BEEN OBTAINED ON THE PLAN. THEREFORE, A 100' FOOT WIDE PUBLIC UTILITY, WASTEWATER AND SEWERAGE EASEMENT EASES ALONG ALL RIGHT AND EASEMENT FROM THE COMMON PROPERTY.
7. THE CITY OF SEWERAGE, ENGINEERING CONSULTANTS, PROFESSIONAL AND CIVIL ENGINEERS, HAS BEEN OBTAINED ON THE PLAN. THEREFORE, A 100' FOOT WIDE PUBLIC UTILITY, WASTEWATER AND SEWERAGE EASEMENT EASES ALONG ALL RIGHT AND EASEMENT FROM THE COMMON PROPERTY.
8. LOT OWNER SHALL NOT IN THE SEWERAGE EASEMENT EASES WITHOUT WASHINGTON CITY NOTIFICATION AND APPROVAL.



THE ESTATES AT BURKE SPRINGS
SUBDIVISION PHASE 3
PARTIAL AMENDMENT A

SE 1/4 OF SECTION 6, TOWNSHIP 42 SOUTH, RANGE 14 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

SURVEYORS CERTIFICATE

I, TRAVIS SAGNER, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 88111, HOLD THE LICENSE IN ACCORDANCE WITH THE UTAH PROFESSIONAL LAND SURVEYING ACT, CHAPTER 13, TITLE 13, UTAH CODE ANNOTATED, AND HAVE CONDUCTED THIS SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 13-2-1, AND HAVE ADHERED TO THE STANDARDS OF PRACTICE FOR THE PROFESSION OF LAND SURVEYING. I HAVE BEEN ADVISED BY THE PROPERTY OWNER THAT THE PROPERTY DESCRIBED HEREIN IS THE PROPERTY OF THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3 PARTIAL AMENDMENT A, AND THAT THE SAME HAS BEEN CORRECTLY SUBMITTED AND STOKED ON THE GROUND AS SHOWN ON THIS PLAN.

DATE: _____
NAME: TRAVIS SAGNER, PLS
DRAFT COPY FOR REVIEW
LEGAL DESCRIPTION
PARCELS NO. 306-318
LOT 306, THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, OR FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.

OWNERS DEDICATION

BEFORE, I, TRAVIS SAGNER, A PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 88111, HOLD THE LICENSE IN ACCORDANCE WITH THE UTAH PROFESSIONAL LAND SURVEYING ACT, CHAPTER 13, TITLE 13, UTAH CODE ANNOTATED, AND HAVE CONDUCTED THIS SURVEY OF THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH SECTION 13-2-1, AND HAVE ADHERED TO THE STANDARDS OF PRACTICE FOR THE PROFESSION OF LAND SURVEYING. I HAVE BEEN ADVISED BY THE PROPERTY OWNER THAT THE PROPERTY DESCRIBED HEREIN IS THE PROPERTY OF THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3 PARTIAL AMENDMENT A, AND THAT THE SAME HAS BEEN CORRECTLY SUBMITTED AND STOKED ON THE GROUND AS SHOWN ON THIS PLAN.

OWNERS ACKNOWLEDGMENT

NOTARY PUBLIC
NAME: _____
COUNTY OF: _____
STATE OF: _____
I, _____, DO HEREBY ACKNOWLEDGE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN, AND THAT I HAVE BEEN ADVISED BY THE PROPERTY OWNER THAT THE PROPERTY DESCRIBED HEREIN IS THE PROPERTY OF THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3 PARTIAL AMENDMENT A, AND THAT THE SAME HAS BEEN CORRECTLY SUBMITTED AND STOKED ON THE GROUND AS SHOWN ON THIS PLAN.

LEGEND

SECTIONAL SUBDIVISION PLAT (THE DATE, DASHED AND LOCATION ETC. AS SHOWN ON THE PLAN)
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THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3 PARTIAL AMENDMENT A

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THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3 PARTIAL AMENDMENT A

RECORDED IN

RECORDED IN: _____
BOOK: _____
PAGE: _____
DATE: _____
BY: _____

THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3 PARTIAL AMENDMENT A

THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3 PARTIAL AMENDMENT A
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THE ESTATES AT BURKE SPRINGS SUBDIVISION PHASE 3 PARTIAL AMENDMENT A

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: December 10, 2025

ACTION REQUESTED: C-25-13 - A request for a Conditional Use Permit for the Department of Alcoholic Beverage Services located at 350 West Buena Vista Blvd.

APPLICANT: Tom Gibbs

OWNER: B&G Washington Business Park LLC

REVIEWED BY: Eldon Gibb - Community Development Director

RECOMMENDATION: Recommend approval with conditions onto City Council

Background

The Utah Department of Alcoholic Beverage Services (DABS) is requesting approval of a Conditional Use Permit located at approximately 350 West Buena Vista Blvd also known as lot 7 of the Buena Vista Commercial Plaza Subdivision.

The property is zoned C-3. Washington City ordinance 9-10B-2(B) - Use Regulations require State approved and operated liquor stores to obtain conditional use permit approval. The building is approximately 12,500 square feet in size which includes retail, storage and administration areas. Each DABS building is designed with a modern feel that incorporates colors that blend in with the surrounding area and draw inspiration from the region's landscape.

The State of Utah procurement and contracting laws prevent DABS from entering into a contract with a firm to produce detailed site-specific plans. In order for the State to hire a firm to produce these drawings, the State must first obtain Conditional Use Permit approval.

Recommendation

The Planning Commission reviewed this request on November 20th, 2025 and unanimously recommended approval of C-25-13, based on the following findings and subject to the following conditions:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide 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 and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. All 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 applicable 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. Any roof mounted equipment will be screened from view.
6. All signage will be in accordance with the adopted sign regulations of the city.
7. Any exterior lighting will be directed inward to the property.
8. 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.
9. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project and shall meet City Code requirements.
10. Construction drawings will need to be submitted for review and approval, prior to any work being done on the site.

Planning Commission Minutes
November 19th, 2025

<https://youtube.com/live/QJm7jk4FCdM?t=1052>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

No public comments were made.

Commissioner Bulloch closed the public hearing.

Commissioner Anderson made a motion to recommend approval to the City Council Conditional Use Permit C-25-13 with the findings and conditions of staff. Commissioner Davis seconded the motion; which passed with the following roll call vote:

<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>

Conditional Use Permit Narrative: DABS Retail Store

1. Intent and Public Need

The Utah Department of Alcoholic Beverage Services (DABS) proposes to establish a new, modern retail store at **[Parcel W-5-2-15-110111]** within Washington City. The intent of this property use is to provide a **safe, regulated, and convenient** location for the sale of alcoholic beverages to the residents and visitors of Washington City and the surrounding community.

DABS has been actively engaged with Washington City officials and staff for approximately **four years** in a concerted effort to identify and secure an appropriate site that meets both state operational requirements and local community standards. This extended effort underscores the State's commitment to developing this essential public service facility in Washington City. Establishing this store is necessary to meet the **growing demand** for controlled alcohol sales in one of Utah's fastest-growing municipalities, ensuring compliance with state law and contributing to responsible commerce.

2. Proposed Facility and Design

A. Size and Prototype

The proposed facility will be a single-story retail building with an approximate area of **12,500 square feet**. The construction will utilize one of the two **DABS standard prototype designs**, which have been developed and refined to ensure efficient operation, security, and a positive customer experience. These prototypes represent the latest in DABS and Division of Facilities and Construction Management (DFCM) facility standards.

B. Materials and Aesthetics

While utilizing a standard DABS prototype, the State is fully committed to **adapting the exterior materials and architectural details** to seamlessly align with the design and material requirements established by Washington City.

DABS understands the city's interest in maintaining a consistent and high-quality aesthetic, and we are prepared to **continue working closely with City officials** through the final design process to select:

- **Specific exterior materials** (e.g., stone veneers, stucco, trim)
- **Color palettes**
- **Public art.**

This collaboration will ensure the final design is both functional for the State and aesthetically pleasing for the community.

3. Addressing the Sequencing Conflict

A critical issue in the CUP process is the **sequencing conflict** between State contracting procedures and City CUP requirements.

- **City Requirement:** Washington City requires detailed site plans and architectural elevations for the Conditional Use Permit application.
- **State Procedure:** State of Utah procurement and contracting law prevents DABS from entering into a contract with an architect to produce detailed, site-specific plans and elevations **until the property is closed upon**.
- **The Conflict:** The State cannot close on the lot until a Conditional Use Permit is secured, yet the CUP requires the plans that can only be generated after the property is secured.

Proposed Solution

To resolve the critical sequencing conflict between State contracting procedures and City CUP requirements, DABS proposes the following adjusted solution:

The DABS respectfully requests that the City **approve the Conditional Use** for the proposed retail facility at **[Parcel W-5-2-15-110111]**. This approval would establish that the intended use (DABS Retail Store) is permissible at this location, thus satisfying the requirement needed for the State to close on the property and initiate architectural contracts.

Upon closing on the property and the completion of site-specific plans and elevations (based on the approved DABS prototype and adherence to Washington City's material requirements), the DABS commits to **returning to the Planning Commission and/or City Council** for a required review and comment period.

This two-step process achieves the following:

1. **Phase 1 (CUP Approval):** Allows the State to legally proceed with the land acquisition by establishing the approved use.
2. **Phase 2 (Return for Review):** Guarantees the City's full and necessary oversight of the **specific site plan and final architectural design** before the State's building permits are issued.

This approach provides the necessary legal authorization for the State to proceed while fully preserving the City's right to review and comment on the final, detailed construction documents, thereby ensuring all local design standards are met prior to construction.



PROJECT FLOW CARD: C-25-13 - Conditional Use Permit - DABS

Parcel #W-5-2-15-110111 - approx 350 W Buena Vista Blvd.

Planning	Reviewed. OK to move forward	
Public Works	Reviewed - OK to proceed. Basic subdivision development is currently in progress. Specific site utility/stormwater design will be addressed at civil construction drawing submission.	
Engineer	Reviewed. From an engineering standpoint, ok to move forward on the CUP.	
Fire Dept.	Approved, no concerns	
Parks/Trails	Approved, no concerns	
Building Dept	Approved, no concerns	
Washington Power	Reviewed. No concerns as long as the development is constructed per plan.	
Economic Dev	This development is expected to generate significant sales tax as it contains a high volume retail sales component in an area where there is increasing demand. DABS stores' primary customers are institutions such as restaurants and hotels that serve residents and travelers. No alcohol is allowed to be consumed on site and the state implements strict 100% ID for all sales in the store.	

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	80.44'	55.00'	83°47'38"
C2	120.94'	105.00'	65°59'32"
C3	50.08'	45.00'	63°46'01"
C4	111.29'	100.00'	63°46'01"
C5	57.59'	50.00'	65°59'32"
C6	37.64'	24.00'	89°51'28"
C7	37.76'	24.00'	90°08'32"
C8	41.37'	175.00'	13°32'35"
C9	22.67'	15.50'	83°47'37"
C10	308.25'	880.00'	20°04'11"
C11	13.52'	105.63'	7°19'57"
C12	54.37'	230.00'	13°32'35"

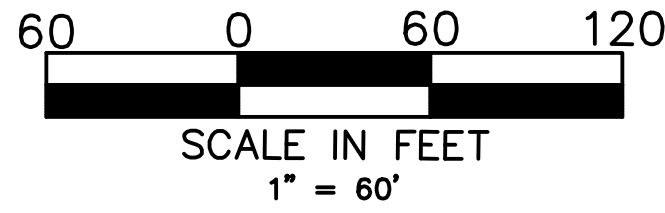
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	77.54'	N44°42'15"W
L2	374.25'	S37°57'33"W
L3	408.11'	S37°57'33"W
L4	29.13'	S35°44'00"W
L5	55.03'	S52°28'38"E
L6	30.85'	N35°44'00"E
L7	270.86'	N37°57'33"E
L8	52.85'	S52°10'59"E
L9	3.56'	S38°00'57"W
L10	12.00'	S51°59'03"E
L11	5.76'	N38°00'57"E
L12	44.04'	N52°10'59"W
L13	191.99'	N37°57'33"E
L14	124.65'	N51°30'08"E
L15	49.98'	S44°42'15"E
L16	10.33'	S45°29'36"W
L17	14.37'	S44°42'15"E
L18	10.33'	N45°17'45"E
L19	3.98'	S37°40'54"E
L20	67.66'	N40°31'31"E
L21	0.54'	N32°43'51"W
L22	54.87'	N62°51'05"E
L23	50.25'	N44°07'16"E
L24	45.61'	N84°10'34"E
L25	28.61'	N39°48'36"E
L26	28.41'	N38°18'59"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L27	44.07'	N7°18'54"W
L28	43.82'	N40°42'03"E
L29	29.67'	N38°49'40"E
L30	124.65'	N51°30'08"E
L42	13.91'	S51°30'08"W
L43	61.67'	N37°57'33"E
L44	169.84'	N37°57'33"E
L45	11.69'	N7°18'54"W
L46	12.53'	S38°18'59"W
L47	8.91'	S7°18'54"E
L48	55.68'	N40°31'31"E

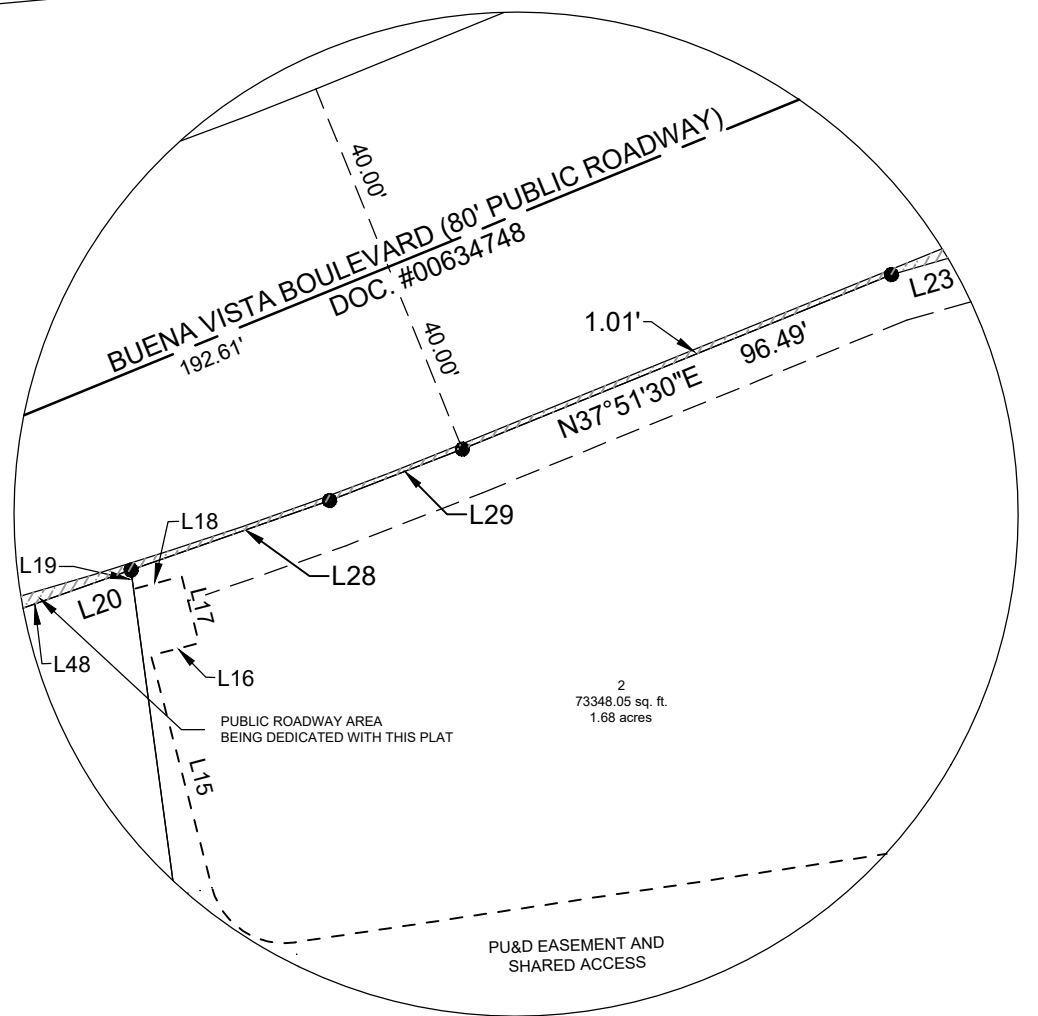
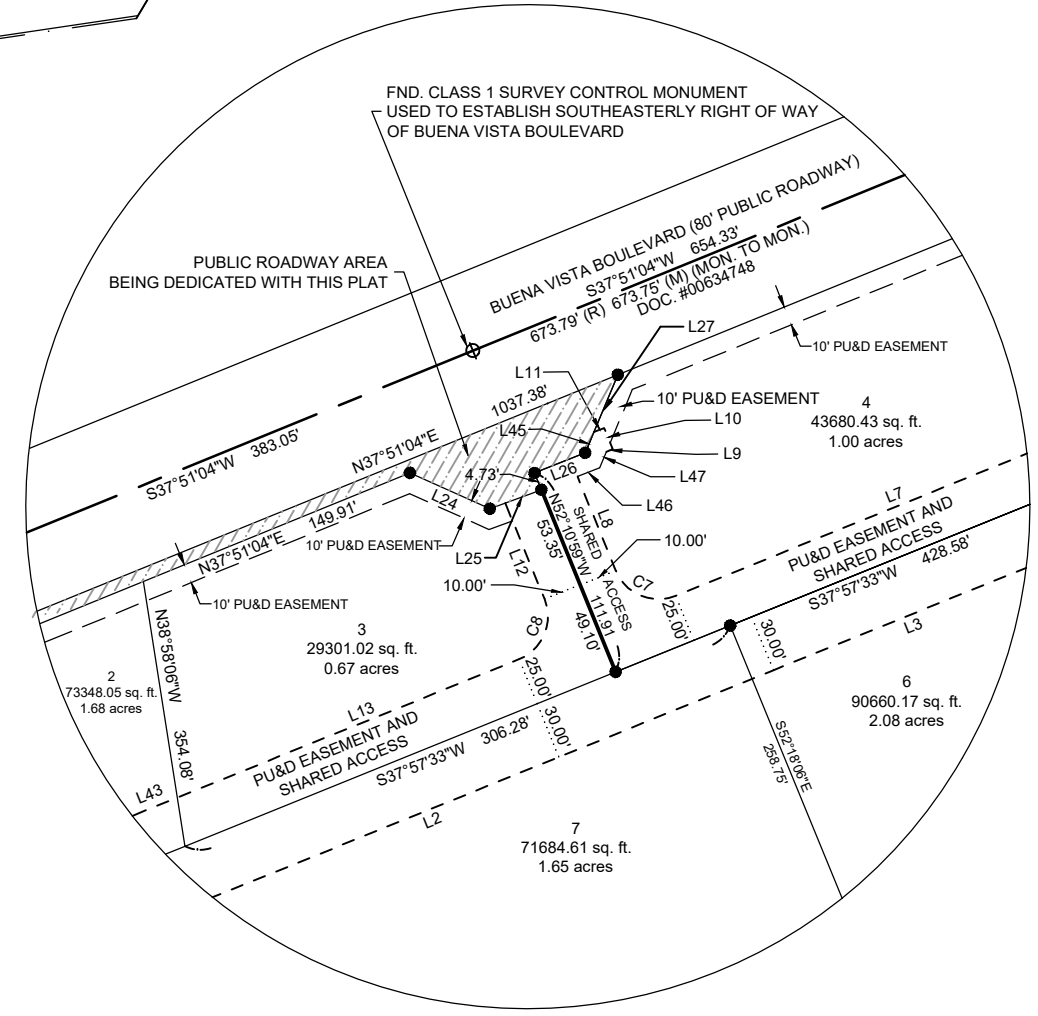
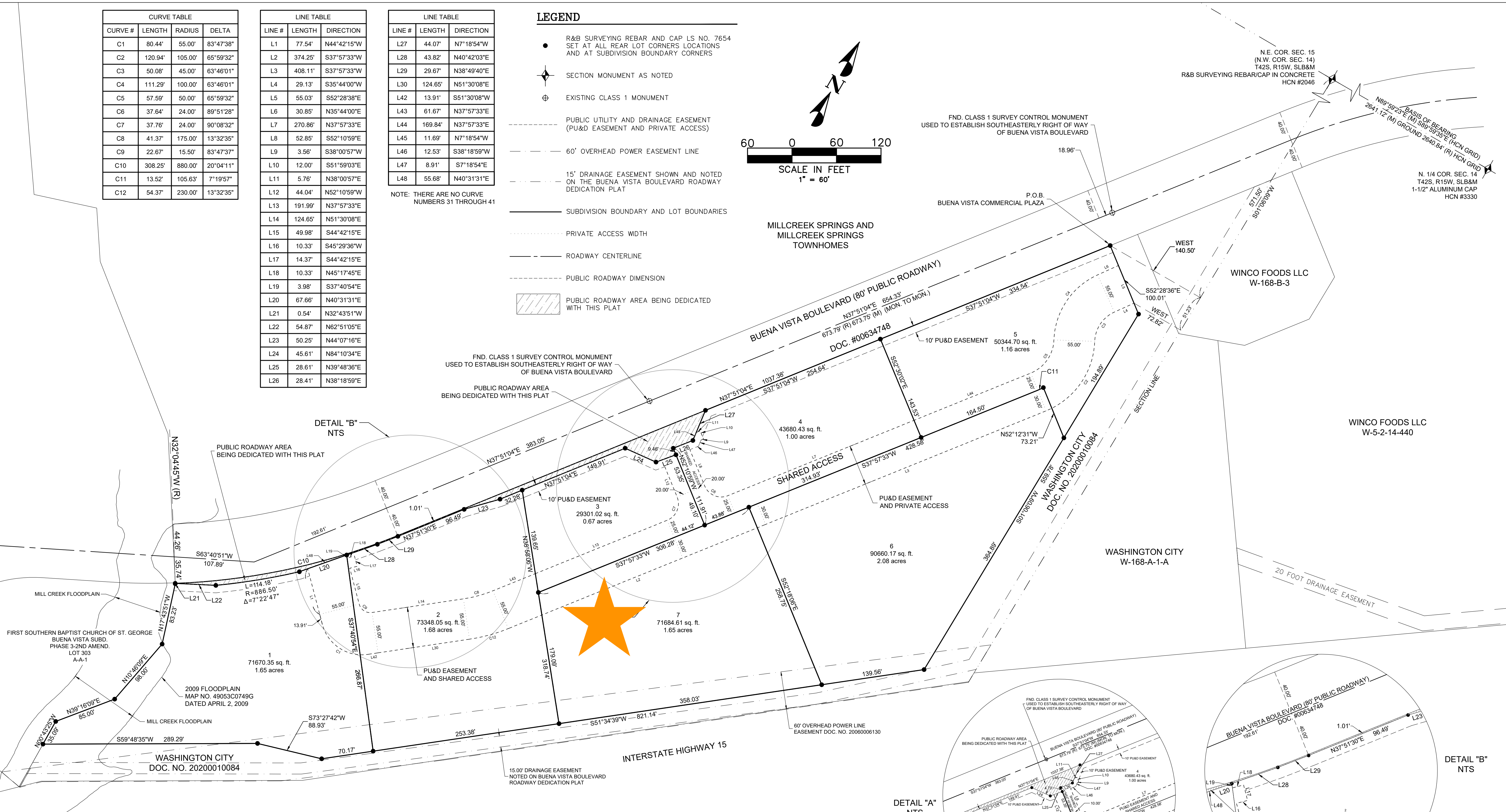
NOTE: THERE ARE NO CURVE NUMBERS 31 THROUGH 41

LEGEND

- R&B SURVEYING REBAR AND CAP LS NO. 7654 SET AT ALL REAR LOT CORNERS LOCATIONS AND AT SUBDIVISION BOUNDARY CORNERS
- SECTION MONUMENT AS NOTED
- EXISTING CLASS 1 MONUMENT
- PUBLIC UTILITY AND DRAINAGE EASEMENT (PU&D EASEMENT AND PRIVATE ACCESS)
- 60' OVERHEAD POWER EASEMENT LINE
- 15' DRAINAGE EASEMENT SHOWN AND NOTED ON THE BUENA VISTA BOULEVARD ROADWAY DEDICATION PLAT
- SUBDIVISION BOUNDARY AND LOT BOUNDARIES
- PRIVATE ACCESS WIDTH
- ROADWAY CENTERLINE
- PUBLIC ROADWAY DIMENSION
- PUBLIC ROADWAY AREA BEING DEDICATED WITH THIS PLAT



MILLCREEK SPRINGS AND MILLCREEK SPRINGS TOWNHOMES



FINAL PLAT
BUENA VISTA COMMERCIAL PLAZA

A COMMERCIAL SUBDIVISION LOCATED IN THE
NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 42 SOUTH, RANGE 15 WEST, SLB&M

555 S. BLUFF STREET
SUITE 200
ST. GEORGE, UT 84770
(435) 986-7888



R&B SURVEYING, INC.

862 N. CAMINO PICO • WASHINGTON, UT 84780
PH: (435) 632-3540

Design

- Approximately 12,500 sq Ft space featuring Retail, Warehouse and Administration areas.
- Features:
 - Will Call Area for Bars and Restaurant pick up.
 - Office and meeting space for Licencing and Compliance (Unique to Washington County)
- Modern Design adapted to the materials and aesthetic of the local area.
 - Provides a safe and comfortable environment, elevating the shopping experience for guests.



DABS Liquor and Wine Store (Washington City CUP)

Tom Gibbs
DABS Project and Portfolio Manager



DABS Mission Statement

- The Utah Department of Alcoholic Beverage Services oversees the sale and distribution of alcoholic products in the state of Utah. The department proudly **serves all Utahns, whether or not they choose to drink alcohol.** We recognize our important role in the community in which we **financially support crucial government services, support local businesses and tourism, and prioritize alcohol prevention education for the health and safety of all Utahns.** We honor our statutory and legal obligations and value our duty as public servants, working for all Utahns.



DABS State Liquor and Wine Store (Washington City)

Expected Annual Sales: \$10,000,000.00

Expected Tax Revenues: \$650,000

State Tax: \$485,000

County Tax: \$100,000

Local Tax: \$100,000

Transit Tax: \$30,000

Arts & Zoos: \$10,000



Utah Department of Alcoholic Beverage Services



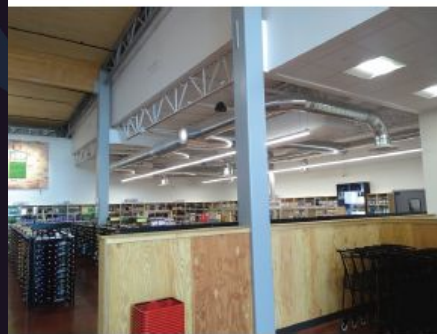
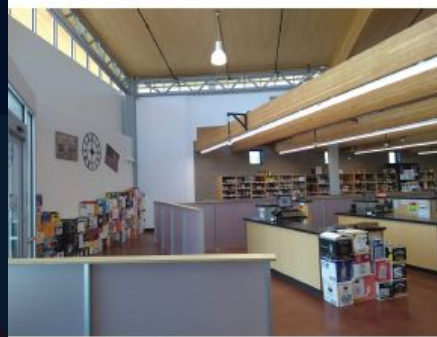
Recent and Upcoming Store Projects



Syracuse (March 2019)



Herriman (August 2019)



Saratoga Springs (2020)



Taylorsville (2020)



Farmington (2021)



West Valley City (2022)



East Sandy (July 2023)



Downtown SLC (June 2024)



Foothill Drive (April 2025)



Marriott-Slaterville (October 2025)

DABS Prototype 1



Moab Store Relocation (February 2026)

DABS Prototype 1



- In Design



Washington City

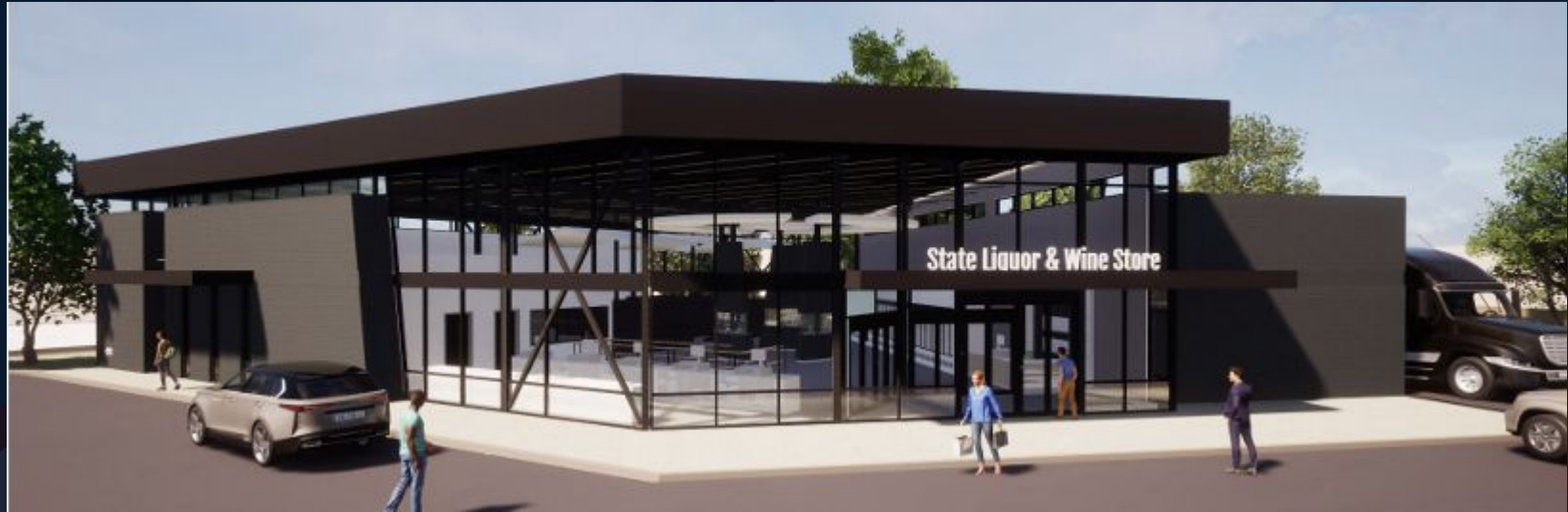


- Land Under Contract
- Store will be approximately 12'500 Sq Ft
- May incorporate a Southern Utah Compliance office to service area Licensees.



Roy Store Relocation (December 2025)

DABS Prototype 2



WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	December 10th, 2025
ACTION REQUESTED:	C-25-14 - A request for a Conditional Use Permit for a 5 story hotel located at the southeast corner of Buena Vista Blvd and Washington Pkwy
APPLICANT:	Jerry Miyahara
OWNER:	SITLA
ENGINEER:	Bush & Gudgeon, Inc
REVIEWED BY:	Eldon Gibb - Community Development Director
RECOMMENDATION:	Recommend approval with conditions onto City Council

Background

The applicant is requesting approval of a Conditional Use Permit to build a 5-story hotel located at the southeast corner of Buena Vista Blvd and Washington Pkwy. The proposed hotel previously received a height waiver of 65 feet by the City Council on July 23rd, 2025 and the proposed building elevation shows the building being 65' feet tall. The property is zoned General Commercial (C-3) which requires Hotels to obtain an approved Conditional Use Permit..

The entire parcel is approximately 15.5 acres with the hotel encompassing 3.3 acres. This hotel is the first commercial building on this site and there will be more General Commercial to follow with access being provided with this first phase. The hotel includes 143 rooms with a proposed 176 parking spaces which satisfies parking requirements. The exterior building elevations incorporate a variety of material and include stone/brick, stucco, metal paneling and fiber cement. The proposal also includes a landscaping plan which is aesthetically pleasing.

Staff has reviewed the proposed project and finds that it meets the standards as outlined in the General Plan and Zoning Ordinance.

Recommendation

The Planning Commission reviewed this request on November 19th, 2025 and unanimously recommend approval of C-25-14 based on the following findings and subject to the following conditions:

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 and associating state and federal titles, for such use; and
- 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 applicable 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. The parking will be adhered to as presented in the exhibits of this application.

Planning Commission Minutes
November 19th, 2025

<https://youtube.com/live/QJm7jk4FCdM?t=497>

Community Development Director Eldon Gibb reviewed the application.

Bob Hermandson with Bush & Gudgeon spoke to the item.

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 Conditional Use Permit C-25-14 with the findings and conditions of staff. Commissioner Anderson seconded the motion; which passed with the following roll call vote:

<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>



**PROJECT FLOW CARD: C-25-14 - Conditional Use Permit - Washington Gateway Hotel
Washington Pkwy & Buena Vista**

Planning	Reviewed. OK to move forward	
Public Works	Reviewed - Clarification items addressed. Basic utility and stormwater layout is acceptable for CUP. Modifications will likely be required with grading and civil construction submissions.	
Engineer	Reviewed, ok to move forward for a CUP	
Fire Dept.	Reviewed, no concerns	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed, no concerns	
Washington Power	Reviewed. Ok from power to proceed with CUP	
Economic Dev	Reviewed. This project meets the City's priorities for economic development. New hotels at this location provide a convenient place for tourists and travelers to stay, this stimulates and supports nearby commercial activity. Visitors increase demand for goods and services, create jobs and generate revenue for the local businesses. Unlike primary residential, commercial properties pay 100% of the assessed tax based on valuation. This, along with TRT tax helps offset what would otherwise be a greater tax burden for residents.	





BUSH & GUDGELL, INC.

Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

October 3, 2025

RE: Exit 13 Hotel CUP Application

Dear Council / Commission members,

Please find this application for a Conditional Use Permit as required by Washington City code (9-10C-2-B). The applicant desires to develop a hotel in this location. This site is on a portion of Parcel no. W-5-2-1-122. The project sits on the southwest corner of the intersection of Washington Parkway and Interstate 15, adjacent to Exit 13. The natural geography of this location is such that it sits below the southbound on-ramp of I-15. Please see the attached exhibits for reference. Your consideration of this request is greatly appreciated.

