



## **CITY COUNCIL REGULAR MEETING**

Tuesday, December 16, 2025, at 7:00 PM  
Council Chambers at City Hall Building and Online  
110 S. Center Street, Santaquin, UT 84655

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### **MEETINGS HELD IN PERSON & ONLINE**

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
  - **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://www.youtube.com/@santaquincity> or by searching for Santaquin City Channel on YouTube.
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### **ADA NOTICE**

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

## **AGENDA**

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

### **INVOCATION / INSPIRATIONAL THOUGHT**

### **DECLARATION OF POTENTIAL CONFLICTS OF INTEREST**

### **CONSENT AGENDA (MINUTES, BILLS, ITEMS)**

#### **Minutes**

- [1.](#) 12-02-20255 City Council Regular Meeting Minutes

#### **Bills**

- [2.](#) Review City Expenditures from 11-15-2025 to 12-12-2025 in the amount of \$3,360,156.82

### **PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS**

#### **Recognitions**

- [3.](#) Business Spotlight - Yu Kitchen

#### **Public Forum**

### **BUILDING PERMIT & BUSINESS LICENSE REPORT**

### **RESOLUTIONS, ORDINANCES, & DISCUSSION & POSSIBLE ACTION ITEMS**

#### **Resolutions**

- [4.](#) Resolution 12-03-2025 - Approval of Sunset Ridge Development Agreement

#### **Ordinances**

5. Ordinance 12-02-2025 - Adopt 2006 Wildland-Urban Interface Code

6. Ordinance 12-03-2025 - Adopt City Wildland-Urban Interface Map

**Discussion & Possible Action**

7. Discussion & Possible Action - Sutherland Annexation Petition Acceptance

8. Discussion & Possible Action Item - Award Contract to Musco Lighting for Centennial Park Volleyball Sports Court Lighting

**CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY**

9. Resolution 12-02-2025 CDA - Purchase Agreement Amendment Greenhalgh Construction Holdings

10. Resolution 12-03-2025 CDA - Approval of a Proposed Assignment of a Real Property Purchase Agreement

**REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

**ADJOURNMENT**

**CERTIFICATE OF MAILING/POSTING**

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at [www.santaquin.gov](http://www.santaquin.gov), in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:



Stephanie Christensen, City Recorder



## REGULAR CITY COUNCIL MEETING

Tuesday, December 2<sup>nd</sup>, 2025, at 7:00 p.m.

Council Chambers at City Hall and Online

### MINUTES

Mayor Olson called the meeting to order at 7:00 p.m.

#### ROLL CALL

Councilors present included Brian Del Rosario, Lynn Mecham Travis Keel, and Jeff Siddoway.

Absent: Art Adcock

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Engineer Jon Lundell, City Recorder Stephanie Christensen, City Legal Counsel Brett Rich, Jan Gordon, Alika Fisher, Jim Rowland and Glade Nielsen

#### PLEDGE OF ALLEGIANCE

Councilor Mecham led the Pledge of Allegiance.

#### INVOCATION/INSPIRATIONAL THOUGHT

Glad Nielsen offered an invocation.

#### DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

No members of the City Council expressed any conflict of interest.

#### CONSENT AGENDA

1. 11-18-2025 City Council Work Session Meeting Minutes
2. 11-18-2025 City Council Regular Meeting Minutes
3. Resolution 12-01-2025 – Surplus Property

Councilor Keel made a motion to approve the Consent Agenda items 1, 2 and 3 including Resolution 12-01-2025 – Surplus Property. Councilor Del Rosario seconded the motion.

Councilor Adcock	Absent
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

## **PUBLIC FORUM**

Jan Gordan with Tabitha's Way spoke to the Council updating them on their quarterly report. The Tabitha's Way pantry helped 321 households in Santaquin City through July, August and September, which was 1,184 individuals. In October they had 194 new homes register with the pantry. The Tabitha's Way pantry served 650 Thanksgiving meals and will serve 600 Christmas meals. The families were identified with the help of the Church of Latter Day Saints and are given vouchers. Mrs. Gordon invited a council member to sign up to come help with the Christmas meal distribution. Mrs. Gordon expressed her appreciation for all the help and support they have received with Santaquin City.

Jim Rowland, President of the Payson/Santaquin Chamber of Commerce reminded the council of the Chamber gala on February 5, 2026. Mr. Rowland reported they had a great Christmas Holiday Event in Payson with more than 3,000 people attending. Mr. Rowland also reminded Mayor Olson of the "Mayor's Choice, Business of the Year" award which needs to be submitted by the first week of January.

## **BUILDING PERMIT & BUSINESS LICENSE REPORT**

Assistant City Manager Bond was absent. City Manager Norm Beagley presented the Building Permit Report. 215 residential units have been issued building permits in the current calendar year. In comparison, 55 single and multi-family residential units have been issued building permits in the current fiscal year (July 1, 2025 – June 30, 2026). There were no new business licenses issued in the last month.

## **RESOLUTIONS, ORDINANCES & DISCUSSION & POSSIBLE ACTION ITEMS**

### **Resolution 12-02-2025 – Approve Santaquin Utah250 Community Committee**

City Manager Norm Beagley informed the Council the United States President and Governor Cox have joined in on celebrating Utah250 on July 4, 2026. City Manager reported that by adopting the resolution it will allow us to participate with the county and state and could bring some funds into the city to help with our celebration. Community Services Director, John Bradley, has recommended the committee be 3 members from community services board and 2 from the historic preservation committee totally 5. They will be making their recommendations to the City Council.

Councilor Mecham made a motion to approve Resolution 12-02-2025 Approve Santaquin Utah250 Community Committee. Councilor Keel seconded the motion.

Councilor Adcock	Absent
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

### **Ordinance 12-01-2025 – General Plan Update for Water Use Element**

Engineer Director Jon Lundell presented the Council with the updated water use element for the General Plan. In 2022 State Legislature informed the state that most cities needed to add a water element provision to their general plan to help include water conservation planning. The City received a grant from the state to develop this water use element to then add into our general plan. Basically,



consolidating all the work we had done historically with our water conservation into this plan. We are fulfilling the state's requirement and conservation conscious in our effort. Included in the general plan there are some suggestions in improving the public outreach and with any drone plan this is a guiding document to help us in our water conservation efforts making sure we are in line and have a direction. The general plan discusses our current usage and our future needs. We are working with developers that are bringing developments into the city to make sure we meet the City's future needs. City Engineer Lundell spoke about the charts listed with the report with one showing a deficiency. City Manager Norm Beagley informed the group that the one deficiency we have is with our outdoor water/ pressurized irrigation need. The grant from the state has been able to cover our costs to develop this water element.

Councilor Mecham made a motion to approve Ordinance 12-01-2025 General Plan Update for Water Use Element. Councilor Siddoway seconded the motion.

Councilor Adcock	Absent
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

#### **CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY**

Mayor Olson stated we needed to convene into the Santaquin Community Development and Renewal Agency. Councilor Mecham made a motion to enter into the Santaquin Community Development and Renewal Agency (CDRA) Board Meeting. Councilor Del Rosario seconded the motion.

Councilor Adcock	Absent
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The CDRA Board meeting began at 7:27 p.m.

#### **Resolution 12-01-2025 CDA – Purchase Agreement Amendment Alika Fisher**

Mayor Olson welcomed Alika Fisher. Alika Fisher gave the Council an update of his small business purchase agreement. Mr. Fisher stated that with the Government shut down it delayed his small business loan once again. They were supposed to be closed by today, but they needed another appraisal which is supposed to be completed Wednesday, December 4<sup>th</sup>. They stated that the funds should be available on December 9, 2025. We are hoping this is the final time. An SBA loan right now is very difficult to get. City Manager stated this resolution will add 35 days to his purchase agreement to make sure we cover all the bases.

Councilor Mecham made a motion to approve Resolution 12-01-2025 CDA Purchase Agreement Amendment Alike Fisher. Councilor Siddoway seconded the motion.

Councilor Adcock	Absent
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

Councilor Mecham made a motion to end the Santaquin Community Development and Renewal Agency (CDRA) Board Meeting and enter back into the Regular City Council Meeting. Councilor Siddoway seconded the motion.

The CDRA Board meeting ended and the Regular City Council meeting reconvened at 7:35 p.m.

#### **REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON**

City Manager Beagley informed the council that there are 3 Public Hearing scheduled for Planning Commission next Tuesday, December 9, 2025. There are 2 related to the WUI (Wildland-Urban Interface). One is the code, and the other one is the map. The planning commission will make a recommendation, then it will be on the agenda for City Council on December 16<sup>th</sup> which will enable us to meet the December 31, 2025, deadline the State has set. Also, the Sunset Ridge Development agreement will have a public hearing in Planning Commission on Tuesday, December 9, 2025. With the Planning Commission recommendation, it will also be on the City Council agenda for December 1, 2025. Main street is going well with just some tidying up mostly streetlights. City Manager reminded Council that next Wednesday, December 10, 2025, will be our employee Christmas party and we would like you all to attend and enjoy a good meal.

Councilor Brian Del Rosario updated from community services they are hosting this Friday and Saturday, Holly Days, with the drone show on Saturday. This Saturday is the Bike for Kids event. Mayor Olson reminded him that there are several bikes at the Public Works department to donate. The holiday light decoration contest has already had 11 people signed up. There will be 5 categories you could possibly win. Each category winner will receive a \$75 gift card and an honorable mention will get a \$25 gift card. Judging is December 13 or 14 and a community map will be released on the 14<sup>th</sup> for any community members to look at all the lights.

Councilor Siddoway had nothing additional to report.

Councilor Keel reported that YCC is going to be helping with Holly Days. Also, elected official days is in January.

Councilor Mecham has nothing to report.

Mayor Olson reported that there was an envisioned trail that the state came in and worked on. After reviewing their layout, they reworked the trail making it an amazing trail. The trail is named Holladays.

It's named after the Holladay family from Santaquin. Mayor Olson knew Jesse Holladay and remembered the memories he shared with him. Mayor Olson reported they finished up the trail last week and it's a great addition. Mayor Olson informed the council that this month he will be meeting with the Forest Service to discuss the bridge we have been waiting for a decision on. He will also be meeting with the state representative to talk with us about land exchanges.

#### **ADJOURNMENT**

Councilor Mecham made a motion to adjourn the meeting. Councilor Del Rosario seconded the motion.

Councilor Adcock	Absent
Councilor Del Rosario	Yes
Councilor Keel	Yes
Councilor Mecham	Yes
Councilor Siddoway	Yes

The motion passed.

The meeting was adjourned at 7:50 p.m.

ATTEST:

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**Daniel M. Olson, Mayor**

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**Stephanie Christensen, City Recorder**

**SANTAQUIN CITY CORPORATION**  
**Check Register**  
**All Bank Accounts - 11/15/2025 to 12/12/2025**

<b>Payee Name:</b>	<b>Payment Date:</b>	<b>Amount:</b>	<b>Description:</b>	<b>Ledger Account:</b>
6-STAR INSTALLATIONS & SALES	12/4/2025	\$1,047.50	Install of pre-alerting devices in ambulance and engine	7657252 - EMS - EQUIPMENT MAINTENANCE
ACE RENTS INC.	12/4/2025	\$391.00	Rental Equipment-Stump Grinder	1070360 - EQUIPMENT RENTAL
ARBITRAGE COMPLIANCE SPECIALISTS, INC.	11/26/2025	\$2,650.00	2020 Sales Tax Revenue Bond - Arbitrage Compliance	1043310 - PROFESSIONAL & TECHNICAL
AT&T MOBILITY	12/4/2025	\$264.11	Wireless Cell and Tablet Charges	7657280 - TELEPHONE
AUTOZONE PARTS	12/4/2025	\$35.98	Clark Vehicle Wiper Blades	1054250 - EQUIPMENT MAINTENANCE
AUTUMN EVE KAY	11/20/2025	\$500.00	Holly Days Carriage Rides	6240251 - COMMUNITY EVENTS EXPENSE
BANK OF UTAH	12/11/2025	-\$37,347.08	Interest - 2025 Sewer Rev Bond - Offset entry to correct invoice created in LTD (wrong vendor)	5240820 - DEBT SERVICE - INTEREST
BANK OF UTAH	12/11/2025	\$37,347.08	Interest - 2025 Sewer Revenue	5240820 - DEBT SERVICE - INTEREST
		\$0.00		
BANK OF UTAH - ATTN: JARED ANDERSON	12/11/2025	\$37,347.08	Interest Payment - 2025 Sewer Rev Bond	5240820 - DEBT SERVICE - INTEREST
BEAGLEY, NORM	11/20/2025	\$375.98	Travel Reimbursement - ICMA 2025/Car Rental	1043230 - EDUCATION, TRAINING & TRAVEL
BIRRELL BOTTLING COMPANY	12/11/2025	\$252.50	Breakroom Supplies	1043240 - SUPPLIES
BLAKE GRIMES & GRACE MORTENSON *	12/4/2025	\$115.01	Refund: 6309403 - BLAKE GRIMES & GRACE MORTENSON *	5113110 - ACCOUNTS RECEIVABLE
BLUE STAKES OF UTAH 811	12/4/2025	\$76.66	Blue Stakes	5140210 - BOOKS, SUBSCRIPTIONS & MEMBERS
BLUE STAKES OF UTAH 811	12/4/2025	\$76.66	Blue Stakes	5240210 - BOOKS, SUBSCRIPT, MEMBERSHIPS
BLUE STAKES OF UTAH 811	12/4/2025	\$76.68	Blue Stakes	5440210 - BOOKS, SUBSCRIPTIONS & MEMBERS
		\$230.00		
BLUELINE BACKGROUND SCREEN	12/11/2025	\$94.00	Pre-Employment Drug Testing	1043310 - PROFESSIONAL & TECHNICAL
BONNEVILLE INDUSTRIAL SUPPLY CO	12/4/2025	\$364.80	Ice Melt for Sidewalks	1051300 - BUILDINGS & GROUND MAINTENANCE
BONNEVILLE INDUSTRIAL SUPPLY DBA DIAMOND L DESIGNS	12/4/2025	\$115.00	Embroidery set up fee and patches for Enniss Shirts	1054240 - SUPPLIES
BONNEVILLE INDUSTRIAL SUPPLY DBA DIAMOND L DESIGNS	12/4/2025	\$238.30	Embroidery and patches for Armstrong Shirts	1054240 - SUPPLIES
BONNEVILLE INDUSTRIAL SUPPLY DBA DIAMOND L DESIGNS	12/4/2025	\$430.00	Patches sewn on to new uniforms	1054240 - SUPPLIES
		\$783.30		
BRIDGESOURCE, LLC	11/26/2025	\$555.98	Fuel	5440260 - FUEL
BRIDGESOURCE, LLC	11/26/2025	\$555.99	Fuel	1060260 - FUEL
BRIDGESOURCE, LLC	11/26/2025	\$555.99	Fuel	1070260 - FUEL
BRIDGESOURCE, LLC	11/26/2025	\$555.99	Fuel	5140260 - FUEL
BRIDGESOURCE, LLC	11/26/2025	\$555.99	Fuel	5240260 - FUEL
		\$2,779.94		
BUFFO'S TERMITE & PEST CONTROL	11/20/2025	\$170.00	Buffo's Monthly Rodent Service-Harvest View Soccer Fields	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
BUFFO'S TERMITE & PEST CONTROL	12/11/2025	\$170.00	Buffo's Monthly Rodent Service-Harvest View	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
		\$340.00		
CASTLE MOUNTAIN PORPERTIES LLC+	12/4/2025	\$98.61	Refund: 116810 - CASTLE MOUNTAIN PORPERTIES LLC+	5113110 - ACCOUNTS RECEIVABLE
CASTLE MOUNTAIN PROPERTIES LLC+	12/4/2025	\$100.33	Refund: 116830 - CASTLE MOUNTAIN PROPERTIES LLC+	5113110 - ACCOUNTS RECEIVABLE
CASTLE MOUNTAIN PROPERTIES LLC+	12/4/2025	\$102.05	Refund: 116840 - CASTLE MOUNTAIN PROPERTIES LLC+	5113110 - ACCOUNTS RECEIVABLE
CASTLE MOUNTAIN PROPERTIES, LLC+	11/20/2025	\$16.69	Refund: 116820 - CASTLE MOUNTAIN PROPERTIES, LLC+	5113110 - ACCOUNTS RECEIVABLE
CENTRACOM INTERACTIVE	12/11/2025	\$4,469.10	Telephone & Internet Services	4340240 - TELEPHONE & INTERNET

CENTURY EQUIPMENT COMP	11/20/2025	\$102.06	PW71 Backhoe Repair	1060250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	11/20/2025	\$102.06	PW71 Backhoe Repair	1070250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	11/20/2025	\$102.06	PW71 Backhoe Repair	5140250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	11/20/2025	\$102.06	PW71 Backhoe Repair	5240250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	11/20/2025	\$102.09	PW71 Backhoe Repair	5440250 - EQUIPMENT MAINTENANCE
		\$510.33		
CHelsea ROWLEY	12/4/2025	\$50.00	Chelsea monthly reimbursement	1041670 - YOUTH CITY COUNCIL EXPENSES
CHelsea ROWLEY	12/11/2025	\$38.00	YCC food reimbursement	1041670 - YOUTH CITY COUNCIL EXPENSES
		\$88.00		
CHEMTECH-FORD, INC	11/20/2025	\$150.00	Water Testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	12/4/2025	\$107.00	Effluent Testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	12/4/2025	\$60.00	Tanner Flats Phase 3 Bac-T testing	1022451-009.01 - (INSP&TESTING)Tanner Flats Phase 3
CHEMTECH-FORD, INC	12/4/2025	\$30.00	Bac-T testing for Cortland Townhomes	1022451-011.01 - (INSP&TESTING)Cortland Park Phase A
CHEMTECH-FORD, INC	12/4/2025	\$107.00	Effluent Testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	12/4/2025	\$30.00	Tanner Flats Phase 2 Bac-T testing	1022451-012.01 - (INSP&TESTING)Tanner Flats Phase 2
CHEMTECH-FORD, INC	12/4/2025	\$150.00	Water Testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	12/4/2025	\$60.00	Push Consulting subdivision inspections for Santaquin Peaks Lot 1	1022451-008.02 - (INSP&TESTING)Santaquin Peaks Industrail Lot 1
CHEMTECH-FORD, INC	12/4/2025	\$60.00	Tanner Flats Phase 3 Bac-T testing	1022450-980 - (INSP&TESTING)Tanner Flats - Phase 2
CHEMTECH-FORD, INC	12/4/2025	\$60.00	Santaquin Peaks Lot 1 Bac-T testing	1022451-008.01 - (WNTY)Santaquin Peaks Industrail Lot 1
CHEMTECH-FORD, INC	12/4/2025	\$30.00	Water Testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	12/4/2025	\$164.00	Effluent Testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	12/11/2025	\$107.00	Effluent Testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	12/11/2025	\$150.00	Water Testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
		\$1,265.00		
CHILD SUPPORT SERVICES/ORS	11/21/2025	\$170.31	Garnishment - Child Support	1022420 - GARNISHMENTS
CHILD SUPPORT SERVICES/ORS	12/5/2025	\$170.31	Garnishment - Child Support	1022420 - GARNISHMENTS
		\$340.62		
CODALE ELECTRIC SUPPLY	11/20/2025	\$613.54	Switches	5240520 - WRF - SUPPLIES
CODALE ELECTRIC SUPPLY	12/4/2025	\$1,227.08	WRF-Light Switches	5240550 - WRF - EQUIPMENT MAINTENANCE
CODALE ELECTRIC SUPPLY	12/4/2025	\$104.28	Christmas Lights	1051480 - CHRISTMAS LIGHTS
		\$1,944.90		
CORPORATE TRADITIONS	12/4/2025	\$150.00	December Birthdays	1043480 - EMPLOYEE RECOGNITIONS
CORPORATE TRADITIONS	12/11/2025	\$100.00	Employee Christmas Bonus - CS Admin PT	6740120 - SALARIES & WAGES (PART TIME)
CORPORATE TRADITIONS	12/11/2025	\$135.00	Employee Christmas Bonus - Streets PT	1060120 - SALARIES AND WAGES (PART TIME)
CORPORATE TRADITIONS	12/11/2025	\$147.50	Employee Christmas Bonus - Sewer PT	5240120 - SALARIES AND WAGES - PART TIME
CORPORATE TRADITIONS	12/11/2025	\$200.00	Employee Christmas Bonus - CS Classes PT	6840120 - SALARIES & WAGES (PART TIME)
CORPORATE TRADITIONS	12/11/2025	\$200.00	Employee Christmas Bonus - CS Events PT	6240120 - SALARIES AND WAGES (PART TIME)
CORPORATE TRADITIONS	12/11/2025	\$200.00	Employee Christmas Bonus - CS Sports PT	6140120 - SALARIES & WAGES (PART TIME)
CORPORATE TRADITIONS	12/11/2025	\$200.00	Employee Christmas Bonus - Museum PT	6340120 - SALARIES & WAGES (PART TIME)
CORPORATE TRADITIONS	12/11/2025	\$200.00	Employee Christmas Bonus - Police PT	1054120 - PART-TIME SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$250.00	Employee Christmas Bonus - CS Event	6240110 - SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$262.50	Employee Christmas Bonus - PI PT	5440120 - SALARIES AND WAGES - PART TIME
CORPORATE TRADITIONS	12/11/2025	\$262.50	Employee Christmas Bonus - Water PT	5140120 - SALARIES AND WAGES - PART TIME
CORPORATE TRADITIONS	12/11/2025	\$300.00	Employee Christmas Bonus - Cemetery PT	1077120 - PART-TIME SALARIES & WAGES
CORPORATE TRADITIONS	12/11/2025	\$325.00	Employee Christmas Bonus - CS Classes	6840110 - SALARIES & WAGES
CORPORATE TRADITIONS	12/11/2025	\$387.00	Employee Christmas Bonus - Administration PT	1043120 - PART-TIME SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$455.00	Employee Christmas Bonus - Parks PT	1070120 - PART-TIME SALARIES & WAGES
CORPORATE TRADITIONS	12/11/2025	\$500.00	Employee Christmas Bonus - CS Sports	6140110 - SALARIES & WAGES
CORPORATE TRADITIONS	12/11/2025	\$500.00	Employee Christmas Bonus - Fire	7657110 - SALARIES & WAGES
CORPORATE TRADITIONS	12/11/2025	\$500.00	Employee Christmas Bonus - Library	7240110 - SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$500.00	Employee Christmas Bonus - Storm Water	5140110 - SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$550.00	Employee Christmas Bonus - Cemetery	1077110 - SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$625.00	Employee Christmas Bonus - Gov Buildings	1051110 - SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$650.00	Employee Christmas Bonus - Seniors PT	7540120 - SALARIES & WAGES (PART TIME)
CORPORATE TRADITIONS	12/11/2025	\$700.00	Employee Christmas Bonus - Court	1042120 - PART-TIME SALARIES & WAGES
CORPORATE TRADITIONS	12/11/2025	\$700.00	Employee Christmas Bonus - Gov Buildings PT	1051120 - PART-TIME SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$750.00	Employee Christmas Bonus - P & Z	1078110 - SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$750.00	Employee Christmas Bonus - Legislative	1041120 - PART-TIME SALARIES & WAGE
CORPORATE TRADITIONS	12/11/2025	\$850.00	Employee Christmas Bonus - Streets	1060110 - SALARIES AND WAGES

CORPORATE TRADITIONS	12/11/2025	\$925.00	Employee Christmas Bonus - CS Admin	6740110 - SALARIES & WAGES
CORPORATE TRADITIONS	12/11/2025	\$950.00	Employee Christmas Bonus - Parks	1070110 - SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$1,250.00	Employee Christmas Bonus - Library PT	7240120 - SALARIE & WAGES (PART TIME)
CORPORATE TRADITIONS	12/11/2025	\$1,450.00	Employee Christmas Bonus - Engineering	1048110 - SALARIES & WAGES
CORPORATE TRADITIONS	12/11/2025	\$1,750.00	Employee Christmas Bonus - Building Inspection	1068110 - SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$1,800.00	Employee Christmas Bonus - Administration	1043110 - SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$2,075.00	Employee Christmas Bonus - PI	5440110 - SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$2,325.00	Employee Christmas Bonus - Sewer	5240110 - SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$2,375.00	Employee Christmas Bonus - Water	5140110 - SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$4,425.50	Employee Christmas Bonus - Fire PT	7657120 - PART TIME SALARIES & WAGES
CORPORATE TRADITIONS	12/11/2025	\$9,000.00	Employee Christmas Bonus - Police	1054110 - SALARIES AND WAGES
CORPORATE TRADITIONS	12/11/2025	\$500.00	Employee Christmas Luncheon Activities	1043480 - EMPLOYEE RECOGNITIONS
CORPORATE TRADITIONS	12/11/2025	\$50.00	December - Pat on Back	1043480 - EMPLOYEE RECOGNITIONS
		\$40,225.00		
CRSA	12/11/2025	\$2,973.92	CRSA City Hall Construction Engineering Services	4140704 - NEW CITY HALL - LIBRARY WING
CUSTOM SIGNWORKS, LLC	12/4/2025	\$340.00	Holly Days Banners	6240251 - COMMUNITY EVENTS EXPENSE
CUSTOM SIGNWORKS, LLC	12/4/2025	\$78.00	Trail Signage	6640720 - RAP TAX EXPENSE
		\$418.00		
DATAWORKS PLUS, LLC	12/4/2025	\$3,625.00	Remainder of New Fingerprint System for PD	1054250 - EQUIPMENT MAINTENANCE
DELCO WESTERN	12/11/2025	\$1,833.20	Chlorine Booster Pump	5140250 - EQUIPMENT MAINTENANCE
DEPT OF ENVIRONMENTAL QUALITY/WATER QUALITY	12/11/2025	\$1,518.00	UPDES Permit	5240540 - WRF - PERMITS
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	12/11/2025	\$100.87	Fuel - Building Inspection	1068260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	12/11/2025	\$176.23	Fuel - Administration	1043260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	12/11/2025	\$194.59	Fuel - Public Works	1070260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	12/11/2025	\$194.59	Fuel - Public Works	1077260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	12/11/2025	\$194.60	Fuel - Public Works	1060260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	12/11/2025	\$194.60	Fuel - Public Works	5140260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	12/11/2025	\$194.60	Fuel - Public Works	5240260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	12/11/2025	\$194.60	Fuel - Public Works	5440260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	12/11/2025	\$208.24	Fuel - EMS	7657260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	12/11/2025	\$211.11	Fuel - Administration	6740260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	12/11/2025	\$857.30	Fuel - Fire	7657260 - FUEL
DEPT OF GOVERNMENT OPERATIONS-FUEL NETWORK	12/11/2025	\$4,810.83	Fuel - Police	1054260 - FUEL
		\$7,532.16		
DONE RITE LINES, LLC	11/20/2025	\$650.00	Painting of Parking lot at PS	4540200 - ROAD MAINTENANCE
DONE RITE LINES, LLC	12/4/2025	\$739.50	Red Curb Painting	4540200 - ROAD MAINTENANCE
		\$1,389.50		
EFTPS	11/26/2025	\$8,188.06	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	11/26/2025	\$20,289.34	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	11/26/2025	\$35,011.16	Social Security Tax	1022210 - FICA PAYABLE
EFTPS	12/9/2025	\$7,243.84	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	12/9/2025	\$19,196.84	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	12/9/2025	\$30,974.00	Social Security Tax	1022210 - FICA PAYABLE
		\$120,903.24		
ELLSWORTH PAULSEN CONSTRUCTION COMPANY	12/11/2025	\$150,147.50	City Hall Library Construction Progress Payment	4140704 - NEW CITY HALL - LIBRARY WING
EMS HOLDINGS DBA THOMAS EMS	11/20/2025	\$782.47	EMS Supplies	7657242 - EMS - SUPPLIES
ENBRIDGE GAS UT WY ID	12/4/2025	\$32.48	1215 N CENTER	5240500 - WRF - UTILITIES
ENBRIDGE GAS UT WY ID	12/4/2025	\$81.46	98 S Center	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	12/4/2025	\$116.11	188 S Center	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	12/4/2025	\$121.57	200 S 400 W	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	12/4/2025	\$207.68	110 S Center	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	12/4/2025	\$286.46	275 W Main St	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	12/4/2025	\$419.51	1205 N Center	1051270 - UTILITIES

ENBRIDGE GAS UT WY ID	12/4/2025	\$815.72 \$2,080.99	45 W 100 S	1051270 - UTILITIES
EPIC ENGINEERING	11/26/2025	\$413.00	Epic Engineering materials testing for Santaquin Peaks Subdivision	814410.490 - WEST CDRA - SUBDIVISION IMPROVEMENTS
EPIC ENGINEERING	11/26/2025	\$1,860.00	Epic Engineering materials testing for Santaquin Peaks Subdivision	814410.490 - WEST CDRA - SUBDIVISION IMPROVEMENTS
EPIC ENGINEERING	11/26/2025	\$198.00	Epic Engineering materials testing for Santaquin Peaks Subdivision	814410.490 - WEST CDRA - SUBDIVISION IMPROVEMENTS
EPIC ENGINEERING	11/26/2025	\$1,069.00	Epic Engineering materials testing for Nelson Ostler Subdivision	1022450-942 - (INSP&TESTING)Ostler
EPIC ENGINEERING	11/26/2025	\$2,149.00	Epic Engineering materials testing for Tanner Flats Phase 3 Subdivision	1022451-009.01 - (INSP&TESTING)Tanner Flats Phase 3
EPIC ENGINEERING	11/26/2025	\$457.00	Epic Engineering materials testing for The Hills Plat M Subdivision	1022450-962 - (INSP&TESTING)[Plat M]The Hills
EPIC ENGINEERING	11/26/2025	\$1,915.00	Epic Engineering materials testing for Orchards B3&B4 Subdivision	1022451-001.02 - (INSP&TESTING)Apple Hollow B Phase 1
EPIC ENGINEERING	11/26/2025	\$1,856.00	Epic Engineering materials testing for Vincent Oaks Subdivision	1022450-979 - (INSP&TESTING)Vincent Oaks
EPIC ENGINEERING	11/26/2025	\$1,537.00	Epic Engineering materials testing for Stratton Meadows Subdivision	1022451-005.01 - (INSP&TESTING)Stratton Meadows
EPIC ENGINEERING	11/26/2025	\$69.00	Epic Engineering materials testing for Peak to Peak Subdivision	1022451-002.01 - (CONST BOND)Peak Subdivision
EPIC ENGINEERING	11/26/2025	\$207.00	Epic Engineering materials testing for Ostler Subdivision	1022450-942 - (INSP&TESTING)Ostler
EPIC ENGINEERING	11/26/2025	\$826.00	Epic Engineering materials testing for Tanner Flats Phase 3 Subdivision	1022451-009.01 - (INSP&TESTING)Tanner Flats Phase 3
EPIC ENGINEERING	11/26/2025	\$788.00	Epic Engineering materials testing for Orchards B3 and B4 Subdivision	1022451-001.02 - (INSP&TESTING)Apple Hollow B Phase 1
EPIC ENGINEERING	11/26/2025	\$1,811.00	Epic Engineering materials testing for Vincent Oaks Subdivision Subdivision	1022450-979 - (INSP&TESTING)Vincent Oaks
EPIC ENGINEERING	11/26/2025	\$7,526.00	Epic Engineering materials testing for Stratton Meadows Subdivision	1022451-005.01 - (INSP&TESTING)Stratton Meadows
EPIC ENGINEERING	11/26/2025	\$69.00	Epic Engineering materials testing for Peak to Peak Subdivision	1022451-002.01 - (CONST BOND)Peak Subdivision
EPIC ENGINEERING	11/26/2025	\$69.00	Epic Engineering materials testing for Ostler subdivision Subdivision	1022450-942 - (INSP&TESTING)Ostler
EPIC ENGINEERING	11/26/2025	\$3,602.00	Epic Engineering materials testing for Tanner Flats Subdivision	1022451-009.01 - (INSP&TESTING)Tanner Flats Phase 3
EPIC ENGINEERING	11/26/2025	\$69.00	Epic Engineering materials testing for The Hills Plat M Subdivision	1022450-962 - (INSP&TESTING)[Plat M]The Hills
EPIC ENGINEERING	11/26/2025	\$306.00	Epic Engineering materials testing for Orchards B3 and B4 subdivision	1022451-001.02 - (INSP&TESTING)Apple Hollow B Phase 1
EPIC ENGINEERING	11/26/2025	\$546.00	Epic Engineering materials testing for Vincent Oaks Subdivision	1022450-979 - (INSP&TESTING)Vincent Oaks
EPIC ENGINEERING	11/26/2025	\$299.00	Epic Engineering materials testing for 1186 Vista Ridge Drive Road Cut	1048310 - PROFESSIONAL & TECHNICAL SVCS
EPIC ENGINEERING	11/26/2025	\$2,699.49	Epic Engineering materials testing for Stratton Meadows Subdivision	1022451-005.01 - (INSP&TESTING)Stratton Meadows
EPIC ENGINEERING	11/26/2025	\$314.00	Epic Engineering materials testing for Cortland Townhomes Subdivision	1022451-011.01 - (INSP&TESTING)Cortland Park Phase A
		\$30,654.49		
FIDUS TECHNOLOGY SOLUTIONS	12/11/2025	\$250.00	Fidus Technology AV Tech Support December 2025	4340230 - MISC EQUIPMENT EXPENSE
FLEETPRIDE	11/26/2025	\$55.99	PW59 Dump truck/Snowplow	1060250 - EQUIPMENT MAINTENANCE
FLEETPRIDE	11/26/2025	\$29.89	Supplies	1060240 - SUPPLIES
		\$85.88		
FORENSIC NURSING SERVICES LLC	11/20/2025	\$336.00	Blood/Urine/Triage 25SQ04964 & 25SQ05066	1054311 - PROFESSIONAL & TECHNICAL
FORENSIC NURSING SERVICES LLC	12/4/2025	\$336.00	Blood/Urine/Triage 25SQ05202, 25SQ05169	1054311 - PROFESSIONAL & TECHNICAL
FORENSIC NURSING SERVICES LLC	12/4/2025	\$168.00	Blood/Urine/Triage 25SQ05281	1054311 - PROFESSIONAL & TECHNICAL
FORENSIC NURSING SERVICES LLC	12/11/2025	\$100.00	Post Accident Drug Testing	1043310 - PROFESSIONAL & TECHNICAL
FORENSIC NURSING SERVICES LLC	12/11/2025	\$395.00	EMS Employee Bloodwork for Exposure 25SQ05413	7657620 - MEDICAL SERVICES (SHOTS)
FORENSIC NURSING SERVICES LLC	12/11/2025	\$395.00	Suspect Bloodwork for Exposure 25SQ05413	1054311 - PROFESSIONAL & TECHNICAL
		\$1,730.00		
FP MAILING SOLUTIONS	12/11/2025	\$193.62	Mailing Machine Ink	1043310 - PROFESSIONAL & TECHNICAL
FREEDOM MAILING SERVICES, INC	12/4/2025	\$674.99	UTILITY BILL PROCESSING & NEWSLETTERS	5140241 - UTILITY BILLING PROCESSING FEES
FREEDOM MAILING SERVICES, INC	12/4/2025	\$674.99	UTILITY BILL PROCESSING & NEWSLETTERS	5240241 - UTILITY BILLING PROCESSING FEES
FREEDOM MAILING SERVICES, INC	12/4/2025	\$674.99	UTILITY BILL PROCESSING & NEWSLETTERS	5440241 - UTILITY BILLING PROCESSING FEES
		\$2,024.97		
GARNER, CARLA	12/11/2025	\$27.00	City Hall-Vacuum Bags	1051240 - SUPPLIES
GRAHAM FIRE APPARATUS	12/4/2025	\$1,514.45	Pump testing on E141,E145,Trk 141 and Tender 141	7657250 - FIRE - EQUIPMENT MAINTENANCE
GRANT MACKAY CO	12/11/2025	\$2,585.00	Refund: 4711 - GRANT MACKAY CO	5113110 - ACCOUNTS RECEIVABLE
GUNTHERS HEATING, COOLING, PLUMBING & SOLAR	12/4/2025	\$946.50	Gunther's Service Contract	1051300 - BUILDINGS & GROUND MAINTENANCE
HAAS, INC. DBA HAAS ALERT	11/20/2025	\$3,042.40	HAAS Alerting/warning devices	7657242 - EMS - SUPPLIES
HACH COMPANY	11/20/2025	\$1,400.10	Probe Replacement for WRF	5240550 - WRF - EQUIPMENT MAINTENANCE
HACH COMPANY	12/4/2025	\$531.30	Testing Supplies	5240520 - WRF - SUPPLIES
		\$1,931.40		

