



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Meeting Agenda

City Council

Scott Cowdell, District 1
Maren Barker, District 2
Kristin Coleman-Nicholl, District 3
Chris McCandless, District 4
Steve Fairbanks, At-large
Linda Martinez Saville, At-large
Stephen P. Smith, At-large

Tuesday, May 16, 2017

5:15 PM

Council Chambers

Web address to view complete packet: <http://sandyutah.legistar.com>

The Sandy City Council has adopted Rules of Procedure which are available at the rear of the Council Chambers and online at: <http://sandy.utah.gov/government/city-council/procedure-guidelines.html>. Public comments during the Citizen Comment portion of the City Council meeting, or those offered during a Public Hearing may not exceed 3 minutes. If you wish to comment on a public hearing item(s), please hold your comments until that item is being discussed. Work Session items may or may not occur prior to 7:00 PM. Items not concluded during the Work Session will occur in the regular Council Meeting at the conclusion of other official business. Consent Calendar items have been previously considered or are otherwise routine in nature and will be considered in a single motion unless a Council Member wishes to discuss an item separately. In compliance with the Americans with Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, please call (801) 568-7141.

4:30 Dinner

5:15 Work Session

Agenda Planning Calendar Review

Council Member Business

Council Office Director's Report

Mayor's Report

CAO Report

Information Items

1. [17-135](#) Metropolitan Water District of Salt Lake and Sandy presenting the FY 2017-18 Tentative Budget.

Attachments: [Link to Metropolitan Water District of Salt Lake and Sandy FY 2017-18 tentative](#)

2. [16-397](#) Sandy City Academy Graduation Ceremony

3. [17-136](#) Public Utilities Department briefing the City Council on the proposed FY 2017-18 Public Utilities Department budget.

Attachments: [P.U. FY 2018 tentative budget](#)
[Public Utilities Budget presentation to Council May 12 Final](#)

4. [17-131](#) Fire Department briefing the City Council on the proposed FY 2017-18 Fire Department budget.

Attachments: [Fire Department Budget Presentation FY2018](#)
[Sandy City Fire Department 2018 Budget Presentation - Slideshow](#)

5. [17-137](#) Finance and Information Technology Department briefing the City Council on the proposed FY 2017-18 department budget.

Attachments: [Finance & IT Packet Slides](#)

7:00 Council Meeting

Roll Call

Opening Remarks / Prayer / Pledge of Allegiance

Special Recognition

6. [17-138](#) 2017 Arbor Day Proclamation

Attachments: [Arbor Day Proclamation](#)

Citizen Comments

Consent Calendar

7. [17-134](#) Approval of the April 25, 2017 Meeting Minutes.

Attachments: [April 25, 2017 Minutes.pdf](#)

7:05 Public Hearing(s)

8. [ZONE-03-17-5220](#) Mr. David George with A Better Quality Home, LC, is requesting the City Council to approve a rezone approximately 3.68 acres from the R-1-20A "Single Family Residential District" to the PUD(10) "Planned Unit Development" for the subject property, located at 789 East 7800 South, known as the Moore Townhomes Rezone - ZONE-03-17-5220.

Attachments: [Council Request.pdf](#)
[Staff Report and Exhibits.pdf](#)
[PC04-20-2017.pdf](#)
[17-17.docx](#)
[EXHIBIT A.doc](#)
[Sandy 7800 South Townhomes TIS 20170428.pdf](#)
[Sandy 7800 South concept plan_1_Page_2.jpg](#)
[Sandy 7800 South concept plan_1_Page_1.jpg](#)

Council Items

9. [17-141](#) Consideration for adoption of a resolution authorizing the issuance and sale of not more than \$10,000,000 aggregate principal amount (including the \$7,200,000 of Water Revenue Bonds previously authorized on March 28, 2017) of Water Revenue Bonds, Series 2017; and related matters.

Attachments: [New Parameters Resolution v2 \(super\) -Sandy Water Bonds 2017](#)
[Third Supplemental Indenture of Trust - Sandy City Water RevenueBonds, Series 2017](#)
[Bond Purchase Agreement - Sandy Water Revenue Bonds 2017](#)
[Preliminary Official Statement - Sandy City Water Rev Bonds 2017 -DRAFT 05-17](#)
[Calendar of Events for \\$10M Bonds - 5.4.17](#)

10. [17-139](#) Mr. Bruce Blanchard presenting budget concepts to the City Council.
11. [17-140](#) Council Member McCandless presenting a letter addressing homeless services.

Attachments: [Homeless shelter letter](#)

12. [17-127](#) Council Member Nicholl recommending General Plan amendment.

Attachments: [General Plan](#)

Completion of reports and other items not held in the Work Session.

Adjournment



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Staff Report

File #: 17-135, **Version:** 1

Date: 5/16/2017

Agenda Item Title:

Metropolitan Water District of Salt Lake and Sandy presenting the FY 2017-18 Tentative Budget.

Presenter:

Mike Wilson, General Manager



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Staff Report

File #: 16-397, Version: 1

Date: 5/16/2017



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Staff Report

File #: 17-136, Version: 1

Date: 5/16/2017

Agenda Item Title:

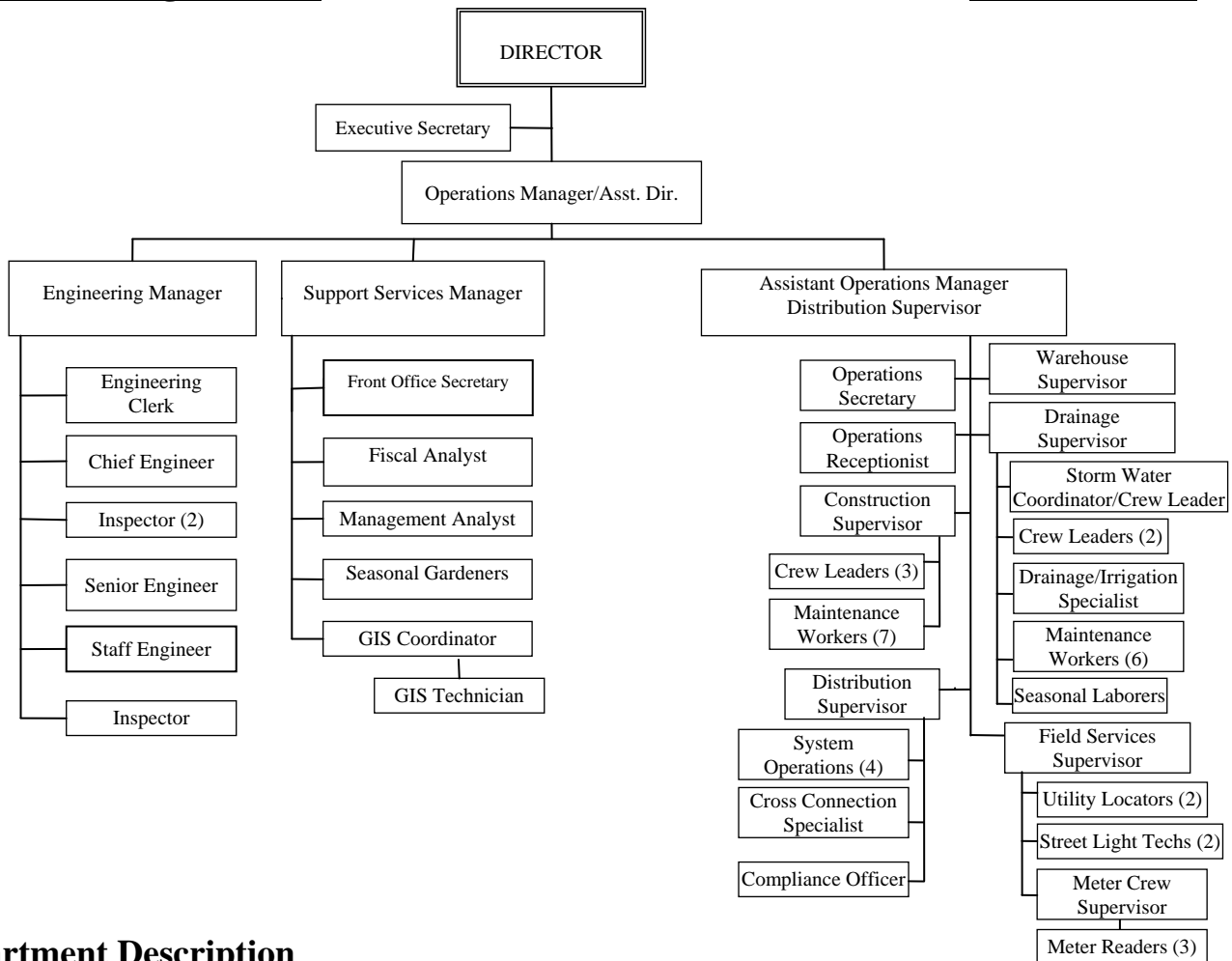
Public Utilities Department briefing the City Council on the proposed FY 2017-18 Public Utilities Department budget.

Presenter:

Tom Ward

Department Organization

Public Utilities



Department Description

The Public Utilities Department is responsible for providing the following services to the residents and businesses of the city: drinking water, storm water drainage, and street lighting.

Department Vision

“Proudly working together to provide quality utility services for our customers”

Values:

- Safety - We are committed to safety by protecting the lives and resources of our employees and customers. We will provide training, tools, and equipment to promote safety as a way of life.
- Integrity - We promote integrity by being honest, being accurate in the work we perform, and becoming more knowledgeable in our area of responsibility.
- Responsiveness - We are prepared to respond in a timely, courteous, and professional manner.
- Effectiveness - We are committed to providing dependable, cost effective services that meet the need of our customers through the use of modern technology and infrastructure, now and in the future.
- Efficiency – We are committed to providing maximum use of resources through evaluation of the best balance of cost and benefit while measuring progress to maintain long term sustainability.
- Team Work - We are a team with individual strengths. We are committed to listen, respect, trust, value, and support each other in achieving common goals. We strive to enhance employee self worth and job skills.



Roof replacement project at Public Operations - 9150 S 150 E

Secure an adequate water supply to meet the long-term needs of our customers

- Continue to purchase additional water shares as they become available.
- Follow the recommendations of the Water Rights Master Plan to maximize the potential of our rights.
- Expand storage capacity to maintain compliance with state guidelines.
 - o Rebuild Flat Iron Tanks
- Reach 25% Conservation by 2025
 - o Participate in the Utah Conservation Forum.
 - o Participate with Metro on the Governor's Conservation Team.
 - o Educate youth in the schools with our water cycle program.
 - o Educate residents regarding their usage through the web customer portal.
 - o Implement and educate customers on increasing block tier rate structure.
 - o Continue to offer both commercial and residential water audits.

Provide high quality water at the right pressure to meet the needs of our customers

- Comply with the requirements of the Safe Water Drinking Act.
- Provide adequate flow for fire suppression at levels recommended by the Fire Department.
 - o Complete fireline and mainline upgrades in our new Master Plan.
- Deliver water at a minimum pressure of 45 psi.

Operate the city water system in an efficient manner

- Implement recommendations from Distribution System Optimization Study.
- Continue to implement phased replacement projects for water meters.
- Minimize water main breaks through system improvements.
- Prepare for emergencies and provide security against outside threats.
 - o Implement security improvements, i.e. - wireless mesh node system, improved facility lighting, etc.
- Protect the safety and well-being of employees through the Department Safety Program.

Revenue Policy

- Meet all current and long-term costs of the Water Enterprise Fund.
- Allocate costs equitably among customers and provide generational fairness.
- Support other water policies such as conservation, backflow prevention and watershed protection.

Five-year Accomplishments**Water Supply**

- Completed the Design & Build of Auxiliary Power supply to Metro Booster Operations Center and three wells (FY 2013).
- Replaced Pepperwood Tank (FY 2014).
- Completed 9400 South I-15 Crossing Project (FY 2014).
- Completed 500 West/Sandy Parkway Waterline Replacement (FY 2014).
- Replaced Water Lines on 9400 South from 10th East to 13th East (FY 2013).
- Completed 7800 South Water Services Project (FY 2014).
- Replaced 4,409 amount of linear feet of mainline pipe (FY 2014).
- Completed 700 East waterline project to replace pipe from 7800 South to 8800 South.(FY 2016)
- Designed and completed 1300 East waterline project from 8600 to 8800 South installing an additional line. (FY 2016)
- Completed waterline replacement project, designed by staff, to replace approx. 360 lf of pipe through intersection at 11400 South and 1000 East. (FY 2016)
- Wildflower Well Rehab completed. (FY 2016)

Water Conservation

- Participate annually in the Water Week with Salt Lake County Water Quality (FY 2014).
- Conserved an average of 17% water consumption system-wide per year since 2000 (FY 2015).
- Updated Water Conservation Management Plan (FY 2014).
- Implemented increasing block rate structure (FY 2016).
- Implemented online customer portal (FY 2016).

Water Quality

- Increased sampling to meet the National Disinfectant Byproduct Rule (FY 2013).
- Updated the City Water Source Protection Plan (FY 2015).
- Implemented program to inspect all potential contamination sites within recharge zones (FY 2013).

Five-year Accomplishments Cont.

Water

Administrative and System Efficiencies

- Completed update to Master Plan internally (FY 2015).
- Map and survey the city's water system (FY 2015).
- Water System Optimization Study (FY 2014).
- Replaced water distribution SCADA System (FY 2016).

Performance Measures & Analysis

Measure (Calendar Year)	2014	2015	2016
WATER SUPPLY INDICATORS			
Water Source Availability (in acre ft)	37,700	37,700	37,700
Metro Water (Deer Creek)	7,940	7,940	7,940
Metro Water (Little Cottonwood)	7,880	7,880	7,880
Metro Water (Ontario Drain Tunnel)	3,000	3,000	3,000
Jordan Valley Water	0	0	0
Bell Canyon	880	880	880
Municipal Wells*	18,000	18,000	18,000
Peak Production			
Amount (million gallons)	65	65	58
Capacity	87	87	87
Water Storage Capacity (million gals.)	36.15	36.15	36.15
Water Conservation			
Annual Production			
Metro Water	10,683	21,475	17,468
Municipal Wells*	13,497	2,724	7,842
Total Production	22,448	24,199	25,310
Annual Consumption (in acre feet)	22,131	22,689	23,770
Percent of Supply that is Consumed	98.6%	93.8%	93.9%
Population Served	86,791	90,642	92,914
Per Capita Consumption (per day)	228	223	228
WATER QUALITY INDICATORS			
Customers reporting drinking water appearance, taste, or odor problems	20	14	25
Customers reporting pressure problems	3	2	64
Waterborne disease outbreaks or sicknesses where the water system was suspected	0	0	0
OPERATING EFFICIENCY INDICATORS			
Water Main Breaks	48	69	69
Employee Safety			
Lost Time Injuries	0	0	0
Recordable Injuries	8	3	2
Employee-Caused Traffic Incidents	0	4	5
Services satisfaction (from citizen survey conducted in December)			
(1-5 scale, 5=very satisfied)			
Utility billing system	4.14	NA	
Culinary (drinking) water services	4.31	NA	
Measure (Calendar Year)			
Pipe Replaced (linear feet)	7,730	4,409	7,085

* This amount may be reduced by the State Engineer by up to 5,600 acre feet.

Significant Budget Issues

Water

1 Water Education & Public Engagement Coordinator - This position was covered from part-time 20 hours/week to full-time using 0.60 FTE from a vacant Meter Tech position. The remaining 0.40 FTE was converted to seasonal pay.

Budget Information

Fund 510 - Water Operations

Department 650	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative
Financing Sources:					
318111 Utility Charges	\$ 19,117,427	\$ 17,742,869	\$ 19,225,737	\$ 20,801,880	\$ 20,801,880
318121 Wholesale Sales	653,083	689,686	765,270	600,000	600,000
31813 Irrigation Rental	3,280	4,409	4,532	3,400	3,400
318211 Charges for Services	233,017	219,006	205,825	250,000	200,000
3361 Interest Income	61,870	46,052	60,975	60,000	90,000
336210 Cell Tower Lease	135,019	373,806	338,192	200,000	188,121
3392 Sale of Fixed Assets	7,013	750,105	10,252	-	-
3399 Other Income	38,475	42,449	31,122	25,000	25,000
Total Financing Sources	\$ 20,249,184	\$ 19,868,382	\$ 20,641,905	\$ 21,940,280	\$ 21,908,401
Financing Uses:					
411111 Regular Pay	\$ 1,235,128	\$ 1,239,600	\$ 1,286,708	\$ 1,364,340	\$ 1,391,122
411121 Seasonal Pay	19,219	17,163	15,520	22,844	42,391
411131 Overtime/Gap	34,838	34,305	42,936	33,160	34,155
411135 On Call Pay	8,737	8,611	8,589	12,000	12,360
411211 Variable Benefits	276,472	290,887	292,117	304,957	313,598
411213 Fixed Benefits	285,070	275,809	269,765	287,419	297,641
411214 Retiree Health Benefit	-	-	861	4,600	1,718
41131 Vehicle Allowance	15,933	16,444	16,507	16,400	16,400
41132 Mileage Reimbursement	197	82	-	400	400
41134 Uniform Allowance	2,468	2,645	3,350	2,900	2,900
41135 Phone Allowance	1,045	1,163	1,451	1,550	1,550
4121 Books, Sub., & Memberships	2,916	3,262	3,297	6,000	6,000
41231 Travel	15,049	16,124	13,901	20,000	20,000
41232 Meetings	3,447	4,625	3,918	5,000	5,000
41235 Training	5,843	4,693	6,114	8,000	8,000
412400 Office Supplies	6,816	5,323	6,952	10,000	10,000
412420 Postage	50,105	49,219	51,563	53,000	53,000
412450 Uniforms	4,886	4,427	4,261	5,200	5,200
412455 Safety Supplies	3,656	6,478	5,868	9,000	9,000
412475 Special Departmental Supplies	11,382	7,790	5,620	11,000	11,000
412490 Miscellaneous Supplies	8,988	6,202	3,089	10,000	10,000
412521 Building O & M	23,243	15,898	18,722	30,000	30,000
412523 Power & Lights	24,865	14,585	14,759	21,000	21,000
412524 Heat	12,127	8,569	10,899	15,000	15,000
412526 Water	17,592	14,662	16,757	18,000	18,000
412527 Storm Water	16,816	17,632	17,544	18,000	18,000
412529 Street Lights	-	1,717	1,852	3,000	3,000
412531 Grounds O & M	3,923	7,874	7,060	11,000	11,000
412611 Telephone	40,621	38,804	39,597	38,730	40,724
41263 SCADA System Maintenance	15,664	6,714	14,171	22,000	22,000
412820 Meter Maintenance & Repair	26,867	24,619	21,794	25,000	25,000
412822 Well Maintenance	27,761	44,572	41,814	55,000	55,000
412824 Line Maintenance & Repair	193,520	156,360	(13,699)	170,000	170,000
412825 Irrigation Assessments	91,112	96,033	96,012	115,000	115,000
412827 Fluoride Maint. Supplies	29,910	30,945	23,644	40,000	40,000
412841 Storm Facility Maintenance	-	5,616	-	-	-

Budget Information (cont.)

Fund 510 - Water Operations

Department 65	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative
413130 Software Maintenance	26,096	27,425	27,319	114,500	106,771
41341 Audit Services	12,611	12,953	13,380	14,000	14,000
413723 UCAN Charges	13,822	14,419	14,512	15,000	15,000
413730 Sample Testing	30,080	20,670	16,548	32,000	32,000
41376 Water Education	5,456	8,961	13,611	17,000	18,500
41377 Blue Stakes	7,104	6,336	7,639	6,000	8,500
413782 Grant Acquisition	235,000	210,000	229,995	230,000	230,000
41379 Professional Services	33,468	54,001	59,864	110,000	110,000
41385 Consumer Confidence Reports	1,797	156	-	2,000	2,000
41401 Administrative Charges	876,697	920,532	901,252	833,702	788,455
414111 IT Charges	181,410	155,813	165,187	160,259	167,532
4160 Risk Management Charges	251,831	298,983	328,037	310,435	303,086
41463 Fleet Repair Fund	1,252	3,011	-	6,850	6,850
41471 Fleet O & M	158,242	167,390	159,048	188,488	164,353
41511 Well Power & Lights	1,050,848	1,276,490	1,104,362	1,300,000	1,300,000
415120 Water Purchases	4,043,049	3,951,228	5,002,806	5,470,080	5,852,986
41562 Generator Fuel & Maintenance	1,683	6,978	5,537	13,000	13,000
41591 Bad Debt Expense	9,616	9,900	10,049	9,616	9,616
4174 Equipment	58,924	16,849	23,940	6,350	24,900
4175 Software Licenses	-	-	-	5,880	-
4382 Interest	759,189	723,431	685,707	650,198	617,052
4384 Paying Agent Fees	4,000	4,000	4,000	5,000	5,000
43870 Amortization of Bond Interest	-	17,485	17,582	26,860	26,860
4411 Transfer Out - General Fund	1,194,367	1,104,116	1,196,689	1,284,000	1,284,000
Total Financing Uses	\$ 11,472,758	\$ 11,490,579	\$ 12,340,377	\$ 13,580,718	\$ 13,935,620
Excess (Deficiency) of Financing Sources over Financing Uses	\$ 8,776,426	\$ 8,377,803	\$ 8,301,528	\$ 8,359,562	\$ 7,972,781

Staffing Information	Bi-weekly Salary		Full-time Equivalent		
	Minimum	Maximum	FY 2016	FY 2017	FY 2018
Appointed - Category 1:					
Director	\$ 3,920.80	\$ 5,802.40	1.00	1.00	1.00
Assistant Director / Operations Manager	\$ 2,665.60	\$ 3,944.80	1.00	1.00	1.00
Regular:					
Support Services Manager	\$ 2,312.80	\$ 3,423.20	1.00	1.00	1.00
Asst. Operations Manager/Distribution Supervisor	\$ 1,988.80	\$ 2,943.20	1.00	1.00	1.00
GIS Coordinator	\$ 1,852.00	\$ 2,740.80	1.00	1.00	1.00
Management Analyst	\$ 1,852.00	\$ 2,740.80	0.50	0.50	0.50
Fiscal Analyst	\$ 1,722.40	\$ 2,548.80	0.60	0.60	0.60
Field Services Supervisor	\$ 1,722.40	\$ 2,548.80	1.00	1.00	1.00
Meter Tech Supervisor	\$ 1,604.00	\$ 2,373.60	1.00	1.00	1.00
Water Education & Public Engagement Coord.	\$ 1,493.60	\$ 2,210.40	0.00	0.50	1.00
Warehouse Supervisor	\$ 1,493.60	\$ 2,210.40	1.00	1.00	1.00
Cross Connection Specialist	\$ 1,493.60	\$ 2,210.40	1.00	1.00	1.00
Compliance Officer	\$ 1,493.60	\$ 2,210.40	1.00	1.00	1.00
Water Operator	\$ 1,493.60	\$ 2,210.40	4.00	4.00	4.00
Executive Secretary	\$ 1,296.00	\$ 1,918.40	1.00	1.00	1.00
Water Construction Maintenance Worker I/II	\$ 1,207.20	\$ 1,786.40	2.00	2.00	2.00
Water Construction Laborer	\$ 1,124.00	\$ 1,663.20	0.00	0.00	0.00
Utility Locator	\$ 1,124.00	\$ 1,663.20	1.00	1.00	1.00
Meter Tech	\$ 1,124.00	\$ 1,663.20	3.00	3.00	2.00
Secretary	\$ 1,045.60	\$ 1,547.20	2.00	2.00	2.00

Budget Information (cont.)

Fund 510 - Water Operations

Staffing Information	Bi-weekly Salary		Full-time Equivalent		
	Minimum	Maximum	FY 2016	FY 2017	FY 2018
Part-time Benefitted:					
Receptionist	\$ 11.38	\$ 16.84	0.50	0.00	0.00
Part-time Non-benefitted / Seasonal:			0.95	0.95	2.90
Intern	\$ 10.19	\$ 16.20			
PU Laborer	\$ 10.19	\$ 16.20			
Sego Lily Gardener	\$ 10.19	\$ 16.20			
Total FTEs			25.55	25.55	27.00

1

Fee Information	2014 Approved	2015 Approved	2016 Approved	2017 Approved	2018 Proposed
3169 CDL testing for other governmental agencies	N/A	N/A	N/A	\$65.00	\$65.00
3181 Water Rates					
Sandy City or Bell Canyon Water Stock, Schools/Parks					
Base Rate (monthly charge)					
3/4" meter	\$20.40	\$20.40	\$11.74	\$13.74	\$13.74
1" meter	\$27.63	\$27.63	\$15.89	\$17.89	\$17.89
1 1/2" meter	\$34.85	\$34.85	\$20.04	\$22.04	\$22.04
2" meter	\$54.71	\$54.71	\$31.45	\$33.45	\$33.45
3" meter	\$200.96	\$200.96	\$115.47	\$117.47	\$117.47
4" meter	\$255.13	\$255.13	\$146.58	\$148.58	\$148.58
6" meter	\$381.51	\$381.51	\$219.19	\$221.19	\$221.19
8" meter	\$525.96	\$525.96	\$302.18	\$304.18	\$304.18
10" meter	\$724.57	\$724.57	\$416.28	\$418.28	\$418.28
Cost Per Thousand Gallons*					
Block 1	N/A	N/A	\$1.56	\$1.56	\$1.56
Block 2	N/A	N/A	\$2.41	\$2.41	\$2.41
Block 3	N/A	N/A	\$2.84	\$2.84	\$2.84
Block 4	N/A	N/A	\$3.26	\$3.26	\$3.26

* Block tiers based on meter size and consumption:

Meter Size	Cost Per Thousand Gallons			
	Block 1	Block 2	Block 3	Block 4
	\$1.56	\$2.41	\$2.84	\$3.26
3/4 and Under	1-6	7-40	41-80	81+
1"	1-7	8-65	66-130	131+
1.5"	1-35	36-200	201-400	401+
2"	1-50	51-400	401-800	801+
3"	1-80	81-740	741-1,480	1,481+
4"	1-170	171-1,765	1766-3,525	3,526+
6"	1-645	646-5,300	5,301-11,000	11,001+
8"	1-645	646-5,300	5,301-11,000	11,001+
10"	1-645	646-5,300	5,301-11,000	11,001+

Budget Information (cont.)