Respectfully Submitted:

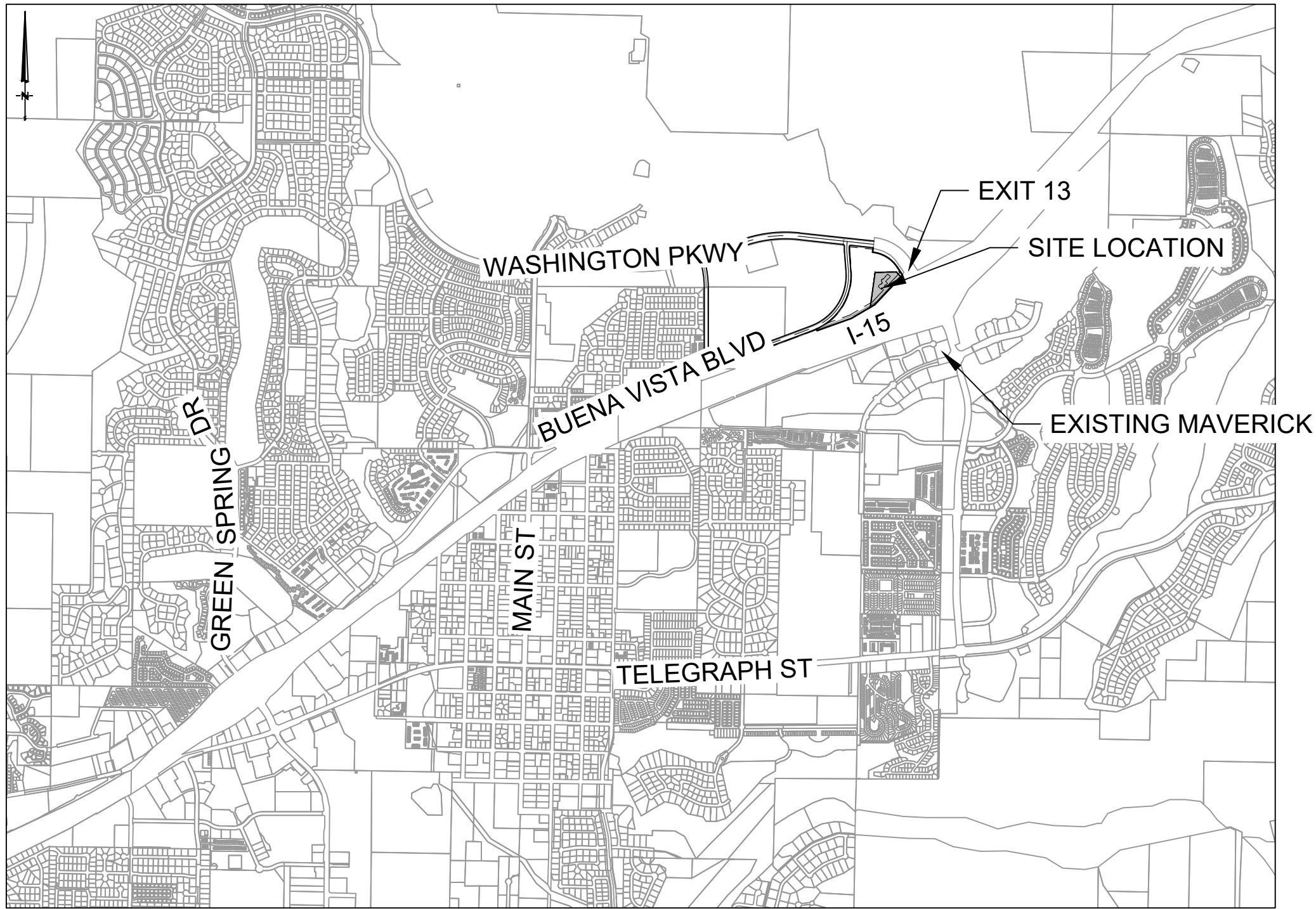
Bob Hermandson
President
Bush and Gudgell

B&G PROJECT NUMBER 251109

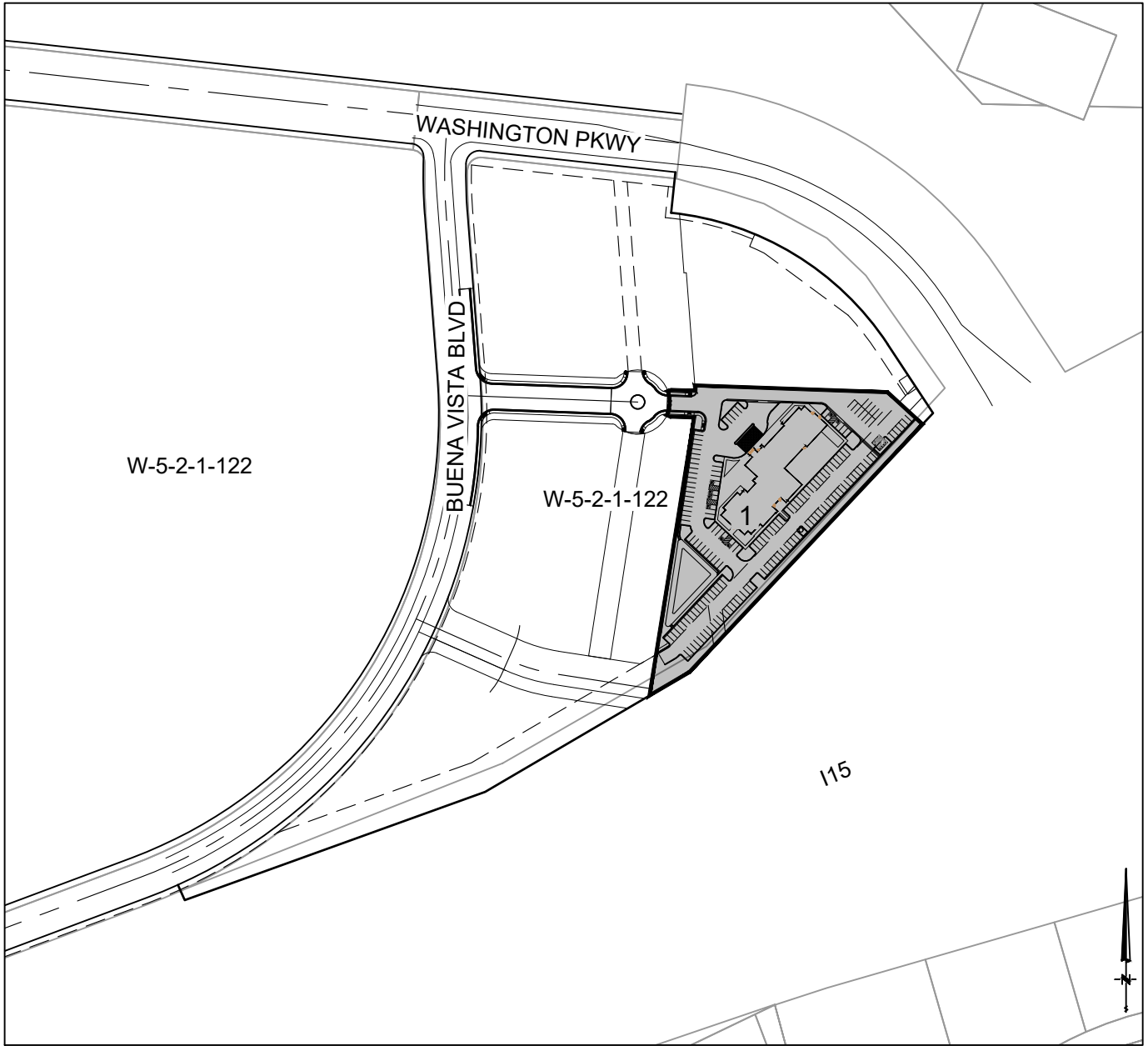
HOME 2 SUITES & HAMPTON INN

CONDITIONAL USE PERMIT LOCATED IN WASHINGTON, UTAH

SECTION 17, T 42 S, R 15 W, SLB&M
PARCEL # W-5-2-1-122



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN



PROJECT MAP

GENERAL NOTES

- 1) CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- 2) ALL WORK AND MATERIALS SHALL COMPLY WITH WASHINGTON CITY STANDARD SPECIFICATIONS
- 3) PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
- 4) PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- 5) A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
- 6) FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- 7) ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.

NOVEMBER 2025

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337



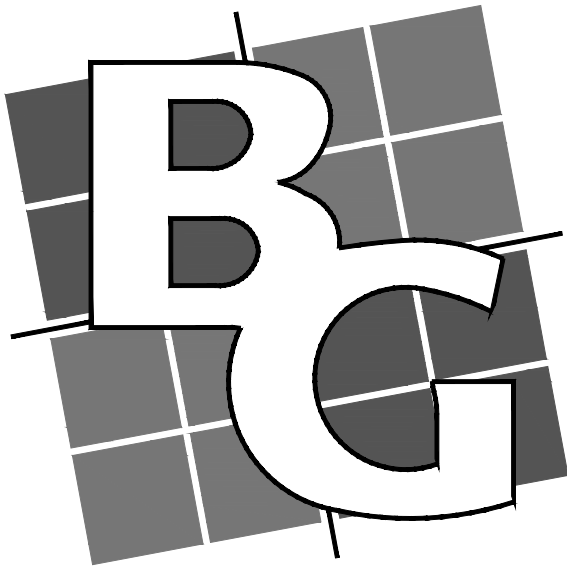
OWNER / DEVELOPER

JERRY MIYAHARA
ANCESTOR SQUARE
2 W ST. GEORGE BLVD #5H
ST. GEORGE, UTAH 84770

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNALE #4
ST GEORGE, UT 84770

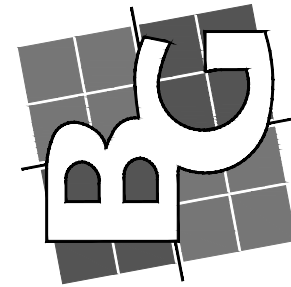
RICK MEYER - PROJECT MANAGER
(435)-673-2337



BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

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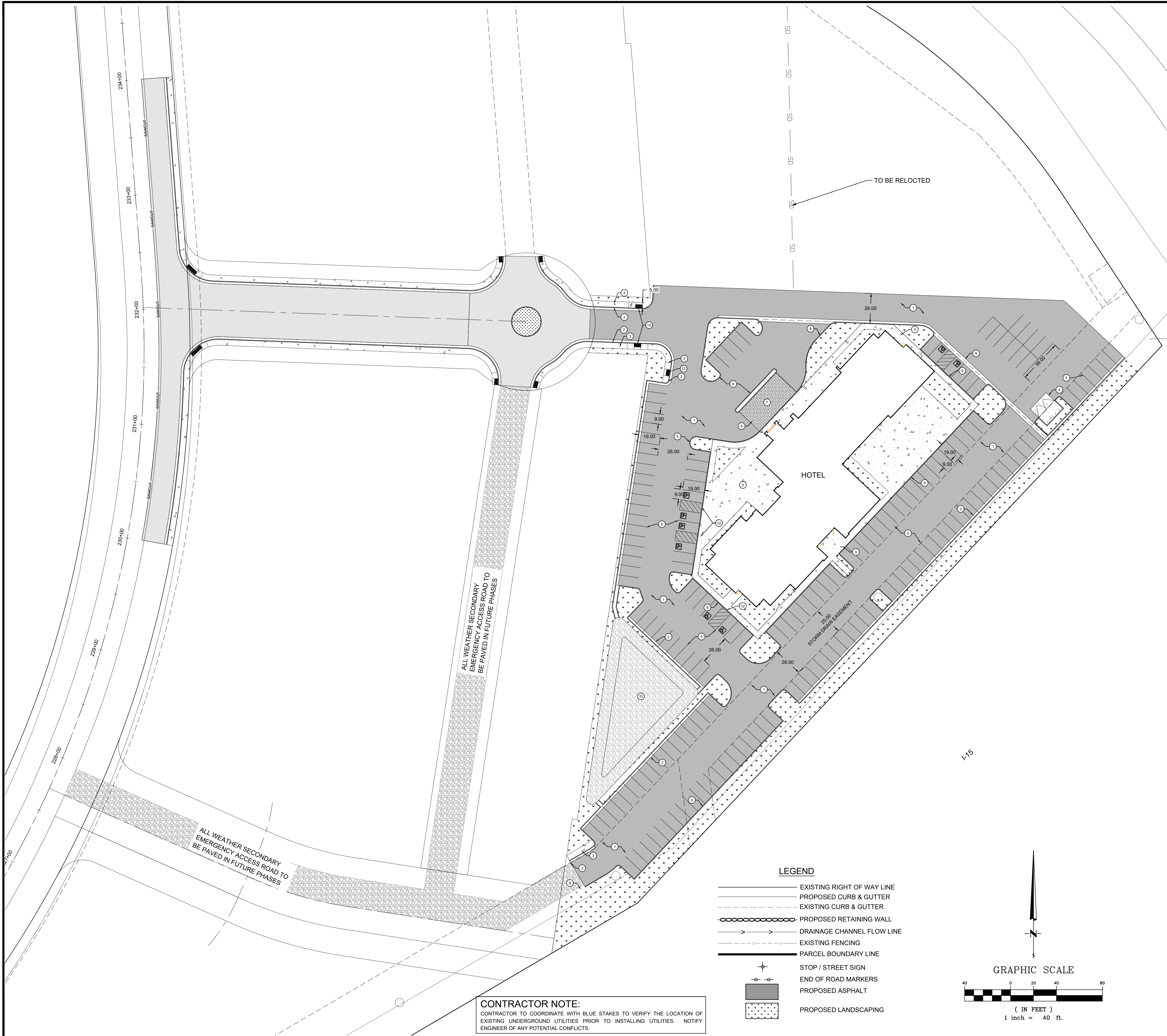


DATE: NOV 2025
DRAWN: CBW
APPROVED: RM
SCALE: NTS
JOB NO.: 251109

COVER

HOME 2 SUITES & HAMPTON INN
LOCATED IN WASHITGTON, UTAH

SHEET 1 OF 5 SHEETS
FILE: 251109



CONTRACTOR NOTE:
CONTRACTOR TO COORDINATE WITH BLUE STAKES TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO INSTALLING UTILITIES. NOTIFY ENGINEER OF ANY POTENTIAL CONFLICTS.

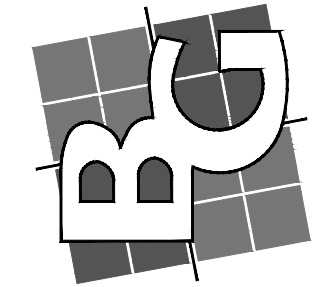
PROJECT INFORMATION	
GENERAL INFORMATION	
TOTAL BUILDING SQ. FT.	85,564
TOTAL BUILDING HEIGHT	62'-5"
BUILDING HEIGHT ALLOWED	65'-0"
PARCEL AREA W-5-2-1-122	678,233 SQ. FT. (15.57 AC)
PROPOSED HOTEL DEVELOPMENT AREA	145,075 SQ. FT. (3.33 AC)
PARKING	
NUMBER OF ROOMS	143
NUMBER OF EMPLOYEES	6
PARKING STALLS REQUIRED	161
PARKING STALLS PROVIDED	176
ADA STALLS REQUIRED	6
ADA STALLS PROVIDED	8
LANDSCAPE	
LANDSCAPE PROVIDED SQ. FT.	26,466
TOTAL SHADE TREES	40
IMPERVIOUS AREA SQ. FT.	107,337
PERVIOUS AREA SQ. FT.	34,004

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① PROPOSED ASPHALT
- ② PROPOSED CURB & GUTTER
- ③ CONCRETE SIDEWALK
- ④ TRASH ENCLOSURE WITH CONCRETE APRON
- ⑤ PARKING STALL STRIPING
- ⑥ PAVERS
- ⑦ PORT COCHERE
- ⑧ 4" VALLEY GUTTER
- ⑨ 6" CONCRETE CURB
- ⑩ DETENTION POND
- ⑪ BASE COURSE
- ⑫ HANDICAP RAMP

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www.bushandgudgell.com



DATE: NOV 2025
DRAWN: CBW
APPROVED: RM
SCALE: 1"=40'
JOB NO. 251109

PRELIMINARY SITE PLAN
HOME 2 SUITES & HAMPTON INN
LOCATED IN WASHITGTON, UTAH

SHEET 2 OF 5
FILE: 251109

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

Call before you Dig

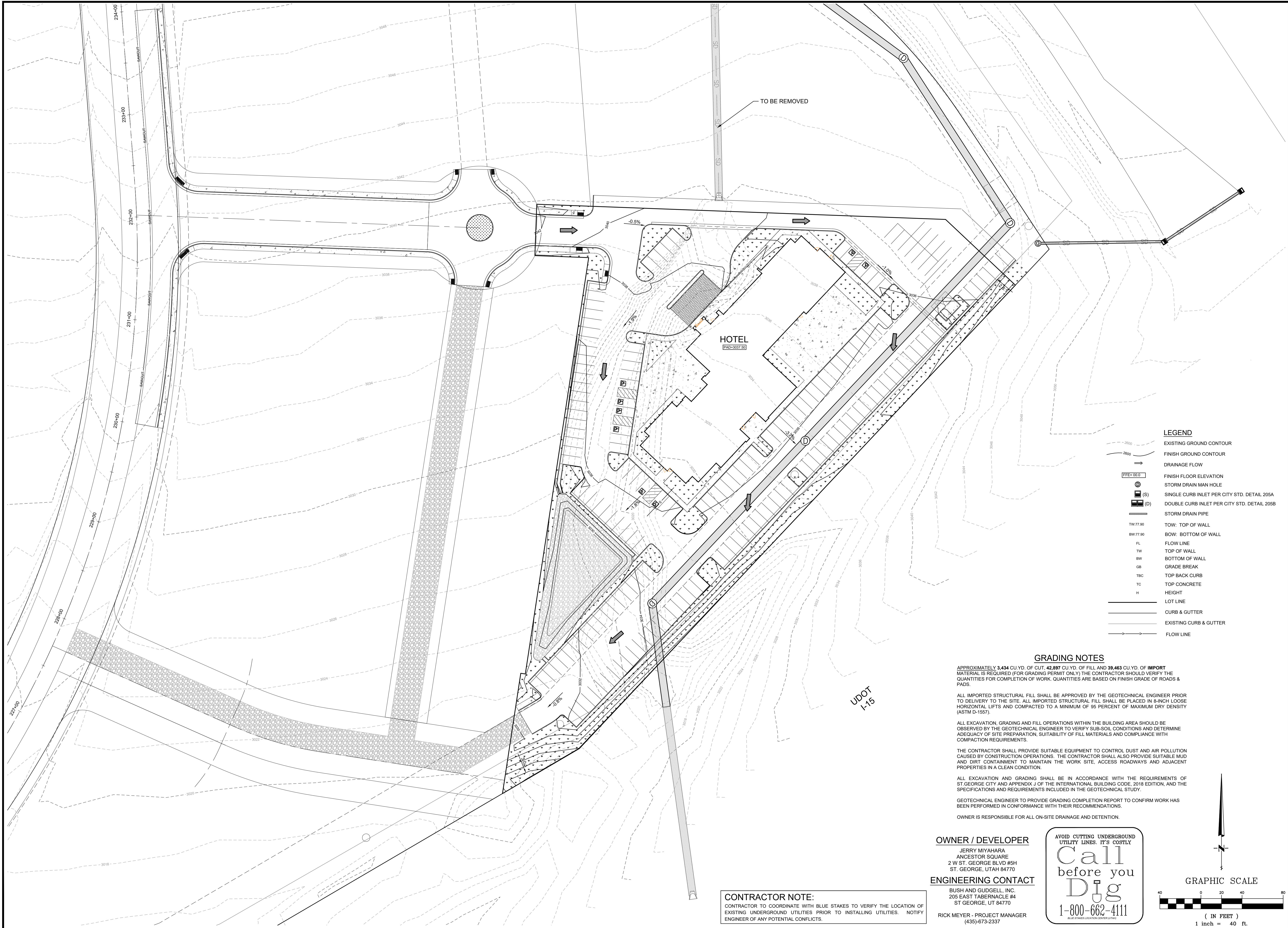
1-800-662-4111

BUSINESS LOCATION CENTER ONLY

OWNER / DEVELOPER
JERRY MIYAHARA
ANCESTOR SQUARE
2 W ST. GEORGE BLVD #5H
ST. GEORGE, UTAH 84770

ENGINEERING CONTACT
BUSH AND GUDGELL, INC.
205 EAST TABERNALE #4
ST. GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337



X:\251000-251999\251109 - Exit 13 Development Parcel\Drawings\CUP\251109 - Grading Plan.dwg

CONTRACTOR NOTE:
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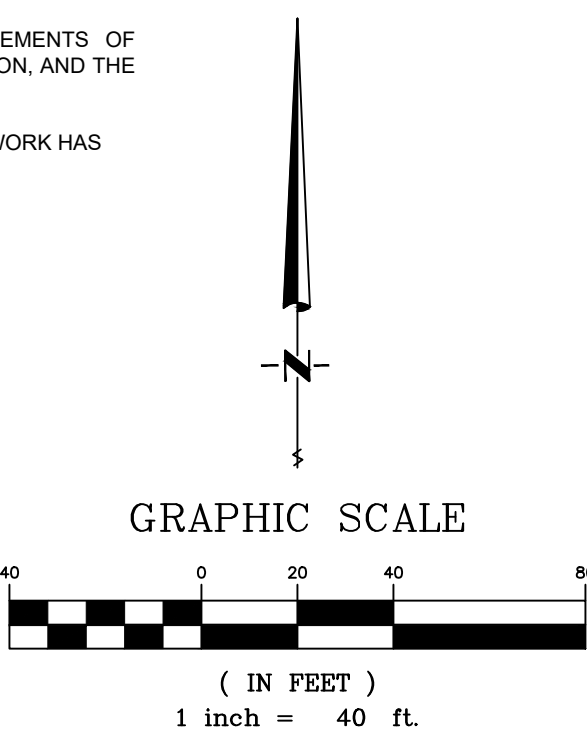
ENGINEERING CONTACT
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ST. GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435)-673-2337

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

Call
before you
Dig
1-800-662-4111

BLUE STAKES LOCATION CENTER (LINES)



- LEGEND**
- EXISTING GROUND CONTOUR
 - FINISH GROUND CONTOUR
 - DRAINAGE FLOW
 - FINISH FLOOR ELEVATION
 - STORM DRAIN MAN HOLE
 - SINGLE CURB INLET PER CITY STD. DETAIL 205A
 - DOUBLE CURB INLET PER CITY STD. DETAIL 205B
 - STORM DRAIN PIPE
 - TOW: TOP OF WALL
 - BOW: BOTTOM OF WALL
 - FLOW LINE
 - TW: TOP OF WALL
 - BW: BOTTOM OF WALL
 - GB: GRADE BREAK
 - TBC: TOP BACK CURB
 - TC: TOP CONCRETE
 - HEIGHT
 - LOT LINE
 - CURB & GUTTER
 - EXISTING CURB & GUTTER
 - FLOW LINE

GRADING NOTES

APPROXIMATELY 3,434 CU.YD. OF CUT, 42,897 CU.YD. OF FILL AND 39,463 CU.YD. OF IMPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS & PADS.

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

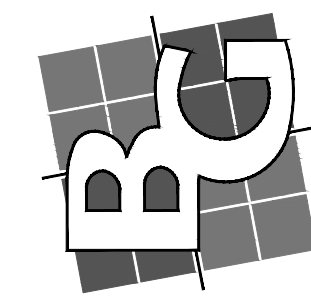
THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ST. GEORGE CITY AND APPENDIX J OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

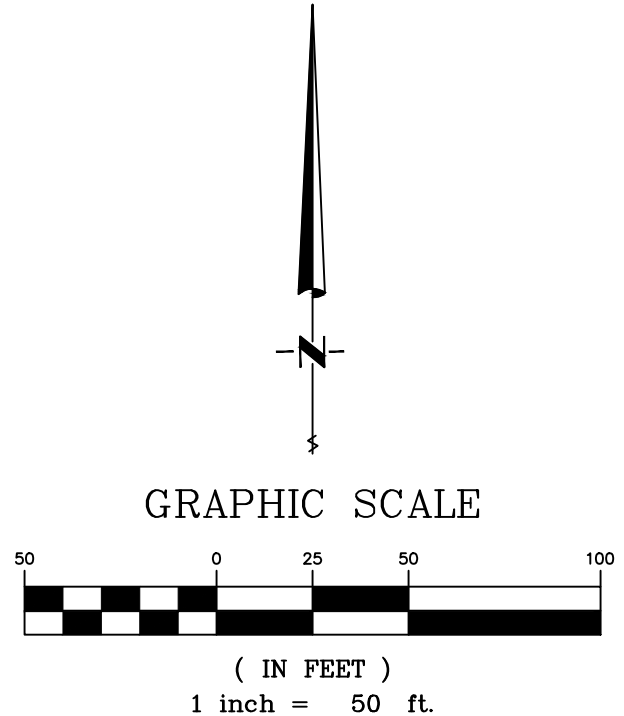
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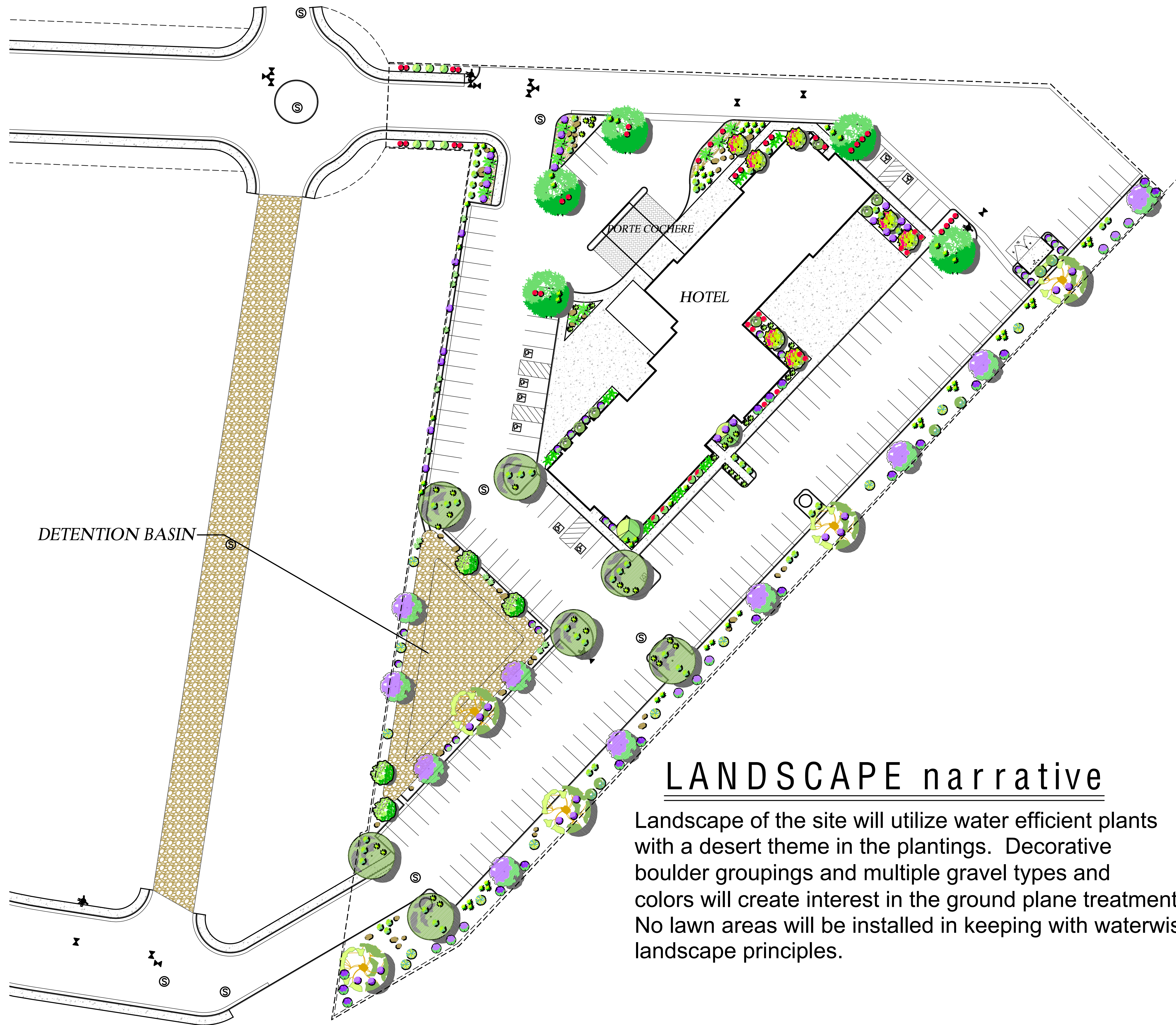
DATE: NOV 2025
DRAWN: CBW
APPROVED: RM
SCALE: 1"=40'
JOB NO. 251109

GRADING PLAN
HOME 2 SUITES & HAMPTON INN
LOCATED IN WASHITGTON, UTAH

SHEET
3 OF 5
FILE: 251109 SHEETS



FILE:251109



LANDSCAPE narrative

Landscape of the site will utilize water efficient plants with a desert theme in the plantings. Decorative boulder groupings and multiple gravel types and colors will create interest in the ground plane treatment. No lawn areas will be installed in keeping with waterwise landscape principles.

PLANT PALETTE

NAME	SIZE
<i>Prosopis glandulosa</i>	36" box
Texas Honey Mesquite—multi	
<i>Ligustrum lucidum</i>	24" box
Glossy Privet— multi	
<i>Chilopsis linearis</i> 'Burgundy Lace'	24" box
Burgundy Lace Desert Willow—multi	
<i>Vitex agnus-castus</i>	24" box
Chaste tree— multi	
<i>Quercus virginiana</i>	36" box
Live Oak	
<i>Lagerstroemia indica</i> 'Red' multi	24" box
Red Crape Myrtle— multi	
<i>Pistacia chinensis</i> 'Red Push'	24" box
Red Push Pistache	
<i>Washingtonia filifera</i>	10'
California Fan Palm	
PALMS TO BE TRUE FILIFERA PALMS, NO HYBRID PALMS, VERIFICATION FROM SUPPLIER REQUIRED. SKIN ALL PALMS' TRUNKS 3/4 UP TRUNK	
<i>Trachycarpus fortunei</i>	24" box
Windmill Palm	
<i>Rosmarinus officinalis</i> 'prostratus'	5 gal
Creeping Rosemary	
<i>Nerium oleander</i> 'Dwarf Red'	5 gal
Dwarf Red Oleander	
<i>Lonicera</i> 'Pams Pink'	5 gal
Pams Pink Honeysuckle	
<i>Ilex vomitoria</i> 'Yaupon'	5 gal
Glossy Privet	
<i>Prunus caroliniana</i> 'compact'	15 gal
Compact Carolina Cherry	
<i>Raphiolepis indica</i> 'Ballerina'	5 gal
India Hawthorn	
<i>Hesperaloe parviflora</i>	5 gal
Red Yucca	
<i>Rosa</i> 'Red Drift'	2 gal
Red Drift Rose	
<i>Euonymus V.</i> 'Aureo-variegata'	5 gal
Variegated Euonymus	
<i>Dasyliro longissimum</i>	15 gal
Grass Tree	
<i>Agave parryi</i> 'Truncata'	5 gal
Artichoke Agave	
<i>Echinocactus grusonii</i>	5 gal
Golden Barrel Cactus	
<i>Leucophyllum laevigatum</i>	5 gal
Rio Bravo Texas Ranger	
<i>Chrysactinia mexicana</i>	5 gal
Damianita	
<i>Teucrium chamadrys</i>	5 gal
Germander	
<i>Gaura lindheimeri</i>	1 gal
Pink Gaura	

BOULDERS— Red Sandstone
2' – 3.5' Diameter

Landscape Gravel— 3/4" Apache Gold

ACCENT ROCK – 2-4" Rebel Red

BNRS@MY.COM
John J. Costanza
P.O. Box 3122
St. George, Utah 84771
Telephone 435-982-8317

LANDSCAPE ARCHITECT
John J. Costanza
Signature
Date
97-328108-5301
010924
Exit 13

EXIT 13 – RIZE UP

LANDSCAPE SITE PLAN

Scale: 1" = 30'

Date: SEPTEMBER 18, 202

Drawn By: JJC

Approved By:

North

Job No.

MISC.

Sheet No.