HANSEN, ALLEN & LUCE, INC	12/4/2025	\$2,255.00	Hansen Allen and Luce Water Use Element progress payment	1048310 - PROFESSIONAL & TECHNICAL SVCS
HANSEN, ALLEN & LUCE, INC	12/4/2025	\$1,442.00	HAL progress payment for Sewer MPW	5640735 - CAPITAL FACILITY PLAN UPDATE
HANSEN, ALLEN & LUCE, INC	12/4/2025	\$2,919.00	HAL progress payment for PI MP update	6040730 - CAPITAL FACILITY PLAN UPDATE
HANSEN, ALLEN & LUCE, INC	12/4/2025	\$14,301.50	HAL progress payment for Drinking Water MP	5540730 - CAPITAL FACILITY PLAN UPDATE
HANSEN, ALLEN & LUCE, INC	12/11/2025	\$435.50	Hansen Allen and Luce final invoice for Water use element	1078310 - PROFESSIONAL & TECHNICAL
		\$21,353.00		
HEALTH EQUITY INC,	12/8/2025	\$11.75	Employee FSA - Admin Fees - Nov 2025	1043310 - PROFESSIONAL & TECHNICAL
HEALTH EQUITY INC,	12/8/2025	\$710.15	Employee FSA - Replenish HCRA - Nov 2025	1022502 - FSA
HEALTH EQUITY INC,	12/8/2025	\$250.00	Employee Contributions - Surviving Spouse - Hooser - Nov 2025	1022503 - HSA
HEALTH EQUITY INC,	12/8/2025	\$10,633.30	HSA Employee & Employee Contributions - Nov 2025	1022503 - HSA
		\$11,605.20		
HENRY SCHEIN	12/4/2025	\$931.57	EMS Supplies	7657242 - EMS - SUPPLIES
HENRY SCHEIN	12/4/2025	\$62.50	EMS Supplies Suction	7657242 - EMS - SUPPLIES
HENRY SCHEIN	12/11/2025	\$49.77	EMS Supplies Medications	7657242 - EMS - SUPPLIES
HENRY SCHEIN	12/11/2025	\$49.77	EMS Supplies Medications	7657242 - EMS - SUPPLIES
		\$1,093.61		
HIATT, GREGG	12/11/2025	\$37.50	Boots-G Hiatt	1060350 - SAFETY & PPE
HIATT, GREGG	12/11/2025	\$37.50	Boots-G Hiatt	5140350 - SAFETY & PPE
HIATT, GREGG	12/11/2025	\$37.50	Boots-G Hiatt	5240350 - SAFETY & PPE
HIATT, GREGG	12/11/2025	\$37.50	Boots-G Hiatt	5440350 - SAFETY & PPE
		\$150.00		
HUMPHRIES INC	11/20/2025	\$203.22	EMS Supplies Oxygen	7657242 - EMS - SUPPLIES
INGRAM BOOK GROUP	12/4/2025	\$847.38	Books	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
INGRAM BOOK GROUP	12/4/2025	\$176.02	Books	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
		\$1,023.40		
ISAAC BENJAMIN NIELSON DBA BRIKE WELLNESS	12/11/2025	\$1,125.00	Mental Health Journals	7657620 - MEDICAL SERVICES (SHOTS)
ISOLVED, INC.	12/11/2025	\$355.00	Application and Hiring Software	4340500 - SOFTWARE EXPENSE
IVORY HOMES	12/4/2025	\$73.93	Refund: 651315760 - IVORY HOMES	5113110 - ACCOUNTS RECEIVABLE
IVORY HOMES	12/4/2025	\$73.93	Refund: 65218830 - IVORY HOMES	5113110 - ACCOUNTS RECEIVABLE
J-U-B ENGINEERING	12/4/2025	\$9,392.00	J-U-B construction Engineering for Santaquin Main street	4540306 - MAIN STREET WIDENING
J-U-B ENGINEERING	12/11/2025	\$84,304.88	WRF progress payment to J-U-B for construction engineering	5240730.001 - CP - WATER RECLAMATION FACILITY UPGRADES
		\$93,696.88		
JAY MECHAM'S COUNTRY GARBAGE	12/11/2025	\$171.49	Dumpster Charge	1062610 - LANDFILL CLEAN-UP
JOHN H. JACOBS, P.C.	12/11/2025	\$3,783.27	Public Defender Services	1042332 - LEGAL - PUBLIC DEFENDER
JOHNSON TIRE SERVICE	12/4/2025	\$2,970.90	New Tires 2022 Ambulance	7657252 - EMS - EQUIPMENT MAINTENANCE
JOHNSON TRACTOR	12/4/2025	\$10.42	Mini Ex Service	1060250 - EQUIPMENT MAINTENANCE
JOHNSON TRACTOR	12/4/2025	\$10.42	Mini Ex Service	1070250 - EQUIPMENT MAINTENANCE
JOHNSON TRACTOR	12/4/2025	\$10.42	Mini Ex Service	5140250 - EQUIPMENT MAINTENANCE
JOHNSON TRACTOR	12/4/2025	\$10.44	Mini Ex Service	5440250 - EQUIPMENT MAINTENANCE
		\$41.70		
JONES PAINT & GLASS	11/20/2025	\$1,355.00	Door for Center St Well	5140240 - SUPPLIES
JONES PAINT & GLASS	11/20/2025	\$1,355.00	Door for Center St Well	5440240 - SUPPLIES
JONES PAINT & GLASS	12/4/2025	\$69.69	Stain for cabinet	1051300 - BUILDINGS & GROUND MAINTENANCE
		\$2,779.69		
JOSEPH DOUGLAS BLYTHE	11/20/2025	\$500.00	Holly Days Carriage Rides	6240251 - COMMUNITY EVENTS EXPENSE
KEITH JUDDS PRO-SERVICE, INC	12/11/2025	\$917.20	Brakes & Battery for Owens Vehicle	1054250 - EQUIPMENT MAINTENANCE



KEN'S AUTO BODY	12/4/2025	\$500.00	Police Vehicle Repair (Claim #F8Y1714)	1022561 - INSURANCE CLAIMS - VEHICLES
KEN'S AUTO BODY	12/11/2025	\$1,457.83	Police Vehicle Repair (Claim #F8Y1714)	1022561 - INSURANCE CLAIMS - VEHICLES
LACEY KEEL DBA ICON CHEER GROUP, LLC	12/4/2025	\$4,677.83	Cheer Contract Payment	6840812 - CHEER
LAUREL TECH-LAUREL INNOVATIONS, INC.	12/4/2025	\$1,341.00	Race Timing Blizzard 5K	6240251 - COMMUNITY EVENTS EXPENSE
LENNAR HOMES OF UTAH LLC	12/4/2025	\$21.27	Refund: 9201500 - LENNAR HOMES OF UTAH LLC	5113110 - ACCOUNTS RECEIVABLE
LENNAR HOMES OF UTAH LLC	12/4/2025	\$74.15	Refund: 9202300 - LENNAR HOMES OF UTAH LLC	5113110 - ACCOUNTS RECEIVABLE
LENNAR HOMES OF UTAH LLC	12/4/2025	\$24.91	Refund: 9206630 - LENNAR HOMES OF UTAH LLC	5113110 - ACCOUNTS RECEIVABLE
LES OLSON COMPANY	11/20/2025	\$1,432.95	New Copy Machine for Passport Office Start -up	1043240 - SUPPLIES
LES OLSON COMPANY	12/4/2025	\$820.57	Copy Machine Maintenance and Usage	4340300 - COPIER CONTRACT
		\$2,253.52		
LGG INDUSTRIAL, INC.	12/11/2025	\$35.20	Shop tools	1060240 - SUPPLIES
LINGO	12/11/2025	\$344.20	Landlines for City Facilities	4340240 - TELEPHONE & INTERNET
LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY UTAH	11/20/2025	\$31,515.36	Transfer Funds to LBA to pay 2015 Bond Interest Pmnt	1090884 - TRANSFER TO LBA
MCMASTER-CARR	12/4/2025	\$253.75	East Side Tank	5140240 - SUPPLIES
MCMASTER-CARR	12/4/2025	\$494.05	East Side Tank	5140240 - SUPPLIES
		\$747.80		
MCMILLIN, CANDI	12/4/2025	\$450.00	Building Rental Deposit Return	1034775 - BUILDING RENTAL
MERITAGE HOMES OF UTAH	12/4/2025	\$134.58	Refund: 85289690 - MERITAGE HOMES OF UTAH	5113110 - ACCOUNTS RECEIVABLE
MERITAGE HOMES OF UTAH	12/4/2025	\$160.83	Refund: 8589590 - MERITAGE HOMES OF UTAH	5113110 - ACCOUNTS RECEIVABLE
MK EXCAVATING	12/4/2025	\$2,800.00	Refund: 4709 - MK EXCAVATING	5113110 - ACCOUNTS RECEIVABLE
MOUNTAIN ALARM	11/20/2025	\$224.40	Alarm Monitoring for City Hall and Public Safety Buildings	1051300 - BUILDINGS & GROUND MAINTENANCE
MOUNTAINLAND ASSOCIATIONS OF GOVERNMENTS	12/11/2025	\$12,500.00	MAG Additional Services (Lobbying Services)	4540210 - PROFESSIONAL SERVICES
MOUNTAINLAND SUPPLY	11/20/2025	\$298.63	PW57 Light Bar	1060250 - EQUIPMENT MAINTENANCE
MOUNTAINLAND SUPPLY	11/20/2025	\$378.46	Concrete Grade Rings	5140240 - SUPPLIES
MOUNTAINLAND SUPPLY	12/4/2025	\$733.33	Water meter lids for Santaquin Main street	4138225 - MAIN STREET PROJECT
MOUNTAINLAND SUPPLY	12/4/2025	\$128.88	Meter parts	5140242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	12/4/2025	\$128.88	Meter parts	5240242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	12/4/2025	\$128.90	Meter parts	5440242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	12/4/2025	\$745.98	Meter Adapters	5140242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	12/4/2025	\$745.98	Meter Adapters	5240242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	12/4/2025	\$745.99	Meter Adapters	5440242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	12/4/2025	\$73.66	Marking Paint	5140240 - SUPPLIES
MOUNTAINLAND SUPPLY	12/4/2025	\$73.66	Marking Paint	5240240 - SUPPLIES
MOUNTAINLAND SUPPLY	12/4/2025	\$145.97	Meter Swap Project	5140750 - CAPITAL PROJECTS
MOUNTAINLAND SUPPLY	12/11/2025	\$70.19	PW60 Sweeper Parts	1060250 - EQUIPMENT MAINTENANCE
		\$4,398.51		
MURDOCK FORD	11/20/2025	\$48,300.00	New 2025 Police F150, VIN ending 30636	4241058 - VEHICLE PURCHASES
MURDOCK FORD	12/4/2025	\$123.29	Refund: 600402 - MURDOCK FORD	5113110 - ACCOUNTS RECEIVABLE
NIELSEN & SENIOR, ATTORNEYS	12/11/2025	\$29,915.90	Legal Services - Criminal Prosecution	1043331 - LEGAL
NIELSEN & SENIOR, ATTORNEYS	12/11/2025	\$6,891.50	Legal Services - Civil	1043331 - LEGAL
		\$36,807.40		
OES GLOBAL INC.	12/11/2025	\$1,777.49	Traffic Cones for rigs and training	7657240 - FIRE - SUPPLIES

OIL CHANGERS	12/4/2025	\$470.53	Oil Changes x 6 vehicles	1054250 - EQUIPMENT MAINTENANCE
OUT BACK GRAPHICS, LLC	11/20/2025	\$85.00	Sign	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
OUT BACK GRAPHICS, LLC	11/20/2025	\$85.00	Sign	5240240 - SUPPLIES
OUT BACK GRAPHICS, LLC	11/20/2025	\$85.00	Signs	1060240 - SUPPLIES
OUT BACK GRAPHICS, LLC	11/20/2025	\$378.70	Signs	5140240 - SUPPLIES
OUT BACK GRAPHICS, LLC	11/20/2025	\$378.70	Signs	5440240 - SUPPLIES
		\$1,012.40		
OWENS, DILAN	12/11/2025	\$18.50	Witness Fee	1042310 - PROFESSIONAL & TECHNICAL
PAUL F BLISS DBA BLISS CATTLE CO	11/20/2025	\$500.00	Holly Days Carriage Rides	6240251 - COMMUNITY EVENTS EXPENSE
PAYMENT TECH	12/5/2025	\$780.66	Credit Card Processing Fee - Utility - Nov 2025	5140241 - UTILITY BILLING PROCESSING FEES
PAYMENT TECH	12/5/2025	\$780.66	Credit Card Processing Fee - Utility - Nov 2025	5240241 - UTILITY BILLING PROCESSING FEES
PAYMENT TECH	12/5/2025	\$780.66	Credit Card Processing Fee - Utility - Nov 2025	5440241 - UTILITY BILLING PROCESSING FEES
PAYMENT TECH	12/5/2025	\$87.37	Credit Card Processing Fee - NonUtility - Nov 2025	5140110 - SALARIES AND WAGES
PAYMENT TECH	12/5/2025	\$87.37	Credit Card Processing Fee - NonUtility - Nov 2025	5240241 - UTILITY BILLING PROCESSING FEES
PAYMENT TECH	12/5/2025	\$87.37	Credit Card Processing Fee - NonUtility - Nov 2025	5440241 - UTILITY BILLING PROCESSING FEES
		\$2,604.09		
PAYSON AUTO SUPPLY - NAPA	11/20/2025	\$32.38	Supplies	1060240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	11/20/2025	\$32.38	Supplies	1060240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	11/20/2025	\$32.38	Supplies	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
PAYSON AUTO SUPPLY - NAPA	11/20/2025	\$32.38	Supplies	5140240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	11/20/2025	\$32.38	Supplies	5240240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	11/20/2025	\$32.38	Supplies	5440240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	11/20/2025	\$33.92	Batteries-Trucks	5140250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	11/20/2025	\$33.92	Batteries-Trucks	5240250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	11/20/2025	\$84.80	BATTERY FOR M1	1077250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	11/20/2025	\$118.72	BATTERY FOR M1	1070250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	11/20/2025	\$173.93	Wipers for snowplows	1060250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$538.02	Steering parts for PW72	1060250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$46.75	Supplies	1060240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$46.75	Supplies	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$46.75	Supplies	5140240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$46.75	Supplies	5240240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$46.76	Supplies	5440240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$19.32	Wheel Nuts	1060250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$19.32	Wheel Nuts	1070250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$19.32	Wheel Nuts	5140250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$19.34	Wheel Nuts	5440250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$84.80	Battery-PW68	1070250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$84.81	Battery-PW68	1077250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	-\$18.00	Credit for core returned-PW68	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$142.61	New battery for Jefferson Vehicle	1054250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$19.00	Mini Ex Service	5140250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$19.01	Mini Ex Service	1060250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$19.01	Mini Ex Service	1070250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$19.01	Mini Ex Service	5240250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$19.01	Mini Ex Service	5440250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$17.58	Oil for mowers	1070250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$17.58	Oil for mowers	1077250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$19.72	Supplies	1060240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$19.72	Supplies	5140240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	12/4/2025	\$19.72	Supplies	5440240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	12/11/2025	\$84.80	Battery-PW10	1070250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/11/2025	\$84.81	Battery-PW10	1060250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/11/2025	\$95.08	Front Brake Pads for PW72	1060250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/11/2025	\$71.52	PW 72 Air Filter	1060250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/11/2025	\$288.58	Batteries for PW57	1060250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	12/11/2025	\$31.80	Supplies	1060240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	12/11/2025	\$31.80	Supplies	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES

PAYSON AUTO SUPPLY - NAPA	12/11/2025	\$31.80 \$2,692.42	Supplies	5440240 - SUPPLIES
PAYSON CITY SOLID WASTE	12/4/2025	\$6,175.23	Tipping Fees	5240530 - WRF - SOLID WASTE DISPOSAL
PAYSON LOCK & KEY	12/4/2025	\$90.00	Lock Repair at City Hall	1051300 - BUILDINGS & GROUND MAINTENANCE
PEN & WEB COMMUNICATIONS c/o PENNY REEVES	12/11/2025	\$69.51	Santaquin Calendar Work	1041615 - SANTAQUIN CALENDAR
PEN & WEB COMMUNICATIONS c/o PENNY REEVES	12/11/2025	\$997.67 \$1,067.18	Website & Social Media Content Management	4340113 - WEBSITE CONTENT MGT - PEN&WEB
PREMIER TRUCK GROUP OF SALT LAKE CITY	11/21/2025	\$141,286.00	2026 Freightliner 114SD for Vac Truck	4241058 - VEHICLE PURCHASES
PRINCIPAL LIFE INSURANCE COMPANY	11/26/2025	\$620.18	Vision Premiums - December 2025	1022508 - VISION
PRINCIPAL LIFE INSURANCE COMPANY	11/26/2025	\$5,821.26	Dental Premiums - December 2025	1022501 - DENTAL
PRINCIPAL LIFE INSURANCE COMPANY	11/26/2025	\$9.70	Vision Premium - COBRA Hooser	1022508 - VISION
PRINCIPAL LIFE INSURANCE COMPANY	11/26/2025	\$44.34	Dental Premium - Surviving Spouse - Hooser	1054145 - SURVIVING SPOUSE BENEFIT PROGRAM
PRINCIPAL LIFE INSURANCE COMPANY	11/26/2025	\$88.48 \$6,583.96	Dental Premium - COBRA Bell	1022501 - DENTAL
PUSH CONSULTING AND ENGINEERING LLC	12/4/2025	\$292.50	Push Consulting subdivision inspections for Amsource subdivision	1022451-010.01 - (INSP&TESTING)Amsource Subdivision
PUSH CONSULTING AND ENGINEERING LLC	12/4/2025	\$390.00	Push Consulting subdivision inspections for The Hills Plat N	1022451-013.01 - (WNTY)(Plat N)The Hills
PUSH CONSULTING AND ENGINEERING LLC	12/4/2025	\$2,567.50	Push Consulting subdivision inspections for Stratton Meadows Subdivision	1022451-005.01 - (INSP&TESTING)Stratton Meadows
PUSH CONSULTING AND ENGINEERING LLC	12/4/2025	\$3,802.50	Push Consulting subdivision inspections for Cortland Townhomes	1022451-011.01 - (INSP&TESTING)Cortland Park Phase A
PUSH CONSULTING AND ENGINEERING LLC	12/4/2025	\$3,965.00	Push Consulting subdivision inspections for Tanner Flats Phase 2 amended	1022451-012.01 - (INSP&TESTING)Tanner Flats Phase 2
PUSH CONSULTING AND ENGINEERING LLC	12/4/2025	\$11,797.50 \$22,815.00	Push Consulting subdivision inspections for Tanner Flats Phase 3	1022451-009.01 - (INSP&TESTING)Tanner Flats Phase 3
RAMESUS STEWART-JOHNSON, RAMBOOSUICE, LLC DBA PAPA STEW'S KITCHEN	12/4/2025	\$1,250.00	Employee Christmas Party Catering Deposit	1043483 - EMPLOYEE ENGAGEMENT
RAMESUS STEWART-JOHNSON, RAMBOOSUICE, LLC DBA PAPA STEW'S KITCHEN	12/9/2025	\$1,250.00 \$2,500.00	Employee Christmas Luncheon - 2nd Half of Payment	1043483 - EMPLOYEE ENGAGEMENT
RB&G ENGINEERING, INC	12/4/2025	\$1,316.90	RB&G geotechnical work for WRF expansion	5240730.001 - CP - WATER RECLAMATION FACILITY UPGRADES
RED RHINO INDUSTRIAL	12/4/2025	\$116.17	Supplies	1060240 - SUPPLIES
RED RHINO INDUSTRIAL	12/4/2025	\$116.17	Supplies	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
RED RHINO INDUSTRIAL	12/4/2025	\$116.17	Supplies	5140240 - SUPPLIES
RED RHINO INDUSTRIAL	12/4/2025	\$116.17	Supplies	5240240 - SUPPLIES
RED RHINO INDUSTRIAL	12/4/2025	\$116.20 \$580.88	Supplies	5440240 - SUPPLIES
REDMOND MINERALS, INC	12/4/2025	\$1,658.02	Road Salt	1060240 - SUPPLIES
REDMOND MINERALS, INC	12/4/2025	\$769.08 \$2,427.10	Road Salt	1060240 - SUPPLIES
REPUBLIC SERVICES LLC #864	12/4/2025	\$582.96	Fuel Recovery Fee	1062312 - RECYCLING PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/4/2025	\$1,216.56	Fuel Recovery Fee	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/4/2025	\$2,077.06	Disposal of Residential Waste (57.6 Tons)	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/4/2025	\$4,196.16	Garbage Pickup Services (1488 2nd Cans)	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/4/2025	\$15,667.05	Recycle Pickup Services (2429 Cans)	1062312 - RECYCLING PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/4/2025	\$26,790.64	Disposal of Residential Waste (742.95 Tons)	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/4/2025	\$32,999.19	Garbage Pickup Service (5069 Cans)	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/4/2025	-\$2,077.06	Credit for tonnage-57.6 Tons	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/11/2025	\$1,243.41	Dumpster Pickup Charges	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/11/2025	\$63.91	190 S 400 W Rec Building Dumpster Charge	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/11/2025	\$509.67	Fuel Recovery Fee	1062312 - RECYCLING PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/11/2025	\$1,067.43	Fuel Recovery Fee	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/11/2025	\$4,218.72	Garbage Pickup Services (1496 2nd Cans)	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/11/2025	\$15,654.15	Recycle Pickup Services (2427 Cans)	1062312 - RECYCLING PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/11/2025	\$20,324.67	Disposal of Residential Waste (563.63 Tons)	1062311 - WASTE PICKUP CHARGES
REPUBLIC SERVICES LLC #864	12/11/2025	\$33,090.33 \$157,624.85	Garbage Pickup Services (5083 1st Cans)	1062311 - WASTE PICKUP CHARGES
REVCO	11/20/2025	\$597.51	Copy Machine Lease - City Hall	4340300 - COPIER CONTRACT

ROCK MOUNTAIN TECHNOLOGY	11/20/2025	-\$2,028.70	Customer Deposit for MS Licensing Annual - Credit for Pre-payment	4340507 - MICROSOFT OFFICE 365 LICENSES
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$5.85	Azure Active Directory Premium - Recurring	4340507 - MICROSOFT OFFICE 365 LICENSES
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$8.05	Micosoft Business App	4340507 - MICROSOFT OFFICE 365 LICENSES
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$10.00	Adapter VGA M/F Adapter Cable	4340230 - MISC EQUIPMENT EXPENSE
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$17.40	Microsoft 365 Business Basic (3 @ 5.80)	4340507 - MICROSOFT OFFICE 365 LICENSES
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$22.40	Microsoft Office 365 E3 - Recurring	4340507 - MICROSOFT OFFICE 365 LICENSES
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$24.00	(2) Microsoft 365 Business Standard @ 12.00	4340507 - MICROSOFT OFFICE 365 LICENSES
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$35.94	Correction on Invoice 8799 - Miscalutation on MS Licensing	4340100 - COMPUTER SUPPORT CONTRACT - RMT
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$120.00	Splashtop Remote Premium (12 users @10.00)	4340500 - SOFTWARE EXPENSE
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$152.00	Maintenance & Mgmnt of Access Control System - Rec Building (38 users @ \$4.00)	4340100 - COMPUTER SUPPORT CONTRACT - RMT
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$162.75	Management of User Security Accounts (93 @ \$1.75)	1043210 - BOOKS,SUBSCRIPTIONS,MEMBERSHIP
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$216.00	Back up of email accounts (144 @1.50)	4340500 - SOFTWARE EXPENSE
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$231.00	Microsoft Exchange Online (60 users @3.85)	4340507 - MICROSOFT OFFICE 365 LICENSES
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$327.25	Remote Management & Monitoring Per Computer (119 users @ 2.75)	4340500 - SOFTWARE EXPENSE
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$385.00	Estimate 3984 - Norm Beagley - Cable Work Change Order to estimate	4340230 - MISC EQUIPMENT EXPENSE
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$1,400.00	Adobe Pro License (5 @ \$280.00_	4340500 - SOFTWARE EXPENSE
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$1,720.00	Microsoft Office 365 Business Premium (80 users @ 21.50)	4340507 - MICROSOFT OFFICE 365 LICENSES
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$3,510.00	Monthly Service Contract - 2/2025	4340100 - COMPUTER SUPPORT CONTRACT - RMT
ROCK MOUNTAIN TECHNOLOGY	11/20/2025	\$4,302.00	Cloud Backup (23,900 GB @ .18)	4340500 - SOFTWARE EXPENSE
		\$10,620.94		
ROCKY MOUNTAIN POWER	11/20/2025	\$127.07	509 FIRESTONE DRIVE	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	11/20/2025	\$16.45	1250 S CANYON ROAD	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	11/20/2025	\$22.02	154 E 950 S	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	11/20/2025	\$46.50	1005 S RED BARN	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	11/20/2025	\$55.59	415 TRAVERTINE WAY	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	11/20/2025	\$95.50	80 E 770 N	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	11/20/2025	\$21.15	1026 E MAIN STREET	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	11/20/2025	\$215.33	1100 S CANYON ROAD	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	11/20/2025	\$111.70	1000 N CENTER PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	11/20/2025	\$404.83	1213 N CENTER ST-PUBLIC WORKS BUILDING	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	11/20/2025	\$932.09	10 W GINGER GOLD ROAD (LIFT STATION)	5240270 - UTILITIES
ROCKY MOUNTAIN POWER	11/20/2025	\$13,187.09	1215 N CENTER	5240500 - WRF - UTILITIES
ROCKY MOUNTAIN POWER	11/20/2025	\$21.45	1852 S MARIGOLD WAY	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	11/20/2025	\$31.24	1269 S RED CLIFF DRIVE	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	11/20/2025	\$34.05	150 S 900 E	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	11/20/2025	\$45.62	1230 S BLUFF STREET	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	11/20/2025	\$63.19	1595 S LONGVIEW ROAD	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	11/20/2025	\$120.63	115 W 860 N - STRONGBOX	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	11/20/2025	\$176.29	759 S BADGER WAY	1060270 - UTILITIES - STREET LIGHTS
		\$15,727.79		
RUSSELL T. MCCONAHAY DBA CRAZY HORSE PARTNERS LLC	11/20/2025	\$500.00	Holly Days Carriage Rides	6240251 - COMMUNITY EVENTS EXPENSE
SALT LAKE WHOLESALE SPORTS - INDUSTRIAL PRODUCTS MFG. INC	12/4/2025	\$868.00	MOS G47 Gen5 Fxd Sights- 2 new handguns	1054240 - SUPPLIES
SAM'S CLUB	12/11/2025	\$6.98	SCIENCE	6840725 - YOUTH ENRICHMENT
SAM'S CLUB	12/11/2025	\$25.85	CRAFTY KIDS	6840725 - YOUTH ENRICHMENT
SAM'S CLUB	12/11/2025	\$70.62	LIBRARY SUPPLIES	7240240 - SUPPLIES
SAM'S CLUB	12/11/2025	\$72.60	NOVEMBER EMPLOYEE LUNCH	1043483 - EMPLOYEE ENGAGEMENT
SAM'S CLUB	12/11/2025	\$123.85	SENIOR LUNCH	7540480 - FOOD
SAM'S CLUB	12/11/2025	\$159.07	SENIOR LUNCH	7540480 - FOOD
SAM'S CLUB	12/11/2025	\$190.44	SENIOR LUNCH	7540480 - FOOD
SAM'S CLUB	12/11/2025	\$230.40	NOVEMBER EMPLOYEE LUNCH	1043483 - EMPLOYEE ENGAGEMENT
SAM'S CLUB	12/11/2025	\$241.74	SENIOR LUNCH	7540480 - FOOD
SAM'S CLUB	12/11/2025	\$822.95	SENIOR LUNCH	7540480 - FOOD
		\$1,944.50		
SANTAQUIN CITY	12/11/2025	\$120.00	Restitution - Case #25150073 (Heaton)	1022430 - COURT FINES AND FORFEITURES
SANTAQUIN CITY UTILITIES	11/21/2025	\$90.00	Cemetery	1022350 - UTILITIES PAYABLE
SANTAQUIN CITY UTILITIES	11/21/2025	\$850.00	Utilities	1022350 - UTILITIES PAYABLE
SANTAQUIN CITY UTILITIES	12/4/2025	\$100.00	Utility Assistance Program-December 2025	5221600 - SEWER FUND DONATIONS

SANTAQUIN CITY UTILITIES	12/5/2025	\$90.00	Cemetery	1022350 - UTILITIES PAYABLE
SANTAQUIN CITY UTILITIES	12/5/2025	\$750.00	Utilities	1022350 - UTILITIES PAYABLE
		\$1,880.00		
SANTAQUIN MARKET ACE	12/11/2025	\$1.42	Supplies for PW57	1060240 - SUPPLIES
SANTAQUIN MARKET ACE	12/11/2025	\$5.56	Supplies for PW56	1060240 - SUPPLIES
SANTAQUIN MARKET ACE	12/11/2025	\$64.76	Extension Cords/Employee Luncheons	1043483 - EMPLOYEE ENGAGEMENT
SANTAQUIN MARKET ACE	12/11/2025	\$10.49	Employee Luncheon	1043483 - EMPLOYEE ENGAGEMENT
SANTAQUIN MARKET ACE	12/11/2025	\$14.39	Supplies for PW6	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
SANTAQUIN MARKET ACE	12/11/2025	\$89.95	Timers for Christmas Lights	1051480 - CHRISTMAS LIGHTS
		\$186.57		
SCHINDLER ELEVATOR	11/20/2025	\$4,367.21	Maintenance on Elevator at Public Safety Building	1051300 - BUILDINGS & GROUND MAINTENANCE
SCOTT SWEET DBA GRUMPY OLD VET TOOLS LLP	12/11/2025	\$1,039.80	Diagnostic Computer Scanner Tool	1060240 - SUPPLIES
SCOTT SWEET DBA GRUMPY OLD VET TOOLS LLP	12/11/2025	\$1,039.80	Diagnostic Computer Scanner Tool	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
SCOTT SWEET DBA GRUMPY OLD VET TOOLS LLP	12/11/2025	\$1,039.80	Diagnostic Computer Scanner Tool	5140240 - SUPPLIES
SCOTT SWEET DBA GRUMPY OLD VET TOOLS LLP	12/11/2025	\$1,039.80	Diagnostic Computer Scanner Tool	5240240 - SUPPLIES
SCOTT SWEET DBA GRUMPY OLD VET TOOLS LLP	12/11/2025	\$1,039.80	Diagnostic Computer Scanner Tool	5440240 - SUPPLIES
		\$5,199.00		
SELECTHEALTH, INC	11/26/2025	\$73,657.00	Health Insurance Premiums - December 2025	1022500 - HEALTH INSURANCE
SHIELD-SAFETY UT LLC	12/11/2025	\$60.33	First Aid Supplies	1060350 - SAFETY & PPE
SHIELD-SAFETY UT LLC	12/11/2025	\$60.33	First Aid Supplies	1070350 - SAFETY - PPE
SHIELD-SAFETY UT LLC	12/11/2025	\$60.33	First Aid Supplies	5140350 - SAFETY & PPE
SHIELD-SAFETY UT LLC	12/11/2025	\$60.33	First Aid Supplies	5240350 - SAFETY & PPE
SHIELD-SAFETY UT LLC	12/11/2025	\$60.34	First Aid Supplies	5440350 - SAFETY & PPE
SHIELD-SAFETY UT LLC	12/11/2025	\$240.40	First Aid Supplies	1051240 - SUPPLIES
		\$542.06		
SHRED-IT US JV LLC	12/4/2025	\$191.52	Paper Shredding Service-City Hall	1043310 - PROFESSIONAL & TECHNICAL
SHRED-IT US JV LLC	12/4/2025	\$137.54	Paper Shredding Services-Court	1042310 - PROFESSIONAL & TECHNICAL
		\$329.06		
SKAGGS PUBLIC SAFETY UNIFORM	11/20/2025	\$36.82	Name Plates for Chief	7657244 - UNIFORMS
SKM INC	11/20/2025	\$114.40	Scada Maintenance	5140310 - PROFESSIONAL & TECHNICAL SVCS
SKM INC	11/20/2025	\$114.40	Scada Maintenance	5440310 - PROFESSIONAL & TECHNICAL SVCS
SKM INC	11/20/2025	\$2,244.86	GE Ilix Renewal	4340614 - PUBLIC WORKS SOFTWARE
		\$2,473.66		
SOUTH UTAH VALLEY SOLID WASTE DISTRICT	12/4/2025	\$4,143.00	Recycle Tipping Fees	1062312 - RECYCLING PICKUP CHARGES
SOUTHERN TIRE MART, LLC	12/4/2025	\$287.30	Tires for PW6	1070250 - EQUIPMENT MAINTENANCE
SOUTHERN TIRE MART, LLC	12/4/2025	\$287.30	Tires for PW6	1077250 - EQUIPMENT MAINTENANCE
		\$574.60		
SPANISH FORK BUILDERS SUPPLY	12/11/2025	\$15.85	Supplies-Waferwood	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
SPANISH FORK BUILDERS SUPPLY	12/11/2025	\$31.70	Supplies-Waferwood	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
		\$47.55		
STAKER PARSON COMPANIES	12/4/2025	\$443.31	Road Patching	4540200 - ROAD MAINTENANCE
STAPLES	11/20/2025	\$19.57	Office Supplies	1043240 - SUPPLIES
STAPLES	11/20/2025	\$26.31	Labels	1048240 - SUPPLIES
STAPLES	12/11/2025	\$53.72	Scissors/Copy Paper	1043240 - SUPPLIES
STAPLES	12/11/2025	\$139.34	W-2 Envelopes/Employee Record Files	1043240 - SUPPLIES
STAPLES	12/11/2025	\$45.92	Office Supplies	1043240 - SUPPLIES
		\$284.86		
STATE OF UTAH	12/11/2025	\$21.25	State Mailing for Court - Jury Pool	1042310 - PROFESSIONAL & TECHNICAL
STEVENS & GALEY	12/11/2025	\$114.00	Public Defender Services - Blancas	1042332 - LEGAL - PUBLIC DEFENDER

STEVENS & GAILY	12/11/2025	\$48.00	Public Defender Service - Garrett	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILY	12/11/2025	\$48.00	Public Defender Services - Holdaway	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILY	12/11/2025	\$18.00	Public Defender Services - Huff	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILY	12/11/2025	\$48.00	Public Defender Services - Moran	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILY	12/11/2025	\$48.00	Public Defender Services - Navas	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILY	12/11/2025	\$114.00	Public Defender Services - Ocampo	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILY	12/11/2025	\$48.00	Public Defender Services - Rojas	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILY	12/11/2025	\$114.00	Public Defender Services - Ruiz	1042332 - LEGAL - PUBLIC DEFENDER
STEVENS & GAILY	12/11/2025	\$48.00	Public Defender Services - Stucki	1042332 - LEGAL - PUBLIC DEFENDER
		\$648.00		
STRINGHAM'S HARDWARE	12/11/2025	\$60.99	Pw27 Cable	1070250 - EQUIPMENT MAINTENANCE
STRINGHAM'S HARDWARE	12/11/2025	\$5.99	City Hall	1051300 - BUILDINGS & GROUND MAINTENANCE
STRINGHAM'S HARDWARE	12/11/2025	\$46.55	Zip ties and banner supplies	6740240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$7.49	Key	1051300 - BUILDINGS & GROUND MAINTENANCE
STRINGHAM'S HARDWARE	12/11/2025	\$19.99	Gloves	1070350 - SAFETY - PPE
STRINGHAM'S HARDWARE	12/11/2025	\$89.45	Tools and Supplies	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$11.28	Supplies-Buckets	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$2.27	Foothill Village Park	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$36.99	Supplies for street sweeper	1060240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$3.99	Supplies-Plunger	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$5.79	Nails for Tree Stakes	1077300 - CEMETERY GROUNDS MAINTENANCE
STRINGHAM'S HARDWARE	12/11/2025	\$15.98	East Park	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$130.77	Museum exterior painting supplies	6340240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$37.45	Christmas Lights	1051480 - CHRISTMAS LIGHTS
STRINGHAM'S HARDWARE	12/11/2025	\$25.99	Extreme Mounting Tape	1054240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$25.99	Museum	1051300 - BUILDINGS & GROUND MAINTENANCE
STRINGHAM'S HARDWARE	12/11/2025	\$6.49	Gloves	5140350 - SAFETY & PPE
STRINGHAM'S HARDWARE	12/11/2025	\$14.98	Supplies	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$65.28	Museum exterior paint supplies	6340240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$4.49	Supplies for PW27	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$67.95	Public Safety Building	1051300 - BUILDINGS & GROUND MAINTENANCE
STRINGHAM'S HARDWARE	12/11/2025	\$6.49	Supplies-Coupler	1051240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$20.47	Public Safety Building	1051300 - BUILDINGS & GROUND MAINTENANCE
STRINGHAM'S HARDWARE	12/11/2025	\$13.57	Public Safety Building Repair	1051300 - BUILDINGS & GROUND MAINTENANCE
STRINGHAM'S HARDWARE	12/11/2025	\$8.57	Main Street Sprinkler Clock	1060240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$29.85	Cleaning Supplies	1051240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	-\$3.51	Credit for parts returned	1051300 - BUILDINGS & GROUND MAINTENANCE
STRINGHAM'S HARDWARE	12/11/2025	\$27.73	Supplies	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$27.73	Supplies	5440240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$36.77	Sidewalk Repair	1060495 - SIDEWALK REPAIR & REPLACE
STRINGHAM'S HARDWARE	12/11/2025	\$3.79	Razor Blades	7657239 - OFFICE SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$5.49	Christmas Lights	1051480 - CHRISTMAS LIGHTS
STRINGHAM'S HARDWARE	12/11/2025	\$69.76	WRF Supplies	5240520 - WRF - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$14.99	screwdriver tools	6740240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$8.99	Bulbs	1060250 - EQUIPMENT MAINTENANCE
STRINGHAM'S HARDWARE	12/11/2025	\$23.06	Supplies for WRF	5240520 - WRF - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$7.99	Christmas Lights	1051480 - CHRISTMAS LIGHTS
STRINGHAM'S HARDWARE	12/11/2025	\$8.49	Christmas Lights	1051480 - CHRISTMAS LIGHTS
STRINGHAM'S HARDWARE	12/11/2025	\$42.99	Tools	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$48.35	Supplies for PW61 Vac Truck	1060240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$57.93	Christmas Lights	1051480 - CHRISTMAS LIGHTS
STRINGHAM'S HARDWARE	12/11/2025	\$37.99	Supplies for PW27	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$25.36	Christmas Lights	1051480 - CHRISTMAS LIGHTS
STRINGHAM'S HARDWARE	12/11/2025	\$19.99	Supplies	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$3.29	Keys for Landfill	1062240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$60.55	Lumber Crayons and Tape for Building Inspection	1068240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$7.99	Toilet Paper	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$26.99	Gloves	5140350 - SAFETY & PPE
STRINGHAM'S HARDWARE	12/11/2025	\$47.05	Christmas Lights	1051480 - CHRISTMAS LIGHTS
STRINGHAM'S HARDWARE	12/11/2025	\$13.99	Caution Tape	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$13.99	Supplies	1060240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$26.13	trail signage	6640720 - RAP TAX EXPENSE
STRINGHAM'S HARDWARE	12/11/2025	\$9.99	Coupling	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES

STRINGHAM'S HARDWARE	12/11/2025	\$12.27	Christmas Lights	1051480 - CHRISTMAS LIGHTS
STRINGHAM'S HARDWARE	12/11/2025	\$24.99	Tools for PW83	1060240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$36.28	Christmas Lights	1051480 - CHRISTMAS LIGHTS
STRINGHAM'S HARDWARE	12/11/2025	\$34.99	Oil for mowers	1070250 - EQUIPMENT MAINTENANCE
STRINGHAM'S HARDWARE	12/11/2025	\$34.99	Oil for mowers	1077250 - EQUIPMENT MAINTENANCE
STRINGHAM'S HARDWARE	12/11/2025	\$16.99	Christmas Lights	1051480 - CHRISTMAS LIGHTS
STRINGHAM'S HARDWARE	12/11/2025	\$29.98	Tools	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$38.48	Gloves	1070350 - SAFETY - PPE
STRINGHAM'S HARDWARE	12/11/2025	\$17.27	Supplies	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$19.47	Christmas Lights	1051480 - CHRISTMAS LIGHTS
STRINGHAM'S HARDWARE	12/11/2025	\$9.49	Supplies	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$16.58	City Hall	1051300 - BUILDINGS & GROUND MAINTENANCE
STRINGHAM'S HARDWARE	12/11/2025	\$4.99	Tools	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	12/11/2025	\$17.72	Christmas Lights	1051480 - CHRISTMAS LIGHTS
STRINGHAM'S HARDWARE	12/11/2025	\$10.49	Christmas Lights	1051480 - CHRISTMAS LIGHTS
STRINGHAM'S HARDWARE	12/11/2025	\$18.28	Padlock and Keys	5140240 - SUPPLIES
		\$1,782.22		
SUMSION CONSTRUCTION L.C. DBA ECKLES PAVING	12/4/2025	\$71,491.00	2025 Harvest View Trail	5740514 - HARVEST VIEW PARK
SUMSION CONSTRUCTION L.C. DBA ECKLES PAVING	12/4/2025	\$108,360.25	2025 public Safety parking lot and Main Street Trail	4540306 - MAIN STREET WIDENING
SUMSION CONSTRUCTION L.C. DBA ECKLES PAVING	12/4/2025	\$588,612.05	2025 Roadway projects	4540200 - ROAD MAINTENANCE
		\$768,463.30		
SURINDER COUPE	12/11/2025	\$350.00	Court Interpreter Services	1042310 - PROFESSIONAL & TECHNICAL
T-MOBILE	11/20/2025	\$31.70	Internet Service - Prospector View Park Cameras	4340240 - TELEPHONE & INTERNET
T-MOBILE	11/20/2025	\$46.04	Jared Shepherd Cell Phone - Nov 2025	1068280 - TELEPHONE
		\$77.74		
TELEFLEX	12/11/2025	\$1,100.00	EMS Supplies IO Needles	7657242 - EMS - SUPPLIES
THATCHER COMPANY	12/4/2025	\$6,001.75	Chlorine	5140240 - SUPPLIES
THATCHER COMPANY	12/4/2025	-\$3,150.00	Credit for empty cylinders returned	5140240 - SUPPLIES
THATCHER COMPANY	12/11/2025	\$8,909.65	Citric Acid, T-Chlor, Hydrochloric Acid	5240510 - WRF - CHEMICAL SUPPLIES
		\$11,761.40		
THE CLASSIC CAR WASH OF SANTAQUIN LLC	11/20/2025	\$150.00	October 2025 Car Wash	1054250 - EQUIPMENT MAINTENANCE
THE CLASSIC CAR WASH OF SANTAQUIN LLC	11/20/2025	\$150.00	September 2025 Car Wash	1054250 - EQUIPMENT MAINTENANCE
THE CLASSIC CAR WASH OF SANTAQUIN LLC	11/20/2025	\$8.00	Car Wash-PW	1070250 - EQUIPMENT MAINTENANCE
THE CLASSIC CAR WASH OF SANTAQUIN LLC	11/20/2025	\$9.60	Car Wash-PW	1060250 - EQUIPMENT MAINTENANCE
THE CLASSIC CAR WASH OF SANTAQUIN LLC	11/20/2025	\$12.00	Car Wash-PW	5140250 - EQUIPMENT MAINTENANCE
THE CLASSIC CAR WASH OF SANTAQUIN LLC	11/20/2025	\$12.80	Car Wash-Engineering	1048250 - EQUIPMENT MAINTENANCE
THE CLASSIC CAR WASH OF SANTAQUIN LLC	11/20/2025	\$28.80	Car Wash-Jon and Jared	1068250 - EQUIPMENT MAINT
		\$371.20		
THE HARTFORD	11/21/2025	\$4,451.16	Life, ADD, LTD & Sup Life - Nov 2025	1022504 - LIFE/ADD
THE PENWORTHY COMPANY	12/11/2025	\$166.82	books	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
THOMSON REUTERS - WEST	12/11/2025	\$287.84	CLEAR Subscription November 2025	1054311 - PROFESSIONAL & TECHNICAL
TOWN OF GENOLA	12/11/2025	\$2,074.16	Genola Court Fine - Nov 2025	1022430 - COURT FINES AND FORFEITURES
TOWN OF GOSHEN	12/11/2025	\$398.07	Goshen Court Fines - Nov 2025	1022430 - COURT FINES AND FORFEITURES
TRYON, ERIK	12/4/2025	\$191.33	Martial Arts Contract Payment	6840809 - MARTIAL ARTS
TUGGYS TEES	11/20/2025	\$1,125.00	Blizzard 5K Tshirts	6240251 - COMMUNITY EVENTS EXPENSE
TUGGYS TEES	11/26/2025	\$571.50	Sport Staff & Official Shirts	6140665 - YOUTH SPORTS
		\$1,696.50		
UPPER CASE PRINTING	12/11/2025	\$183.66	NEWLETTER	5140241 - UTILITY BILLING PROCESSING FEES
UPPER CASE PRINTING	12/11/2025	\$183.66	NEWSLETTER	5440241 - UTILITY BILLING PROCESSING FEES
UPPER CASE PRINTING	12/11/2025	\$183.68	NEWSLETTER	5240241 - UTILITY BILLING PROCESSING FEES

		\$551.00		
URBAN, ANDREA	11/20/2025	\$30.00	Utah EMT Recert fees	7657235 - EMS - EDUCATION, TRAINING & TRAVEL
URBAN, ANDREA	11/20/2025	\$25.00	NREMT Recert Fees	7657235 - EMS - EDUCATION, TRAINING & TRAVEL
		\$55.00		
USDA - RURAL DEVELOPMENT	11/19/2025	\$4,810.10	Principal - 2011A-2 Sewer Revenue	522540.2 - 2011A-2 Sewer Revenue Bond repaid
USDA - RURAL DEVELOPMENT	11/19/2025	\$5,760.90	Interest - 2011A-2 Sewer Revenue	5240820 - DEBT SERVICE - INTEREST
		\$10,571.00		
UTAH COUNTY AUDITOR - ACCOUNTS RECEIVABLE	12/11/2025	\$8,470.50	Victim Advocate Services Oct-Dec 2025	1054311 - PROFESSIONAL & TECHNICAL
UTAH COUNTY HEALTH DEPARTMENT	12/4/2025	\$250.00	Health Department Annual Concessions Permit	6140484 - SNACK SHACK FOOD
UTAH COUNTY HEALTH DEPARTMENT	12/4/2025	\$250.00	Health Department -Senior Kitchen Permit	7540630 - OTHER SERVICES
		\$500.00		
UTAH COUNTY LODGE #31	11/21/2025	\$230.00	FOP Dues (Ut County Lodge #31)	1022425 - FOP DUES
UTAH DEPARTMENT OF WORKFORCE SERVICES	12/11/2025	\$76.66	Unemployment Expense - A Beltran	1070131 - UNEMPLOYMENT EXPENSE
UTAH LOCAL GOVERNMENT TRUST	12/4/2025	\$1,061.61	Auto - Adding Five Vehicles	1043510 - INSURANCE AND BONDS
UTAH LOCAL GOVERNMENT TRUST	12/4/2025	\$89.01	Property - Add on Contractor's Equipment (2)	1043510 - INSURANCE AND BONDS
UTAH LOCAL GOVERNMENT TRUST	12/4/2025	\$6,797.68	ULGT Workers Compensation Premium Invoice for November 2025	1022250 - WORKMENS COMPENSATION PAYABLE
		\$7,948.30		
UTAH RECREATION & PARKS ASSOCIATION	12/4/2025	\$425.00	Utah Recreation and Parks Association annual membership	6740210 - BOOKS, SUBSCRIPTIONS, & MEMBERSHIPS
UTAH STATE DIVISION OF FINANCE	12/11/2025	\$9,000.00	Interest - 2011B Sewer Revenue Bond	5240820 - DEBT SERVICE - INTEREST
UTAH STATE DIVISION OF FINANCE	12/11/2025	\$20,419.99	Interest - 2011A-1 Sewer Revenue Bond	5240820 - DEBT SERVICE - INTEREST
UTAH STATE DIVISION OF FINANCE	12/11/2025	\$355,000.00	Principal - 2011A-1 Sewer Revenue Bond	522535.2 - 2011A-1 Sewer Revenue Bond repaid
		\$384,419.99		
UTAH STATE RETIREMENT	11/20/2025	\$5.00	Traditional IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	11/20/2025	\$192.08	Retirement Loan Payment	1022325 - RETIREMENT LOAN PAYMENT
UTAH STATE RETIREMENT	11/20/2025	\$411.94	Post Retirement (After 7/2010)	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	11/20/2025	\$1,249.07	401K - Tier 1 Parity	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	11/20/2025	\$1,518.00	Roth IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	11/20/2025	\$2,199.55	457	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	11/20/2025	\$5,670.24	401K	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	11/20/2025	\$30,542.66	State Retirement	1022300 - RETIREMENT PAYABLE
		\$41,788.54		
UTAH STATE TAX COMMISSION	11/26/2025	\$9,245.24	State Income Tax	1022230 - STATE WITHHOLDING PAYABLE
UTAH STATE TAX COMMISSION	11/26/2025	\$10,647.34	State Income Tax	1022230 - STATE WITHHOLDING PAYABLE
		\$19,892.58		
UTAH STATE TREASURER	12/11/2025	\$4,274.34	Santaquin Court Fines - Nov 2025	1042610 - STATE RESTITUTION
VANCON, INC	12/4/2025	\$547,694.78	Vancon Progress Payment for WRF upgrade	5240730.001 - CP - WATER RECLAMATION FACILITY UPGRADES
VERIZON WIRELESS	12/4/2025	\$476.16	PD Phones	1054280 - TELEPHONE
VERIZON WIRELESS	12/4/2025	\$780.26	PD Jetpacks	1054340 - CENTRAL DISPATCH FEES
VERIZON WIRELESS	12/4/2025	\$127.77	Fire/EMS Telephone	7657280 - TELEPHONE
VERIZON WIRELESS	12/4/2025	\$100.04	Comm Dev Jetpacks	1068280 - TELEPHONE
VERIZON WIRELESS	12/4/2025	\$40.01	GPS Data Collector	1048280 - TELEPHONE
VERIZON WIRELESS	12/4/2025	\$396.89	Public Works PI Monitors	5140240 - SUPPLIES
VERIZON WIRELESS	12/4/2025	\$39.68	Amalie Ottley Phone	1043280 - TELEPHONE
VERIZON WIRELESS	12/4/2025	\$39.68	Gregg Hiatt Phone	5240280 - TELEPHONE
		\$2,000.49		
WALMART BRC - GE CAPITAL RETAIL BANK	11/26/2025	\$14.91	LADIES NIGHT	6840730 - ADULT ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	11/26/2025	\$15.84	SCIENCE	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	11/26/2025	\$17.76	LITTLE ELVES WORKSHOP	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	11/26/2025	\$24.90	DANCE	6840725 - YOUTH ENRICHMENT



WALMART BRC - GE CAPITAL RETAIL BANK	11/26/2025	\$29.77	MONSTER MAKERS	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	11/26/2025	\$36.07	MONSTER MAKERS	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	11/26/2025	\$38.61	LADIES NIGHT OUT	6840730 - ADULT ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	11/26/2025	\$61.66	DANCE	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	11/26/2025	\$64.09	LADIES NIGHT	6840730 - ADULT ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	11/26/2025	\$102.11	SENIOR LUNCH	7540480 - FOOD
WALMART BRC - GE CAPITAL RETAIL BANK	11/26/2025	\$165.97	SENIOR LUNCH	7540480 - FOOD
WALMART BRC - GE CAPITAL RETAIL BANK	11/26/2025	\$421.55	SENIOR LUNCH	7540480 - FOOD
		\$993.24		
WESTOVER, ANNIE	11/20/2025	\$1,874.50	Reimbursement for EMT/AEMT Class	7657235 - EMS - EDUCATION, TRAINING & TRAVEL
WPA ARCHITECTURE, PC	12/4/2025	\$5,764.75	WPA architectural services for Cemetery building finish	5740734 - CEMETERY IMPROVEMENTS
WPA ARCHITECTURE, PC	12/4/2025	\$9,441.00	WPA architecture services for Recreation building finish	5740729 - RECREATION FACILITY EXPANSION
		\$15,205.75		
XPRESS BILL PAY	12/5/2025	\$1,183.99	Credit Card Processing Fee - Nov 2025	5440241 - UTILITY BILLING PROCESSING FEES
XPRESS BILL PAY	12/5/2025	\$1,184.00	Credit Card Processing Fee - Nov 2025	5140241 - UTILITY BILLING PROCESSING FEES
XPRESS BILL PAY	12/5/2025	\$1,184.00	Credit Card Processing Fee - Nov 2025	5240241 - UTILITY BILLING PROCESSING FEES
		\$3,551.99		
ZIONS BANK-CASH	11/20/2025	\$5.00	Pennies for Cash Drawers	1043240 - SUPPLIES
ZIONS FIRST NATIONAL BANK	11/24/2025	-\$134.74	Less Cash on Hand as of 11-10-2025	824410.820 - DEBT SERVICE - INTEREST
ZIONS FIRST NATIONAL BANK	11/24/2025	\$250.00	Paying Agent Fees - LBA Lease Revenue 2015	824410.611 - BANK CHARGES
ZIONS FIRST NATIONAL BANK	11/24/2025	\$31,400.10	Interest - 2015 LBA Lease Revenue	824410.820 - DEBT SERVICE - INTEREST
ZIONS FIRST NATIONAL BANK	12/4/2025	\$27,020.00	Interest - 2018 PI Booster Pump/Tank	5440820 - DEBT SERVICE - INTEREST
ZIONS FIRST NATIONAL BANK	12/4/2025	\$84,500.00	Principal - 2018 PI Booster Pump/Tank	542512.2 - 2018 Booster Pump/Tank repaid
ZIONS FIRST NATIONAL BANK	12/4/2025	\$27,020.00	Interest - 2018 WA Booster Pump/Tank	5140820 - DEBT SERVICE - INTEREST
ZIONS FIRST NATIONAL BANK	12/4/2025	\$84,500.00	Principal - 2018 WA Booster Pump/Tank	512512.2 - 2018 Booster Pump/Tank repaid
ZIONS FIRST NATIONAL BANK	12/4/2025	-\$315.12	Less Cash on Hand as of 11/10/2025	5140820 - DEBT SERVICE - INTEREST
ZIONS FIRST NATIONAL BANK	12/4/2025	-\$315.11	Less Cash on Hand as of 11/10/2025	5440820 - DEBT SERVICE - INTEREST
ZIONS FIRST NATIONAL BANK	12/4/2025	\$125.00	Paying Agent Fee	5140825 - TRUSTEE FEES
ZIONS FIRST NATIONAL BANK	12/4/2025	\$125.00	Paying Agent Fee	5440825 - DEBT SERVICE - TRUSTEE FEES
ZIONS FIRST NATIONAL BANK	12/8/2025	-\$1,119.95	Less Cash On Hand as of 10/8/2025	1089820 - DEBT SERVICE INTEREST - 2020 Sales Tax Rev Bonds
ZIONS FIRST NATIONAL BANK	12/8/2025	\$250.00	Paying Agent Fee Kept by Zions Bank	1089830 - DEBT SERVICE AGENT FEES - 2020 Sales Tax Rev Bonds
ZIONS FIRST NATIONAL BANK	12/8/2025	\$60,665.00	Interest - 2020 Sales Tax Revenue Bonds	1089820 - DEBT SERVICE INTEREST - 2020 Sales Tax Rev Bonds
		\$313,970.18		
<b>TOTAL:</b>		<b>\$3,360,156.82</b>		

# *Santaquin* **BUSINESS** *DECEMBER 2025* **SPOTLIGHT**



## **Small Business Spotlight: Yu Kitchen | by Council Member Mecham**

This month, we are excited to spotlight Yu Kitchen, a delightful restaurant located in Santaquin, owned by the warm and welcoming Yu family. Tom and Julie Yu, along with their daughter Jennifer, have made a significant impact on our community since opening their doors.

### **A Family Journey**

Originally from China, Tom moved to the USA about 20 years ago. After a few years, he brought his wife, Julie, and their daughter, Jennifer, to join him, emphasizing the importance of family in their journey. Having lived in Payson for several years, the Yu's have grown to love the area and community.

### **Business Experience**

The Yu's are no strangers to entrepreneurship. They have successfully run other businesses and, during the pandemic of 2020, made the strategic decision to sell those ventures. Recognizing an opportunity to contribute to the Santaquin community, they opened Yu Kitchen, where they serve a fantastic menu filled with delicious food that reflects their heritage.

### **Commitment to Community**

At Yu Kitchen, customers can expect not only great food but also a friendly and helpful atmosphere. Tom and Julie take pride in their restaurant and have expressed their gratitude for the support they've received from the people of Santaquin. Their goal is to create a welcoming space where everyone feels at home.

### **Future Plans**

As Yu Kitchen continues to grow, the Yu family is planning to find a bigger location in Santaquin to accommodate more guests for a sit-down dining experience. Additionally, they are excited to announce the opening of a new restaurant in Hurricane in the coming weeks.

We warmly welcome Tom, Julie, and Jennifer to Santaquin and encourage everyone to visit Yu Kitchen to enjoy their amazing offerings. Experience the flavors of their menu and the genuine hospitality that the Yu family brings to our community.



## **RESOLUTION 12-03-2025**

### **A RESOLUTION APPROVING THE SUNSET RIDGE DEVELOPMENT AGREEMENT BETWEEN SANTAQUIN CITY AND URBAN HOMES LLC**

**WHEREAS**, Urban Homes LLC owns or will own approximately 22.60 acres of property (Parcel # 32:040:0073 and Parcel # 32:040:0061 located at approximately 1025 E Main Street in Santaquin; and

**WHEREAS**, owners of the property desired to develop portions of their property and Santaquin City had a need for land to maintain and construct facilities that would mitigate flood water and debris flows; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing and in a public meeting on December 9, 2025, and they provided a recommendation to the City Council regarding the aspects of the proposed development agreement that would be exceptions from Santaquin City Code; and

**WHEREAS**, Urban Homes LLC and Santaquin City have negotiated terms for the development of the property in a development agreement; and

**WHEREAS**, the Santaquin City Council desires to approve the development agreement.

**NOW THEREFORE**, be it resolved by the Santaquin City Council as follows:

**SECTION 1:** The attached documents represent the Scenic Ridge Estates Development Agreement.

**SECTION 2:** This Resolution shall become effective upon passage.

Approved on this 16<sup>th</sup> day of December 2025.

City of Santaquin,

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Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Brian Del Rosario	Voted	___
Councilmember Travis Keel	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___

ATTEST:

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Stephanie Chrsitensen, City Recorder

**DEVELOPMENT AGREEMENT  
FOR  
URBAN HOMES, LLC**

December 16, 2025

**WHEN RECORDED, RETURN TO:**

**SANTAQUIN CITY  
110 SOUTH CENTER STREET  
SANTAQUIN, UTAH 84655**

**DEVELOPMENT AGREEMENT  
FOR  
SUNSET RIDGE**

THIS DEVELOPMENT AGREEMENT is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2025, by and between Santaquin City, a Utah municipality and Urban Homes, LLC, a Utah Limited Liability Company (“Developer”).

**RECITALS**

A. The capitalized terms used in this Agreement and in these Recitals are defined in Section 1.2, below.

B. Developer owns certain real property located in Santaquin, Utah, more particularly described in Exhibit A hereto (the “Property”). Developer desires to develop portions of the Property for residential lots.

C. Developer and the City desire that the Property be developed in a unified and consistent fashion pursuant to the Concept Plan.

D. The Parties acknowledge and intend that development of the Property pursuant to this Agreement will result in significant planning benefits to the City and its residents by, among other things, requiring orderly development of the Property, increasing safety and protection of residents based on improvements to be constructed on the Property, and by promoting the goals of increasing availability of affordable and moderate income housing as established by the City and the Utah Legislature.

E. The Parties desire to enter into this Agreement to specify the rights and responsibilities

of the Developer to develop the Property as expressed in this Agreement and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this Agreement.

F. This Agreement conforms with the intent of the City's General Plan.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Developer hereby agree to the following:

## **TERMS**

### **1. Incorporation of Recitals and Exhibits/ Definitions.**

1.1. **Incorporation.** The foregoing Recitals and Exhibits A - E are hereby incorporated into this Agreement.

1.2. **Definitions.** As used in this Agreement, the words and phrases specified below shall have the following meanings:

1.2.1. **Act** means the Land Use, Development, and Management Act, Utah Code Ann. § 10-9a-101 *et seq.*

1.2.2. **Agreement** means this Development Agreement and any amendments thereto, including all of its Exhibits.

1.2.3. **Applicant** means a person or entity submitting a Development Application.

1.2.4. **Buildout** means the completion of all of the development on the entire Project pursuant to the approved plans.

1.2.5. **City** means Santaquin City, a Utah municipality.



1.2.6. **City Consultants** means those outside consultants employed by the City in various specialized disciplines such as traffic, hydrology or drainage for reviewing certain aspects of the development of the Project.

1.2.7. **City's Future Laws** means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a Development Application is submitted for all or part of the Project and which may or may not be applicable to the Development Application depending upon the provisions of this Agreement.

1.2.8. **City's Vested Laws** means Titles 10 and 11 of the Santaquin City Code in effect as of the date of this Agreement.

1.2.9. **Concept Plan** means the plan for the development of the Property, a copy of which is attached hereto as Exhibit B.

1.2.10. **Council** means the elected City Council of the City.

1.2.11. **Default** means a material breach of this Agreement as specified herein.

1.2.12. **Denied** means a formal denial issued by the final decision-making body of the City for a particular type of Development Application but does not include review comments or "redlines" by City staff.

1.2.13. **Development** means the development of all or part of the Project pursuant to an approved Development Application.

1.2.14. **Development Application** means an application to the City for development of all or part of the Project including a Subdivision or any other permit, certificate or other authorization from the City required for development of the Project.

1.2.15. **Developer or Owner** means Urban Homes, LLC and its assignees or transferees as permitted by this Agreement.

1.2.16. **Notice** means any notice to or from any Party to this Agreement that is either required or permitted to be given to another party.

1.2.17. **Open Space** shall have the meaning specified in Section 10.08.020 of the Santaquin City Code to and including the debris basin and conveyance channel contemplated herein.

1.2.18. **Outsource or Outsourcing** means the process of the City contracting with City Consultants or paying overtime to City employees to provide technical support in the review and approval of the various aspects of a Development Application as is more fully set out in this Agreement.

1.2.19. **Party/Parties** means, in the singular, Developer or the City; in the plural Developer and the City.

1.2.20. **Planning Commission** means the City's Planning Commission.

1.2.21. **Project** means the total development to be constructed on the Property by Developer pursuant to this Agreement with the associated public and private facilities.

1.2.22. **Property** means the real property proposed for development by Developer more fully described in Exhibit A.

1.2.23. **Public Infrastructure** means those elements of infrastructure that are planned to be dedicated to the City as a condition of the approval of a Development Application.

1.2.24. **Subdeveloper** means a person or an entity not “related” (as defined by Section 165 of the Internal Revenue Code) to Developer which purchases a portion of the Property for development.

1.2.25. **Subdivision** means the division of any portion of the Project into developable lots pursuant to State Law and/or the Zoning Ordinance.

1.2.26. **Subdivision Application** means the application to create a Subdivision.

1.2.27. **Zoning** means the zone for the Property in effect on the effective date of this Agreement.

1.2.28. **Zoning Ordinance** means the City’s Land Use and Development Ordinance adopted pursuant to the Act that was in effect as of the date of this Agreement and includes the City’s Vested Laws.

## **2. Development of the Project.**

2.1. **Compliance with the Concept Plan and this Agreement.** Development of the Project shall be in accordance with the City’s Vested Laws, the City’s Future Laws (to the extent that these are applicable as otherwise specified in this Agreement), the Concept Plan, and this Agreement, with consideration of the goals of increasing the availability of affordable housing and the promotion of home ownership in the City.

2.2. **Design and Construction Obligations of the City.** The City has sought funding from the federal government for the design and construction of a stormwater conveyance channel and piping and a debris basin as depicted in Exhibit C attached hereto. These stormwater conveyance channel and piping and debris basin improvements are intended to mitigate the effects of storm run-off citywide. The City shall utilize available federal funding as authorized by the National Resource Conservation Service (“NRCS”), to

design and construct the stormwater conveyance channel and piping and a debris basin as specifically set forth in this Agreement.

## **2.3. Dedication and Transfer of Property to the City.**

2.3.1. Owner shall dedicate and transfer to the City by General Warranty Deed approximately 5.58 acres of the Property more particularly described in Exhibit D hereto for the improvements to and maintenance of the existing and any future construction of a storm water conveyance channel and or conveyance piping through and a stormwater debris basin on the Property for the purpose of collecting, controlling, routing, and conveying upstream storm water flows on and through the Property and for Open Space purposes. Owner shall also dedicate and transfer to City by General Warranty Deed approximately 0.34 acres of Property more particularly described as “Area F” in Exhibit B and Exhibit D for the purposes of Open Space, a trailhead, BLM/Forest Service access, and other City purposes.

2.3.1.1. The property to be dedicated and transferred to the City pursuant to Section 2.3.1 above includes the dedication of approximately 1.79 acres as open space for development of the Property, which is the future conveyance channel, conveyance piping, and debris basin and future addition to City parks and open space. Additionally, in exchange for approximately 0.87 acres of the aforementioned dedicated and transferred property, the City will transfer to Developer approximately 0.87 acres of real property currently owned by the City and more particularly described in Exhibit E. Additionally, in exchange for the

remaining approximately 3.26 acres of the aforementioned dedicated and transferred property, the City agrees to pay \$176,000 per acre →  $\$176,000 \times 3.26$  acres → \$573,760 total for the remainder of the debris basin deeded property.

2.3.2. The dedication of said property described in Sections 2.3.1 above shall satisfy Developer's open space dedication requirement set forth in this Agreement. Moreover, Developer shall have no obligation to improve said Open Space as may otherwise be required by Santaquin City Code. The improvement of the property dedicated to the City by Developer shall be the responsibility of the City and shall also include designing and constructing the conveyance channel, piping, and debris basin as depicted in Exhibit C.

2.3.3. Timing of Land and Easement Dedication. Developer shall convey the property and the easement described in Subsection 2.3.1 of this Agreement within 90 days of the execution of this Agreement.

2.3.4. City acknowledges the need for a perpetual easement for a pipeline associated with the debris basin infrastructure. City agrees to pay \$1.00 per square foot for the needed pipe easement of 15,062 square feet →  $\$1.00 \times 15,062 \text{ sf} = \$15,062.00$  total for the easement.

2.3.5. Developer acknowledges and agrees that the dedication of a portion of its property to the City and the pipe easement as provided in this Section 2.3 might alter or otherwise preclude other potential uses for said property, including potential building lots or other improvements but will certainly benefit both the development of the Property and the City, and is central to the Parties' willingness to enter into this Agreement.

2.3.6. Developer may, in its sole discretion, choose to install a large diameter pipe, in lieu of the City constructing the above identified storm water conveyance mechanism (i.e. conveyance channel and piping). In such event, Developer shall pay all costs to furnish and install the large diameter pipe and any appurtenances.

2.3.7. Upon final approval of this Agreement, the City agrees that approximately 2.41 acres of the Property will be zoned C-1 Interchange Commercial as depicted in Exhibit B. Additionally, upon final approval of this Agreement, City agrees that approximately 1.10 acres of the Property will be zoned Main Street Residential (MSR) as depicted in Exhibits B & D. Furthermore, upon final approval of this Agreement, City and Developer agree that approximately 6.56 acres of the Property will be zoned Public Facilities (PF) as depicted in Exhibit B.

2.3.8. At Developer's written request, City agrees to negotiate in good faith, a future agreement that would allow Developer to excavate a portion of the debris basin identified herein, process, and utilize existing soil materials for future onsite City infrastructure improvements, specifically for Property purposes. Any utilization of said existing materials must meet all Santaquin City Codes, Specifications, and requirements and the design and intent of the future debris basin. No marketing or sale of onsite materials excavated from the future debris basin is allowed unless expressly agreed to in writing by the Parties.

2.3.9. The Parties agree to a possible, future shared parking agreement as identified by Santaquin City Code 10.48.030, for a portion of the property currently owned and that will continue to be owned by City. Any shared parking agreement shall be as mutually agreed to by the Parties. Such shared parking will

be for the benefit of the City for a trailhead and other City purposes. Such shared parking will also be for the benefit of the Developer for commercial business parking purposes and for access to adjacent townhome parking. No residential parking will be included in any shared parking agreement area. The Parties agree that the costs for the identified shared parking improvements will be paid on a proportional basis and as agreed to in writing by the Parties.

**2.4. Limitation and No Guarantee.** Developer acknowledges that the development of every aspect of the Concept Plan requires that each Development Application comply with the City's Vested Laws, and with the City's Future Laws to the extent they are specifically applicable as set forth in the agreement. Notwithstanding any contrary provision of this Agreement, the City's entry into this Agreement does not guarantee that the Developer will be able to construct any aspect of the Project until and unless all applicable requirements are met.

### **3. Public Infrastructure**

**3.1. Construction by Developer.** Except as otherwise specifically provided in this Agreement, Developer shall be responsible for all design and construction of all infrastructure improvements as required by Santaquin City Code. Developer shall have the right and the obligation to design, construct, and install, or cause to be designed, constructed and installed, all Public Infrastructure reasonably and lawfully required as a condition of approval of the Development Application pursuant to the City's Vested Laws and applicable Future Laws. For all property transferred from the City to Developer, Developer shall have the right and the obligation to design, construct, and install, or cause to be designed, constructed, and installed, all Public Infrastructure

reasonably and lawfully required as a condition of approval of each Development Application pursuant to the City's Vested Laws and with the City's Future Laws to the extent they are specifically applicable as set forth in the agreement.

3.2. **Bonding.** Unless otherwise provided by Chapter 10-9a of the Utah Code as amended, Applicant shall provide security in conjunction with its application for a building permit for any Public Infrastructure or private infrastructure required by the City, in a form acceptable to the City, as specified in the City's ordinances in effect at the time of application. Partial releases of any such required security shall be allowed as work progresses based on the City's laws then in effect.

4. **Upsizing/Reimbursements to Developer.**

4.1. **Upsizing.** All Public Infrastructure shall be of sufficient capacity to service the entire Project at Buildout. The City shall not require Developer to upsize any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing. For example, if an upsizing to a water pipe size increases costs by 10% but adds 50% more capacity, the City shall only be responsible to compensate Developer for the 10% cost increase. An acceptable financial arrangement for upsizing of improvements means reimbursement agreements, connector agreements, payback agreements, and impact fee credits and reimbursements, as agreed by the Parties. Providing Public Infrastructure with sufficient capacity to serve the entire Project at Buildout is not considered upsizing for purposes of this Agreement, and all associated costs thereof are the sole responsibility of the Developer, and not the responsibility of the City.



## 5. **Vested Rights.**

5.1. **Vested Rights Granted by Approval of this Agreement.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants Developer all rights to develop the Project in fulfillment of this Agreement, the City's Vested Laws, the Zoning and the Concept Plan except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2023).

5.2. **Application of City's Future Laws.** The City's Future Laws in effect on the date of a completed development application apply to the development to the extent they do not contradict the City's Vested Laws. In the event of a conflict with the City's Vested Laws, the City's Future Laws shall apply in the following circumstances:

5.2.1. **Developer Agreement.** Those City's Future Laws that Developer has agreed in writing will apply to the Project;

5.2.2. **State and Federal Compliance.** Those City's Future Laws which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

5.2.3. **Codes.** Any City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, fire, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal

governments and are required to meet legitimate concerns related to public health, safety or welfare;

5.2.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;

5.2.5. Fees. Changes to the amounts of fees for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

5.2.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City and which meet all requirements of the U. S. Constitution, Utah Constitution, law and applicable statutes, including but not limited to Utah Code Ann. Section 11-36a-101 (2025) *et seq.*;

6. **Term of Agreement.** This Agreement shall take effect on the date when both Parties have executed the Agreement, and shall expire on December 15, 2035, or at Buildout, whichever is earlier.

7. **Processing of Development Applications.**

7.1. **Processing of Development Applications.** City Code will govern Processing of Development Applications.

7.2. **Acceptance of Certifications Required for Development Applications.** Any Development Application requiring the signature, endorsement, or certification and/or stamping by a person holding a license or professional certification required by the State of Utah in a particular discipline shall be so signed, endorsed, certified or stamped

signifying that the contents of the Development Application comply with the applicable regulatory standards of the City.

**7.3. Independent Technical Analyses for Development Applications.** If the City needs technical expertise beyond the City's internal resources to determine impacts of a Development Application such as for structures, bridges, water tanks, and other similar matters which are not required by the City's Vested Laws to be certified by such experts as part of a Development Application, the City may engage such experts as City Consultants, with the actual and reasonable costs being the responsibility of Applicant .

**7.4. City Denial of a Development Application.** If the City denies a Development Application the City shall provide a written determination advising the Applicant of the reasons for denial including specifying the reasons the City believes that the Development Application is not consistent with this Agreement, the Zoning and/or the City's Vested Laws (or, if applicable, the City's Future Laws). The City shall work with the Applicant in good faith to explain the reasons for the denial.

**7.5. City Denials of Development Applications Based on Denials from Non-City Agencies.** If the City's denial of a Development Application is based on the denial of the Development Application by a Non-City Agency, Applicant shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified below. Applicant's failure to successfully appeal any such denial shall preclude any action by Applicant against City for City's denial so long as the City did not otherwise cause the Non-City Agency to issue the denial.

**7.6. Mediation of Development Application Denials.**

7.6.1. Issues Subject to Mediation. Issues resulting from the City's Denial of a

Development Application that the parties are not able to resolve shall be mediated.

7.6.2. Mediation Process. If the City and Applicant are unable to resolve a disagreement which is subject to mediation pursuant to Section 7.6.1, the parties shall attempt within thirty (30) calendar days to appoint a mutually acceptable mediator with knowledge of the legal issue in dispute. If the City and Applicant are unable to agree on a single acceptable mediator, they shall each, within fifteen (15) calendar days, appoint their own representative. These two representatives shall, between them, choose the single mediator. In the alternative, the City and the Applicant may jointly submit the matter to the Office of the Property Rights Ombudsman for mediation at the earliest available time for the Ombudsman, the Applicant, and the City. Applicant and the City shall split the fees of the chosen mediator, each Party paying 50% of the fees. The chosen mediator shall within thirty (30) calendar days, review the positions of the parties regarding the mediation issue and promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the parties.

## **8. Default.**

8.1. **Notice.** If Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide written Notice to the other Party.

8.2. **Contents of the Notice of Default.** The Notice of Default shall:

8.2.1. Specific Claim. Specify the claimed event of Default;

8.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default;

8.2.3. Materiality. Identify why the Default is claimed to be material; and

8.2.4. Cure Period. If appropriate, the City will propose in a Notice to Developer a time for Developer to cure the Default which shall be of no less than thirty (30) calendar days duration.

8.3. **Remedies.** As to any uncured Default, the parties shall submit the matter to mediation consistent with the procedures set forth in Section 7.6. If the parties are not able to resolve the Default by mediation, the parties may have the following remedies, except as otherwise specifically limited in this Agreement:

8.3.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, administrative or legal appeals, injunctive relief, and/or specific performance.

8.3.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

8.3.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer, until the Default has been cured.

8.4. **Emergency Defaults.** Notwithstanding anything in this Agreement to the contrary, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would

also impair a compelling, countervailing interest of the City, then the City may impose the remedies of Section 8.3 without the requirements of Section 8.2. The City shall give specific written Notice to Developer and/or any applicable Subdeveloper of any public meeting at which an emergency default is to be considered and the Developer and/or any applicable Subdeveloper shall be provided with a full and fair opportunity to respond to the Notice.

**8.5. Default of Assignee.** A default of any obligations assumed by an assignee of Developer shall not be deemed a default of Developer.

**8.6. Limitation on Recovery for Default – No Damages.** Notwithstanding anything in this Agreement to the contrary, no Party shall be entitled to any claim for any monetary damages as a result of any breach of this Agreement and each Party waives any and all claims thereto. The sole remedy available to Developer or any Subdeveloper shall be that of specific performance.

**8.7. Authority of City Inspectors.** Nothing in this Section 8 shall be construed to limit the ability or authority of City's inspectors to assure compliance with construction standards and practices through the procedures applied generally to construction projects in the City.

9. **Notices.** All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

**To the Developer:**

Urban Homes, LLC  
1185 North SR 51  
Spanish Fork, Utah 84660  
[chbird88@gmail.com](mailto:chbird88@gmail.com)  
801-368-1884

**To the City:**

Santaquin City  
Attn: City Manager  
Norm Beagley  
110 South Center Street  
Santaquin, UT 84655  
[nbeagley@santaquin.gov](mailto:nbeagley@santaquin.gov)  
(801) 754-3200

**With a Copy to:**

Brett B. Rich  
Nielsen & Senior, P.C.  
P.O. Box 970663  
Orem, UT 84097  
[bbr@ns-law.com](mailto:bbr@ns-law.com)  
(801) 701-7074

**9.1. Effectiveness of Notice.** Except as otherwise provided in this Agreement, each

Notice shall be effective and shall be deemed delivered on the earlier of:

9.1.1. Hand Delivery. Its actual receipt, if delivered personally, by courier service, or by facsimile provided that a copy of the facsimile Notice is mailed or personally delivered as set forth herein on the same day and the sending party has confirmation of transmission receipt of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

9.1.2. Electronic Delivery. Its actual receipt if delivered electronically by email,

provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending party has an electronic receipt of the delivery of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

9.1.3. Mailing. On the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail. Any party may change its address for Notice under this Agreement by giving written Notice to the other party in accordance with the provisions of this Section.

10. **Headings.** The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidences of intent.

11. **No Third-Party Rights/No Joint Venture.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and Developer. Further, the parties do not intend this Agreement to create any third-party beneficiary rights. The Parties acknowledge that this Agreement refers to a private development and that the City has no interest in, responsibility for, or duty to, any third parties concerning any improvements to the Property, unless the City has accepted the dedication of such improvements, at which time all rights and responsibilities—except for warranty bond requirements for the dedicated public improvement, shall be the City's.

12. **Assignability.** The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part, respectively, by Developer, only upon written approval of the City as provided herein. Any assignee shall consent in writing to be bound by the assigned terms and



conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

That consent shall specifically acknowledge the provisions of Section 2.

12.1. **Sale of Lots.** Developer's selling or conveying lots in any approved Subdivision or Parcels to builders, users, or Subdevelopers, shall not be deemed to be an "assignment" subject to the above-referenced approval by the City unless specifically designated as such an assignment by Developer.