Fund 510 - Water Operations

Fee Information	2014 Approved	2015 Approved	2016 Approved	2017 Approved	2018 Proposed
Sandy Residents Assistance Program and Military Leave Rate					
Base Rate - For those meeting eligibility requirements, base rates are 50% for the Assistance Program, and no base rate charge for military leave.					
Block Tier - 50% for military leave.					
Salt Lake County - Residential/Commercial, Schools/Parks					
Base Rate (monthly charge)					
3/4" meter	\$29.54	\$29.54	\$17.00	\$19.00	\$19.00
1" meter	\$40.34	\$40.34	\$23.20	\$25.20	\$25.20
1 1/2" meter	\$51.12	\$51.12	\$29.40	\$31.40	\$31.40
2" meter	\$80.79	\$80.79	\$46.44	\$48.44	\$48.44
3" meter	\$299.25	\$299.25	\$171.95	\$173.95	\$173.95
4" meter	\$380.15	\$380.15	\$218.41	\$220.41	\$220.41
6" meter	\$568.94	\$568.94	\$326.87	\$328.87	\$328.87
8" meter	\$784.71	\$784.71	\$450.84	\$452.84	\$452.84
10" meter	\$1,081.37	\$1,081.37	\$621.27	\$623.29	\$623.29
Cost Per Thousand Gallons*					
Block 1	N/A	N/A	\$1.71	\$1.71	\$1.71
Block 2	N/A	N/A	\$2.62	\$2.62	\$2.62
Block 3	N/A	N/A	\$3.09	\$3.09	\$3.09
Block 4	N/A	N/A	\$3.54	\$3.54	\$3.54

* Block tiers based on meter size and consumption:

	Cost Per Thousand Gallons			
Meter Size	Block 1	Block 2	Block 3	Block 4
	\$1.71	\$2.62	\$3.09	\$3.54
3/4 and Under	1-6	7-40	41-80	81+
1"	1-7	8-65	66-130	131+
1.5"	1-35	36-200	201-400	401+
2"	1-50	51-400	401-800	801+
3"	1-80	81-740	741-1,480	1,481+
4"	1-170	171-1,765	1766-3,525	3,526+
6"	1-645	646-5,300	5,301-11,000	11,001+
8"	1-645	646-5,300	5,301-11,000	11,001+
10"	1-645	646-5,300	5,301-11,000	11,001+

Budget Information (cont.)
Fund 510 - Water Operations

Fee Information	2014 Approved	2015 Approved	2016 Approved	2017 Approved	2018 Proposed
31813 Water Irrigation Fees	Actual	Actual	Actual	Actual	Actual
	assessments +	assessments +	assessments +	assessments +	assessments +
	10%	10%	10%	10%	10%
3182 Other Water Charges					
Hydrant Use Fees / request					
Admin Charges / month or partial	\$55	\$55	\$55	\$100	\$100
Equipment Fee / month or partial	\$35	\$35	\$35	\$50	\$50
Auxiliary Key Rental / month or partial	\$10	\$10	\$10	\$15	\$15
Refundable Equipment Deposit	\$850	\$1,200	\$1,200	\$1,200	\$1,200
Refundable Auxiliary Key Deposit	\$100	\$100	\$100	\$100	\$100
Hydrant Meter Repair Fees					
Hour minimum	\$36	\$36	\$36	\$36	\$36
Each Additional hour	\$36	\$36	\$36	\$36	\$36
Parts	Cost + 10%	Cost + 10%	Cost + 10%	Cost + 10%	Cost + 10%
Water Use / 1,000 gallons	\$2.63	\$2.63	\$2.63	\$2.63	\$2.63
Fees on Delinquent Accounts					
Interest/Month on Past Due Accounts	1.5%	1.5%	1.5%	1.5%	1.5%
Late Fee	\$12	\$12	\$12	\$12	\$12
Collection Fee	\$30	\$30	\$30	\$30	\$30
After Hours Service Restoration Fee (after 4:30 P.M.)	\$42	\$42	\$42	\$42	\$42
Construction Water	\$30	\$30	\$30	\$35	\$35
Blue Stake Call Back	\$50	\$50	\$50	\$50	\$50
Meter Rereads	\$24	\$24	\$24	\$24	\$24
Meter Shut Off - Customer Request	\$50	\$50	\$50	\$50	\$50
Meter Turn-on/off for Inspection	\$50	\$50	\$50	\$50	\$50
Meter Test	\$66	\$66	\$66	\$66	\$66
Meter or other equipment damage fee	Labor & Materials	Labor & Materials	Labor & Materials	Labor & Materials	Labor & Materials
Meter Tamper Fee	N/A	N/A	N/A	\$50	\$50
Meter Reinspection (after 2nd inspection)	\$35	\$35	\$35	\$35	\$35
Swimming Pools					
Filling	N/A	N/A	\$150	\$150	\$150
Draining	N/A	N/A	\$100	\$100	\$100

Budget Information

Fund 511 - Water Expansion & Replacement

Department 651	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative
Financing Sources:					
313151 Federal Water Grant	\$ -	\$ -	\$ 282,000	\$ -	\$ -
3351 Bond Proceeds	-	-	-	6,585,822	-
3359 Bond Premium	-	-	-	564,178	-
33711 Connection Charges	578,847	413,124	609,510	250,000	250,000
33712 Meter Sets	40,892	33,610	27,113	25,000	25,000
33714 Water Review Fee	7,190	9,397	9,480	5,000	5,000
33715 Waterline Reimbursement Fee	29,980	36,244	42,993	10,000	10,000
3392 Sale of Fixed Assets	-	-	-	20,000	-
3399 Other Income	8,400	5,600	-	-	-
Total Financing Sources	\$ 665,309	\$ 497,975	\$ 971,096	\$ 7,460,000	\$ 290,000
Financing Uses:					
431111 Regular Pay	665,782	710,574	691,583	712,487	744,119
431131 Overtime/Gap	37,115	30,342	41,724	32,000	32,960
431135 On Call Pay	10,159	9,935	10,562	10,000	10,300
431211 Variable Benefits	150,154	161,292	157,373	161,567	168,941
431213 Fixed Benefits	191,448	182,047	174,702	188,687	205,874
431214 Retiree Health Benefit	-	-	-	914	2,673
43131 Vehicle Allowance	7,879	7,879	6,299	7,900	7,900
43134 Uniform Allowance	1,631	1,631	1,807	2,050	2,050
43135 Phone Allowance	723	822	820	925	925
432450 Uniforms	3,636	2,563	2,348	3,660	3,660
43472 Fleet Purchases	180,805	53,372	163,740	93,000	132,500
4370 Capital Outlays	11,294,714	8,437,568	6,910,952	16,045,290	5,930,189
4373 Building Improvements	6,253	-	146,083	139,759	70,000
4374 Capital Equipment	-	-	27,966	32,000	5,400
4375 Software Purchases Grant	-	-	50,000	-	-
4381 Principal	771,850	829,920	874,530	909,910	945,290
4385 Bond Issuance Costs	-	-	-	150,000	-
Total Financing Uses	\$ 13,322,149	\$ 10,427,945	\$ 9,260,489	\$ 18,490,149	\$ 8,262,781
Excess (Deficiency) of Financing Sources over Financing Uses	\$(12,656,840)	\$ (9,929,970)	\$ (8,289,393)	\$(11,030,149)	\$ (7,972,781)

Staffing Information	Bi-weekly Salary		Full-time Equivalent		
	Minimum	Maximum	FY 2016	FY 2017	FY 2018
Appointed - Category 2:					
Engineering Manager	\$ 2,665.60	\$ 3,944.80	0.50	0.50	0.50
Regular:					
Water Resources Manager	\$ 2,483.20	\$ 3,675.20	1.00	0.00	0.00
Senior Engineer	\$ 2,153.60	\$ 3,187.20	0.00	1.00	1.00
Staff Engineer	\$ 1,988.80	\$ 2,943.20	1.00	1.00	1.00
Water Construction Supervisor	\$ 1,722.40	\$ 2,548.80	1.00	1.00	1.00
GIS Technician II	\$ 1,493.60	\$ 2,210.40	1.00	1.00	1.00
Public Utilities Inspector	\$ 1,493.60	\$ 2,210.40	1.25	1.25	1.25
Water Construction Crew Leader	\$ 1,392.00	\$ 2,060.00	3.00	3.00	3.00
Water Construction Maint. Worker I/II	\$ 1,207.20	\$ 1,786.40	5.00	5.00	5.00
Water Construction Laborer	\$ 1,124.00	\$ 1,663.20	0.00	0.00	0.00
Engineering Clerk	\$ 1,124.60	\$ 1,663.20	1.00	1.00	1.00
Total FTEs			14.75	14.75	14.75

Budget Information (cont.)

Fund 511 - Water Expansion & Replacement

Fee Information	2014 Approved	2015 Approved	2016 Approved	2017 Approved	2018 Proposed
33711 Water Connection/Impact Fees					
3/4" meter	\$2,265	\$2,265	\$2,265	\$2,265	\$2,265
1" meter	\$3,171	\$3,171	\$3,171	\$3,171	\$3,171
1 1/2" meter	\$4,077	\$4,077	\$4,077	\$4,077	\$4,077
2" meter	\$6,569	\$6,569	\$6,569	\$6,569	\$6,569
3" meter	\$24,920	\$24,920	\$24,920	\$24,920	\$24,920
4" meter	\$31,716	\$31,716	\$31,716	\$31,716	\$31,716
6" meter	\$47,575	\$47,575	\$47,575	\$47,575	\$47,575
8" meter	\$65,698	\$65,698	\$65,698	\$65,698	\$65,698
City Projects		40% of regular connection fee			
High Bench Pressure Zone - Eagle Ridge Subdivision					
1" meter (Only)		Per water letter agreement			
33712 Meter Set Fees					
3/4"	\$265	\$265	\$265	\$265	\$265
1"	\$295	\$295	\$295	\$295	\$295
Large Meter Universal Transmitter	\$125	\$125	\$125	\$125	\$125
33714 Development Review Fees					
Subdivision	\$200	\$200	\$200	\$200	\$200
Single Lot	\$60	\$60	\$60	\$60	\$60
Commercial/Industrial/Multi Family	\$200	\$200	\$200	\$200	\$200
33715 Waterline Reimbursement Fee					
Glacio Park		Per water department Per agreement			

Capital Budget	2017 Budgeted	2018 Tentative	2019 Planned	2020 Planned	2021 Planned	2022 Planned
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EXPANSION PROJECTS

51001 - Water Meters (New Construction) - This is for the installation of new meters in new developments.

Water Revenue	\$ 20,053	\$ 20,000	\$ 21,218	\$ 21,855	\$ 22,510	\$ 23,185
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51003 - Pipe Overage - This funding is for reimbursement to developers for facilities installed as required by the master plan.

Water Revenue	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -
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51042 - Purchase of Water Stock - This provides for the purchase of water shares that become available in order to expand the city's water rights to meet future demand.

Water Revenue	\$ 213,608	\$ -	\$ -	\$ -	\$ -	\$ -
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51063 - Metro Capital Assessment - This amount is Sandy City's portion of the capital cost of the water treatment plant at the Point of the Mountain that was built by the Metropolitan Water District of Salt Lake and Sandy.

Water Revenue	\$ 4,210,322	\$ 4,210,322	\$ 4,210,322	\$ 4,210,322	\$ 4,210,322	\$ 4,210,322
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51068 - Security Improvements - This project pays for fencing, lighting, and alarm systems at wells and tanks.

Water Revenue	\$ 31,768	\$ -	\$ -	\$ -	\$ -	\$ -
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51070 - Zone 5 Transmission Line & PRV Adjustment - The Zone 5 Transmission Line will provide a way to get more water from the Zone 5 tank into the southwestern area of the city.

Water Revenue	\$ 400,000	\$ 400,000	\$ 400,000	\$ -	\$ -	\$ -
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51095 - Bell Canyon Access Road - This project will pave a portion of the road to prevent erosion on the steepest part of the reservoir access road.

Water Revenue	\$ 35,000	\$ -	\$ -	\$ -	\$ -	\$ -
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Budget Information (cont.)

Fund 511 - Water Expansion & Replacement

Capital Budget	2017 Budgeted	2018 Tentative	2019 Planned	2020 Planned	2021 Planned	2022 Planned
51101 - Crowton Springs Study - This project will determine how to capture, and put to beneficial use, the water from the springs.						
Water Revenue	\$ 76,252	\$ -	\$ -	\$ -	\$ -	\$ -
51111 -Sandy Canal Improvements - This project includes piping and grading along Sandy Canal corridor.						
Water Revenue	\$ 327,555	\$ -	\$ -	\$ -	\$ -	\$ -
51115 - Granite Parking Lot - This project will provide paving for a parking area at this site.						
Water Revenue	\$ 1,610	\$ -	\$ -	\$ -	\$ -	\$ -
51117 - Dry Creek Flood and Water Quality - This project will provide educational signage and water wise plants for a demonstration in the Cairns are.						
Water Revenue	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -
511XX - Boring Under I-15 - This project will provide a new water pipe and will replace the waterline that runs in 9000 South under I-15. This line is in poor condition and the repairs to this line are very expensive because of the UDOT concrete pavement section.						
Water Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
511XX - High Bench/A-1 Transmission Line - This project will run a new water transmission line in Wasatch Blvd. from the High Bench Tank (11000 South) to Little Cottonwood Road. This line is needed to supply more water to the north end of the upper two pressure zones in the water system. This project will be needed when the A1 Tank, located at 3800 East 9800 South, is decommissioned in the next 10 years.						
Water Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 656,250
511XX - MWDSLS Falcon Connection - This project will provide an additional connection to the Point of the Mountain Aqueduct.						
Water Revenue	\$ -	\$ -	\$ -	\$ 437,666	\$ 437,666	\$ 437,666
511XX - 9400 South Project - This project will provide a 16" Line along 9400 South from 700 East to State Street.						
Water Revenue	\$ -	\$ -	\$ 434,750	\$ 434,750	\$ 434,750	\$ 434,750
REPLACEMENT PROJECTS						
51801 - Hydrant Replacement - This provides for the regular replacement of fire hydrants.						
Water Revenue	\$ 14,008	\$ 5,150	\$ 5,305	\$ 5,464	\$ 5,628	\$ 5,796
51802 - Replace Service Line - This provides for the regular replacement or for the lowering of existing water lines.						
Water Revenue	\$ 127,972	\$ 30,900	\$ 31,827	\$ 32,782	\$ 33,765	\$ 34,778
51810 - Replace Meters - This provides for the regular replacement of the system's water meters each year.						
Water Revenue	\$ 30,000	\$ 30,900	\$ 31,827	\$ 32,782	\$ 33,765	\$ 34,778
518107 - Replace Meters Phase 7 - This provides for the regular replacement of 1/8 of the system's water meters each year.						
Water Revenue	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -
51811 - Replace Mainlines - This is for the replacement of mainlines identified by our master plan that have become old and susceptible to breakage.						
Water Revenue	\$ 606,044	\$ 757,417	\$ 1,545,000	\$ 1,591,350	\$ 1,639,091	\$ 1,688,263
5181111 - 700 E Waterline Project - This is for the replacement project at 700 East from around 7800 South to 8800 S.						
Water Revenue	\$ 1,312,288	\$ -	\$ -	\$ -	\$ -	\$ -
5181112 - 1300 E Waterline Project - This is for the replacement project at 1300 East from 8600 South to 8000 South.						
Water Revenue	\$ 549,000	\$ -	\$ -	\$ -	\$ -	\$ -
51813 - Replace/Raise Valves - This funds a program to regularly replace mainline valves.						
Water Revenue	\$ 40,930	\$ 30,500	\$ 31,827	\$ 32,782	\$ 33,765	\$ 34,778

Budget Information (cont.)

Fund 511 - Water Expansion & Replacement

Capital Budget	2017 Budgeted	2018 Tentative	2019 Planned	2020 Planned	2021 Planned	2022 Planned
51821 - Replace Well Infrastructure - This funding provides for the replacement of well equipment.						
Water Revenue	\$ 107,788	\$ 150,000	\$ 153,000	\$ 156,060	\$ 159,181	\$ 162,365
51822 - Replace Tanks Infrastructure - This provides funding for replacing/repairing the city's water storage facilities.						
Water Revenue	\$ 286,092	\$ 25,000	\$ 25,750	\$ 26,523	\$ 27,318	\$ 28,138
51824 - Replace Booster Station Infrastructure - This provides funds to maintain the city's nine booster stations.						
Water Revenue	\$ 50,000	\$ 50,000	\$ 51,500	\$ 53,045	\$ 54,636	\$ 56,275
51827 - Central Wasatch Commission - This amount partially funds an environmental study of Little Cottonwood Canyon.						
Water Revenue	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -
5182X - Replace Flat Iron Tanks and Well - This is to replace the two steel 2,000,000 gallon tanks at Flat Iron (1700 E 8600 S) with one new concrete 5,000,000 gallon tank.						
Water Revenue	\$ 6,870,000	\$ -	\$ -	\$ -	\$ -	\$ -
5182X - Repair Granite Mesa Tank and Well - This is for a repair to the existing tank and well at Granite Mesa (1160 E. Cy's Road).						
Water Revenue	\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Projects	\$16,045,290	\$ 5,930,189	\$ 6,942,326	\$ 7,035,379	\$ 7,092,398	\$ 8,307,344

Fund 51 - Water Summary

	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative
Total Financing Sources	\$ 20,914,493	\$ 20,366,357	\$ 21,613,001	\$ 29,400,280	\$ 22,198,401
Total Financing Uses	24,794,907	21,918,524	21,600,866	32,070,867	22,198,401
Sources over Financing Uses	(3,880,414)	(1,552,167)	12,135	(2,670,587)	-
Accrual Adjustment	940,610	1,326,558	(1,280,075)	-	-
Balance - Beginning	10,732,204	7,792,400	7,566,791	6,298,851	3,628,264
Balance - Ending	\$ 7,792,400	\$ 7,566,791	\$ 6,298,851	\$ 3,628,264	\$ 3,628,264



Ensure adequate and safe drainage of storm water

- Improve trunk lines and outfalls along major corridors.
 - o Continue to make improvements to neighborhood storm drain facilities.

Promote environmentally friendly storm drain habits and practices

- Comply with the requirements of National Pollutant Discharge Elimination System (NPDES).
 - o Require and install oil-water separators where necessary.
 - o Provide education and awareness campaigns in schools and in the community.
 - o Provide education and awareness training for all City employees.
 - o Monitor and eliminate illicit discharges through regular storm drain facility inspections.
 - o Monitor construction activities with construction inspections and communication for new development.
 - o Require water quality structures and promote use of Low Impact Development for new development.
 - o Require post-construction maintenance of new storm water facilities.
- Maintain City-owned storm water facilities with maintenance plans.

Operate the City Storm Drain System in an efficient manner

- Minimize instances of flooding through system improvements and preventative maintenance.
 - o Maintain irrigation ditches clean and operational.
 - o Utilize Vector trucks and pipe camera to inventory and clean storm drains throughout the city.
 - o Separate irrigation water from storm water where possible.
 - o Expand SCADA actuators to storm water head gate locations.
- Protect the safety and well-being of employees through the Department Safety Program.

Revenue Policy

- Meet all current and long-term costs of the storm water fund.
- Allocate costs equitably among customers.

Five-year Accomplishments

- Completed 10th East Storm Water Project (FY 2013).
- Completed Windy Peak project (FY 2014).
- Completed Sandy Canal Enclosure project from 10600 South to Riparian (FY 2014).
- Completed Sandy Canal Enclosure project from Sunburn Ln to City border (FY 2016).
- Completed Sandy Canal Enclosure project from 11000 South to 10600 South (FY 2015).
- Installed new pipe and inlet boxes at Bay Meadows Dr (FY 2015).
- Replaced SCADA System (FY 2016).
- Completed Sego Lily Storm Drain replacing 1900 lf of 36" to 48" on Monroe Street continuing down Sego Lily to just west of I-15. (FY 2016)
- Completed Lostwood Drive storm drain project, designed by staff, to replace approx. 3000 lf of CMP with RCP (FY 2016).
- Completed Monroe Street and 10000 South storm drain project (FY 2016).
- Completed Cedar Terrace Drive storm drain project, completed by city crews (FY 2016).

Performance Measures & Analysis

Measure (Calendar Year)	2014	2015	2016
Pipe Maintained (linear feet)	7,452	7,928	2,477
Reinforced Concrete Pipe Installed	4,840	1,214	2,105
Services satisfaction (from citizen's survey conducted in December)			
(1-5 scale, 5 = very satisfied)			
Storm Water Drainage	4.13	NA	

Significant Budget Issues

Fund 280 - Storm Water Operations

- 1 Storm Water Quality Coordinator** - A Drainage/Irrigation Specialist position was converted into a Storm Water Quality Coordinator position.
- 2 Drainage Crew Leader** - A Storm Water Program Coordinator position was converted into a Crew Leader position.
- 3 Drainage Laborer** - Seasonal pay was converted to create one full-time Drainage Laborer position.

Budget Information

Department 660	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative
Financing Sources:					
318111 Utility Charges	\$ 1,481,725	\$ 1,496,016	\$ 1,518,590	\$ 1,515,000	\$ 1,618,569
318211 Charges for Services	6,082	4,947	4,518	6,000	6,000
3399 Other Income	3,520	3,820	2,425	6,000	6,000
Total Financing Sources	\$ 1,491,327	\$ 1,504,783	\$ 1,525,533	\$ 1,527,000	\$ 1,630,569
Financing Uses:					
411111 Regular Pay	\$ 476,762	\$ 458,049	\$ 498,635	\$ 522,415	\$ 544,855
411121 Seasonal Pay	77,157	51,431	39,267	126,555	79,825
411131 Overtime/Gap	22,967	29,841	23,245	25,000	25,750
411135 On Call Pay	5,921	5,850	5,931	9,260	9,538
411211 Variable Benefits	113,748	116,822	119,588	132,135	133,505
411213 Fixed Benefits	141,876	151,931	152,996	164,901	205,749
411214 Retiree Health Benefit	-	-	109	1,655	1,161
41132 Mileage Reimbursement	-	48	-	150	150
41134 Uniform Allowance	2,010	2,204	2,027	2,200	2,200
4121 Books, Subs., & Memberships	290	218	299	2,000	2,000
41231 Travel	595	1,508	2,811	3,500	3,500
41232 Meetings	434	1,000	659	1,000	1,000
41235 Training	630	1,039	1,969	2,500	2,500
412400 Office Supplies	2,574	2,561	2,663	3,500	3,500
412420 Postage	19,436	19,102	19,824	21,000	21,000
412450 Uniforms	3,616	3,763	4,330	4,300	4,300
412455 Safety Supplies	1,824	1,533	2,789	2,500	2,500
412490 Miscellaneous Supplies	292	790	1,511	1,500	1,500
412521 Building O & M	892	1,432	1,251	3,000	3,000
412523 Power & Lights	12,155	12,578	12,870	12,200	12,200
412524 Heat	7,453	5,080	6,470	8,000	8,000
412611 Telephone	12,529	10,997	12,687	11,972	12,541
41263 SCADA Maintenance	-	-	1,199	5,000	5,000
412841 Storm Facility Maintenance	87,300	78,767	103,692	90,000	90,000
412842 Storm Pond Maintenance	11,566	785	-	-	-
412843 Storm Water Education	4,099	3,998	8,416	13,000	14,500
413130 Software Maintenance	-	-	6,300	6,300	6,300
413723 UCAN Charges	6,023	5,937	5,937	5,325	5,325
41379 Professional Services	-	175	-	-	-
41401 Administrative Charges	75,319	79,085	83,039	87,191	91,210
414111 IT Charges	12,019	14,454	13,089	12,807	13,618
41460 Risk Management Charges	2,914	2,779	3,060	18,125	5,846
41463 Fleet Repair Fund	694	937	-	3,400	3,400
41471 Fleet O & M	93,552	90,093	108,769	108,647	118,869
41591 Bad Debt Expense	1,086	1,125	1,125	1,810	1,810
41593 Storm Water Permits & Fees	10,000	10,000	10,000	10,000	10,200
4174 Equipment	24,445	19,049	-	1,050	4,100
Total Financing Uses	\$ 1,232,178	\$ 1,184,961	\$ 1,256,557	\$ 1,423,898	\$ 1,450,452
Excess (Deficiency) of Financing Sources over Financing Uses	\$ 259,149	\$ 319,822	\$ 268,976	\$ 103,102	\$ 180,117

Budget Information (cont.)