L-1

of

24x36 SHEET FORMAT

- TOP OF HIGH PARAPET
165' - 0"
- HAMPTON HIGH PARAPET
162' - 6"
- HAMPTON MID PARAPET
160' - 0"

- LEVEL 1
100' - 0"

NORTH ELEVATION
3/32" = 1'-0"



- TOP OF HIGH PARAPET
165' - 0"
- HAMPTON HIGH PARAPET
162' - 6"
- HAMPTON MID PARAPET
160' - 0"
- HOME 2 MID PARAPET
158' - 6"
- LEVEL 5 TOP PLATE
152' - 8 1/8"

- LEVEL 5
143' - 8"
- LEVEL 4 TOP PLATE
142' - 6 3/8"
- LEVEL 4
133' - 6 1/4"
- LEVEL 3 TOP PLATE
132' - 4 5/8"

- LEVEL 3
123' - 4 1/2"
- LEVEL 2 TOP PLATE
122' - 2 7/8"

- LEVEL 2
113' - 2 3/4"
- LEVEL 1 TOP PLATE
112' - 1 1/8"

- LEVEL 1
100' - 0"

EAST ELEVATION
3/32" = 1'-0"



EXTERIOR COLORS & MATERIALS SCHEDULE				
MARK	ITEM	MANUFACTURER	MODEL/STYLE/COLOR	COMMENTS
1.0	STONE	CORONADO STONE	WIRECUT BRICK: BLACK FOREST	
2.0	STUCCO O/FOAM	TBD	BENJAMIN MOORE: BARELY THERE - CSP-725	SMOOTH SAND TEXTURE
2.1	STUCCO O/FOAM	TBD	BENJAMIN MOORE: SMOKE & MIRRORS - CSP-105	SMOOTH SAND TEXTURE
2.2	STUCCO O/FOAM	TBD	BENJAMIN MOORE: COLLINGWOOD - OC-28	SMOOTH SAND TEXTURE
2.3	STUCCO O/FOAM	TBD	BENJAMIN MOORE: TWEEED COAT - CSP-85	SMOOTH SAND TEXTURE
2.4	STUCCO O/FOAM	TBD	BENJAMIN MOORE: NIMBUS - 1465	SMOOTH SAND TEXTURE
2.5	STUCCO O/FOAM	TBD	COLOR - BENJAMIN MOORE: CHARCOAL SLATE - HC-178	SMOOTH SAND TEXTURE
2.6	STUCCO O/FOAM	TBD	COLOR: BENJAMIN MOORE: FLOWER POWER 398	SMOOTH SAND TEXTURE
3.0	ALUMINUM COMPOSITE PANELS	ALPOLIC	AUB BLUE	ACM PANELS & ASSOCIATED COPING, FLASHING, & TRIM. SEE 13-16/AS.3
4.0	ALUMINUM PLANK SIDING	LUMABUILT	MOSAIC 6" V-GROOVE PLANK: DARK CHERRY	
5.1	FIBER CEMENT PANELS	NICHIHA	LATURA V-GROOVE AWP3000	CUSTOM COLOR: BENJAMIN MOORE: TWEEED COAT: CSP-85
6.1	ALUMINUM	TBD	BLACK ANODIZED	WINDOW/DOOR FRAMES

10/12/25
DATE:

25046
JOB NUMBER:

3/32" = 1'-0"
SCALE:

MV
DRAWN:

JJM
CHECKED:

DESIGN ASSOCIATES INC.
ARCHITECTURE & CONSULTING ENGINEERS

73 EAST 100 SOUTH
ST. GEORGE UTAH 84770
(435) 628-2377
www.mrwdesign.com

EXTERIOR ELEVATIONS
NEW HAMPTON INN & HOME 2 SUITES
WASHINGTON, UT

A4.1
OF SHEETS



SOUTH ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"

EXTERIOR COLORS & MATERIALS SCHEDULE				
MARK	ITEM	MANUFACTURER	MODEL/STYLE/COLOR	COMMENTS
1.0	STONE	CORONADO	WIRECUT BRICK: BLACK FOREST	
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6.1	ALUMINUM	TBD	BLACK ANODIZED	WINDOW/DOOR FRAMES


10/12/25
DATE:

25046
JOB NUMBER:

3/32" = 1'-0"
SCALE:

MV
DRAWN:

JJM
CHECKED:



DESIGN
ASSOCIATES INC.
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EXTERIOR ELEVATIONS
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WASHINGTON, UT

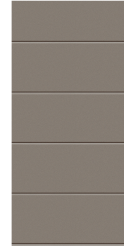
A4.2
OF SHEETS



HOME 2
SUITES BY HILTON



Fiber Cement
Panels:



Nichiha Latura
V-Groove
Custom color
sim. to Ben.
Moore Tweed
Coat

Aluminum
Composite
Panels:



Alpolic
AUB Blue

Stucco, Benjamin Moore Colors:



Barely There



Nimbus



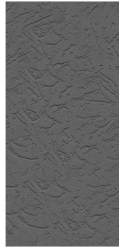
Collingwood



Smoke and
Mirrors



Tweed Coat



Charcoal
Slate



Flower
Power

Aluminum
Plank Siding:



Mosaic 6"
V-Groove
Dark Cherry

Thin-set Brick:



Coronado
Wirecut Brick
Black Forest







Dual Brand Hilton Hotel

Home 2 by Hilton 75 Keys (Kitchenett)

Hampton Inn by Hilton 68 Key)

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	December 10th, 2025
ACTION REQUESTED:	Z-25-22 - A request to update the PUD-C site plan located at 323 East Telegraph
APPLICANT:	Keith Grundmann
OWNER:	TCC Property Holdings LLC
ENGINEER:	Johnson Engineering
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions onto City Council

Background

The applicant is requesting approval to modify the site plan for the Flavors Soda & Coffee business located at 323 East Telegraph. The property is zoned PUD-C and approximately .74 acres in size.

The applicant is proposing a revised site plan that includes the following changes:

- Replace the above ground storm water pond with underground chambers to allow additional parking (14 stalls) adjacent to Telegraph.
- Relocate the trash enclosure 20' feet to the north/east
- Add a right-out onto Telegraph

Staff recognizes access to the site is challenging. Staff supports the proposed changes as they meet the guidelines for the PUD-C zone.

Recommendation

The Planning Commission reviewed this request on November 19th, 2025 and unanimously recommended approval of Z-25-22, with 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 - Commercial Zone, and all the exhibits as shown and approved as part of this application.
2. A traffic study shall be submitted to the public works department for review and approval, prior to submitting construction drawings.
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 prior to building permit applications and shall conform to the approved zoning plan. The developer should relocate the existing plants that will be removed to the remaining landscape strip adjacent to Telegraph to beautify this area.
5. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
6. A Post Construction Maintenance Agreement must be recorded prior to any plat recordings.
7. All lighting will be directed inward to the project site. No spill-over into the residential developments surrounding the project.
8. Dumpster designs will be block walls with a screen gate(s). Earth tone colors will be used.
9. All signage will be in accordance with the Sign Regulations of the City.
10. A six-foot (6') high block wall shall be constructed along the entire east boundary of the project.

Planning Commission Minutes
November 19th, 2025

<https://youtube.com/live/QJm7jk4FCdM?t=214>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

- Council Member Kurt Ivie spoke to the item

Commissioner Bulloch closed the public hearing.

Commissioner Mitchell made a motion to recommend approval to the City Council Zone Change Z-25-22 with the findings and conditions of staff. Commissioner Tupou seconded the motion; which passed with the following roll call vote:

<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>

NARRATIVE:

We are providing a revised layout for Flavors Coffees and Sodas that includes additional parking stalls along the frontage of Telegraph Street and the relocation of the trash enclosure to the northeast corner of the project site.

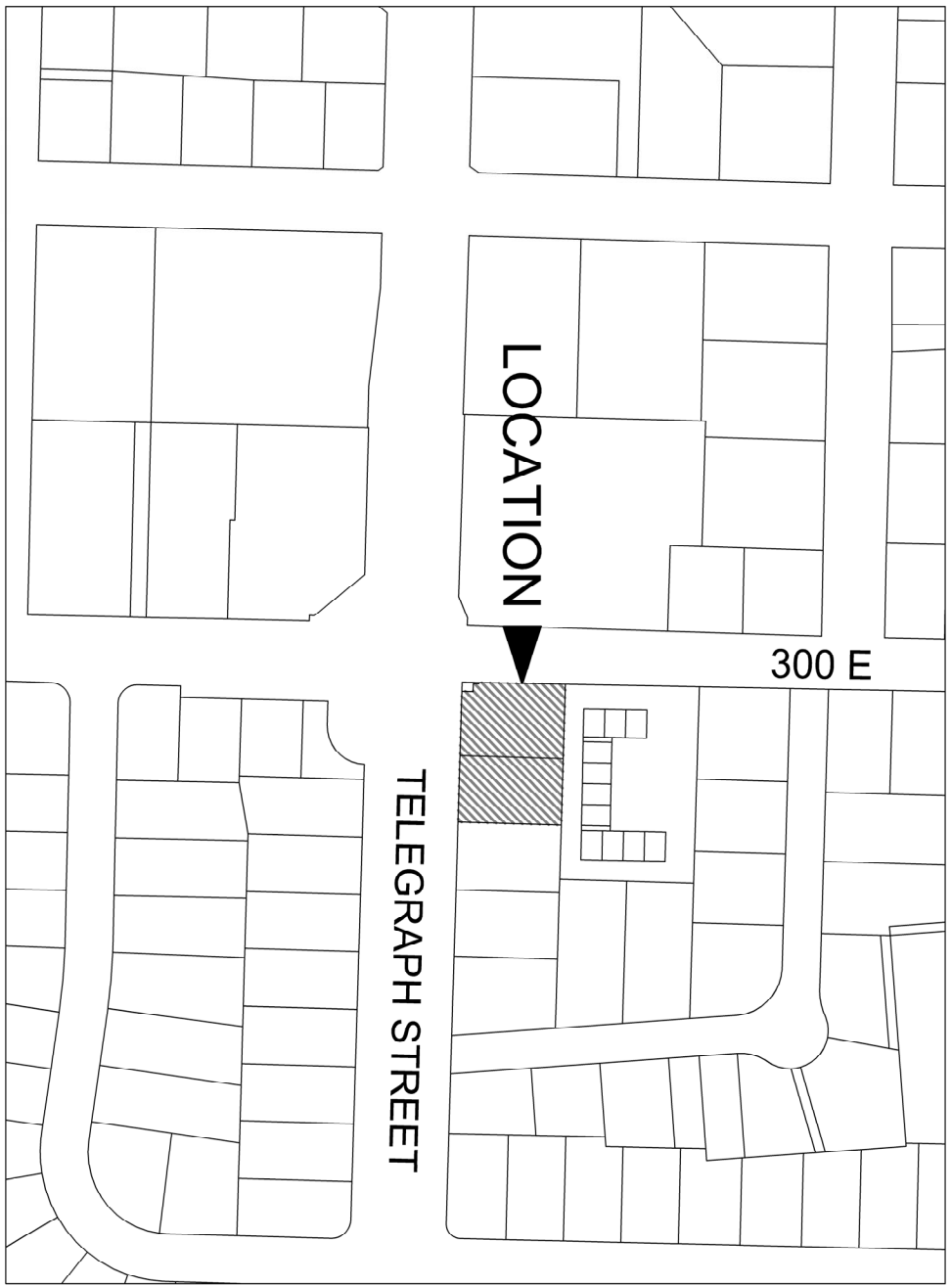
Underground storm drain chambers will be installed under the additional parking stalls with the same capacity as the existing detention pond.

These changes will provide customers and employees with additional parking stalls and facilitate traffic flow through the site.



PROJECT FLOW CARD: Z-25-22 - Zone Change PUD/C Update
Flavors Coffees & Sodas, 323 E Telegraph St

Planning	Reviewed. OK to move forward	
Public Works	Reviewed - OK to proceed forward. Basic layout is acceptable. Final design items will be reviewed with submission of new civil construction drawings.	
Engineer	Reviewed and no concerns	
Fire Dept.	Reviewed, no concerns	
Parks/Trails	Reviewed, no concerns	
Building Dept	Reviewed, no concerns	
Washington Power	Reviewed, no concerns.	
Economic Dev	Reviewed, no concerns. Redesign of the site to accommodate parking is a good option for a difficult location to access. RH	



LEGEND AND GENERAL NOTES

1. PARKING STALLS:
- 1.1. 20 REGULAR PARKING STALLS
 - 1.2. 1 HANDICAP PARKING STALL
 - 1.3. 21 TOTAL PARKING STALLS
- TRAFFIC FLOW

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 28"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

ENGINEER / SURVEYOR INFORMATION:

**JOHNSON ENGINEERING**
4436 SOUTH 1025 EAST • SALT LAKE CITY, UTAH 84124
www.johnsonengineering.com
Phone: 801-781-4569

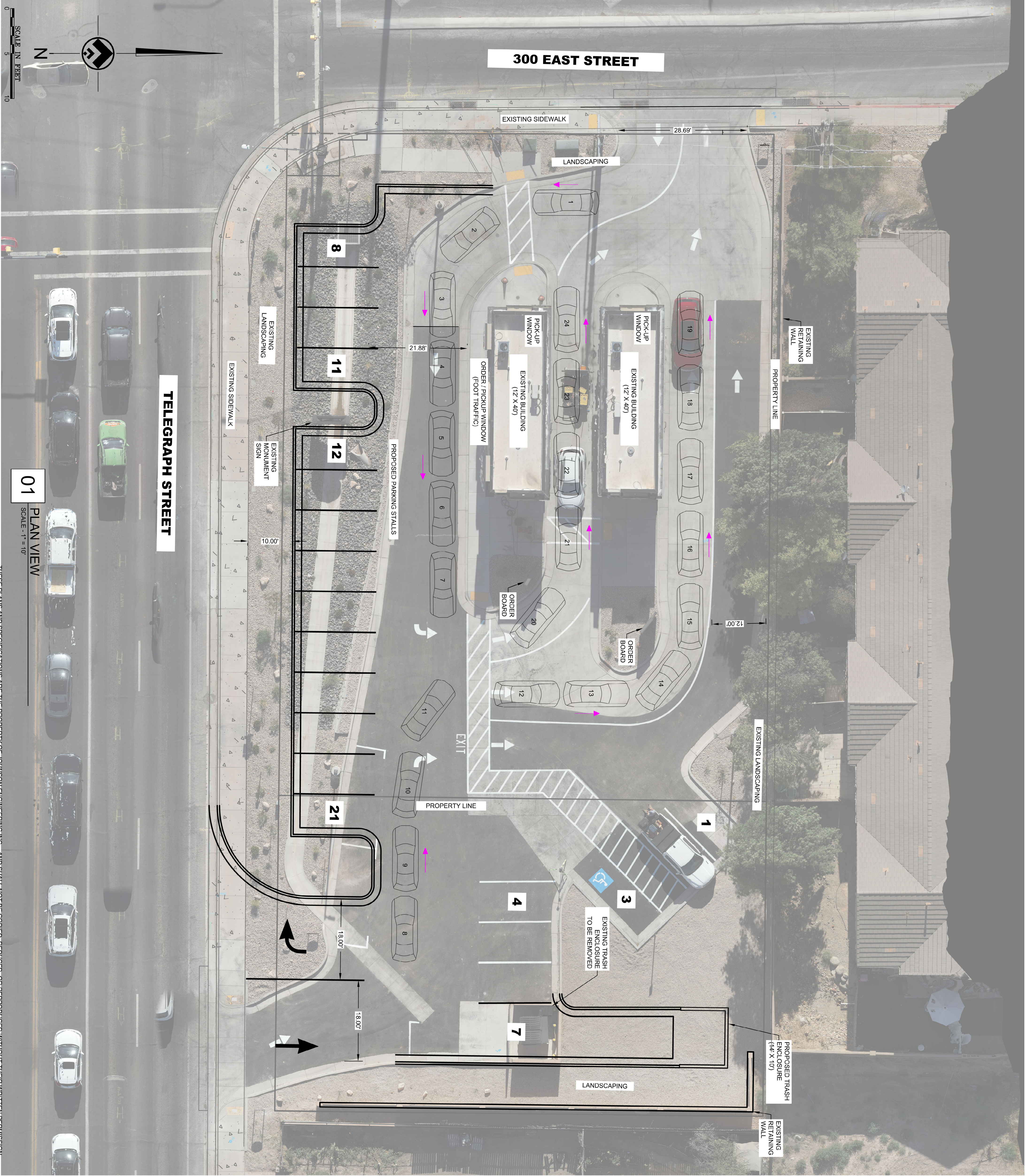
CLIENT / OWNER INFORMATION:

DREDGE MANAGEMENT
KEITH GRUNDMANN
14 N 300 E
WASHINGTON CITY, UTAH
(801)-363-6256

SHEET INFORMATION:

CONCEPTUAL SITE PLAN 02
FLAVORS COFFEE AND SODA
WASHINGTON CITY, WASHINGTON COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:
DBJ	DBJ	DBJ	EX-06
PROJECT NO:	21-026		
DATE:	10/31/25	02	10/31/25
SCALE:	1"=5'	01	10/17/25
			CONCEPT
			REVISION



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 May 4th, 2022, 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 May 25th, 2022 and approved the request with conditions at the meeting by ordinance 2022-28; and

WHEREAS, the Applicant has since made changes to the site plan; and

WHEREAS, the City Council has reviewed this information in a public meeting held on December 10th 2025, 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-25-22**, from the current PUD-C, revising the Site Plan as shown in Exhibit B, located at 323 East Telegraph, and more particularly described as follows:

**Parcel ID and Detailed Legal Description in Exhibit A
Site Plan Elements in Exhibit B**

PASSED AND ORDERED POSTED on this 10th day of December, 2025.

Attest by:

Washington City

Kress Staheli, Mayor

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Kim Casperson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Craig Coats	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Bret Henderson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Kurt Ivie	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay

Exhibit A

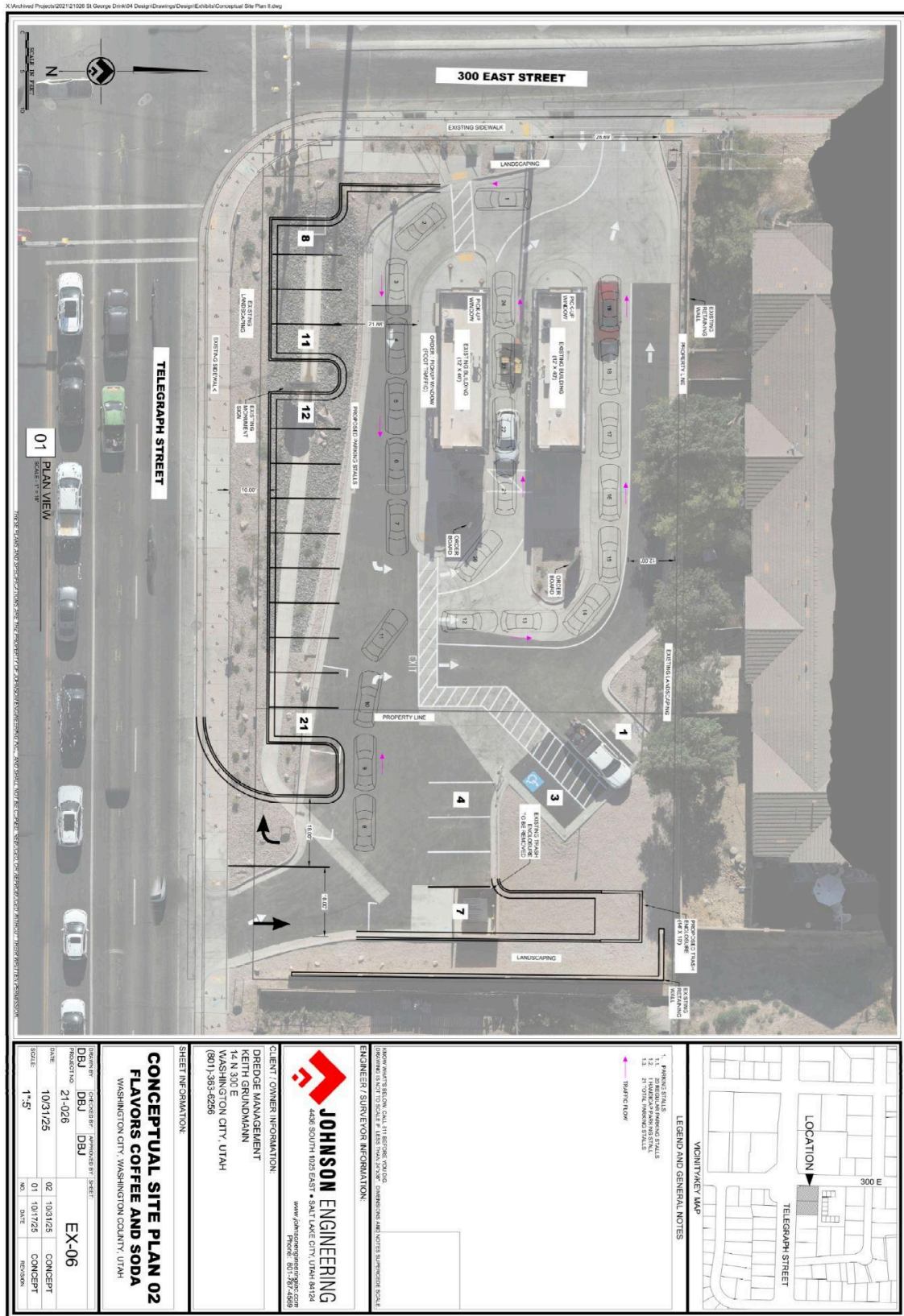
ALL OF LOTS ONE (1) AND TWO (2) OF THE HAWKES SUBDIVISION WHICH IS LOCATED IN THE CITY OF WASHINGTON, WASHINGTON COUNTY, UTAH AND CAN ALSO BE FOUND IN SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN, SUBDIVISION MAP IS RECORDED WITH THE WASHINGTON COUNTY RECORDER, ST. GEORGE, UTAH

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. 2-0121(7)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY, LOCATED IN LOT 1, HAWKES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT, ON FILE, RECORDED AUGUST 13, 1968, AS ENTRY NO. 134532 IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER, UTAH, SITUATE IN THE NW1/4SE1/4 OF SECTION 14, T. 42 S., R. 15 W., S.L.B. &M. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, HAWKES SUBDIVISION AND RUNNING THENCES N. 0°09'00" W. 17.72 FT. ALONG THE WESTERLY LINE OF SAID LOT 1 TO A POINT 67.00 FT. PERPENDICULARLY DISTANT NORTHERLY FROM THE TELEGRAPH CONTROL LINE, OF SAID PROJECT OPPOSITE APPROXIMATE ENGINEER STATION 50+42.56; THENCE N. 89°57'24" E. 1.44 FT.; THENCE S. 0°02'36" E. 6.00 FT.; THENCE N. 89°57'24" E. 8.00 FT.; THENCE S. 0°02'36" E. 11.80 FT. TO THE SOUTHERLY LINE OF SAID LOT 1 AT A POINT 49.20 FT. PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE, OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 50+52.000; THENCE N. 89°34'00" W. 9.42 FT. ALONG THE SOUTHERLY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

Exhibit B



WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE:	December 10th, 2025
ACTION REQUESTED:	Z-25-23 - A request to rezone approximately 13.61 acres located at the corner of Buena Vista Blvd and Tortoise Rock Rd from the current C-3 and R-1-6 zoning, to a proposed PUD-R zoning designation.
APPLICANT:	Bob Hermandson
OWNER:	SITLA
ENGINEER:	Bush & Gudgell
REVIEWED BY:	Eldon Gibb, Community Development Director
RECOMMENDATION:	Recommend approval with conditions to the City Council

Background

The applicant is requesting approval of a zone change of approximately 13.61 acres in size. The property is located at the corner of Buena Vista Blvd and Tortoise Rock Rd. The requested change is from the current zoning of C-3 and R-1-6, to a proposed PUD-R zoning designation, utilizing the Multiple Family Development Standards in the zoning regulations.

The proposal includes 134 townhome units. This is a 9.8 d.u./acre ratio referred to as Medium High Density (7-12 units) in the General Plan. The surrounding zoning is C-3 to the east, OS to the north and south and R-3 and R-1-6 to the west. The applicant has situated the proposed project next to the C-3 zone (Regional Commercial) to transition between the single-family residential to the west and the future commercial to the east.

As shown on the plan, the townhome units are accessed from within the proposed subdivision and have been set back 25' feet from Tortoise Rock Rd to allow a 10' foot trail and landscaping improvements to be made next to the roadway. This trail will improve walkability from the residential areas to the commercial development. The townhome units are two-story with a building height of 23' feet 3" inches tall. The exterior finishes and incorporated landscaping plan are aesthetically pleasing. Each unit will have a two car garage and a 20 foot length driveway. Required parking for the project is 344 parking spaces and the applicant is providing 364. Parking is adequate for the project. The proposed amenities include a pool and clubhouse

(4,897 sq. ft), pickleball courts (3,840 sq. ft), playground (1,548 sq. ft) and a recreation area (27,080 sq. ft) for a total of 37,365 sq. ft.

Recommendation

The Planning Commission reviewed this request on December 3rd, 2025 and unanimously recommended approval of Z-25-23, 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 Development) Zone.
2. A traffic study shall be submitted for review and approval prior to site development. 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. The elevations of the buildings shall be as portrayed in this submittal.
5. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications 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.
6. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
7. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.
8. All lighting will be directed inward into the sight.
9. All signage will be in accordance with the city's sign ordinance.

10. Block walls (six feet in height min./max.) will be required along the exterior boundaries of the development. Details for the required perimeter block walls shall be submitted for review and approval with the site development plans.

11. Amenities shall be complete at 33 percent buildout of the total 134 units and/or before the 45th unit receives building permit.

Planning Commission Minutes
12/3/2025

<https://youtube.com/live/uPsYLISUKUo?t=163>

Community Development Director Eldon Gibb reviewed the application.

Commissioner Bulloch opened the public hearing.

The following individuals spoke to the item:

- Paul Alamazon
- Debra Bobik
- Dennis Vance
- Sadie Stone
- David Lay
- Debra Camp
- T Thompson
- Kendee Floquet
- Aldry Field
- Mick Floquet

Commissioner Bulloch closed the public hearing.

Bob Hermandson with Bush & Gudgell spoke to the item.

Commissioner Anderson made a motion to recommend approval to the City Council Zone Change Z-25-23 with the findings and conditions of staff. Commissioner Mitchell seconded the motion; which passed with the following role call vote:

<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>



BUSH & GUDGELL, INC.
Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

October 31, 2025

RE: Exit 13 PUD/R Zone Change Application

Dear Council / Commission members,

Please find this application for a Zone Change. The applicant desires to develop approximately 13.62 acres on the east side of Tortoise Rock Road. This will be a residential development than includes 132 townhome units. This site is on a portion of Parcel no. W-5-2-1-122. The project sits just west of Exit 13 of Interstate 15. The current zoning designation is split (R-1-6 and C-3). The desired new designation is PUD-R. The development is planned to have two phases with 84 units in Phase 1 and 48 units in Phase 2, for a total of 132 units. Your consideration of this request is greatly appreciated.

Respectfully Submitted:

Bob Hermandson
President
Bush and Gudgell



PROJECT FLOW CARD: Z-25-23 - Zone Change - Exit 13 MultiFamily
Tortoise Rock Dr between Washington Pkwy & Buena Vista

Planning	Reviewed. OK to move forward	
Public Works	Reviewed, no concerns	
Engineer	Reviewed. No major concerns for a zone change.	
Fire Dept.	Reviewed, no concerns	
Parks/Trails	Reviewed, no concerns	
Washington Power	Approved based on the proposed layout and use.	
Economic Dev	Reviewed. No concerns. Residential density in this development helps support planned commercial development for the nearby Exit 13 Regional Commercial areas.	



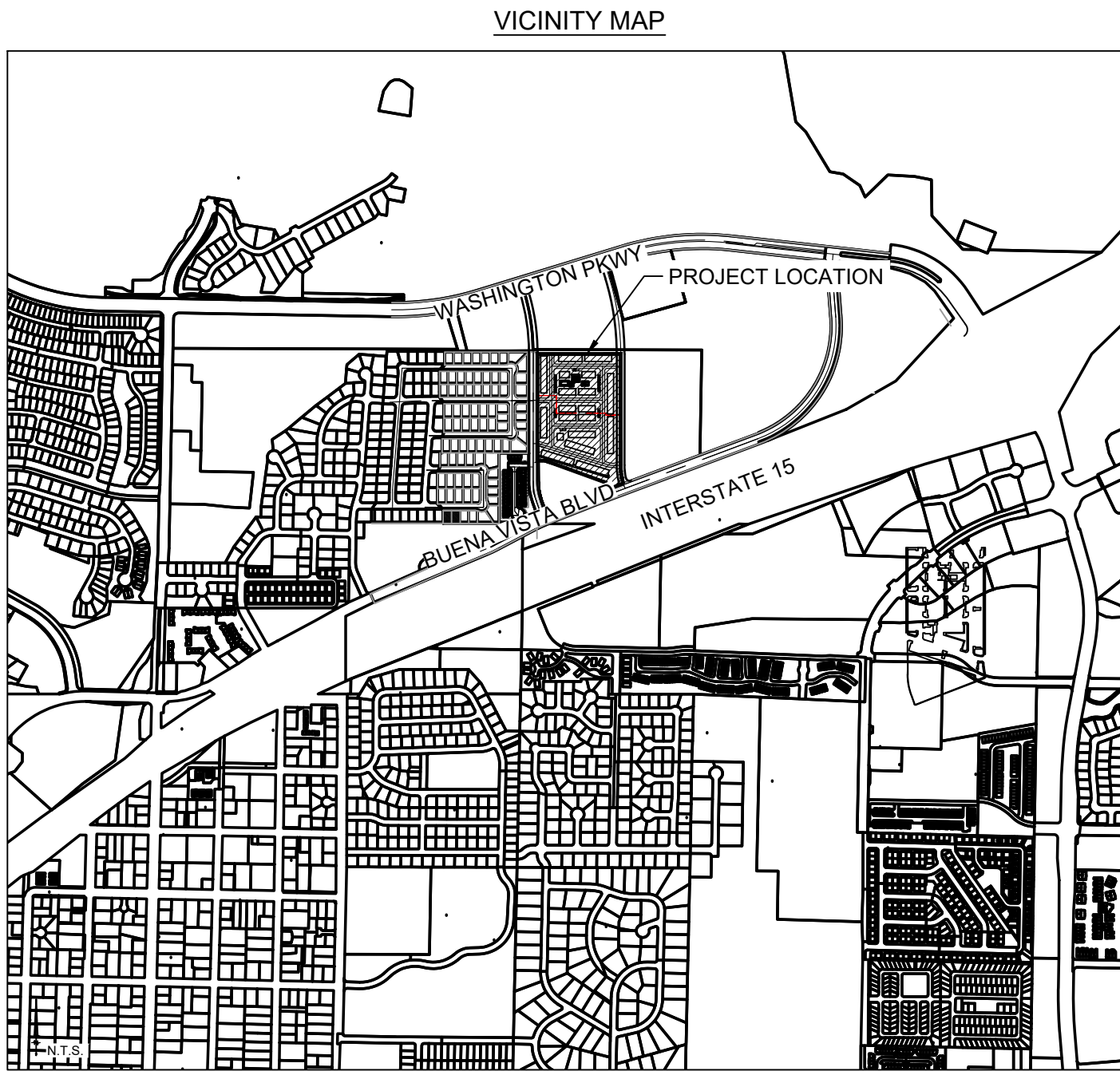
B&G PROJECT NUMBER 251053

WASHINGTON GATEWAY TOWNHOMES

PD ZONE CHANGE

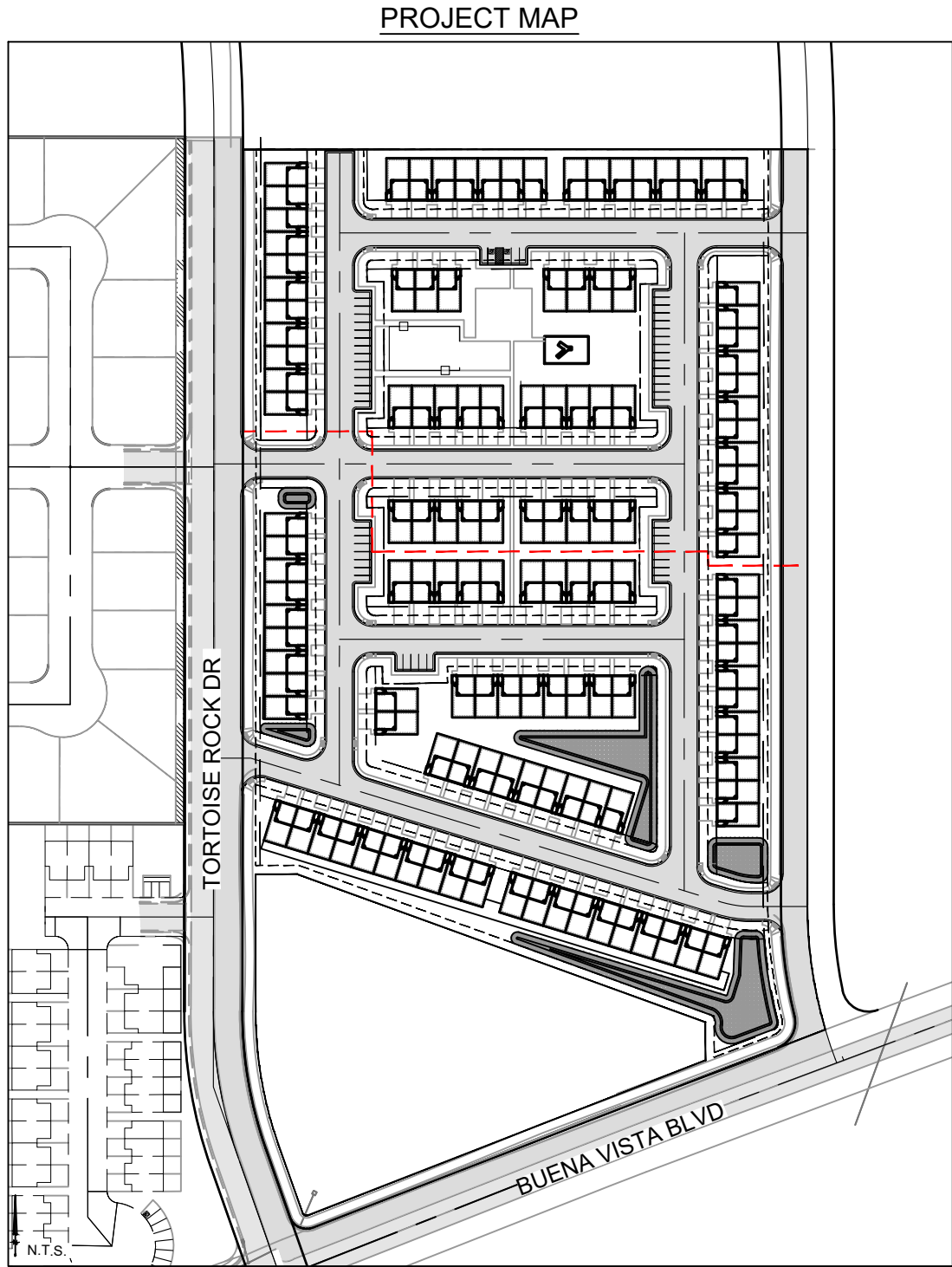
LOCATED IN WASHINGTON, UTAH

SOUTHEAST CORNER OF SECTION 11 T42 R15 W, SLB&M
PARCEL # W-5-2-1-122



SHEET NO.	DESCRIPTION
1	COVER SHEET
2	ZONING MAP
3	SITE PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN

OVERALL PROJECT INFORMATION	
CURRENT GENERAL PLAN	PUD-R
CURRENT ZONING	C-3, R-1-6
PROPOSED ZONING	PUD-R
SITE AREA	606,655 SQ. FT. (13.93 AC)
TOTAL BUILDING COVERAGE	167,232 SQ. FT. (27.6%)
TOTAL LANDSCAPING AND AMENITIES (INCLUDES LIMITED COMMON AND COMMON AREAS)	241,037 SQ. FT. (39.7%)
LIMITED COMMON AREA	116,315 SQ. FT. (19.2%)
COMMON AREA	124,722 SQ. FT. (20.5%)
HARDSCAPE (INCLUDES ROADWAY, SIDEWALK, AND PARKING)	198,386 SQ. FT. (32.7%)



GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK IN ANY ZONE.
- ALL WORK AND MATERIALS SHALL COMPLY WITH WASHINGTON CITY STANDARD SPECIFICATIONS.
- PROJECTS SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATION AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBER.
- PROJECTS SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT, SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
- A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
- FOLLOW APPENDIX 'J' STANDARDS FOUND IN THE IBC.
- ALL OBJECTS SHALL BE KEPT OUT OF THE SIGHT DISTANCE CORRIDORS THAT MAY OBSTRUCT THE DRIVER'S VIEW.
- GARBAGE CANS TO BE STORED IN GARAGES OF EACH UNIT.