12.2. **Related Entity.** Developer's transfer of all or any part of the Property to any entity "related" to Developer (as defined by regulations of the Internal Revenue Service in Section 165), or Developer's entry into a joint venture for the development of the Project shall also be deemed to be an "assignment" subject to the above-referenced approval by the City.

12.3. **Notice.** Developer shall give Notice to the City of any proposed assignment within fifteen (15) calendar days after the event has occurred and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

12.4. **Time for Denial.** Unless the City denies the proposed assignment in writing within thirty (30) calendar days of Notice, the City shall be deemed to have approved of and consented to the assignment.

12.5. **Partial Assignment.** If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds.

Upon any such approved partial assignment, Developer shall not be released from any

future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations herein.

12.6. **Basis for Denial.** The City may only withhold its consent if the City is not reasonably satisfied of the assignee's financial ability to perform the obligations of Developer proposed to be assigned or, there is an existing breach of a development obligation owed to the City by the Developer, assignee or related entity that has not either been cured or is in the process of being cured in a manner acceptable to the City. Any refusal of the City to accept an assignment shall be subject to the Mediation process specified in Section 7.6.

13. **Insurance and Indemnification.** To the fullest extent permitted by law, Owner shall indemnify and hold harmless the City, which for purposes of the section includes its elected and appointed officials, representatives, officers, employees, and agents, from and against any and all claims, demands, causes of action, orders, decrees, judgements, losses, risks of loss, damages, expenses (including litigation expenses and attorneys' fees), and liabilities arising out of or related: to (1) any referendum, or any action contesting the legality of this agreement; (2) acts, errors or omissions of Owner or its agents, servants, employees, or contractors in performance of this Agreement. Nothing in this section shall be construed to mean that Owner shall defend, indemnify, or hold the City or its elected and appointed officials, representatives, officers, employees, and agents, harmless from any claims of personal injury, death or property damage or other liabilities arising from (i) the willful misconduct or negligent acts or omissions of the City, or its boards, officers, agents, or employees; and/or (ii) the negligent maintenance or repair by the City of improvements that have been offered for dedication and accepted by the City for maintenance. Prior to any construction on the Property, Owner shall furnish or cause to be

furnished to the City duplicate originals or appropriate certificates of insurance as might be required by the City's Vested Laws within the R-10 Residential zone.

13.1. **Hazardous, Toxic, and/or Contaminating Materials.** Owner further agrees to defend and hold the City and its elected and/or appointed boards, officers, agents, employees, and consultants, harmless from any and all claims, liability, costs, fines, penalties, charges and/or claims of any kind whatsoever relating to the existence and removal of hazardous, toxic and/or contaminating materials on the Property, except where such claims, liability, costs, fines, penalties, charges and/or claims are due to the actions of the City.

14. **Binding Effect.** If Developer sells or conveys portions of the Property to Subdevelopers or related parties, the property so sold and conveyed shall bear the same rights, privileges, configurations, and conformity to the Concept Plan as applicable to such property and be subject to the same limitations and rights of the City as when owned by Developer, and as set forth in this Agreement without any required approval, review, or consent by the City except as otherwise provided herein.

15. **No Waiver.** Failure of any Party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future date any such right or any other right it may have.

16. **Severability.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this Agreement shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this Agreement shall remain in full force and affect.

17. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation

under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

18. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

19. **Applicable Law.** This Agreement is entered into in Utah County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

20. **Venue.** Any action to enforce this Agreement shall be brought only in the Fourth District Court for the State of Utah, Provo Department.

21. **Entire Agreement.** This Agreement, including all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

22. **Mutual Drafting.** Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

23. **Recordation and Running with the Land.** This Agreement shall be recorded in the chain of title for the Project. This Agreement shall be deemed to run with the land. The data disk of the City's Vested Laws, shall not be recorded in the chain of title. A secure copy of City's Vested Laws shall not be filed with the City Recorder but each party shall have a copy.

24. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement pursuant to Resolution No. 12-03-2025 adopted by the City on December 16, 2025.

**(This portion left blank intentionally.)**

**SIGNATURE PAGE FOR  
DEVELOPMENT AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

**DEVELOPER:** Urban Homes, LLC

By: \_\_\_\_\_  
Name: Chris Bird  
Title: Managing Member  
Date: December 16, 2025

STATE OF UTAH                    )  
  :ss.  
COUNTY OF UTAH                )

On the 16<sup>th</sup> day of December, 2025, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did say that he/she is the \_\_\_\_\_ of Urban Homes, LLC, a Utah Limited Liability Company and that he/she signed the foregoing instrument, which was duly authorized by the company at a lawful meeting held by authority of its operating agreement.

\_\_\_\_\_  
NOTARY PUBLIC

**SIGNATURE PAGE FOR  
DEVELOPMENT AGREEMENT (CONT.)**

**CITY:**  
**SANTAQUIN CITY**

By: \_\_\_\_\_  
Name: Daniel M Olson  
Title: Mayor  
Date: December 16, 2025

Attest: Stephanie Christensen

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

**CITY ACKNOWLEDGMENT**

STATE OF UTAH                    )  
  :ss.  
COUNTY OF UTAH                )

On the 16<sup>th</sup> day of December, 2025, personally appeared before me Daniel M. Olson who being by me duly sworn, did say that he is the Mayor of Santaquin City, a political subdivision of the State of Utah, and that he signed said instrument on behalf of the City by authority of its City Council.

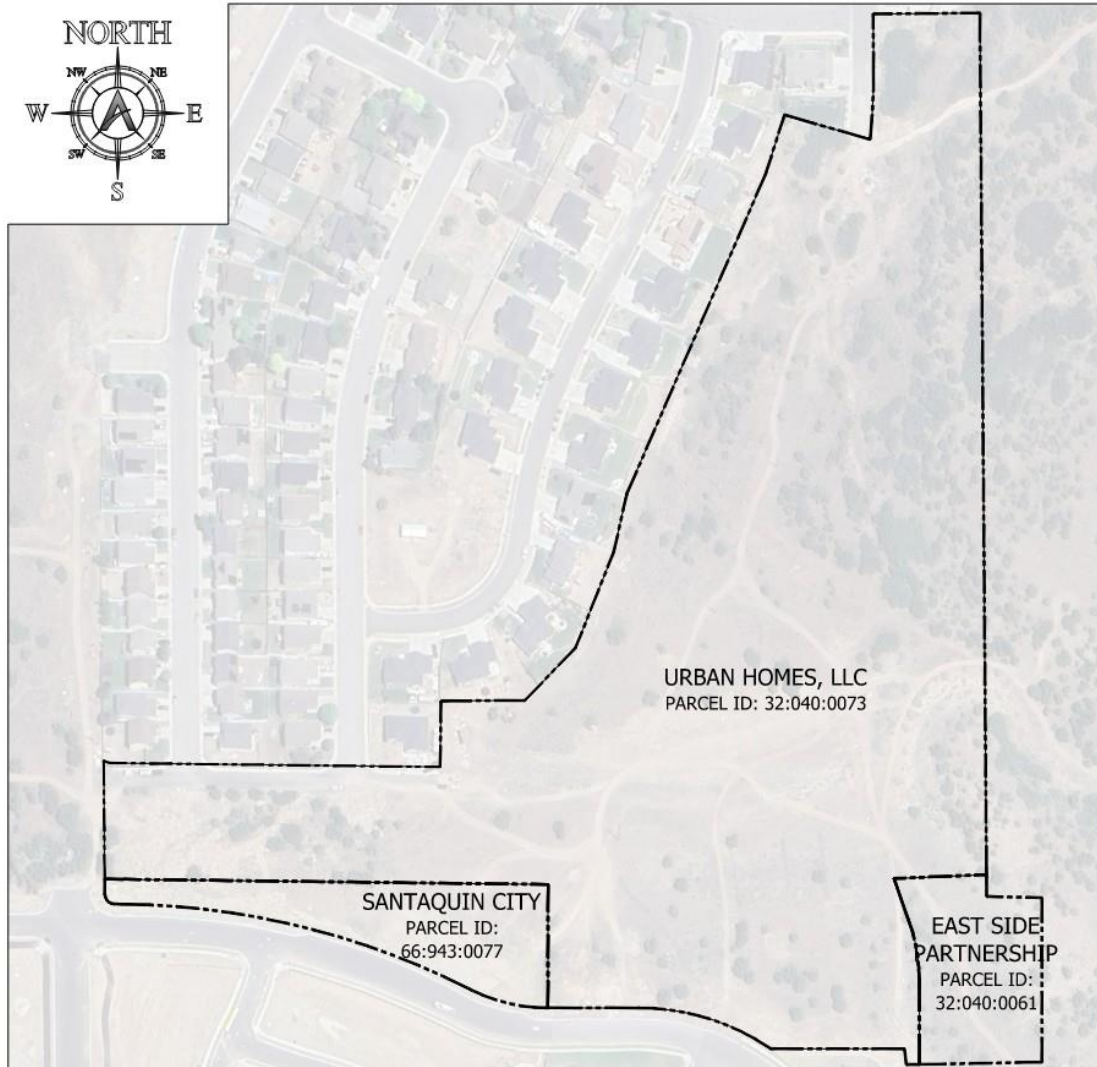
\_\_\_\_\_  
NOTARY PUBLIC

## TABLE OF EXHIBITS

Exhibit A	Legal Description of Property
Exhibit B	Concept Plan
Exhibit C	Debris Basin Site Plan
Exhibit D	Property Deeded to City
Exhibit E	Property Deeded to Developer



**EXHIBIT A**  
**LEGAL DESCRIPTION OF PROPERTY**



**URBANHOMES, LLC - LEGAL DESCRIPTION:**

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN (MARKED BY A 1985 BRASS CAP MONUMENT); THENCE N89°18'55"W 29.57 FEET; THENCE N00°27'21"W 183.82 FEET TO THE EASTSIDE ESTATES SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING 13 COURSES: (1) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 12.51 FEET, A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S71°22'51"E 12.31 FEET, (2) S89°18'00"E 510.44 FEET, (3) N00°42'00"E 102.34 FEET, (4) N89°32'40"E 130.59 FEET, (5) N43°46'06"E 113.30 FEET, (6) N21°45'32"E 160.57 FEET, (7) N12°31'40"E 90.51 FEET, (8) N23°28'40"E 542.49 FEET, (9) N17°36'54"E 95.00 FEET, (10) S74°03'25"E 138.39 FEET, (11) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 112.64 FEET, A RADIUS OF 1010.00 FEET AND A CHORD BEARING AND DISTANCE OF N02°40'36"E 112.58 FEET, (12) N00°31'06"W 82.05 FEET, (13) N89°27'34"E 157.66 FEET TO THE CORNER OF SAID SUBDIVISION; THENCE N89°27'34"E 8.02 FEET TO THE 1/16 LINE; THENCE S00°26'32"E 1335.54 FEET ALONG THE 1/16 LINE; THENCE S87°31'59"W 143.90 FEET; THENCE S19°39'00"E 69.37 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 95.35 FEET, A RADIUS OF 278.00 FEET AND A CHORD BEARING AND DISTANCE OF S09°49'27"E 94.88 FEET; THENCE SOUTH 129.22 FEET; THENCE S89°00'02"W 20.06 FEET TO THE OAK SUMMIT PUD SUBDIVISION; THENCE ALONG SAID PUD SUBDIVISION THE FOLLOWING FIVE (5) COURSES: (1) N07°04'48"W 24.79 FEET, (2) S89°57'42"W 207.44 FEET, (3) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 27.75 FEET, A RADIUS OF 361.00 FEET AND A CHORD BEARING AND DISTANCE OF N57°43'07"W 27.75 FEET, (4) ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 189.39 FEET, A RADIUS OF 361.00 FEET AND A CHORD BEARING AND DISTANCE OF N74°58'02"W 187.23 FEET, (5) S89°59'59"W 141.21 FEET TO THE SANTAQUIN ESTATES PLAT "A" SUBDIVISION; THENCE NORTH 191.34 FEET ALONG SAID SUBDIVISION; THENCE N89°18'00"W 658.61 FEET ALONG SAID SUBDIVISION TO THE POINT OF BEGINNING. THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 929,483 SQUARE FEET IN AREA OR 21.338 ACRES MORE OR LESS (AS DESCRIBED).

**EAST SIDE PARTNERSHIP LEGAL DESCRIPTION:**

BEGINNING AT FOUND 1985 BLM ALUMINUM CAP MONUMENT MARKING THE WEST CENTER 1/16 CORNER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N00°26'32"W 33.98 FEET ALONG THE 1/16 LINE; THENCE S87°31'59"W 143.90 FEET; THENCE S19°39'00"E 69.37 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 95.35 FEET, A RADIUS OF 278.00 FEET AND A CHORD BEARING AND DISTANCE OF S09°49'27"E 94.88 FEET; THENCE S00°00'08"W 129.21 FEET; THENCE N88°53'26"E 190.28 FEET; THENCE NORTH 254.81 FEET; THENCE N88°49'37"W 85.75 FEET TO THE POINT OF BEGINNING. THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 54,749 SQUARE FEET IN AREA OR 1.257 ACRES MORE OR LESS (AS DESCRIBED).

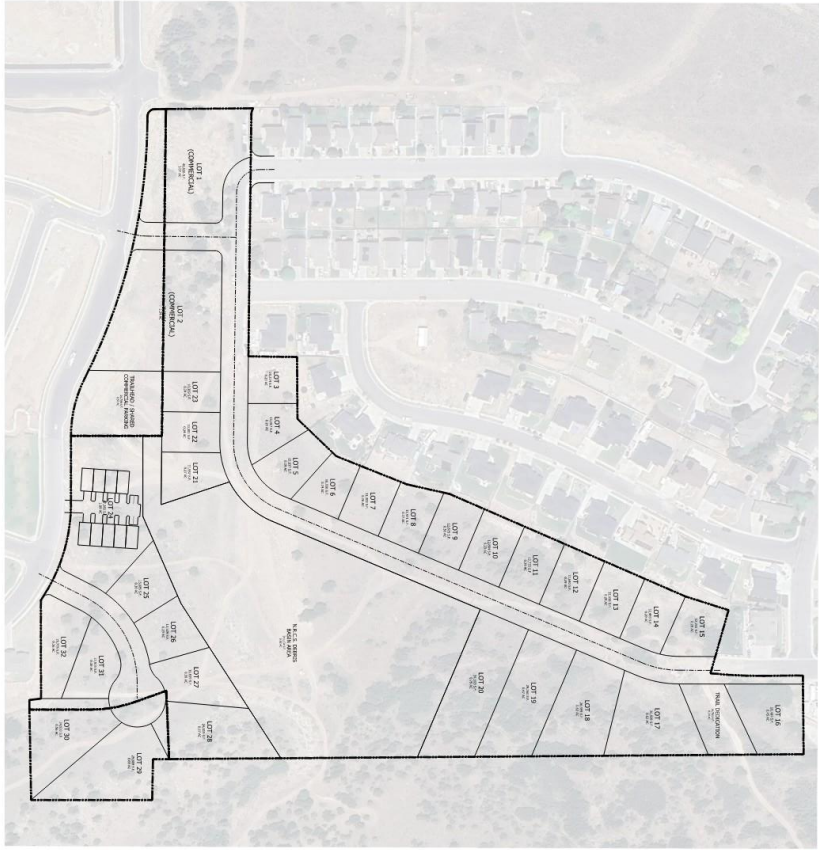
**SANTAQUIN CITY - LEGAL DESCRIPTION:**

ALL OF PARCEL A OF THE SANTAQUIN ESTATES SUBDIVISION.



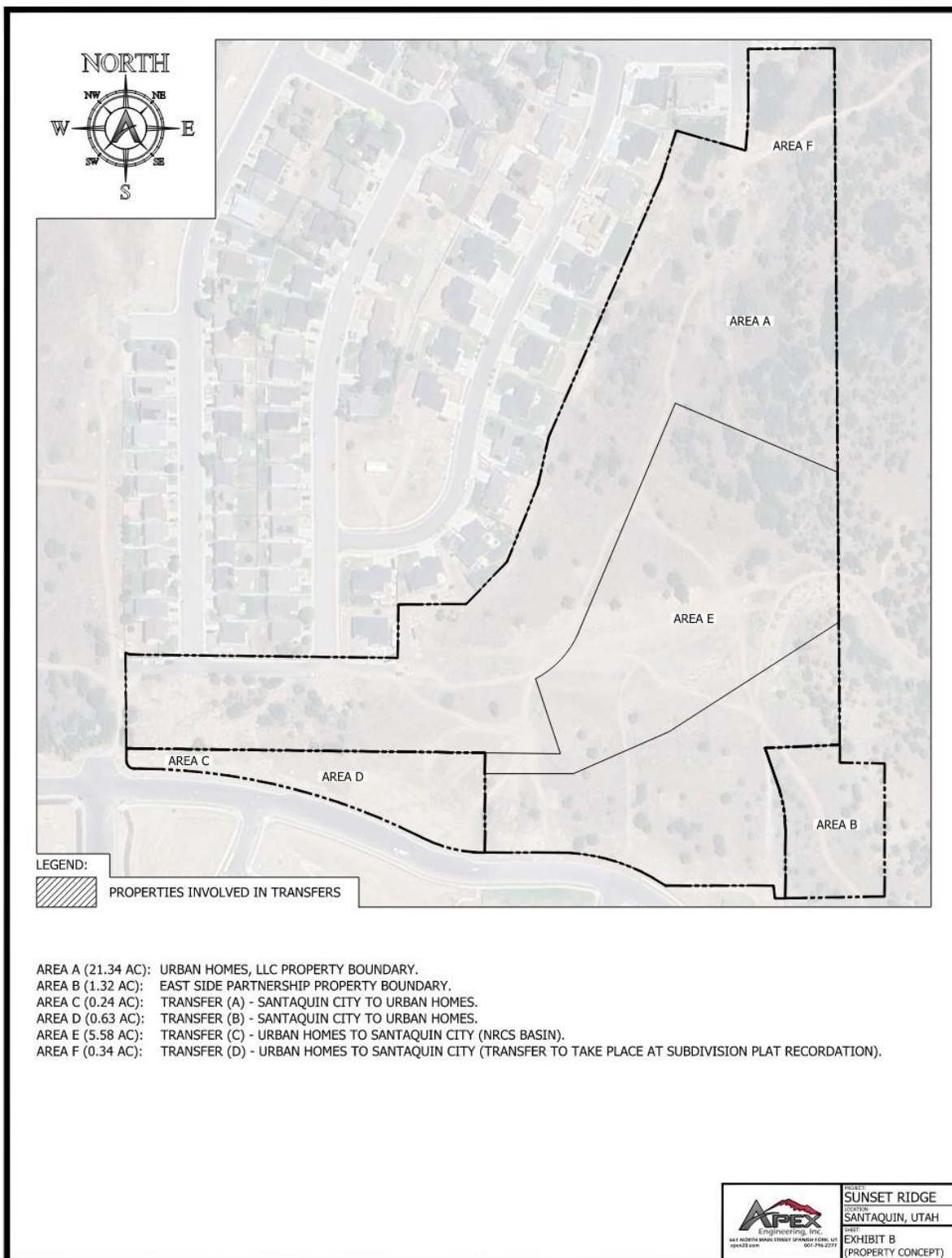
SUNSET RIDGE  
LOCATION  
SANTAQUIN, UTAH  
PROJECT  
EXHIBIT A  
(INCLUDED PROPERTIES)

**EXHIBIT B**  
**CONCEPT PLAN**



SUNSET RIDGE - CONCEPT PLAN

<p>661 NORTH MAIN STREET SPANISH FORK, UT 84301  <b>APPEX</b>          ENGINEERING, INC.          801.796.2277          apexco.com</p>											
<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>01/11/2017</td> <td>APPEX</td> <td>CONCEPT PLAN</td> </tr> </tbody> </table>				NO.	DATE	BY	REVISION	1	01/11/2017	APPEX	CONCEPT PLAN
NO.	DATE	BY	REVISION								
1	01/11/2017	APPEX	CONCEPT PLAN								
<p><b>SUNSET RIDGE</b></p>											
<p><b>SANITARIUM, UTAH</b></p>											
<p><b>CONCEPT PLAN</b></p>											



**EXHIBIT C**  
**DEBRIS BASIN SITE PLAN**







- NOTES:
1. CLEAR AND GRUB ALL TREES AND VEGETATION WITHIN CUTFILL, ACCESS ROADS, RIPRAP AND FLEXAMAT TREATMENT, STIP AND STABILIZED SOIL, AND EXISTING TRUNK LINE AND ROW.
  2. AFTER FINAL DESIGN, EXISTING TRUNK LINE AND ROW, ON ALL CUTFILL AREAS OUTSIDE OF RIPRAP AND BASE COURSE FINAL GRADING ELEVATIONS GIVEN IN PLANS INCLUDE TOP SOIL.
  3. RESEED ALL DISTURBED AREAS OUTSIDE OF RIPRAP AND BASE COURSE WITH SEED MIXTURE AND FERTILIZER. (SEE SPEC.) USE HYDROSEEDING FOR EROSION CONTROL. (PRODUCT HERE) TYPE 4.
  4. INSTALL STIFF FENCE ON CONCRETE BASIN SIDE OF ALL WORK ZONES. ADJUST STIFF FENCE LAYOUT AS NEEDED TO PROTECT IN PLACE ALL EXISTING VEGETATION AS MUCH AS PRACTICABLE.

LEGEND

- CUT LINE
- CUT LINE
- TRUNK LINE
- UNTREATED BASE COURSE
- LOOSE RIPRAP
- FLEXAMAT PLUS LVT, OR APPROVED EQUIVALENT
- SILT FENCE, APWA PLAN 122

SCALE

0 10 20

IF THIS DRAWING IS NOT DRAWING IS NOT TO SCALE

WARNING

2100 West Grove Parkway  
Parsippany, NJ 07054-1000  
(800) 703-1100

**Horrocks**

SANTAQUIN EAST BENCH DEBRIS BASINS

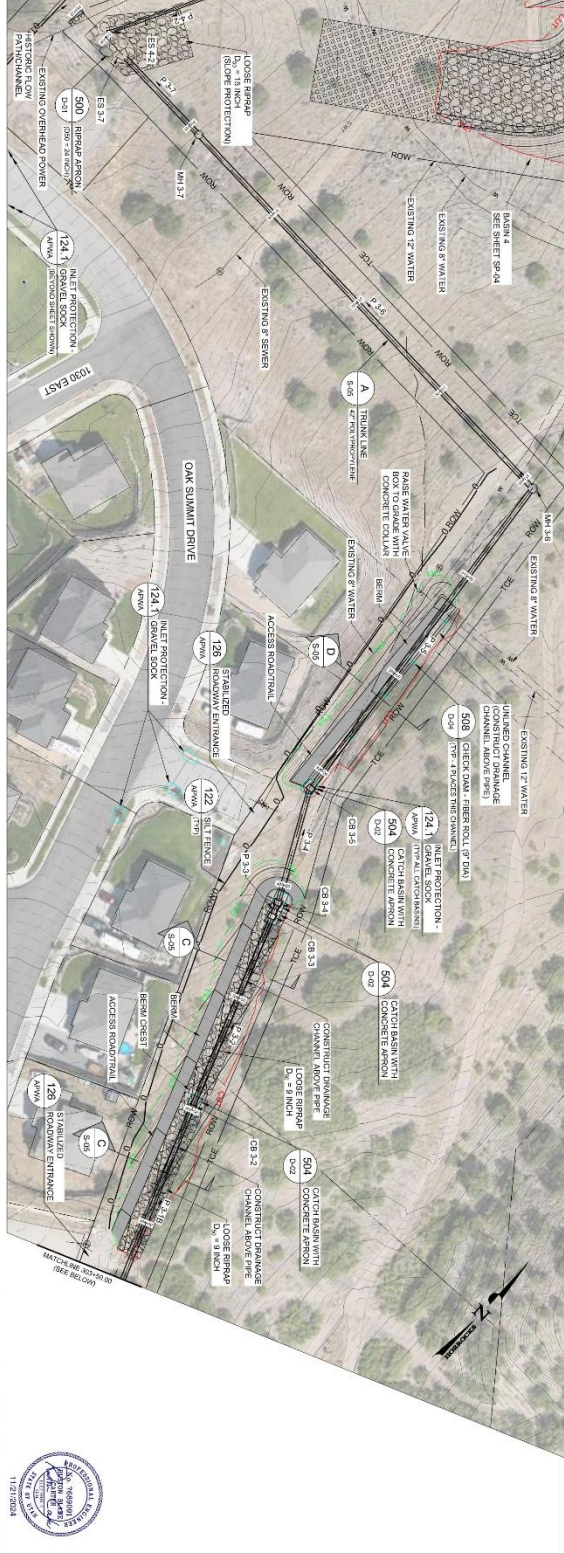
SITE PLAN - TRUNK LINE

DATE	BY	CHKD	APPD
12/20/23	SP-03		
12/20/23	SP-03		

CONNECT FLEXAMAT TO EXISTING CONCRETE BASIN/WALL/CONCRETE SPECIFICATIONS MATCH EXISTING CONCRETE (APPROX. 1500)

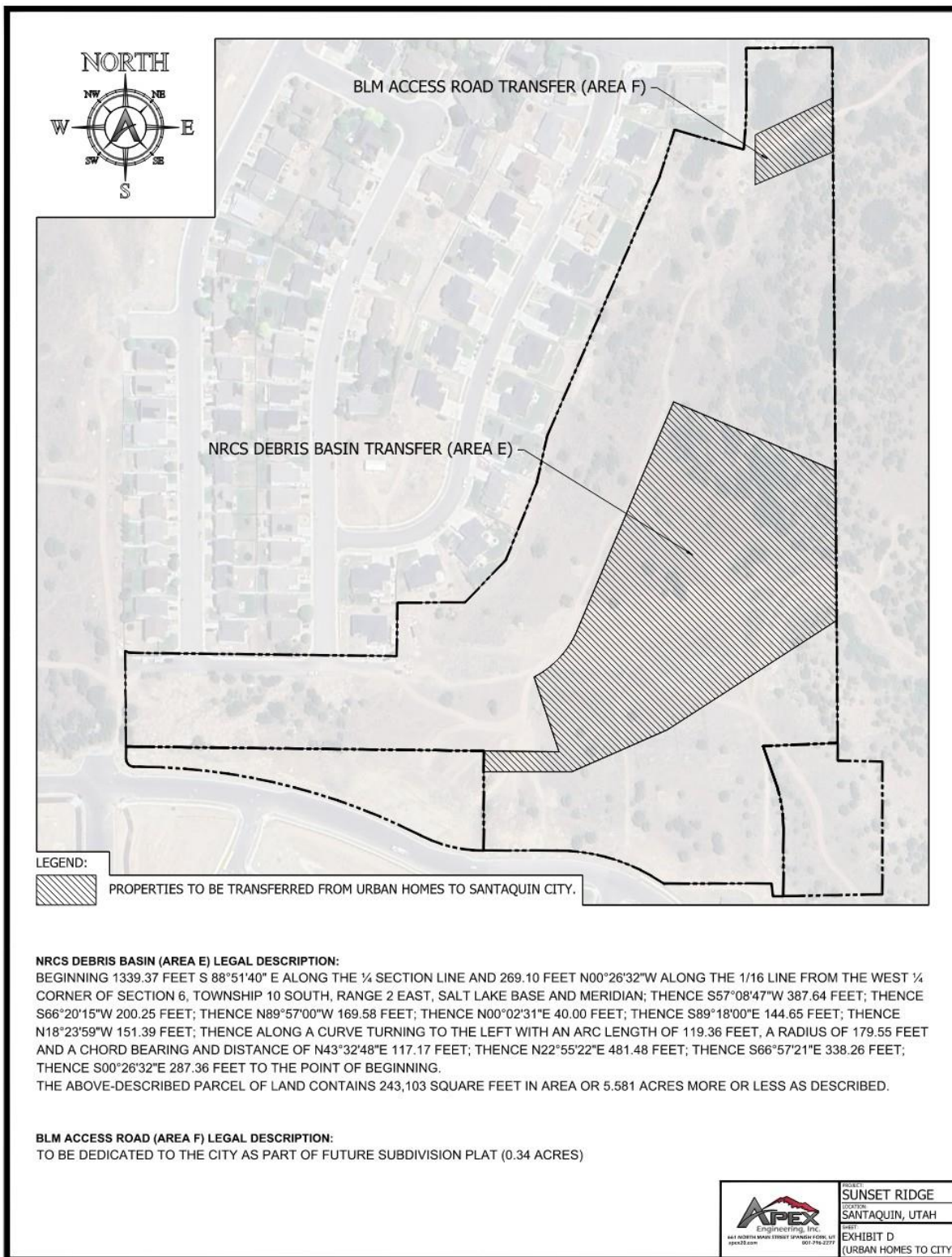
TRUNK LINE CL

TRUNK LINE CL

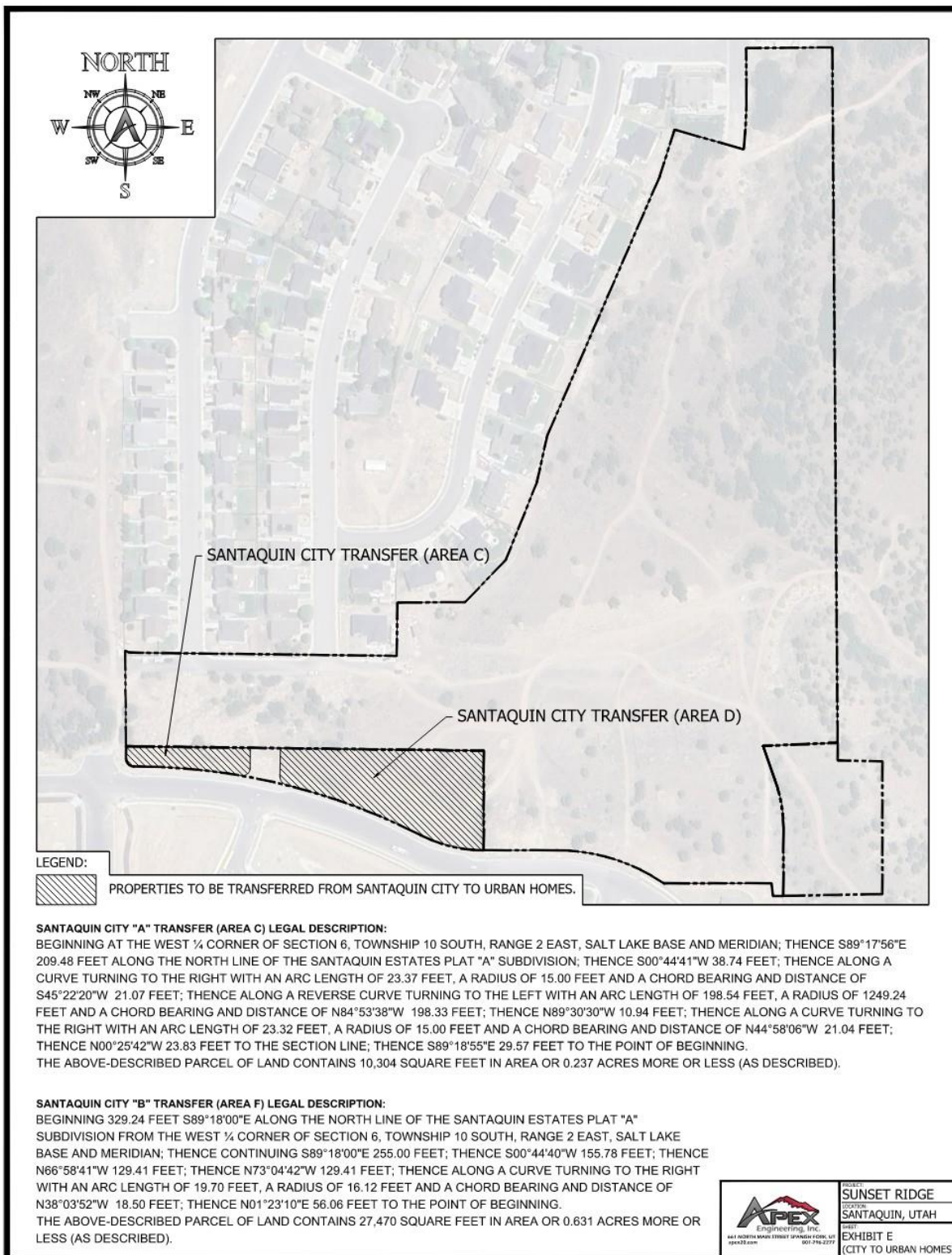




**EXHIBIT D**  
**PROPERTY DEEDED TO CITY**



**EXHIBIT E**  
**PROPERTY DEEDED TO DEVELOPER**



# MEMO



To: Mayor Olson and City Council  
From: Jason Bond, Assistant City Manager  
Date: December 12, 2025  
RE: **Wildland-Urban Interface Code and Map**

---

The State of Utah is requiring that cities adopt the Wildland-Urban Interface code by December 31st, 2025. This code will require development proposals to acknowledge fire hazard dangers due to proximity to natural areas of fire potential and concern. The associated requirements will require that new homes address items such as, but not limited to, alteration of existing vegetation and/or topography and limitations on landscaping, home materials, structure spacing, fencing, and fire suppression techniques appropriate to the area.

Additionally, the State of Utah is requiring that cities adopt a Wildland-Urban Interface map by December 31st, 2025. This map will delineate the boundaries of the areas in Santaquin City that are subject to the Wildland-Urban Interface code.

The Planning Commission reviewed the proposed code amendment on December 9<sup>th</sup>, 2025 and made the following motion.

Commissioner Nixon made a motion to provide a positive recommendation to the City Council for the drafted ordinance regarding the Wildland Urban Interface Code. Commissioner Romero seconded the motion.

Commissioner Wood, Yes; Commissioner Christopher, Yes; Commissioner Weight, Yes; Commissioner Hoffman, Yes; Commissioner Nixon, Yes; Commissioner Romero, Yes; Commissioner Moak, Absent; The motion passed.

**Recommended Action:** Motion to approve Ordinance 12-02-2025, an ordinance adopting the 2006 edition of the Utah Wildland-Urban Interface Code.

# Ordinance 12-02-2025

## **AN ORDINANCE AMENDING TITLE 9, OF THE SANTAQUIN CITY CODE PERTAINING TO ADOPTION OF THE 2006 EDITION OF THE UTAH WILDLAND URBAN INTERFACE CODE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE**

**WHEREAS**, Title 9 of the Santaquin City Code adopts various Building Regulations and Code Standards for Buildings and Construction within Santaquin City ("City"); and

**WHEREAS**, the Utah Wildland Urban Interface Code ("Code") regulates ignition-resistant construction techniques and defensible space as well as fire department access and available water supplies for fire suppression; and

**WHEREAS**, the Code focuses on preventing ignition of buildings and vegetative fuels from direct exposure to wildfire and fire exposure from adjacent structures; and

**WHEREAS**, the Code helps prevent structure fires in Wildland Urban Interface areas from spreading to wildland fuels, even in the absence of fire department intervention; and

**WHEREAS**, the City desires to adopt the Utah Wildland Urban Interface Code to safeguard life and property from the intrusion of wildfire; and

**WHEREAS**, the City Council desires to amend Title 9, of the Santaquin City Code to add Chapter 9.05, Utah Wildland Urban Interface Code, as set forth in Exhibit A, attached hereto and incorporated herein; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on December 9, 2025, which hearing was preceded by the posting of public notice pursuant to applicable statutory requirements; and

**WHEREAS**, after said public hearing the Santaquin City Planning Commission forwarded a recommendation to the City Council;

**NOW THEREFORE, BE IT HEREBY ORDAINED BY THE SANTAQUIN CITY COUNCIL AS FOLLOWS:**

### **Section I. Amendment of City Code**

Title 9 of the Santaquin City Code pertaining to Buildings and Construction is hereby amended to add Chapter 05, Utah Wildland Urban Interface Code, as outlined in Exhibit A.

### **Section II. Severability**

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and



circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provision, subdivision, sentence or part of a section or application had not been included.

### **Section III. Contrary Provisions Repealed**

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

### **Section IV. Codification, Inclusion in the Code, and Scrivener's Errors**

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be corrected by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

### **Section V. Posting and Effective Date**

This ordinance shall become effective at 5:00 p.m. on Wednesday, December 17, 2025. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and comply with applicable notice requirements, including posting a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 16<sup>th</sup> day of December, 2025.

---

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted ____
Councilmember Brian Del Rosario	Voted ____
Councilmember Travis Keel	Voted ____
Councilmember Lynn Mecham	Voted ____
Councilmember Jeff Siddoway	Voted ____

ATTEST:

---

Stephanie Christensen, City Recorder

## **EXHIBIT A**

### **ADOPTION OF TITLE 9, CHAPTER 05, UTAH WILDLAND URBAN INTERFACE CODE**

#### **9.05 Utah Wildland Urban Interface Code**

#### **9.05 010 Utah Wildland Urban Interface Code Adopted**

#### **9.05.020 Violation**

#### **9.05.010 Utah Wildland Urban Interface Code Adopted**

The City hereby adopts the 2006 edition of the Utah Wildland Urban Interface Code, subject only to those exceptions allowed by State law, as set forth in Utah Code Annotated 15A-2-103. Any developer must meet the city construction and development standards, including the Utah Wildland Urban Interface Code, if more stringent than the Utah Wildland Urban Interface Code.

#### **9.05.020 Violation**

It shall be a Class C Misdemeanor to erect, construct, enlarge, alter, repair, move, demolish, occupy, or use any building or structure in the City in violation of or without complying with the provisions of the 2006 edition of the Utah Wildland Urban Interface Code adopted under this Chapter.



STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

I, Stephanie Christensen, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 16<sup>th</sup> day of December, 2025, entitled:

**“AN ORDINANCE AMENDING TITLE 9, OF THE SANTAQUIN CITY CODE PERTAINING TO ADOPTION OF THE 2006 EDITION OF THE UTAH WILDLAND URBAN INTERFACE CODE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City, Utah this 16<sup>th</sup> day of December, 2025.

Stephanie Christensen, City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

I, Stephanie Christensen, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 16<sup>th</sup> day of December, 2025.