Fund 280 - Storm Water Operations

Staffing Information	Bi-weekly Salary		Full-time Equivalent		
	Minimum	Maximum	FY 2016	FY 2017	FY 2018
Regular:					
Management Analyst	\$ 1,852.00	\$ 2,740.80	0.50	0.50	0.50
Fiscal Analyst	\$ 1,722.40	\$ 2,548.80	0.40	0.40	0.40
Drainage Supervisor	\$ 1,722.40	\$ 2,548.80	1.00	1.00	1.00
Storm Water Quality Coordinator	\$ 1,604.00	\$ 2,373.60	0.00	0.00	1.00
Storm Water Program Coordinator	\$ 1,493.60	\$ 2,210.40	1.00	1.00	0.00
Drainage/Irrigation Specialist	\$ 1,392.00	\$ 2,060.00	1.00	1.00	0.00
Drainage Crew Leader	\$ 1,392.00	\$ 2,060.00	2.00	2.00	3.00
Drainage Maintenance Worker I/II	\$ 1,207.20	\$ 1,786.40	4.00	3.00	3.00
Drainage Laborer	\$ 1,124.00	\$ 1,663.20	2.00	3.00	4.00
Utility Locator	\$ 1,124.00	\$ 1,663.20	0.50	0.50	0.50
Part-time Non-benefitted / Seasonal:					
Public Utilities Laborer	\$ 10.19	\$ 16.20	5.40	5.40	3.41
Total FTEs			17.80	17.80	16.81

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Fee Information	2014 Approved	2015 Approved	2016 Approved	2017 Approved	2018 Proposed
3169 CDL testing for other governmental agencies		N/A	N/A	\$65.00	\$65.00
3169 Rain Barrel	N/A	N/A	N/A	\$65.00	\$65.00
318111 Storm Water Fees					
Maximum \$2.40 of fee to be used for operations, \$3.60 to be used for capital projects or debt service of projects.					
Residential (/unit/month)	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00
All Other (/residential equiv./month)	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00
Assistance Program (/unit/month)	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
Fees on Delinquent Accounts					
Interest/Month on Past Due Accts	1.5%	1.5%	1.5%	1.5%	1.5%
Late Fee	\$12	\$12	\$12	\$12	\$12



Budget Information

Fund 281 - Storm Water Expansion

Department 661	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative
Financing Sources:					
318111 Utility Charges	\$ 2,222,588	\$ 2,244,060	\$ 2,277,884	\$ 2,272,500	\$ 2,427,853
318211 Charges for Services	9,121	7,419	6,776	9,000	9,000
3361 Interest Income	12,114	3,671	16,773	6,600	8,500
33714 Development Review Fee	5,535	8,200	7,496	3,500	3,500
3373 Storm Drain Impact Fees	312,066	322,042	369,814	200,000	200,000
3392 Sale of Fixed Assets	190,078	-	-	-	-
3399 Other Income	-	15,000	-	-	-
Total Financing Sources	\$ 2,751,502	\$ 2,600,392	\$ 2,678,743	\$ 2,491,600	\$ 2,648,853
Financing Uses:					
431111 Regular Pay	\$ 216,339	\$ 219,115	\$ 223,838	\$ 238,638	\$ 247,419
431131 Overtime/Gap	6,136	4,981	387	4,160	4,285
431211 Variable Benefits	47,532	46,376	48,655	52,407	54,553
431213 Fixed Benefits	44,041	44,764	51,859	53,544	56,213
431214 Retiree Health Benefit	-	-	-	914	942
43131 Vehicle Allowance	7,878	2,787	2,636	7,900	7,900
43132 Mileage Reimbursement	-	37	14	-	-
43134 Uniform Allowance	309	309	309	320	320
43135 Phone Allowance	723	664	726	700	700
432420 Postage	29,154	28,655	29,738	28,500	28,500
432450 Uniforms	281	792	485	1,000	1,000
43401 Administrative Charges	112,978	118,627	124,559	130,787	136,814
434111 IT Charges	18,027	21,681	19,634	19,212	20,425
43460 Risk Management Charges	4,372	4,169	4,591	27,188	8,767
43472 Fleet Purchases	-	41,948	-	172,250	145,000
4370 Capital Outlays	1,033,278	832,845	819,689	1,972,951	1,606,049
4373 Building Improvements	-	-	-	70,000	-
4374 Capital Equipment	-	-	8,425	15,575	2,600
44131011 Transfer to Debt Service	1,444,311	1,430,892	1,446,076	1,542,424	507,483
Total Financing Uses	\$ 2,965,359	\$ 2,798,642	\$ 2,781,621	\$ 4,338,470	\$ 2,828,970
Excess (Deficiency) of Financing Sources over Financing Uses	\$ (213,857)	\$ (198,250)	\$ (102,878)	\$ (1,846,870)	\$ (180,117)

Staffing Information	Bi-weekly Salary		Full-time Equivalent		
	Minimum	Maximum	FY 2016	FY 2017	FY 2018
Appointed - Category 2:					
Engineering Manager	\$ 2,665.60	\$ 3,944.80	0.50	0.50	0.50
Regular:					
Chief Engineer	\$ 2,483.20	\$ 3,675.20	0.00	1.00	1.00
Senior Engineer	\$ 2,153.60	\$ 3,187.20	1.00	0.00	0.00
Public Utilities Inspector	\$ 1,493.60	\$ 2,210.40	1.75	1.75	1.75
Total FTEs			3.25	3.25	3.25

Fee Information	2014 Approved	2015 Approved	2016 Approved	2017 Approved	2018 Proposed
318111 Storm Water Fees					
Maximum \$2.40 of fee to be used for operations, \$3.60 to be used for capital projects or debt service of projects.					
Residential (unit/month)	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00
All Other (residential equiv./month)	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00
Assistance Program (unit/month)	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00

Budget Information (cont.)
Fund 281 - Storm Water Expansion

Fee Information Cont.	2014 Approved	2015 Approved	2016 Approved	2017 Approved	2018 Proposed
33714 Development Review Fees					
Subdivision/Commercial/Industrial/ Multi Family	\$175	\$200	\$200	\$200	\$200
Single Lot	\$55	\$60	\$60	\$60	\$60
3373 Storm Water Impact Fee (Per Acre)					
Residential					
Single Family	N/A	\$3,748	\$3,748	\$3,748	\$3,748
Multi Family	N/A	\$4,991	\$4,991	\$4,991	\$4,991
Non Residential					
Commercial	N/A	\$11,212	\$11,212	\$11,212	\$11,212
Office	N/A	\$9,338	\$9,338	\$9,338	\$9,338
Industrial	N/A	\$7,453	\$7,453	\$7,453	\$7,453

Capital Budget	2017 Budgeted	2018 Tentative	2019 Planned	2020 Planned	2021 Planned	2022 Planned
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EXPANSION PROJECTS

55025 - Storm Drain Master Plan - This funds a Master Plan update.

Storm Water Revenue	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -
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55052 - Bicycle Safe/HighBack Inlets - This is for the replacement of older storm drain grates with bicycle-safe grates.

Storm Water Revenue	\$ 15,947	\$ -	\$ -	\$ -	\$ -	\$ -
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55070 - SCADA sites - This is for two new SCADA sites: Aspen Meadows (2150 E 9800 S) was partially completed but needs a remote control component \$10,000. Also a new site at Home Depot (11400 S State) allows us to remotely monitor and dump/hold water in the East Jordan Canal for flood management.

Storm Water Revenue	\$ -	\$ 30,000	\$ -	\$ -	\$ -	\$ -
---------------------	------	-----------	------	------	------	------

55078 - Monroe St. - This will be used for storm drain project at Monroe St and 10000 South.

Storm Water Revenue	\$ 242,310	\$ -	\$ -	\$ -	\$ -	\$ -
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55080 - Lostwood Drive - This project consists of replacing failing corrugated metal storm drain pipe with reinforced concrete pipe in Lostwood Drive.

Storm Water Revenue	\$ 737,068	\$ -	\$ -	\$ -	\$ -	\$ -
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55081 - Wildflower Bypass - The Wildflower bypass storm water project would take storm water that presently flows into the Wildflower Detention pond and discharge it directly into Dry Creek. Wildflower and Buttercup detention ponds are at or over capacity for a 10 year storm, so this project would take water out of these ponds.

Storm Water Revenue	\$ 100,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ -
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55082 - Bryce Drive - The storm drain system currently does not have adequate capacity to convey peak storm flows. This project will reduce flooding hazards.

Storm Water Revenue	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -
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55083 - CMP Replacement - This will be an ongoing budget line item to replace the Corrugated Metal Storm Drain Pipe in the city.

Storm Water Revenue	\$ -	\$ 300,000	\$ 309,000	\$ 318,270	\$ 327,818	\$ 337,653
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5508X - 10600 South Improvements - This project will prevent potential flooding along 10600 South at approx. 300 East.

Storm Water Revenue	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 300,000
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5508X - State Street south of 10600 S - This project was identified in the 2009 Storm Drain Master Plan. It includes upsizing portions of storm drain pipe to eliminate flooding in State Street south of 10600 S.

Storm Water Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
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Budget Information (cont.)

Fund 281 - Storm Water Expansion

Capital Budget	2017 Budgeted	2018 Tentative	2019 Planned	2020 Planned	2021 Planned	2022 Planned
55084 - Sandy Canal - This project is to pipe and divert storm water that has historically drained into Sandy Canal. The Sandy Canal corridor is being converted to a trail.						
Storm Water Revenue	\$ -	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -
51117 - Dry Creek Flood and Water Quality - This project will provide educational signage and water wise plants for a demonstration in the Cairns are.						
Storm Water Revenue	\$ -	\$ 120,000	\$ -	\$ -	\$ -	\$ -
REPLACEMENT PROJECTS						
55802 - Neighborhood Projects - These projects are to install and replace various storm drain lines in neighborhoods throughout the city.						
Storm Water Revenue	\$ 527,626	\$ 286,049	\$ 103,000	\$ 106,090	\$ 109,273	\$ 112,551
Total Capital Projects	\$ 1,972,951	\$ 1,606,049	\$ 1,282,000	\$ 1,144,360	\$ 1,157,091	\$ 1,250,204

Fund 28 - Storm Water Summary

	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative
Total Financing Sources	\$ 4,242,829	\$ 4,105,175	\$ 4,204,276	\$ 4,018,600	\$ 4,279,422
Total Financing Uses	4,197,537	3,983,603	4,038,178	5,762,368	4,279,422
Sources over Financing Uses	45,292	121,572	166,098	(1,743,768)	-
Balance - Beginning	1,883,791	1,929,082	2,050,654	2,216,752	472,984
Balance - Ending	\$ 1,929,082	\$ 2,050,654	\$ 2,216,752	\$ 472,984	\$ 472,984



Improve visibility and increase safety

- Install streetlights in neighborhoods currently without lights in accordance with the Street Light Master Plan.

Enhance the preventative maintenance program

- Respond to repair work orders within 48 hours.
- Update specifications to require newly installed lights to be LED light fixtures to decrease ongoing power costs.
- Explore street light remote sensing with pilot projects.

Revenue Policy

- Meet all current and long-term costs for street lighting within the city.
- Allocate costs towards the completion of the Street Light Master Plan.

Five-year Accomplishments

- Completed the 11400 South East of State St. Project (FY 2013).
- Completed Street Light Master Plan and Rate Study (FY 2013).
- Completed the 8400 South to 9000 South and State Street project (FY 2013).
- Improved street light maintenance program and reduced customer complaints by 60% (FY 2013).
- Designed and installed Sego Lily (State Street to freeway) and Sandy Parkway (FY 2014).
- Completed Historic Sandy Streetlight Project (FY 2014).
- Designed and installed Wasatch Blvd. Streetlight Project (FY 2014).
- Implemented a monthly street light utility fee. (FY 2015).
- Completed 2015-2016 street light project for residential and collector streets (FY 2016).
- Completed 2015 Streetlight Project installing 123 residential streetlights. (FY 2016)

Performance Measures & Analysis

Measure (Calendar Year)	2014	2015	2016
Number of Street Lights Repaired	1,130	1,341	1,041
Number of Street Lights Installed	45	89	52
Services satisfaction (from citizen's survey conducted in December)			
(1-5 scale, 5 = very satisfied)			
Electrical Utility - Streetlights	3.99	NA	NA



Significant Budget Issues

Fund 270 - Street Lighting

1 **Utility Charges** - This reflects a \$0.45 increase to the Street Light Fee.

2 **Administrative Charges** - These charges have been partially subsidized by the General Fund, but there will no longer be a subsidy.

Budget Information

Department 670	2014 Actual	2015 Actual	2016 Actual	2017 Estimated	2018 Tentative
Financing Sources:					
31611 Interest Income	\$ 1,426	\$ 2,560	\$ 3,581	\$ 1,500	\$ 2,500
3179 Misc Fees from Developers	-	27,167	-	-	-
318111 Utility Charges	40,537	865,952	875,890	860,000	1,052,738 1
318211 Charges for Services	20	20	-	-	-
3399 Other Income	12,782	10,731	5,587	2,500	2,500
3411 Transfer In - General Fund	798,223	355,000	-	-	-
Total Financing Sources	\$ 852,988	\$ 1,261,430	\$ 885,058	\$ 864,000	\$ 1,057,738
Financing Uses:					
411111 Regular Pay	\$ 129,103	\$ 120,999	\$ 127,288	\$ 128,228	\$ 131,946
411131 Overtime/Gap	-	194	93	500	515
411135 On Call Pay	-	15	15	165	170
411211 Variable Benefits	28,218	26,395	27,910	27,723	28,578
411213 Fixed Benefits	28,533	27,260	27,821	28,912	30,013
411214 Retiree Health Benefit	-	-	757	417	483
41134 Uniform Allowance	529	441	441	725	725
41235 Training	-	-	47	2,000	2,000
412450 Uniforms	292	741	545	1,300	1,300
412455 Safety Supplies	-	-	1,242	2,000	2,000
412490 Miscellaneous Supplies	6,629	8,227	13,316	8,300	8,300
41261 Telephone	3,282	4,225	3,846	4,877	4,948
41283 Street Lighting Power	441,447	384,077	393,406	395,000	395,000
412831 Street Light Maintenance	69,673	47,881	65,700	75,000	75,000
413723 UCAN Charges	1,359	848	848	800	800
41401 Administrative Charges	-	-	22,303	42,046	114,406 2
41411 IT Charges	8,477	10,500	9,567	9,652	11,131
41460 Risk Management Charges	738	711	717	857	806
41463 Fleet Repair Fund	-	-	-	750	750
41471 Fleet O & M	16,793	19,941	13,535	14,343	11,272
4174 Equipment	2,745	619	-	-	9,069
43472 Fleet Purchases	8,587	12,709	-	-	-
43765 Street Light Projects	141,395	181,022	400,693	474,171	378,329
Total Financing Uses	\$ 887,800	\$ 846,805	\$ 1,110,090	\$ 1,217,766	\$ 1,207,541
Excess (Deficiency) of Financing Sources over Financing Uses	(34,812)	414,625	(225,032)	(353,766)	(149,803)
Balance - Beginning	348,788	313,976	728,601	503,569	149,803
Balance - Ending	\$ 313,976	\$ 728,601	\$ 503,569	\$ 149,803	\$ -

Staffing Information	Bi-weekly Salary		Full-time Equivalent		
	Minimum	Maximum	FY 2016	FY 2017	FY 2018
Regular:					
Street Light Technician	\$ 1,392.00	\$ 2,060.00	2.00	2.00	2.00
Utility Locator	\$ 1,124.00	\$ 1,663.20	0.50	0.50	0.50
Total FTEs			2.50	2.50	2.50

Budget Information (cont.)

Fund 270 - Street Lighting

Fee Information	2014 Approved	2015 Approved	2016 Approved	2017 Approved	2018 Proposed
3375 Street Lighting Fees					
Street Light Utility Fee					
Residential (Unit/Month)	N/A	\$2.53	\$2.53	\$2.53	\$2.98
All Other (Resid. Equiv./Month, 10 unit maximum)	N/A	\$2.53	\$2.53	\$2.53	\$2.98
Assistance Program unit / month	\$2.50	\$1.26	\$1.26	\$1.26	\$1.49
Fees on Delinquent Accounts					
Interest/Month on Past Due Accts	1.5%	1.5%	1.5%	1.5%	1.5%
Late Fee	\$12	\$12	\$12	\$12	\$12

1
1

Capital Budget	2017 Budgeted	2018 Tentative	2019 Planned	2020 Planned	2021 Planned	2022 Planned
53003 - Street Lighting Improvements - This funding is for street lighting projects throughout the city.						
270 Street Lighting	\$ 474,171	\$ 378,329	\$ 467,738	\$ 471,570	\$ 5,475,517	\$ 479,582
53003X - Cairns Street Lighting Improvements - This funding is for street lighting projects throughout the Cairns area.						
270 Street Lighting	\$ -	\$ -	\$ 906,500	\$ 906,500	\$ 906,500	\$ 906,500
Total Capital Projects	\$ 474,171	\$ 378,329	\$ 1,374,238	\$ 1,378,070	\$ 6,382,017	\$ 1,386,082



Repairing Streetlights

Sandy City Public Utilities Drinking Water ~ Storm Water & Street Lighting

City Council Budget Presentation

May 16, 2017

Public Utilities

Significant revenue & expenditure changes FY 2018

Drinking Water Enterprise

- ▶ \$10M bond and debt service
- ▶ Metro water purchases 5% rate increase: \$382,906

Storm Water Fund

- ▶ \$1,034,941 Debt service retired. Funds now go toward capital improvement program (pipe replacement, water quality, etc.)

Street Light Fund

- ▶ \$0.45 monthly increase for capital and operation.

Summary of Utility Revenue & Rates

Utility Fund	Total Utility Fund Revenue	Rate Increase (Proposed 2018)	Average Residential Monthly Bill (2018)
Water	\$22,198,401	\$0.00	\$56.43
Storm Water	\$4,279,422	\$0.00	\$6.00
Street Light	\$1,057,738	\$0.45	\$2.98

Drinking Water Enterprise

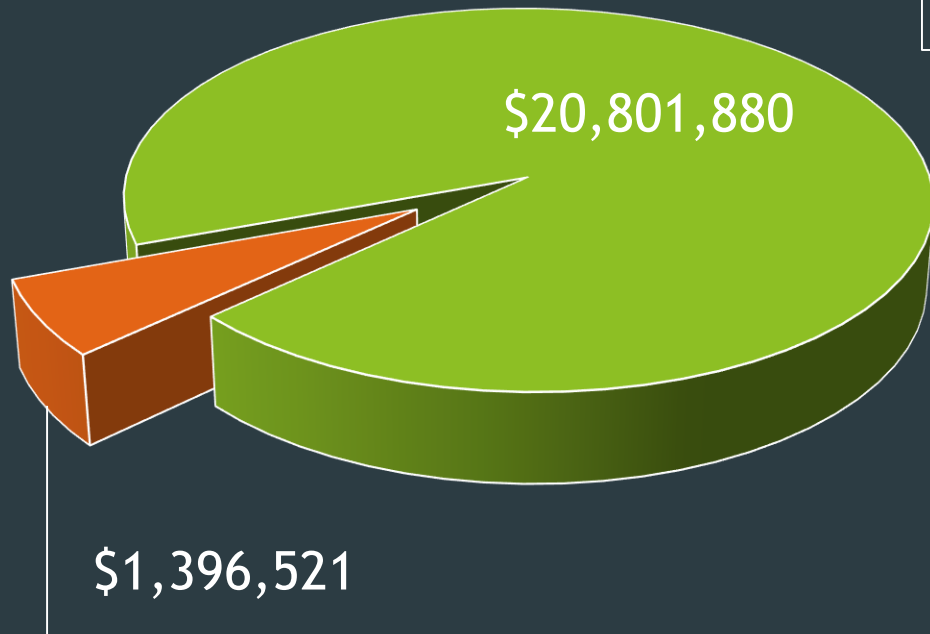
Drinking Water Enterprise

Level of service:

Performance Measures & Analysis

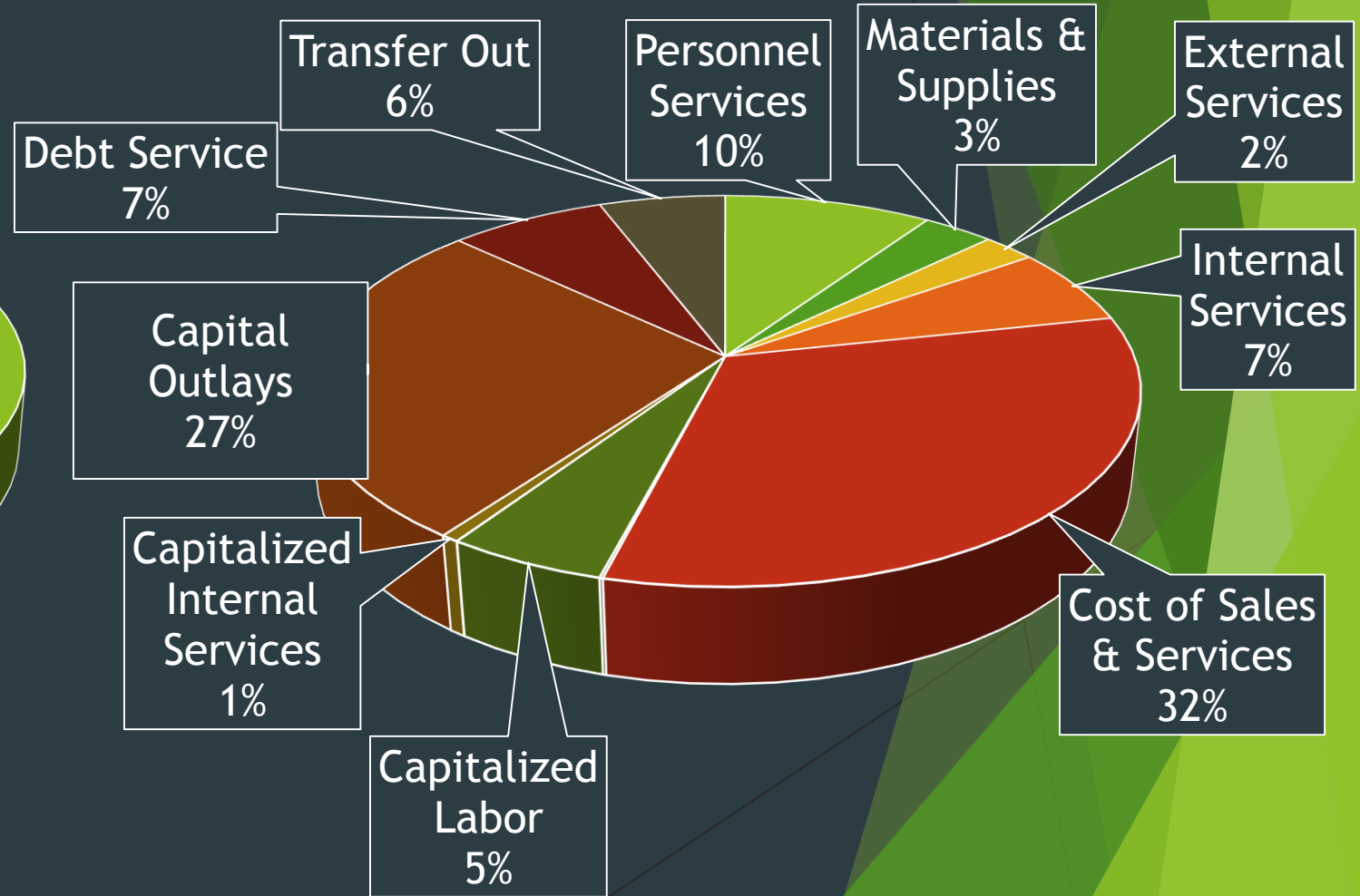
Measure (Calendar Year)	2014	2015	2016
WATER SUPPLY INDICATORS			
Water Source Availability (in acre ft)	37,700	37,700	37,700
Metro Water (Deer Creek)	7,940	7,940	7,940
Metro Water (Little Cottonwood)	7,880	7,880	7,880
Metro Water (Ontario Drain Tunnel)	3,000	3,000	3,000
Jordan Valley Water	0	0	0
Bell Canyon	880	880	880
Municipal Wells*	18,000	18,000	18,000
Peak Production			
Amount (million gallons)	65	65	58
Capacity	87	87	87
Water Storage Capacity (million gls.)	36.15	36.15	36.15
Water Conservation			
Annual Production			
Metro Water	10,683	21,475	17,468
Municipal Wells*	13,497	2,724	7,842
Total Production	22,448	24,199	25,310
Annual Consumption (in acre feet)	22,131	22,689	23,770
Percent of Supply that is Consumed	98.6%	93.8%	93.9%
Population Served	86,791	90,642	92,914
Per Capita Consumption (per day)	228	223	228
WATER QUALITY INDICATORS			
Customers reporting drinking water appearance, taste, or odor problems	20	14	25
Customers reporting pressure problems	3	2	64
Waterborne disease outbreaks or sicknesses where the water system was suspected	0	0	0
OPERATING EFFICIENCY INDICATORS			
Water Main Breaks	48	69	69
Employee Safety			
Lost Time Injuries	0	0	0
Recordable Injuries	8	3	2
Employee-Caused Traffic Incidents	0	4	5
Services satisfaction (from citizen survey conducted in December)			
(1-5 scale, 5=very satisfied)			
Utility billing system	4.14	NA	
Primary (drinking) water services	4.31	NA	

Drinking Water Enterprise Revenue



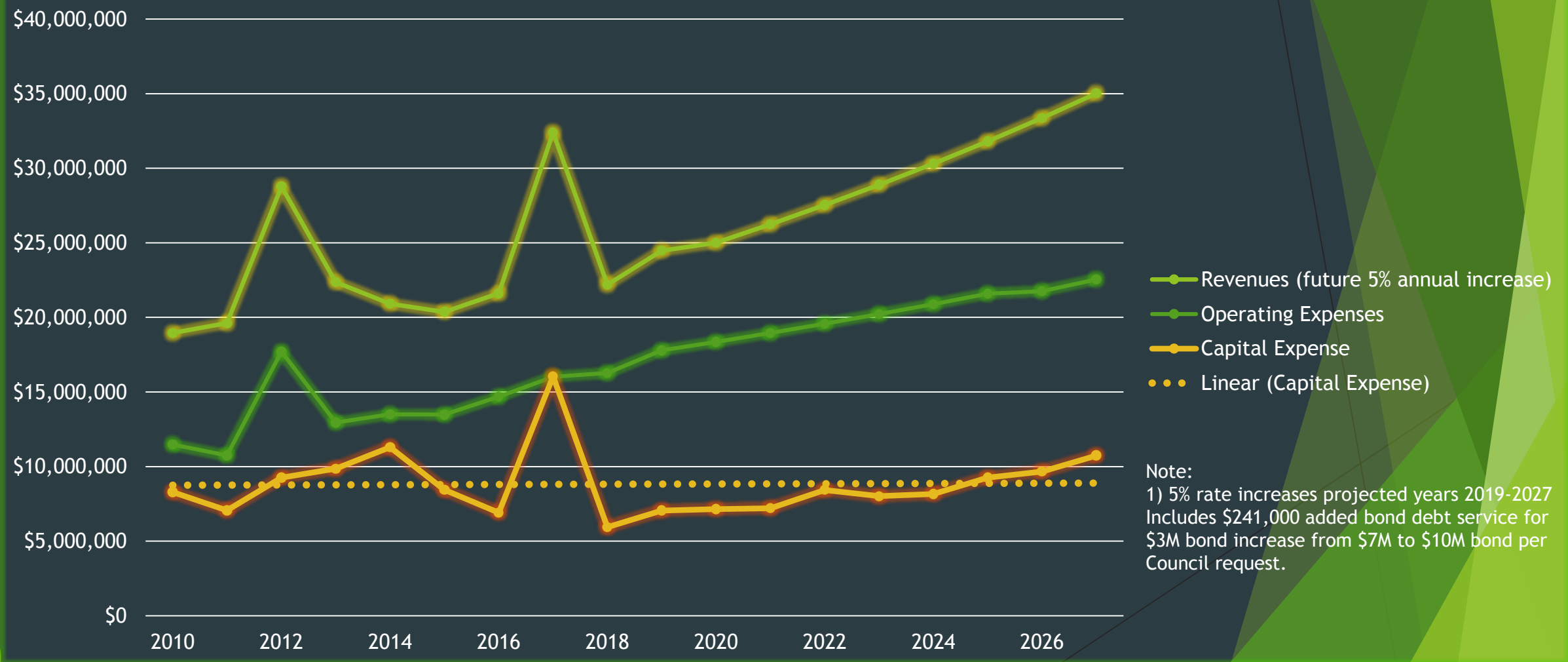
Utility Charges Other

Expenses



Revenue & Expense Summary (\$10M Bond)

Long Term Fund Summaries



Note:
1) 5% rate increases projected years 2019-2027
Includes \$241,000 added bond debt service for \$3M bond increase from \$7M to \$10M bond per Council request.