DUST CONTROL

THESE DUST CONTROL MEASURES MUST BE OBSERVED AT ALL TIMES:

EARTH MOVING ACTIVITIES:

- APPLY WATER BY MEANS OF TRUCKS, HOSES AND/OR SPRINKLERS AT SUFFICIENT FREQUENCY AND QUANTITY, PRIOR TO CONDUCTING, DURING AND AFTER EARTHMOVING ACTIVITIES.
- PRE-APPLY WATER TO THE DEPTH OF THE PROPOSED CUTS OR EQUIPMENT PENETRATION.
- APPLY WATER AS NECESSARY AND PRIOR TO EXPECTED WIND EVENTS.
- OPERATE HAIL VEHICLES APPROPRIATELY IN ORDER TO MINIMIZE FUGITIVE DUST AND APPLY WATER AS NECESSARY DURING LOADING OPERATIONS.

DISTURBED SURFACE AREAS OR INACTIVE CONSTRUCTION SITES:

- WHEN ACTIVE CONSTRUCTION OPERATIONS HAVE CEASED, APPLY WATER AT SUFFICIENT FREQUENCY AND QUANTITY TO DEVELOP A SURFACE CRUST AND PRIOR TO EXPECTED WIND EVENTS.
- INSTALL FENCE BARRIER AND/OR "NO TRESPASSING" SIGNS TO PREVENT ACCESS TO DISTURBED SURFACE AREAS.

NOVEMBER 2025

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

205 East Tabernacle #4
St. George, Utah 84770
Phone (435) 673-2337



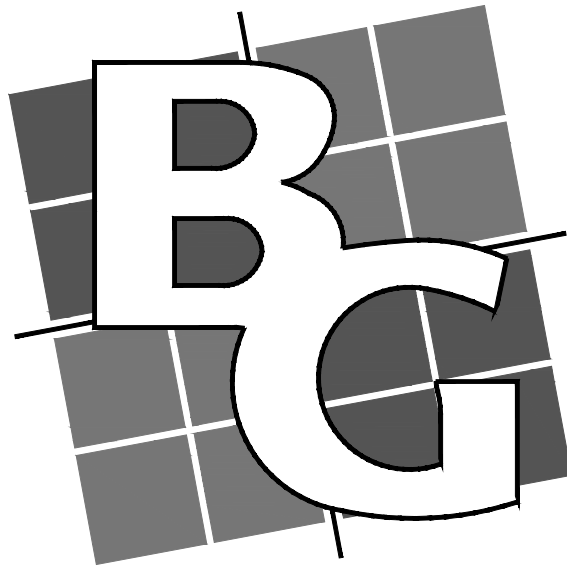
OWNER / DEVELOPER

JERRY MIYAHARA
ANCESTOR SQUARE
2 W ST. GEORGE BLVD. #5H
ST. GEORGE, UTAH 84770

ENGINEERING CONTACT

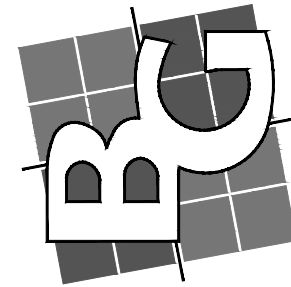
BUSH AND GUDGELL, INC.
205 EAST TABERNAACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435) 673-2337



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors

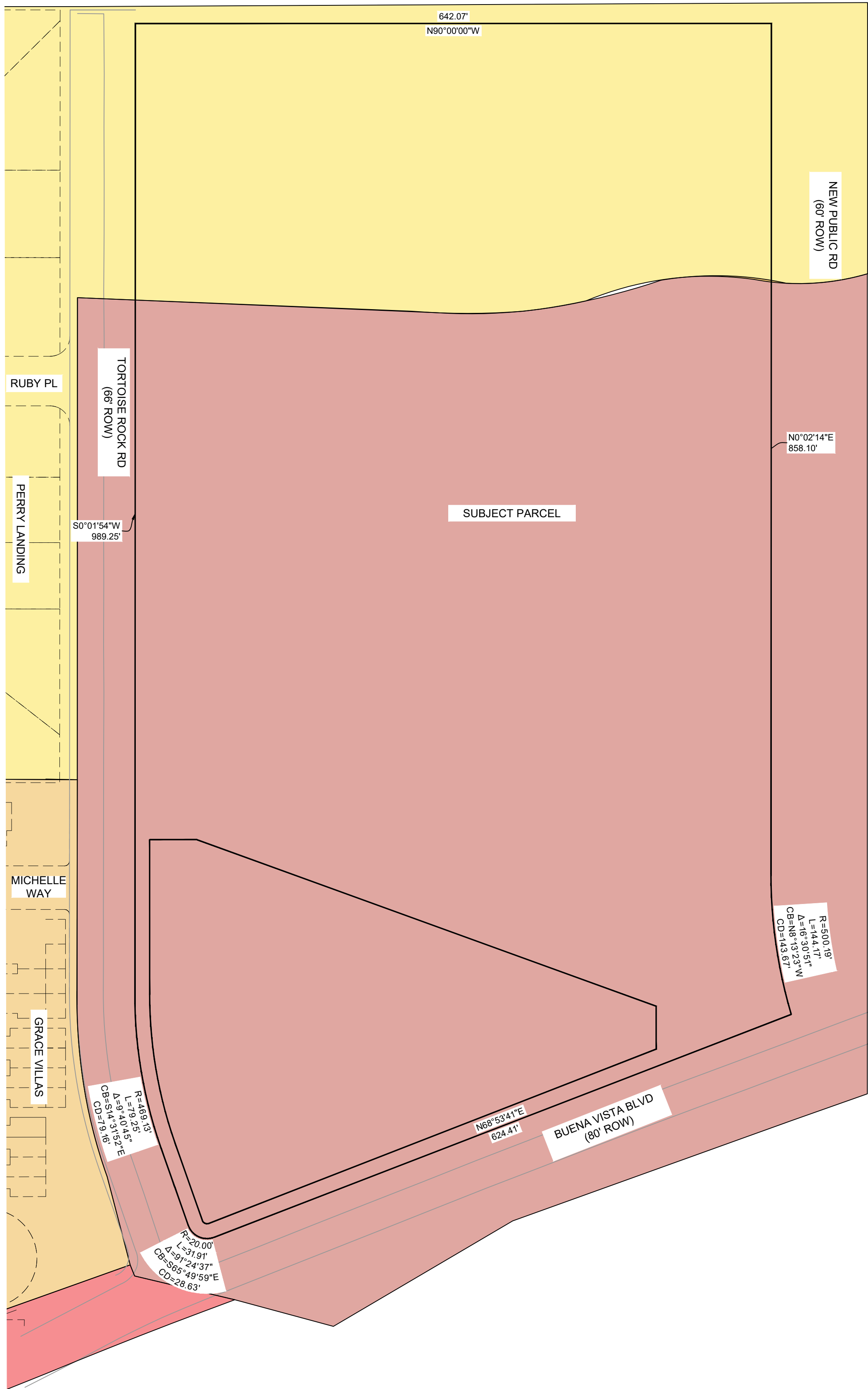
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



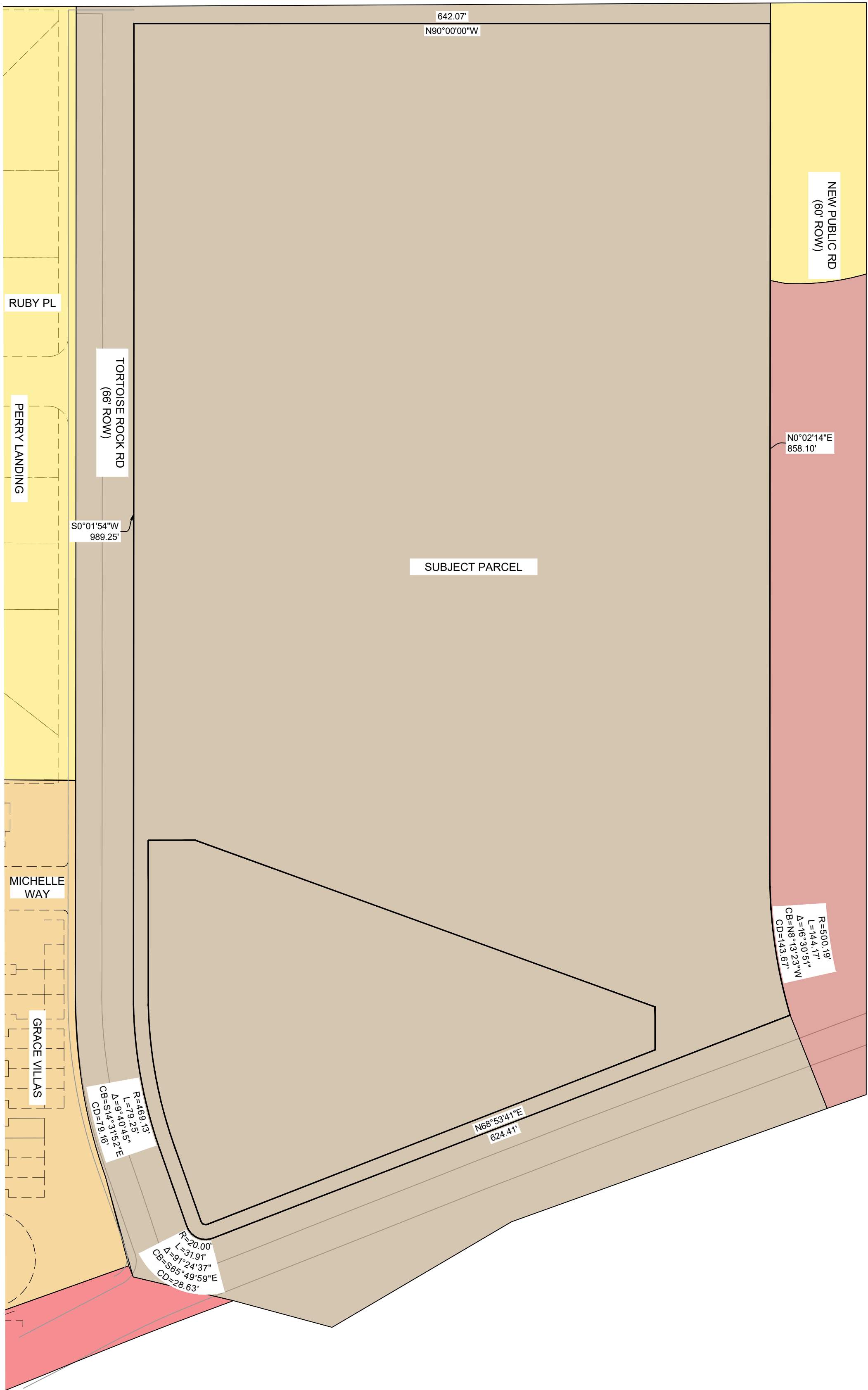
DATE: NOV 2025
DRAWN: AMT
APPROVED: RM
SCALE: NOTED
JOB NO. 251053

COVER SHEET
WASHINGTON GATEWAY TOWNHOMES
LOCATED IN WASHINGTON, UTAH

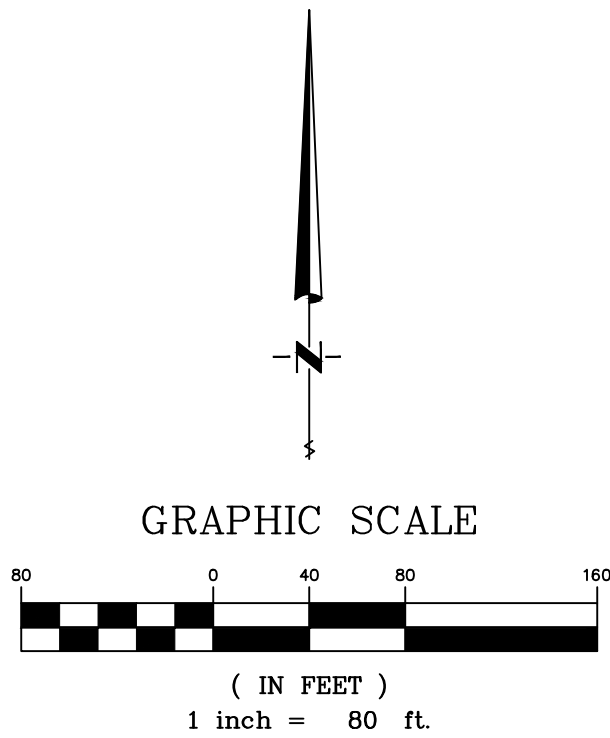
SHEET
1 OF 6
SHEETS
FILE: 251053



CURRENT ZONING MAP



PROPOSED ZONING MAP



- LEGEND
- ZONE C-2
 - ZONE C-3
 - ZONE R-1-6
 - ZONE R-3
 - ZONE PUD-R

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

Call before you Dig

1-800-662-4111

BLUE CIRCLES LOCATE EXISTING UTILITIES

OWNER / DEVELOPER

JERRY MIYAHARA
ANCESTOR SQUARE
2100 W. ST. GEORGE BLVD. #5H
ST. GEORGE, UT 84770

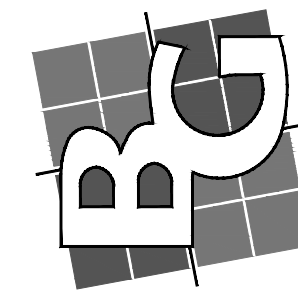
ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST. GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435) 673-2337



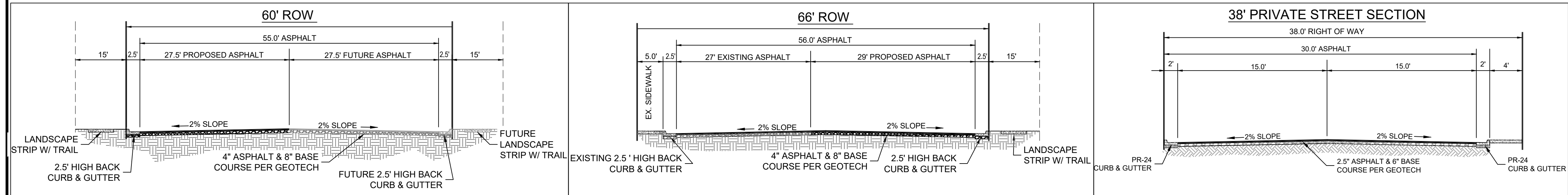
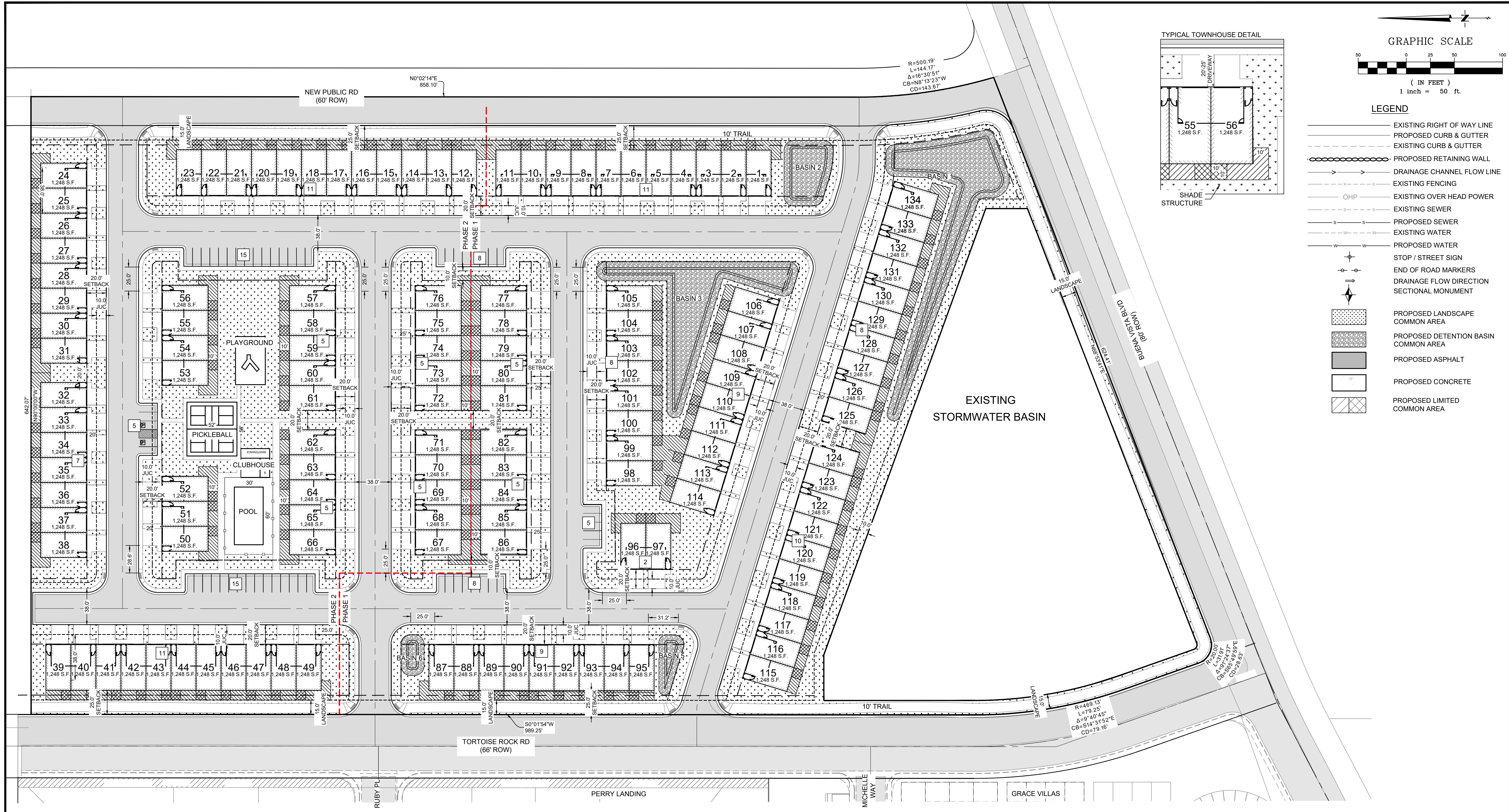
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St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: NOV 2025
DRAWN: AMT
APPROVED: --
SCALE: 1" = 80'
JOB NO. 251053

ZONING MAP
WASHINGTON GATEWAY TOWNHOMES
LOCATED IN WASHINGTON, UTAH

SHEET 2 OF 6 SHEETS
FILE: 251053



TOWNHOUSE INFORMATION			
TOTAL UNITS		134	
DENSITY		134 DU/13.61 AC = 9.8 DU/AC	
AMENITY AREA REQUIRED		26,800 SQ. FT.	
AMENITY AREA PROVIDED		37,365 SQ. FT.	
POOL & CLUBHOUSE		4,897 SQ. FT.	
PICKLEBALL		3,840 SQ. FT.	
PLAYGROUND		1,548 SQ. FT.	
GRASS & LANDSCAPE		27,080 SQ. FT.	

POND ESTIMATES			
TOTAL REQUIRED		46,500 CU. FT.	
BASIN 1		16,065 CU. FT.	
BASIN 2		5,343 CU. FT.	
BASIN 3		14,912 CU. FT.	
BASIN 4		851 CU. FT.	
BASIN 5		836 CU. FT.	
TOTAL		38,006 CU. FT.	

PARKING			
OWNER PARKING REQUIRED		2.25/UNIT = 302	
OWNER PARKING PROVIDED		4 PER DRIVEWAY + GARAGE = 536	
VISITOR PARKING REQUIRED		1/3.25 UNITS = 42	
VISITOR PARKING PROVIDED		56	
TOTAL PARKING REQUIRED		344	
TOTAL PARKING PROVIDED		592	

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

Call before you Dig

1-800-662-4111

BLUE STATES LOCATION (2019) (2019)

OWNER / DEVELOPER

JERRY MIYAHARA
ANCESTOR SQUARE
2 W ST. GEORGE BLVD. #5H
ST. GEORGE, UTAH 84770

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST. GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435) 673-2337

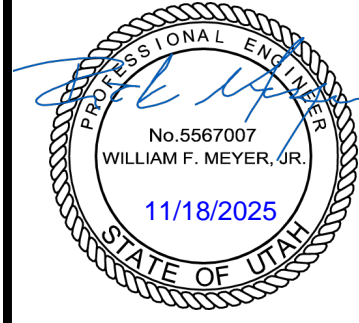
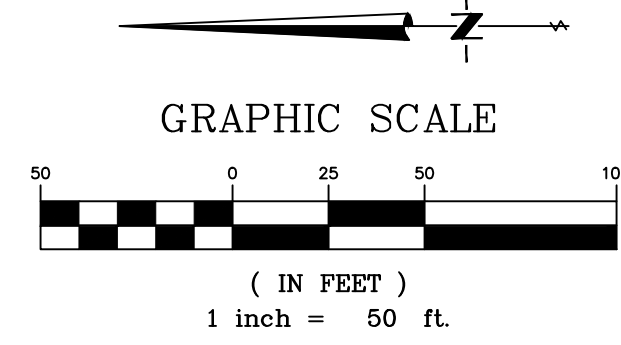
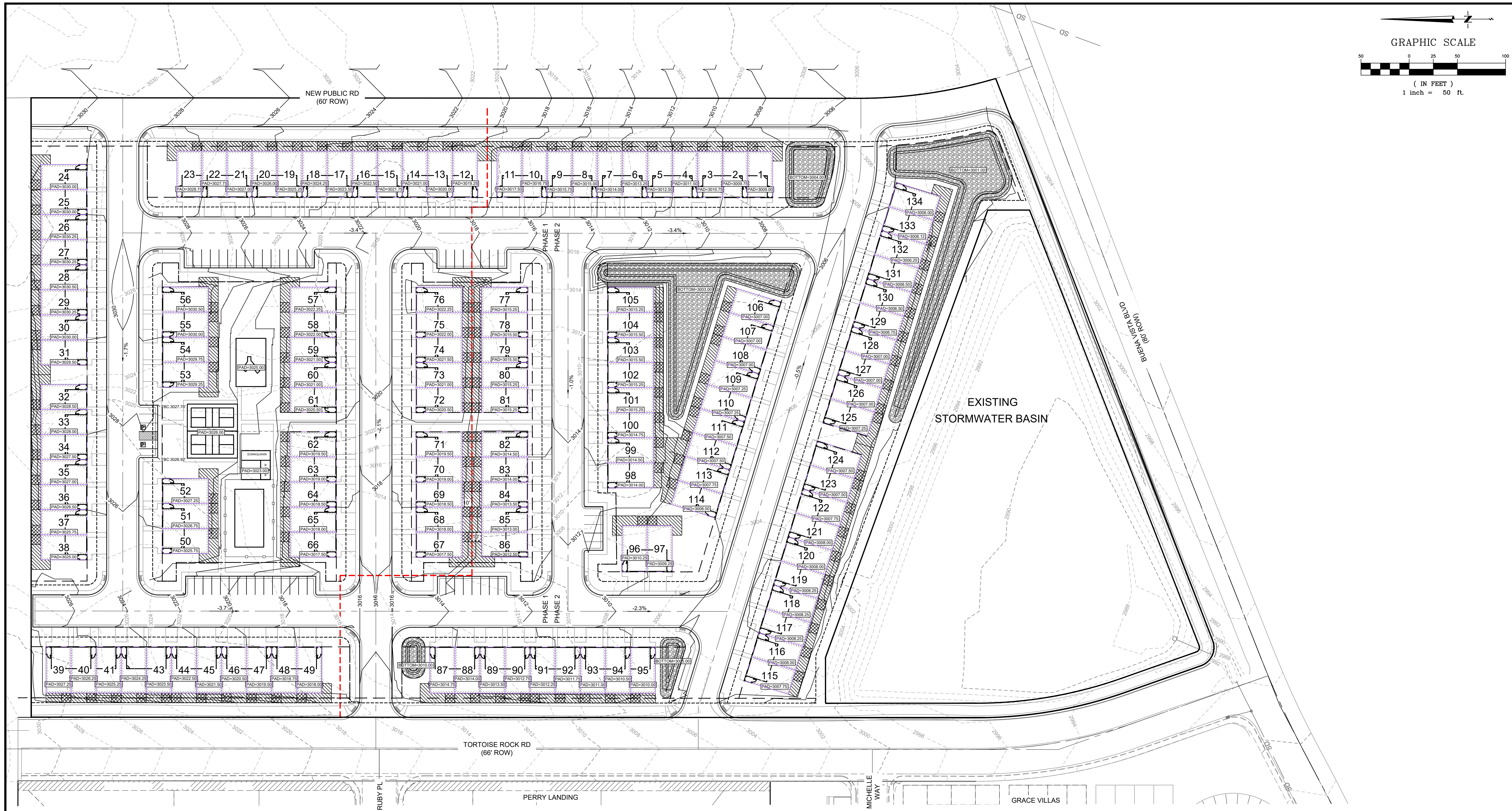
OVERALL PROJECT INFORMATION	
CURRENT GENERAL PLAN	PUD-R
CURRENT ZONING	C-3, R-1-6
PROPOSED ZONING	PUD-R
SITE AREA	606,655 SQ. FT. (13.93 AC)
TOTAL BUILDING COVERAGE	167,232 SQ. FT. (27.6%)
TOTAL LANDSCAPING AND AMENITIES (INCLUDES LIMITED COMMON AND COMMON AREAS)	241,037 SQ. FT. (39.7%)
LIMITED COMMON AREA	116,315 SQ. FT. (19.2%)
COMMON AREA	124,722 SQ. FT. (20.5%)
HARDSCAPE (INCLUDES ROADWAY, SIDEWALK, AND PARKING)	198,386 SQ. FT. (32.7%)

BUSH & GUDGELL, INC.
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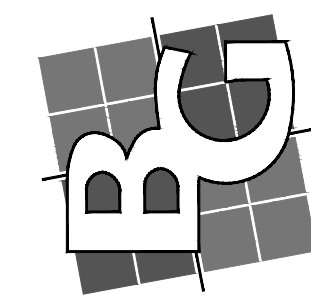
SITE PLAN
WASHINGTON GATEWAY TOWNHOMES
LOCATED IN WASHINGTON, UTAH

DATE: NOV 2025
DRAWN: AMT
APPROVED: -
SCALE: 1" = 50'
JOB NO. 251053

SHEET **3** OF **6**
SHEETS
FILE: 251053



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www.bushandgudgell.com



DATE: NOV 2025
DRAWN: AMT
APPROVED: -
SCALE: 1" = 50'
JOB NO. 251053

GRADING PLAN
WASHINGTON GATEWAY TOWNHOMES
LOCATED IN WASHINGTON, UTAH

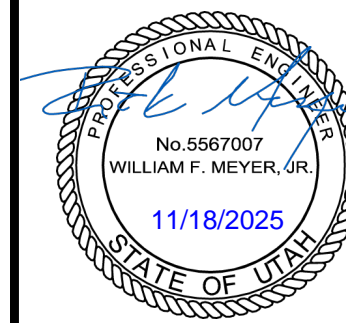
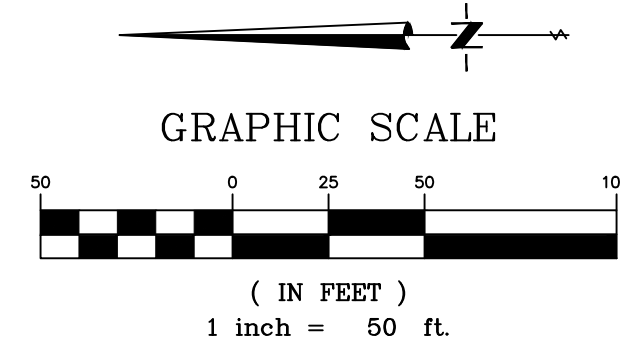
SHEET 4 OF 6
FILE: 251053

- LEGEND**
- EXISTING RIGHT OF WAY LINE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - PROPOSED RETAINING WALL
 - DRAINAGE CHANNEL FLOW LINE
 - EXISTING FENCING
 - OHP
 - EXISTING OVER HEAD POWER
 - EXISTING SEWER
 - PROPOSED SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - STOP / STREET SIGN
 - END OF ROAD MARKERS
 - DRAINAGE FLOW DIRECTION
 - SECTIONAL MONUMENT (TYPE, LOCATION, ETC AS NOTED IN PLAT)

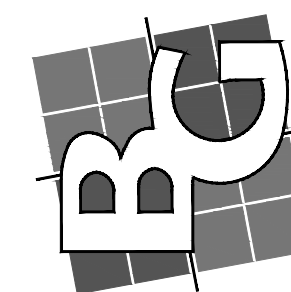
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY
Call before you Dig
1-800-662-4111
BLUE CIRCLES LOCATE CENTER LINES

OWNER / DEVELOPER
JERRY MIYAHARA
ANCESTOR SQUARE
2 W ST. GEORGE BLVD. #5H
ST. GEORGE, UTAH 84770

ENGINEERING CONTACT
BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST. GEORGE, UT 84770
RICK MEYER - PROJECT MANAGER
(435) 673-2337



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www.bushandgudgell.com



DATE: NOV 2025
DRAWN: AMT
APPROVED: --
SCALE: 1" = 50'

UTILITY PLAN

WASHINGTON GATEWAY TOWNHOMES LOCATED IN WASHINGTON, UTAH

SHEET 5 OF 6
FILE: 251053

	EXISTING RIGHT OF WAY LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED RETAINING WALL
	DRAINAGE CHANNEL FLOW LINE
	EXISTING FENCING
	EXISTING OVER HEAD POWER
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING WATER
	PROPOSED WATER
	STOP / STREET SIGN
	END OF ROAD MARKERS
	DRAINAGE FLOW DIRECTION
	SECTIONAL MONUMENT (TYPE, LOCATION, ETC AS NOTED IN PLAN)

AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY

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before you
Dig

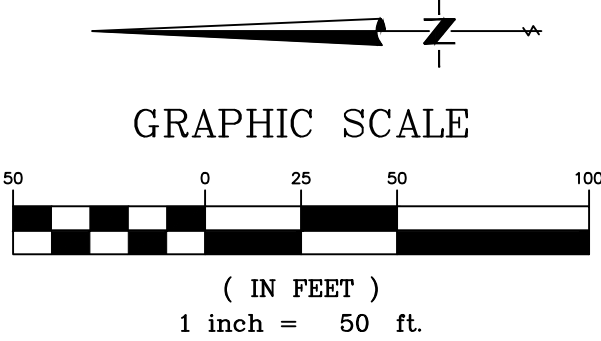
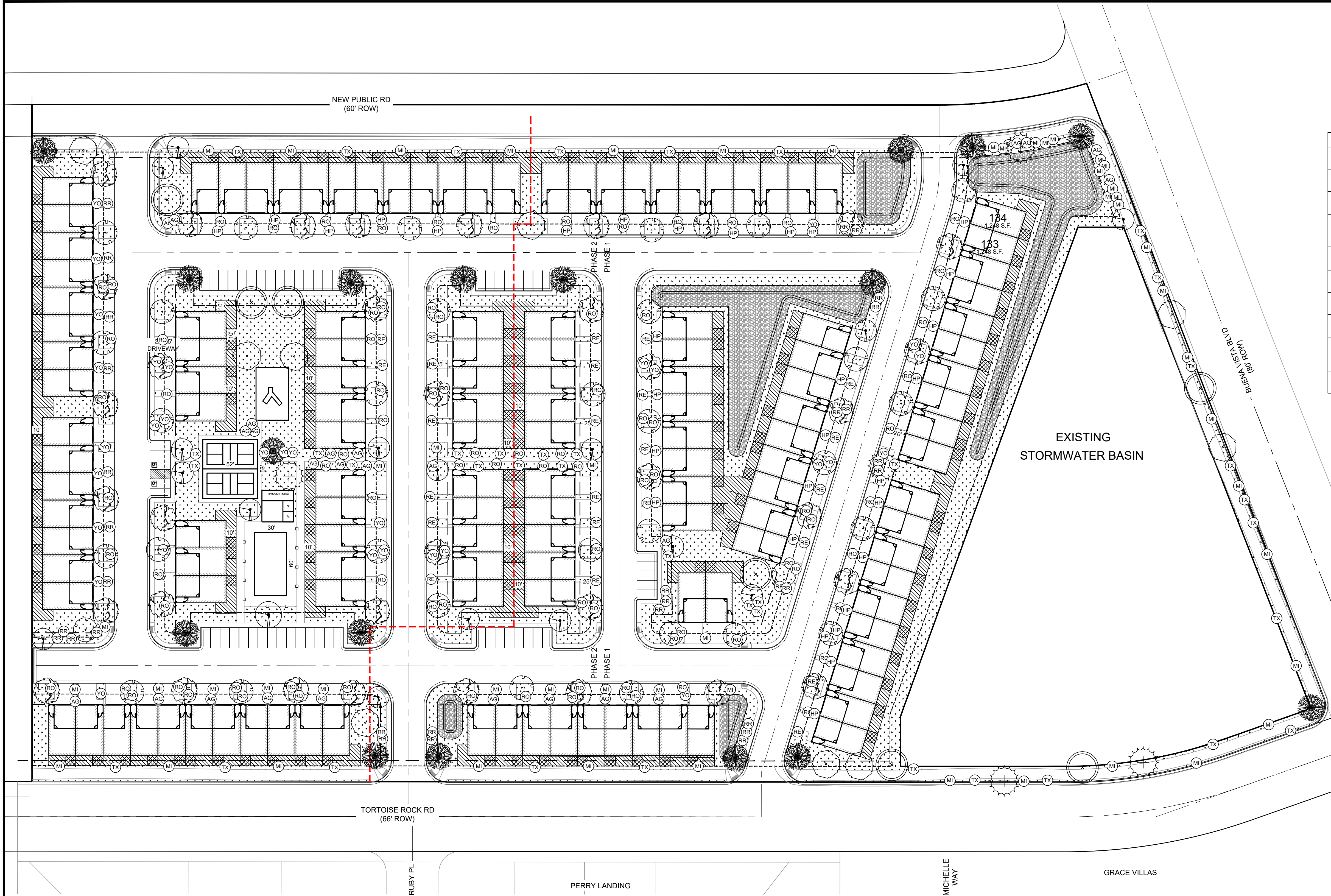
1-800-662-4111