The three places are as follows:

1.       Zions Bank
2.       Post Office
3.       City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

---

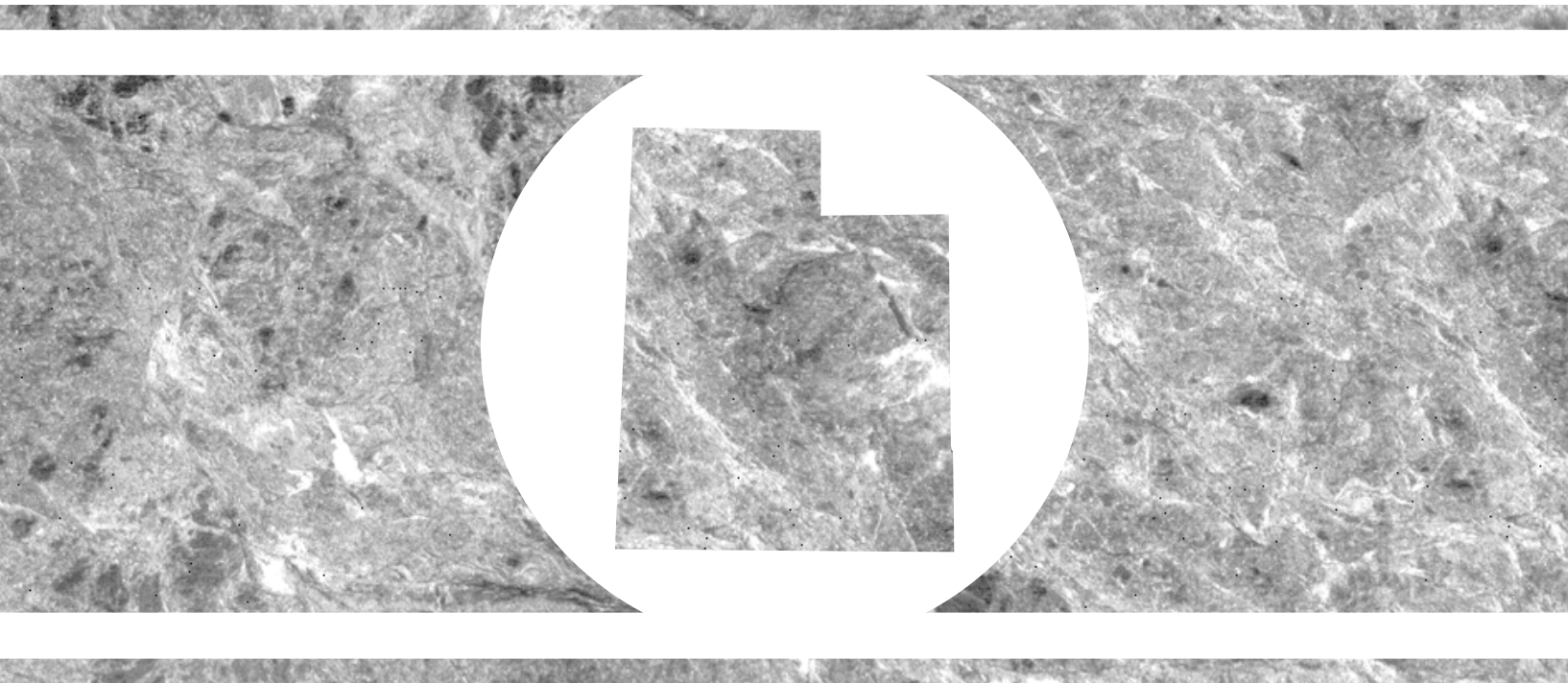
Stephanie Christensen  
Santaquin City Recorder

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025,  
by Stephanie Christensen.

---

Notary Public

# **2006 UTAH WILDLAND-URBAN INTERFACE CODE**



2006 Utah Wildland-Urban Interface Code

*First Printing:* July 2006  
*Second Printing:* October 2006  
*Third Printing:* March 2007  
*Fourth Printing:* February 2008  
*Fifth Printing:* June 2008

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# PREFACE

## Introduction

Internationally, code officials recognize the need for a modern, up-to-date code addressing the mitigation of fire in the urban-wildland interface. The *International Wildland-Urban Interface Code*™, in this 2003 edition, is designed to bridge the gap between enforcement of the *International Building Code*® and *International Fire Code*® by mitigating the hazard of wildfires through model code regulations, which safeguard the public health and safety in all communities, large and small.

This comprehensive urban-wildland interface code establishes minimum regulations for land use and the built environment in designated urban-wildland interface areas using prescriptive and performance-related provisions. It is founded on data collected from tests and fire incidents, technical reports and mitigation strategies from around the world. This 2003 edition is fully compatible with all the *International Codes*™ (“I-Codes”™) published by the International Code Council® (ICC®), including the *International Building Code*®, *ICC Electrical Code*™, *International Energy Conservation Code*®, *International Existing Building Code*®, *International Fire Code*®, *International Fuel Gas Code*®, *International Mechanical Code*®, *ICC Performance Code*™, *International Plumbing Code*®, *International Private Sewage Disposal Code*®, *International Property Maintenance Code*®, *International Residential Code*® and *International Zoning Code*®.

The *International Wildland-Urban Interface Code* provisions provide many benefits, including the model code development process, which offers an international forum for fire safety professionals to discuss performance and prescriptive code requirements. This forum provides an excellent arena to debate proposed revisions. This model code also encourages international consistency in the application of provisions.

## Development

This is the first edition of the *International Wildland-Urban Interface Code* (2003) and is the culmination of an effort initiated in 2001 by the ICC and the three statutory members of the International Code Council: Building Officials and Code Administrators International, Inc. (BOCA), International Conference of Building Officials (ICBO) and Southern Building Code Congress International (SBCCI). The intent was to draft a comprehensive set of regulations for mitigating the hazard to life and property from the intrusion of fire from wildland exposures and fire from adjacent structures, and preventing structure fires from spreading to wildland fuels. Technical content of the 2000 *Wildland-Urban Interface Code*, published by the International Fire Code Institute, was utilized as the basis for the development, followed by the publication of the 2001 Final Draft. This 2003 edition is based on the Final Draft, with changes approved in the 2002 ICC Code Development Process. A new edition such as this is promulgated every three years.

With the development and publication of the family of *International Codes* in 2000, the continued development and maintenance of the model codes individually promulgated by BOCA (“BOCA National Codes”), ICBO (“Uniform Codes”) and SBCCI (“Standard Codes”) was discontinued. The 2003 *International Codes*, as well as their predecessors—the 2000 *International Codes*—are intended to be the successor set of codes to those codes previously developed by BOCA, ICBO and SBCCI.

The development of a single family of comprehensive and coordinated *International Codes* was a significant milestone in the development of regulations for the built environment. The timing of this publication mirrors a milestone in the change in structure of the model codes, namely, the pending consolidation of BOCA, ICBO and SBCCI into the ICC. The activities and services previously provided by the individual model code organizations will be the responsibility of the consolidated ICC.

This code is founded on principles intended to mitigate the hazard from fires through the development of provisions that adequately protect public health, safety and welfare; provisions that do not unnecessarily increase construction costs; provisions that do not restrict the use of new materials, products or methods of construction; and provisions that do not give preferential treatment to particular types or classes of materials, products or methods of construction.

## Adoption

The *International Wildland-Urban Interface Code* is available for adoption and use by jurisdictions internationally. Its use within a governmental jurisdiction is intended to be accomplished through adoption by reference in accordance with proceedings establishing the jurisdiction’s laws. At the time of adoption, jurisdictions should insert the appropriate information in provisions requiring specific local information, such as the name of the adopting jurisdiction. These locations are shown in bracketed words in small capital letters in the code and in the sample ordinance. The sample adoption ordinance on page v addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

## Maintenance

The *International Wildland-Urban Interface Code* is kept up-to-date through the review of proposed changes submitted by code enforcing officials, industry representatives, design professionals and other interested parties. Proposed changes are carefully considered through an open code development process in which all interested and affected parties may participate.

The contents of this work are subject to change both through the Code Development Cycles and the governmental body that enacts the code into law. For more information regarding the code development process, contact the Code and Standard Development Department of the International Code Council.

Although the development procedure of the *International Wildland-Urban Interface Code* assures the highest degree of care, ICC and the founding members of ICC—BOCA, ICBO and SBCCI—their members and those participating in the development of this code do not accept any liability resulting from compliance or noncompliance with the provisions, because ICC and its founding members do not have the power or authority to police or enforce compliance with the contents of this code. Only the governmental body that enacts the code into law has such authority.

## Authority

The Division is required to establish minimum standards for a wildland fire ordinance and specify minimum standards for wildland fire training, certification and wildland fire suppression equipment in accordance with subsections 65A-8-6(3)(a) and 65A-8-6(3)(b). This requirement is promulgated under general rule-making authority of subsection 65A-1-4(2).

# ORDINANCE

The *International Codes* are designed and promulgated to be adopted by reference by ordinance. Jurisdictions wishing to adopt the 2003 *International Wildland-Urban Interface Code* as an enforceable regulation for the mitigation of fire in the urban-wildland interface should ensure that certain factual information is included in the adopting ordinance at the time adoption is being considered by the appropriate governmental body. The following sample adoption ordinance addresses several key elements of a code adoption ordinance, including the information required for insertion into the code text.

## Minimum Standards for Wildland Fire Ordinance

The division uses the *International Wildland-Urban Interface Code* as a basis for establishing the minimum standards discussed in this document. A county ordinance that at least meets the minimum standards should be in place by September 2006.

The Division incorporates by reference the 2003 *International Code Council Wildland-Urban Interface Code* as the minimum standard for wildland fire ordinance in conjunction with Utah requirements.

## SAMPLE ORDINANCE FOR ADOPTION OF THE *INTERNATIONAL WILDLAND-URBAN INTERFACE CODE*

### ORDINANCE NO. \_\_\_\_\_

An ordinance of the [JURISDICTION] adopting the 2003 edition of the *International Wildland-Urban Interface Code* as currently amended by the division of Forestry, Fire and State Lands, regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels in the [JURISDICTION]; providing for the issuance of permits and collection of fees therefor; repealing Ordinance No. \_\_\_\_\_ of the [JURISDICTION] and all other ordinances and parts of the ordinances in conflict therewith.

The [GOVERNING BODY] of the [JURISDICTION] does ordain as follows:

**Section 1.** That a certain document, three (3) copies of which are on file in the office of the [TITLE OF JURISDICTION'S KEEPER OF RECORDS] of [NAME OF JURISDICTION], being marked and designated as the *International Wildland-Urban Interface Code*, 2003 edition, including Appendix Chapters [FILL IN THE APPENDIX CHAPTERS BEING ADOPTED], as published by the International Code Council, be and is hereby adopted as the Urban-Wildland Interface Code of the [JURISDICTION], in the State of [STATE NAME] for regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Urban-Wildland Interface Code on file in the office of the [JURISDICTION] are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

**Section 2.** The following sections are hereby revised:

Section 101.1. Insert: [NAME OF JURISDICTION]

**Section 3.** That Ordinance No. \_\_\_\_\_ of [JURISDICTION] entitled [FILL IN HERE THE COMPLETE TITLE OF THE ORDINANCE OR ORDINANCES IN EFFECT AT THE PRESENT TIME SO THAT THEY WILL BE REPEALED BY DEFINITE MENTION] and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The [GOVERNING BODY] hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

**Section 5.** That nothing in this ordinance or in the *Wildland-Urban Interface Code* hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

**Section 6.** That the [JURISDICTION'S KEEPER OF RECORDS] is hereby ordered and directed to cause this ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

**Section 7.** That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect [TIME PERIOD] from and after the date of its final passage and adoption.

**Section 8.** Specific boundaries of natural or man-made features of wildland-urban interface areas shall be as shown on the wildland area interface map. The legal description of such areas is as described as follows: [INSERT LEGAL DESCRIPTION]



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# CHAPTER 1

## ADMINISTRATION

### SECTION 101 GENERAL

**101.1 Scope.** The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises within the urban-wildland interface areas in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

**101.2 Objective.** The objective of this code is to establish minimum regulations consistent with nationally recognized good practice for the safeguarding of life and property. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

The development and use of property in wildland-urban interface areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire in wildland-urban interface areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the wildland-urban interface areas.

**101.3 Retroactivity.** The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code, to conditions which, in the opinion of the code official, constitute a distinct hazard to life or property.

**101.4 Additions or alterations.** Additions or alterations may be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided the addition or alteration conforms to that required for a new building or structure.

**Exception:** Provisions of this code that specifically apply to existing conditions are retroactive. See Section 601.1 and Appendix A.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally

unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

**101.5 Maintenance.** All buildings, structures, landscape materials, vegetation, defensible space or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

### SECTION 102 AUTHORITY OF THE CODE OFFICIAL

**102.1 Powers and duties of the code official.** The code official is hereby authorized to administer and enforce this code, or designated sections thereof, and all ordinances of the jurisdiction pertaining to designated wildland-urban interface areas. For such purposes, the code official shall have the powers of a law enforcement officer.

**102.2 Interpretations, rules and regulations.** The code official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance to the intent and purpose of this code.

A copy of such rules and regulations shall be filed with the clerk of the jurisdiction and shall be in effect immediately thereafter. Additional copies shall be available for distribution to the public.

**102.3 Liability of the code official.** The code official charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the code official or employee because of such act or omission performed by the code official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction. The code enforcement agency or its parent jurisdiction shall not be held as assuming any liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

**102.4 Other agencies.** When requested to do so by the code official, other officials of this jurisdiction shall assist and coop-

erate with the code official in the discharge of the duties required by this code.

## SECTION 103 COMPLIANCE ALTERNATIVES

**103.1 Practical difficulties.** When there are practical difficulties involved in carrying out the provisions of this code, the code official is authorized to grant modifications for individual cases on application in writing by the owner or a duly authorized representative. The code official shall first find that a special individual reason makes enforcement of the strict letter of this code impractical, the modification is in conformance to the intent and purpose of this code, and the modification does not lessen any fire protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered into the files of the code enforcement agency.

If the code official determines that difficult terrain, danger of erosion or other unusual circumstances make strict compliance with the vegetation control provisions of the code detrimental to safety or impractical, enforcement thereof may be suspended, provided that reasonable alternative measures are taken.

**103.2 Technical assistance.** To determine the acceptability of technologies, processes, products, facilities, materials and uses attending the design, operation or use of a building or premises subject to the inspection of the code official, the code official is authorized to require the owner or the person in possession or control of the building or premises to provide, without charge to the jurisdiction, a technical opinion and report. The opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the code official and the owner and shall analyze the fire safety of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management for purposes of establishing fire hazard severity to recommend necessary changes.

**103.3 Alternative materials or methods.** The code official, in concurrence with approval from the building official and fire chief, is authorized to approve alternative materials or methods, provided that the code official finds that the proposed design, use or operation satisfactorily complies with the intent of this code and that the alternative is, for the purpose intended, at least equivalent to the level of quality, strength, effectiveness, fire resistance, durability and safety prescribed by this code. Approvals under the authority herein contained shall be subject to the approval of the building official whenever the alternate material or method involves matters regulated by the *International Building Code*.

The code official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

## SECTION 104 APPEALS

**104.1 General.** To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgment on pertinent matters. The code official, building official and fire chief shall be ex officio members, and the code official shall act as secretary of the board. The board of appeals shall be appointed by the legislative body and shall hold office at their discretion. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render decisions and findings in writing to the code official, with a duplicate copy to the applicant.

**104.2 Limitations of authority.** The board of appeals shall not have authority relative to interpretation of the administrative provisions of this code and shall not have authority to waive requirements of this code.

## SECTION 105 PERMITS

**105.1 General.** When not otherwise provided in the requirements of the building or fire code, permits are required in accordance with Section 105.

**105.2 Permits required.** Unless otherwise exempted, no building or structure regulated by this code shall be erected, constructed, altered, repaired, moved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the code official.

When required by the code official, a permit shall be obtained for the following activities, operations, practices or functions within an wildland-urban interface area:

1. Automobile wrecking yard;
2. Candles and open flames in assembly areas;
3. Explosives or blasting agents;
4. Fireworks;
5. Flammable or combustible liquids;
6. Hazardous materials;
7. Liquefied petroleum gases;
8. Lumberyards;
9. Motor vehicle fuel-dispensing stations;
10. Open burning;
11. Pyrotechnical special effects material;
12. Tents, canopies and temporary membrane structures;
13. Tire storage;
14. Welding and cutting operations; or
15. Other activities as determined by the code official.

**105.3 Work exempt from permit.** Unless otherwise provided in the requirements of the building or fire code, a permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m<sup>2</sup>) and

the structure is located more than 50 feet (15 240 mm) from the nearest adjacent structure.

2. Fences not over 6 feet (1829 mm) high.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

The code official is authorized to stipulate conditions for permits. Permits shall not be issued when public safety would be at risk, as determined by the code official.

**105.4 Permit application.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Section 106 of this code.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as may be required by the code official.

**105.5 Permit approval.** Before a permit is issued, the code official, or an authorized representative, shall review and approve all permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from all agencies or departments concerned.

**105.6 Permit issuance.** The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the code official is allowed to issue a permit to the applicant.

When the code official issues the permit, the code official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorization from the code official, and all work regulated by this code shall be done in accordance with the approved plans.

**105.7 Validity of permit.** The issuance or granting of a permit or approval of plans, specifications and computations shall

not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

**105.8 Expiration.** Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The code official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

**105.9 Retention of permits.** Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the code official or other authorized representative.

**105.10 Revocation of permits.** Permits issued under this code may be suspended or revoked when it is determined by the code official that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. When the permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The code official is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

## SECTION 106 PLANS AND SPECIFICATIONS

**106.1 General.** Plans, engineering calculations, diagrams and other data shall be submitted in at least two sets with each application for a permit. When such plans are not prepared by an architect or engineer, the code official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a li-



censed architect or engineer. The code official may require plans, computations and specifications to be prepared and designed by an architect or engineer licensed by the state to practice as such even if not required by state law.

**Exception:** Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

**106.2 Information on plans and specifications.** Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

**106.3 Site plan.** In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, width and percent of grade of access roads, landscape and vegetation details, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, types of ignition-resistant construction of buildings, structures and their appendages, roof classification of buildings, and site water supply systems.

**106.4 Vegetation management plans.** When utilized by the permit applicant pursuant to Section 502, vegetation management plans shall be prepared and shall be submitted to the code official for review and approval as part of the plans required for a permit. See Appendix B.

**106.5 Fire protection plan.** When required by the code official pursuant to Section 405, a fire protection plan shall be prepared and shall be submitted to the code official for review and approved as a part of the plans required for a permit.

**106.6 Other data and substantiation.** When required by the code official, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

**106.7 Vicinity plan.** In addition to the requirements for site plans, plans shall include details regarding the vicinity within 300 feet (91 440 mm) of property lines, including other structures, slope, vegetation, fuel breaks, water supply systems and access roads.

**106.8 Retention of plans.** One set of approved plans, specifications and computations shall be retained by the code official for a period of not less than 90 days from date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building, use or work at all times during which the work authorized thereby is in progress.

## SECTION 107 INSPECTION AND ENFORCEMENT

### 107.1 Inspection.

**107.1.1 General.** All construction or work for which a permit is required by this code shall be subject to inspection by the code official and all such construction or work shall

remain accessible and exposed for inspection purposes until approved by the code official.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the code official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

A survey of the lot may be required by the code official to verify that the mitigation features are provided and the building or structure is located in accordance with the approved plans.

**107.1.2 Authority to inspect.** The code official shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the code official for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

**107.1.3 Reinspections.** To determine compliance with this code, the code official may cause a structure to be reinspected. A fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

Reinspection fees may be assessed when the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the code official.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. When reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

### 107.2 Enforcement.

**107.2.1 Authorization to issue corrective orders and notices.** When the code official finds any building or premises that are in violation of this code, the code official is authorized to issue corrective orders and notices.

**107.2.2 Service of orders and notices.** Orders and notices authorized or required by this code shall be given or served on the owner, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if no such person is found on the premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

**107.3 Right of entry.** Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in any building or on any premises any condition that makes such building or premises unsafe, the code official is authorized to enter such building or premises at all reasonable times to inspect the same or to perform any duty authorized by this code, provided that if such building or premises is occupied, the code official shall first present proper credentials and request entry; and if such building or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry.

If such entry is refused, the code official shall have recourse to every remedy provided by law to secure entry. Owners, occupants or any other persons having charge, care or control of any building or premises, shall, after proper request is made as herein provided, promptly permit entry therein by the code official for the purpose of inspection and examination pursuant to this code.

#### **107.4 Compliance with orders and notices.**

**107.4.1 General compliance.** Orders and notices issued or served as provided by this code shall be complied with by the owner, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, such corrective orders or notices shall be complied with by the owner.

**107.4.2 Compliance with tags.** A building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section 107.4.1.

**107.4.3 Removal and destruction of signs and tags.** A sign or tag posted or affixed by the code official shall not be mutilated, destroyed or removed without authorization by the code official.

**107.4.4 Citations.** Persons operating or maintaining an occupancy, premises or vehicle subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the code official shall be guilty of a misdemeanor.

**107.4.5 Unsafe conditions.** Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

### **SECTION 108 CERTIFICATE OF COMPLETION**

No building, structure or premises shall be used or occupied, and no change in the existing occupancy classification of a building, structure, premise or portion thereof shall be made until the code official has issued a certificate of completion therefor as provided herein. The certificate of occupancy shall not be issued until the certificate of completion indicating that the project is in compliance with this code has been issued by the code official.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other pertinent laws and ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.





## CHAPTER 2

# DEFINITIONS

### SECTION 201 GENERAL

**201.1 Scope.** Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

**201.2 Interchangeability.** Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter, and the singular number includes the plural and the plural the singular.

**201.3 Terms defined in other codes.** Where terms are not defined in this code and are defined in other *International Codes*, such terms shall have the meanings ascribed to them as in those codes.

**201.4 Terms not defined.** Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

### SECTION 202 DEFINITIONS

**ACCESSORY STRUCTURE.** A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

**APPROVED.** Approval by the code official as the result of review, investigation or tests conducted by the code official or by reason of accepted principles or tests by national authorities, or technical or scientific organizations.

**BRUSH, SHORT.** Low-growing species that reach heights of 1 to 3 feet. Sagebrush, snowberry and rabbitbrush are some varieties.

**BRUSH, TALL.** Arbor-like varieties of brush species and/or short varieties of broad-leaf trees that grow in compact groups or clumps. These groups or clumps reach heights of 4 to 20 feet. In Utah, this includes primary varieties of oak, maples, chokecherry, serviceberry and mahogany, but may also include other species.

**BUILDING.** Any structure used or intended for supporting or sheltering any use or occupancy.

**BUILDING OFFICIAL.** The officer or other designated authority charged with the administration and enforcement of the *International Building Code*, or the building official's duly authorized representative.

**CERTIFICATE OF COMPLETION.** Written documentation that the project or work for which a permit was issued has been completed in conformance with requirements of this code.

**CODE OFFICIAL.** The official designated by the jurisdiction to interpret and enforce this code, or the code official's authorized representative.

**DEFENSIBLE SPACE.** An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

**DRIVEWAY.** A vehicular ingress and egress route that serves no more than two buildings or structures, not including accessory structures, or more than five dwelling units.

**FIRE AREA.** The floor area, in square feet (square meters), used to determine the adequate water supply.

**FIRE CHIEF.** The chief officer or the chief officer's authorized representative of the fire department serving the jurisdiction.

**FIRE PROTECTION PLAN.** A document prepared for a specific project or development proposed for the wildland-urban interface area. It describes ways to minimize and mitigate the fire problems created by the project or development, with the purpose of reducing impact on the community's fire protection delivery system.

**FIRE WEATHER.** Weather conditions favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity.

**FIRE-RESISTANCE-RATED CONSTRUCTION.** The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the wildland-urban interface area.

**FLAME SPREAD RATING.** As used herein refers to rating obtained according to tests conducted as specified by a nationally recognized standard.

**FUEL BREAK.** An area, strategically located for fighting anticipated fires, where the native vegetation has been permanently modified or replaced so that fires burning into it can be more easily controlled. Fuel breaks divide fire-prone areas into smaller areas for easier fire control and to provide access for fire fighting.

**FUEL, HEAVY.** Vegetation consisting of round wood 3 inches (76 mm) or larger in diameter. The amount of fuel (vegetation) would be 6 tons per acre or greater.

**FUEL, LIGHT.** Vegetation consisting of herbaceous and round wood less than 1/4 inch (6.4 mm) in diameter. The amount of fuel (vegetation) would be 1/2 ton to 2 tons per acre.

**FUEL, MEDIUM.** Vegetation consisting of round wood 1/4 to 3 inches (6.4mm to 76 mm) in diameter. The amount of fuel (vegetation) would be 2 to 6 tons per acre.

**FUEL MODIFICATION.** A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

## DEFINITIONS

**FUEL MOSAIC.** A fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.

**FUEL-LOADING.** The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a) (kg/ha). Fuel loading may be referenced to fuel size or timelag categories, and may include surface fuels or total fuels.

**GREENBELT.** A fuel break designated for a use other than fire protection.

**HAZARDOUS MATERIALS.** As defined in the *International Fire Code*.

**HEAVY TIMBER CONSTRUCTION.** As described in the *International Building Code*.

**INSURANCE SERVICES OFFICE (ISO).** An agency that recommends fire insurance rates based on a grading schedule that incorporates evaluation of fire fighting resources and capabilities.

**LEGISLATIVE BODY.** The governing body of the political jurisdiction administering this code.

**LOG WALL CONSTRUCTION.** A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches (152 mm).

**MULTILAYERED GLAZED PANELS.** Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

**NONCOMBUSTIBLE.** As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire. Any material conforming to ASTM E 136 shall be considered noncombustible within the meaning of this section.
2. Material having a structural base of noncombustible material as defined in Item 1 above, with a surfacing material not over  $\frac{1}{8}$  inch (3.2 mm) thick, which has a flame-spread rating of 50 or less. Flame-spread rating as used herein refers to rating obtained according to tests conducted as specified in ASTM E 84.

“Noncombustible” does not apply to surface finish materials. Material required to be noncombustible for reduced clearances to flues, heating appliances or other sources of high temperature shall refer to material conforming to Item 1. No material shall be classed as noncombustible that is subject to increase in combustibility or flame-spread rating, beyond the limits herein established, through the effects of age, moisture or other atmospheric condition.

**NONCOMBUSTIBLE ROOF COVERING.** One of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.

4. Slate shingles.

5. Clay or concrete roofing tile.

6. Approved roof covering of noncombustible material.

**SLOPE.** The variation of terrain from the horizontal; the number of feet (meters) rise or fall per 100 feet (30 480 mm) measured horizontally, expressed as a percentage.

**STRUCTURE.** That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some manner.

**TREE CROWN.** The primary and secondary branches growing out from the main stem, together with twigs and foliage.

**UNENCLOSED ACCESSORY STRUCTURE.** An accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

**WILDFIRE.** An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

**WILDLAND.** An area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities.

**WILDLAND URBAN INTERFACE.** The line, area or zone where structures or other human development (including critical infrastructure that if destroyed would result in hardship to communities) meet or intermingle with undeveloped wildland or vegetative fuel.

## CHAPTER 3

# WILDLAND-URBAN INTERFACE AREAS

### SECTION 301 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

**301.1 Declaration.** The legislative body shall declare the wildland-urban interface areas within the jurisdiction. The urban-wildland interface areas shall be based on the maps created in accordance with Section 301.

**301.2 Mapping.** In cooperation, the code official and the Division of Forestry, Fire and State Lands (FFSL) wildfire representative (per participating agreement between county and FFSL) will create or review Wildland-Urban Interface Area maps, to be recorded and filed with the clerk of the jurisdiction. These areas shall become effective immediately thereafter.

**301.3 Review of wildland-urban interface areas.** The code official and the FFSL wildfire representative shall reevaluate and recommend modification to the wildland-urban interface areas in accordance with Section 301.1 on a three-year basis or more frequently as deemed necessary by the legislative body.



## CHAPTER 4

# WILDLAND-URBAN INTERFACE AREA REQUIREMENTS

### SECTION 401 GENERAL

**401.1 Scope.** Wildland-urban interface areas shall be provided with emergency vehicle access and water supply in accordance with this chapter.

**401.2 Objective.** The objective of this chapter is to establish the minimum requirements for emergency vehicle access and water supply for buildings and structures located in the wildland-urban interface areas.

**401.3 General safety precautions.** General safety precautions shall be in accordance with this chapter. See also Appendix A.

### SECTION 402 APPLICABILITY

#### 402.1 Subdivisions.

**402.1.1 Access.** New subdivisions, as determined by this jurisdiction, shall be provided with fire apparatus access roads in accordance with the *International Fire Code* and access requirements in accordance with Section 403.

**402.1.2 Water supply.** New subdivisions as determined by this jurisdiction shall be provided with water supply in accordance with Section 404.

#### 402.2 Individual structures.

**402.2.1 Access.** Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with fire apparatus access in accordance with Section 403.2. Marking of fire protection equipment shall be provided in accordance with Section 403.5 and address markers shall be provided in accordance with Section 403.6.

**402.2.2 Water supply.** Individual structures hereafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with Section 404.

#### Exceptions:

1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m<sup>2</sup>).

### SECTION 403 ACCESS

**403.1 Restricted access.** Where emergency vehicle access is restricted because of secured access roads or driveways or where immediate access is necessary for life-saving or fire-fighting purposes, the code official is authorized to require a key box to be installed in an accessible location. The key box shall be of a type approved by the code official and shall contain keys to gain necessary access as required by the code official.

**403.2 Driveways.** Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet (45 720 mm) from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet 6 inches (4115 mm). Driveways in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds. Driveways in excess of 200 feet (60 960 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts in addition to turnarounds.

A driveway shall not serve in excess of five dwelling units.

Driveway turnarounds shall have inside turning radii of not less than 30 feet (9144 mm) and outside turning radii of not less than 45 feet (13 716 mm). Driveways that connect with a road or roads at more than one point may be considered as having a turnaround if all changes of direction meet the radii requirements for driveway turnarounds.

Driveway turnouts shall be an all-weather road surface at least 10 feet (3048 mm) wide and 30 feet (9144 mm) long. Driveway turnouts shall be located as required by the code official.

Vehicle load limits shall be posted at both entrances to bridges on driveways and private roads. Design loads for bridges shall be established by the code official.

**403.3 Fire apparatus access road.** When required, fire apparatus access roads shall be all-weather roads with a minimum width of 20 feet (6096 mm) and a clear height of 13 feet 6 inches (4115 mm); shall be designed to accommodate the loads and turning radii for fire apparatus; and have a gradient negotiable by the specific fire apparatus normally used at that location within the jurisdiction. Dead-end roads in excess of 150 feet (45 720 mm) in length shall be provided with turnarounds as approved by the code official. An all-weather road surface shall be any surface material acceptable to the code official that would normally allow the passage of emergency service vehicles to protect structures and wildlands within the jurisdiction.

**403.4 Marking of roads.** Approved signs or other approved notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof or both.

All road identification signs and supports shall be of noncombustible materials. Signs shall have minimum 4-inch-high (102 mm) reflective letters with  $\frac{1}{2}$  inch (12.7 mm) stroke on a contrasting 6-inch-high (152 mm) sign. Road identification signage shall be mounted at a height of 7 feet (2134 mm) from the road surface to the bottom of the sign.

**403.5 Marking of fire protection equipment.** Fire protection equipment and fire hydrants shall be clearly identified in a manner approved by the code official to prevent obstruction.

**403.6 Address markers.** All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

Address signs along one-way roads shall be visible from both the intended direction of travel and the opposite direction.

Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide.

Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site.

**403.7 Grade.** The gradient for fire apparatus access roads and driveways shall not exceed the maximum approved by the code official. It will be up to the code official to ascertain the standard based on local fire equipment grade not to exceed 12 percent.

## SECTION 404 WATER SUPPLY

**404.1 General.** When provided in order to qualify as a conforming water supply for the purpose of Table 503.1, an approved water source shall have an adequate water supply for the use of the fire protection service to protect buildings and structures from exterior fire sources or to suppress structure fires within the wildland-urban interface area of the jurisdiction in accordance with this section.

**404.2 Water sources.** The point at which a water source is available for use shall be located not more than 1,000 feet (305 m) from the building and be approved by the code official. The distance shall be measured along an unobstructed line of travel.

Water sources shall comply with the following:

1. Man-made water sources shall have a minimum usable water volume as determined by the adequate water supply needs in accordance with Section 404.5. This water source shall be equipped with an approved hydrant. The water level of the water source shall be maintained by rainfall, water pumped from a well, water hauled by a tanker, or by seasonal high water of a stream or river. The design, construction, location, water level maintenance, access, and access maintenance of man-made water sources shall be approved by the code official.
2. Natural water sources shall have a minimum annual water level or flow sufficient to meet the adequate water supply needs in accordance with Section 404.5. This wa-

ter level or flow shall not be rendered unusable because of freezing. This water source shall have an approved draft site with an approved hydrant. Adequate water flow and rights for access to the water source shall be ensured in a form acceptable to the code official.

**404.3 Draft sites.** Approved draft sites shall be provided at all natural water sources intended for use as fire protection for compliance with this code. The design, construction, location, access and access maintenance of draft sites shall be approved by the code official.

The pumper access point shall be either an emergency vehicle access area alongside a conforming access road or an approved driveway no longer than 150 feet (45 720 mm). Pumper access points and access driveways shall be designed and constructed in accordance with all codes and ordinances enforced by this jurisdiction. Pumper access points shall not require the pumper apparatus to obstruct a road or driveway.

**404.4 Hydrants.** All hydrants shall be designed and constructed in accordance with nationally recognized standards. The location and access shall be approved by the code official.

**404.5 Adequate water supply.** Adequate water supply shall be determined for purposes of initial attack and flame front control by the local jurisdiction. NFPA 1142 may be used as a reference.

**404.6 Fire department.** The water system required by this code can only be considered conforming for purposes of determining the level of ignition-resistant construction (see Table 503.1).

**404.7 Obstructions.** Access to all water sources required by this code shall be unobstructed at all times. The code official shall not be deterred or hindered from gaining immediate access to water source equipment, fire protection equipment or hydrants.

**404.8 Identification.** Water sources, draft sites, hydrants and fire protection equipment shall be clearly identified in a manner approved by the code official to identify location and to prevent obstruction by parking and other obstructions.

**404.9 Testing and maintenance.** Water sources, draft sites, hydrants and other fire protection equipment required by this code shall be subject to periodic tests as required by the code official. Code official shall establish a periodic testing schedule. Costs are to be covered by the water provider. All such equipment installed under the provisions of this code shall be maintained in an operative condition at all times and shall be repaired or replaced where defective. Additions, repairs, alterations and servicing of such fire protection equipment and resources shall be in accordance with approved standards. Mains and appurtenances shall be installed in accordance with NFPA 24. Water tanks for private fire protection shall be installed in accordance with NFPA 22. The costs are to be covered by the water provider.

### 404.10 Reliability.

**404.10.1 Objective.** The objective of this section is to increase the reliability of water supplies by reducing the exposure of vegetative fuels to electrically powered systems



**404.10.2 Clearance of fuel.** Defensible space shall be provided around water tank structures, water supply pumps and pump houses in accordance with Section 603.

**404.10.3 Standby power.** Stationary water supply facilities within the wildland-urban interface area dependent on electrical power supplied by power grid to meet adequate water supply demands shall provide functional standby power systems in accordance with the ICC *Electrical Code* to ensure that an uninterrupted water supply is maintained. The standby power source shall be capable of providing power for a minimum of two hours.

**Exceptions:** When approved by the code official, a standby power supply is not required where the primary power service to the stationary water supply facility is underground or there is an on-site generator.

## **SECTION 405 FIRE PROTECTION PLAN**

**405.1 Purpose.** The plan is to provide a basis to determine overall compliance with this code, for determination of Ignition Resistant Construction (IRC) (see Table 503.1) and for determining the need for alternative materials and methods.

**405.2 General.** When required by the code official, a fire protection plan shall be prepared and approved prior to the first building permit issuance or subdivision approval.

**405.3 Content.** The plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management.

**405.4 Cost.** The cost of fire protection plan preparation and review shall be the responsibility of the applicant.

**405.5 Plan retention.** The fire protection plan shall be retained by the code official.





## CHAPTER 5

# SPECIAL BUILDING CONSTRUCTION REGULATIONS

### SECTION 501 GENERAL

**501.1 Scope.** Buildings and structures shall be constructed in accordance with the *International Building Code* and this code.

**Exceptions:**

1. Accessory structures not exceeding 120 square feet (11 m<sup>2</sup>) in floor area when located at least 50 feet (15 240 mm) from buildings containing habitable spaces.
2. Agricultural buildings at least 50 feet (15 240 mm) from buildings containing habitable spaces.

**501.2 Objective.** The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels. The minimum standards set forth in this chapter vary with the critical fire weather, slope and fuel type to provide increased protection, above the requirements set forth in the *International Building Code*, from the various levels of hazards.

### SECTION 502 FIRE HAZARD SEVERITY

The fire hazard severity of building sites for all buildings hereafter constructed, modified or relocated into wildland-urban

interface areas shall be established in accordance with Appendix C.

The fire hazard severity is allowed to be reduced by implementing a vegetation management plan in accordance with Appendix B.

### SECTION 503 IGNITION-RESISTANT CONSTRUCTION

**503.1 General.** Buildings and structures hereafter constructed, modified or relocated into or within wildland-urban interface areas shall meet the construction requirements in accordance with Table 503.1. Class 1, Class 2 or Class 3 ignition-resistant construction shall be in accordance with Sections 504, 505 and 506, respectively.

### SECTION 504 CLASS 1 IGNITION-RESISTANT CONSTRUCTION

**504.1 General.** Class 1 ignition-resistant construction shall be in accordance with Section 504.

**504.2 Roof covering.** Roofs shall have a Class A roof covering or a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

TABLE 503.1  
IGNITION-RESISTANT CONSTRUCTION<sup>a</sup>

DEFENSIBLE SPACE <sup>c</sup>	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply <sup>b</sup>		Water Supply <sup>b</sup>		Water Supply <sup>b</sup>	
	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>	Conforming <sup>d</sup>	Nonconforming <sup>e</sup>
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 x Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

a. Access shall be in accordance with Section 402.

b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.

IR 1 = Ignition-resistant construction in accordance with Section 504.

IR 2 = Ignition-resistant construction in accordance with Section 505.

IR 3 = Ignition-resistant construction in accordance with Section 506.

N.C. = Exterior walls shall have a fire-resistance rating of not less than 1-hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.

c. Conformance based on Section 603.

d. Conformance based on Section 404.

e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.

**504.3 Protection of eaves.** Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire-resistance-rated construction. Fascias are required and must be protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2-inch (51 mm) nominal dimension lumber.

**504.4 Gutters and downspouts.** Gutters and downspouts shall be constructed of noncombustible material.

**504.5 Exterior walls.** Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

**Exception:** Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

**504.6 Unenclosed underfloor protection.** Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls in accordance with Section 504.5.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

**504.7 Appendages and projections.** Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed of approved noncombustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.

**504.8 Exterior glazing.** Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.

**504.9 Exterior doors.** Exterior doors shall be approved noncombustible construction, solid core wood not less than 1<sup>3</sup>/<sub>4</sub> inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 504.8.