Water Budget Highlights

Operating Expenses

- ▶ Metro water purchases 5% rate increase: \$382,906
- ▶ Metro rate includes favorable change to flat fee for Sandy City water entitlement. Future expenses stabilized and allows Sandy better water resource management.

Water Capital Project Bonding

- ▶ \$7M bond and debt service for Flat Iron tank and well project.
- ▶ \$3M bond and debt service for master plan, land, and pipeline projects.

2018 Large Capital Projects

- ▶ \$4,201,322 Metro Capital Project Assessment
- ▶ \$400,000 for 10600 South Zone 5 20-inch pipeline project
- ▶ \$120,000 Dry Creek water quality and conservation education demonstration garden
- ▶ \$757,417 Mainline Replacement
- ▶ \$150,000 Well Infrastructure Replacement



2010 Water Master Plan Projects

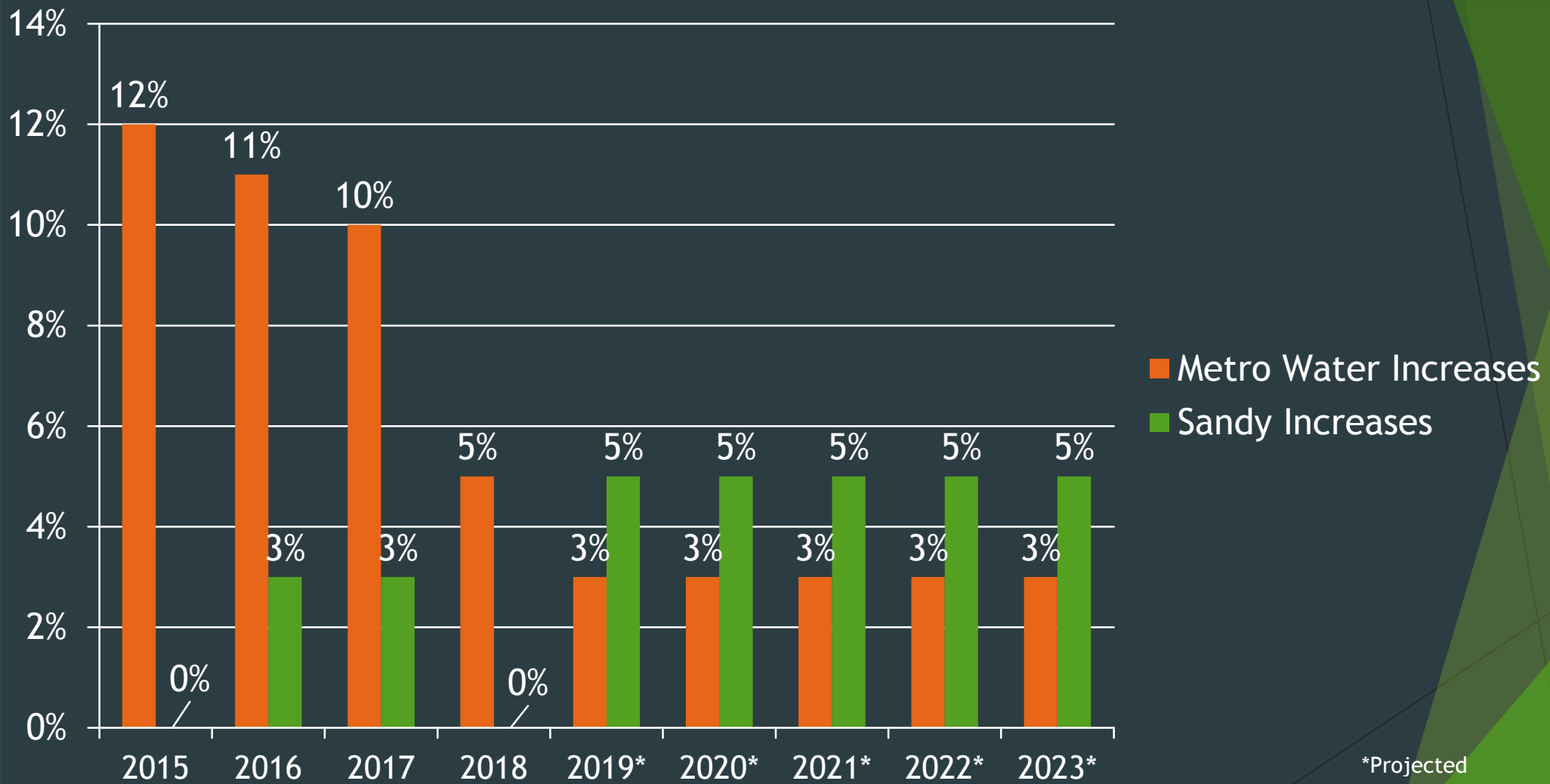
10 Year Water Projects Summary -(Projects Greater that \$500,000)

Est. FY	Project Description	Quantity	Unit	Unit Cost	Construction Cost (25% Contingency)	Engineering	Total Project Cost Estimate (Actual If Known)
	Mainline Replacement (3% increase annually)		YR	\$ 1,500,000.00			\$ -
	Maintenance - Wells, Booster & Tanks		YR	\$ 300,000.00			\$ -
2012	Severson Well House Replacement	1	Actual		\$ 924,955.00	\$ 95,574.00	\$ 1,020,529.00
2012	High Bench Booster Replacement Project	1	Actual		\$ 1,441,171.54	\$ 151,800.00	\$ 1,592,971.54
2012	500 West Waterline Project	1	Actual		\$ 949,685.00	\$ 71,487.97	\$ 1,021,172.97
2013	9000 South Waterline Replacement Project	1	Actual		\$ 72,700.00	\$ 440,000.00	\$ 512,700.00
2013	Pepperwood Tank Replacement	1	Actual		\$ 4,235,514.55	\$ 283,550.00	\$ 4,519,064.55
2014	9400 South - I-15 Crossing Waterline Crossing	1	Actual		\$ 424,317.20	\$ 31,939.85	\$ 456,257.05
2016	700 East Waterline Replacement Project (7800 South to 8600 South)	1	Actual		\$ 1,312,288.00	\$ 29,100.00	\$ 1,341,388.00
2017	1300 East from 8600 South to 7800 South Waterline Improvements	1	Actual		\$ 549,000.00	\$ -	\$ 549,000.00
2017	Replace Flat Iron Tanks with One 5 MG Concrete Tank	1	LS	\$ 3,700,000.00	\$ 4,625,000.00	\$ 231,000.00	\$ 4,856,000.00
2019	10600 South (Zone 5) 20" Transmission Line and PRV Adjustments	4500	LF	\$ 200.00	\$ 1,125,000.00	\$ 56,000.00	\$ 1,181,000.00
2019	Flat Iron Well (Drilling and Wellhouse)	1	LS	\$ 2,200,000.00	\$ 2,750,000.00	\$ 138,000.00	\$ 2,888,000.00
2021	Boring For Waterline Under I-15 North of 9000 South	1600	LF	\$ 750.00	\$ 1,500,000.00	\$ 75,000.00	\$ 1,575,000.00
2022	High Bench/A-1 Transmission Line	10000	LF	\$ 225.00	\$ 2,813,000.00	\$ 141,000.00	\$ 2,954,000.00
2024	16" Line along 10000 South from 700 East to Trax Line	3600	LF	\$ 325.00	\$ 1,170,000.00	\$ 59,000.00	\$ 1,229,000.00
2026	MWDSLS Falcon Connection and Zone 3N Improvements	1	LS	\$ 1,000,000.00	\$ 1,250,000.00	\$ 63,000.00	\$ 1,313,000.00
2027	New 5 MG Hand Tank and Miscellaneous Improvements	1	LS	\$ 7,000,000.00	\$ 8,750,000.00	\$ 438,000.00	\$ 9,188,000.00

 Annual Projects
 Completed
 In Design

Added bond funded projects

Proposed Future Water Rate Increases



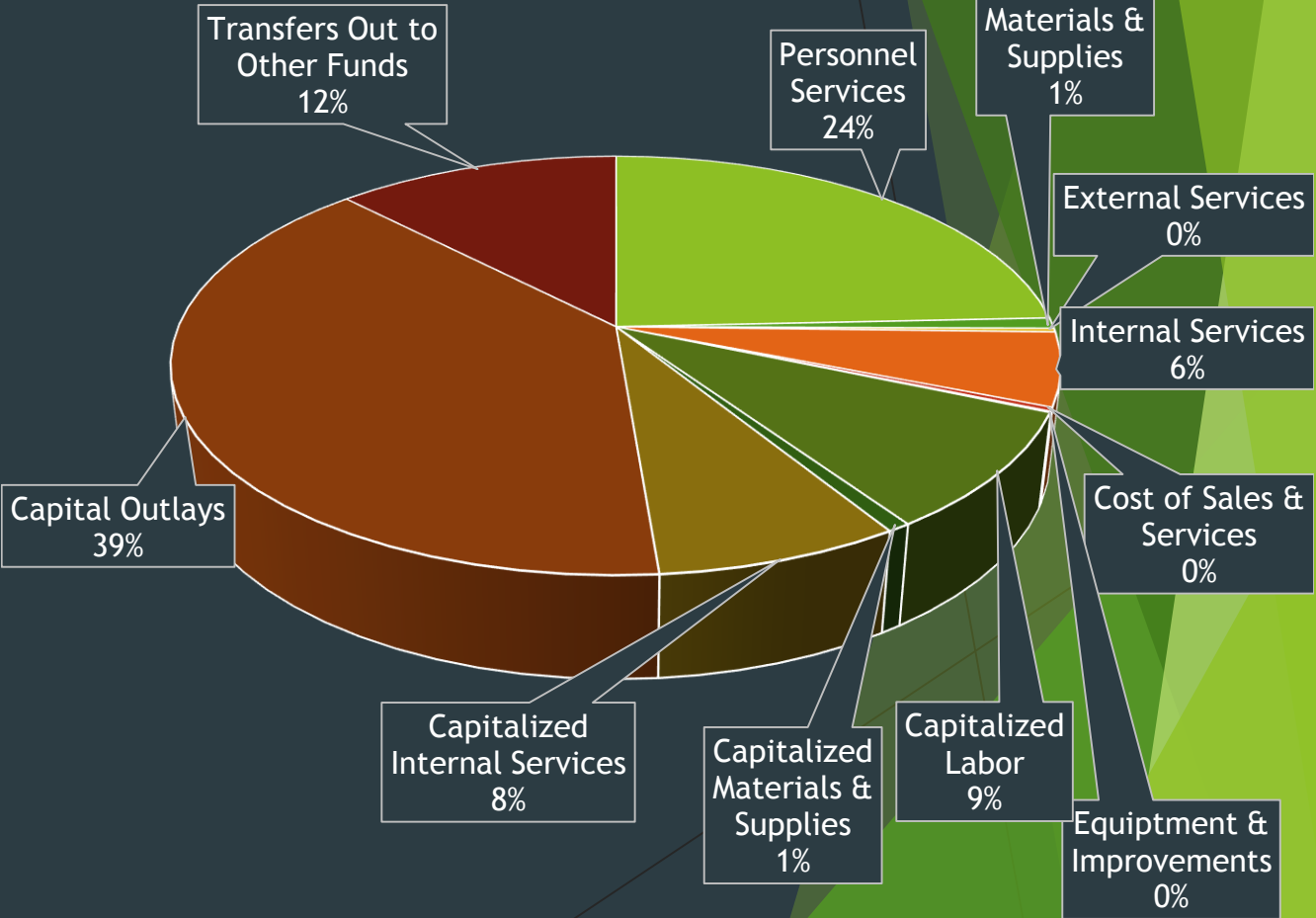
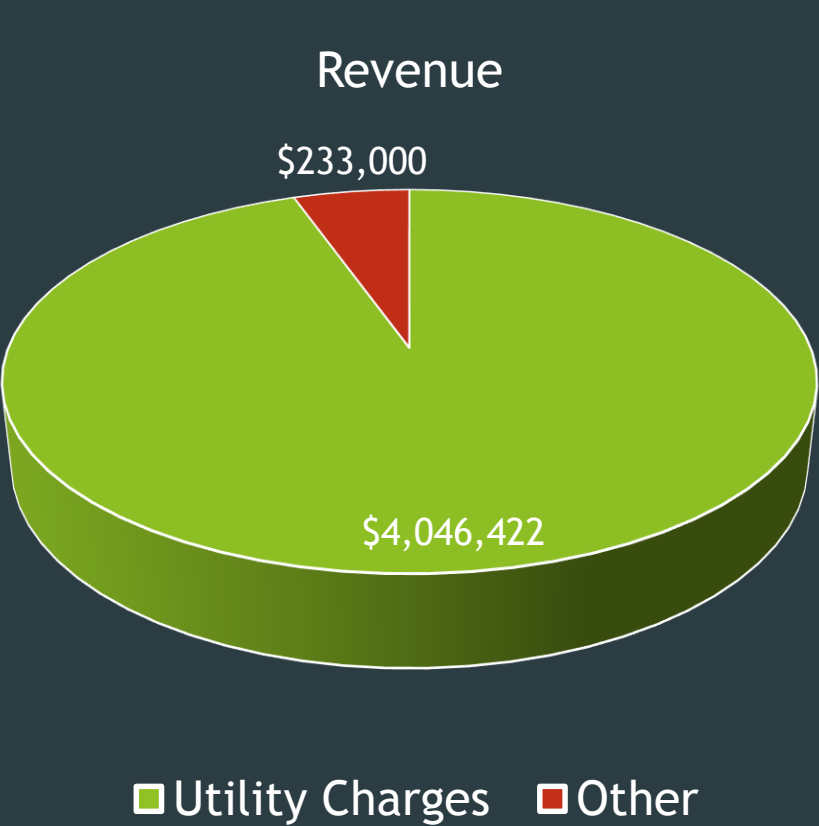
Level of service expectations:

► Competitive Water Rates

2016 Water Rate Comparison		
	Entity	Monthly Average
1	Draper City Zone 3	\$104.62
2	Draper City Zone 2	\$82.68
3	Draper City Zone 1	\$79.94
4	Kearns	\$79.76
5	Magna	\$78.61
6	Salt Lake City (County)	\$73.52
7	South Jordan Area C	\$71.69
8	South Jordan Area B	\$70.12
9	South Jordan Area A	\$68.49
10	Herriman City	\$65.63
11	Sandy City (County)	\$65.30
12	Riverton City	\$64.66
13	White City	\$62.70
14	Bluffdale	\$62.27
15	Sandy City	\$56.43
16	Salt Lake City	\$54.75
17	Water Pro Area 4	\$54.53
18	Granger-Hunter	\$52.68
19	Water Pro Area 1	\$52.10
20	Water Pro Area 3	\$51.39
21	Jordan Valley WCD Willow Creek	\$51.13
22	Midvale Area 3	\$50.93
23	Water Pro Area 2	\$50.41
24	Water Pro Area 5	\$48.85
25	Jordan Valley WCD Riverton	\$48.39
26	West Jordan	\$47.95
27	Jordan Valley WCD	\$44.67
28	Taylorsville-Bennion	\$43.73
29	Midvale City Area 2	\$43.01
30	Murray City	\$38.81
31	Midvale City Area 1	\$36.35

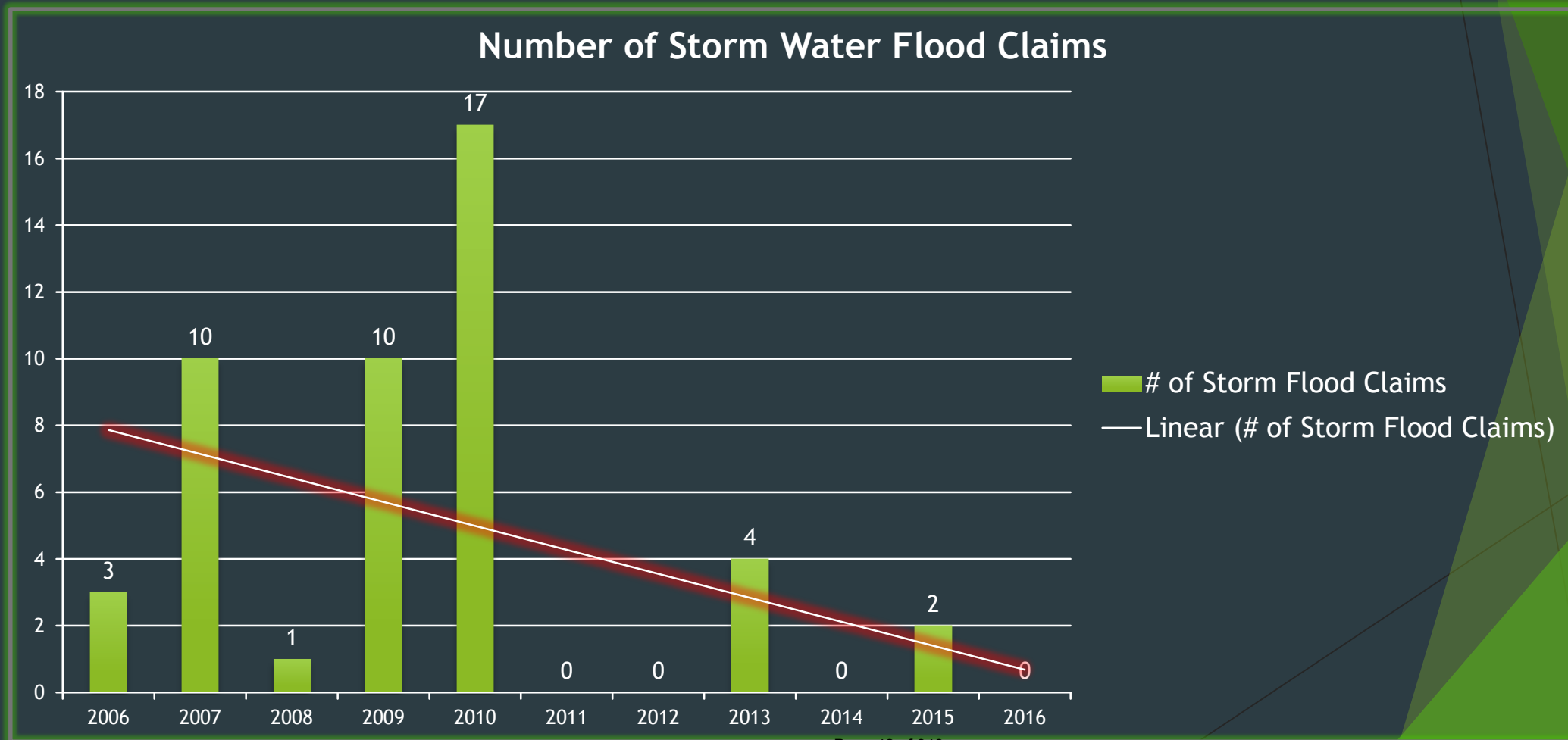
Storm Water Utility

Storm Water Revenue & Expenditures



Level of service trends: Storm Water

Reduced flooding claims due to sustained capital improvement program



Budget Highlights

Storm Water Capital Projects

- | | |
|--|-----------|
| ▶ Two New SCADA sites -
(Aspen Meadows 210 E 9800 S Home Depot 11400 S State) | \$30,000 |
| ▶ Corrugated Metal Pipe (CMP) Replacement | \$300,000 |
| ▶ Bryce Drive* | \$200,000 |
| ▶ Wildflower Drive Bypass* | \$420,000 |
| ▶ Sandy Canal | \$250,000 |
| ▶ Dry Creek Flood Control and Water Quality | \$120,000 |
| ▶ Neighborhood Projects | \$286,049 |