©2004 National Underground Utility Marking Council


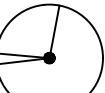
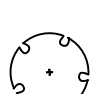

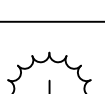
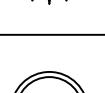
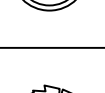
JERRY MIYAHARA
ANCESTOR SQUARE
2 W ST. GEORGE BLVD. #5H
ST. GEORGE, UTAH 84770

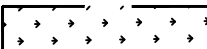


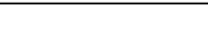
BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435) 673-2337



PLANT LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
RR	ROSA X NOARE	RED CARPET ROSE	2 GAL	31
AG	AGAVE PARRYI	PARRY'S AGAVE	5 GAL	26
HP	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	31
YO	ILEX VOMITORIA 'YAUPON'	YAUPON HOLLY	5 GAL	31
TX	LEUCOPHYLLUM LAEVIGATUM	RIO BRAVO TEXAS RANGER	5 GAL	39
MI	MISCANTHUS SINENSIS	MAIDEN GRASS	5 GAL	52
RE	MUHLENBERGIA RIGENS 'REGAL MIST'	REGAL MIST GRASS	5 GAL	24
RO	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CREEPING ROSEMARY	5 GAL	87
TOTAL				321

PLANT LIST				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	7
	CHILOPSIS LINEARIS	SEEDLESS DESERT WILLOW	24" BOX	18
	LAGERSTOEMIA INDICA	CRAPE MYRTLE - MULTI TRUNK	24" BOX	34
	PISTACHIO CHINENSIS 'RED PUSH'	RED PUSH PISTACHE	24" BOX	16
	PROSOPIS GLANDULOSA	TEXAS HONEY MESQUITE	24" BOX	3
	QUERCUS BUCKLEYI	TEXAS RED OAK - LOW BRANCH	24" BOX	5
	QUERCUS VIRGINIANA	LIVE OAK	24" BOX	36
TOTAL				119

LEGEND	
	ALL LANDSCAPING AREA TO RECEIVE 3/4" PALOMINO GRAVEL--2" DEPTH
	4" GRAY BASALT ROCK--3" DEPTH BLACK METAL EDGING TO SEPARATE ROCK
	EXISTING RETAINING WALL
	PROPOSED RETAINING WALL

AREA	
TOTAL LOT AREA	606,655 SQ. FT.
LANDSCAPED AREA	241,037 SQ. FT.
LANDSCAPE / TOTAL	39.7%

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY

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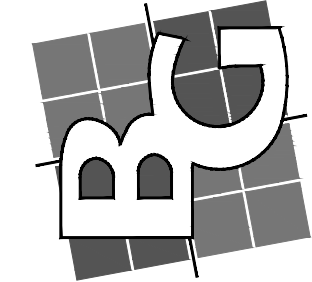
BLUE STAKES LOCATION CENTER (UTAH)

OWNER / DEVELOPER
JERRY MIYAHARA
ANCESTOR SQUARE
2 W ST. GEORGE BLVD. #5H
ST. GEORGE, UTAH 84770

ENGINEERING CONTACT
BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER - PROJECT MANAGER
(435) 673-2337

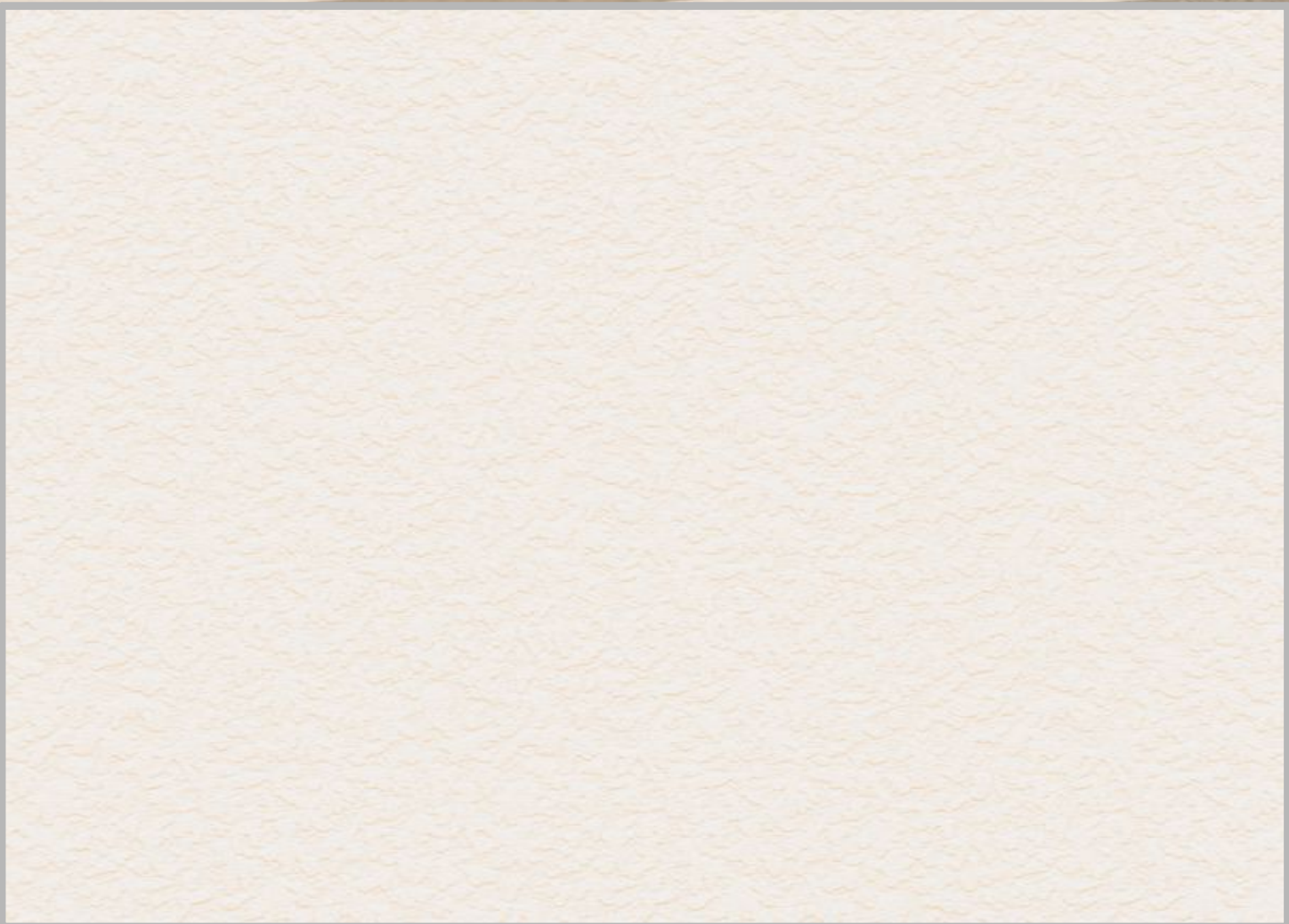
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Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: NOV 2025
DRAWN: AMT
APPROVED: --
SCALE: NOTED
JOB NO. 251053

LANDSCAPE PLAN
WASHINGTON GATEWAY TOWNHOMES
LOCATED IN WASHINGTON, UTAH

Washington Gateway Townhomes

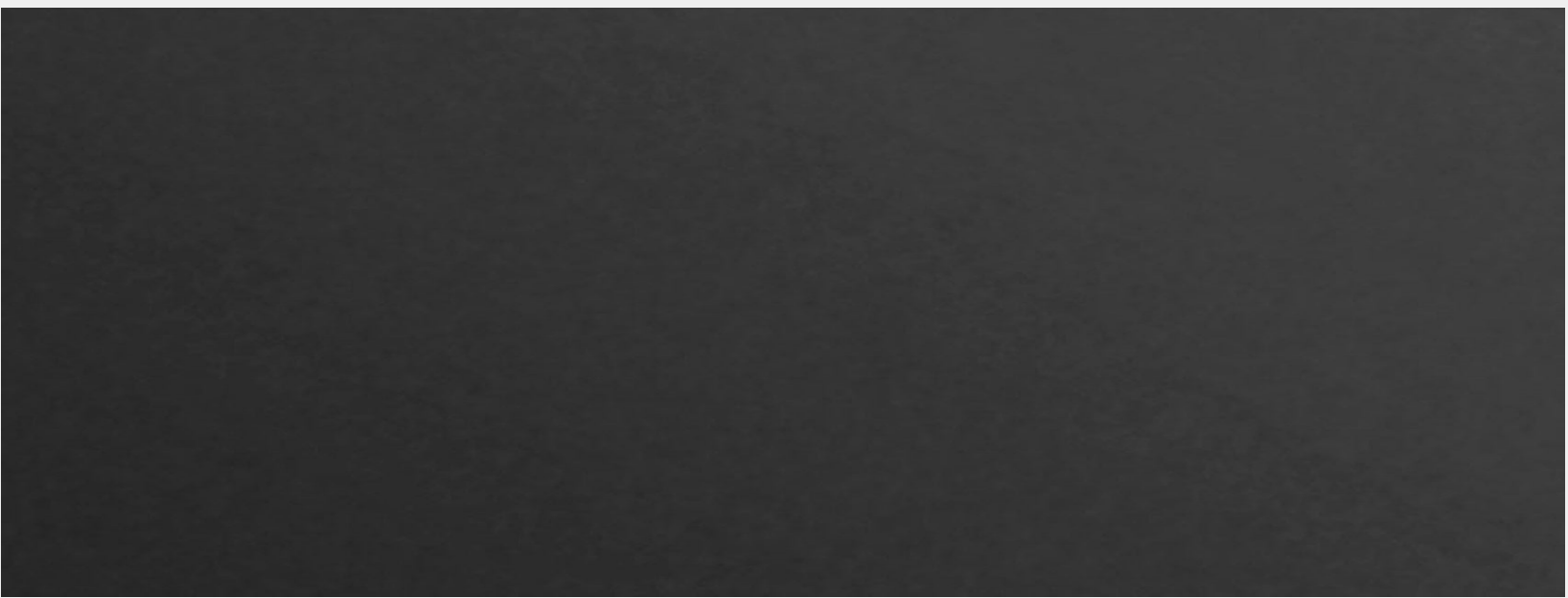


DARK GREY STUCCO

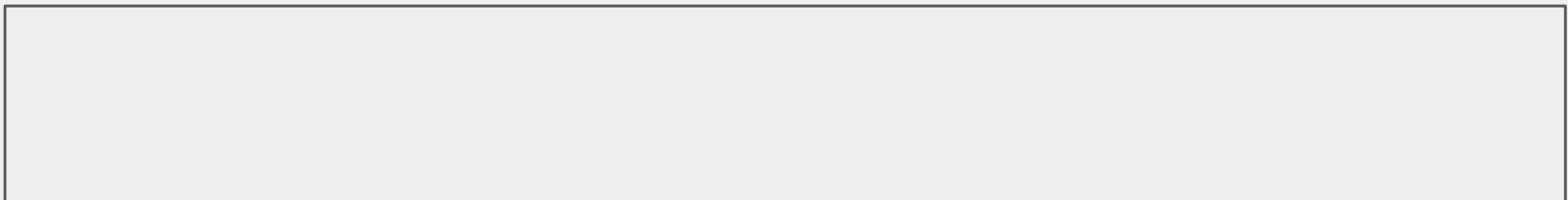
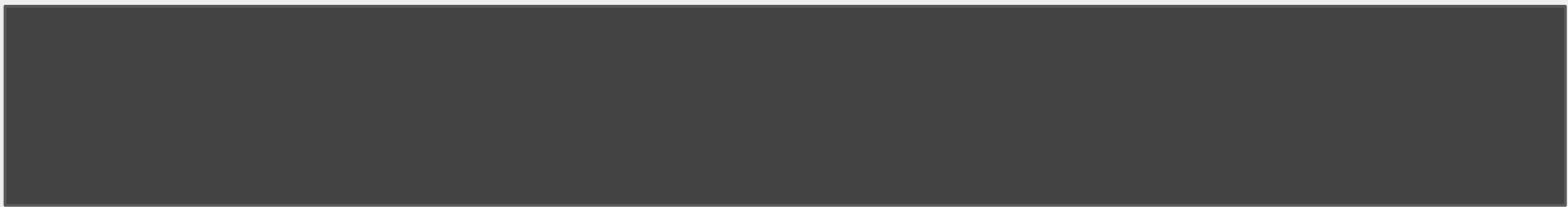
CREAM STUCCO

HORIZONTAL WOOD
PANELLING

BLACK METAL TRIMS, SOFFITS, & CAPS



WHITE/ BLACK VINYL WINDOW BASED ON
STUCCO UNDERNEATH



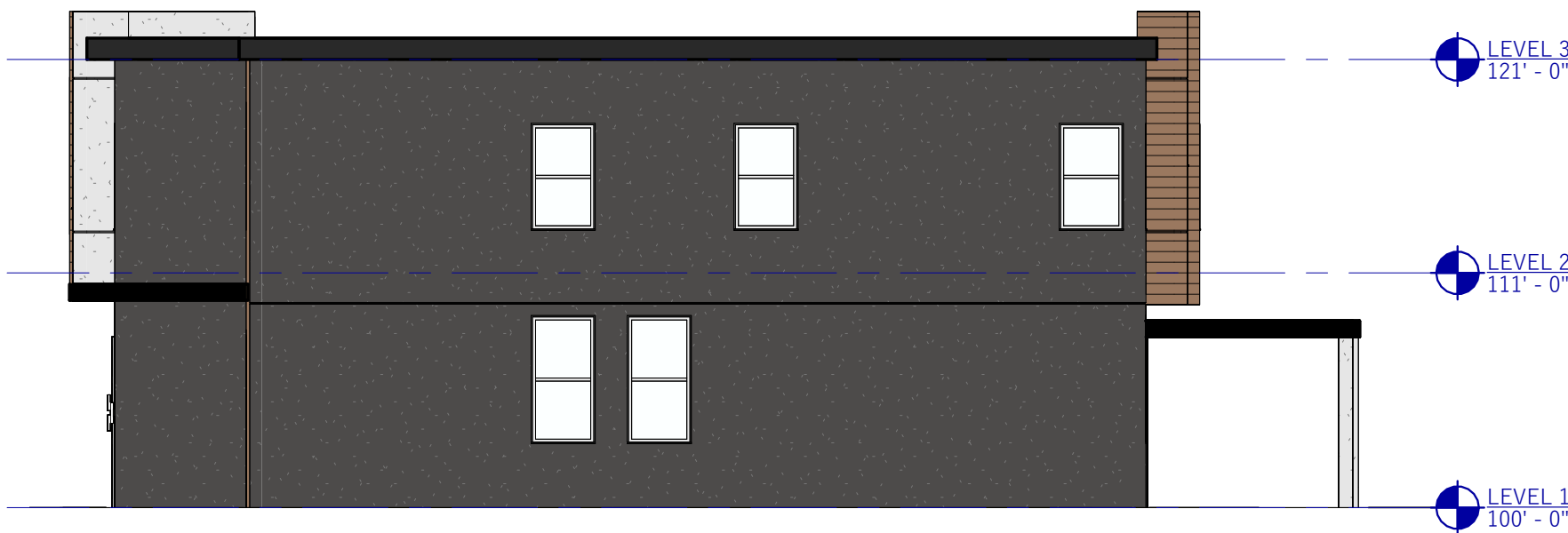
GENERAL NOTES - ELEVATIONS

- A SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C SEE ROOF PLAN FOR ALL ROOF SLOPES

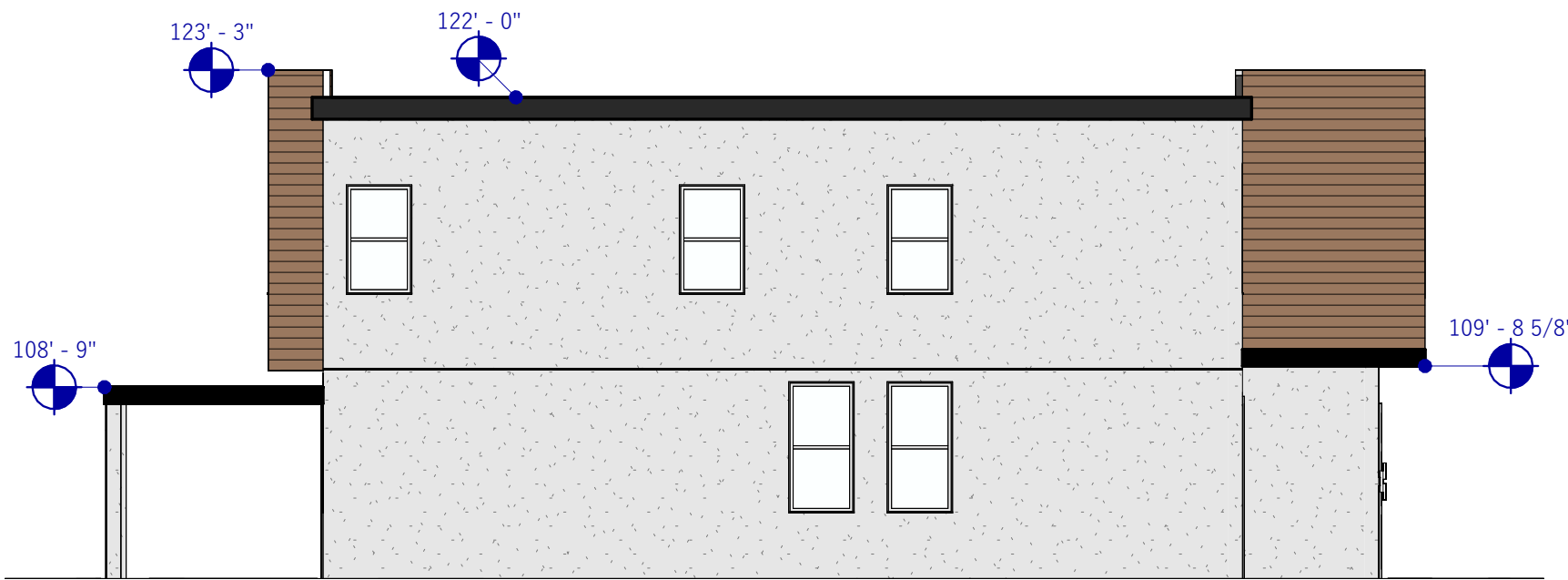
KEYED NOTES



1
A2.1
FRONT ELEVATION
1/8" = 1'-0"



2
A2.1
RIGHT ELEVATION
1/8" = 1'-0"



3
A2.1
LEFT ELEVATION
1/8" = 1'-0"



4
A2.1
BACK ELEVATION
1/8" = 1'-0"

WASHINGTON GATEWAY TOWNHOME
PROJECT ADDRESS

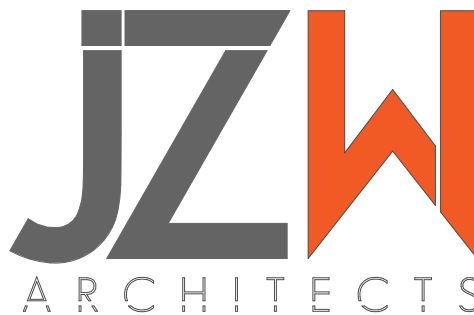
ISSUED:
FEBRUARY 31, 2030
REVISIONS:
NO. DATE DESCRIPTION

STAMP

PROJECT NUMBER:
00000

ELEVATIONS

A2.1



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 December 03, 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 December 10, 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-25-23**, from R-1-6 and C-3 to PUD-R with the design standards and site layout located at approximately Buena Vista Blvd and Tortoise Rock Rd particularly described in Exhibit A and as shown in Exhibit B as follows:

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

PASSED AND ORDERED POSTED on this 10th day of December, 2025.

Washington City

Attest by:

Kress Staheli, Mayor

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
----------------	------------------------------	------------------------------

Kim Casperson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Craig Coats	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Bret Henderson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Kurt Ivie	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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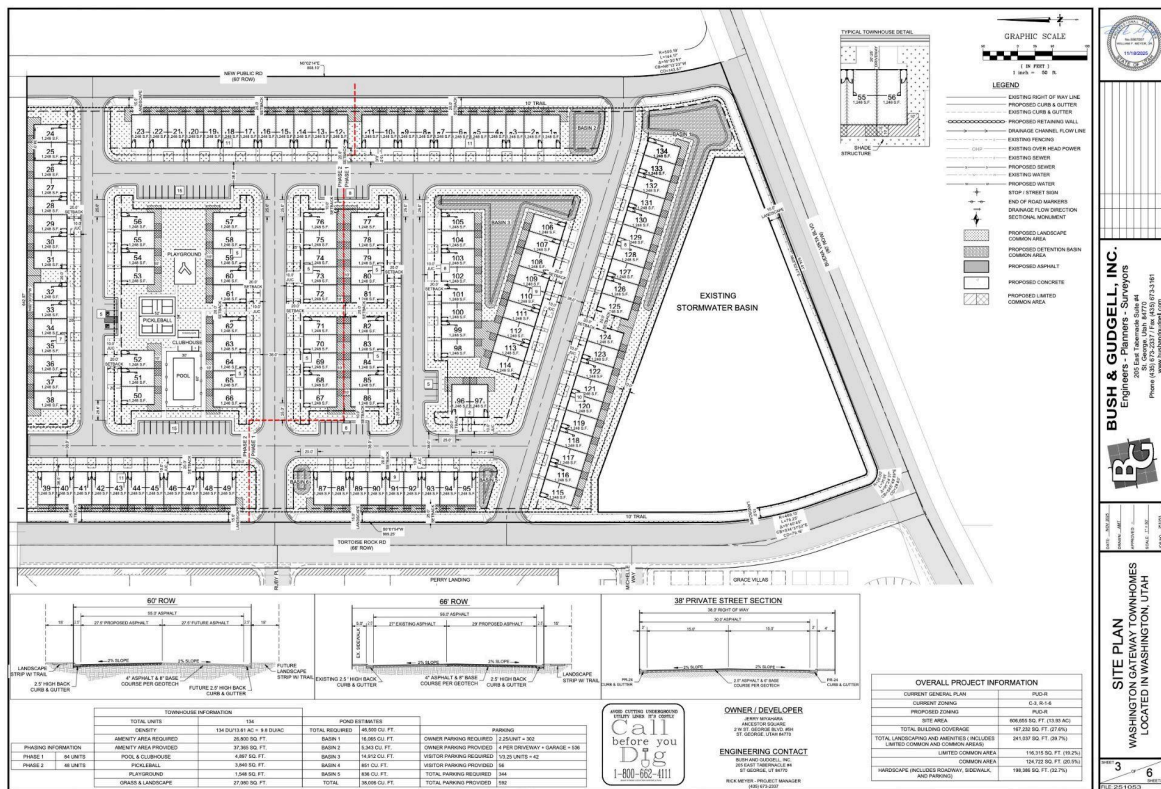
Exhibit A

A parcel of land located in the Southeast Quarter of Section 11, Township 42 South, Range 15 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point that lies South 01°05'36" West along the section line 12.09 feet and due West 608.69 feet from the East Quarter Corner of Section 11, Township 42 South, Range 15 West, Salt Lake Base and Meridian, and running thence South 00°02'14" West 858.10 feet; thence southerly along a 500.00 foot radius curve to the left, (long chord bears South 08°13'23" East a distance of 143.67 feet), center point lies South 89°57'46" East through a central angle of 16°31'14", a distance of 144.17 feet to a point on the north right-of-way line of Buena Vista Boulevard, Document No. 20100001252, Official Records, Washington County, Utah; thence South 69°27'52" West along said line 145.65 feet to a point on the east boundary line of a parcel of land more particularly described in Document No. 20190002809, Official Records, Washington County, Utah; thence along said line the following three (3) courses: 1) due North 59.36 feet, 2) North 70°03'29" West 493.35 feet, and 3) due West 62.44 feet to a point on the east right-of-way line of Tortoise Rock Drive, Document No. 201300040223, Official Records, Washington County, Utah; thence North 00°02'14" East along said line 823.76 feet; thence due East 642.07 feet to the point of beginning.

Containing 592,830 square feet or 13.61 acres.

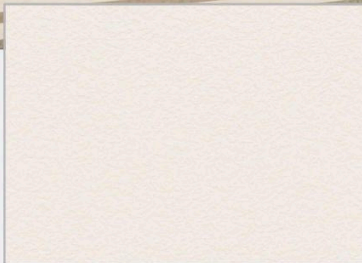
Exhibit B



Washington Gateway Townhomes



DARK GREY STUCCO

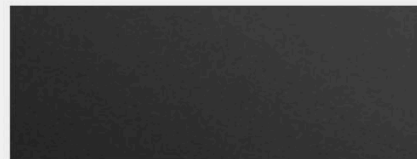


CREAM STUCCO

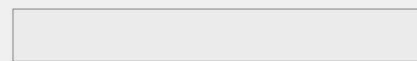


HORIZONTAL WOOD
PANELLING

BLACK METAL TRIMS, SOFFITS, & CAPS

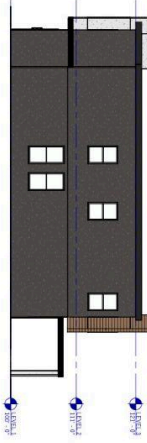


WHITE/ BLACK VINYL WINDOW BASED ON
STUCCO UNDERNEATH

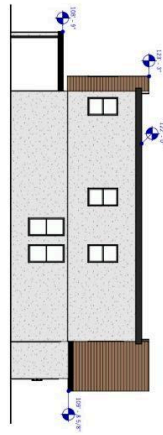




1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



3 LEFT ELEVATION
1/8" = 1'-0"



4 BACK ELEVATION
1/8" = 1'-0"

GENERAL NOTES - ELEVATIONS
 A. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
 B. CORRESPONDING WINDOW HEIGHTS WITH WINDOW SCHEDULE.
 C. SEE ROOF PLAN FOR ALL ROOF SLOPES.

KEYED NOTES

WASHINGTON GATEWAY TOWNHOME
 PROJECT ADDRESS

DATE: FEBRUARY 21, 2020
 REVISION: NO. 00000
 DESCRIPTION:

NOT FOR PERMIT
 NOT FOR CONSTRUCTION

ELEVATIONS
A2.1



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ORDINANCE NO. 2025-xx

**AN ORDINANCE AMENDING THE GENERAL PLAN LAND USE
DESIGNATION WITHIN WASHINGTON CITY, UTAH**

WHEREAS, the Washington City Community Development Department has recommended the following General Plan Land Use Map designation be adopted; and

WHEREAS, the Planning Commission, pursuant to applicable notice requirements, conducted a public hearing on December 3rd, 2025, which public hearing was closed, for the purpose of considering the proposed amended General Plan Land Use Map designation and the making of formal recommendation to the City Council; and

WHEREAS, the City Council, pursuant to applicable notice requirement, conducted a public meeting on December 10th, 2025; and

WHEREAS, the City Council has reviewed this amendment 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 General Plan Land Use 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 General Plan Land Use Map request **G-25-05**, from the current LD to a NCOM designation, located at 400 W. Merrill Road., and more particularly described as follows:

Parcel ID and Detailed Legal Description in Exhibit A.

PASSED AND ORDERED POSTED on this 10th Day of December, 2025.

Washington City

Attest by:

Kress Staheli, Mayor

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Kim Casperson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Craig Coats	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Bret Henderson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Kurt Ivie	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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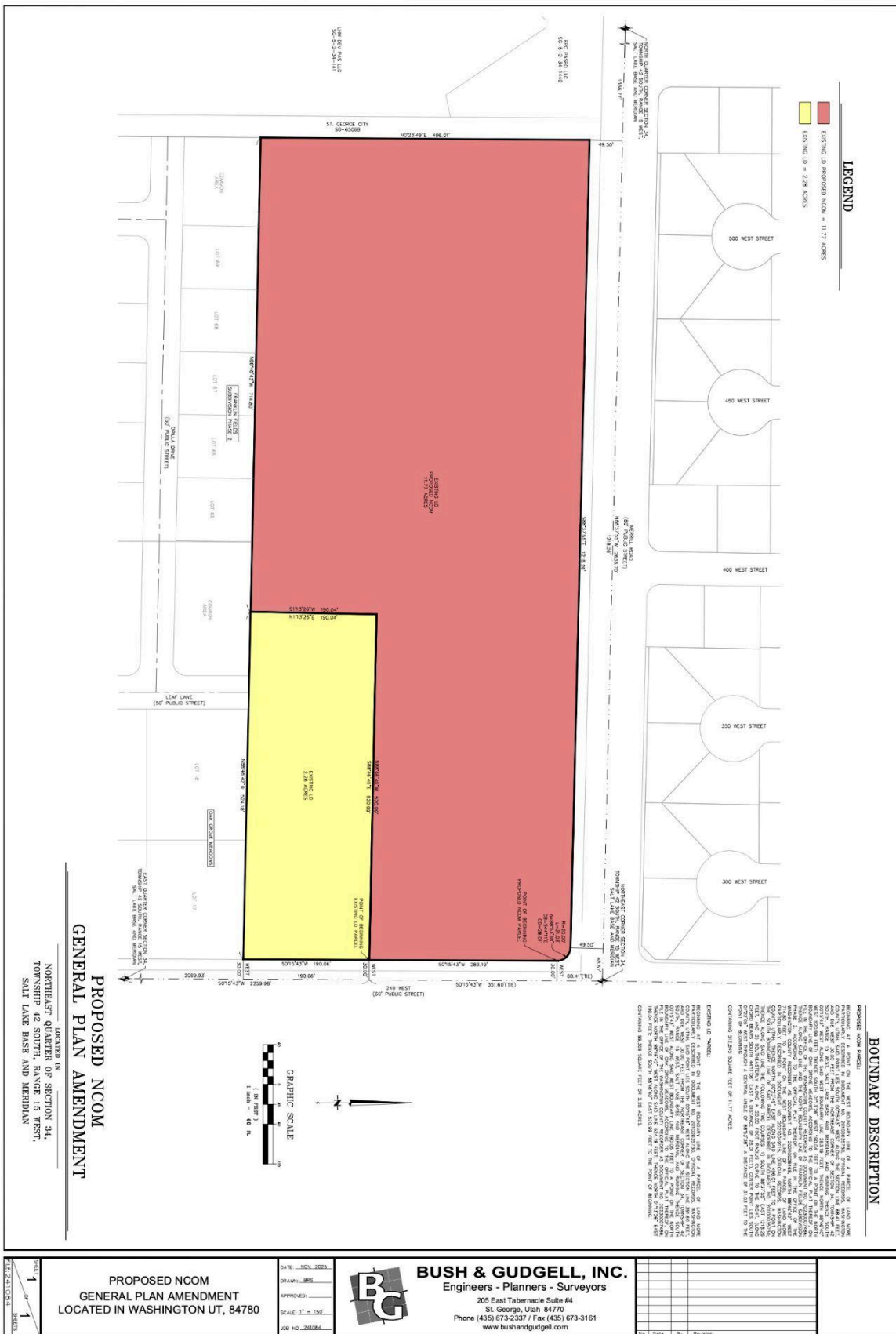
Exhibit A

PROPOSED NCOM PARCEL:

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20100035730, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES SOUTH 00°5'43" WEST ALONG THE SECTION LINE 68.41 FEET, AND DUE WEST 30.00 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°5'43" WEST ALONG SAID WEST BOUNDARY LINE 283.19 FEET; THENCE NORTH 88°46'40" WEST 520.99 FEET; THENCE SOUTH 01°13'26" WEST 190.04 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF OAK GROVE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20230007486; THENCE ALONG SAID LINE AND THE NORTH BOUNDARY LINE OF FRANKLIN FIELDS SUBDIVISION PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20240028468, NORTH 88°46'42" WEST 714.80 FEET TO A POINT ON THE WEST BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210049115, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE NORTH 00°23'49" EAST ALONG SAID LINE 496.01 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 20100035730; THENCE ALONG SAID LINE THE FOLLOWING TWO COURSES: 1) SOUTH 88°37'55" EAST 1218.26 FEET, AND 2) SOUTHEASTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°1'06" EAST A DISTANCE OF 28.01 FEET), CENTER POINT LIES SOUTH 01°22'05" WEST THROUGH A CENTRAL ANGLE OF 88°53'38", A DISTANCE OF 31.03 FEET TO THE POINT OF BEGINNING. CONTAINING 512,845 SQUARE FEET OR 11.77 ACRES.