**Exception:** Vehicle access doors.

**504.10 Vents.** Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m<sup>2</sup>) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

**504.11 Detached accessory structures.** Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction or constructed with approved noncombustible materials on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5 or underfloor protection in accordance with Section 504.6.

**Exception:** The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

See Section 504.2 for roof requirements.

## SECTION 505

### CLASS 2 IGNITION-RESISTANT CONSTRUCTION

**505.1 General.** Class 2 ignition-resistant construction shall be in accordance with Section 505.

**505.2 Roof covering.** Roofs shall have at least a Class A roof covering, Class B roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

**505.3 Protection of eaves.** Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of 3/4 inch (19 mm). No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

**505.4 Gutters and downspouts.** Gutters and downspouts shall be constructed of noncombustible material.

**505.5 Exterior walls.** Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved noncombustible materials.

**Exception:** Heavy timber or log wall construction.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

**505.6 Unenclosed underfloor protection.** Buildings or structures shall have all underfloor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

**505.7 Appendages and projections.** Unenclosed accessory structures attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-re-

sistance-rated construction, heavy timber construction or constructed with approved noncombustible materials.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5.

**505.8 Exterior glazing.** Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-protection rating of not less than 20 minutes.

**505.9 Exterior doors.** Exterior doors shall be approved noncombustible construction, solid core wood not less than 1<sup>3</sup>/<sub>4</sub>-inches thick (45 mm), or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

**Exception:** Vehicle access doors.

**505.10 Vents.** Attic ventilation openings, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m<sup>2</sup>) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet (3048 mm) from property lines. Underfloor ventilation openings shall be located as close to grade as practical.

**505.11 Detached accessory structures.** Detached accessory structures located less than 50 feet (15 240 mm) from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with approved noncombustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 505.5 or underfloor protection in accordance with Section 505.6.

**Exception:** The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy-timber construction.

See Section 505.2 for roof requirements.

## SECTION 506

### CLASS 3 IGNITION-RESISTANT CONSTRUCTION

**506.1 General.** Class 3 ignition-resistant construction shall be in accordance with Section 506.

**506.2 Roof covering.** Roofs shall have at least a Class A roof covering, Class C roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers.

**506.3 Unenclosed underfloor protection.** Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

**506.4 Vents.** Attic ventilation openings, soffit vents, foundation or underfloor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches (0.0929 m<sup>2</sup>) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/4 inch (6.4 mm).

## SECTION 507

### REPLACEMENT OR REPAIR OF ROOF COVERINGS

The roof covering on buildings or structures in existence prior to the adoption of this code that are replaced or have 25 percent or more replaced in a 12-month period shall be replaced with a roof covering required for new construction based on the type of ignition-resistant construction specified in accordance with Section 503.



# CHAPTER 6

## FIRE PROTECTION REQUIREMENTS

### SECTION 601 GENERAL

**601.1 Scope.** The provisions of this chapter establish general requirements for new and existing buildings, structures and premises located within wildland-urban interface areas.

**601.2 Objective.** The objective of this chapter is to establish minimum requirements to mitigate the risk to life and property from wildland fire exposures, exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels.

### SECTION 602 AUTOMATIC FIRE SPRINKLER SYSTEMS DELETED

### SECTION 603 DEFENSIBLE SPACE

**603.1 Objective.** Provisions of this section are intended to modify the fuel load in areas adjacent to structures to create a defensible space.

**603.2 Fuel modification.** In order to qualify as a conforming defensible space for individual buildings or structures on a property, fuel modification shall be provided within a distance from buildings or structures as specified in Table 603.2. For all other purposes, the fuel modification distance shall not be less than 30 feet (9144 mm) or to the property line, whichever is less. Distances specified in Table 603.2 shall be measured on a horizontal plane from the perimeter or projection of the building or structure as shown in Figure 603.2. Distances specified in Table 603.2 may be modified by the code official because of a

site-specific analysis based on local conditions and the fire protection plan.

Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing nonfire-resistive vegetation on the property owned, leased or controlled by said person.

Trees are allowed within the defensible space, provided the horizontal distance between crowns of adjacent trees and overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm). Deadwood and litter shall be regularly removed from trees.

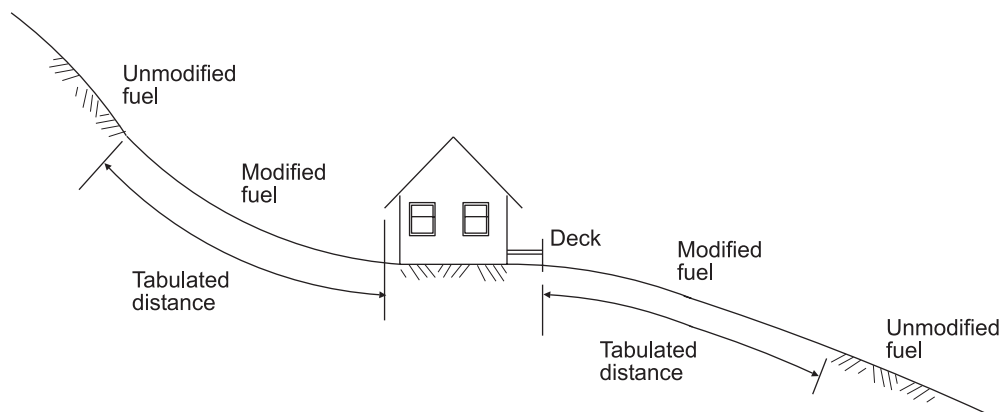
Where ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants are used as ground cover, they are allowed to be within the designated defensible space, provided they do not form a means of transmitting fire from the native growth to any structure.

**TABLE 603.2  
REQUIRED DEFENSIBLE SPACE**

WILDLAND-URBAN INTERFACE AREA	FUEL MODIFICATION DISTANCE (feet)
Moderate hazard	30
High hazard	50
Extreme hazard	100

For SI: 1 foot = 304.8 mm.

**603.3 Community fuel modification zones.** Fuel modification zones to protect new communities shall be provided when required by the code official in accordance with Section 603, in order to reduce fuel loads adjacent to communities and structures.



**FIGURE 603.2  
MEASUREMENTS OF FUEL MODIFICATION DISTANCE**

**603.3.1 Land ownership.** Fuel modification zone land used to protect a community shall be under the control of an association or other common ownership instrument for the life of the community to be protected.

**603.3.2 Fuel modification zone plans.** Fuel modification zone plans shall be approved prior to fuel modification work and shall be placed on a site grading plan shown in plan view. An elevation plan shall also be provided to indicate the length of the fuel modification zone on the slope. Fuel modification zone plans shall include, but not be limited to the following:

1. Plan showing existing vegetation.
2. Photographs showing natural conditions prior to work being performed.
3. Grading plan showing location of proposed buildings and structures, and set backs from top of slope to all buildings or structures.

## SECTION 604 MAINTENANCE OF DEFENSIBLE SPACE

**604.1 General.** Defensible spaces required by Section 603 shall be maintained annually, or as necessary in accordance with Section 604.

**604.2 Modified area.** Nonfire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations.

**604.3 Responsibility.** Persons owning, leasing, controlling, operating or maintaining buildings or structures are responsible for maintenance of defensible spaces. Maintenance of the defensible space shall include modifying or removing nonfire-resistive vegetation and keeping leaves, needles and other dead vegetative material regularly removed from roofs of buildings and structures.

**604.4 Trees.** Individual trees and/or small clumps of trees or brush crowns, extending to within 10 feet (3048 mm) of any structure, shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm). Tree crowns within the defensible space shall be pruned to remove limbs located less than 6 feet (1829 mm) above the ground surface adjacent to the trees.

Portions of tree crowns that extend within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm).

Deadwood and litter shall be regularly removed from trees.

## SECTION 605 SPARK ARRESTERS

Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrester. Spark arresters shall be constructed of woven or welded wire screening of 12 USA standard gage wire (0.1046 inch) (2.66 mm) having openings not exceeding 1/2 inch (12.7 mm).

The net free area of the spark arrester shall not be less than four times the net free area of the outlet of the chimney.

## SECTION 606 LIQUEFIED PETROLEUM GAS INSTALLATIONS

**606.1 General.** The storage of LP-gas and the installation and maintenance of pertinent equipment shall be in accordance with the *International Fire Code* or, in the absence thereof, recognized standards.

**606.2 Location of containers.** LP-gas containers shall be located within the defensible space in accordance with the *International Fire Code*.

## SECTION 607 STORAGE OF FIREWOOD AND COMBUSTIBLE MATERIALS

Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the code official, storage of firewood and combustible material stored in the defensible space shall be located a minimum of 30 feet (9144 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

Firewood and combustible materials not for consumption on the premises shall be stored so as to not pose a hazard. See Appendix A.



## APPENDIX A

# GENERAL REQUIREMENTS (optional)

### SECTION A101 GENERAL

**A101.1 Scope.** The provisions of this appendix establish general requirements applicable to new and existing properties located within urban-wildland interface areas.

**A101.2 Objective.** The objective of this appendix is to provide necessary fire-protection measures to reduce the threat of wild-fire in an urban-wildland interface area and improve the capability of controlling such fires.

### SECTION A102 VEGETATION CONTROL

**A102.1 General.** Vegetation control shall comply with this section.

**A102.2 Clearance of brush or vegetative growth from roadways.** The code official is authorized to require areas within 10 feet (3048 mm) on each side of portions of fire apparatus access roads and driveways to be cleared of nonfire-resistive vegetation growth.

**Exception:** Single specimens of trees, ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, provided they do not form a means of readily transmitting fire.

**A102.3 Clearance of brush and vegetative growth from electrical transmission and distribution lines.**

**A102.3.1 General.** Clearance of brush and vegetative growth from electrical transmission and distribution lines shall be in accordance with Section A102.3.

**Exception:** Section A102.3 does not authorize persons not having legal right of entry to enter on or damage the property of others without consent of the owner.

**A102.3.2 Support clearance.** Persons owning, controlling, operating or maintaining electrical transmission or distribution lines shall have an approved program in place that identifies poles or towers with equipment and hardware types that have a history of becoming an ignition source, and provides a combustible free space consisting of a clearing of not less than 10 feet (3048 mm) in each direction from the outer circumference of such pole or tower during such periods of time as designated by the code official.

**Exception:** Lines used exclusively as telephone, telegraph, messenger call, alarm transmission or other lines classed as communication circuits by a public utility.

**A102.3.3 Electrical distribution and transmission line clearances.**

**A102.3.3.1 General.** Clearances between vegetation and electrical lines shall be in accordance with Section A102.3.3.

**A102.3.3.2 Trimming clearance.** At the time of trimming, clearances not less than those established by Table A102.3.3.2 shall be provided. The radial clearances shown below are minimum clearances that shall be established, at time of trimming, between the vegetation and the energized conductors and associated live parts.

**TABLE A102.3.3.2  
MINIMUM CLEARANCES BETWEEN VEGETATION  
AND ELECTRICAL LINES AT TIME OF TRIMMING**

LINE VOLTAGE	MINIMUM RADIAL CLEARANCE FROM CONDUCTOR (feet)
2,400-72,000	4
72,001-110,000	6
110,001-300,000	10
300,001 or more	15

For SI: 1 foot = 304.8 mm.

**Exception:** The code official is authorized to establish minimum clearances different than those specified by Table A102.3.3.2 when evidence substantiating such other clearances is submitted to and approved by the code official.

**A102.3.3.3 Minimum clearance to be maintained.** Clearances not less than those established by Table A102.3.3.3 shall be maintained during such periods of time as designated by the code official. The site-specific clearance achieved, at time of pruning, shall vary based on species growth rates, the utility company-specific trim cycle, the potential line sway due to wind, line sag due to electrical loading and ambient temperature and the tree's location in proximity to the high voltage lines.

**Exception:** The code official is authorized to establish minimum clearances different than those specified by Table A102.3.3.3 when evidence substantiating such other clearances is submitted to and approved by the code official.

**TABLE A102.3.3.3  
MINIMUM CLEARANCES BETWEEN VEGETATION AND  
ELECTRICAL LINES TO BE MAINTAINED**

LINE VOLTAGE	MINIMUM CLEARANCE (inches)
750-35,000	6
35,001-60,000	12
60,001-115,000	19
115,001-230,000	30.5
230,001-500,000	115

For SI: 1 inch = 25.4 mm.

**A102.3.3.4 Electrical power line emergencies.** During emergencies, the utility shall perform the required work to the extent necessary to clear the hazard. An emergency

can include situations such as trees falling into power lines, or trees in violation of Table A102.3.3.3.

**A102.4 Correction of condition.** The code official is authorized to give notice to the owner of the property on which conditions regulated by Section A102 exist to correct such conditions. If the owner fails to correct such conditions, the legislative body of the jurisdiction is authorized to cause the same to be done and make the expense of such correction a lien on the property where such condition exists.

## SECTION A103 ACCESS RESTRICTIONS

**A103.1 Restricted entry to public lands.** The code official is authorized to determine and publicly announce when urban-wildland interface areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of urban-wildland interface areas, except public roadways, inhabited areas or established trails and campsites that have not been closed during such time when the urban-wildland interface area is closed to entry, is prohibited.

### Exceptions:

1. Residents and owners of private property within urban-wildland interface areas and their invitees and guests going to or being on their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the Wildland Firefighting Service.

### A103.2 Trespassing on posted private property.

**A103.2.1 General.** When the code official determines that a specific area within an urban-wildland interface area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be restricted or closed until changed conditions warrant termination of such restriction or closure. Such areas shall be posted in accordance with Section A103.2.2.

**A103.2.2 Signs.** Approved signs prohibiting entry by unauthorized persons and referring to this code shall be placed on every closed area.

**A103.2.3 Trespassing.** Entering and remaining within areas closed and posted is prohibited.

**Exception:** Owners and occupiers of private or public property within closed and posted areas; their guests or invitees; authorized persons engaged in the operation and maintenance of necessary utilities such as electrical power, gas, telephone, water and sewer; and local, state and federal public officers and their authorized agents acting in the course of duty.

**A103.3 Use of fire roads and defensible space.** Motorcycles, motor scooters and motor vehicles shall not be driven or parked on, and trespassing is prohibited on, fire roads or defensible space beyond the point where travel is restricted by a cable, gate or sign, without the permission of the property owners. Vehicles shall not be parked in a manner that obstructs the entrance to a fire road or defensible space.

**Exception:** Public officers acting within their scope of duty.

Radio and television aerials, guy wires thereto, and other obstructions shall not be installed or maintained on fire roads or defensible spaces, unless located 16 feet (4877 mm) or more above such fire road or defensible space.

**A103.4 Use of motorcycles, motor scooters, ultralight aircraft and motor vehicles.** Motorcycles, motor scooters, ultralight aircraft and motor vehicles shall not be operated within urban-wildland interface areas, without a permit by the code official, except on clearly established public or private roads. Permission from the property owner shall be presented when requesting a permit.

**A103.5 Tampering with locks, barricades, signs and address markers.** Locks, barricades, seals, cables, signs and address markers installed within urban-wildland interface areas, by or under the control of the code official, shall not be tampered with, mutilated, destroyed or removed.

Gates, doors, barriers and locks installed by or under the control of the code official shall not be unlocked.

## SECTION A104 IGNITION SOURCE CONTROL

**A104.1 General.** Ignition sources shall be in accordance with Section A104.

**A104.2 Objective.** Regulations in this section are intended to provide the minimum requirements to prevent the occurrence of wildfires.

**A104.3 Clearance from ignition sources.** Clearance between ignition sources and grass, brush or other combustible materials shall be maintained a minimum of 30 feet (9144 mm).

**A104.4 Smoking.** When required by the code official, signs shall be posted stating NO SMOKING. No person shall smoke within 15 feet (4572 mm) of combustible materials or nonfire-resistant vegetation.

**Exception:** Places of habitation or in the boundaries of established smoking areas or campsites as designated by the code official.

**A104.5 Equipment and devices generating heat, sparks or open flames.** Equipment and devices generating heat, sparks or open flames capable of igniting nearby combustibles shall not be used in urban-wildland interface areas without a permit from the code official.

**Exception:** Use of approved equipment in habitated premises or designated campsites that are a minimum of 30 feet (9144 mm) from grass-, grain-, brush- or forest-covered areas.

**A104.6 Fireworks.** Fireworks shall not be used or possessed in urban-wildland interface areas.

**Exception:** Fireworks allowed by the code official under permit in accordance with the *International Fire Code* when not prohibited by applicable local or state laws, ordinances and regulations.

The code official is authorized to seize, take, remove or cause to be removed fireworks in violation of this section.



### A104.7 Outdoor fires.

**A104.7.1 General.** No person shall build, ignite or maintain any outdoor fire of any kind for any purpose in or on any urban-wildland interface area, except by the authority of a written permit from the code official.

**Exception:** Outdoor fires within inhabited premises or designated campsites where such fires are in a permanent barbecue, portable barbecue, outdoor fireplace, incinerator or grill and are a minimum of 30 feet (9144 mm) from any combustible material or nonfire-resistive vegetation.

**A104.7.2 Permits.** Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property. Outdoor fires shall not be built, ignited or maintained in or on hazardous fire areas under the following conditions:

1. When high winds are blowing,
2. When a person 17 years old or over is not present at all times to watch and tend such fire, or
3. When a public announcement is made that open burning is prohibited.

**A104.7.3 Restrictions.** No person shall use a permanent barbecue, portable barbecue, outdoor fireplace or grill for the disposal of rubbish, trash or combustible waste material.

**A104.8 Incinerators, outdoor fireplaces, permanent barbecues and grills.** Incinerators, outdoor fireplaces, permanent barbecues and grills shall not be built, installed or maintained in urban-wildland interface areas without approval of the code official.

Incinerators, outdoor fireplaces, permanent barbecues and grills shall be maintained in good repair and in a safe condition at all times. Openings in such appliances shall be provided with an approved spark arrestor, screen or door.

**Exception:** When approved by the code official, unprotected openings in barbecues and grills necessary for proper functioning.

**A104.9 Reckless behavior.** The code official is authorized to stop any actions of a person or persons if the official determines that the action is reckless and could result in an ignition of fire or spread of fire.

**A104.10 Planting vegetation under or adjacent to energized electrical lines.** No vegetation shall be planted under or adjacent to energized power lines that, at maturity, shall grow within 10 feet (3048 mm) of the energized conductors.

## SECTION A105 CONTROL OF STORAGE

**A105.1 General.** In addition to the requirements of the *International Fire Code*, storage and use of the materials shall be in accordance with Section A105.

**A105.2 Hazardous materials.** Hazardous materials in excess of 10 gallons (37.8 L) of liquid, 200 cubic feet (5.66 m<sup>3</sup>) of gas, or 10 pounds (4.54 kg) of solids require a permit and shall comply with nationally recognized standards for storage and use.

**A105.3 Explosives.** Explosives shall not be possessed, kept, stored, sold, offered for sale, given away, used, discharged, transported or disposed of within urban-wildland interface areas, except by permit from the code official.

### A105.4 Combustible materials.

**A105.4.1 General.** Outside storage of combustible materials such as, but not limited to, wood, rubber tires, building materials or paper products shall comply with the other applicable sections of this code and this section.

**A105.4.2 Individual piles.** Individual piles shall not exceed 5,000 square feet (465 m<sup>2</sup>) of contiguous area. Piles shall not exceed 50,000 cubic feet (1416 m<sup>3</sup>) in volume or 10 feet (3048 mm) in height.

**A105.4.3 Separation.** A clear space of at least 40 feet (12192 mm) shall be provided between piles. The clear space shall not contain combustible material or nonfire-resistive vegetation.

## SECTION A106 DUMPING

**A106.1 Waste material.** Waste material shall not be placed, deposited or dumped in urban-wildland interface areas, or in, on or along trails, roadways or highways or against structures in urban-wildland interface areas.

**Exception:** Approved public and approved private dumping areas.

**A106.2 Ashes and coals.** Ashes and coals shall not be placed, deposited or dumped in or on urban-wildland interface areas.

### Exceptions:

1. In the hearth of an established fire pit, camp stove or fireplace.
2. In a noncombustible container with a tightfitting lid, which is kept or maintained in a safe location not less than 10 feet (3048 mm) from nonfire-resistive vegetation or structures.
3. Where such ashes or coals are buried and covered with 1 foot (305 mm) of mineral earth not less than 25 feet (7620 mm) from nonfire-resistive vegetation or structures.

## SECTION A107 PROTECTION OF PUMPS AND WATER STORAGE FACILITIES

**A107.1 General.** The reliability of the water supply shall be in accordance with Section A107.

**A107.2 Objective.** The intent of this section is to increase the reliability of water storage and pumping facilities and to protect such systems against loss from intrusion by fire.

**A107.3 Fuel modification area.** Water storage and pumping facilities shall be provided with a defensible space of not less than 30 feet (9144 mm) clear of nonfire-resistive vegetation or growth around and adjacent to such facilities.

Persons owning, controlling, operating or maintaining water storage and pumping systems requiring this defensible

space are responsible for clearing and removing nonfire-resistive vegetation and maintaining the defensible space on the property owned, leased or controlled by said person.

**A107.4 Trees.** Portions of trees that extend to within 30 feet (9144 mm) of combustible portions of water storage and pumping facilities shall be removed.

**A107.5 Protection of electrical power supplies.** When electrical pumps are used to provide the required water supply, such pumps shall be connected to a standby power source to automatically maintain electrical power in the event of power loss. The standby power source shall be capable of providing power for a minimum of two hours in accordance with the ICC *Electrical Code*.

**Exception:** A standby power source is not required where the primary power service to pumps are underground as approved by the code official.

## SECTION A108 LAND USE LIMITATIONS

**A108.1 General.** Temporary fairs, carnivals, public exhibitions and similar uses must comply with all other provisions of this code in addition to enhanced ingress and egress requirements.

**A108.2 Objective.** The increased public use of land or structures in urban-wildland interface areas also increases the potential threat to life safety. The provisions of this section are intended to reduce that threat.

**A108.3 Permits.** Temporary fairs, carnivals, public exhibitions or similar uses shall not be allowed in a designated urban-wildland interface area, except by permit from the code official.

Permits shall incorporate such terms and conditions that will reasonably safeguard public safety and property.

**A108.4 Access roadways.** In addition to the requirements in Section 403, access roadways shall be a minimum of 24 feet (7315 mm) wide and posted NO PARKING. Two access roadways shall be provided to serve the permitted use area.

When required by the code official to facilitate emergency operations, approved emergency vehicle operating areas shall be provided.

## APPENDIX B

# VEGETATION MANAGEMENT PLAN

Vegetation management plans shall be submitted to the code official for review and approval as part of the plans required for a permit. Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include at least the following information:

1. A copy of the site plan.
2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall in-

clude removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.

3. A plan for maintaining the proposed fuel-reduction measures.

To be considered a fuel modification for purposes of this code, continuous maintenance of the clearance is required.

## UTAH FIRE RESISTIVE SPECIES

*Adapted from "Utah Forest Facts: Firewise Plants for Utah Landscapes"  
Utah State University Extension, 2002*

### Grasses

*Agropyron cristatum* (Crested Wheatgrass)  
*Agropyron smithii* (Western Wheatgrass)  
*Buchloe dactyloides* (Buffalograss)  
*Dactylis glomerata* (Orchardgrass)  
*Festuca cinerea* and other species (Blue Fescue)  
*Lolium* species (Rye Grass)  
*Poa pratensis* (Kentucky Bluegrass)  
*Poa secunda* (Sandberg Bluegrass)

### Herbaceous Perennials

*Achillea clavennae* (Silvery Yarrow)  
*Achillea filipendulina* (Fernleaf Yarrow)  
*Achillea* - other species & hybrids (Yarrow)\*  
*Aquilegia* - species & hybrids (Columbine)  
*Armeria maritime* (Sea Pink, Sea Thrift)  
*Artemisia stelleriana* (Beach Wormwood, Dusty Miller)  
*Artemisia* - other species & hybrids (Various names)\*  
*Bergenia* – species & hybrids (Bergenia)  
*Centranthus ruber* (Red Valerian, Jupiter's Beard)  
*Cerastium tomentosum* (Snow-in-summer)  
*Coreopsis auriculata* var. *Nana* (Dwarf Mouse Ear Coreopsis)  
*Coreopsis* – other perennial species (Coreopsis)  
*Delosperma nubigenum* (Hardy Ice Plant)  
*Dianthus plumarius* & others (Pinks)  
*Erigeron* hybrids (Fleabane)\*  
*Gaillardia X grandiflora* (Blanket Flower)  
*Geranium cinereum* (Hardy Geranium)  
*Geranium sanguineum* (Bloody Cranesbill, Bloodred Geranium)

*Geranium* species (Geranium)  
*Hemerocallis* species (Daylily)  
*Heuchera sanguinea* (Coral Bells, Alum Root)  
*Iberis sempervirens* (Evergreen Candytuft)  
*Iris* species & hybrids (Iris)  
*Kniphofia* species & hybrids (Red-hot Poker)  
*Lavandula* species (Lavender)  
*Leucanthemum X superbum* (Shasta Daisy)  
*Limonium latifolium* (Sea-lavender, Statice)  
*Linum* species (Flax)  
*Liriope spicata* (Lily-turf)  
*Lupinus* species & hybrids (Lupine)\*  
*Medicago sativus* (Alfalfa)  
*Oenothera* species (Primrose)  
*Papaver* species (Poppy)  
*Penstemon* species & hybrids (Penstemon)  
*Perovskia atriplicifolia* (Russian Sage, Azure Sage)  
*Potentilla nepalensis* (Nepal Cinquefoil)  
*Potentilla tridentata* (Wineleaf Cinquefoil)  
*Potentilla verna (tabernaemontani)* (Spring Cinquefoil; Creeping Potentilla)  
*Potentilla* – other non-shrubby species & hybrids (Cinquefoil, Potentilla)\*  
*Salvia* species & hybrids (Salvia, Sage)\*  
*Sedum* species (Stonecrop, Sedum)  
*Sempervivum tectorum* (Hen and Chicks)  
*Stachys byzantina* (Lamb's Ear)  
*Yucca filamentosa* (Yucca)

*continued*

## APPENDIX B

### Shrubs and Woody Vines

*Atriplex* species (Saltbush)  
*Ceanothus americanus* (New Jersey Tea)  
*Ceanothus ovatus* & others (Ceanothus)  
*Cistus* species (Rock-rose)  
*Cotoneaster dammeri* (Bearberry Cotoneaster)  
*Cotoneaster horizontalis* (Rockspray or Rock Cotoneaster)  
*Cotoneaster* – other compact species (Cotoneaster)  
*Hedera helix* (English Ivy)  
*Lonicera* species & hybrids (Honeysuckle)  
*Mahonia repens* (Creeping Oregon Grape)  
*Parthenocissus quinquefolia* (Virginia Creeper)  
*Prunus besseyi* (Sand Cherry)  
*Purshia tridentata* (Bitterbrush, Antelope Bitterbrush)  
*Pyracantha* species (Firethorn, Pyracantha)  
*Rhamnus* species (Buckthorn)  
*Rhus trilobata* (Skunkbush Sumac)  
*Rhus* – other species (Sumac)  
*Ribes* species (Currant, Gooseberry)  
*Rosa rugosa* & other hedge roses (Rugosa Rose)  
*Shepherdia canadensis* (Russet Buffaloberry)  
*Syringa vulgare* (Lilac)  
*Vinca major* (Large Periwinkle)  
*Vinca minor* (Dwarf Periwinkle, Common Periwinkle)

### Trees

*Acer* species (Maple)  
*Betula* species (Birch)  
*Cercis canadensis* (Eastern Redbud)  
*Populus tremuloides* (Quaking Aspen)  
*Populus* – other species (Poplar, Cottonwood)  
*Salix* species (Willow)

**\* Plants or groups of plants marked with an asterisk (\*) can become weedy in certain circumstances, and may even be noxious weeds with legal restrictions against their planting and cultivation. Check with your local Extension office or State Department of Agriculture for information on noxious weeds in your area.**

**Note:** Some of the listed plants may not be considered “water-wise” or drought-tolerant for arid climates.

## APPENDIX C

# FIRE HAZARD SEVERITY FORM

*This appendix is to be used to determine the fire hazard severity.*

### A. Subdivision Design

Points

#### 1. Ingress/Egress

- Two or more primary roads 1\_\_\_\_  
 One road 10\_\_\_\_  
 One-lane road in, one-lane road out 15\_\_\_\_

#### 2. Width of Primary Road

- 20 feet or more 1\_\_\_\_  
 Less than 20 feet 5\_\_\_\_

#### 3. Accessibility

- Road grade 5% or less 1\_\_\_\_  
 Road grade 5-10% 5\_\_\_\_  
 Road grade greater than 10% 10\_\_\_\_

#### 4. Secondary Road Terminus

- Loop roads, cul-de-sacs with an outside turning radius of 45 feet or greater 1\_\_\_\_  
 Cul-de-sac turnaround 5\_\_\_\_  
 Dead-end roads 200 feet or less in length 8\_\_\_\_  
 Dead-end roads greater than 200 feet in length 10\_\_\_\_

#### 5. Street Signs

- Present but unapproved 3\_\_\_\_  
 Not present 5\_\_\_\_

### B. Vegetation (IUWIC Definitions)

#### 1. Fuel Types

##### Surface

- Lawn/noncombustible 1\_\_\_\_  
 Grass/short brush 5\_\_\_\_  
 Scattered dead/down woody material 10\_\_\_\_  
 Abundant dead/down woody material 15\_\_\_\_

##### Overstory

- Deciduous trees (except tall brush) 3\_\_\_\_  
 Mixed deciduous trees and tall brush 10\_\_\_\_  
 Clumped/scattered conifers and/or tall brush 15\_\_\_\_  
 Contiguous conifer and/or tall brush 20\_\_\_\_

#### 2. Defensible Space

- 70% or more of lots completed 1\_\_\_\_  
 30% to 70% of lots completed 10\_\_\_\_  
 Less than 30% of lots completed 20\_\_\_\_

### C. Topography

- Located on flat, base of hill, or setback at crest of hill 1\_\_\_\_  
 On slope with 0-20% grade 5\_\_\_\_  
 On slope with 21-30% grade 10\_\_\_\_  
 On slope with 31% grade or greater 15\_\_\_\_  
 At crest of hill with unmitigated vegetation below 20\_\_\_\_

### D. Roofing Material

- Class A Fire Rated 1\_\_\_\_  
 Class B Fire Rated 5\_\_\_\_  
 Class C Fire Rated 10\_\_\_\_  
 Nonrated 20\_\_\_\_

### E. Fire Protection—Water Source

- 500 GPM hydrant within 1,000 feet 1\_\_\_\_  
 Hydrant farther than 1,000 feet or draft site 5\_\_\_\_  
 Water source 20 min. or less, round trip 10\_\_\_\_  
 Water source farther than 20 min., and 45 min. or less, round trip 15\_\_\_\_  
 Water source farther than 45 min., round trip 20\_\_\_\_

### F. Siding and Decking

- Noncombustible siding/deck 1\_\_\_\_  
 Combustible siding/no deck 5\_\_\_\_  
 Noncombustible siding/combustible deck 10\_\_\_\_  
 Combustible siding and deck 15\_\_\_\_

### G. Utilities (gas and/or electric)

- All underground utilities 1\_\_\_\_  
 One underground, one aboveground 3\_\_\_\_  
 All aboveground 5\_\_\_\_

### Total for Subdivision

- Moderate Hazard 50–75  
 High Hazard 76–100  
 Extreme Hazard 101+



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# MEMO



To: Mayor Olson and City Council  
From: Jason Bond, Assistant City Manager  
Date: December 12, 2025  
RE: **Wildland-Urban Interface Code and Map**

---

The State of Utah is requiring that cities adopt the Wildland-Urban Interface code by December 31st, 2025. This code will require development proposals to acknowledge fire hazard dangers due to proximity to natural areas of fire potential and concern. The associated requirements will require that new homes address items such as, but not limited to, alteration of existing vegetation and/or topography and limitations on landscaping, home materials, structure spacing, fencing, and fire suppression techniques appropriate to the area.

Additionally, the State of Utah is requiring that cities adopt a Wildland-Urban Interface map by December 31st, 2025. This map will delineate the boundaries of the areas in Santaquin City that are subject to the Wildland-Urban Interface code.

The Planning Commission reviewed the proposed code amendment on December 9<sup>th</sup>, 2025 and made the following motion.

Commissioner Nixon made a motion to provide a positive recommendation to the City Council for the drafted ordinance regarding the Wildland Urban Interface Map. Commissioner Romero seconded the motion.

Commissioner Wood, Yes; Commissioner Christopher, Yes; Commissioner Weight, Yes; Commissioner Hoffman, Yes; Commissioner Nixon, Yes; Commissioner Romero, Yes; Commissioner Moak, Absent; The motion passed.

**Recommended Action:** Motion to approve Ordinance 12-03-2025, an ordinance adopting the Wildland-Urban Interface Map.

# Ordinance 12-03-2025

## **AN ORDINANCE AMENDING TITLE 9, OF THE SANTAQUIN CITY CODE PERTAINING TO ADOPTION OF THE SANTAQUIN WILDLAND URBAN INTERFACE AREA MAP, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE**

**WHEREAS**, Title 9 of the Santaquin City Code adopts various Building Regulations and Code Standards for Buildings and Construction within Santaquin City (“City”); and

**WHEREAS**, the City Council has adopted the 2006 edition of the Utah Wildland Urban Interface Code (“Code”) to safeguard life and property from the intrusion of wildfire in Wildland Urban Interface Areas; and

**WHEREAS**, the City Council desires to amend Title 9, of the Santaquin City Code to add Chapter 9.06 Wildland Urban Interface Map, as set forth in Exhibit A, attached hereto and incorporated herein; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on December 9, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

**WHEREAS**, after said public hearing the Santaquin City Planning Commission forwarded a recommendation to the City Council;

**NOW THEREFORE, BE IT HEREBY ORDAINED BY THE SANTAQUIN CITY COUNCIL AS FOLLOWS:**

### **Section I. Amendment of City Code**

Title 9 of the Santaquin City Code pertaining to Buildings and Construction is hereby amended to add Chapter 06, Wildland Urban Interface Map, as outlined in Exhibit A.

### **Section II. Severability**

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provision, subdivision, sentence or part of a section or application had not been included.

### **Section III. Contrary Provisions Repealed**

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

**Section IV. Codification, Inclusion in the Code, and Scrivener's Errors**

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be corrected by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

**Section V. Posting and Effective Date**

This ordinance shall become effective at 5:00 p.m. on Wednesday, December 17, 2025. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and comply with all applicable posting requirements, including placing a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 16<sup>th</sup> day of December, 2025.

---

Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted ____
Councilmember Brian Del Rosario	Voted ____
Councilmember Travis Keel	Voted ____
Councilmember Lynn Mecham	Voted ____
Councilmember Jeff Siddoway	Voted ____

ATTEST:

---

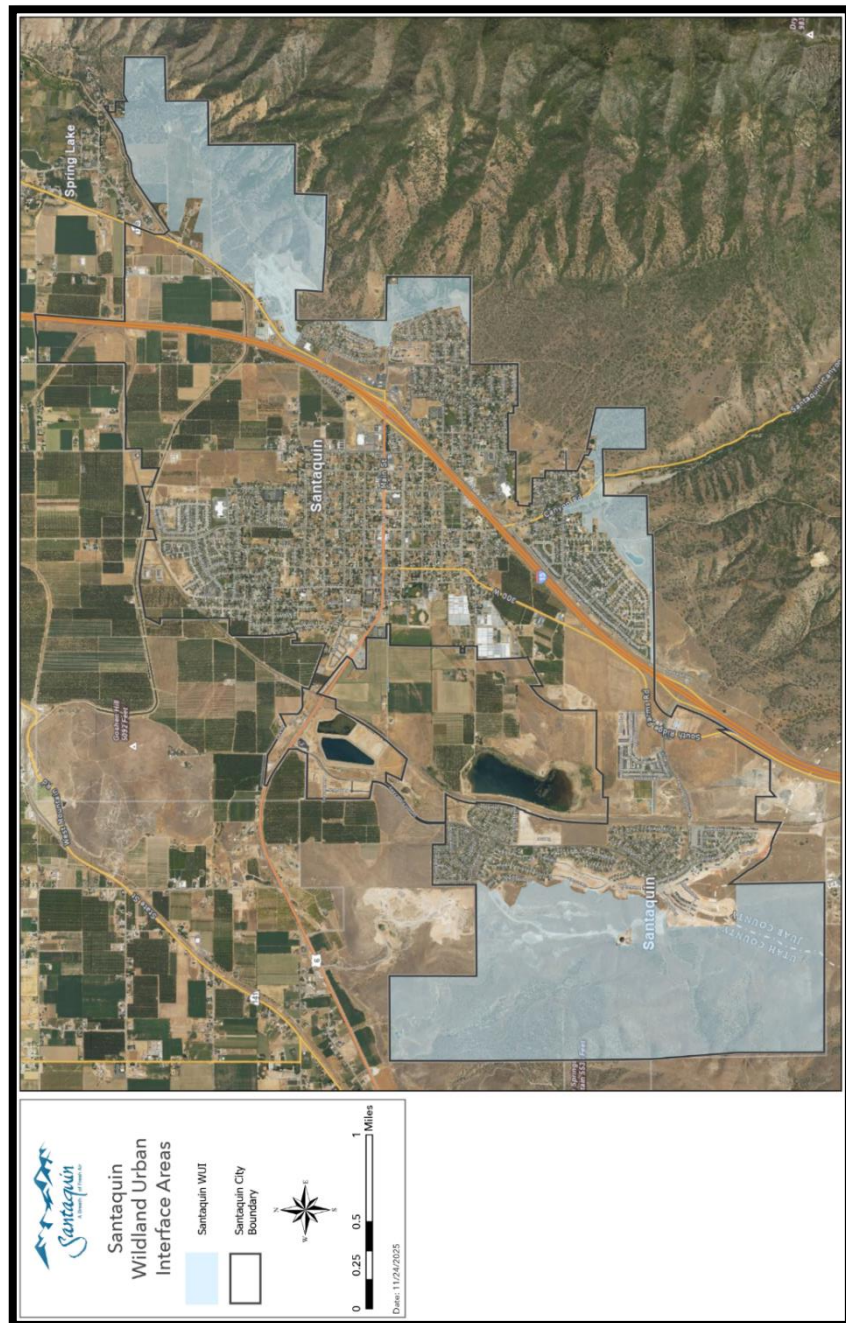
Stephanie Christensen, City Recorder

## EXHIBIT A

### WILDLAND URBAN INTERFACE MAP

#### 9.06 Wildland Urban Interface Map

The City Council shall declare the wildland urban interface areas within the City. The code official shall adopt a Wildland Urban Interface Map in accordance with Section 301 of the Utah Wildland Urban Interface Code, which shall be recorded in the office of the City Recorder and shall be updated at least every three years, as provided in Section 301.