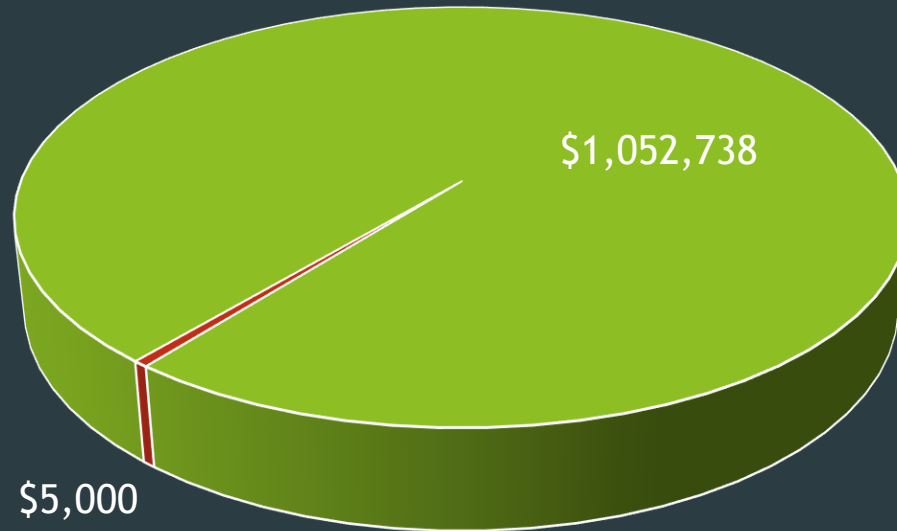
*Saving money for future projects



Street Light Utility

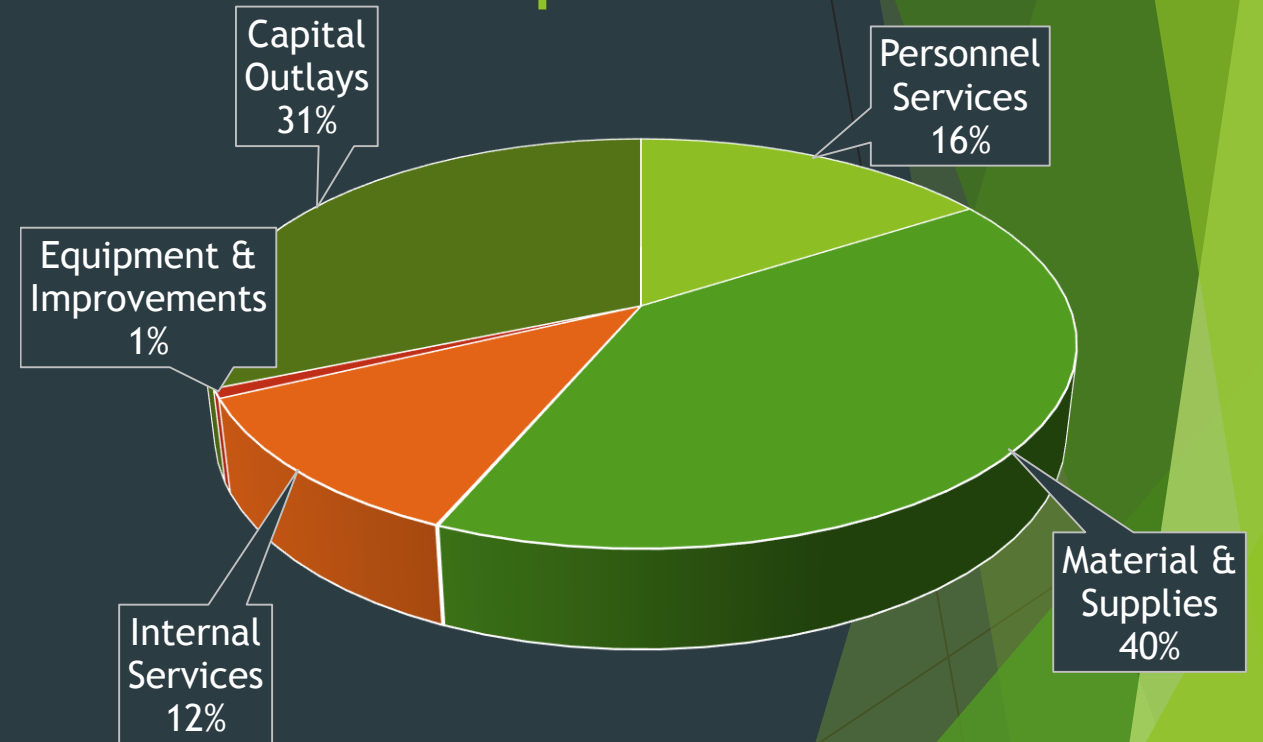
Street Light Fund

Revenue



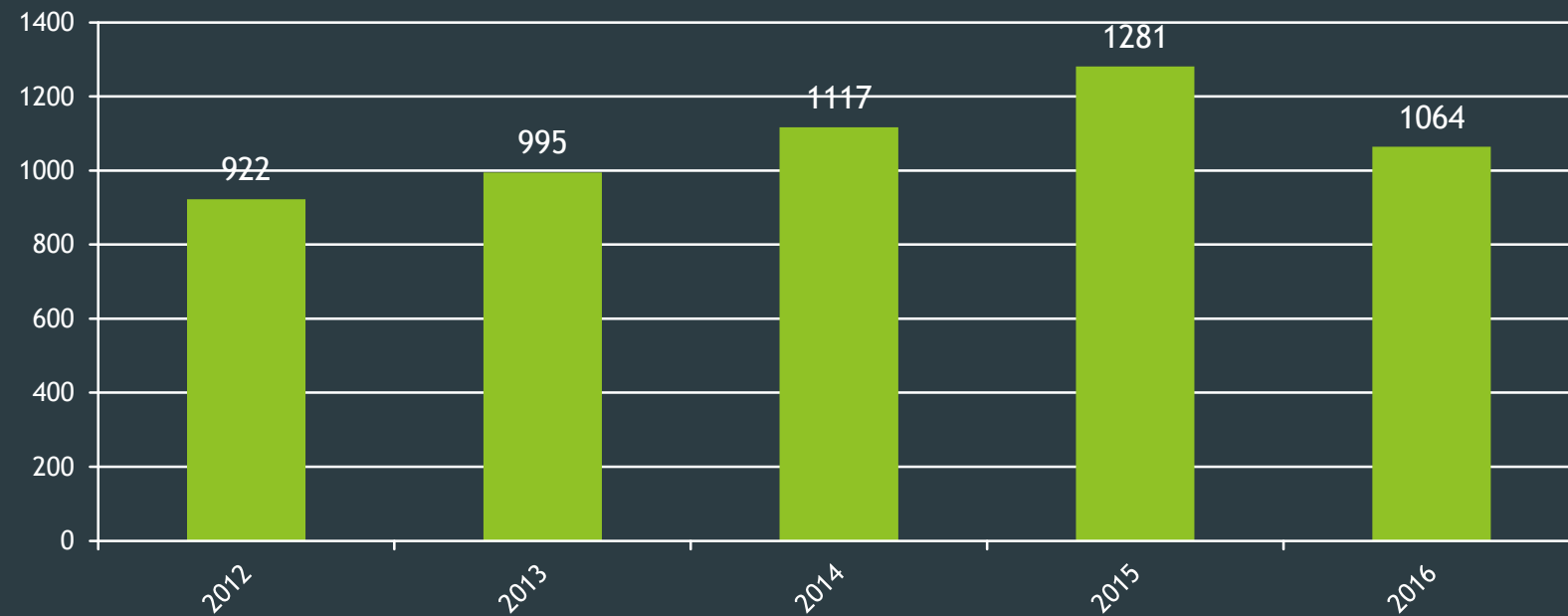
Utility Charges Other

Expenses



Level of service: Street Lights

Street Light Repairs Annually



Budget Highlights

Street Light Capital Projects

FY 2018 funding \$378,329

- ▶ Master Plan upgrades
- ▶ LED high efficiency upgrades (pursuing Rocky Mountain Power grant rebates). Reduces power costs over time.
- ▶ Downtown Cairns lighting



Future Challenges: Street Light Fund

Master Plan and Rate Study update prior to 2019 budget

- ▶ Maximize efficiency, customer service levels and leverage funding
- ▶ Current revenue generates \$228,526 annual for capital funding.
- ▶ Total Capital Needs \$16,455,599
 - ▶ Filling in lights with current gaps \$6,923,724
 - ▶ High efficiency light (LED) upgrades \$5,000,000*
 - ▶ Downtown Cairns lighting = \$4,531,875

Funding Strategies:

- ▶ City is pursuing grant funding and Rocky Mountain Power rebates
- ▶ Cairns committee evaluating options for downtown capital and O&M needs such as special assessment area, central business district, enhanced lighting fee, etc.

Future Challenges & Strategic efforts for 2018

- ▶ Asset Management Program Update
 - ▶ Review critical assets, condition, risk of failure, and prioritization of future capital needs for continued “smart” investment of funds. Use new technology for inspection / repair (laser surgery vs saw) of water and storm water system project prioritization. “Every pipe has a plan”
 - ▶ Strategic technology savings. Staff saved \$400k +/- with insitu centrifugal cast concrete lining of 60-inch corroded CMP pipe rehabilitation over open cut trench replacement
 - ▶ GIS and non-destructive tools such as satellite and aerial water imaging to detect leaks and repair prior to main break (saves \$30 to \$300k or more per break)
- ▶ 2018 Update Master Plans and Rate studies
 - ▶ Study street light funding/fees for capital needs and higher level of service areas (downtown Cairns)
 - ▶ Drinking water rate increases required for Metro and City capital bond funding
 - ▶ Storm water - Dry Creek Flood Control project and CMP corroded pipe rehab program funding
- ▶ Continue pursuit of grant and partner funding of flood control, drinking water and street light capital needs (Salt Lake County, Utah DEQ, Rocky Mountain Power grants, development, etc.)
- ▶ Energy efficiency evaluation and improvements to save power, save money, and reduce greenhouse gas emissions (eg. LED lighting upgrades, water system efficiencies)

Thank you!

Questions?





Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 17-131, Version: 1

Date: 5/16/2017

Agenda Item Title:

Fire Department briefing the City Council on the proposed FY 2017-18 Fire Department budget.

Presenter:

Chief Bruce Cline



Sandy City Fire Department

Budget Presentation

Fiscal Year 2018

Presented by:
Chief Bruce Cline

Thank you for the opportunity to present the fire department's budget requests tonight. I will also give an update on some of the accomplishments and challenges of the fire department in the last year. However, before that I would like to share with you how the fire department got its start over a hundred and nine years ago.

In the Sandy Fire Department Record Book #1, Sandy Vol. Fire Department dated August 29, 1908 it states:

On August 29, 1908 at 8:00 pm at Sandy City Hall (*which was a Saturday*), a number of citizens meet for the purpose of effecting a permanent fire department organization.

Mayor W.W. Wilson presented the matter before the body assembled, given an account of the necessity of a fire department here at Sandy.

B.J. Bradbury arose and nominated W.W. Wilson to be the Chairman.

***HISTORY** Ole Nelson had been the chief of the department since 1906, but the department had not been formally set up until that night of August 29, 1908. Chief Nelson was given 4 days to pick his 1st and 2nd assistants.*

The resolutions were then formed and read by the Secretary.

“We the undersigners, citizens of Sandy City, being desires of organizing a Volunteer Fire Department, do hereby pledge ourselves to join said department and to render the citizens of Sandy all aid in our power, to distinguish fires.”

The motion to accept sustained and was signed by those present.

Since 1908, a lot has changed with the Sandy Fire Department and Sandy City, but one thing that has not changed is “we do hereby pledge ourselves to join said department and to render the citizens of Sandy all aid in our power, to distinguish fires.”

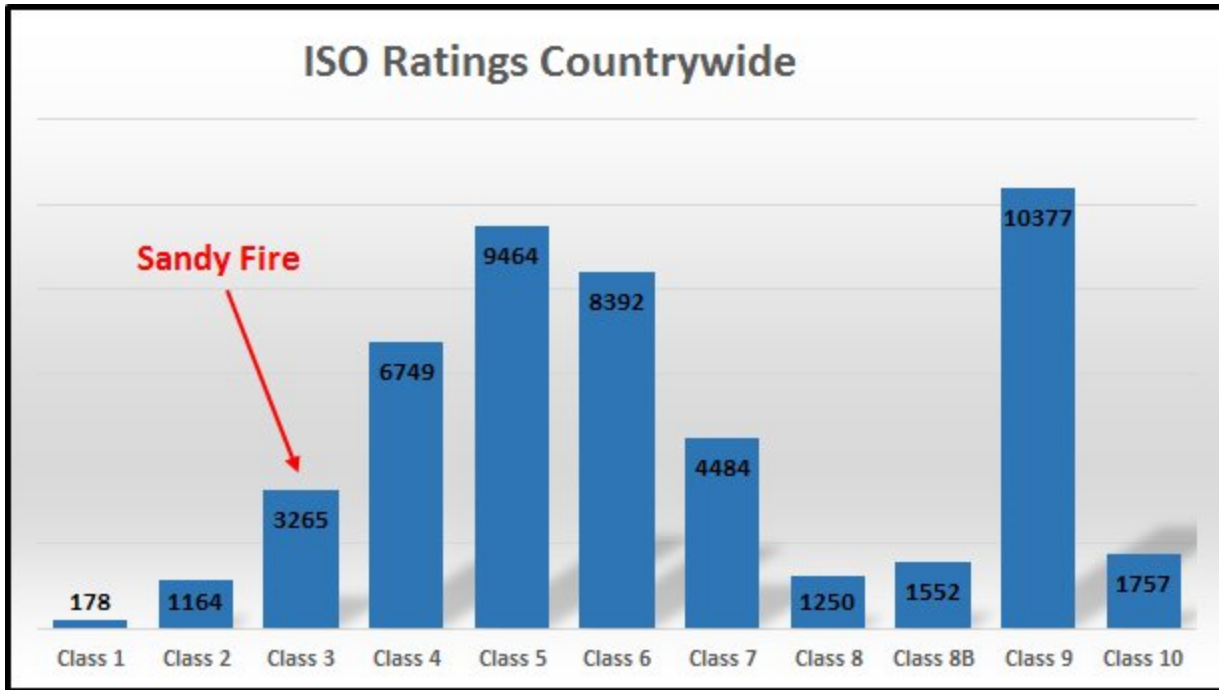
However, not only do we still render aid and extinguish fires for our citizens, we also provide and respond to Hazmat incidents, wildland fires, high and low angle rescues, hire rise and multi-family building fires, mountain rescues, fire code and building inspections, school fire prevention programs and the list goes on.

You can see how much the department has change in the last 109 years, and I cannot even imagine what Sandy City and Sandy Fire Department will look like in in the next 109 years.

It was the vision of Mayor W.W. Wilson 109 years ago that Sandy City needed its own fire department and since then, Mayors, Council Members and Citizens have had that same vision. Tonight I bring to you the Sandy Fire Department's accomplishments, challenges and the 2018 budget. I thank you for your continued support and vision of the Fire Department.

Fire Department Accomplishments

- ISO rating remained a Class 3 rating. Previous score was 75.77 points. New score is 77.04 points. Out of the 48,632 departments rated, Sandy is in the top 9% with only 1,164 department rating better than a Class 3.

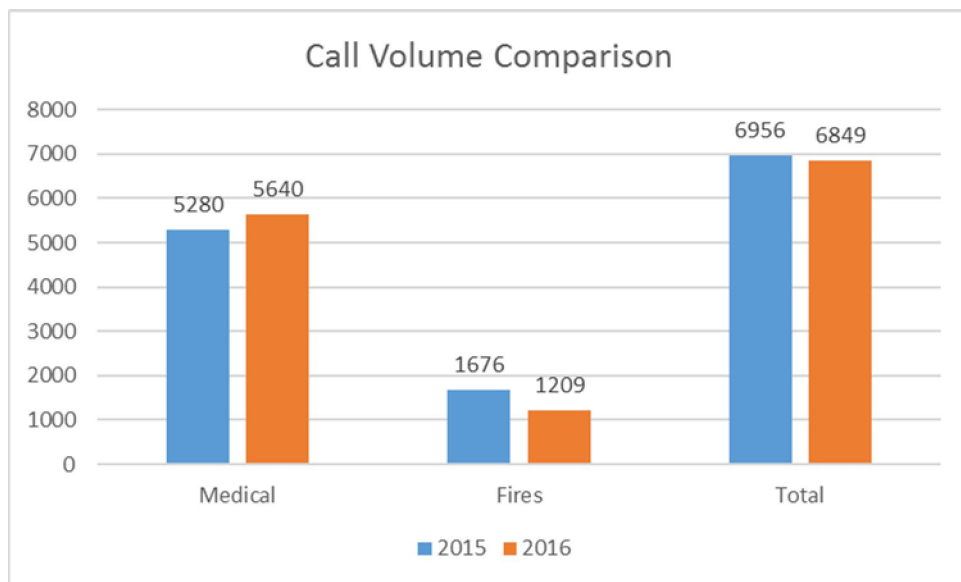


- New Ford F-450 Wildland Truck.

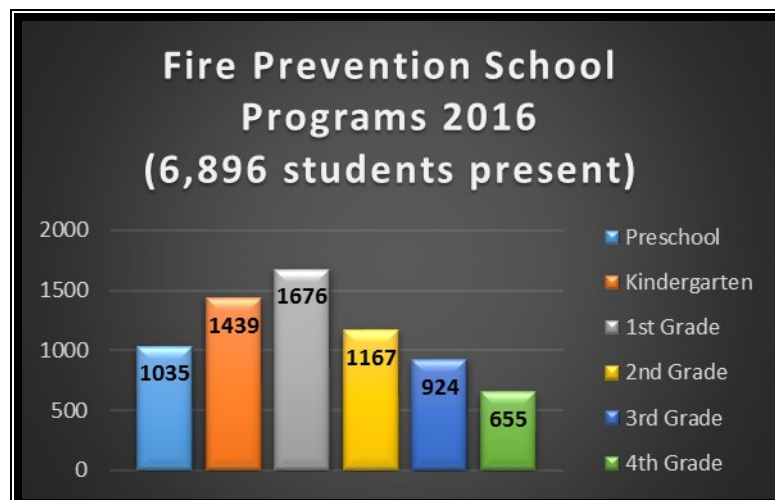
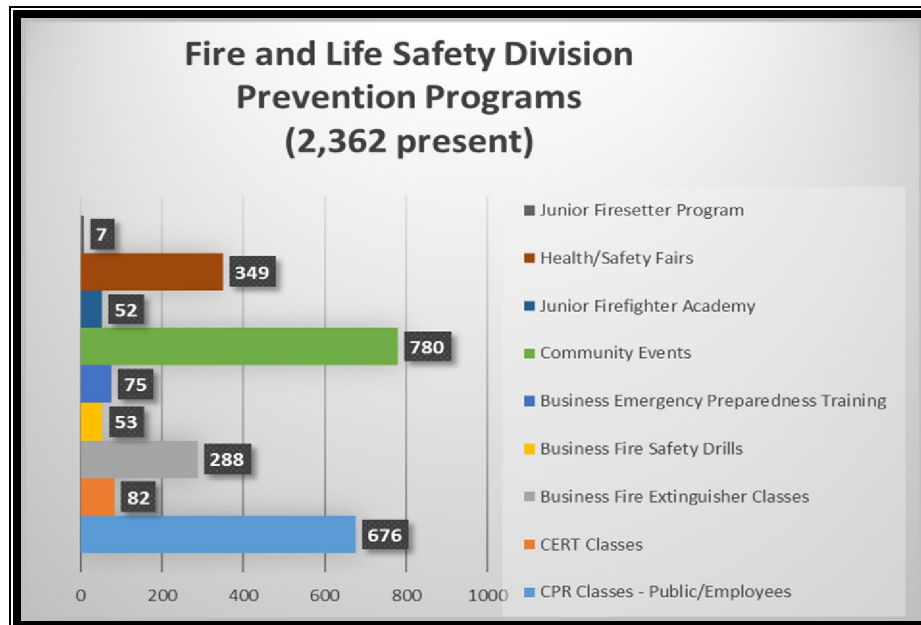


- All combat firefighters are Red Card certified.
- Wildland Cooperative Agreement.
- One firefighter hired and attended the SLC Fire Training Academy.

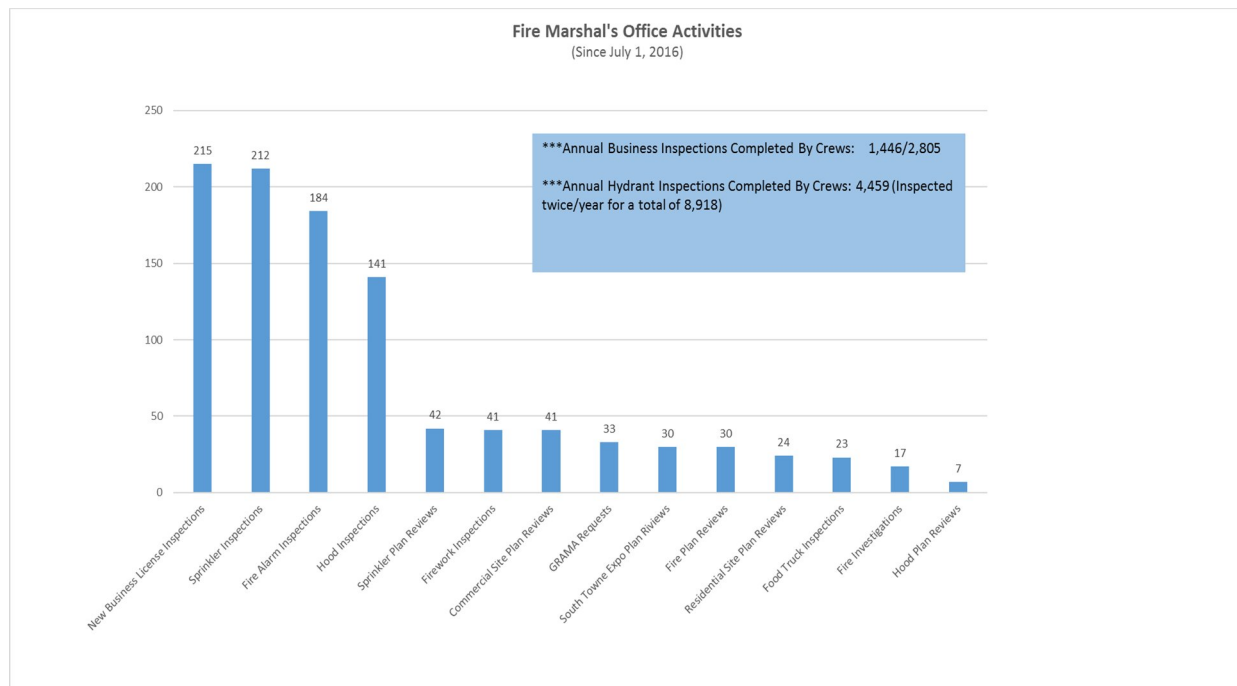
- Three captains, three engineers, and three paramedics promoted.
- Second year that all Firefighters received NFPA 1582 medical exams.
- Replaced all carpet on combat side at Station 31. Replaced carpet at Station 34, removed tile in kitchen and hallway and replaced with stained concrete. Painted interior of Station 35.
- The fire department responded on 1,209 fire calls and 5,640 medicals. Overall, call volume decreased by 107 calls (or 1.5 percent). Medical calls actually increased by 360 calls (or approximately 7 percent) and fire calls actually dropped by 467 calls (or approximately 27 percent.) This shows that prevention is working.



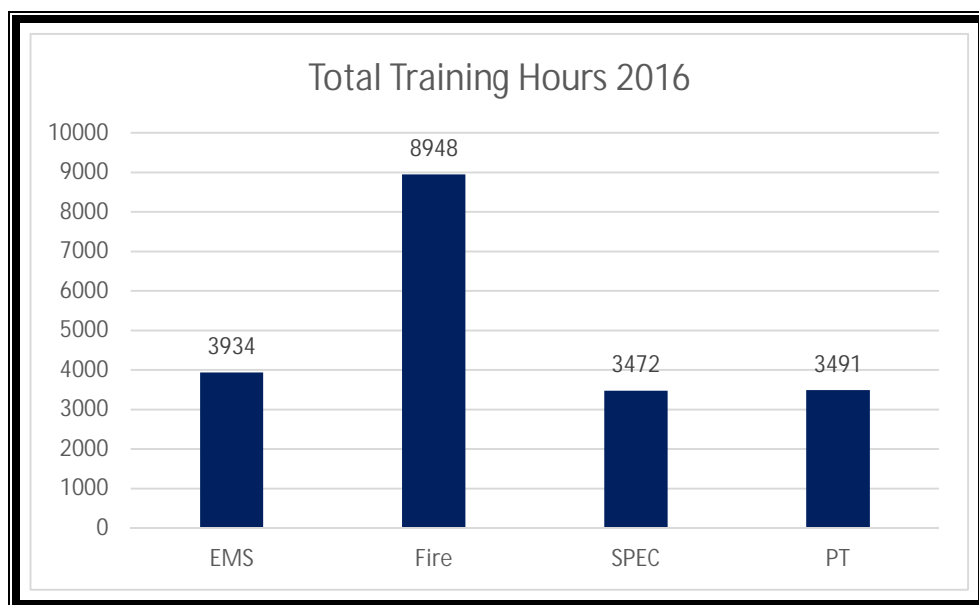
- The Fire & Life Safety Division taught 41 CPR classes with 676 students being certified and 4 CERT classes were taught with 82 students completing the course. The Junior Firefighter Academy again was a great success with 52 children attending the academy. With the school programs, every student in Kindergarten through 5th grade in the Sandy City boundaries had some sort of fire prevention education, that is a total of 5,861 children, which does not include the preschool classes, which is another 1,035 children. The Fire & Life Safety Division also taught several large community and business events with over 1,600 in attendance. This does not include the 4th of July event or the Safe Kids Fair at the Expo Center.



- The Fire Marshal's Office have been very busy again this year. The office completed over 1,040 inspections in the last 9 months. That does not include the other 1,446 annual inspections completed by the Engine Companies or the 4,459 fire hydrants inspected. The fire inspectors have spent hundreds of hours inspecting the Cairns District. The captains position added last year has helped the office stay up on the inspections.



- The fire crew continue to do a lot of training. The graph below shows that last year the fire department completed 19,845 hours in training. That is 254 hours per firefighter or approximately 3 hours of training each day on duty.



- Grants that the fire department has received or requested:
 - 12 lead EKG's - Assisting Firefighter Grant (AFG) for \$480,000
 - EMS equipment - EMS Per Capita Grant for \$5,000-\$7,000
 - (4) Power Ventilation Fans - Firehouse Sub Grant for \$7,000 (did not receive)
 - Fall Prevention - IHC for \$3,000 (did not receive)
 - Wildfire Prevention - National Community Wildfire Preparedness Day Grant for \$500.00 (received)
 - Turning Point Clickers - Life Safety and Prevention Grant for \$5,800 (received)
 - Fire Extinguisher Training Prop and Fire Inspection Software - Life Safety and Prevention Grant for \$75,000
 - Wildfire Equipment - Utah Fire Department Assistance Grand for \$7,000 (received)
 - Wildfire Equipment - Utah Fire Department Assistance Grand for \$4,000
- Other programs and events the Fire Department is doing in the community.
 - Sound the Alarm - smoke alarm program
 - Ready-Set-Go! - wildfire education
 - Senior Falls Prevention
 - Emergency Preparedness Pillow Case Program
 - Fire Station Half Marathon

Fire Department Challenges this Past Year

- This past year, the fire department has had several firefighters on modified duty due to injuries and illness. This required a lot of call back overtime to keep the stations at the minimum manning levels.
- The fire department also had six unexpected retirements or resignations (hired by other departments) in the department. With these employees leaving the department, the department acquired unexpected expenses to hire and train new firefighters. The cost to hire a new firefighter is \$7,500.00, which includes uniforms, PPE's and training.
- The cost of equipment continues to increase.
- Hiring and keeping good people.

Fire Department 2018 Requests

- | | |
|----------|--|
| 1 | 41379 Professional Services - Ambulance billing is being outsourced which will cost an estimated cost of \$90,000. |
| 1 | 314221 Ambulance Fees - Ambulance billing is now being outsourced which we expected to increase revenues by \$120,000. |
| 2 | 43472 Fleet Purchases - This includes a new F-150 for the new captain, replacing one Chevy Colorado with a F-150, and \$358,200 toward a new fire engine. |
| 3 | 4374 Capital Equipment – \$150,000 will be set aside for the future purchase of EKG monitors. |
| 4 | Staffing - New training Captain position. |

1. 41379 Professional Services- Ambulance bill is now being outsourced. Estimated outsourcing cost will be \$90,000.

1. 314221 Ambulance Fees- Estimated increase in ambulance fees of \$120,000 due to the outsourcing of ambulance billing and collections.

2. 43472 Fleet Purchases \$424,200 - \$32,000 of that amount will go to purchase a Ford F-150 truck for the Fire Training Captain position. \$30,000 will go to replace a Chevy Colorado with a Ford F-150. The remaining amount of \$358,200 will go towards a future fire apparatus purchases.

3. 4374 Capital Equipment \$150,000 will go towards the purchase of 12 lead EKG heart monitors.