EXISTING LD PARCEL:

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20100035730, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES SOUTH 00°5'43" WEST ALONG THE SECTION LINE 351.60 FEET, AND DUE WEST 30.00 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°5'43" WEST ALONG SAID WEST BOUNDARY LINE 190.06 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF OAK GROVE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20230007486; THENCE NORTH 88°46'42" WEST ALONG SAID LINE 524.18 FEET; THENCE NORTH 01°13'26" EAST 190.04 FEET; THENCE SOUTH 88°46'40" EAST 520.99 FEET TO THE POINT OF BEGINNING. CONTAINING 99,309 SQUARE FEET OR 2.28 ACRES.



WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: December 10th, 2025

ACTION REQUESTED: G-25-05, A request to amend the General Plan Land Use Map from LD to the proposed NCOM located at 400 West Merrill Rd

APPLICANT: Strata Homes (Nate Shaffer)

OWNER: Paul and Kathleen Hansen

ENGINEER: Rick Meyer, Bush and Gudgeon

REVIEWED BY: Eldon Gibb, Community Development Director

RECOMMENDATION: Recommend Approval onto City Council

Background

The applicant is proposing to amend the General Plan Land Use Map located at 400 West Merrill Road. The entire parcel covers approximately 14.05 acres and as shown in the exhibit, the applicant is proposing to change approximately 11.77 acres from LD Residential to Neighborhood Commercial. The remaining 2.28 acres is proposed to stay LD residential.

The surrounding General Plan Land Use designations are LD to the north, east, south and Saint George City boundary being directly to the west which is being developed as commercial development.

Staff has reviewed the requested change and is comfortable with the proposal.

Recommendation

The Planning Commission reviewed this request on 12/3/2025 and unanimously recommended approval of G-25-05 onto the City Council as outlined above and as shown in the exhibit.

Planning Commission Minutes
12/03/2025

<https://youtube.com/live/uPsYLISUKUo?t=4417>

Community Development Director Eldon Gibb reviewed the application.

The following individuals spoke to the item:

- Derek Hoffman

Commissioner Bulloch closed the public hearing.

Bob Hermandson with Bush & Gudgeon spoke to the item.

Commissioner Davis made a motion to recommend approval to the City Council General Plan Amendment G-25-05 with the findings and conditions of staff. Commissioner Tupou seconded the motion; which passed with the following roll call vote:

<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>



BUSH & GUDGELL, INC.

Engineers • Planners • Surveyors
205 East Tabernacle
St. George, Utah 84770
(435) 673-2337 (ph.)
(435) 673-3161 (fax)

October 31, 2025

RE: Strata Merrill Road GPA Application

Dear Council / Commission members,

Please find this application for a General Plan Amendment as required by Washington City code. The applicant desires to develop commercial property at this location, leaving a portion as single family residential. This application encompasses a majority of parcel no. W-5-2-34-110. The total parcel area is 14.05 acres, and we are requesting a general plan amendment of 11.77 acres of that total. We are requesting a general plan designation of neighborhood commercial (NCOMM) for the commercial area. Your consideration of this request is greatly appreciated.

Respectfully Submitted:

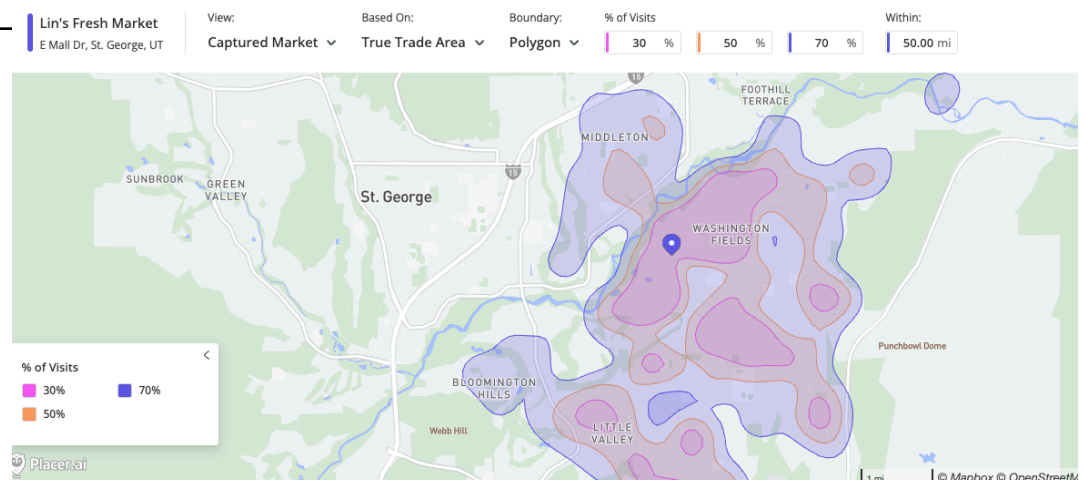
Bob Hermandson
President
Bush and Gudgell

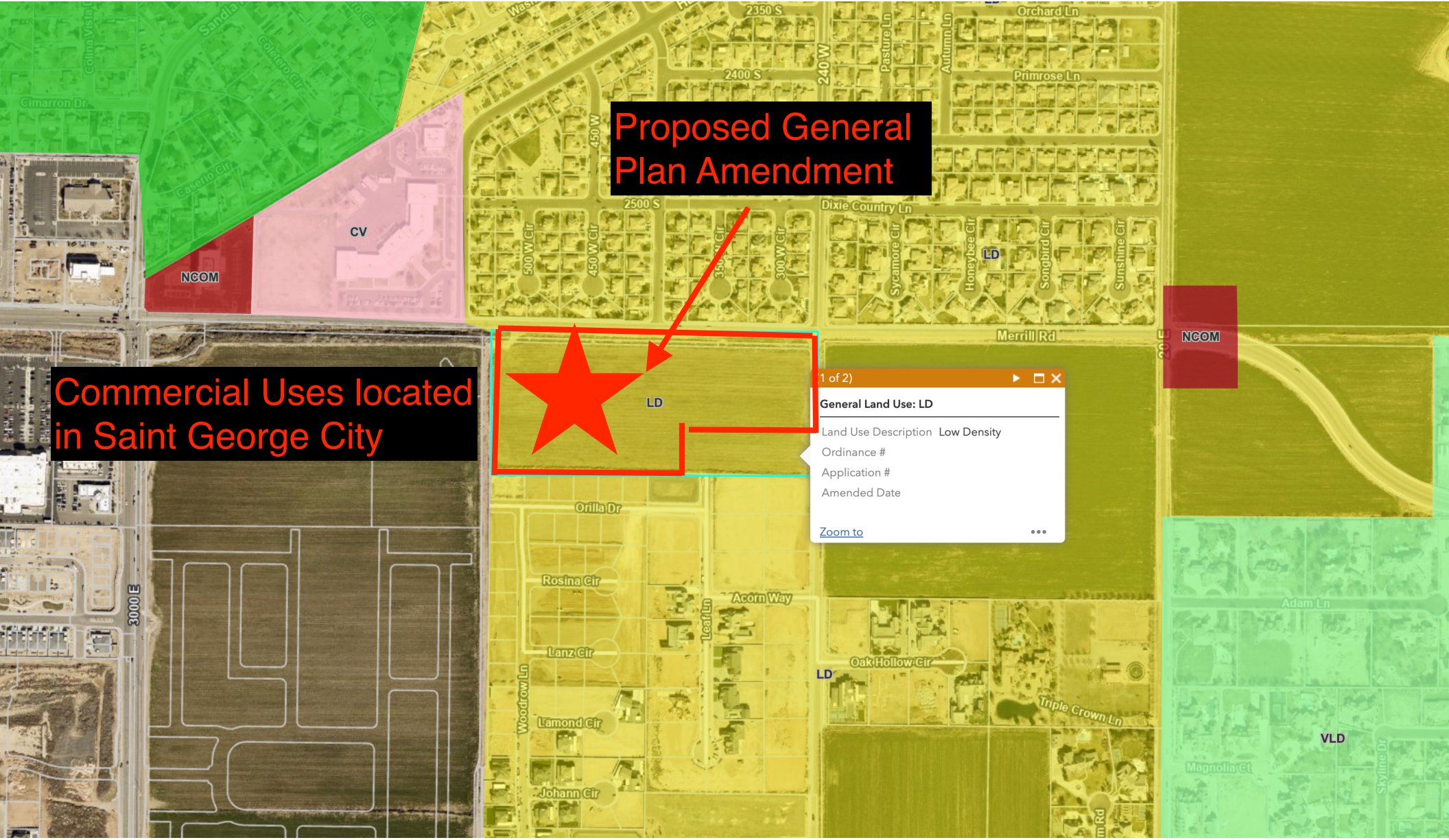


**PROJECT FLOW CARD: G-25-05 - General Plan Amendment-Strata Homes Merrill Rd
Approx 400 W Merrill Rd**

Planning	<p>The General Plan identifies four major commercial designations such as: Historic Commercial (HCOM), Neighborhood Commercial (NCOM), Community Commercial (CCOM), and Regional Commercial (RCOM). These General Plan designations allow different types of uses</p> <p>This application is asking to change the General Plan from Low Density to Neighborhood Commercial (NCOM) which allows for the “softest” and/or least intrusive type of commercial as it allows for Administrative Profession zoning (AP), C-1 zoning and PUD-C zoning.</p> <p>If this General Plan is approved, the applicant would then be able to submit a zone change to one of the three zones identified above (AP, C-1 or PUD-C).</p>	
Public Works	Reviewed - OK to move forward	
Engineer	Reviewed and good to move forward	
Parks/Trails	Reviewed, no concern	
Dixie Power	Reviewed, no concern	
Economic Dev	<p>The Economic Development Director strongly supports the proposed General Plan amendment to reclassify this property as Neighborhood Commercial (NCOM). This change strategically positions Washington City to capture sales tax revenues currently flowing to nearby St. George.</p> <p>Data shows that most visits to Lin’s originate from neighborhoods south of the Virgin River within Washington City. These spending patterns indicate that residents in this area lack convenient access to essential retail and service options within city limits. Approving the amendment will help close that gap by creating an appropriately scaled commercial node that serves the daily needs of residents south of the river. Located along a minor arterial roadway (85’ ROW) and adjacent to Paseo, the site is well-suited for neighborhood-commercial uses that will enhance convenience, reduce vehicle miles traveled, and strengthen Washington City’s local tax base.</p>	

Audience Profile ?





Proposed General
Plan Amendment

Commercial Uses located
in Saint George City

1 of 2

General Land Use: LD

Land Use Description Low Density

Ordinance #

Application #

Amended Date

[Zoom to](#)

...

LEGEND

- EXISTING LD PROPOSED NCOM = 11.77 ACRES
- EXISTING LD = 2.28 ACRES

BOUNDARY DESCRIPTION

PROPOSED NCOM PARCEL:

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20100035730, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES SOUTH 00°15'43" WEST ALONG THE SECTION LINE 68.41 FEET, AND DUE WEST 30.00 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°15'43" WEST ALONG SAID WEST BOUNDARY LINE 283.19 FEET; THENCE NORTH 88°46'40" WEST 520.99 FEET; THENCE SOUTH 01°13'26" WEST 190.04 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF OAK GROVE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20230007486; THENCE ALONG SAID LINE AND THE NORTH BOUNDARY LINE OF FRANKLIN FIELDS SUBDIVISION PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20240028468; NORTH 88°46'42" WEST 714.80 FEET TO A POINT ON THE WEST BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20210049115, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH; THENCE NORTH 00°23'49" EAST ALONG SAID LINE 496.01 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID PARCEL DESCRIBED IN DOCUMENT NO. 20100035730; THENCE ALONG SAID LINE THE FOLLOWING TWO COURSES: 1) SOUTH 88°37'55" EAST 1218.26 FEET, AND 2) SOUTHEASTERLY ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (LONG CHORD BEARS SOUTH 44°11'06" EAST A DISTANCE OF 28.01 FEET), CENTER POINT LIES SOUTH 01°22'05" WEST THROUGH A CENTRAL ANGLE OF 88°53'38", A DISTANCE OF 31.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 512,845 SQUARE FEET OR 11.77 ACRES.

EXISTING LD PARCEL:

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF A PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20100035730, OFFICIAL RECORDS, WASHINGTON COUNTY, UTAH, SAID POINT LIES SOUTH 00°15'43" WEST ALONG THE SECTION LINE 351.60 FEET, AND DUE WEST 30.00 FEET FROM THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°15'43" WEST ALONG SAID WEST BOUNDARY LINE 190.06 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF OAK GROVE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER AS DOCUMENT NO. 20230007486; THENCE NORTH 88°46'42" WEST ALONG SAID LINE 524.18 FEET; THENCE NORTH 01°13'26" EAST 190.04 FEET; THENCE SOUTH 88°46'40" EAST 520.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 99,309 SQUARE FEET OR 2.28 ACRES.

NORTH QUARTER CORNER SECTION 34,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

MERRILL ROAD
(80' PUBLIC STREET)
N88°37'55"W 2633.70'
1218.26'

NORTHEAST CORNER SECTION 34,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

EPC PASEO LLC
SG-5-2-34-1440

LHM DEV PAS LLC
SG-5-2-34-141

ST. GEORGE CITY
SG-6508B

N02°34'49"E 496.01'

EXISTING LD
PROPOSED NCOM
11.77 ACRES

R=20.00'
L=31.03'
Δ=88°53'38"
CB=S44°11'E
CD=28.01'
POINT OF BEGINNING
PROPOSED NCOM PARCEL

N88°46'40"W 520.99'
S88°46'40"E 520.99'

POINT OF BEGINNING
EXISTING LD PARCEL

EXISTING LD
2.28 ACRES

S11°3'26"W 190.04'
N11°3'26"E 190.04'

N88°46'42"W 714.80'

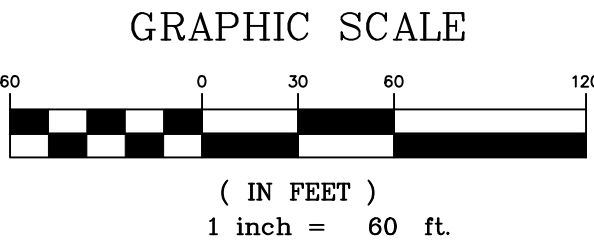
FRANKLIN FIELDS
SUBDIVISION PHASE 2

OAK GROVE MEADOWS

ORILLA DRIVE
(50' PUBLIC STREET)

LEAF LANE
(50' PUBLIC STREET)

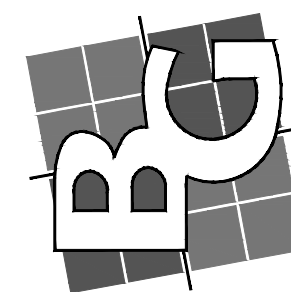
EAST QUARTER CORNER SECTION 34,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN



PROPOSED NCOM
GENERAL PLAN AMENDMENT

LOCATED IN
NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: NOV. 2025
DRAWN: BRS
APPROVED:
SCALE: 1" = 150'
JOB NO. 241084

PROPOSED NCOM
GENERAL PLAN AMENDMENT
LOCATED IN WASHINGTON UT, 84780

SHEET 1 OF 1 SHEETS
FILE: 241084

In 2022, State Bill 110 was enacted. This bill requires municipalities to incorporate a water use and preservation element into the General Plan by the end of year 2025. As I worked through this process, I quickly learned our city is leading the way in water conservation as we recently adopted the Joint Agency Regional Water Conservation Plan, we have a proactive Landscaping and Water Conservation Ordinance along with Advanced Metering Infrastructure (AMI) being installed throughout the City just to name a few.

The Planning Commission reviewed this request on 12/3/2025 and unanimously recommended approval of G-25-06 adding the Water Use and Preservation Element to the General Plan.

The proposed Water Use and Preservation Element is broken into 6 sections and includes the following which I am happy to discuss if you have questions:

Section 9.2 - Effect of permitted development on water demand and infrastructure

Section 9.3 - Methods for reducing water demand and per capita consumption for future Development

Section 9.4 - Methods for reducing water demand and per capita consumption for existing development

Section 9.5 - Opportunities to modify operations to eliminate or reduce conditions that waste water

Section 9.6 - Review and recommendations

Planning Commission Minutes
12/03/2025

<https://youtube.com/live/uPsYLISUKUo?t=6378>

City Planner Sebastian Ferguson reviewed the application.

Commissioner Bulloch opened the public hearing.

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

Commissioner Mitchell made a motion to recommend approval to the City Council General Plan Amendment G-25-06 with the findings and conditions of staff. Commissioner Davis seconded the motion; which passed with the following role call vote:

<i>Commissioner Bulloch</i>	<i>Aye</i>
<i>Commissioner Mitchell</i>	<i>Aye</i>
<i>Commissioner Anderson</i>	<i>Aye</i>
<i>Commissioner Tupou</i>	<i>Aye</i>
<i>Commissioner Davis</i>	<i>Aye</i>

State Bill 110 which passed in 2022 requires municipalities to incorporate a water use and preservation element into the General Plan. As I worked through this process, I quickly learned our city is leading the way in this effort as seen in our current Landscaping and Water Conservation Ordinance along with the Advanced Metering Infrastructure (AMI) being installed throughout the City just to name a few.

The proposed Water Use and Preservation Element is broken into 6 sections and includes the following which I am happy to discuss if you have questions:

Section 9.2 - Effect of permitted development on water demand and infrastructure

Section 9.3 - Methods for reducing water demand and per capita consumption for future development

Section 9.4 - Methods for reducing water demand and per capita consumption for existing development

Section 9.5 - Opportunities to modify operations to eliminate or reduce conditions that waste water

Section 9.6 - Review and recommendations

Washington City General Plan

Water Use and Preservation Element

9.1 Overview

The Water Use and Preservation Element of the General Plan is geared towards addressing the challenges that land use decisions along with development patterns have on the City's water demand and its associated infrastructure. The Water Use and Preservation Element concerns itself with five distinct sections:

Section 9.2 - Effect of permitted development on water demand and infrastructure

Section 9.3 - Methods for reducing water demand and per capita consumption for future development

Section 9.4 - Methods for reducing water demand and per capita consumption for existing development

Section 9.5 - Opportunities to modify operations to eliminate or reduce conditions that waste water

Section 9.6 - Review and recommendations



Sustainable water management plays a vital role as Washington City continues to develop. The Water Use and Preservation Element provides guidance when addressing water demand and the associated infrastructure challenges. In developing this plan, Washington City has actively consulted with Washington County Water Conservancy District who provides source water to serve the community. This engagement has facilitated a thorough understanding of how the

implementation of this Water Element may influence the planning of water supply, drinking water sources, and the distribution of infrastructure. These collaborative meetings have shed light on vital technical resources and insights into regional water conservation goals.

Water conservation with a comprehensive approach will promote the development of effective policies that utilize efficient water use along with water wise landscaping. Necessary changes to existing ordinances that may currently encourage inefficient water practices should be considered so we can ensure current water needs are met as well as safeguard water resources for future generations.

9.2 - Effect of permitted development on water demand and infrastructure

Land use patterns and approved developments directly shape Washington City's long-term water demand, infrastructure costs, and resilience to drought. Integrating land use and water planning is essential to ensure sustainable growth. Different development types, densities, and spatial growth patterns directly influence the amount of water needed, how efficiently it is used, and the infrastructure investments required to maintain reliable service. This section evaluates the effect of development on water demand and infrastructure by looking at the projected population growth and the resulting potable and secondary water demands placed on Washington City.

This chart identifies Washington City with a current population of approximately 43,268. This data was collected from the Water Capital Facilities Plan. The City is undoubtedly growing at a rapid rate. For this growth to be sustained, water must be available and delivered to meet the demand of new

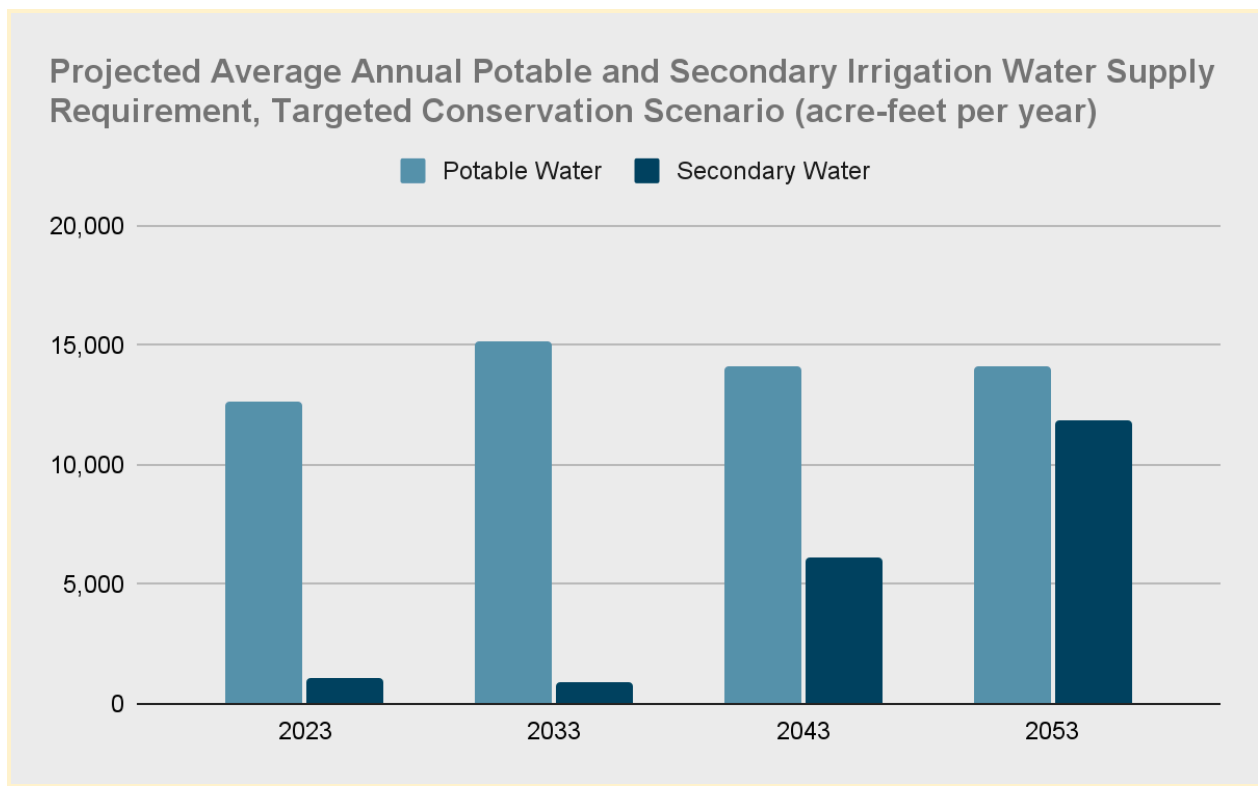
Year	Washington City Population Estimates	Change
2023	43,268 (Washington City)	
2033	68,868 (estimated growth at 5.3%)	+25,600
2043	93,861 (estimated growth at 3.5%)	+24,993
2053	119,294 (estimated growth at 2.7%)	+25,433

development. As the chart illustrates, Washington City is expected to grow by approximately 25,000 residents every 10 years for the next 30years - with an estimated population of approximately 119,294 by 2053.

Having this information available will assist the City in administering the capital facility improvement plan. Washington City should rely on the general plan and current zoning districts to know which areas of the city are prone for development. The Washington County Water Conservancy District also has data available to aid in these projections such as the Regional Water Master Plan and the City should continue to collaborate with the Water District in this effort. Collaboration could assist in the efforts for regional infrastructure sizing, demand forecasting, and conservation benchmarks.

Collaborating with the Water District ensures that population growth, Equivalent Residential Connection (ERC) projections, and potable and secondary water demand forecasts are fully consistent with countywide planning data and methodology. This collaboration also strengthens interagency coordination for water supply, storage, and distribution investments.

Building on these assumptions, and based on the Water District's Master Plan Target Conservation Scenario, per capita potable water use in Washington City is projected to decline by 2053. This reflects regional conservation goals and the ongoing transition of outdoor demand from potable to secondary irrigation systems, consistent with WCWCD's source-sizing methodology.



WCWCD 2023 regional plan data

The chart depicted above is calculated based on patterns of current land, population growth, and regional conservation goals. The actual water use will vary depending on climate change, economic factors, technological availability, and new development cycles.

Development Patterns and Infrastructure Implications

The future land use map in the General Plan supports a range of development types that include a variety of different densities (low-high), mixed-uses, and a variety of commercial areas. These different types of land uses have different implications in regards to the demand on water:

1. Lower type density (residential) along with development in the hillside often require more water per capita, particularly for irrigation in the outdoor use, and may require extended water service lines, additional pumping infrastructure, and intensive energy operations due to grade change in elevation. These areas may also strain existing storage and pressure zones. *Future policies should account for both the higher water use and the increased cost of service in hillside areas.*
2. Higher type density (residential) may reduce per capita potable water use. However, these developments more often result in a concentrated demand that requires investment in the distribution of infrastructure. *This creates the need for collaboration between land use approvals and infrastructure investments.*
3. Commercial and institutional growth contribute to increased daily demand and often have higher requirements for fire flow which concern itself with an increase in storage capacity, main extensions, and system redundancy. *This creates the need to review new development plans and their impact on the water system.*
4. Industrial uses may typically have a lower water consumption but may require consistent pressure and redundancy, especially if fire suppression is involved. *Reliability and redundancy will remain important considerations as the City plans for industrial growth.*

Planning Considerations for Infrastructure

The following items should be taken into consideration in an effort to support sustainable growth within Washington City:

- The source of water capacity (potable & secondary) meeting the anticipated 2053 demand.
- Supply and fire flow meeting the current demands with proper storage capacity.
- The distribution and transmission improvements required to serve areas particularly in the periphery, elevated and unique topographic areas of the city..
- Aligning infrastructure expansion with projected development and capital investments in an effort to continue to meet daily demands.

9.3 - Methods of reducing water demand and per capita water use for existing development.

Addressing water inefficiencies in the existing built environment is crucial in sustaining a long-term water strategy. Savings that can be gained from existing homes, businesses, and public facilities can reduce the need for costly system expansions or acquiring new water rights. This section identifies ongoing conservation efforts, summarizes the primary challenges related to existing use, and also outlines the opportunities Washington City may pursue to lower overall and per capita water use in existing development.

Ongoing Conservation Measures

Collaboration with the Washington County Water Conservation District and other agencies has had a positive impact in reducing water demand in the City. Conservation efforts have progressively developed and can be seen in development throughout the City in the following areas:

- Advanced Metering Infrastructure (AMI). AMI gives users real-time data of water use at their property. This technology also alerts users when leaks / breaks are detected for quick repair.
- A water rate design that is tiered. Implementing a tiered water rate may discourage excessive water use.
- Adopting ordinances that reduce residential water use can include hot water circulation pumps, separate metering to identify leaks quickly and water-wise landscaping requirements.
- Corroboration in the Washington County Water Conservation District regional drought contingency plan



Challenges and Inefficiencies

Although the City is currently implementing water conservation measures, there are challenges that contribute to inefficient water use in existing development and include:

- Outdated fixtures / infrastructure. Buildings constructed before modern codes often contain fixtures that have a higher water use compared to new fixtures. Older homes often used different material to run water and may be prone to leak.
- Public awareness. Business owners and/or residents may be unaware of resources to aid in water savings and best practices.
- Un-used grass. Large grass areas were both common practice and incorporated into developments.
- Irrigation that is outdated. Water wise sprinkler heads and drip systems that take into account real-time data are a recent advancement and may not be current in older uses. Furthermore, and particularly in the downtown area, open ditches are still being used to irrigate lawns and garden areas.

Opportunities for Further Conservation

Washington City is committed to further its effort towards water conservation and will continue efforts in ways that include:

- Uphold City ordinances that promote water conservation through hot water circulation pumps, separate water meters to quickly identify and target leaks, and live growth turf requirements etc.
- Continue to partner with the Washington County Water Conservancy District to spread awareness for best practices, ongoing rebates and public awareness campaigns.
- The City may conduct regular system-wide water audits to identify unaccounted-for water losses due to leaks, outdated meters, or unauthorized use.
- Continue efforts with a “lead by example” approach removing turf that is non-essential to a xeriscape or native plants, updating irrigation systems to be water-wise, and replacing outdated infrastructure and fixtures.
- The City may implement the Washington County Water Conservancy District’s Water Shortage Contingency Plan to include seasonal watering schedules during drought conditions and other needed times to reduce water (stage 0 being normal through stage 4 being critical).

KEY TAKEAWAYS FOR REDUCING WATER DEMAND AND PER CAPITA WATER USE FOR EXISTING DEVELOPMENT.

1. Continue to implement AMI throughout the city
2. Continue improvement efforts to outdated infrastructure and irrigation watering techniques
3. Continue collaboration with the WCWCD and spread awareness to community members
4. Conduct audits to identify leaks and/or excessive water use in an effort to reduce water waste

9.4 - Methods of reducing water demand and per capita water use for future development.

Washington City is growing rapidly which creates the need to implement strategies that promote robust water efficiency standards for all future development- ensuring growth aligns with resource conservation. Planning for new growth presents a key opportunity to permanently embed water efficiency into the city's structure. By implementing conservation-focused practices from design to installation, the City can effectively lower its long-term water demand, bypass expensive retrofitting later, and secure a more reliable and sustainable water supply system that saves water from the very start.

Measures Currently in Place

Washington City has adopted water saving policies and standards for future development and include the following:

- Adoption of the Landscape and Water Conservation ordinance which includes several standards. An overview of these include: single family and multi-family standards, construction standards, landscaping standards and non-residential zone standards which apply to all other uses outside of residential including commercial and industrial.
- City Staff conducts a water conservation review during new development submittals. In particular, City staff reviews landscape and irrigation plans prior to development to ensure consistency with conservation standards.
- Adoption of the 2025 Joint Agency Regional Water Conservation Plan. The City adopted the Washington County Water Conservancy District *Joint Agency Regional Water Conservation Plan (2025)* to further collaborate in a county wide effort to conserve water
- Washington City participates in the Washington County Water Conservancy District Drought Contingency Plan. In this, the City follows tiered drought response stages, including water use restrictions on irrigation and landscaping during drought years.

Opportunities for Future Development Conservation

Washington City may want to consider other opportunities to further conserve water in future development and could include the following:

- Site and Zoning Design for Efficiency: Encourage or require site layout and zoning patterns that naturally reduce water use such as, (1) Development patterns that are compact in an effort to reduce irrigation per household. (2) Multiple-family and mixed-use housing, which typically consumes less water per capita than detached single-family homes. (3) Lot sizing and open space ratios that prioritize drought-tolerant planting areas and lastly (4) Clustering and conservation subdivision designs that preserve natural open space in an effort to reduce the total area requiring irrigation or landscape maintenance.

- Encourage or require all major subdivisions to include a projected water demand analysis at the time of preliminary plat or construction drawings. This analysis would estimate total ERCs and annual acre-feet required, and demonstrate consistency with the City's water rights, infrastructure capacity, and conservation goals.

9.5 - Opportunities to modify operations to eliminate or reduce conditions that waste water.

Washington City recognizes that water conservation must begin with local government. City Departments including parks, civic buildings, and utility facilities contribute to overall water demand and the City has the potential to lead by example in regards to water-wise practices. With these uses/buildings being public, demonstrating best practices in public spaces signifies the importance of being water-wise and reinforces this expectation for all of the community including but not limited to developers, businesses and residents. To maximize efficiency, the City should consider reducing conditions that contribute to water waste, ensuring every drop is managed responsibly throughout its lifecycle. Addressing wasteful practices is essential for both supply management and long-term cost control.

With the adoption of the existing Landscape and Water Conservation ordinance, the City has positioned itself responsibly for future development. Washington City should consider the following opportunities to reduce water waste and continue to lead by example:

- Large irrigated turf areas that are owned and/or maintained by the City that are amenable to a phased approach to water-wise landscaping. These projects could also be used as demonstration projects with construction signs to advertise the water-saving project.
- Continue online efforts for public outreach promoting water-wise practices and incentive programs to convert unnecessary turf to xeriscape landscaping.
- Reducing unnecessary turf at the Green Springs Golf Course. Although this grass is watered with non-potable water, this water could be used elsewhere such as active recreation areas.
- Landscaped medians, sport fields and neighborhood parks could be evaluated in an attempt to reduce water waste.
- Municipal buildings could be audited to replace inefficient plumbing fixtures with high-efficiency water-wise components.
- Water users who are projecting to be in the top 1 percent of usage need to demonstrate how such a high quantity will benefit the City/Region and demonstrate efforts towards reducing their water consumption

9.6 - Review and Recommendations

As part of this Water Element, Washington City has reviewed its Landscaping and Water Conservation Ordinance to ensure best practices are being applied. Washington City should continue to evaluate this ordinance with the goal of reducing water waste and staying up-to-date with best practices. Washington City values the importance of this Water Use and Preservation Element and encourages the coordination between the City's land use regulations, development review process, and long-term water supply planning.

Lastly, the City should continue coordinating its efforts with the Washington County Water Conservancy District so the City can stay aligned with future reuse planning, capital investments, and facility retrofits to support consistency in regional supply and infrastructure development. Washington City should continue to collaborate with the Water District in an effort to keep all of the City's water plans up to date and in line with best practices including drought management

Resources

Washington City utilized the following state and regional resources in preparing this plan:

- Division of Water Resources: Water Use & Preservation Planning Guidance (2023).
- Regional Conservation Goals (2021) – Prepared by the Division and Regional Water Providers.
- Utah's regional M&I Water Conservation Goals.
- Washington County Water Conservancy District (WCWCD) Water Efficiency Standards.
- WCWCD Joint Agency Regional Water Conservation Plan.