STATE OF UTAH )  
 )  
 ) ss.  
 )  
COUNTY OF UTAH )

I, Stephanie Christensen, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 16<sup>th</sup> day of December, 2025, entitled:

**“AN ORDINANCE AMENDING TITLE 9, OF THE SANTAQUIN CITY CODE PERTAINING TO ADOPTION OF THE WILDLAND URBAN INTERFACE MAP, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City, Utah this 16<sup>th</sup> day of December, 2025.

Stephanie Christensen, City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF UTAH                )

I, Stephanie Christensen, City Recorder of Santaquin City, Utah, do hereby certify and declare that I posted in three (3) public places the ordinance, which is attached hereto on the 16<sup>th</sup> day of December, 2025.

The three places are as follows:

1.       Zions Bank
2.       Post Office
3.       City Office

I further certify that copies of the ordinance so posted were true and correct copies of said ordinance.

---

Stephanie Christensen  
Santaquin City Recorder

The foregoing instrument was acknowledged before me this \_\_\_\_ day of December, 2025, by Stephanie Christensen.

---

Notary Public



## MEMORANDUM

December 16, 2025

---

To: Santaquin City Mayor and City Council  
From: Stephanie Christensen, City Recorder  
**RE: Sutherland Annexation**

---

Mayor and Council Members,

A petition and application for the Sutherland Annexation has been completed. After review by the City Recorder and Legal Counsel, it was determined that the correct noticing requirements. Pursuant to Utah State Code §10-2-405:

- (1) (a) (i) A municipal legislative body may:*  
*(A) subject to Subsection (1)(a)(ii), deny a petition filed under Section 10-2-403; or*  
*(B) accept the petition for further consideration under this part.*

### **Recommended Motion:**

Motion to accept the Sutherland Annexation petition for further consideration.

## Robbins Family Investment LC

### NOTICE OF INTENT TO FILE A PETITION FOR ANNEXATION INTO THE CITY OF SANTAQUIN

Pursuant to U.C.A. 10-2-806(2)(a)(i)(A) Robbins Family Investment LC., petitioner, does hereby inform you of the intent to submit to Santaquin City and Utah County, a formal petition for annexation of the property located on and around 14220 S. 6110 W., Utah County, Utah, consisting of approximately 10.376 acres. This notice is being sent to you because you are considered an "affected entity".

Santaquin City  
Utah County Assessor's Office  
Utah County Commission  
Utah County Clerk/Auditor's Office  
Nebo School District  
Central Utah Water Conservancy District  
Utah Valley Dispatch Special Service District  
South Utah Valley Solid Waste District  
Town of Genola  
Payson City  
Town of Rocky Ridge  
Rocky Mountain Power  
Dominion Energy  
Centracom  
Century Link  
Strawberry Water Users Association  
Strawberry High Line Canal Company  
Santaquin City Post Office  
Bureau of Reclamation  
Utah Transit Authority  
South Utah Valley Animal Service District  
Utah Department of Transportation  
Utah County Health Department  
Juab County Assessor's Office  
Juab County Commission  
Juab County Clerk/Auditor's Office  
Juab County Health Department) Central Utah Public Health Department  
Juab County  
Community Development & Renewal Agency of Santaquin City  
Local Building Authority of Santaquin City  
Santaquin Special Service District (Water)  
Comcast of Wasatch, Inc

Robbins Family Investment LC

September 15, 2025

*Glade J. Robbins, Manager*





# Annexation Petition Application Packet

Santaquin City  
275 West Main  
Santaquin, Utah 84655  
801-754-1011  
[www.santaquin.org](http://www.santaquin.org)

## Annexation Petition Application

110 S. Center Street, Santaquin, Utah 84655

**Notice:** Property to be annexed must be contiguous to a current city boundary and to all property within the desired annexation, as provided in the Utah State Code. A written annexation petition must be submitted to the City Recorder on forms to be furnished by the City; with the appropriate accompanying application fees, maps and documentation. The accompanying plat maps must be accurate and created under the direct supervision of a licensed engineer or land surveyor and certified by the same.

<b>Annexation Information</b>		
Proposed Name of Annexation: <u>Julie Sutherland</u>		Application Date: <u>10-14-2025</u>
Contact's relation to property: <u>co-owner</u>		
Acreage: <u>10.376 acres</u>		Requested Zoning: <u>R-10</u>
<b>Contact Information (sponsor)</b>		
Name: <u>Julie Sutherland</u>		Phone: <u>435-660-9905</u>
Address, City, State, Zip: <u>P.O. Box 242, Nephi, Utah, 84648</u>		Email: <u>tes.julie@gmail.com</u>
<b>Engineer or Surveyor Information</b>		
Company: <u>Atlas Engineering</u>		Contact: <u>Matthew Judd</u>
Address, City, State, Zip: <u>946 E. 800 N. Suite A, Spanish Fork, Utah, 84660</u>		
Telephone: <u>801-655-0566</u>	Fax:	Email: <u>matteatlasengineering.net</u>
<b>Developer Information</b>		
Name: <u>No developer at this time</u>		Phone:
Address, City, State, Zip:		Email:
<b>Office Use Only</b>		
Taken By: <u>Amalie Otley</u>	Received Date: <u>10/15/25</u>	Fee and Date Paid: <u>\$850.00 10/15/25</u>
File #: <u>Sutherland, Julie</u> <u>Annexation</u>	Review Date:	Meeting Date Assigned:

**Santaquin City Corporation**  
**Annexation Petition – Owner Signatures**  
110 S Center Street, Santaquin, Utah 84655



Annexation Petition - Property Owner Information

Name: Robbins Family Investment, LC. Phone Number: 801-404-6470  
Address: 14792 S. 5200 W. Santaquin, Utah 84655  
(City) (State) (Zip)  
Signature: Glade J. Robbins, Manager Parcel ID#s a portion of 32:005:0019

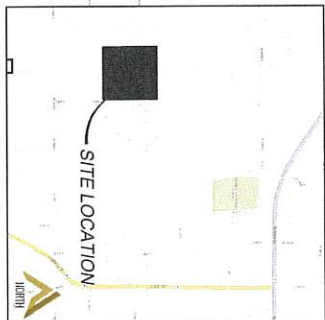
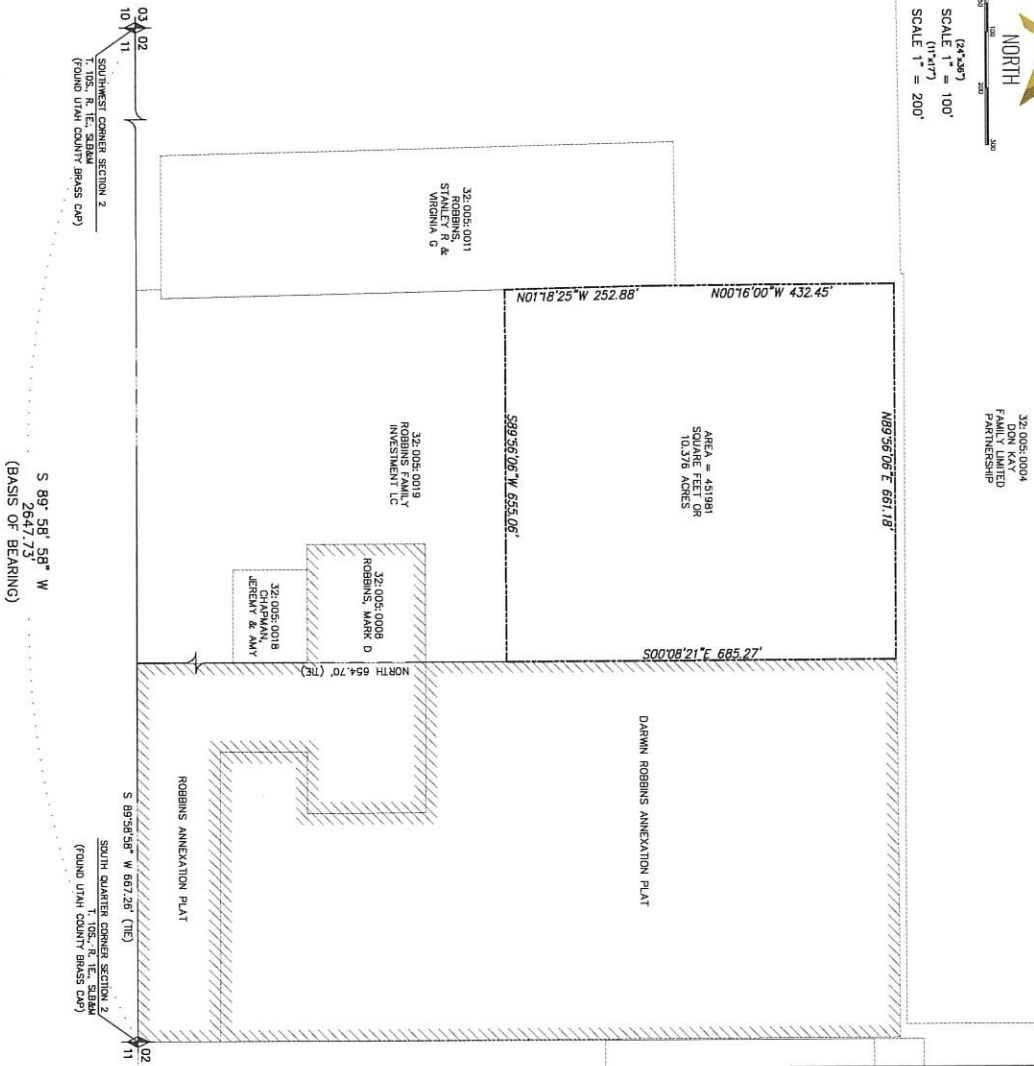
Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_  
(City) (State) (Zip)  
Signature: \_\_\_\_\_ Parcel ID#s \_\_\_\_\_

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_  
(City) (State) (Zip)  
Signature: \_\_\_\_\_ Parcel ID#s \_\_\_\_\_

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_  
(City) (State) (Zip)  
Signature: \_\_\_\_\_ Parcel ID#s \_\_\_\_\_

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_  
(City) (State) (Zip)  
Signature: \_\_\_\_\_ Parcel ID#s \_\_\_\_\_

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Address: \_\_\_\_\_  
(City) (State) (Zip)  
Signature: \_\_\_\_\_ Parcel ID#s \_\_\_\_\_



I, MATTHEW B. JUDDO DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 16726B AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT, BASED ON UTAH COUNTY NAD83, OF LAND TO BE ANNEXED INTO SANTIAGUIN CITY, UTAH COUNTY, UTAH

Matthew E. Jorda 11/26/2025  
DATE

[illegible]

CITY ENGINEER DATE

UTAH COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT WE, THE SANTIAGO CITY CLERK, HAVE RECEIVED A PETITION SIGNED BY A VARIETY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO SANTIAGO CITY AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2-2-41B CIVIL CODE. WHEREFORE, WE HEREBY CERTIFY THAT THE CITY OF SANTIAGO HAS FULLY ASSUMED THE RESPONSIBILITY OF THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS MAJOR DAVE ANNEXATION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

CLERK-RECORDER DATE

JULIE SUTHERLAND

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 2, OF TOWNSHIP 10 SOUTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.



## MEMORANDUM

December 12, 2025

---

To: Santaquin City Mayor and City Council  
From: Jon Lundell, P.E., City Engineer  
RE: Centennial Park Sand Volleyball Court Lighting

---

Dear Mayor and Council Members,

Since the completion of the improvements to the sand volleyball court at Centennial Park, usage of the court has increased. With this increased use, the Santaquin RAP tax committee discussed and recommended and the City Council approved the use of RAP tax funds to purchase and install court lights on the volleyball courts.

Santaquin City staff contacted Musco Lighting and requested a quote to provide and to install the lighting that will provide 30 candle-foot lighting court lighting. Musco Lighting is currently approved in the State of Utah's cooperative purchasing contracts. We have used these Musco lighting fixtures on multiple projects throughout the City.

Musco's proposed cost is to provide and install all equipment and wiring to the new lights. This would include the light fixtures, poles, foundations, conduits, controls, and wiring for the cost of **\$70,987**.

I have attached the pricing and design for your review.

The current RAP tax funds budgeted for this project are \$57,000. The remaining balance of \$13,987 can be covered by remaining RAP tax fund balance. Per City Manager, Norm Beagley, there are sufficient funds in the RAP Tax fund to cover this additional amount of \$13,987 that is not currently budgeted. In conversations with Musco, there is an anticipated cost increase of 8% to 12% (\$5,000 to \$7,000) after December 31<sup>st</sup>, 2025, making it less expensive for us to get this equipment ordered during this calendar year.

I would be happy to answer any questions you may have regarding this item.

**Recommendation:** I recommend that the City Council approve a purchase contract with Musco Lighting for the court lights for the sand volleyball courts at Centennial Park in an amount not to exceed \$70,987.



Equipment List For Areas Shown								
Structure				Fixtures				
QTY	STRUCTURE ID	SIZE	GRADE ELEVATION	ABOVE FIELD LEVEL	FIXTURE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS
2	VB1-VB2	50'	-	50'	TLC-LED-550	3	3	0
2	Totals					6	6	0

Above Field Level is height of fixtures above area shown



## Centennial Park Sand Volleyball

Santaquin,UT

### Grid Summary

Name: Zero Grid  
Size: 100' x 80'  
Spacing: 20.0' x 20.0'  
Height: 3.0' above grade

### Illumination Summary

MAINTAINED HORIZONTAL FOOTCANDLES	
Entire Grid	
Scan Average:	4.45
Maximum:	37
Minimum:	0
Avg/Min:	-
Max/Min:	-
UG (adjacent pts):	3016.16
CU:	1.00
No. of Points:	225
FIXTURE INFORMATION	
Applied Circuits:	A
No. of Fixtures:	6
Total Load:	3.16 kW

**Guaranteed Performance:** The ILLUMINATION described above is guaranteed per your Musco Warranty document.

**Field Measurements:** Individual field measurements may vary from computer-calculated predictions.

**Electrical System Requirements:** Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

**Installation Requirements:** Results assume  $\pm 3\%$  nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Not to be reproduced in whole or part without the written consent of Musco ©1981, 2025 Musco Sports Lighting, LLC.

Item # 8.

### ILLUMINATION SUMMARY

Date: September 22, 2025

Project: Centennial Park Sand Volleyball  
 Santaquin, UT  
 Musco Project Number: 245487

## State of Utah

Master Project: 195885, Contract Number: PA4298, Expiration: 6/16/2027

General Purpose of Contract: Ball Field Sports Lighting

All purchase orders should note the following:  
 State of Utah Purchase – Contract Number: PA4298

**Quotation Price – Materials Delivered to Job Site and Pole in Air Installation****Lighting**

**Volleyball – 100'x80'** ..... **\$ 59,987**  
**Adder for Conduit and Wire** ..... **\$11,000**

*Sales tax and bonding are not included.*

*Quote is confidential. Pricing and lead times are effective for 30 days only. Prices are subject to change if the order is not released within 60 days from the date of the purchase.*

**Light-Structure System™ with Total Light Control – TLC for LED™ technology****Guaranteed Lighting Performance**

- Guaranteed light levels of 30 foot-candles and uniformity of 3:1

**System Description**

- Factory aimed and assembled luminaires
- Galvanized steel poles
- Pre-cast concrete bases with integrated lightning grounding
- Pole length factory assembled wire harnesses
- Factory wired and tested remote electrical component enclosures
- Disconnects
- UL listed assemblies

**Control Systems and Services**

- Player-activated pushbutton control system with strobe to provide timed on/off control
- Control-Link® control and monitoring system to provide remote on/off and dimming (high/medium/low) control and performance monitoring with 24/7 customer support

**Operation and Warranty Services**

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years
- Support from Musco's Lighting Services Team – over 200 Team members dedicated to operating and maintaining your lighting system – plus a network of 1800+ contractors
- Warranty starts the date of shipment

**Musco Scope**

- Provide design and layout for lighting system
- Test and final aim equipment

### ***Responsibilities of Buyer***

- Confirm pole or luminaire locations, supply voltage and phase required for lighting system prior to production
- Provide electrical design and materials for electrical distribution system
- Buyer is responsible for getting electrical power to the site, coordination with the utility, and any power company fees

### ***Payment Terms***

Final payment terms are subject to approval by Musco credit department. Final payment shall not be withheld by Buyer on account of delays beyond the control of Musco.

Email a copy of the Purchase Order to Musco Sports Lighting, LLC:

Musco Sports Lighting, LLC  
Attn: Musco Contracts  
Email: musco.contracts@musco.com

**All Purchase orders should note the following:**

**State of Utah Purchase – Contract Number: PA4298**

### ***Delivery Timing***

8 - 10 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole/luminaire locations.

### ***Notes***

Quote is based on following conditions:

- Shipment of entire project together to one location.
- Voltage and phase system requirements to be confirmed.
- Structural code and wind speed = 2021 IBC, 105 mi/h, Exposure C, Importance Factor C.
- Due to the built-in custom light control per luminaire, pole or luminaire locations need to be confirmed prior to production. Changes to pole or luminaire locations after the product is sent to production could result in additional charges.
- Standard soil conditions – rock, bottomless, wet, or unsuitable soil may require additional engineering, special installation methods and additional cost.

### ***Subcontractor Inclusions –***

1. Receive/Unload MUSCO Material
2. Drill/Install Concrete Bases W/ Backfill
3. Install 2- 50' MUSCO Poles PIA
4. Final Connections/Testing
5. New Raceways/Wire (Listed Under Alternate Below)

### ***Subcontractor Exclusions –***

1. MUSCO Material
2. Permit Fees
3. Electrical Panels
4. Electrical Service/Gear
5. After Hours/Overtime
6. Dewatering
7. Wet Hole Drilling
8. Rock Drilling
9. Repair Of Unmarked Utilities
10. Surveying



Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

Aaron Klinge  
Sales Representative  
Musco Sports Lighting, LLC  
Phone: 435.659.9530  
E-mail: [aaron.klinge@musco.com](mailto:aaron.klinge@musco.com)

**COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF  
SANTAQUIN CITY**

**RESOLUTION 12-02-2025-CDA  
APPROVAL OF ADDENDUM #2 TO THE GREENHALGH  
CONSTRUCTION HOLDINGS, LLC  
REAL ESTATE PURCHASE AGREEMENT**

**WHEREAS**, the Community Development and Renewal Agency of Santaquin City (the “Agency”) is a public agency pursuant to Title 17C of the Utah Code; and

**WHEREAS**, on January 3, 2023, the Agency approved Resolution 01-04-2023-CDA, approving an agreement with Greenhalgh Construction, Inc. (“Original Buyer”), for the purchase of certain real property (the “Purchase Agreement”); and

**WHEREAS**, on September 5, 2023, Original Buyer assigned the Purchase Agreement to Greenhalgh Construction Holdings, LLC. (“Assigned Buyer”) with Seller’s consent to said assignment; and

**WHEREAS**, on January 21, 2025, the Agency approved Resolution 10-21-2024-CDA, approving Addendum #1 to the Agreement with Greenhalgh Construction Holdings, LLC to the Purchase Agreement, a copy of which is attached hereto as Exhibit B; and

**WHEREAS**, the Agency and Greenhalgh Construction Holding, LLC, desire now to amend certain provisions of the Purchase Agreement;

**NOW THEREFORE, BE IT HEREBY RESOLVED** BY THE BOARD OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY AS FOLLOWS:

**SECTION 1:** The attached Addendum #2 (Two) to the Real Property Purchase Agreement Between the Community Development and Renewal Agency of Santaquin City and Greenhalgh Construction Holdings, LLC, (“Addendum #2”) is hereby approved.

**SECTION 2:** The Agency Board authorizes Chair Daniel M. Olson to execute Addendum #2 and all documents necessary to approve and effectuate the provisions thereof.

**SECTION 3:** This Resolution shall become effective immediately upon passage.

**APPROVED AND ADOPTED THIS** 16<sup>th</sup> day of December, 2025.

---

Daniel M. Olson, Board Chair

Attest:

---

Stephanie Christensen, Secretary

Board Member Art Adcock	Voted ____
Board Member Brian Del Rosario	Voted ____
Board Member Travis Keel	Voted ____
Board Member Lynn Mecham	Voted ____
Board Member Jeff Siddoway	Voted ____

**ADDENDUM #2 (TWO) TO THE  
REAL PROPERTY PURCHASE AGREEMENT BETWEEN THE COMMUNITY  
DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY AND  
GREENHALGH CONSTRUCTION HOLDINGS, LLC**

This **Addendum #2 (TWO)** to the **REAL PROPERTY PURCHASE AGREEMENT BETWEEN THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY**, a political subdivision of the state of Utah (“Seller”) and **GREENHALGH CONSTRUCTION HOLDINGS, LLC.**, a Utah Limited Liability Company (“Buyer”), is made and entered into as of December 16, 2025. Seller and Buyer are herein sometimes referred to individually as a “Party” and collectively as the “Parties.”

WHEREAS, Seller and Greenhalgh Construction, Inc. (“Original Buyer”) entered into that certain Purchase and Sale Agreement dated as of January 3, 2023 (the “**Purchase Agreement**”), a copy of which is attached hereto as Exhibit A, regarding the purchase and sale of 3.75 acres of real property (the “Property”), more particularly described in the Purchase Agreement; and

WHEREAS, on September 5, 2023, Original Buyer assigned the Purchase Agreement to Greenhalgh Construction Holdings, LLC. (“Assigned Buyer”) with Seller’s consent to said assignment; and

WHEREAS, on January 21, 2025, the Agency approved Resolution 10-21-2024-CDA, approving Addendum #1 to the Agreement with Greenhalgh Construction Holdings, LLC to the Purchase Agreement, a copy of which is attached hereto as Exhibit B; and

WHEREAS, the Parties now desire to amend the Purchase Agreement as identified herein.

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions set forth herein, the Parties hereby agree to and adopt this Addendum #2 (Two) to the Purchase Agreement as follows:

1. **EXHIBIT B, INDUSTRIAL PARK ARCHITECTURAL STANDARDS, Section 4 Building Materials, Subsection a. part i.** Is changed to read as follows:

“i. Primary exterior finish materials shall make up at least forty percent (29% ~~40%~~) of the building after the transparent area is deducted. The percentage shall be based on the entire area of the building. Rear and side elevations regularly visible from adjacent public rights of way should have at least twenty percent (20%) primary exterior finish materials. Rear elevation or service area visibility considerations shall take into account planned landscaping, fencing, and topographic viewing limitations.”

2. **“EXHIBIT D, BUILDING TYPE AND ARCHITECTURAL STYLES”** the attached building type with architectural styles is added to Exhibit D as an approved building type and architectural style.

IN WITNESS WHEREOF, the Parties have executed this Addendum # 1 (One) to the Agreement for Purchase and Sale on the dates set forth opposite their respective names below.

**SELLER:**

**COMMUNITY DEVELOPMENT AND RENEWAL  
AGENCY OF SANTAQUIN CITY**

**DATE:** \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
**DANIEL M. OLSON, Chair**

**ATTEST:**

\_\_\_\_\_  
Stephanie Christensen, Secretary

STATE OF UTAH     )  
                                  :ss  
COUNTY OF UTAH    )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared before me, Daniel M. Olson who, after being duly sworn, acknowledged to me that he is authorized to execute this document and who executed the same.

Notary Public \_\_\_\_\_

**BUYER:**

**Greenhalgh Construction Holdings, LLC**, a Utah  
limited liability corporation

By: \_\_\_\_\_  
\_\_\_\_\_, its \_\_\_\_\_,  
(Title) (Position)

**DATE:** \_\_\_\_\_, 20\_\_\_\_.

STATE OF UTAH     )  
                              :SS  
COUNTY OF UTAH   )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me,  
\_\_\_\_\_ who, after being duly sworn, acknowledged to me that he is authorized to  
execute this document and who executed the same.

Notary Public \_\_\_\_\_

**EXHIBIT A**  
**(PURCHASE AGREEMENT)**

**EXHIBIT B**  
**(ADDENDUM #1 TO PURCHASE AGREEMENT)**



**EXHIBIT D**  
**(BUILDING TYPE AND ARCHITECTURAL STYLES)**



**COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF  
SANTAQUIN CITY**

**RESOLUTION 01-03-2023-CDA  
SALE OF REAL PROPERTY**

**WHEREAS**, the Community Development and Renewal Agency of Santaquin City (the "Agency") is a public agency pursuant to Title 17C of the Utah Code; and

**WHEREAS**, the Agency has adopted a Project Area Plan in furtherance of its purposes, which include economic development within the Project Area; and

**WHEREAS**, the Agency owns certain real property known as Utah County Parcel Number 32:009:0098, which is more particularly described in Exhibit A hereto ("the Property"); and

**WHEREAS**, the Agency has determined that the best interests of the Agency, Santaquin City, and its residents will be served by the sale of the Property as outlined in the Agreement;

**NOW THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY AS FOLLOWS:**

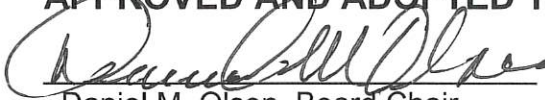
**SECTION 1:** The terms and conditions set forth in the attached Agreement concerning the sale of the Property are in the best interests of the Agency and Santaquin City, Utah.

**SECTION 2:** The Board of the Community Development and Renewal Agency of Santaquin City accepts the terms and conditions outlined in said Agreement and approves the sale of the Property pursuant to said terms and conditions.

**SECTION 3:** The Agency Board authorizes Chair Daniel M. Olson to execute all documents necessary to complete the sale of the Property pursuant to said terms and conditions.

**SECTION 4:** This Resolution shall become effective immediately upon passage.


**APPROVED AND ADOPTED THIS 3<sup>rd</sup> DAY OF January 2023.**

  
Daniel M. Olson, Board Chair

Board Member Art Adcock  
Board Member Elizabeth Montoya  
Board Member Lynn Mecham  
Board Member Jeff Siddoway  
Board Member David Hathaway

Voted YES  
Voted ABSENT  
Voted YES  
Voted YES  
Voted YES

Attest: \_\_\_\_\_

  
Amalie R. Ottley, Secretary

## REAL PROPERTY PURCHASE AGREEMENT

**THIS REAL PROPERTY PURCHASE AGREEMENT** (this "Agreement") is made and entered into by and between the **COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY**, a political subdivision of the state of Utah ("Seller") and **Greenhalgh Construction, Inc.**, a **Corporation** of the state of Utah ("Buyer") as of the date Seller and Buyer execute this Agreement as provided on the signature pages. Seller and Buyer are herein sometimes referred to individually as a "Party" and collectively as the "Parties." The transactions contemplated by this Agreement are herein sometimes collectively referred to as the "Transaction."

### RECITALS

WHEREAS, Seller owns certain real property located within the City of Santaquin, Utah, comprising approximately 3.53 acres ("the Property"), which is more particularly described in Exhibit A attached hereto; and

WHEREAS, Buyer intends to construct an industrial/commercial development on the Property and has determined that its acquisition of the Property is important to the success of said commercial development; and

WHEREAS, the Property is located within a project area established by Seller for the betterment of the area including the Property and the Parties agree that the proposed development of the Property will benefit Buyer, Seller and the residents of Santaquin City; and

WHEREAS, the Parties desire to enter into an agreement to accomplish Buyer's purchase of the Property, and to provide for certain improvements to the Property, subject to certain terms and conditions.

**NOW THEREFORE**, the Parties hereto agree as follows:

**1. Property Purchase.** Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller, subject to the terms and conditions contained herein, the Property, together with all improvements and appurtenances (if any), and all oil, gas and mineral rights owned by Seller (if any) but excluding therefrom any and all water rights. The Purchase Price established in paragraph 4 includes the payment for any money in lieu of water and/or water right dedication requirement for the Property, which requirements are set forth in Section 8.04.100 of the Santaquin City Code, for estimated annual water usage of up to 165,000 gallons per acre.

**2. Buyer's Property Use and Improvements.** As a Public Agency established pursuant to Title 17C of the Utah Code, Seller has a specific interest in the development of the Property and other surrounding real property for community economic development and renewal purposes and is entering into this agreement based on Buyer's agreement to specific terms and conditions for the development of the Property. Buyer hereby agrees to develop, improve, and maintain the Property pursuant to the provisions of this paragraph 2 set forth below, and otherwise as required by Santaquin City's land use and development code.

a. The Property shall only be used for “Commercial, Heavy,” “Commercial, Industrial Equipment Sales,” “Commercial, Retail Sales and Services,” “Automotive Service and Repair,” “Industry, Light,” or “Industry, Medium” purposes as those terms are defined in Section 10.08 of the Santaquin City Code.

b. No portion of the Property shall be developed or used as “Storage Unit Facilities” as defined in Section 10.08 of the Santaquin City Code.

c. Buyer shall either construct and utilize a Utah County Health Department approved “Septic System” per applicable standards until such time as sewer service is available through the Santaquin City Sewer System, or participate with the City monetarily by payment of \$25,000.00 to Seller for the construction of the needed City Sewer System improvements. The Parties shall mutually agree by August 1, 2023 which of the aforementioned options shall be selected. In the event that a Septic System is the option selected, Seller will refund the payment of \$25,000 to Buyer. In the event that Buyer initially installs an approved Septic System, Buyer must connect to the Santaquin City Sewer System and discontinue all use of any Septic System within ninety (90) days of the availability of Santaquin City Sewer Service to the Property, or as soon as reasonably practicable, and shall thereafter be subject to the same terms and conditions for sewer service as other Santaquin City Sewer System customers. Buyer shall pay the applicable sewer impact fees prior to issuance of any building permit.

d. All development and use of the Property shall comply with the landscape provisions of the Santaquin City Code.

e. All development and use of the Property shall comply with the Santaquin City Development Standards and Specifications referenced in Section 9.04.140 of the Santaquin City Code, and with the Industrial Park Architectural Standards, a copy of which is attached hereto as Exhibit B.

f. Buyer shall be solely responsible for the construction and maintenance of roads, accesses, drives, and parking areas on the Property. All roads, accesses, drives, and parking areas on the Property shall be paved, and shall be constructed and maintained pursuant to the applicable Santaquin City parking standards SCC 10.48. Storage areas behind the rear building line must be finished with at least minimum compacted road base.

g. Buyer shall install fencing on the full perimeter of any outside storage areas located within the Property, which fencing shall be constructed of masonry, precast concrete, vinyl-coated chain link with vinyl privacy slats, or a combination thereof, together with a paved portion or mow strip under all fencing.

h. Monument signs, consistent with a Santaquin City theme and as approved by the City may be constructed and maintained on the Property. Stacking on monument signs will be allowed as permitted by Santaquin City Code 10.44. No pole signs, or other free-standing signs will be allowed anywhere on the Property.

i. Buyer will dedicate to Seller all easements on the Property necessary for the construction, operation and maintenance of public utilities.



j. Buyer acknowledges and hereby agrees that ingress and egress access to the Property will be restricted to the existing Summit Ridge Parkway access located between the Property and US Highway 6. No access will be allowed on US Highway 6, except as provided by Summit Ridge Parkway. Use of Summit Ridge Parkway south of the Property may be restricted.

k. Buyer acknowledges that no staging, crushing, sorting, or processing, or stockpiling of imported gravel, rock, or soil materials (other than staging or stockpiling during the construction period for site improvements) is allowed on the Property.

l. Buyer agrees to provide Santaquin City an easement to access existing Santaquin City infrastructure located adjacent to the Property, in the form attached hereto as Exhibit A.

**3. Seller's Responsibility for Improvements.** Seller agrees to provide certain improvements to the Property as set forth below in this paragraph 3.

a. Seller shall construct and install at its sole expense infrastructure necessary to deliver both culinary and secondary water to the Property boundary. Said construction shall be completed within 365 days of Closing.

b. Seller shall construct and install at its sole expense infrastructure necessary for sewer service from the Property boundary to the Santaquin City wastewater treatment system. Until such time as the Santaquin City wastewater system becomes available for use, Buyer agrees to continue to use and maintain the septic system identified in Section 2.c above, if so constructed.

c. Seller shall assist Buyer as necessary for Buyer to complete applications and obtain permits required for electrical, natural gas, and telecommunications services to the Property. All electrical infrastructure shall be installed underground. The City shall be responsible for all costs associated with the construction and installation of infrastructure to provide primary electrical, natural gas, and telecommunication services to the Property.

d. Seller shall provide any and all improvements to the existing paved surface of Summit Ridge Parkway as deemed necessary by Seller for the reasonably anticipated use of the roadway from Highway 6 to and across the frontage of the Property. Buyer shall cooperate with Seller in determining what if any improvements will be necessary. Such improvements shall be completed by Seller at its sole expense within 365 days of Closing. This Agreement does not anticipate any expansion of the width of the paved surface or addition of lanes, approaches, turning lanes, etc.

e. Seller shall provide future City streets/roadways per City Standards as necessary for the reasonably anticipated access to the Property and across the frontage of the Property. Buyer shall cooperate with Seller in determining what if any improvements will be necessary. Such improvements shall be completed by Seller at its sole expense within 365 days of Closing.

**4. Purchase Price.** The Purchase Price for the Property is One Hundred and Thirty-Eight Thousand Nine Hundred Dollars (\$138,900) per acre (I.e. \$ 138,900.00 x 3.53 acres = \$ 490,317.00), which amount does not include the optional \$25,000 for Buyer financial participation for City Sewer System improvements as provided in Subparagraph 2.c.. Within five (5) business days of the date hereof, Buyer shall deliver an earnest money deposit in the amount of \$ 50,000.00 (the "Deposit") to the Closing Agent, which Deposit shall be applied to the purchase price at Closing. In addition to the Deposit, Buyer shall pay Seller the sum of Fifty Thousand Dollars (\$ 50,000.00) at Closing. Also at Closing, Buyer shall deliver to Seller a fully executed promissory note in the amount of \$ 390,317.00, in the form attached hereto as Exhibit C (the "Note"), which Promissory Note shall be secured by a trust deed. Together, the Deposit, the sum of \$ 50,000.00 delivered by Buyer to Seller at Closing, and the amount set forth in the Note, shall equal the Purchase Price.

a. Seller understands that Buyer desires to work with Seller to install some portion of the infrastructure improvements that Seller is responsible to provide to the West Fields Project Area as described in subparagraphs 3.a. and 3.b. above. Seller agrees to advise Buyer in writing of the bidding schedules for such infrastructure projects during the one-year period following the execution of this Agreement and to allow Buyer to present bids for the completion of such work and to consider said bids in accordance with subparagraph 4.b.

b. Buyer shall comply with all applicable bidding and procurement policies and procedures of Santaquin City in providing bids for any infrastructure improvements anticipated by this paragraph 4. In the event Seller determines that Buyer is the lowest responsible bidder for any such project, Seller may award the contract for such project to Buyer and Buyer may apply amounts due for the completion of such work, to the Note up to the total amount of the Note. Nothing in this subparagraph 4.b shall extend the time for payment of the Note.

c. Notwithstanding anything to the contrary in this paragraph 4, Seller shall not be obligated to award any contract for construction of infrastructure improvements to Buyer. All contracts for construction of infrastructure improvements shall be awarded pursuant to applicable laws, ordinances, rules, and regulations, and shall be consistent with the best interests of the residents of Santaquin City.

**5. Closing.** This Transaction shall be closed at the offices of Provo Abstract Company, Inc. ("Closing Agent") at 105 East 300 South, Provo, Utah or at any other place as the Parties may agree, on or before (February 1, 2023). "Closing" shall occur when Seller and Buyer have made all of their respective deliveries described below, to-wit:

a. **Seller's Closing Deliveries.** Seller shall deliver to Buyer (or to the Closing Agent):

- (i) a general warranty deed (the "Deed"), fully executed and properly acknowledged by Seller, conveying the Property to Buyer;
- (ii) written evidence that all state and local property taxes have been paid in full;

(iii) a commitment from Closing Agent to issue a standard coverage owner's policy of title insurance in such amount as may reasonably be requested by Buyer (with the premium to be paid by Buyer as provided in subparagraph 6.b. below); and

(iv) any other funds, instruments or documents as may be reasonably requested by Buyer or the Closing Agent or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments or documents are subject to Seller's prior approval, which approval shall not be unreasonably withheld, conditioned, or delayed).

**b. Buyer's Closing Deliveries.** Buyer shall deliver to Seller (or to the Closing Agent):

(i) the sum of \$ 50,000.00 (payable to Seller);

(ii) the Deposit;

(iii) the Promissory Note described in paragraph 4;

(iv) the Trust Deed described in paragraph 4; and

(iv) any other funds, instruments or documents as may be reasonably requested by Seller or the Closing Agent, or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments or documents are subject to Buyer's prior approval, which approval shall not be unreasonably withheld, conditioned or delayed).

## **6. Closing Costs and Prorations.**

**a.** All general and special taxes, rollback taxes, if any, and assessments against the Property for all periods prior to the Closing Date shall be paid by Seller at or prior to Closing. The amount of such taxes shall be estimated based on information provided by the Utah County Assessor for the parcel or parcels of which the Property is a part, the "Assessed Parcel." Seller and Buyer shall each pay their own legal expenses in connection with this Transaction.

**b.** Buyer shall pay the cost of a standard coverage owner's policy of title insurance. Unless otherwise agreed by the parties in writing, Buyer shall pay all other closing costs including, but not limited to charges and fees assessed by Closing Agent.

**7. Possession.** Unless otherwise agreed in writing by the Parties, Seller shall deliver possession of the Property to Buyer upon Closing.

**8. Conveyance and Title Insurance.** As required by paragraph 5.a.(i), Seller shall convey to Buyer, by general warranty deed, good and marketable fee simple title to the Property, free and clear of all mortgages, trust deeds, judgments, mechanics' liens, tax liens and warrants



and other financial encumbrances. As provided in subparagraph 5.a.(iii) above, Buyer may acquire (and may condition the Closing upon Buyer's ability to obtain) a current standard coverage owner's policy of title insurance. Even though the policy premium will be paid by Buyer, Seller agrees to order a title insurance commitment on the Property as provided in paragraph 9.b. below.