4. Fire Training Captain/Paramedic \$97,444 for salary and benefits. This position will be over fire training, department PIO, department safety officer, firefighter recruitment and testing, liaison with billing company and most important a secession plan for the training division.

Fire Department's Five-Year Vision and Planning

- **Wages and Benefits:** Stay competitive with departments in the valley.
- **Staffing:** Four Firefighters at all stations. This would require hiring six Firefighters.
- **Fire Apparatus:** Replace the Tela-squirt with 100 ft single axle ladder truck. Replace the BC truck, prevention van and the department's other smaller vehicles.
- **Equipment:** Replace the auto pulses, radios, Hazmat, H/R equipment and second set of PPE's for each firefighter.
- **Training:** Continue to send Firefighters to the National Fire Academy (NFA) and other specialty training and support higher education of firefighters with tuition reimbursement.

Fire Department's Long Range Planning (6-10 Years)

- Add a sixth station or run a second company out of Station 31
- Remodel, rebuild or relocate Station 31
- Hire 3 captains, 3 engineers and 6 firefighter/paramedics
- Secession planning

EMS and firefighting has changed since that August 29th, night 109 years ago when a few Sandy residents got together and formed Sandy Fire and it will continue to change with new technology. With most changes, it will require more firefighters, training, equipment and funding to provide the services that the residents, business owners and visitors expect from Sandy City Fire Department.

Thank you for your support,

Bruce G. Cline
Chief
Sandy City Fire Department

Sandy City Fire Department 2018 Budget Presentation



A number of citizens of Sandy Co. Salt Lake Co., state of Utah, met in the Sandy City Hall at 8 pm. Aug 29, 1908, for the purpose of effecting a permanent fire department organization.

Now W. W. Wilson presented the matter before the body assembled; giving an account of the necessity of a Fire-department here at Sandy. Nominations were then in order for the election of chairman, and W. B. P. Bradbury arose and nominated W. W. Wilson who was sustained.

The next in order was the appointment of a temporary secretary, the nomination by Robt. Larson resulted in the selection of Carl Q. W. Pierson.

An explanation was offered by W. B. Bradbury as to the various officers in a fire department. A suggestion was then offered by W. W. Wilson, that Chief Ole Nelson should appoint his own assistants (Mr. Nelson has already been elected chief by the City Council.) Suggestions were offered in the same direction by H. Sharrooth and R. White.

Carl Q. W. Pierson then gave an explanation on general organization. Robt. Larson then made a motion that Ole Nelson should be given till Wednesday night to select his 1st & 2nd assistants that he should have authority to select and place men in their various offices, and that each one effect the organization by signing their names to a resolution, to sustain the chief and marshall.

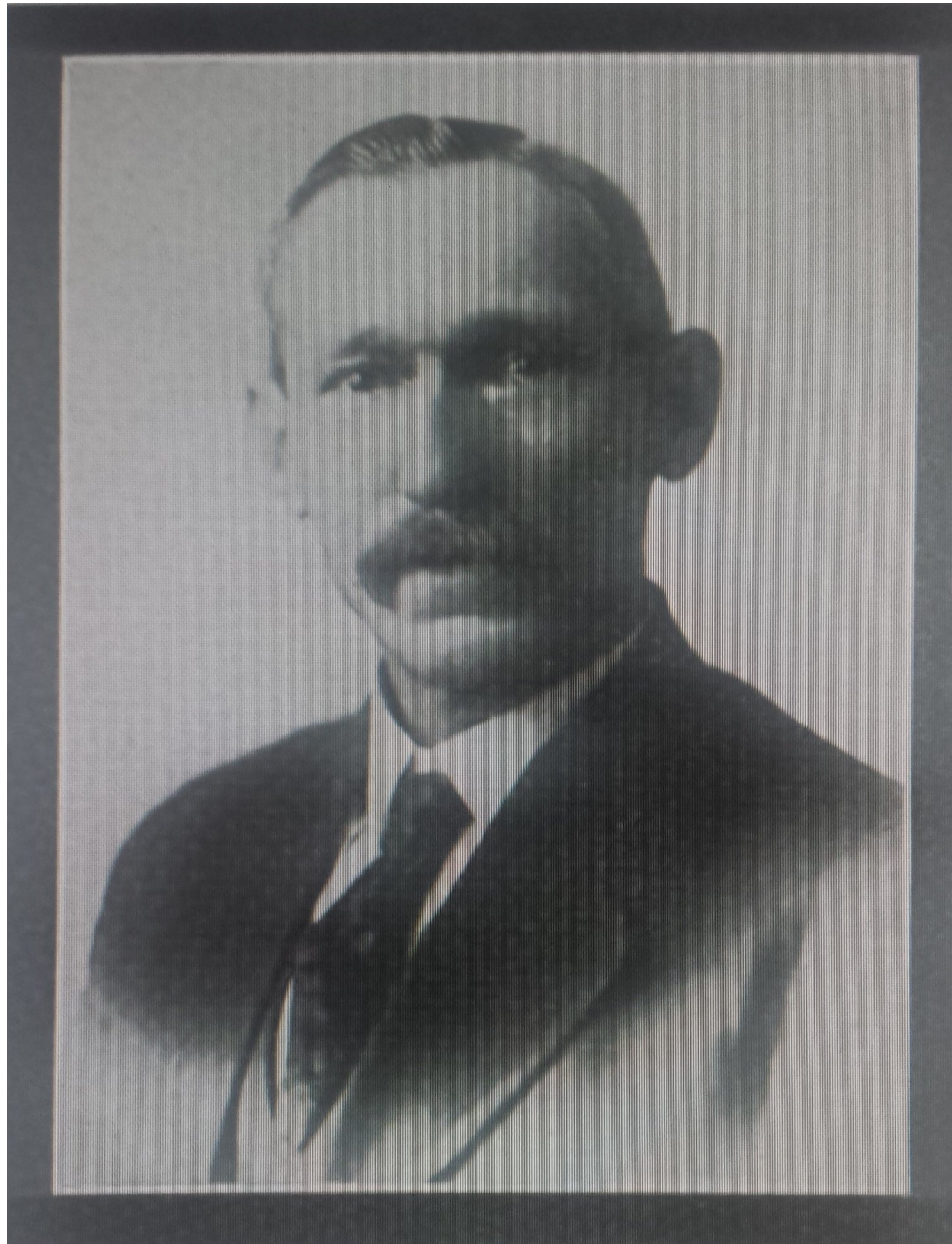
The resolution was then for and read by secy. Pierson as follows: "We the undersigners, citizens of

Volunteers fire Department, do pledge ourselves to join said department and to render the citizens of Sandy aid in our power, to distinguish motion to accept the preamble then sustained, and signed present. meeting was then adjourned subject to the call by chief, after visited the Fire department of Mr. W. W. Wilson
Chairman
Carl Q. W. Pierson

Record Book No. 1

Sandy Vol. Fire Department

Saturday, August 29, 1908



Mayor W.W. Wilson

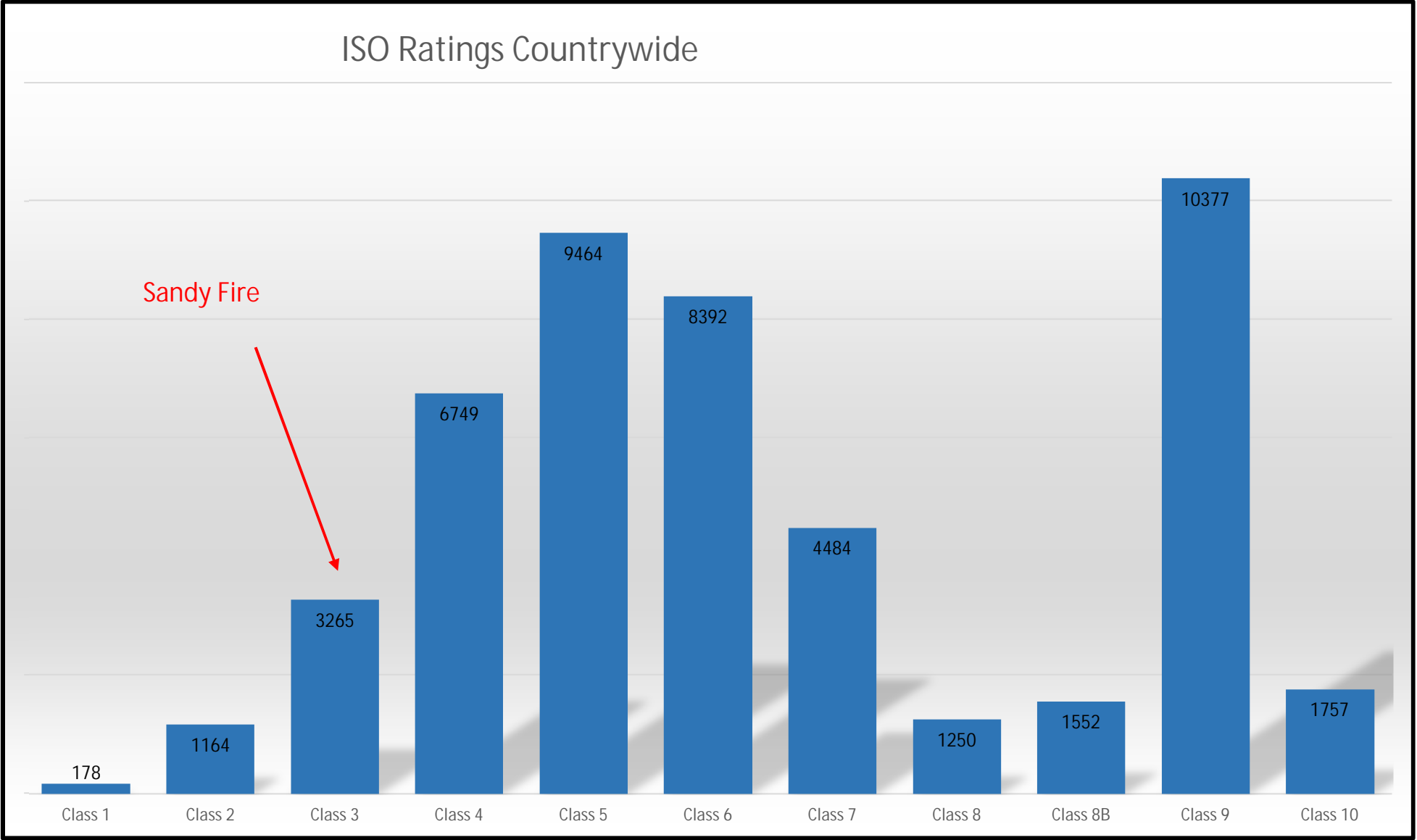
**dy City Fire Department's
First Fire Chief
Ole Nelson
1906- 1912**



**We do hereby pledge ourselves to join said department and to
render the citizens of Sandy all aid in our power, to extinguish fires.**



Sandy Fire Department Class 3 rating is in the top 9% of fire departments in the Country





Sandy Fire Department's New Type 6 Wildland Truck

e Department's 7 Promotions



Engineer Clint McKee



Captain Mike Kessel



Captain Gerald Strebel



Engineer Joe Spicer



Captain Jared Hubbard



Engineer Darren Schmidt



Captain Mike Goff



Engineer Ryan Taylor



**Firefighter/Paramedic Kevin
Patterson**



Firefighter/Paramedic Elliot Wilde

Fire Department's 2016-2017 Retirements



Captain Trent Packard
21 Years of Service



Captain Rick Hofheins
23 Years of Service

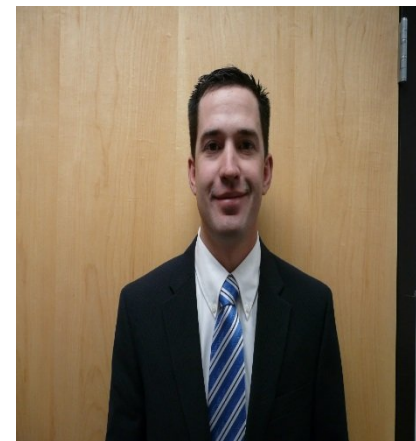
Fire Department's 2016-2017 New Firefighters



Firefighter/EMT Jared Callister

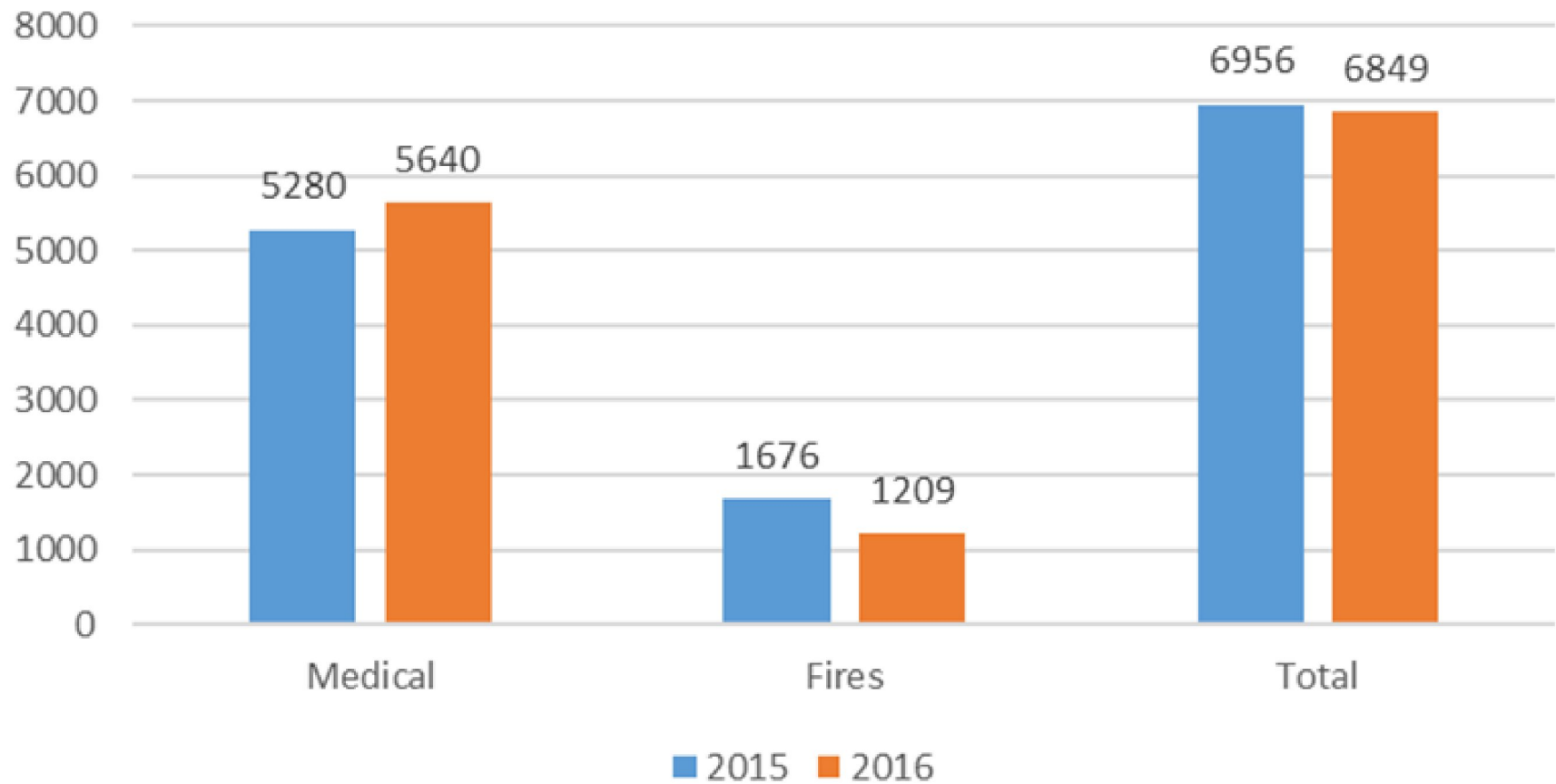


**Recruit Firefighter/EMT
Chandler Hickey**

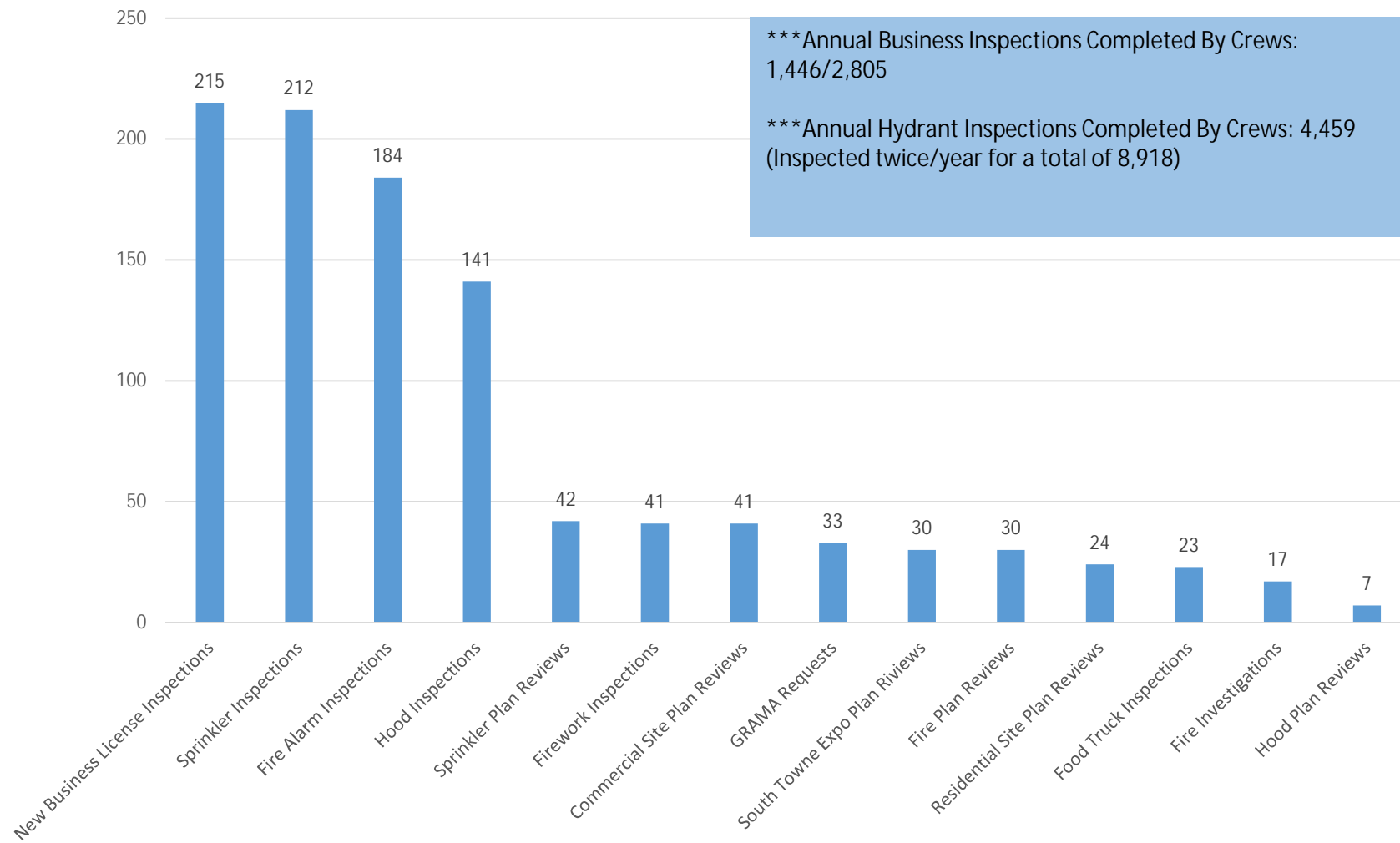


**Recruit Firefighter/EMT
Corey Carter**

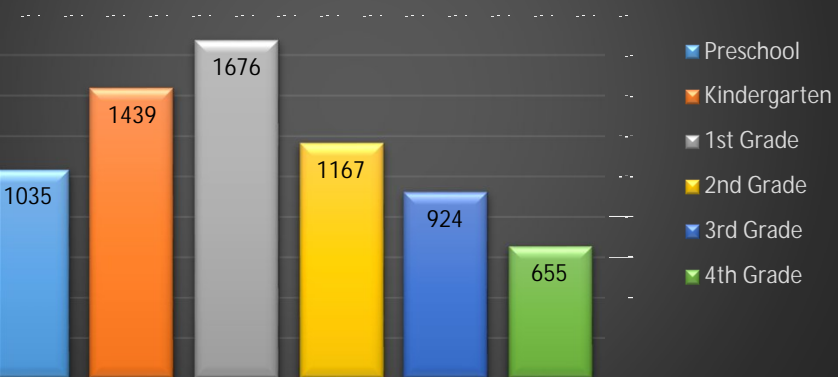
Call Volume Comparison



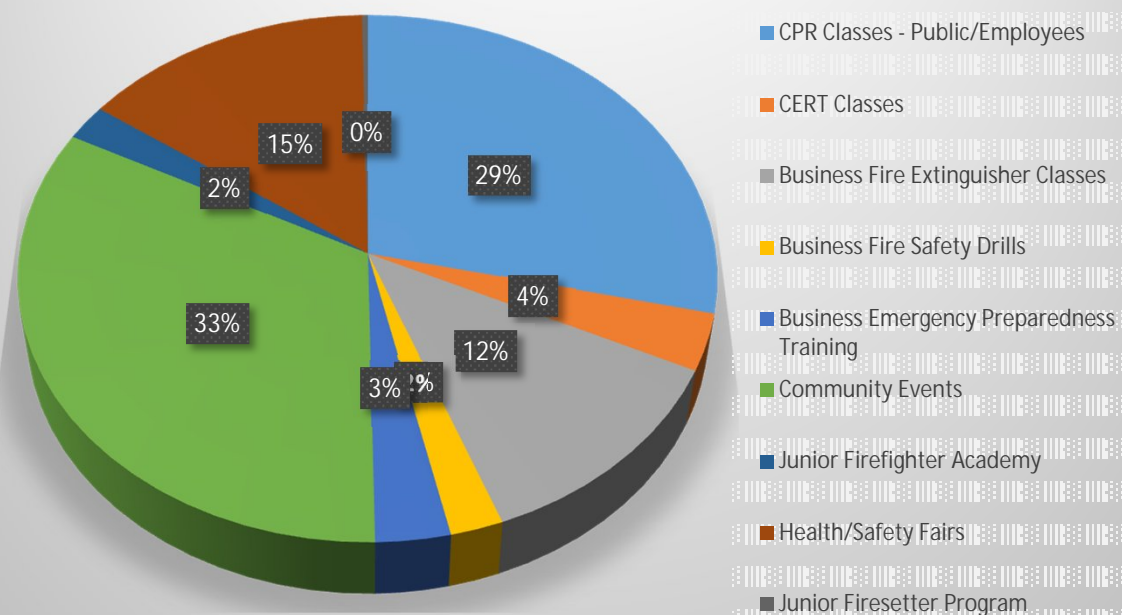
Fire Marshal's Office Activities (Since July 1, 2016)



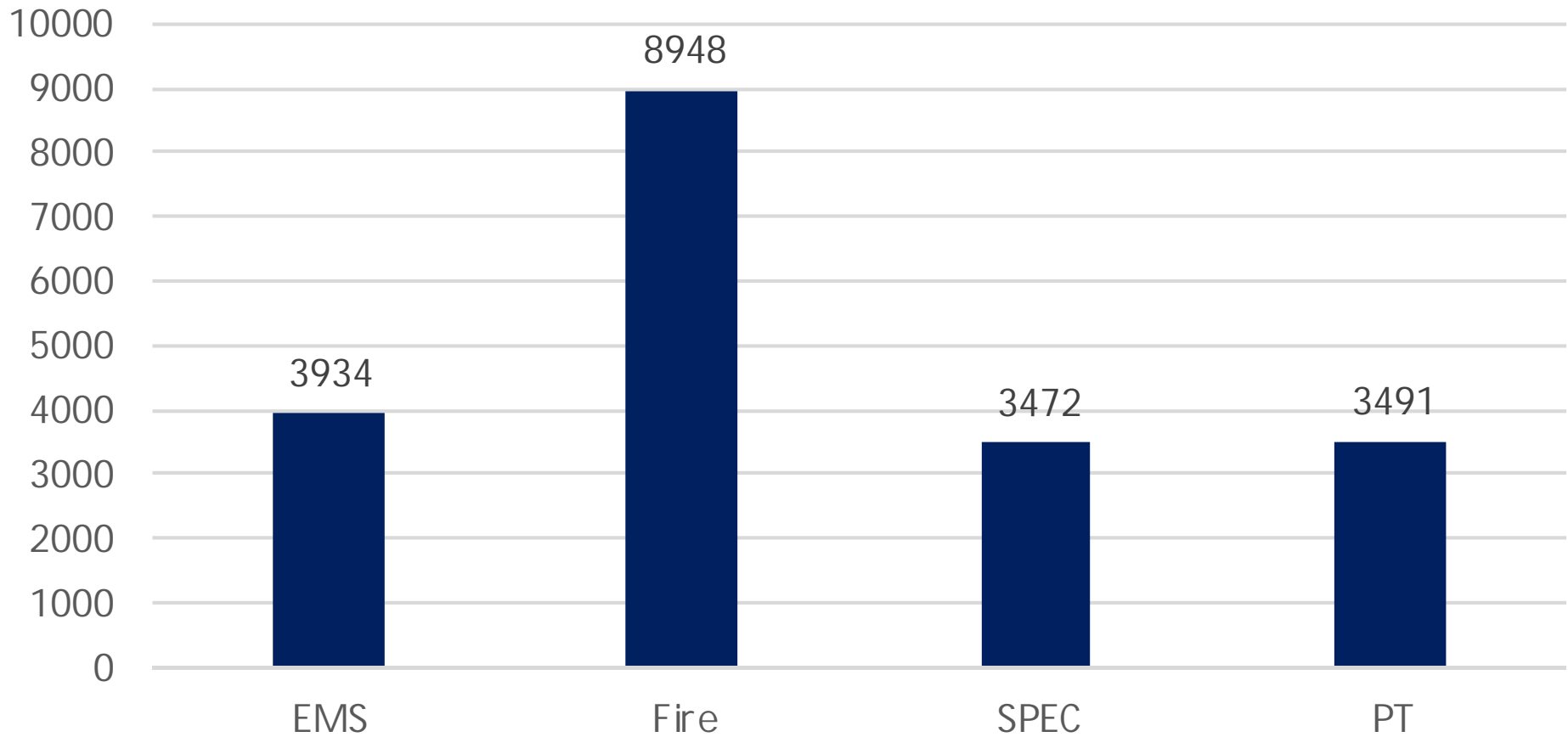
Prevention School Programs 2016
(6,896 students present)