ORDINANCE NO. 2025-xx

**ORDINANCE AMENDING THE GENERAL PLAN ADDING THE SUPPLEMENTARY WATER
USE AND PRESERVATION ELEMENT FOR WASHINGTON CITY, UTAH**

WHEREAS, the Washington City Community Development Department has recommended the following General Plan and its supplementary Water Use and Preservation Element be adopted; and

WHEREAS, the Planning Commission, pursuant to applicable notice requirements, conducted a public hearing on December 03, 2025, which public hearing was closed, for the purpose of considering the proposed amended General Plan and the referenced Water Use and Preservation Element making a formal recommendation to the City Council; and

WHEREAS, the City Council, pursuant to applicable notice requirement, conducted a public hearing on December 10th, 2025; and

WHEREAS, the City Council has reviewed this amendment 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 General Plan adding the supplementary Water Use and Preservation Element, and

BE IT ORDAINED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH, that the following described verbiage is hereby added to the General Plan amendment request **G-25-06**, as identified in Exhibit A

PASSED AND ORDERED POSTED on this 10th day of December, 2025.

Washington City

Attest by:

Kress Staheli, Mayor

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Kim Casperson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
---------------	------------------------------	------------------------------

Craig Coats	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Bret Henderson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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Kurt Ivie	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
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UTAH FIXED EQUIPMENT LEASE

Long Name of Entity: Washington City
Address: 111 North 100 East
City, State Zip: Washington, UT 84780
Attention: Jeremy Redd
Public Finance Office: City Manager
County: Washington
Amount: 568,988.00
Rate: 4.44
Maturity Date: January 1, 2032
First Pmt Date: April 1, 2026
Payment Dates: April 1, July 1, October 1, January 1
Auto Extend: 7
Governing Body: City Council
Resolution Date: December, 2025
Dated Date: December, 2025
Day: 30th
State: Utah

\$568,988.00
Washington City
Lease Purchase Agreement

-
-
1. Lease/Purchases Agreement of the Washington City
 2. Exhibit A. Calculation of Interest Component
 3. Exhibit B. Description of Leased Property
 4. Exhibit C. Resolution of Governing Body
 5. Exhibit D. Opinion of Lessee's Counsel
 6. Exhibit E. Security Documents
 7. Exhibit F. Delivery and Acceptance Certificate
 8. Form 8038-G
 9. Wire Transfer Request

LEASE/PURCHASE AGREEMENT

Dated as of December 30, 2025

by and between

ZIONS BANCORPORATION, N.A.,
as Lessor

and

WASHINGTON CITY,
as Lessee

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LEASE/PURCHASE AGREEMENT

THIS LEASE/PURCHASE AGREEMENT, dated as of December 30, 2025, by and between ZIONS BANCORPORATION, N.A., a national banking association duly organized and existing under the laws of the United States of America, as lessor (the “Bank” or “Lessor”), and Washington City (the “Lessee”), a public agency of the State of Utah (the “State”), duly organized and existing under the Constitution and laws of the State, as lessee;

W I T N E S S E T H:

WHEREAS, the Lessee desires to finance the acquisition of the equipment and/or other personal property described as the “Leased Property” in Exhibit B (the “Leased Property”) by entering into this Lease/Purchase Agreement with the Bank (the “Lease”); and

WHEREAS, the Bank agrees to lease the Leased Property to the Lessee upon the terms and conditions set forth in this Lease, with rental to be paid by the Lessee equal to the Lease Payments hereunder; and

WHEREAS, it is the intent of the parties that the original term of this Lease, and any subsequent renewal terms, shall not exceed 12 months, and that the payment obligation of the Lessee shall not constitute a general obligation under State law; and

WHEREAS, all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and delivery of this Lease do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto are now duly authorized to execute and enter into this Lease;

NOW, THEREFORE, in consideration of the above premises and of the mutual covenants hereinafter contained and for other good and valuable consideration, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS AND EXHIBITS

SECTION 1.1 Definitions and Rules of Construction. Unless the context otherwise requires, the capitalized terms used herein shall, for all purposes of this Lease, have the meanings specified in the definitions below. Unless the context otherwise indicates, words importing the singular number shall include the plural number and vice versa. The terms “hereby”, “hereof”, “hereto”, “herein”, “hereunder” and any similar terms, as used in this Lease, refer to this Lease as a whole.

“Advance” shall have the meaning set forth in Section 2.1(l)(i)(D) hereof.

“Bank” shall have the meaning set forth in the Preamble hereof.

“Business Day” means any day except a Saturday, Sunday, or other day on which banks in Salt Lake City, Utah or the State are authorized to close.

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

“Commencement Date” means the date this Lease is executed by the Bank and the Lessee.

“Event of Nonappropriation” shall have the meaning set forth in Section 3.2 hereof.

“Governing Body” means the governing body of the Lessee.

“Lease Payments” means the rental payments described in Exhibit A hereto.

“Lease Payment Date” shall have the meaning set forth in Section 3.4(a) hereof.

“Leased Property” shall have the meaning set forth in the Whereas clauses hereof.

“Lessee” shall have the meaning set forth in the Preamble hereof.

“Net Proceeds” means insurance or eminent domain proceeds received with respect to the Leased Property less expenses incurred in connection with the collection of such proceeds.

“Obligation Instrument” shall have the meaning set forth in Section 2.1(c) hereof.

“Original Term” shall have the meaning set forth in Section 3.2 hereof.

“Permitted Encumbrances” means, as of any particular time: (i) liens for taxes and assessments, if any, not then delinquent, or which the Lessee may, pursuant to provisions of Section 5.3 hereof, permit to remain unpaid; (ii) this Lease; (iii) any contested right or claim of any mechanic, laborer, materialman, supplier or vendor filed or perfected in the manner prescribed by law to the extent permitted under Section 5.4(b) hereof; (iv) easements, rights of way, mineral rights, drilling rights and other rights, reservations, covenants, conditions or restrictions which exist of record as of the execution date of this Lease and which the Lessee hereby certifies will not materially impair the use of the Leased Property by the Lessee; and (v) other rights, reservations, covenants, conditions or restrictions established following the date of execution of this Lease and to which the Bank and the Lessee consent in writing.

“Rebate Exemption” shall have the meaning set forth in Section 2.1(l)(ii)(A) hereof.

“Regulations” shall have the meaning set forth in Section 2.1(l)(i) hereof.

“Renewal Term” shall have the meaning set forth in Section 3.2 hereof.

“Scheduled Term” shall have the meaning set forth in Section 3.2 hereof.

“State” shall have the meaning set forth in the Preamble hereof.

“Term” or “Term of this Lease” means the Original Term and all Renewal Terms provided for in this Lease under Section 3.2 until this Lease is terminated as provided in Section 3.3 hereof.

SECTION 1.2 Exhibits. Exhibits A, B, C, D, E and F attached to this Lease are by this reference made a part of this Lease.

ARTICLE II

REPRESENTATIONS, COVENANTS AND WARRANTIES

SECTION 2.1 Representations, Covenants and Warranties of the Lessee. The Lessee represents, covenants and warrants to the Bank as follows:

(a) Due Organization and Existence. The Lessee is a public agency of the State duly organized and existing under the Constitution and laws of the State.

(b) Authorization; Enforceability. The Constitution and laws of the State authorize the Lessee to enter into this Lease and to enter into the transactions contemplated by, and to carry out its obligations under, this Lease. The Lessee has duly authorized, executed and delivered this Lease in accordance with the Constitution and laws of the State. This Lease constitutes the legal, valid and binding special obligation of the Lessee enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting the rights of creditors generally.

(c) No Conflicts or Default; Other Liens or Encumbrances. Neither the execution and delivery of this Lease nor the fulfillment of or compliance with the terms and conditions hereof, nor the consummation of the transactions contemplated hereby (i) conflicts with or results in a breach of the terms, conditions, provisions, or restrictions of any existing law, or court or administrative decree, order, or regulation, or agreement or instrument to which the Lessee is now a party or by which the Lessee is bound, **including without limitation any agreement or instrument pertaining to any bond, note, lease, certificate of participation, debt instrument, or any other obligation of the Lessee** (any such bond, note, lease, certificate of participation, debt instrument, and other obligation being referred to herein as an "Obligation Instrument"), (ii) constitutes a default under any of the foregoing, or (iii) results in the creation or imposition of any pledge, lien, charge or encumbrance whatsoever upon any of the property or assets of the Lessee, or upon the Leased Property except for Permitted Encumbrances.

By way of example, and not to be construed as a limitation on the representations set forth in the immediately preceding paragraph:

(A) no portion of the Leased Property is pledged to secure any Obligation Instrument; and

(B) the interests of the Lessor in the Leased Property hereunder do not violate the terms, conditions or provisions of any restriction or revenue pledge in any agreement or instrument pertaining to any Obligation Instrument.

If any Obligation Instrument existing on the date of execution of this Lease creates any pledge, lien, charge or encumbrance on any revenues, property or assets associated with the Leased Property that is higher in priority to the Bank's interests therein under this Lease, the Bank hereby subordinates its interests therein, but only to the extent required pursuant to such existing Obligation Instrument.

(d) Compliance with Open Meeting Requirements. The Governing Body has complied with all applicable open public meeting and notice laws and requirements with respect to the meeting at which the Lessee's execution of this Lease was authorized.

(e) Compliance with Bidding Requirements. Either there are no procurement or public bidding laws of the State applicable to the acquisition and leasing of the Leased Property pursuant to this Lease, or the Governing Body and the Lessee have complied with all such procurement and public bidding laws as may be applicable hereto.

(f) No Adverse Litigation. There are no legal or governmental proceedings or litigation pending, or to the best knowledge of the Lessee threatened or contemplated (or any basis therefor) wherein an unfavorable decision, ruling, or finding might adversely affect the transaction contemplated in or the validity of this Lease.

(g) Opinion of Lessee's Counsel. The letter attached to this Lease as Exhibit D is a true opinion of Lessee's counsel.

(h) Governmental Use of Leased Property. During the Term of this Lease, the Leased Property will be used solely by the Lessee, and only for the purpose of performing one or more governmental or proprietary functions of the Lessee consistent with the permissible scope of the Lessee's authority, and the Leased Property will not be subject to any direct or indirect private business use.

(i) Other Representations and Covenants. The representations, covenants, warranties, and obligations set forth in this Article are in addition to and are not intended to limit any other representations, covenants, warranties, and obligations set forth in this Lease.

(j) No Nonappropriations. The Lessee has never non-appropriated or defaulted under any of its payment or performance obligations or covenants, either under any municipal lease of the same general nature as this Lease, or under any of its bonds, notes, or other obligations of indebtedness for which its revenues or general credit are pledged.

(k) No Legal Violation. The Leased Property is not, and at all times during the Term of this Lease will not be in violation of any federal, state or local law, statute, ordinance or regulation.

(l) General Tax and Arbitrage Representations and Covenants.

(i) The certifications and representations made by the Lessee in this Lease are intended, among other purposes, to be a certificate permitted in Section 1.148-2(b) of the Treasury Regulations promulgated pursuant to Section 148 of the Code (the "Regulations"), to establish the reasonable expectations of the Lessee at the time of the execution of this Lease made on the basis of the facts, estimates and circumstances in existence on the date hereof. The Lessee further certifies and covenants as follows:

(A) The Lessee has not been notified of any disqualification or proposed disqualification of it by the Commissioner of the Internal Revenue Service as an issuer which may certify bond issues.

(B) To the best knowledge and belief of the Lessee, there are no facts, estimates or circumstances that would materially change the conclusions, certifications or representations set forth in this Lease, and the expectations herein set forth are reasonable.

(C) The Scheduled Term of this Lease does not exceed the useful life of the Leased Property, and the weighted average term of this Lease does not exceed the weighted average useful life of the Leased Property.

(D) Each advance of funds by the Bank to finance Leased Property under this Lease (each an "Advance") will occur only when and to the extent that the Lessee has reasonably determined and identified the nature, need, and cost of each item of Leased Property pertaining to such Advance.

(E) No use will be made of the proceeds of this Lease or any such Advance, or any funds or accounts of the Lessee which may be deemed to be proceeds of this Lease or any such Advance, which use, if it had been reasonably expected on the date of the execution of this Lease or of any such Advance, would

have caused this Lease or any such Advance to be classified as an "arbitrage bond" within the meaning of Section 148 of the Code.

(F) The Lessee will at all times comply with the rebate requirements of Section 148(f) of the Code as they pertain to this Lease, to the extent applicable.

(G) In order to preserve the status of this Lease and the Advances as other than "private activity bonds" as described in Sections 103(b)(1) and 141 of the Code, as long as this Lease and any such Advances are outstanding and unpaid:

(I) none of the proceeds from this Lease or the Advances or any facilities or assets financed therewith shall be used for any "private business use" as that term is used in Section 141(b) of the Code and defined in Section 141(b)(6) of the Code;

(II) the Lessee will not allow any such "private business use" to be made of the proceeds of this Lease or the Advances or any facilities or assets financed therewith; and

(III) none of the Advances or Lease Payments due hereunder shall be secured in whole or in part, directly or indirectly, by any interest in any property used in any such "private business use" or by payments in respect of such property and shall not be derived from payments in respect of such property.

(H) The Lessee will not take any action, or omit to take any action, which action or omission would cause the interest component of the Lease Payments to be ineligible for the exclusion from gross income as provided in Section 103 of the Code.

(I) The Lessee is a "governmental unit" within the meaning of Section 141(b)(6) of the Code.

(J) The obligations of the Lessee under this Lease are not federally guaranteed within the meaning of Section 149(b) of the Code.

(K) This Lease and the Advances to be made pursuant hereto will not reimburse the Lessee for any expenditures incurred prior to the date of this Lease and do not constitute a "refunding issue" as defined in Section 1.150-1(d) of the Regulations, and no part of the proceeds of this Lease or any such Advances will be used to pay or discharge any obligations of the Lessee the interest on which is or purports to be excludable from gross income under the Code or any predecessor provision of law.

(L) In compliance with Section 149(e) of the Code relating to information reporting, the Lessee will file or cause to be filed with the Internal Revenue Service Center, Ogden, UT 84201, within fifteen (15) days from the execution of this Lease, IRS Form 8038-G or 8038-GC, as appropriate, reflecting the total aggregate amount of Advances that can be made pursuant to this Lease.

(M) None of the proceeds of this Lease or the Advances to be made hereunder will be used directly or indirectly to replace funds of the Lessee used directly or indirectly to acquire obligations at a yield materially higher than the

yield on this Lease or otherwise invested in any manner. No portion of the Advances will be made for the purpose of investing such portion at a materially higher yield than the yield on this Lease.

(N) Inasmuch as Advances will be made under this Lease only when and to the extent the Lessee reasonably determines, identifies and experiences the need therefor, and will remain outstanding and unpaid only until such time as the Lessee has moneys available to repay the same, the Lessee reasonably expects that (I) the Advances will not be made sooner than necessary; (II) no proceeds from the Advances will be invested at a yield higher than the yield on this Lease; and (III) the Advances and this Lease will not remain outstanding and unpaid longer than necessary.

(O) The Lessee will either (i) spend all of the moneys advanced pursuant to this Lease immediately upon receipt thereof, without investment, on the portion of the Leased Property that is to be financed thereby; or (ii) invest such moneys at the highest yield allowable and practicable under the circumstances until they are to be spent on the portion of the Leased Property that is to be financed thereby, and track, keep records of, and pay to the United States of America, all rebatable arbitrage pertaining thereto, at the times, in the amounts, in the manner, and to the extent required under Section 148(f) of the Code and the Treasury Regulations promulgated in connection therewith. At least five percent (5%) of the total amount of moneys that are expected to be advanced pursuant to this Lease are reasonably expected to have been expended on the Leased Property within six (6) months from the date of this Lease. All moneys to be advanced pursuant to this Lease are reasonably expected to have been expended on the Leased Property no later than the earlier of: (I) the date twelve (12) months from the date such moneys are advanced; and (II) the date three (3) years from the date of this Lease.

(P) This Lease and the Advances to be made hereunder are not and will not be part of a transaction or series of transactions that attempts to circumvent the provisions of Section 148 of the Code and the regulations promulgated in connection therewith (I) enabling the Lessee to exploit the difference between tax-exempt and taxable interest rates to gain a material financial advantage, and (II) overburdening the tax-exempt bond market, as those terms are used in Section 1.148-10(a)(2) of the Regulations.

(Q) To the best of the knowledge, information and belief of the Lessee, the above expectations are reasonable. On the basis of the foregoing, it is not expected that the proceeds of this Lease and the Advances to be made hereunder will be used in a manner that would cause this Lease or such Advances to be "arbitrage bonds" under Section 148 of the Code and the regulations promulgated thereunder, and to the best of the knowledge, information and belief of the Lessee, there are no other facts, estimates or circumstances that would materially change the foregoing conclusions.

(ii) Arbitrage Rebate Under Section 148(f) of the Code. With respect to the arbitrage rebate requirements of Section 148(f) of the Code, either (check applicable box):

☐ (A) Lessee Qualifies for Small Issuer Exemption from Arbitrage Rebate. The Lessee hereby certifies and represents that it qualifies for the exception contained in Section 148(f)(4)(D) of the Code from the requirement to rebate

arbitrage earnings from investment of proceeds of the Advances made under this Lease (the "Rebate Exemption") as follows:

(1) The Lessee has general taxing powers.

(2) Neither this Lease, any Advances to be made hereunder, nor any portion thereof are private activity bonds as defined in Section 141 of the Code ("Private Activity Bonds").

(3) Ninety-five percent (95%) or more of the net proceeds of the Advances to be made hereunder are to be used for local government activities of the Lessee (or of a governmental unit, the jurisdiction of which is entirely within the jurisdiction of the Lessee).

(4) Neither the Lessee nor any aggregated issuer has issued or is reasonably expected to issue any tax-exempt obligations other than Private Activity Bonds (as those terms are used in Section 148(f)(4)(D) of the Code) during the current calendar year, including the Advances to be made hereunder, which in the aggregate would exceed \$5,000,000 in face amount, or \$15,000,000 in face amount for such portions, if any, of any tax-exempt obligations of the Lessee and any aggregated issuer as are attributable to construction of public school facilities within the meaning of Section 148(f)(4)(D)(vii) of the Code.

For purposes of this Section, "aggregated issuer" means any entity which (a) issues obligations on behalf of the Lessee, (b) derives its issuing authority from the Lessee, or (c) is subject to substantial control by the Lessee.

The Lessee hereby certifies and represents that it has not created, does not intend to create and does not expect to benefit from any entity formed or availed of to avoid the purposes of Section 148(f)(4)(D)(i)(IV) of the Code.

Accordingly, the Lessee will qualify for the Rebate Exemption granted to governmental units issuing less than \$5,000,000 under Section 148(f)(4)(D) of the Code (\$15,000,000 for the financing of public school facilities construction as described above), and the Lessee shall be treated as meeting the requirements of Paragraphs (2) and (3) of Section 148(f) of the Code relating to the required rebate of arbitrage earnings to the United States with respect to this Lease and the Advances to be made hereunder.

- or -

☐ (B) Lessee Will Keep Records of and Will Rebate Arbitrage. The Lessee does not qualify for the small issuer Rebate Exemption described above, and the Lessee hereby certifies and covenants that it will account for, keep the appropriate records of, and pay to the United States, the rebate amount, if any, earned from the investment of gross proceeds of this Lease and the Advances to be made hereunder, at the times, in the amounts, and in the manner prescribed in Section 148(f) of the Code and the applicable Regulations promulgated with respect thereto.

(m) Small Issuer Exemption from Bank Nondeductibility Restriction. Based on the following representations of the Lessee, the Lessee hereby designates this Lease and the interest

components of the Lease Payments hereunder as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code: (i) this Lease and the Lease Payments hereunder are not private activity bonds within the meaning of Section 141 of the Code; (ii) the Lessee reasonably anticipates that it, together with all “aggregated issuers,” will not issue during the current calendar year obligations (other than those obligations described in clause (iii) below) the interest on which is excluded from gross income for federal income tax purposes under Section 103 of the Code which, when aggregated with this Lease, will exceed an aggregate principal amount of \$10,000,000; (iii) and notwithstanding clause (ii) above, the Lessee and its aggregated issuers may have issued in the current calendar year and may continue to issue during the remainder of the current calendar year private activity bonds other than qualified 501(c)(3) bonds as defined in Section 145 of the Code. For purposes of this subsection, “aggregated issuer” means any entity which (a) issues obligations on behalf of the Lessee, (b) derives its issuing authority from the Lessee, or (c) is subject to substantial control by the Lessee. The Lessee hereby certifies and represents that it has not created, does not intend to create and does not expect to benefit from any entity formed or availed of to avoid the purposes of Section 265(b)(3)(C) or (D) of the Code.

SECTION 2.2 Representations, Covenants and Warranties of the Bank. The Bank is a national banking association, duly organized, existing and in good standing under and by virtue of the laws of the United States of America, has the power to enter into this Lease, is possessed of full power to own and hold real and personal property, and to lease and sell the same, and has duly authorized the execution and delivery of this Lease. This Lease constitutes the legal, valid and binding obligation of the Bank, enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting the rights of creditors generally.

ARTICLE III

AGREEMENT TO LEASE; TERM OF LEASE; LEASE PAYMENTS

SECTION 3.1 Lease. The Bank hereby leases the Leased Property to the Lessee, and the Lessee hereby leases the Leased Property from the Bank, upon the terms and conditions set forth herein.

Concurrently with its execution of this Lease, the Lessee shall deliver to the Bank fully completed documents substantially in the forms attached hereto as Exhibits B, C, D, E and F hereto. Prior to the Bank making the final Advance hereunder, Lessee shall provide the Bank an executed copy of the Delivery and Acceptance Certificate found in Exhibit F.

SECTION 3.2 Term. The Term of this Lease shall commence on the date of execution of this Lease, including delivery to the Bank by the Lessee of fully completed documents in the forms set forth in Exhibits B, C, D, E and F attached hereto, and continue until the end of the fiscal year of Lessee in effect at the Commencement Date (the “Original Term”). Thereafter, this Lease will be extended for 7 successive additional periods of one year coextensive with Lessee's fiscal year, except for the last such period which may be less than a full fiscal year, (each, a “Renewal Term”) subject to an Event of Nonappropriation as described herein below in this Section 3.2 and in Section 3.3(a), with the final Renewal Term ending on January 1, 2032, unless this Lease is terminated as hereinafter provided. The Original Term together with all scheduled Renewal Terms shall be referred to herein as the “Scheduled Term” irrespective of whether this Lease is terminated for any reason prior to the scheduled commencement or termination of any Renewal Term as provided herein.

If Lessee does not appropriate funds for the payment of Lease Payments due for any Renewal Term in the adopted budget of the Lessee for the applicable fiscal year (an “Event of Nonappropriation”), this Lease

will terminate upon the expiration of the Original or Renewal Term then in effect and Lessee shall notify Bank of such termination at least ten (10) days prior to the expiration of the Original or Renewal Term then in effect.

SECTION 3.3 Termination. This Lease will terminate upon the earliest of any of the following events:

- (a) upon the expiration of the Original Term or any Renewal Term of this Lease following an Event of Nonappropriation;
- (b) the exercise by Lessee of any option to purchase granted in this Lease by which Lessee purchases all of the Leased Property;
- (c) a default by Lessee and Bank's election to terminate this Lease under Article VII herein; or
- (d) the expiration of the Scheduled Term of this Lease, the Lessee having made payment of all Lease Payments accrued to such date.

SECTION 3.4 Lease Payments.

- (a) Time and Amount. During the Term of this Lease and so long as this Lease has not terminated pursuant to Section 3.3, the Lessee agrees to pay to the Bank, its successors and assigns, as annual rental for the use and possession of the Leased Property, the Lease Payments (denominated into components of principal and interest) in the amounts specified in Exhibit A, to be due and payable in arrears on each payment date identified in Exhibit A (or if such day is not a Business Day, the next succeeding Business Day) specified in Exhibit A (the "Lease Payment Date").
- (b) Rate on Overdue Payments. In the event the Lessee should fail to make any of the Lease Payments required in this Section, the Lease Payment in default shall continue as an obligation of the Lessee until the amount in default shall have been fully paid, and the Lessee agrees to pay the same with interest thereon, to the extent permitted by law, from the date such amount was originally payable at the rate equal to the original interest rate payable with respect to such Lease Payments.
- (c) Additional Payments. Any additional payments required to be made by the Lessee hereunder, including but not limited to Sections 4.1, 5.3, and 7.4 of this Lease, shall constitute additional rental for the Leased Property.

SECTION 3.5 Possession of Leased Property Upon Termination. Upon termination of this Lease pursuant to Sections 3.3(a), or (c), the Lessee shall transfer the Leased Property to the Bank in such manner as may be specified by the Bank, and the Bank shall have the right to take possession of the Leased Property by virtue of the Bank's ownership interest as lessor of the Leased Property, and the Lessee at the Bank's direction shall ship the Leased Property to the destination designated by the Bank by loading the Leased Property at the Lessee's cost and expense, on board such carrier as the Bank shall specify.

SECTION 3.6 No Withholding. Notwithstanding any dispute between the Bank and the Lessee, in connection with this Lease or otherwise, including a dispute as to the failure of any portion of the Leased Property in use by or possession of the Lessee to perform the task for which it is leased, the Lessee shall make all Lease Payments when due and shall not withhold any Lease Payments pending the final resolution of such dispute.

SECTION 3.7 Lease Payments to Constitute a Current Obligation of the Lessee. Notwithstanding any other provision of this Lease, the Lessee and the Bank acknowledge and agree that the obligation of the Lessee to pay Lease Payments hereunder constitutes a current special obligation of the Lessee payable exclusively from current and legally available funds and shall not in any way be construed to be an indebtedness of the Lessee within the meaning of any constitutional or statutory limitation or requirement applicable to the Lessee concerning the creation of indebtedness. The Lessee has not hereby pledged the general tax revenues or credit of the Lessee to the payment of the Lease Payments, or the interest thereon, nor shall this Lease obligate the Lessee to apply money of the Lessee to the payment of Lease Payments beyond the then current Original Term or Renewal Term, as the case may be, or any interest thereon.

SECTION 3.8 Net Lease. This Lease shall be deemed and construed to be a “net-net-net lease” and the Lessee hereby agrees that the Lease Payments shall be an absolute net return to the Bank, free and clear of any expenses, charges or set-offs whatsoever, except as expressly provided herein.

SECTION 3.9 Offset. Lease Payments or other sums payable by Lessee pursuant to this Lease shall not be subject to set-off, deduction, counterclaim or abatement and Lessee shall not be entitled to any credit against such Lease Payments or other sums for any reason whatsoever, including, but not limited to: (i) any accident or unforeseen circumstances; (ii) any damage or destruction of the Leased Property or any part thereof; (iii) any restriction or interference with Lessee's use of the Leased Property; (iv) any defects, breakdowns, malfunctions, or unsuitability of the Leased Property or any part thereof; or (v) any dispute between the Lessee and the Bank, any vendor or manufacturer of any part of the Leased Property, or any other person.

ARTICLE IV

INSURANCE

SECTION 4.1 Insurance. Lessee, at Bank's option, will either self-insure, or at Lessee's cost, will cause casualty insurance and property damage insurance to be carried and maintained on the Leased Property, with all such coverages to be in such amounts sufficient to cover the value of the Leased Property at the commencement of this Lease (as determined by the purchase price paid for the Leased Property), and public liability insurance with respect to the Leased Property in the amounts required by law, but in no event with a policy limit less than \$1,000,000 per occurrence. All insurance shall be written in such forms, to cover such risks, and with such insurers, as are customary for public entities such as the Lessee. A combination of self-insurance and policies of insurance may be utilized. If policies of insurance are obtained, Lessee will cause Bank to be a loss payee as its interest under this Lease may appear on such property damage insurance policies, and an additional insured on a primary and noncontributory basis on such public liability insurance in an amount equal to or exceeding the minimum limit stated herein. Subject to Section 4.2, insurance proceeds from insurance policies or budgeted amounts from self-insurance as relating to casualty and property damage losses will, to the extent permitted by law, be payable to Bank in an amount equal to the then outstanding principal and accrued interest components of the Lease Payments at the time of such damage or destruction as provided by Section 8.1. Lessee will deliver to Bank the policies or evidences of insurance or self-insurance satisfactory to Bank, together with receipts for the applicable premiums before the Leased Property is delivered to Lessee and at least thirty (30) days before the expiration of any such policies. By endorsement upon the policy or by independent instrument furnished to Bank, such insurer will agree that it will give Bank at least thirty (30) days' written notice prior to cancellation or alteration of the policy. Lessee will carry workers compensation insurance covering all employees working on, in, or about the Leased Property, and will require any other person or entity working on, in, or about the Leased Property to carry such coverage, and will furnish to Bank certificates evidencing such coverages throughout the Term of this Lease.

SECTION 4.2 Damage to or Destruction of the Leased Property. If all or any part of the Leased Property is lost, stolen, destroyed, or damaged, Lessee will give Bank prompt notice of such event and will,

to the extent permitted by law, repair or replace the same at Lessee's cost. If such lost, stolen, destroyed or damaged Leased Property is equipment, it shall be repaired or replaced within thirty (30) days after such event. If such lost, stolen, destroyed or damaged Leased Property is other than equipment, it shall be repaired or replaced within one hundred eighty (180) days after such event. Any replaced Leased Property will be substituted in this Lease by appropriate endorsement. All insurance proceeds received by Bank under the policies required under Section 4.1 with respect to the Leased Property lost, stolen, destroyed, or damaged, will be paid to Lessee if the Leased Property is repaired or replaced by Lessee as required by this Section. If Lessee fails or refuses to make the required repairs or replacement, such proceeds will be paid to Bank to the extent of the then remaining portion of the Lease Payments to become due during the Scheduled Term of this Lease less that portion of such Lease Payments attributable to interest which will not then have accrued as provided in Section 8.1. No loss, theft, destruction, or damage to the Leased Property will impose any obligation on Bank under this Lease, and this Lease will continue in full force and effect regardless of such loss, theft, destruction, or damage. Lessee assumes all risks and liabilities, whether or not covered by insurance, for loss, theft, destruction, or damage to the Leased Property and for injuries or deaths of persons and damage to property however arising, whether such injury or death be with respect to agents or employees of Lessee or of third parties, and whether such damage to property be to Lessee's property or to the property of others.

ARTICLE V

COVENANTS

SECTION 5.1 Use of the Leased Property. The Lessee represents and warrants that it has an immediate and essential need for the Leased Property to carry out and give effect to the public purposes of the Lessee, which need is not temporary or expected to diminish in the foreseeable future, and that it expects to make immediate use of all of the Leased Property.

The Lessee hereby covenants that it will install, use, operate, maintain, and service the Leased Property in accordance with all vendors' instructions and in such a manner as to preserve all warranties and guarantees with respect to the Leased Property.

The Lessor hereby assigns to the Lessee, without recourse, for the Term of this Lease, all manufacturer warranties and guaranties, express or implied, pertinent to the Leased Property, and the Lessor directs the Lessee to obtain the customary services furnished in connection with such warranties and guaranties at the Lessee's expense; provided, however, that the Lessee hereby agrees that it will reassign to the Lessor all such warranties and guaranties in the event of termination of this Lease pursuant to Sections 3.3(a) or 3.3(c).

SECTION 5.2 Interest in the Leased Property and this Lease. Upon expiration of the Term as provided in Section 3.3(b) or 3.3(d) hereof, all right, title and interest of the Bank in and to all of the Leased Property shall be transferred to and vest in the Lessee, without the necessity of any additional document of transfer.

SECTION 5.3 Maintenance, Utilities, Taxes and Assessments.

(a) Maintenance; Repair and Replacement. Throughout the Term of this Lease, as part of the consideration for the rental of the Leased Property, all repair and maintenance of the Leased Property shall be the responsibility of the Lessee, and the Lessee shall pay for or otherwise arrange for the payment of the cost of the repair and replacement of the Leased Property excepting ordinary wear and tear, and the Lessee hereby covenants and agrees that it will comply with all vendors' and manufacturers' maintenance and warranty requirements pertaining to the Leased Property. In

exchange for the Lease Payments herein provided, the Bank agrees to provide only the Leased Property, as hereinbefore more specifically set forth.

(b) Tax and Assessments; Utility Charges. The Lessee shall also pay or cause to be paid all taxes and assessments, including but not limited to utility charges, of any type or nature charged to the Lessee or levied, assessed or charged against any portion of the Leased Property or the respective interests or estates therein; provided that with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, the Lessee shall be obligated to pay only such installments as are required to be paid during the Term of this Lease as and when the same become due.

(c) Contests. The Lessee may, at its expense and in its name, in good faith contest any such taxes, assessments, utility and other charges and, in the event of any such contest, may permit the taxes, assessments or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom; provided that prior to such nonpayment it shall furnish the Bank with the opinion of an independent counsel acceptable to the Bank to the effect that, by nonpayment of any such items, the interest of the Bank in such portion of the Leased Property will not be materially endangered and that the Leased Property will not be subject to loss or forfeiture. Otherwise, the Lessee shall promptly pay such taxes, assessments or charges or make provisions for the payment thereof in form satisfactory to the Bank.

SECTION 5.4 Modification of the Leased Property.

(a) Additions, Modifications and Improvements. The Lessee shall, at its own expense, have the right to make additions, modifications, and improvements to any portion of the Leased Property if such improvements are necessary or beneficial for the use of such portion of the Leased Property. All such additions, modifications and improvements shall thereafter comprise part of the Leased Property and be subject to the provisions of this Lease. Such additions, modifications and improvements shall not in any way damage any portion of the Leased Property or cause it to be used for purposes other than those authorized under the provisions of State and federal law or in any way which would impair the exclusion from gross income for federal income tax purposes of the interest components of the Lease Payments; and the Leased Property, upon completion of any additions, modifications and improvements made pursuant to this Section, shall be of a value which is not substantially less than the value of the Leased Property immediately prior to the making of such additions, modifications and improvements.