**9. Seller's Disclosures.**

a. Seller hereby discloses and represents to Buyer that Seller has no knowledge of any hazardous materials or substance being stored or present upon the Property and that Seller has no knowledge relating to any environmental problems or any building or zoning code violations affecting the Property;

b. Within fifteen (15) days from the date Seller executes and delivers this Agreement to Buyer, Seller shall deliver to Buyer a commitment for the policy of title insurance required by paragraph 5 above, together with all documents identified as exceptions to coverage in such title commitment; and

c. No later than (January 17), 2023, Seller shall make available to Buyer, at Buyer's request and at Seller's offices in the Santaquin City Administration Building, all of the following (collectively, the "Seller's Disclosures") that are in the actual possession or control or reasonably accessible to Seller:

(i) survey, topographic or other maps and all other material documents presently existing concerning the Property (if Seller does not deliver a survey of the Property as provided herein, Buyer may, at its own expense, obtain a survey of the Property and Buyer's obligation to purchase the Property under this Agreement is conditioned upon Buyer's receipt and approval of such survey);

(ii) any and all leases or other contracts or agreements affecting the Property;

(iii) copies of all permits, licenses and approvals (if any) from all federal, state and local governmental authorities relating to the Property; and

(iv) all such other documentation and information relating to the Property in possession of Seller which is specifically identified and requested by Buyer in writing which is reasonably required by Buyer in order to perform its due diligence.

**10. Buyers Right to Cancel.** Buyer's obligation to purchase under this Agreement is conditioned upon Buyer's approval of the content of all of the Seller's Disclosures referred to in paragraph 9 above, and Buyer's satisfactory completion of such evaluations and inspections as Buyer may deem reasonably necessary in its sole and absolute discretion ("the Approvals"). The Approvals shall be sought and conducted by persons selected by Buyer, and Buyer shall pay all costs in connection with the Approvals. At any time prior to Closing, Buyer and/or its designees

shall have the right to enter upon the Property to make such evaluations and inspections as Buyer may deem reasonably necessary. Buyer agrees to employ reasonable care in entering onto the Property so as to cause minimum disturbance to the Property and to defend, indemnify and hold Seller free and harmless from and against any loss, cost, claim, damage and/or liability directly or indirectly arising or resulting from Buyer entering upon the Property. Seller agrees to fully cooperate with Buyer, to disclose all information relating to the Property as required by this Agreement, and to execute all applications, authorizations and other documentation, at no cost or risk to Seller, as reasonably requested by Buyer to assist Buyer in obtaining the Approvals. If any of the Approvals have not been obtained or occurred at or prior to Closing, Buyer may either waive the same and proceed to Closing or cancel this Agreement. In the event Buyer elects to cancel the Agreement as provided herein, Closing Agent shall immediately return the Deposit to Buyer and neither party shall have any further obligations hereunder.

**11. Seller's Representations, Warranties and Covenants.** Seller represents, warrants and covenants to Buyer that:

a. Seller has full power and authority to enter into this Agreement and complete this Transaction.

b. Seller has good and marketable fee simple title to the Property. Other than as has been or will be disclosed to Buyer, there are no unrecorded agreements, leases, liens or encumbrances that may affect title to the Property to which Seller is a party or of which Seller has knowledge.

c. Upon Seller's execution of this Agreement, it will be binding and enforceable against Seller in accordance with its terms, and upon Seller's execution of the additional documents contemplated by this Agreement, they will be binding and enforceable against Seller in accordance with their terms.

d. Subject to the foregoing, neither the execution and delivery of this Agreement, nor the consummation of this Transaction will constitute a breach under any contract or agreement to which Seller is a party or by which Seller is bound that affects the Property or any part thereof.

e. Seller has not entered into any agreement or contract with respect to the Property or granted any interest in the Property that is inconsistent with Seller's obligation to convey to Buyer good and marketable fee simple title to Seller's interest in the Property in accordance with the requirements of this Agreement. Except as otherwise provided herein, Seller shall not, prior to any termination of this Agreement and without Buyer's prior written consent, enter into or execute any easement, encumbrance, lease, or other agreement with respect to the Property, or execute, record or consent to any declaration of covenants, conditions and restrictions or other similar document with respect to the Property.

f. Seller has not received notice of any pending or threatened condemnation action affecting the Property, any moratorium on building on the Property, or any violation with regard to any applicable law, regulation, ordinance, requirement, covenant, condition or

restriction relating to the present use, occupancy or condition of the Property from any person, authority or agency having jurisdiction over the Property.

**g.** Seller has not received notice of any intended public improvements that will result in any condemnation or taking of all or a portion of any part of the Property, or in any special assessments, levies, taxes or other charges being assessed against any part of the Property that will impose a lien upon the Property. Seller has no knowledge of special assessments pending or threatened against or with respect to the Property on account of or in connection with streets, roads or any other public improvements, including, but not limited to, storm and sanitary sewer, water or other utility lines, curbs, gutters, drainage facilities, sidewalks, lighting and the like.

**h.** There are no suits, claims, proceedings or investigations pending or, to Seller's actual knowledge, threatened with respect to the Property or that will adversely affect Seller's ability to meet its obligations under this Agreement.

**i.** Seller has not: (i) made a general assignment for the benefit of creditors; (ii) filed any voluntary petition in bankruptcy, or received notice of the filing of any involuntary petition in bankruptcy against the Seller; (iii) received notice of the appointment of a receiver to take possession of all or substantially all of the Seller's assets; (iv) received notice of the attachment or other judicial seizure of all or substantially all the assets of Seller; (v) within twelve (12) months preceding the date of this Agreement, admitted in writing the inability of Seller to pay its debts as they come due; or (vi) made an offer of settlement, extension or composition to the creditors of Seller generally.

**j.** Seller is not in default under the terms of any written agreement with a third party to which Seller is a party pertaining to the Property, nor has any event occurred that, with notice or passage of time, or both, would constitute a default by Seller under any such agreement, nor has Seller received notice of any default under any agreement or encumbrance to which the Property or any portion thereof is subject.

**k.** Seller does not have actual knowledge of the existence of any criminal or other investigation concerning Seller or any other person that may result in a forfeiture of all or any portion of the Property.

**l.** Neither the execution and the delivery of this Agreement nor the consummation of this Transaction is subject to any requirement that Seller obtain any consent, approval or authorization of, or make any declaration or filing with, any governmental authority or third party that has not been obtained or that, in any case or in the aggregate, if not obtained or made would render the execution, delivery or consummation illegal or invalid, or would constitute a default under this Agreement, or result in the creation of any lien, charge or encumbrance upon the Property.

**m.** Seller does not have actual knowledge of or any reason to suspect the presence or existence of any Hazardous Materials (as defined below) or petroleum underground storage tanks on or near the Property that would necessitate or require remediation, cleanup or any other action in accordance with any Environmental Laws (as defined below). Except as provided above, Seller has no knowledge or reason to suspect that prior to the date of this

Agreement the Property has not been used in compliance with applicable Environmental Laws. Seller has not at any time used, stored or kept at the Property any Hazardous Materials, except in compliance with all Environmental Laws and, other than as disclosed above, Seller has no knowledge or reason to suspect that any Hazardous Materials have been used, stored or kept at the Property except in compliance with applicable Environmental Laws. Seller has no knowledge or reason to suspect that the Property has been designated by any governmental or quasi-governmental authority as an area subject to environmental or other regulation that would materially affect the use of the Property as contemplated by Buyer. As used in this Agreement, the term "Hazardous Materials" is defined to include, without limitation, (i) oil hydrocarbons, petroleum, petroleum products or products containing or derived from petroleum; and (ii) any hazardous or toxic waste, substance, material, chemical, gas or particulate matter, as presently defined by or for purposes of any Environmental Laws. As used in this Agreement, the term "Environmental Laws" is defined to include, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C.A. Section 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C.A. Section 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901, et seq.; the Toxic Substances Control Act, 15 U.S.C.A. Section 2601, et seq.; the Federal Water Pollution Control Act, 33 U.S.C.A. Section 1251, et seq.; the Safe Drinking Water Act, 42 U.S.C.A. Section 300f, et seq.; the Clean Air Act, 42 U.S.C.A. Section 7401, et seq.; any successor to those laws (in existence on the date this representation is made or updated); any rules, regulations, ordinances, orders or decrees issued pursuant to those laws; any other federal, state or local environmental, health or safety statute, ordinance, code, rule, regulation, order or decree as may now or at any later time be in effect regulating, relating to or imposing liability or standards concerning or in connection with hazardous or toxic wastes, substances, materials, chemicals, gases or particulate matter or the emission, discharge, dumping or other release of any substance to the environment; and any common law theory based on nuisance or strict liability.

n. Seller shall, immediately upon receiving notice of any actual or threatened claims or proceedings (i) for the condemnation of the Property or any portion thereof, (ii) arising out of injury or damage to or upon the Property or any portion thereof, (iii) arising out of any violation or threatened violation of applicable laws or regulations relating to or affecting the Property, including but not limited to any violation of Environmental Laws, or that may result in the liability of the owner or a successor owner of any interest in the Property, (iv) arising out of the imposition of any special assessment, levy or tax, (v) relating to the potential formation of any taxing authority affecting the Property, (vi) that could affect or cloud title to or ownership of the Property, or (vii) that could result in a moratorium against building on the Property, notify Buyer thereof in writing.

The foregoing representations, warranties and covenants shall be true, correct and accurate on and as of the date of this Agreement and on and as of the date of Closing and shall survive the Closing for a period of twelve (12) months. Prior to Closing, should Seller inform Buyer, or should Buyer become aware of facts or information which differs with any representation or warranty of Seller set forth in this Agreement, Seller's representation or warranty shall be deemed to have been modified accordingly. Should Buyer be aware of contrary facts and circumstances before the Closing, but elect to close, Buyer must be deemed to have waived the same. AT THE CLOSING, BUYER SHALL ACCEPT TITLE TO THE

PROPERTY, AND ACCEPT THE PROPERTY, AS IS, WHERE IS, WITH ALL FAULTS EXCLUDING ONLY THOSE WARRANTIES INHERENT WITHIN THE WARRANTY DEED BY WHICH SELLER WILL CONVEY TITLE TO THE PROPERTY TO BUYER AND REPRESENTATIONS, WARRANTIES AND COVENANTS EXPRESSED IN THIS AGREEMENT, TO THE EXTENT THEY SURVIVE THE CLOSING.

**12. Buyer's Representations and Warranties.** Buyer represents and warrants to Seller that:

a. Buyer is a validly existing Corporation of the state of Utah organized and existing pursuant to the provisions of Utah law and has full power and authority to enter into this Agreement and complete this Transaction.

b. This Agreement will be binding and enforceable against Buyer in accordance with its terms, and upon Buyer's execution of the additional documents contemplated by this Agreement, those terms and conditions and additional documents will be binding and enforceable against Buyer in accordance with their terms.

The foregoing representations and warranties shall be true, correct and accurate on and as of the date of this Agreement and on and as of the Closing date. All representations, warranties and covenants by Buyer set forth in this Agreement will survive the consummation of this Agreement, the delivery and recordation of the Deed and the Closing of this Transaction.

**13. Broker's Commissions.** Seller and Buyer warrant, each to the other, that they have not dealt with any finder, broker or realtor in connection with this Transaction. Each Party shall and does hereby indemnify the other Party against, and agrees to hold such other Party harmless from, any claim, demand or suit for any brokerage commission, finder's fee or similar charge with respect to the execution of this Agreement or this Transaction based on any act by or agreement or contract with the indemnifying Party, and for all losses, obligations, costs, expenses and fees (including attorneys' fees) incurred by the other Party on account of or arising from any such claim, demand or suit.

**14. Risk of Loss.** The risk of loss will be upon Seller until Closing. Seller shall, at Seller's sole cost, take reasonable steps to protect the Property from damage and deterioration prior to Closing. In the event of any loss or damage to or condemnation of the Property prior to Closing, Buyer may either waive such loss, damage or condemnation and proceed to close this Transaction, or cancel this Agreement. If Buyer waives any loss or damage to or condemnation of the Property and proceeds to close this Transaction, Seller shall, at and as a condition precedent to Closing, pay to Buyer the amount of any insurance or condemnation proceeds attributable to the Property that have been received by the Seller and assign to Buyer as of Closing all rights or claims to proceeds payable thereafter.

**15. Default and Remedies.**

a. Seller Default. If Seller shall have failed to close escrow and sell the Property to Buyer on the terms and provisions contained herein within the time for performance as specified herein or otherwise breaches any Seller obligation under the terms of this Agreement,



Buyer's sole remedy shall be to either (but not both) (i) seek specific performance of this Agreement; or (ii) obtain a return of the Deposit, together with the reimbursement by Seller of Buyer's out of pocket expenses incurred in conducting its due diligence and otherwise performing under this Agreement. Cancellation by Buyer pursuant to paragraph 10 of this Agreement shall not constitute a Seller Default.

**b. Buyer Default.** If the closing fails to occur as a result of Buyer's default in its obligation to close the purchase of the Property as provided in this Agreement, Seller shall retain the Deposit as full, agreed and liquidated damages, as Seller's sole legal and equitable remedy with respect to such Buyer default. THE PARTIES HERETO EXPRESSLY AGREE AND ACKNOWLEDGE THAT IN THE EVENT OF A DEFAULT BY BUYER IN ITS OBLIGATION TO CLOSE THE PURCHASE OF THE REAL PROPERTY ON THE CLOSING DATE, SELLER'S ACTUAL DAMAGES WOULD BE EXTREMELY DIFFICULT OR IMPRACTICABLE TO ASCERTAIN, THAT THE AMOUNT OF THE DEPOSIT REPRESENTS THE PARTIES' REASONABLE ESTIMATE OF SUCH DAMAGES, AND THAT SUCH AMOUNT IS NOT UNREASONABLE UNDER THE CIRCUMSTANCES EXISTING AT THE TIME THIS AGREEMENT WAS MADE.

**c. Seller's Option to Repurchase the Property Upon Default.** Buyer acknowledges and agrees that as a Public Agency, Seller is charged with promoting the development and use of the property in furtherance of the best interests of Santaquin City and its residents; and that the terms of the development and use of the Property set forth in this Agreement are a critical and essential part of the consideration for this Agreement. THEREFORE, BUYER HEREBY GRANTS TO SELLER, IN THE EVENT OF A MATERIAL DEFAULT IN PROVISIONS OF THIS AGREEMENT PERTAINING TO THE DEVELOPMENT OR USE OF THE PROPERTY THAT IS NOT CURED WITHIN THIRTY (30) DAYS OF SELLER'S WRITTEN NOTICE OF DEFAULT, THE OPTION TO REPURCHASE THE PROPERTY FROM BUYER, OR ANY OF ITS SUCCESSORS OR ASSIGNS, FOR THE AMOUNT OF THE PURCHASE PRICE SET FORTH IN PARAGRAPH 4 OF THIS AGREEMENT.

**16. Entire Agreement; Amendments.** This Agreement sets forth the entire understanding of the Parties with respect to the subject matter hereof, and all prior negotiations, understandings, representations, inducements and agreements, whether oral or written and whether made by a Party hereto or by anyone acting on behalf of a Party, shall be deemed to be merged in this Agreement and shall be of no further force or effect. No amendment, modification, or change in this Agreement shall be valid or binding unless reduced to writing and signed by the Parties hereto.

**17. Expenses of Enforcement.** In any proceeding to enforce, interpret, rescind or terminate this Agreement or in pursuing any remedy provided hereunder or by applicable law, the prevailing Party shall be entitled to recover from the other Party all costs and expenses, including reasonable attorneys' fees, whether such proceeding or remedy is pursued by filing suit or otherwise, and regardless of whether such costs, fees and/or expenses are incurred in connection with any bankruptcy proceeding.

**18. Notices.** Except as otherwise required by law, any notice given in connection with this Agreement must be in writing and must be given by personal delivery, overnight courier service, confirmed facsimile, or United States certified or registered mail, return receipt requested, postage prepaid, addressed to Seller or Buyer as follows (or at another address or facsimile number as Seller or Buyer or the person receiving copies may designate in writing):

Seller: Community Development and Renewal  
Agency of Santaquin City  
c/o Norm Beagley  
275 West Main Street  
Santaquin, Utah 84655

With a copy to: Nielsen & Senior, P.C.  
Attention: Brett B. Rich  
P.O. Box 970663  
Orem, Utah 84097

Buyer: **Greenhalgh Construction, Inc.**  
135 West 200 North  
P.O. BOX 219  
SANTAQUIN, UT 84655

With a copy to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notice is deemed to have been given on the date on which notice is delivered, if notice is given by personal delivery, on the date of delivery to the overnight courier service, if that service is used, and on the date of deposit in the mail, if mailed. Notice is deemed to have been received on the date on which the notice is actually received, or delivery is refused.

**19. Survival.** Except as otherwise provided herein, all of the covenants, agreements, representations and warranties set forth in this Agreement survive the Closing, and do not merge into any deed, assignment or other instrument executed or delivered under this Agreement.

**20. Waiver.** The failure to enforce at any time any provision of this Agreement or to require the performance of any provision hereof shall not constitute a waiver of any such provision or affect either the validity of this Agreement or any part hereof or the right of either Party hereto to thereafter enforce each and every provision of this Agreement in accordance with the terms of this Agreement.

**21. Time of Essence and Dates of Performance.** Time is expressly declared to be of the essence of this Agreement. In the event that any date for performance by either Party of any obligation hereunder required to be performed by such Party falls on a Saturday, Sunday or

nationally established holiday, the time for performance of such obligation shall be deemed extended until the next business day following such date.

**22. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed to be an original and all such counterparts, when taken together, shall be deemed to constitute one and the same instrument.

**23. Electronic Transmission.** Electronic transmission of this Agreement, signed by a Party, and retransmission of any signed electronic transmission, shall be the same as delivery of an original hereof.

**24. Succession and Assignment.** This Agreement shall be binding upon and inure to the benefit of the Parties named herein and their respective successors and assigns. Any third party acquiring an interest in the Property after the Closing shall be a permitted assignee of Buyer and any third party obtaining an interest in the Property prior to Closing shall be a permitted assignee of Seller. Otherwise, neither Party may assign either this Agreement or any of its rights, interests, or obligations hereunder without the prior written approval of the other Party.

**25. Further Acts.** The Parties hereby agree for themselves, and for their successors and assigns, to execute any instruments and to perform any act which may be necessary or proper to carry out the purposes of this Agreement.

**26. Governing Law.** This Agreement shall be governed by and construed in accordance with the domestic laws of the State of Utah without giving effect to any choice or conflict of law provision or rule (whether of the State of Utah or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Utah.

**27. Submission to Jurisdiction.** Each of the Parties submits to the jurisdiction of the Fourth Judicial District Court of the State of Utah in any action or proceeding arising out of or relating to this Agreement and agrees that all claims in respect of the action or proceeding may be heard and determined in any such court. Each of the Parties waives any defense of inconvenient forum to the maintenance of any action or proceeding so brought and waives any bond, surety, or other security that might be required of any other Party with respect thereto. Each Party agrees that a final judgment in any action or proceeding so brought shall be conclusive and may be enforced by suit on the judgment or in any other manner provided by law or at equity.

**28. Interpretation.** In the event an ambiguity or question of intent or interpretation arises, no presumption or burden of proof shall arise favoring or disfavoring either Party by virtue of the authorship of any of the provisions of this Agreement. This Agreement has been divided into paragraphs and subparagraphs for convenience only and the paragraph headings contained herein are for purposes of reference only, which shall not limit, expand, or otherwise affect the interpretation of any provision hereof. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include the masculine, feminine and neutral gender, and the term



"person" shall include any individual, firm, partnership (general or limited), joint venture, corporation, limited liability company, trust, association, or other entity or association or any combination thereof.

**29. Authority of Signers.** Each person executing this Agreement hereby warrants his or her authority to do so, on behalf of the entity for which he or she signs, and to bind such entity.

**30. Recording.** A Notice Of Agreement shall be filed in the office of the Utah County Recorder by Seller within ten (10) business days of the execution hereof.

[Remainder of Page Intentionally Left Blank – Signatures on Following Pages]

IN WITNESS WHEREOF, the Parties have executed this Agreement for Purchase and Sale on the dates set forth opposite their respective names below.

SELLER:

COMMUNITY DEVELOPMENT AND  
RENEWAL AGENCY OF SANTAQUIN CITY

DATE: January 3, 20 23

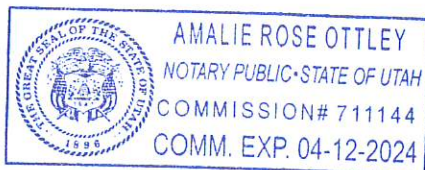
  
DANIEL M. OLSON, Chair

ATTEST:

  
Amalie R. Ottley, Secretary

STATE OF UTAH     )  
                              :SS  
COUNTY OF UTAH    )

On this 3 day of January, 20 23, personally appeared before me, Daniel M. Olson who, after being duly sworn, acknowledged to me that he is authorized to execute this document and who executed the same.



Notary Public 

Kirk L. Greenhalgh

BUYER:

Kirk Greenhalgh

DATE: Jan. 5, 20 23

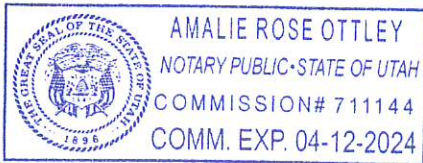
President  
Title

STATE OF UTAH )

:ss

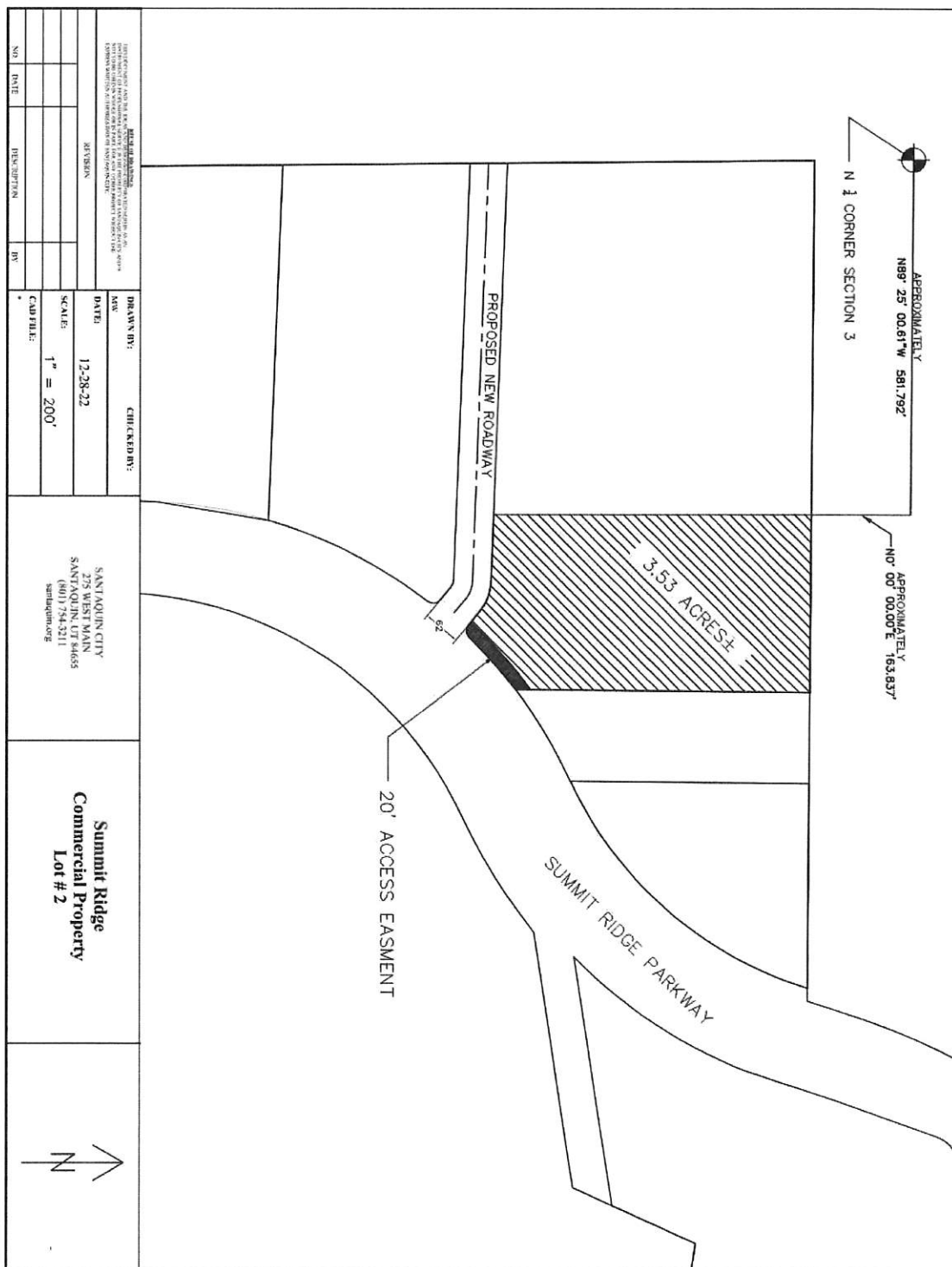
COUNTY OF UTAH )

On this 5th day of January, 2023, personally appeared before me,  
Kirk Greenhalgh who, after being duly sworn, acknowledged to me that he/she is authorized to  
execute this document and who executed the same.



Notary Public

AR Ottley



## EXHIBIT B

### INDUSTRIAL PARK ARCHITECTURAL STANDARDS

#### Industrial Park Building Architectural Standards:

1. **Development Theme:** The architectural standards for the industrial park property are intended to focus on the rural character and theme of the area. Building designers should consider the natural colors and materials of the surrounding area in concert with agrarian, craftsman, and other similar rural forms when preparing plans for new building construction. The following standards should serve as the minimum to which new developments will adhere to, and designers are encouraged to incorporate other elements which may further the city's desires and intent.
2. **Minimum Building Footprint:** No minimum square foot requirements are specified for the industrial park property.
3. **Maximum Heights:** The maximum height of buildings on the Property shall be forty-eight feet (48'). However, architectural elements (e.g., domes, towers, spires, crosses, cupolas, finials, etc.) may exceed this maximum height limit, when specifically approved through the architectural review process.
4. **Buildings Materials:**
  - a. **Primary Exterior Materials:**
    - i. Primary exterior finish materials shall make up at least forty percent (40%) of the building after the transparent area is deducted. The percentage shall be based on the entire area of the building. Rear and side elevations regularly visible from adjacent public rights of way should have at least twenty percent (20%) primary exterior finish materials. Rear elevation or service area visibility considerations shall take into account planned landscaping, fencing, and topographic viewing limitations.
    - ii. Primary exterior finish materials shall be low reflectance and have natural textures. Examples of permitted primary exterior materials include: stone, brick, split faced block, cut stone and low maintenance wood or masonry siding products. The use of all glass exterior, smooth faced concrete gray block, prefabricated steel panels, EIFS (stucco) shall be prohibited as a primary building material.
  - b. **Secondary Materials and Trim Materials:** Secondary materials and trim materials shall complement the primary materials in texture and scale and provide enough contrast to be visible. EIFS materials may be utilized as secondary materials and trim.
  - c. **Accessory Structures:** Accessory structures shall incorporate similar architectural elements or types of primary materials and colors as the associated structure.
  - d. **Material Colors:** Material colors should consist of earth tones, and colors as can be readily or were historically found around the Santaquin area, e.g., natural shades of wood, stone, or brick. The use of high intensity colors, primary colors, metallic colors, black or fluorescent colors is not permitted for primary exterior materials. Secondary materials and trim materials shall complement the primary material colors.

5. Building Entrances:

- a. Main Entrances must be well defined from access drives, pedestrian links, public plazas, and major parking areas with one or more of the following:
  - i. Roof elements such as gable ends,
  - ii. Canopy, awnings, overhang, or arch above the entrance (columns and pillars),
  - iii. Recesses or projections in the building facade surrounding the entrance,
  - iv. Display windows surrounding the entrance.
- b. Public entrances, patios, faux windows or dining areas appropriate to the establishment should be provided on any building side facing a public street. Secondary public/customer entrances on the rear or side of buildings should be given architectural consideration similar to the primary entrances. Service and employee only entrances not visible from a publicly utilized area are excluded from similar consideration requirements.

6. Building Elevations that front a public street:

- a. Building faces that front a public street must incorporate architectural features or treatments every thirty to forty feet (30' to 40') to diminish building mass. The following techniques should be used to accomplish this requirement; additional techniques proposed by the applicant may be considered by the architectural review committee:
  - i. Variations in facade color, texture, or both.
  - ii. Variations in roof forms and heights of roof elements.
  - iii. Compositions that emphasize floor lines, or otherwise express rhythms and patterns of windows, columns, and other architectural features.
  - iv. Express the position of each floor in the external design. Terracing, articulated structural elements, a change in materials, or the use of belt courses or similar horizontal trim bands of contrasting color and/or materials can be used to define floor lines.
  - v. Use of windows, trellises, wall articulation, arcades, material changes, awnings or other features to avoid blank walls at ground floor levels.
  - vi. Use of materials relatable to human proportions, such as brick, tile, modular stone, stucco, glass and decorative tiles.
  - vii. Columns, pilasters, canopies, porticoes, awnings, brackets, arches or other such architectural features.
  - viii. Additional landscaping elements along building walls.
- b. Material elements such as primary and secondary building materials, banding, cornice elements, pilasters, pillars, canopies, etc., must be continued around building corners and only terminate at interior wall corners or as part of a logical terminus feature.

7. Windows: The design and amount of window area on a building can minimize the expanse of blank walls. Windows and/or faux glazing materials should be utilized along building fronts. The following standards shall apply:

- a. All windows should be designed with three-dimensional relief or material highlighting elements which accent the window locations and provide visual breaks to the facade of the building (e.g., dormers, sills, etc.). Where appropriate, varying window designs, such as bay windows, corner windows, circle tops, or windows

having grille patterns, shutters, etc., should be considered to add visual interest and character to buildings.

- b.** Use of clerestory or faux windows should be considered where facades exceed twenty-five feet (25') in height. Functionality and architectural integrity should be maintained in addition to addressing the articulation of upper-level facades.
- 8. Use Of Awnings, Canopies, And Arbors: Awnings, canopies and arbors shall be designed to fit within the architecture of the buildings to which they are attached or located adjacent to and serve to enhance the exterior of the building as an articulation and aesthetic element.
  - a.** Awnings or canopies shall project at least 3.0 feet from the building when located over a pedestrian traffic area and no less than two feet (2') otherwise.
  - b.** A minimum clearance above sidewalk grade or building entrances of eight feet (8') to the bottom of the framework shall be maintained when located over a pedestrian traffic or entrance area.
  - c.** The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements.
- 9. Roof Designs And Parapets:
  - a.** Where roof mounted equipment is present:
    - i. Screening such as parapets, architecturally designed enclosures, etc., shall be provided to reasonably screen all roof equipment from being visible three hundred feet (300') away from the building. Special consideration should be given to the varied topographic conditions around Santaquin when designing such screening.
    - ii. Where approved screening of roof equipment is provided and the potential exists for roof equipment to still be visible from neighboring major transportation corridors, the equipment should be clustered and painted the same color as the adjacent building/roof colors so as to minimize the visibility of the equipment. Additional screening at site boundaries may also be an appropriate mitigation measure in this instance.
  - b.** Sloped roofs or forms should have a minimum four to twelve (4:12) pitch.

**EXHIBIT C**  
**PROMISSORY NOTE**



**PROMISSORY NOTE**  
**Secured by Trust Deed With Assignment of Rents**

\$Three Hundred Ninety Thousand, Three Hundred and Seventeen Dollars (\$390,317.00)

Provo, Utah

JAN. 5, 20 23

FOR VALUE RECEIVED, **Greenhalgh Construction, Inc.**, as "Maker," promises to pay to the Order of the Community Development and Renewal Agency of Santaquin City, 275 West Main Street, Santaquin, UT 84655, or at such other place as the holder hereof may designate in writing, the principal sum of Three Hundred Ninety Thousand, Three Hundred and Seventeen Dollars (\$390,317.00), payable on or before [December 31, 2023]. Interest shall accrue on the unpaid principal at the rate of Twelve percent (12%) per annum from and after the date hereof.

Any principal not paid when due shall, at the option of the legal holder hereof, bear interest, from the date of the default at the rate of twelve percent (12%) per annum until paid. All payments shall be applied first to interest and then to principal. Any payment that is made later than five (5) days from its due date shall accrue a late fee of five percent (5%) of the amount of the delinquent payment. Any portion of interest and principal may be repaid at any time without penalty.

If: (a) any payment provided for hereunder is not paid in full when due; or (b) a petition is filed seeking that Maker be adjudged a bankrupt; or (c) Maker makes a general assignment for the benefit of creditors; or (d) Maker breaches any provision of any agreement securing this Note; or (e) Maker suffers the appointment of a receiver, the entire unpaid balance of both principal and accrued interest shall, at the option of the holder hereof and without notice or demand, become immediately due and payable. The acceptance of any payment after the occurrence provided for in this paragraph shall not constitute a waiver of such right of acceleration with respect to such default or event or any subsequent default or event.

If payment under the terms of this Note is not made, or any obligation provided to be satisfied or performed under any instrument given to evidence or secure the obligations evidenced hereby, is not satisfied or performed at the time and in the manner required, the Maker agrees to pay any and all costs and expenses which may be incurred by the holder hereof in connection with the enforcement of any of its rights under this Note, including court costs and reasonable attorney's fees.

The Maker waives presentment for payment, protest, demand, notice of protest, notice of dishonor, and notice of non-payment, and expressly agrees that this Note, or any payment hereunder, may be extended from time to time by the holder hereof without in any way affecting the liability of the Makers.

This Note is secured by a Trust Deed With Assignment of Rents of even date hereof. The Maker agrees that this Note shall be governed by and construed in accordance with federal law and the laws of the State of Utah.



Maker



Title

**COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF  
SANTAQUIN CITY**

**RESOLUTION 12-03-2025-CDA  
APPROVAL OF THE PROPOSED ASSIGNMENT OF A  
REAL PROPERTY PURCHASE AGREEMENT**

**WHEREAS**, the Community Development and Renewal Agency of Santaquin City (the “Agency”) is a public agency pursuant to Title 17C of the Utah Code; and

**WHEREAS**, on July 1, 2025, the Agency approved Resolution 07-01-2025-CDA, authorizing a Real Property Purchase Agreement for the sale of approximately 1.95 acres of real property to Alike Fisher, which sale has not yet been completed; and

**WHEREAS**, on October 7, 2025, the Agency approved Resolution 10-01-2025-CDA, authorizing an addendum (“Addendum #1”) to the Real Property Purchase Agreement; and

**WHEREAS**, on December 2, 2025, the Agency approved Resolution 12-01-2025-CDA, authorizing an addendum (“Addendum #2”) to the Real Property Purchase Agreement; and

**WHEREAS**, Alike Fisher now desires to assign said Real Property Purchase Agreement to Fisher Land Holding Company, LLC; and

**WHEREAS**, the Agency has determined that the best interests of the Agency, Santaquin City, and its residents will be served by the proposed assignment of the previously approved Real Property Purchase Agreement, to Fisher Land Holding Company, LLC.

**NOW THEREFORE, BE IT HEREBY RESOLVED** BY THE BOARD OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY AS FOLLOWS:

**SECTION 1:** The attached ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE AGREEMENT is approved.

**SECTION 2:** The Agency Board authorizes Chair Daniel M. Olson to execute the ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE AGREEMENT.

**SECTION 3:** This Resolution shall become effective immediately upon adoption.

**APPROVED AND ADOPTED THIS** 16<sup>th</sup> day of December, 2025.

---

Daniel M. Olson, Board Chair

Attest:

---

Stephanie Christensen, Secretary

Board Member Art Adcock	Voted ____
Board Member Brian Del Rosario	Voted ____
Board Member Travis Keel	Voted ____
Board Member Lynn Mecham	Voted ____
Board Member Jeff Siddoway	Voted ____

## **ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE AGREEMENT**

This Assignment and Assumption of Purchase and Sale Agreement is made and entered into as of December 16, 2025, by and between Alika Fisher, a Resident of Utah (“**Assignor**”), and Fisher Land Holding Company, LLC, (“**Assignee**”) a Utah Limited Liability Company.

A. Assignor and Community Development and Renewal Agency of Santaquin City, a political subdivision of the state of Utah (“**Seller**”), entered into that certain Purchase and Sale Agreement dated as of July 1, 2025 (the “**Purchase Agreement**”), regarding the purchase and sale of approximately 1.95 acres of real property located within the City of Santaquin, Utah (the “**Property**”), more particularly described in the Purchase Agreement.

B. Seller/Agency also approved Resolution 10-01-2025-CDA on October 7, 2025 authorizing an addendum (“Addendum #1”) to the Real Property Purchase Agreement; and

C. Seller/Agency also approved Resolution 12-01-2025-CDA on December 2, 2025 authorizing an addendum (“Addendum #2”) to the Real Property Purchase Agreement; and

D. Assignee is under common control of Assignor.

E. Assignor wishes to assign the Purchase Agreement to Assignee, and Assignee wishes to accept such assignment and assume Assignor’s obligations under the Purchase Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the parties hereby agree as follows:

1. Assignment. Pursuant to Section 24 of the Purchase Agreement, Assignor hereby assigns and transfers to Assignee all of Assignor’s rights, interests, duties, liabilities, and obligations, including, without limitation, any rights, obligations, and agreements pertaining to construction, service, and maintenance of the pipeline or other installations contemplated by the Purchase Agreement, and Seller hereby consents to such Assignment.

2. Assumption. Assignee assumes all of Assignor’s right, title, and interest in and to the Purchase Agreement and with respect to the Property and the Deposit or earnest money, including Assignor’s duties, obligations, and liabilities under the Purchase Agreement.

3. Indemnification. As consideration for Seller’s consent to this Assignment and Assumption of Purchase and Sale Agreement, Alika Fisher and Fisher Land Holding Company, LLC, agree to be jointly and severally liable and shall indemnify Seller for any and all claims, damages, and expenses arising from and pursuant to the existing agreement between Assignor and Seller, including but not limited to all liens, claims for infrastructure repairs during warranty periods, etc.

4. Miscellaneous. This Assignment may be executed in counterparts. This Assignment shall be binding upon the parties and their respective successors and assigns. This

Assignment shall be governed by and interpreted in accordance with the laws of the State of Utah without reference to its choice-of-law provisions.

*[Signatures on following page.]*

IN WITNESS WHEREOF, this Assignment and Assumption Agreement is made and entered into as of the date first set forth above.

**ASSIGNOR:**

Alika Fisher a Resident of Utah

By: \_\_\_\_\_  
Alika Fisher

**ASSIGNEE:**

Fisher Land Holding Company, LLC, A Utah  
Limited Liability Company,

By: \_\_\_\_\_  
Alika Fisher, Owner

*[Seller consent on following page.]*

Seller hereby consents to this Assignment and Assumption of Purchase and Sale Agreement.

**Community Development and Renewal Agency of  
Santaquin City**, a political subdivision of the state  
of Utah

By: \_\_\_\_\_  
Daniel M. Olson, Chair