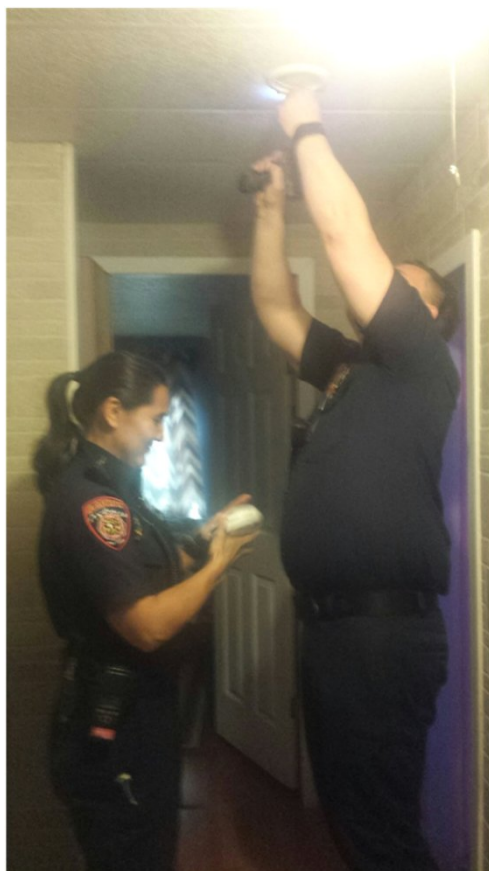
Fire and Life Safety Division
Prevention Programs
(2,362 present)



Total Training Hours 2016



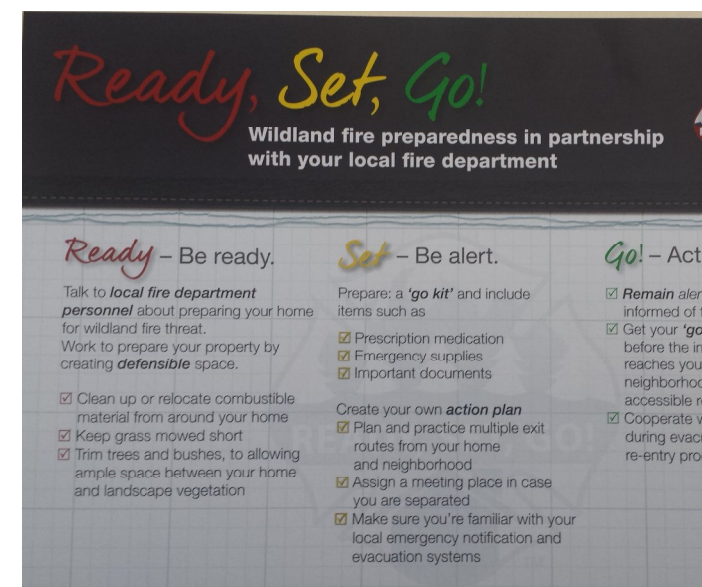
254 hours for each combat firefighter or 3 hour of training every day on shift



“Sound The Alarm” American Red Cross and Sandy Fire Department’s Smoke Alarm Program

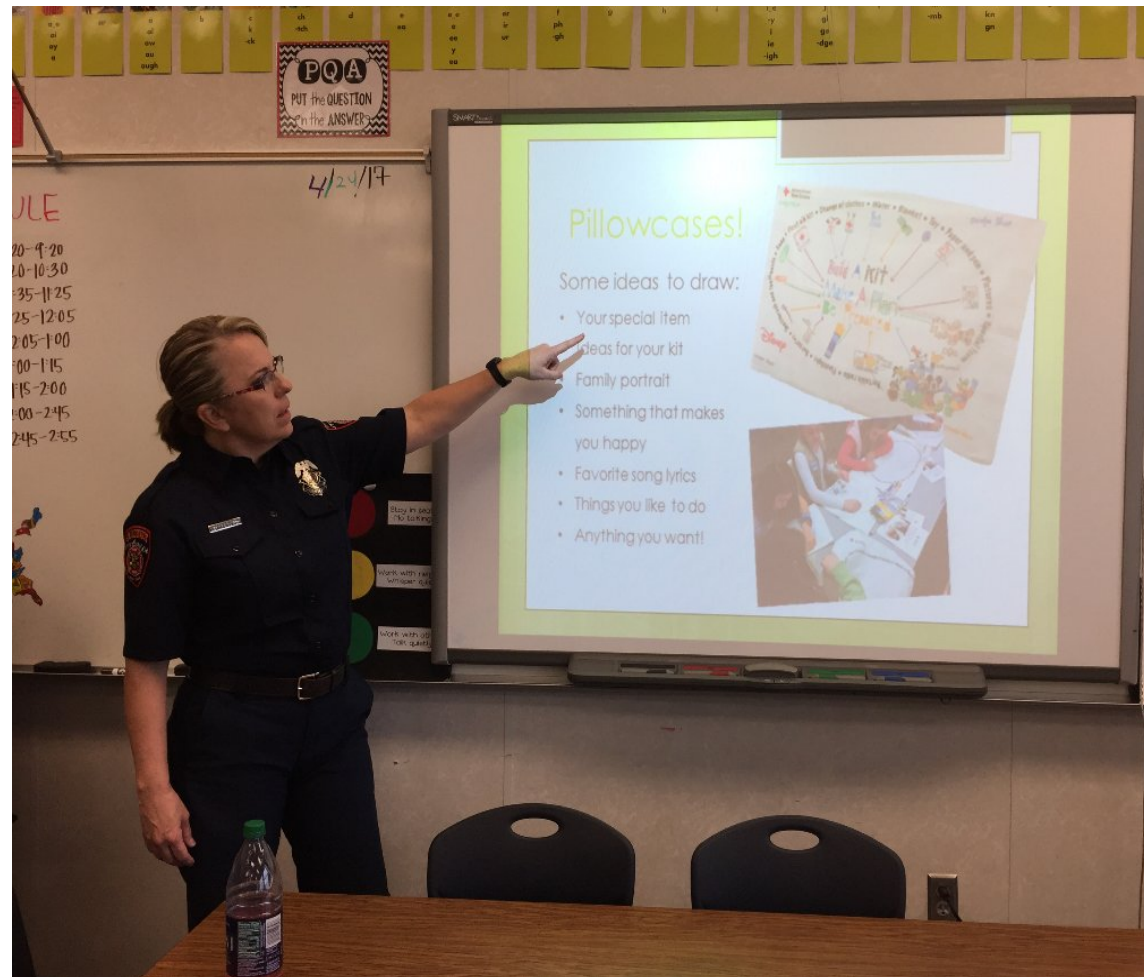


Wildfire/Wildland Education Programs





The Ranches Senior Fall Prevention Program



5th Grade, Earth Quake Preparedness Pillow Case Program



Sandy Fire Department's Station Run Half Marathon

Thank you!

Questions?



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 17-137, Version: 1

Date: 5/16/2017

Agenda Item Title:

Finance and Information Technology Department briefing the City Council on the proposed FY 2017-18 department budget.

Presenter:

Brian Kelley

Budget Presentation FY 2018

FINANCE & INFORMATION TECHNOLOGY

MAJOR FUNCTIONS

- ✖ Budgeting
- ✖ Accounting & Financial Reporting
- ✖ Billing
- ✖ Purchasing
- ✖ Accounts Payable
- ✖ Treasury
- ✖ Information Technology
- ✖ Payroll
- ✖ Central Reception & Information

SIGNIFICANT BUDGET ISSUES

- ✖ Outsourced ambulance billing service
 - + Reclassified ambulance billing clerk position to an Accountant II position
 - ✖ Replacing six computer servers
-
- ✖ Update on enterprise resource planning (ERP) software implementation



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 17-138, Version: 1

Date: 5/16/2017

Agenda Item Title:
2017 Arbor Day Proclamation

Presenter:
Scott Earl



Arbor Day 2017

PROCLAMATION

WHEREAS, Sandy City desires to promote the importance of trees for the benefits they provide for its citizens, and the environment, and

WHEREAS, Sandy City has chosen to be a leader in the planting and maintaining of trees in and around our beautiful City, and

WHEREAS, Sandy City annually celebrates Sandy Pride Day on May 20, 2017 and in conjunction with the nationally celebrated Arbor Day, and where the annual support of Sandy's great volunteers provides the City with the most benefits to our urban forest

THEREFORE BE IT RESOLVED, as Mayor of Sandy City I hereby proclaim May 20, 2017 as Arbor Day in Sandy, Utah and encourage all residents and visitors to become active in the promoting and preservation of trees.

Mayor  Date _____



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 17-134, Version: 1

Date: 5/16/2017

Approval of the April 25, 2017 Meeting Minutes.

Motion to approve the minutes as presented.



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Meeting Minutes

City Council

Scott Cowdell, District 1
Maren Barker, District 2
Kristin Coleman-Nicholl, District 3
Chris McCandless, District 4
Steve Fairbanks, At-large
Linda Martinez Saville, At-large
Stephen P. Smith, At-large

Tuesday, April 25, 2017

5:15 PM

Council Chambers

5:15 Work Session

Agenda Planning Calendar Review

Chairman Smith noted that the Council will be reviewing the budget.

Council Member Business

Scott Cowdell asked when construction on 8680 South was scheduled to begin.

Mike Gladbach noted that this project will go out to bid once all funding mechanisms are in place and complete regarding CDBG funding.

Kris Nicholl noted that she would be presenting her amendments to the Council on the Dimple Dell General Plan scheduled for discussion on May 9th. She has also made some amendments to the Council Policies and would like to bring them before the Council for further discussion and review.

Chris McCandless would like the Metropolitan Water Board to come and present their annual budget to the Council prior to May 15th.

Mike Applegarth noted that they are scheduled to come before the Council on May 16th. Metropolitan Water is scheduled to adopt their tentative budget on May 15th.

Maren Barker briefed the Council on the Planning Commission meeting she attended. The 789 Rezone and the Prescott Rezone were both approved by the Planning Commission and will be coming before the Council. She also noted that the Planning Commission approved the code amendment for 8 foot fences.

Council Office Director's Report

Michael Applegarth apologized to the Council for the hard copy of an attachment for item #1 that was placed on their stations this evening. He stated that this item was meant to be sent out in Friday's packet.

Mayor's Report

Mayor Dolan mentioned some proposed development projects in the Cairns area, and the

need to for the Council to be involved in the vision of these properties.

CAO Report

Public Works Director Mike Gladbach provided information on spring clean up.

Information Items

1. [17-100](#) City Council Office briefing the Council on short term rentals.

Attachments: [STR Ordinance_Major Questions Outline](#)

Council Management Analyst Dustin Fratto provided information on Short Term Rentals. He prepared a matrix which summarized findings from existing rental ordinances from other municipalities.

Council questions and comments followed.

Chairman Smith will schedule a work session to discuss the process for a draft ordinance on short term rentals.

2. [CODE-3-17-5229](#) Community Development Department briefing the City Council on proposed changes for Temporary Signs for Multi-Family Projects, Amendments to Title 15A, Chapter 26, Signage and Outdoor Advertising, Land Development Code, Revised Ordinances of Sandy City, 2008.

Attachments: [MEMORANDUM for CC revised.pdf](#)
[17-13ordinance.pdf](#)

Brian McCuiston reported that there are a number of multi family projects either in the review process or under development in the city. Properties have been advertising rentals or leases with temporary signs. Staff is proposing new language that would allow temporary signs for multi housing units based on the number of units in their project. The public hearing for temporary signs is scheduled for next week.

Council questions followed.

At 5:57 p.m., Korban Lee briefed the Council on Adventure Week, which will be held in Sandy and Snowbird, June 17-24, 2017.

Meeting went into Recess

Meeting Reconvened

7:00 Council Meeting

Present: 7 - Council Member Scott Cowdell
Council Member Maren Barker
Council Member Kristin Coleman-Nicholl
Council Member Chris McCandless
Council Member Steve Fairbanks
Council Member Linda Martinez Saville
Council Member Stephen P. Smith

Roll Call

Council Office Director Michael Applegarth
Council Office Analyst Dustin Fratto

Administration:

Mayor Tom Dolan
Deputy to the Mayor Nicole Martin
Assistant CAO Shane Pace
Assistant CAO Korban Lee
Economic Development Director Nick Duerksen
City Attorney Rob Wall
Community Development Director James Sorensen
Zoning Administrator Brian McCuistion
Long Range Planning Manager/CDBG Mike Wilcox
Fire Chief Bruce Cline
Assistant Police Chief Bill O'Neil
Parks & Recreation Director Scott Earl
Public Utilities Director Tom Ward
Public Works Director Mike Gladbach

Opening Remarks / Prayer / Pledge of Allegiance

Chairman Stephen P. Smith welcomed all those in attendance.

Trent Gibbs offered the opening prayer.

Brody Gibbs led the audience in the pledge.

Citizen Comments

Monica Zoltanski, Chair for the Dimple Dell Preservation Community, briefed the Council on the turn out for Earth Day to help clean up Dimple Dell Park. Their group is still waiting on the City/County poll results, and will look to the Sandy City Council to hold a public hearing to rescind the paved trail. Their group would like to ask the County to use the allocated funding for Dimple Dell if the trail is rescinded.

Scott Cowdell, 475 East 8680 South, announced, after 28 years as a Council member, that he will not be running for an eighth term. He wanted to put the word out so people who are willing to run may step into the arena.

Chairman Smith closed citizen comments.

Consent Calendar

Approval of the Consent Calendar

A motion was made by Kristin Coleman-Nicholl, seconded by Steve Fairbanks, to approve the Consent Calendar. The motion carried by the following vote:

Yes: 7 - Scott Cowdell
Maren Barker
Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Linda Martinez Saville
Stephen P. Smith

3. [17-102](#) Approval of the April 11, 2017 Meeting Minutes.

Attachments: [April 11, 2017 Minutes.pdf](#)

Item approved.

7:05 Public Hearing(s)

4. [17-086](#) The Community Development Department is recommending that the City Council approve the proposed budget for the Community Development Block Grant (CDBG) and Annual Action Plan for Fiscal Year 2017-2018.

Attachments: [Staff Report 17-18 Budget and AAP.pdf](#)
[2017-18 Proposed Budget 03152017.pdf](#)
[DRAFT Action Plan 17-18.pdf](#)
[Sandy CDBG Discussion 17-18 - City Council.pdf](#)
[Resolution 17-22 C.pdf](#)
[Executed Copy Resolution 17-22C.pdf](#)

Mike Wilcox presented an overview of the CDBG Program with Staff and Committee recommendations. Committee members Don Gerdy, Wade Greenwood and Julie Barras were present.

Mr Wilcox briefed the Council on the methodology the committee used to rank and score the applications. Final funding allocations from HUD were not available at this time. The committee utilized Zoom grants which helped customized the loan application process.

Council questions followed.

Chairman Smith opened the Public Hearing.

a. Jeff Bird, representing Family Support Center, assisted 52 children from Sandy the past year. He reported that there were 238 child abuse cases in Sandy last year. They appreciate the support that has been given to their organization.

b. Jan Carter, Coordinator for Odyssey House, assists with substance abuse, addiction,

and mental illness. She expressed appreciation for the recommendation from the committee. The funds will go towards the HVAC program.

c. Jennifer Campbell, Executive Director South Valley Services, appreciated the recommendation. The funding would go towards victims of domestic violence.

d. Jason Wheeler, Executive Coordinator ASSIST Inc, provides home repair services, roof repairs, electrical, plumbing, etc to help people with disabilities and seniors the ability to stay in their homes. He expressed appreciation for the support.

e. Jordan Duberow, Big Brothers Big Sisters, noted that they did not get a recommendation for funding this year. Their organization provides individualized relationships and support to help mentor children and families.

f. Kim Correa, Director, The Inn Between, thanked the Council for the recommendation of funding. The funds would go towards an awning at the front entry of their building. They provide a home for homeless clients who require hospice care, and demand constant care. They have 15 beds at their facility.

g. Steve Van Maren, 11039 Lexington Circle, reported that he heard at the County Council meeting about the probably lack of funding coming from HUD this year. Currently, no funding is available in the CDBG budget to fund the various agencies. He advised the Council to "just be cautious". "Sometimes the money just does not go far enough".

h. Tony Milner, Director, Case Management Housing, Salt Lake Community Action Program (CAP), noted that they were not recommended for funding for their Housing Case Management program. He asked the Mayor and Council to reconsider. The program provides rent assistance and serves 800 households, 10 of which are Sandy families, who are low income, and elderly.

i. Pam Boede, YWCA Utah, expressed appreciation for the work of the CDBG review committee and recommendation. They asked for support for their Women in Jeopardy program. She relayed a success story.

j. Sal Jansson, Utah Community Action, thanked the committee and Council for funding. The funds would go towards the Copperview Food and Resource Pantry. She relayed a success story from a participant at the pantry.

k. Matt Minkevitch, Road Home, stated that they have enjoyed the partnership with Sandy City. It takes everyone to work together to make our community a success. He expressed appreciation for the recommendations.

As there were no further comments, the hearing was closed.

Council comments and discussion followed.

Scott Cowdell disclosed that his daughter is the financial director for Utah Community Action.

Chairman Stephen Smith, on behalf of the Council, expressed appreciation to all of the providers for their service; and recognized them for their good work in the community. He complimented the CDBG Committee for their "yeoman" work. The Council wishes they could do more.

Council comments and questions followed.

A motion was made by Steve Fairbanks, seconded by Kristin Coleman-Nicholl, to adopt Resolution 17-22 C, approving the proposed Community Development Block Grant Annual Action Plan for FY 2017-2018 and authorizing Mayor Tom Dolan, Chief Executive Officer, to sign and submit to the U.S. Department of Housing and Urban Development, Sandy City's Annual Action Plan for Fiscal Year 2017-2018. Whereas, the U.S Department of Housing and Urban Development (HUD) through the Community Development Block Grant Program, provides entitlement communities with funds to help address the needs of low and moderate incomes residents, and to assist in the elimination of prevention of slums or blight; and whereas Sandy City qualifies as an entitlement community under the CDBG Program and may receive an annual allocation of funding from HUD. And, whereas, in order to receive CDBG funds, Sandy City must submit a consolidated plan to HUD and said application must be signed by the Chief Executive Officer of the City, Now, Therefore be it resolved by the City Council of Sandy City as follows:

1. The proposed annual action plan for Fiscal Year 2017-2018 attached as Exhibit A is hereby approved subject to the following:

- If the final amount allocated by HUD is within 5% of the recommended budget, staff will distribute excess funds as it finds appropriate.
- If the final amount allocated by HUD is greater or less than 5% of the recommended budget, the budget will be brought back to the CDBG committee and the City Council for review.

2. Mayor Tom Dolan, serving as Chief Executive Officer of Sandy City, is hereby authorized to sign and submit to the U.S Department Of Housing and Urban Development Sandy City's Annual Action Plan for FY 2017-2018, consistent with the provisions of this resolution.

3. All resolutions or portions thereof in conflict herewith are hereby repealed.

4. This resolution shall take effect upon passage by the Sandy City Council and recording as required by law.....

The motion carried by the following vote:

Yes: 5 - Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Linda Martinez Saville
Stephen P. Smith

Absent: 2 - Scott Cowdell
Maren Barker

5. [MISC-03-17-5238](#) Brad Reynolds Construction, is requesting partial street vacation of a public street located on the northern end of the existing 840 East street and to change the name of Rose Cottage Lane and add a name to 840 East. The new name for this entire road segment is proposed to be "Rose Cottage Way" (MISC-03-17-5288).

Attachments: [Staff Report.pdf](#)
[17-12.docx](#)
[exhibit-840E vacation.pdf](#)
[Legal Description - 840E road vacation.pdf](#)
[Name Change Exhibit.pdf](#)
[CP-100.pdf](#)
[Amended Lot 7 9400 S Commercial Subdivision.pdf](#)
[Partial Street Vacation 840 East .pdf](#)
[Legal Commentaty Street Name Change.pdf](#)

Mike Wilcox introduced the partial street vacation submitted by Brad Reynolds. They are requesting partial street vacation of a public street located on the northern end of the existing 840 East street, and to change the name of Rose Cottage Lane and add a name to 840 East. The new name for this entire road segment is proposed to be "Rose Cottage Way". The Planning Commission forwarded a positive recommendation. He presented handout to the Council on amendments from the Planning Commission and history on the City's ordinance.

Chairman Smith opened the Public Hearing. As there were no comments, the hearing was closed.

Council questions followed.

Chris McCandless made the motion, seconded by Linda Martinez Saville, to adopt Ordinance #17-12, the partial street vacation of a portion of 840 East located at approximately 9270 South 840 East, and rename the existing road segments of 840 East and Rose Cottage Lane to "Rose Cottage Way", and establishing an effective date as presented by Staff..... the motion carried as follows:

Yes: 7 - Scott Cowdell
Maren Barker
Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Linda Martinez Saville
Stephen P. Smith

Council Items

6. [17-046](#) Finance Department recommending the City Council adopt Resolution #17-18C adopting tentative budgets for Sandy City and Alta Canyon Recreation District for FY 2018; scheduling a public hearing; and providing for public access to tentative budgets and schedules.

Attachments: [17-18C tent budget](#)
[Link to FY 2018 Tentative Budget](#)
[Executed Copy 17-18C.pdf](#)

Brian Kelley presented a power point reviewing the Mayor's Tentative Budget for 2017-2018. The public hearing and adoption of the resolution sets a public hearing

scheduled for Tuesday, June 6, 2017. The budget will be posted on the City's web page.

Michael Applegarth will attach a hyper link to the agenda item with the budget presentation and budget document in order to provide a comprehensive view.

Maren Barker noted that she would not be voting on the Tentative Budget. She stated that she could not vote for something she has not had a chance to review.

A motion was made by Scott Cowdell, seconded by Steve Fairbanks, to adopt Resolution #17-18C adopting the Tentative Budgets for Sandy City and Alta Canyon Recreation District for Fiscal Year 2017-2018, schedule a public hearing and providing for public access to the Tentative Budget and schedules. The motion carried by the following vote:

Yes: 6 - Scott Cowdell
Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Linda Martinez Saville
Stephen P. Smith

No: 1 - Maren Barker

7. [17-101](#) Council Member Barker requesting Council discussion regarding use of water bond proceeds.

Chairman Smith introduced Maren Barker's item requesting discussion on the use of water bond proceeds.

Kris Nicholl asked the Council if they, as a body, wanted to proceed with the discussion.

Maren Barker stated that the bond itself was not being discussed, rather the use of the money. She indicated that Tom Ward had prepared a presentation on how the funds would be used and how the site for the well would be restored. She thought it would be helpful to the Council.

A motion followed.

Kris Coleman Nicholl made a motion seconded by Chris McCandless to dispense further discussion on the use of the water bond proceeds in light of the Council's March 28, 2017 approved Resolution 17-15C, Water Bonds Parameters Resolution.

Yes: 5 - Scott Cowdell
Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Linda Martinez Saville

No: 2 - Maren Barker
Stephen P. Smith

Adjournment

The meeting adjourned at approximately 10:00 p.m. by Chris McCandless. The next scheduled meeting of the City Council is Tuesday, May 2, 2017 at 7:00 p.m.

Stephen P. Smith, Chair
Sandy City Council

Pam Lehman
Meeting Clerk



Staff Report

File #: ZONE-03-17-5220,
Version: 1

Date: 5/16/2017

Agenda Item Title:

Mr. David George with A Better Quality Home, LC, is requesting the City Council to approve a rezone approximately 3.68 acres from the R-1-20A "Single Family Residential District" to the PUD(10) "Planned Unit Development" for the subject property, located at 789 East 7800 South, known as the Moore Townhomes Rezone - ZONE-03-17-5220.

Presenter:

Mike Wilcox

Description/Background:

Mr. David George with A Better Quality Home, LC is requesting to rezone approximately 3.68 acres from the R-1-20A "Single Family Residential District" to the PUD(10) "Planned Unit Development". The subject property is located at 789 East 7800 South. The resulting application of zoning would allow for a PUD subdivision proposal of the property creating approximately 36 housing units.

Staff has recommended approval of the request by the applicant. On April 20, 2017, the Planning Commission recommended to the City Council to approve the request to rezone of the subject property from the R-1-20A "Single Family Residential District" to the PUD(10) "Planned Unit Development" (vote was 6-1 in favor).

Additional information is attached.

Recommended Action and/or Suggested Motion:

1. That the subject property, located at approximately 789 East 7800 South, be rezoned from the R-1-20A "Single Family Residential District" to the PUD(10) "Planned Unit Development" based on the three findings shown in the staff report and Planning Commission Minutes.
2. To adopt ordinance #17-17 to rezone the subject property from the R-1-20A "Single Family Residential District" to the PUD(10) "Planned Unit Development".