(b) No Liens. Except for Permitted Encumbrances, the Lessee will not permit (i) any liens or encumbrances to be established or remain against the Leased Property or (ii) any mechanic's or other lien to be established or remain against the Leased Property for labor or materials furnished in connection with any additions, modifications or improvements made by the Lessee pursuant to this Section; provided that if any such mechanic's lien is established and the Lessee shall first notify or cause to be notified the Bank of the Lessee's intention to do so, the Lessee may in good faith contest any lien filed or established against the Leased Property, and in such event may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom and shall provide the Bank with full security against any loss or forfeiture which might arise from the nonpayment of any such item, in form satisfactory to the Bank. The Bank will cooperate fully in any such contest.

SECTION 5.5 Permits. The Lessee will provide all permits and licenses necessary for the ownership, possession, operation, and use of the Leased Property, and will comply with all laws, rules, regulations, and ordinances applicable to such ownership, possession, operation, and use. If compliance with any law, rule, regulation, ordinance, permit, or license requires changes or additions to be made to the Leased Property, such changes or additions will be made by the Lessee at its own expense.

SECTION 5.6 Bank's Right to Perform for Lessee. If the Lessee fails to make any payment or to satisfy any representation, covenant, warranty, or obligation contained herein or imposed hereby, the Bank may (but need not) make such payment or satisfy such representation, covenant, warranty, or obligation, and the amount of such payment and the expense of any such action incurred by the Bank, as the case may be, will be deemed to be additional rent payable by the Lessee on the Bank's demand.

SECTION 5.7 Bank's Disclaimer of Warranties. The Bank has played no part in the selection of the Leased Property, the Lessee having selected the Leased Property independently from the Bank. The Bank, at the Lessee's request, has acquired or arranged for the acquisition of the Leased Property and shall lease the same to the Lessee as herein provided, the Bank's only role being the facilitation of the financing of the Leased Property for the Lessee. THE BANK MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, QUALITY, DURABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FITNESS FOR THE USE CONTEMPLATED BY THE LESSEE OF THE LEASED PROPERTY, OR ANY PORTION THEREOF. THE LESSEE ACKNOWLEDGES THAT THE BANK IS NOT A MANUFACTURER OR VENDOR OF ALL OR ANY PORTION OF THE LEASED PROPERTY, AND THAT THE LESSEE IS LEASING THE LEASED PROPERTY AS IS. In no event shall the Bank be liable for incidental, direct, indirect, special or consequential damages, in connection with or arising out of this Lease, for the existence, furnishing, functioning or Lessee's use and possession of the Leased Property.

SECTION 5.8 Indemnification. To the extent permitted by applicable law, the Lessee hereby agrees to indemnify and hold harmless the Bank, its directors, officers, shareholders, employees, agents, and successors from and against any loss, claim, damage, expense, and liability resulting from or attributable to the acquisition, construction, or use of the Leased Property. Notwithstanding the foregoing, the Bank shall not be indemnified for any liability resulting from the gross negligence or willful misconduct of the Bank.

SECTION 5.9 Inclusion for Consideration as Budget Item. During the Term of this Lease, the Lessee covenants and agrees that it shall give due consideration, in accordance with applicable law, as an item for expenditure during its annual budget considerations, of an amount necessary to pay Lease Payments for the Leased Property during the next succeeding Renewal Term. Nothing herein shall be construed to direct or require that Lessee take or direct that any legislative act be done, or that the Governing Body of Lessee improperly or unlawfully delegate any of its legislative authority.

SECTION 5.10 Annual Financial Information. During the Term of this Lease, the Lessee covenants and agrees to provide the Bank as soon as practicable when they are available: (i) a copy of the Lessee's final annual budget for each fiscal year; (ii) a copy of the Lessee's most recent financial statements; and (iii) any other financial reports the Bank may request from time to time.

ARTICLE VI

ASSIGNMENT AND SUBLEASING

SECTION 6.1 Assignment by the Bank. The parties hereto agree that all rights of Bank hereunder may be assigned, transferred or otherwise disposed of, either in whole or in part, including without limitation transfer to a trustee pursuant to a trust arrangement under which the trustee issues certificates of participation evidencing undivided interests in this Lease and/or the rights to receive Lease Payments hereunder, provided that notice of any such assignment, transfer or other disposition is given to Lessee.

SECTION 6.2 Assignment and Subleasing by the Lessee. The Lessee may not assign this Lease or sublease all or any portion of the Leased Property unless both of the following shall have occurred: (i) the Bank shall have consented to such assignment or sublease; and (ii) the Bank shall have received assurance acceptable to the Bank that such assignment or sublease: (A) is authorized under applicable state law, (B) will not adversely affect the validity of this Lease, and (C) will not adversely affect the exclusion from gross income for federal income tax purposes of the interest components of the Lease Payments.

ARTICLE VII

EVENTS OF DEFAULT AND REMEDIES

SECTION 7.1 Events of Default Defined. The following shall be “events of default” under this Lease and the terms “events of default” and “default” shall mean, whenever they are used in this Lease, any one or more of the following events:

(a) Payment Default. Failure by the Lessee to pay any Lease Payment required to be paid hereunder by the corresponding Lease Payment Date.

(b) Covenant Default. Failure by the Lessee to observe and perform any warranty, covenant, condition or agreement on its part to be observed or performed herein or otherwise with respect hereto other than as referred to in clause (a) of this Section, for a period of 30 days after written notice specifying such failure and requesting that it be remedied has been given to the Lessee by the Bank; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, the Bank shall not unreasonably withhold their consent to an extension of such time if corrective action is instituted by the Lessee within the applicable period and diligently pursued until the default is corrected.

(c) Bankruptcy or Insolvency. The filing by the Lessee of a case in bankruptcy, or the subjection of any right or interest of the Lessee under this Lease to any execution, garnishment or attachment, or adjudication of the Lessee as a bankrupt, or assignment by the Lessee for the benefit of creditors, or the entry by the Lessee into an agreement of composition with creditors, or the approval by a court of competent jurisdiction of a petition applicable to the Lessee in any proceedings instituted under the provisions of the federal bankruptcy code, as amended, or under any similar act which may hereafter be enacted.

The foregoing provisions of this Section 7.1 are subject to the provisions of Section 3.2 hereof with respect to nonappropriation.

SECTION 7.2 Remedies on Default. Whenever any event of default referred to in Section 7.1 hereof shall have happened and be continuing, the Bank shall have the right, at its sole option without any further demand or notice to take one or any combination of the following remedial steps:

(a) take possession of the Leased Property by virtue of the Bank’s ownership interest as lessor of the Leased Property;

(b) hold the Lessee liable for the difference between (i) the rents and other amounts payable by Lessee hereunder to the end of the then current Original Term or Renewal Term, as appropriate, and (ii) the rent paid by a lessee of the Leased Property pursuant to such lease; and

(c) take whatever action at law or in equity may appear necessary or desirable to enforce its right hereunder.

SECTION 7.3 No Remedy Exclusive. No remedy conferred herein upon or reserved to the Bank is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Bank to exercise any remedy reserved to it in this Article it shall not be necessary to give any notice, other than such notice as may be required in this Article or by law.

SECTION 7.4 Agreement to Pay Attorneys' Fees and Expenses. In the event either party to this Lease should default under any of the provisions hereof and the nondefaulting party should employ attorneys or incur other expenses for the collection of moneys or the enforcement of performance or observance of any obligation or agreement on the part of the defaulting party contained herein, the defaulting party agrees that it will pay on demand to the nondefaulting party the reasonable fees of such attorneys and such other expenses so incurred by the nondefaulting party.

SECTION 7.5 Waiver of Certain Damages. With respect to all of the remedies provided for in this Article VII, the Lessee hereby waives any damages occasioned by the Bank's repossession of the Leased Property upon an event of default.

ARTICLE VIII

PREPAYMENT OF LEASE PAYMENTS IN PART

SECTION 8.1 Extraordinary Prepayment From Net Proceeds. To the extent, if any, required pursuant to Section 4.1 the Lessee shall be obligated to purchase the Leased Property by prepaying the Lease Payments in whole or in part on any date, from and to the extent of any Net Proceeds or other moneys pursuant to Article IV hereof. The Lessee and the Bank hereby agree that in the case of such prepayment of the Lease Payments in part, such Net Proceeds or other moneys shall be credited toward the Lessee's obligations hereunder pro rata among Lease Payments so that following prepayment, the remaining annual Lease Payments will be proportional to the initial annual Lease Payments.

SECTION 8.2 Option to Purchase Leased Property. Subject to the terms and conditions of this Section, the Bank hereby grants an option to the Lessee to purchase all or a portion of the Leased Property by paying on any date a price equal to the portion of the outstanding principal component of the Lease Payments that is allocable to such portion of the Leased Property that is being so purchased, without premium, plus the accrued interest component of such portion of the Lease Payments to such payment date. To exercise this option, the Lessee must deliver to the Bank written notice specifying the date on which the Leased Property is to be purchased (the "Closing Date"), which notice must be delivered to the Bank at least thirty (30) days prior to the Closing Date specified therein. The Lessee may purchase the Leased Property pursuant to the option granted in this Section only if the Lessee has made all Lease Payments when due (or has remedied any defaults in the payment of Lease Payments, in accordance with the provisions of this Lease) and all other warranties, representations, covenants, and obligations of the Lessee under this Lease have been satisfied (or all breaches thereof have been waived by the Bank in writing).

Upon the expiration of the Scheduled Term of this Lease and provided that all conditions of the immediately preceding paragraph have been satisfied (except those pertaining to notice), the Lessee shall be deemed to have purchased the Leased Property (without the need for payment of additional moneys) and shall be vested with all rights and title to the Leased Property.

ARTICLE IX

MISCELLANEOUS

SECTION 9.1 Notices. Unless otherwise specifically provided herein, all notices shall be in writing addressed to the respective party as set forth below (or to such other address as the party to whom such notice is intended shall have previously designated by written notice to the serving party), and may be personally served, telecopied, or sent by overnight courier service or United States mail:

If to Bank:

ZIONS BANCORPORATION, N.A.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133
Attention: Kirsi Hansen

If to the Lessee:

Washington City
111 North 100 East
Washington, UT 84780
Attention: Jeremy Redd

Such notices shall be deemed to have been given: (a) if delivered in person, when delivered; (b) if delivered by telecopy, on the date of transmission if transmitted by 4:00 p.m. (Salt Lake City time) on a Business Day or, if not, on the next succeeding Business Day; (c) if delivered by overnight courier, two Business Days after delivery to such courier properly addressed; or (d) if by United States mail, four Business Days after depositing in the United States mail, postage prepaid and properly addressed.

SECTION 9.2 System of Registration. The Lessee shall be the Registrar for this Lease and the rights to payments hereunder. The Bank shall be the initial Registered Owner of rights to receive payments hereunder. If the Bank transfers its rights to receive payments hereunder, the Registrar shall note on this Lease the name and address of the transferee.

SECTION 9.3 Instruments of Further Assurance. To the extent, if any, that the Bank's interest in the Leased Property as Lessor under this Lease is deemed to be a security interest in the Leased Property, then the Lessee shall be deemed to have granted, and in such event the Lessee does hereby grant, a security interest in the Leased Property to the Bank, which security interest includes proceeds, and this Lease shall constitute a security agreement under applicable law. Concurrently with the execution of this Lease, the Lessee has executed, delivered, and filed and/or recorded all financing statements, UCC forms, mortgages, deeds of trust, notices, filings, and/or other instruments, in form required for filing and/or recording thereof, as are required under applicable law to fully perfect such security interest of the Bank in the Leased Property (collectively, "Security Documents"). Attached hereto as Exhibit E are copies of all such Security Documents. The Lessee will do, execute, acknowledge, deliver and record, or cause to be done, executed, acknowledged, delivered and recorded, such additional acts, notices, filings and instruments as the Bank may require in its sole discretion to evidence, reflect and perfect the title, ownership, leasehold interest, security interest and/or other interest of the Bank in and to any part or all of the Leased Property, promptly upon the request of the Bank.

SECTION 9.4 Binding Effect. This Lease shall inure to the benefit of and shall be binding upon the Bank and the Lessee and their respective successors and assigns.

SECTION 9.5 Amendments. This Lease may be amended or modified only upon the written agreement of both the Bank and the Lessee.

SECTION 9.6 Section Headings. Section headings are for reference only and shall not be used to interpret this Lease.

SECTION 9.7 Severability. In the event any provision of this Lease shall be held invalid or unenforceable by a court of competent jurisdiction, to the extent permitted by law, such holding shall not invalidate or render unenforceable any other provision hereof.

SECTION 9.8 Entire Agreement. This Lease and the attached Exhibits constitute the entire agreement between the Bank and the Lessee and supersedes any prior agreement between the Bank and the Lessee with respect to the Leased Property, except as is set forth in an Addendum, if any, which is made a part of this Lease and which is signed by both the Bank and the Lessee.

SECTION 9.9 Execution in Counterparts. This Lease may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 9.10 Arbitration. To the extent permitted by law, any dispute, controversy or claim arising out of or based upon the terms of this Lease or the transactions contemplated hereby shall be settled exclusively and finally by binding arbitration. Upon written demand for arbitration by any party hereto, the parties to the dispute shall confer and attempt in good faith to agree upon one arbitrator. If the parties have not agreed upon an arbitrator within thirty (30) days after receipt of such written demand, each party to the dispute shall appoint one arbitrator and those two arbitrators shall agree upon a third arbitrator. Any arbitrator or arbitrators appointed as provided in this section shall be selected from panels maintained by, and the binding arbitration shall be conducted in accordance with the commercial arbitration rules of, the American Arbitration Association (or any successor organization), and such arbitration shall be binding upon the parties. The arbitrator or arbitrators shall have no power to add or detract from the agreements of the parties and may not make any ruling or award that does not conform to the terms and conditions of this Lease. The arbitrator or arbitrators shall have no authority to award punitive damages or any other damages not measured by the prevailing party's actual damages. Judgment upon an arbitration award may be entered in any court having jurisdiction. The prevailing party in the arbitration proceedings shall be awarded reasonable attorney fees and expert witness costs and expenses.

SECTION 9.11 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Bank has caused this Lease to be executed in its name by its duly authorized officer, and the Lessee has caused this Lease to be executed in its name by its duly authorized officer, as of the date first above written.

ZIONS BANCORPORATION, N.A., as Lessor

By: _____
Authorized Officer

WASHINGTON CITY, as Lessee

By: _____

Title

EXHIBIT A

FIXED RATE

LEASE PAYMENT DEBT SERVICE SCHEDULE*

1. Interest. Interest components payable on the principal amount outstanding have been computed at the rate of four and forty-four hundredths' percent (4.44%) per annum calculated based on twelve 30-day months during a 360-day year.

2. Payment Dates and Amounts.

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
12/30/2025	-	-	-	-	-
04/01/2026	18,146.57	4.440%	6,385.94	24,532.51	24,532.51
07/01/2026	18,418.17	4.440%	6,114.34	24,532.51	-
10/01/2026	18,622.61	4.440%	5,909.90	24,532.51	-
01/01/2027	18,829.33	4.440%	5,703.19	24,532.52	-
04/01/2027	19,038.33	4.440%	5,494.18	24,532.51	98,130.05
07/01/2027	19,249.66	4.440%	5,282.86	24,532.52	-
10/01/2027	19,463.33	4.440%	5,069.18	24,532.51	-
01/01/2028	19,679.37	4.440%	4,853.14	24,532.51	-
04/01/2028	19,897.81	4.440%	4,634.70	24,532.51	98,130.05
07/01/2028	20,118.68	4.440%	4,413.84	24,532.52	-
10/01/2028	20,341.99	4.440%	4,190.52	24,532.51	-
01/01/2029	20,567.79	4.440%	3,964.72	24,532.51	-
04/01/2029	20,796.09	4.440%	3,736.42	24,532.51	98,130.05
07/01/2029	21,026.93	4.440%	3,505.58	24,532.51	-
10/01/2029	21,260.33	4.440%	3,272.18	24,532.51	-
01/01/2030	21,496.32	4.440%	3,036.19	24,532.51	-
04/01/2030	21,734.93	4.440%	2,797.59	24,532.52	98,130.05
07/01/2030	21,976.19	4.440%	2,556.33	24,532.52	-
10/01/2030	22,220.12	4.440%	2,312.39	24,532.51	-
01/01/2031	22,466.76	4.440%	2,065.75	24,532.51	-
04/01/2031	22,716.15	4.440%	1,816.37	24,532.52	98,130.06
07/01/2031	22,968.29	4.440%	1,564.22	24,532.51	-
10/01/2031	23,223.24	4.440%	1,309.27	24,532.51	-
01/01/2032	94,729.01	4.440%	1,051.49	95,780.50	-
04/01/2032	-	-	-	-	144,845.52
Total	\$568,988.00	-	\$91,040.29	\$660,028.29	-

EXHIBIT B

DESCRIPTION OF THE LEASED PROPERTY

70 Club Car Tempo Lithium Gold Carts

EXHIBIT C

RESOLUTION OF GOVERNING BODY

A resolution approving the form of the Lease/Purchase Agreement with ZIONS BANCORPORATION, N.A., Salt Lake City, Utah and authorizing the execution and delivery thereof.

Whereas, The City Council (the “Governing Body”) of Washington City (the “Lessee”) has determined that the leasing of the property described in the Lease/Purchase Agreement (the “Lease/Purchase Agreement”) presented at this meeting is for a valid public purpose and is essential to the operations of the Lessee; and

Whereas, the Governing Body has reviewed the form of the Lease/Purchase Agreement and has found the terms and conditions thereof acceptable to the Lessee; and

Whereas, either there are no legal bidding requirements under applicable law to arrange for the leasing of such property under the Lease/Purchase Agreement, or the Governing Body has taken the steps necessary to comply with the same with respect to the Lease/Purchase Agreement.

Be it resolved by the Governing Body of Washington City as follows:

SECTION 1. The terms of said Lease/Purchase Agreement are in the best interests of the Lessee for the leasing of the property described therein.

SECTION 2. The appropriate officers and officials of the Lessee are hereby authorized and directed to execute and deliver the Lease/Purchase Agreement in substantially the form presented to this meeting and any related documents and certificates necessary to the consummation of the transactions contemplated by the Lease/Purchase Agreement for and on behalf of the Lessee. The officers and officials of the Lessee may make such changes to the Lease/Purchase Agreement and related documents and certificates as such officers and officials deem necessary or desirable, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 3. The officers and officials of the Governing Body and the Lessee are hereby authorized and directed to fulfill all obligations under the terms of the Lease/Purchase Agreement.

Adopted and approved this _____ day of December, 2025.

By _____

Print Name _____

Title _____

Attest:

By _____

Print Name _____

Title _____

STATE OF UTAH

)

) ss.

COUNTY OF WASHINGTON

)

I, _____ hereby certify that I am the duly qualified and acting
_____ of Washington City (the “Lessee”).
(Title)

I further certify that the above and foregoing instrument constitutes a true and correct copy of the minutes of a regular meeting of the governing body including a Resolution adopted at said meeting held on December 10, 2025, as said minutes and Resolution are officially of record in my possession, and that a copy of said Resolution was deposited in my office on December ___, 2025.

In witness whereof, I have hereunto set my hand on behalf of the Lessee this ___ day of December, 2025.

By _____

Print Name _____

Title _____

EXHIBIT D
Opinion of Lessee's Counsel

To: ZIONS BANCORPORATION, N.A.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133

As counsel for Washington City ("Lessee"), I have examined duly executed originals of the Lease/Purchase Agreement (the "Lease") dated this 30th day of December, 2025, between the Lessee and ZIONS BANCORPORATION, N.A., Salt Lake City, Utah ("Bank"), and the proceedings taken by Lessee to authorize and execute the Lease (the "Proceedings"). Based upon such examination as I have deemed necessary or appropriate, I am of the opinion that:

1. Lessee is a body corporate and politic, legally existing under the laws of the State of Utah (the "State").

2. The Lease and the Proceedings have been duly adopted, authorized, executed, and delivered by Lessee, and do not require the seal of Lessee to be effective, valid, legal, or binding.

3. The governing body of Lessee has complied with all applicable open public meeting and notice laws and requirements with respect to the meeting at which the Proceedings were adopted and the Lessee's execution of the Lease was authorized.

4. The Lease is a legal, valid, and binding obligation of Lessee, enforceable against Lessee in accordance with its terms except as limited by the state and federal laws affecting remedies and by bankruptcy, reorganization, or other laws of general application affecting the enforcement of creditor's rights generally.

5. Either there are no usury laws of the State applicable to the Lease, or the Lease is in accordance with and does not violate all such usury laws as may be applicable.

6. Either there are no procurement or public bidding laws of the State applicable to the acquisition and leasing of the Leased Property (as defined in the Lease) from the Bank under the Lease, or the acquisition and leasing of the Leased Property from the Bank under the Lease comply with all such procurement and public bidding laws as may be applicable.

7. There are no legal or governmental proceedings or litigation pending or, to the best of my knowledge, threatened or contemplated (or any basis therefor) wherein an unfavorable decision, ruling or finding might adversely affect the transactions contemplated in or the validity of the Lease.

8. The adoption, execution and/or delivery of the Lease and the Proceedings, and the compliance by the Lessee with their provisions, will not conflict with or constitute a breach of or default under any court decree or order or any agreement, indenture, lease or other instrument or any existing law or administrative regulation, decree or order to which the Lessee is subject or by which the Lessee is or may be bound.

9. Although we are not opining as to the ownership of the Leased Property or the priority of liens thereon, it is also our opinion that the Security Documents attached as Exhibit E to the Lease are sufficient in substance, form, and description, and indicated place, address, and method of filing and/or recording, to completely and fully perfect the security interest in every portion of the Leased Property granted under the Lease, and no other filings and/or recordings are necessary to fully perfect said security interest in the Leased Property.

Attorney for Lessee

EXHIBIT E

SECURITY DOCUMENTS

[Attach UCC-1 Financing Statement showing ZIONS BANCORPORATION, N.A. as the lien holder]

EXHIBIT F

DELIVERY AND ACCEPTANCE CERTIFICATE

To: ZIONS BANCORPORATION, N.A.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133

Reference is made to the Lease/Purchase Agreement between the undersigned (“Lessee”), and ZIONS BANCORPORATION, N.A. (the “Bank”), dated December 30, 2025 , (the “Lease”) and to that part of the Leased Property described therein which comprises personal property (collectively, the “Equipment”). In connection therewith we are pleased to confirm to you the following:

1. All of the Equipment has been delivered to and received by the undersigned; all installation or other work necessary prior to the use thereof has been completed; said Equipment has been examined and/or tested and is in good operating order and condition and is in all respects satisfactory to the undersigned and as represented, and that said Equipment has been accepted by the undersigned and complies with all terms of the Lease. Consequently, you are hereby authorized to pay for the Equipment in accordance with the terms of any purchase orders for the same.
2. In the future, in the event the Equipment fails to perform as expected or represented we will continue to honor the Lease in all respects and continue to make our rental and other payments thereunder in the normal course of business and we will look solely to the vendor, distributor or manufacturer for recourse.
3. We acknowledge that the Bank is neither the vendor nor manufacturer or distributor of the Equipment and has no control, knowledge or familiarity with the condition, capacity, functioning or other characteristics of the Equipment.
4. The serial number for each item of Equipment which is set forth on Exhibit “B” to the Lease is correct.

This certificate shall not be considered to alter, construe, or amend the terms of the Lease.

Lessee:

WASHINGTON CITY

By: _____
(Authorized Signature)

Date: _____

Briefing Document

Description: Equipment Lease/Purchase Agreement - Golf Carts

Presenter: Jeremy Redd

Submitted By: Jeremy Redd

Recommendation: Approve Resolution Authorizing an Equipment Lease/Purchase Agreement

Background Information:

Washington City proposes to enter into a Lease/Purchase Agreement with Zions Bancorporation, N.A. to finance the acquisition of 70 Club Car Tempo lithium golf carts for a total amount of \$568,988.

The agreement functions as a year-to-year lease with non-appropriation provisions, meaning the City's financial obligation is limited to each fiscal year for which the Council appropriates funds. Payments will be made quarterly (April 1, July 1, October 1, January 1) beginning April 1, 2026, at a fixed interest rate of 4.44%, with a final maturity on January 1, 2032. The final payment of \$95,780.50 is the buyback amount of the carts.

Under the lease, Zions retains ownership of the equipment until all payments are made, after which title transfers to the City. The City is responsible for insurance, maintenance, utilities, and compliance with all operating requirements. The agreement includes standard provisions for defaults, remedies, and optional early purchase. The City Council resolution (Exhibit C) authorizes execution of the lease documents and acknowledges that the equipment serves an essential public purpose.

RESOLUTION R2025-xx

A RESOLUTION APPROVING THE FORM OF THE LEASE/PURCHASE AGREEMENT WITH ZIONS BANCORPORATION, N.A., SALT LAKE CITY, UTAH AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF

WHEREAS, The City Council (the “Governing Body”) of Washington City (the “Lessee”) has determined that the leasing of the property described in the Lease/Purchase Agreement (the “Lease/Purchase Agreement”) presented at this meeting is for a valid public purpose and is essential to the operations of the Lessee; and

WHEREAS, the Governing Body has reviewed the form of the Lease/Purchase Agreement and has found the terms and conditions thereof acceptable to the Lessee; and

WHEREAS, either there are no legal bidding requirements under applicable law to arrange for the leasing of such property under the Lease/Purchase Agreement, or the Governing Body has taken the steps necessary to comply with the same with respect to the Lease/Purchase Agreement.

Be it resolved by the Governing Body of Washington City as follows:

Section 1. The terms of said Lease/Purchase Agreement are in the best interests of the Lessee for the leasing of the property described therein.

Section 2. The appropriate officers and officials of the Lessee are hereby authorized and directed to execute and deliver the Lease/Purchase Agreement in substantially the form presented to this meeting and any related documents and certificates necessary to the consummation of the transactions contemplated by the Lease/Purchase Agreement for and on behalf of the Lessee. The officers and officials of the Lessee may make such changes to the Lease/Purchase Agreement and related documents and certificates as such officers and officials deem necessary or desirable, such approval to be conclusively evidenced by the execution and delivery thereof.

Section 3. The officers and officials of the Governing Body and the Lessee are hereby authorized and directed to fulfill all obligations under the terms of the Lease/Purchase Agreement.

Passed and approved on the 12th day of November, 2025.

Washington City

Attest by:

Kress Staheli, Mayor

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Kim Casperson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Craig Coats	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Bret Henderson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Kurt Ivie	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay

MEMORANDUM OF UNDERSTANDING
(2025 St. George City Annexation Policy Plan)

This Memorandum of Understanding (MOU) is made between Washington City (Washington) and City of St. George (St. George) (Collectively the Cities) and shall be effective on the date when both Cities have signed.

I. AUTHORITY

The statutes and regulations authorizing Washington and St. George to enter into this MOU and engage in the activities described herein include but are not limited to Utah Code Sections 10-8-101 (Powers and Duties of Municipalities) and Article XI, Section 6 of the Utah Constitution.

II. BACKGROUND

On April 7, 2025, St. George sent Washington notice of its Draft Annexation Policy Plan (Policy). On April 25, 2025, Washington responded to the notice via a letter to St. George City Community Development Director Carol Winner outlining several issues regarding the draft Policy. The St. George City Planning Commission heard the Policy on May 27, 2025, and forwarded a positive recommendation to the St. George City Council. The St. George City Council held a public hearing on the Draft Policy on June 19, 2025. Subsequent to these meetings, Mayors Randall and Staheli of St. George and Washington, met along with staff members of each city to resolve the disputed annexation overlap areas.

III. St. George Annexation Policy Plan

St. George identified areas in its Draft Policy for possible annexation. See Attached Exhibit A. To resolve Washington's issues and concerns, the Cities have agreed to the following understanding:

Expansion Area D: Southeast to Arizona

Expansion Area D is located at the southeast corner of the existing St. George boundary, and it overlaps significantly with Washington's Annexation Policy Plan. The Cities agree that Washington will not protest this area annexing into St. George, and, in exchange, St. George agrees to withdraw Expansion Area F from its Annexation Policy Plan.

Expansion Area F: East Fields 6495

Expansion Area F is located east of the Little Valley area and north of the St. George Regional Airport. St. George will remove Expansion Area F from its 2025 Annexation Policy Plan, and Washington will not protest Expansion Area D coming into St. George.

The Cities understand and agree that the property owner will request annexation of Expansion Area D into St. George, and that the property owner will request annexation of Expansion Area F into Washington at the same time.

IV. GENERAL

Amendment. This MOU may be amended through written agreement of all Parties.

No Third-Party Beneficiaries. Nothing in this MOU is intended to create any rights, duties, or obligations by the Parties to any person or entity not a party, and this MOU shall not be deemed to give rise to any right by any person or entity not a party against any Party to this MOU. Nothing in this MOU is intended to, nor shall it be deemed, to relieve or discharge the obligation or liability of any person or entity not a party to this MOU.

Authorities not altered. Nothing in this MOU alters, limits, or supersedes the authorities and responsibilities of any Party on any matter within their respective jurisdictions. Nothing in this MOU shall require any of the Parties to perform beyond its respective authority.

Financial obligations. Nothing in this MOU shall require any of the Parties to assume any obligation or expend any sum in excess of authorization and appropriations available.

Immunity and defenses retained. Each Party retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this MOU.

Counterparts. The parties may execute this MOU in multiple counterparts with the same force and effect as if all signatures were set forth in a single document. Facsimile and other copies shall have the same force and effect as the original.

Paragraph Headings. The paragraph and subparagraph headings used herein are for convenience only and shall not be considered in the interpretation of this MOU.

Laws and Regulations. Any and all actions performed pursuant to this MOU will comply fully with all applicable Federal, State of Utah and local laws and regulations.

Notices, Requests, and Communications. Unless otherwise set forth above, all notices, requests, and communications required by this MOU shall be in writing. Any party delivering any written document shall deliver the written document by any of the following means: (a) certified or registered mail, postage prepaid, return receipt requested, in which case the written document shall be deemed delivered upon the earlier of actual receipt or three business days after the postmark date, (b) recognized commercial overnight courier, in which case the written document shall be deemed delivered one business day after acceptance for next business-day delivery by the courier, or (c) personal delivery, in which case the written document shall be deemed delivered when received. The addresses to which the written documents shall be delivered are as follows:

If delivered to the City:	City of St. George Attn: City Recorder 61 S. Main Street St. George, UT 84770
with a copy to:	City of St. George Attn: City Attorney 61 S. Main Street St. George, UT 84770

If delivered to Washington: Washington City
Attn: City Recorder
111 North 100 East
Washington, Utah 84780

with a copy to: Washington City
Attn: City Attorney
111 North 100 East
Washington, Utah 84780

Any party shall deliver notice of change of address in the manner described in this section. Rejection or other refusal to accept a notice or the inability to deliver a notice because of a changed address of which no notice was given will be deemed to constitute receipt of the notice sent.

Execution. By executing this MOU below, the executing individuals acknowledge that (1) they have read this MOU, (2) they understand its terms, (3) they have had the opportunity to have this MOU reviewed by independent counsel, (4) they have the full and complete authority to execute this MOU on their own behalf or on the behalf of any entity which they represent, and (5) they intend to bind themselves or the entity which they represent, if any, to the terms of this MOU in full. The failure of any executing individual to date their signature will not affect the validity of this MOU.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES FOLLOW]

In witness of their intention to be bound by the above terms, the parties hereby execute this MOU as follows:

CITY OF ST. GEORGE

Date

By: _____
Michele Randall, Mayor

Attested:

By: _____
Christina Fernandez, City Recorder

Approved:

By: _____
Ryan N. Dooley, City Attorney

WASHINGTON CITY

Date

By: _____
Kress Staheli, Mayor

Attested:

By: _____
Tara Pentz, City Recorder

Approved:

By: _____
Thad Seegmiller, City Attorney

Expansion Areas

Potential Annexation

D Southeast to Arizona

F East Fields 6495

City Boundary

1/2 Mile Buffer

Previously Annexed Areas

RESOLUTION R2025-XX

A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN WASHINGTON CITY AND THE CITY OF ST. GEORGE REGARDING THE 2025 ST. GEORGE CITY ANNEXATION POLICY PLAN

WHEREAS, Washington City (“Washington”) and the City of St. George (“St. George”) are neighboring municipalities with shared boundaries and areas of mutual interest related to future annexation; and

WHEREAS, Utah Code Section 10-8-101 and Article XI, Section 6 of the Utah Constitution authorize municipalities to enter into agreements necessary to carry out their responsibilities and promote harmonious intergovernmental relations; and

WHEREAS, on April 7, 2025, St. George provided Washington with notice of its Draft Annexation Policy Plan (“Policy”), and on April 25, 2025, Washington formally responded, identifying several concerns and requested clarifications regarding the draft Policy; and

WHEREAS, the St. George City Planning Commission reviewed the Policy on May 27, 2025, and forwarded a positive recommendation to the St. George City Council, which held a public hearing on June 19, 2025; and

WHEREAS, following these meetings, elected officials, together with staff from both cities, met to discuss and resolve the disputed annexation overlap areas and to formalize an agreed-upon approach; and

WHEREAS, Washington City and St. George have prepared a Memorandum of Understanding (“MOU”) outlining the mutually acceptable terms, responsibilities, and expectations of both municipalities as they relate to the 2025 St. George Annexation Policy Plan; and

WHEREAS, the Washington City Council finds that entering into this MOU promotes cooperative regional planning, strengthens intergovernmental coordination, and is in the best interest of Washington City and its residents.

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

1. **Approval of MOU.** The Memorandum of Understanding titled “2025 St. George City Annexation Policy Plan” is hereby approved in substantially the form presented.

2. **Authorization.** The Mayor is authorized to sign the MOU on behalf of Washington City, and the City Recorder is authorized to attest to the same.
3. **Implementation.** Staff is directed to work in good faith with St. George City staff to carry out the terms and cooperative intentions outlined in the MOU.

PASSED AND APPROVED this 10th day of December, 2025.

Washington City

Attest by:

Kress Staheli, Mayor

Tara Pentz, City Recorder

COUNCIL MEMBERS OF WASHINGTON CITY, UTAH:

Troy Belliston	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Kim Casperson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Craig Coats	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Bret Henderson	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay
Kurt Ivie	<input type="checkbox"/> Aye	<input type="checkbox"/> Nay