Community Development Department

Tom Dolan
Mayor

Byron Jorgenson
Chief Administrative Officer

Michael G. Coulam
Director

CITY COUNCIL AGENDA & ACTION REQUEST

TITLE: Moore Townhomes Rezone - ZONE-03-17-5220

Date of Request: April 26, 2017

Requesting Department: Community Development

Contact Employee: Mike Wilcox, Long Range Planning Manager

Telephone: 801-568-7261

Approved Agenda Date: May 16, 2017

Nature of Request: Mr. David George with A Better Quality Home, LC is requesting to rezone approximately 3.68 acres from the R-1-20A "Single Family Residential District" to the PUD(10) "Planned Unit Development". The subject property is located at 789 East 7800 South. The resulting application of zoning would allow for a PUD subdivision proposal of the property creating approximately 36 housing units.

Past Actions: Staff has recommended approval of the request by the applicant. On April 20, 2017, the Planning Commission recommended to the City Council to **approve** the request to rezone of the subject property from the R-1-20A "Single Family Residential District" to the PUD(10) "Planned Unit Development" (vote was 6-1 in favor).

Proposed Motion for Action:

1. That the subject property, located at approximately 789 East 7800 South, be rezoned from the R-1-20A "Single Family Residential District" to the PUD(10) "Planned Unit Development" based on the three findings shown in the staff report and Planning Commission Minutes.
2. To adopt ordinance #17-17 to rezone the subject property from the R-1-20A "Single Family Residential District" to the PUD(10) "Planned Unit Development".

Attachments:

☒ Action Document

☒ Additional Detail, Info., Reports

☒ Planning Commission Minutes

☐ Resolution

☒ Ordinance Exhibits

☐ Annexation Policy



Community Development Department

Tom Dolan
Mayor

Scott J. Bond
Chief Administrative Officer

James L. Sorensen
Director

MEMORANDUM

April 13, 2017

To: City Council via Planning Commission
From: Community Development Department
Subject: Moore Townhome Rezone, R-1-20(A) to PUD(10) ZONE-03-17-5220
 789 East 7800 South 3.68 Acres
 [High Point, Community #6]

HEARING NOTICE: *This item has been noticed to property owners within 300 feet of the subject area and in the newspaper.*

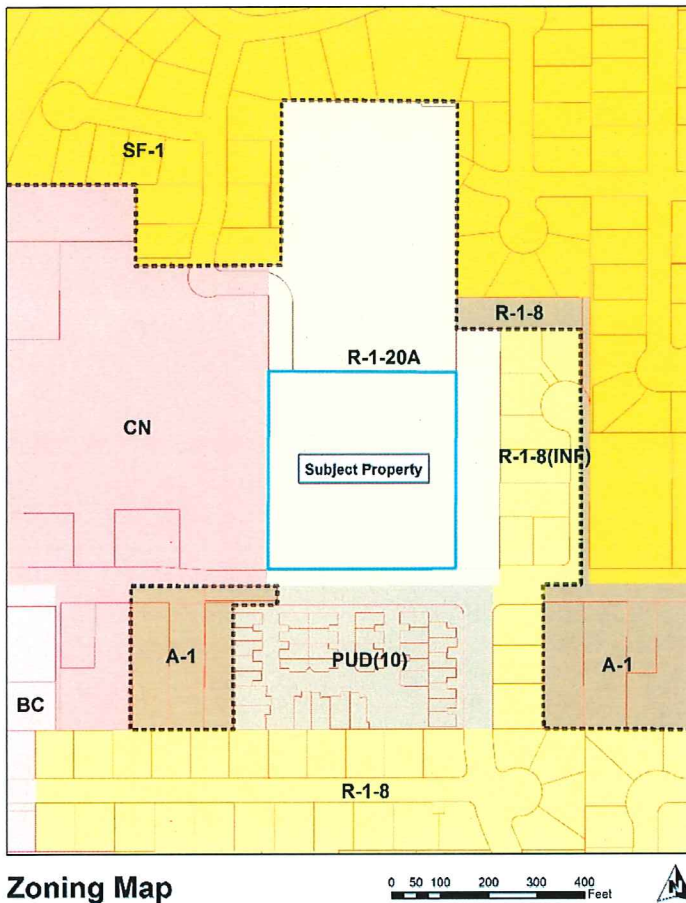
PROPERTY CASE HISTORY	
Case Number	Case Summary
ZONE-10-16-5149	The same applicant applied for to rezone the subject property to the PUD(18) zone in the fall of 2016. The Planning Commission unanimously voted to forward a negative recommendation to the City Council. The City Council voted to deny the request on January 31, 2017 on a 6-1 vote (see the attached minutes from both meetings).

REQUEST

Mr. David George, with A Better Quality Home, LC, is requesting to rezone approximately 3.68 acres from the R-1-20A "Single Family Residential District" to the PUD(10) "Planned Unit Development". The subject property is located at 789 East 7800 South. The resulting application of zoning would allow for a PUD subdivision proposal of the property creating approximately 36 housing units. Mr. George has prepared a letter requesting the zone change (see attached).

NOTICE

Notices were mailed to property owners within a 300-foot radius of the subject parcel as per Sandy City Land Development Code requirements. Additionally, the applicant held a Community Meeting on April 4, 2017. A full report of the comments and issues voiced at the meeting is attached to this staff report. This meeting was for both the rezoning request as well as the proposed subdivision.

**Zoning Map****BACKGROUND**

The subject property was annexed into Sandy in 1993 and was given a zone that was similar to what the county had in place at the time (R-1-20A), as is our typical practice. As properties around it redeveloped, they have been rezoned into denser residential or commercial properties. The area is no longer large lot single family. The property is bordered by single family homes to the east (zoned R-1-20A & R-1-8), multifamily townhomes to the south (zoned PUD(10)), and the 7th Street Grocery commercial strip center (zoned CN) and to the north by an LDS church (zoned R-1-20A) (see zoning map).

ANALYSIS

Mr. George has submitted a conceptual subdivision layout

that will need to be further refined through the review process with City Staff and the Planning Commission. The subdivision conceptual design is proposed to be for-sale townhomes with common areas and amenities.

The PUD zone would give the developer some flexibility in site design and home layouts that traditional zoning doesn't allow. The application of this zone is appropriate based on the surrounding developments of a commercial center to the west, a PUD to the south and a church to the north.

The requested change is in compliance with the City's General Plan. Staff believes that the resulting zone change would be compatible with the surrounding area. The following Goals and Policies are examples of how this rezoning is in compliance with the City's General Plan:

Chapter II – Goals and Policies – Housing - Subdivisions***Goal 2.0 – Discourage Sprawl and excessive consumption of land***

The following Goals and Policies from the adopted Housing Element, are examples of how this rezoning may fulfill the overall objective of the General Plan:

1 – Goals – Quality Growth

Goal 1.4 – Ensure a range of housing options to accommodate an aging population and growth trends

1.4.1 Encourage the consolidation of vacant and redevelopable parcels to better accommodate the development of senior and other multi-family and mixed-use projects

1.4.2 Sites designated for new residential development should have adequate public utilities and facilities and be located near existing or future amenities appropriate for the projected population, including transit options

The proposed rezoning would help allow an infill development. This proposal would introduce new housing types and opportunities in this area, particularly adding ownership opportunities.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-20A to PUD(10) based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

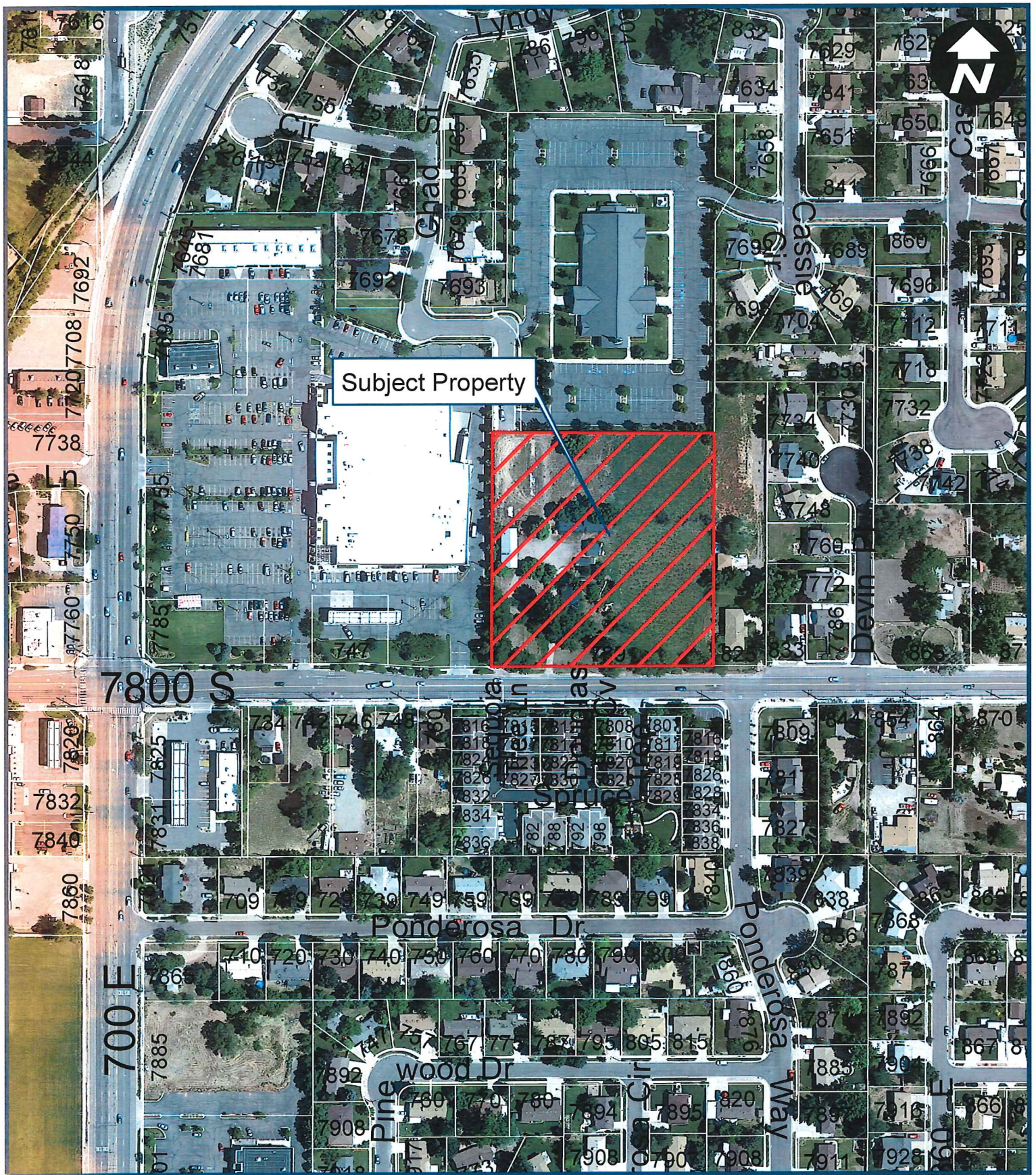
Planner:

Reviewed by:



Mike Wilcox
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2017\ ZONE-03-17-5238_Moore Townhomes



**ZONE 03-17-5220 :: Moore Townhomes
789 East 7800 South**



OWNERS AFFIDAVIT

I(we), ROGER SIMONSON / TRUSTEE WILLIAM W. MOORE TRUST, am(are) the rightful owner(s) of property involved in this application. I acknowledge by my signature below that Roger Simonson is authorized to represent me(us) and my(our) interests as

(print name of agent)

my(our) agent in the processes involved with this application. Further, I(we) agree to let the above named agent negotiate on my(our) behalf and I(we) acknowledge my(our) understanding that I(we) will be bound by all conditions specified in any approval of this Planning & Zoning application that is before Sandy City The foregoing statements and answers herein contained and the statements and answers contained in the attached plans and exhibits, to the best of my(our) knowledge and belief are true and correct.

Roger Simonson / Trustee

(signature of property owner)

Dated this 19 day of September, 2016
State of Utah)

) ss

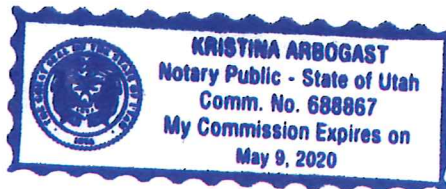
County of Salt Lake)

On the 19 day of September, 2016, personally appeared before me Eric Simonson the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

NOTARY PUBLIC

Residing in Salt Lake County, Utah

Commission expires: May 9, 2020



3-30-2017

To: Sandy City

Re: Rezoning 789 E 7800 S

We are requesting the property at 789 E 7800 S be Rezoned to PUD 10 in order to develop the property. The zone change request is consistent with the general plan for the area. In addition, the rezoning takes into account the existing uses surrounding the property. To the North is an LDS Church, to the east there are is a single family property, to the South a residential development in the PUD 10 zone, and to the West a commercial development. The new development will provide a good transition from the commercial uses to the West and north and the residential to the East and South.

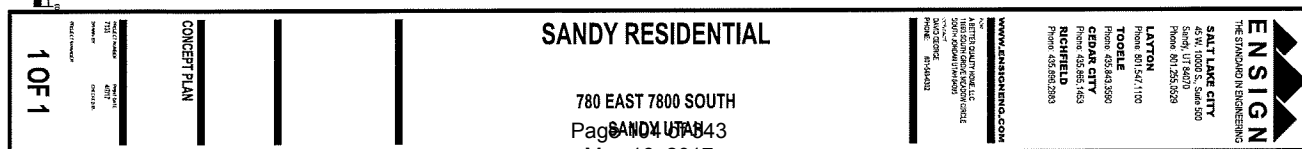
We appreciate your time and consideration of the proposal Let me know what additional items and/or information you need.

Sincerely,



David George

A Better Quality Home, LC



Michael Wilcox - Community #6 Meeting

From: Marsha Millet
To: King, Andrew; Wilcox, Michael
Date: 4/12/2017 5:45 PM
Subject: Community #6 Meeting
Attachments: 20170412135117572.pdf

Mike and Andrew,

A neighborhood meeting of the High Point Community (#6) took place on Tuesday, April 4, 2017 at 6:30 p.m. in the multi-purpose room at Sandy City Hall (the meeting was scheduled for the east conference room, but due to the number of residents who turned out, it was moved to the multi-purpose room). The meeting was held to inform any interested neighbors, living within a 300 foot radius of the property at 789 East 7800 South, that an application for a zoning change (from the current R-1-20A to RM/PUD) is being requested in order to construct town homes on this property. A copy of the meeting notice and a list of attendees is attached to this report.

Ken Olsen, a business partner of David George, was there as the applicant. Mr. Olsen told the neighbors that he is applying for a PUD-10, which allows 10 units per acre for a total of 36 units/town homes for this piece of property. He said the town homes will be high end, front loaded homes, with top of the line exteriors and upgraded materials inside. The town homes will be two stories with a maximum height of 30 feet. There will be 3-4 town homes per building and each will have three bedrooms. The size of the homes will be 1,650 sq. feet up to 1,850 sq. feet. He said there will be more green space in the proposed development than in the last one that was presented. There will be a layout of the project at the meeting with the Planning Commission.

A neighbor asked if a fence would be installed and he said there will be a fence.

When asked about parking, Mr. Olsen explained that two cars can be parked in the garage, with two in the driveway of each town home, which lessens the number of cars on the street. Neighbors don't want people parking on 7800 South and wanted to know if there will be any additional parking in this subdivision. Mr. Olsen said that there will be additional parking for guests in the subdivision, but he didn't indicate how many.

He was asked about the size of the back and front yards. He explained that the backyards will follow the standard 20 foot set back and the front yards, from curb to house, will be 20 to 25 feet.

He said the town homes will be sold in the range of \$300,000 to \$350,000 per unit. He explained that at this price point, approximately 80% of typical buyers are 55+ years old. Like the Montrose, he anticipates a lot of empty nesters.

He reported that a public road will go through this development. He said Sandy City is requiring that the road go through and tie-in with Chad Street, the road on the west end of the church, which is located behind the northern end of this property. He said that Sandy City will be responsible for the snow plowing of the street.

Mr. Olsen was asked how he is going to control traffic that goes in and out of his development once construction begins. He said there will be a traffic plan.

The neighbor directly east of the property asked if she will have a 2 story town home looking down on her. Mr. Olsen said that "yes" she would. It was suggested that the town homes be structured so they don't look down on neighbors.

Another neighbor asked if Mr. Olsen would consider requesting a PUD-8 zone instead of the PUD-10. He replied that he has run the numbers and they don't work out with a PUD-8.

The neighbors gave the following additional feedback:

- * Increased traffic in the area is a huge concern; not only on 7800 South but also on Chad St. and Lyndy Dr. If the public street through this proposed subdivision ties in with Chad Street, neighbors see this as a way for drivers to use it as a cut-through, increasing traffic on both Lyndy Dr. and Chad St.
- * A concern was expressed that if the street goes through to Chad St., people will drive through the church parking lot to access a street to the east.
- * One resident wanted to know if the public road going through this subdivision could be a gated street with bollards that retract, allowing fire engines access in and out of the subdivision. *After the meeting, I asked Ryan Kump, Sandy's City Engineer, about this and he told me that Sandy City does not allow public streets to be gated.*
- * There were some who felt that the area needs more police presence, especially as it relates to traffic. One man said that people drive too fast on 1000 East and there are not enough police patrolling it.
- * Traffic on 7800 South is very dangerous with drivers appearing to travel at 50-60 mph. Neighbors would like to see the police clock drivers coming down the hill. They feel that any additional vehicles from new development will have a negative impact on an already overused street.
- * One neighbor suggested the possibility of using traffic circles on 7800 South for better traffic control, reduced speeds and safety. Mr. Olsen said that the City's transportation engineer would have to look at it.
- * Neighbors would like to see a median on 7800 South so that drivers can use it as a turning lane. They do not want parking on 7800 South. Right now, making left turns onto 7800 South in this area is difficult and dangerous. A man who is on the Midvale Planning Commission wanted to know the long-term plans for 7800 South and the best scenario they can hope for as neighbors. *After this meeting I spoke with Ryan Kump about 7800 South. He informed me that Sandy City owns the section of 7800 South where this subdivision is being proposed. If the zoning change request is approved by the City Council, the applicant will be required by the City to widen 7800 South in this area, putting in a center lane; and curb, gutter and sidewalks. He said Midvale owns the part of 7800 South just east of this area; they have the width to put in a median on their portion of 7800 South, but haven't striped it yet because the Sandy portion of the road is narrower. After the applicant has widened 7800 South, then Midvale will most likely stripe their portion of the road.*
- * A man suggested that having curb and gutters, with side walks along 7800 South would be safer for students walking to schools in the area. See bullet point above.
- * A neighbor felt that the area is over saturated with multi-family dwellings, and now another one is being proposed.

The meeting adjourned at approximately 7:30 p.m. Please contact me via email or by phone if you have any questions.

Sincerely,

Marsha Millet
Senior Advisor to the Mayor
[801-568-7114](tel:801-568-7114)

High Point Community Neighborhood Meeting

April 4th, 2017

6:30 P.M.

Sandy City Hall, East Conference Room #350
10000 So. Centennial Parkway

My name is Brad Reynolds. I am applying to rezone the property located at 789 East 7800 South in Sandy, Utah from the current R-1-20A to RM/PUD. The zone change will allow for the construction of townhomes on the property.

The meeting is being held to show the proposed development plans, answer questions, receive community input and respond to any concerns, prior to my application being considered by the Planning Commission.

Contact Information

Brad Reynolds (Applicant): Call me at 801-281-2200 with questions about the project.

Marsha Millet (Community Coordinator): Call at 801-568-7114 for questions about the meeting.

Andrew King (Sandy City Senior Planner): Call at 801-568-7262 for questions regarding the application process and city code requirements.

NEIGHBORS ARE STRONGLY ENCOURAGED TO ATTEND

High Point Community Neighborhood Meeting

APRIL 4, 2017

Name	Address	Phone
Marsha Millet	Sandy City	801-568-7114
Cindy & Craig Hinton	825 E 7800 S 84047	801-243-9775
Robert & Lorraine Bunting	7550 S. 1000 E. Midvale	801-255-1588
Marsha Martin	898 Casa Negativa	801-566-1992
Shila Venueagone	7638 Casa Verde Midvale	801-566-2729
Peterson & Cathy Palmer	865 E 7800 S.	801-502-8298
Brian Barton	7868 S 860 E	801-854-3671
Scott & Lori Bunnell	7783 Connor Ridge Cove	801-564-7934
Paul & Nancy Reynolds	953 Casa Roja St. 84047	801-255-8417
- Evan Hanson	evanhanson6@gmail.com 945 E Connor Ridge Cove	801-718-4603
Pat McGregor	pgailmcgregore@gmail 779 E Lyndy Dr.	801 255 0090
Martin McGregor	779 E Lyndy Dr.	801 255 0090
Roger ROBINSON	7780 So. 1000 E.	801-255-5936
BRIAN GOODFELLOW	7679 CHAD ST	801-870-3013
Viktorija PETERSEN	7819 Spruce Tree Lane	801 706 0353
Dan Petersen	7819 Spruce Tree Lane	801 870 2980
John Yates	813 Lyndy Dr.	801-255-4947

pdwarnick@gmail.com

Field Trip

THOSE PRESENT: Nancy Day, Scott Sabey, Joe Baker, Jared Clayton, Ron Mortimer, Monica Collard, Lisa Hartman, Alternate Members; Doug Haymore, Alternate Members; Mike Coulam, Community Development Director; Jared Gerber, Planning Director; Darien Alcorn, City Attorney; Mike Gladbach, City Engineer; Mike Wilcox, Long Range Planning Manager

THOSE EXCUSED: Cheri Burdick, Raima Fleming, Maren Barker

Executive Session

Discussion led by Mike Wilcox regarding The Cairns Master Plan Update Preview.

Regular Session

THOSE PRESENT: Nancy Day, Scott Sabey, Joe Baker, Jared Clayton, Ron Mortimer, Monica Collard, Lisa Hartman, Alternate Members; Doug Haymore, Alternate Members; Mike Coulam, Community Development Director; Jared Gerber, Planning Director; Darien Alcorn, City Attorney; Mike Gladbach, City Engineer; Mike Wilcox, Long Range Planning Manager, Maren Barker, City Council Representative; Raima Fleming, Planning Secretary

THOSE EXCUSED: Cheri Burdick

1.	789 Townhomes Rezone [R-1-20A to PUD(18)]	ZONE-10-16-5149
	<u>789 EAST 7800 SOUTH [HIGH POINT, COMMUNITY #6]</u>	<u>3.68 ACRES</u>

Mr. David George with A Better Quality Home, LC. He is requesting to rezone approximately 3.68 acres from the R-1-20A "Single Family Residential District" to the PUD(18) "Planned Unit Development". The subject property is located at 789 East 7800 South. The resulting application of zoning would allow for a PUD subdivision proposal of the property creating approximately 60 housing units.

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-20A to PUD(18) based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

Mike Wilcox presented this item to the Planning Commission.

David George, 12434 S. Minuteman Dr., Draper, stated he has been working with staff on the proposed project to ensure he meets all the planning principals of the City's General Plan.

Chairman Jared Clayton opened this item to public comment.

Jill Christensen, 7699 S. Cassie Circle, Midvale, stated she has traffic concerns. She's concerned about how narrow 7800 South is.

Commissioner Scott Sabey addressed her concern, stating the city has a plan to widen 7800 South. Part of what inhibits doing it now is the acquisition of the necessary land along the street.

Commissioner Monica Collard asked if widening the street would be easier to approve if the development is in place.

Commissioner Scott Sabey replied, yes.

Cindy Hinton, 825 E. 7800 S., Midvale, questioned if PUD(18) zoning allow apartments. She wanted to know if there's a zoning that would reduce the amount of occupancy.

Chairman Jared Clayton replied, a PUD can be any number of units per acre.

Brian Goodfellow, 7679 Chad Street, Midvale, asked about the elevations and height of the townhomes.

Commissioner Scott Sabey replied, under the process, the developer would first come in for zoning. The request is for a certain density. There is a code in place for the height limitations, but won't be addressed until there's a plan to review.

Sally Doborus, 7834 Ponderosa Way, Midvale, asked what's wrong with leaving empty lots around town. She stated, open land is nice.

Dean Falsing, 7748 Devin Place, Midvale, stated his backyard faces this project. He would prefer to see low density in the area. He's also concerned about the lack of police presence.

Tom Golbrum, 7834 Ponderosa Way, Midvale, asked, why is all the land being developed in the area. He's also concerned about the population density.

Steve Van Maren, 11039 Lexington Circle, Sandy, stated he has a problem with staff recommendation. The PUD (18) is too dense. He believes the max density that should be considered is PUD (10).

Amanda Stephens, 979 E. Casa Roja St., asked if there will be other road improvements in the future.

Chairman Jared Clayton stated he's not aware of it.

Commissioner Scott Sabey explained the process of street design.

Don Schoenbeck, 7820 Spruce Tree Lane, Sandy, stated he's astounded at the traffic build up. He also stated he was under the impression that this development couldn't proceed until the road was widened.

Chairman Jared Clayton stated as part of the development, one of the requirements is dedicating the land and improving it, to include the road widening.

Don Schoenbeck stated this project will be an inconvenience and dangerous for the people who live near there.

Scott Bonell, 7783 Conner Ridge Cove, Midvale, stated he would like to have single family zoning only. He questioned the revenue gain for Sandy City, asking, how much does the city gain in revenue for building multi-family housing in comparison to single family housing.

Chairman Jared Clayton commented not to his knowledge. He stated he's been involved with this process for 4 years and not once has he heard the city or city officials talk about an economic increase in any situation.

Gerlyne Quick, 785 E. Lindy Drive, Midvale, stated it is a nightmare driving on Lindy Drive. She worried about the neighborhood streets. She stated she wished the road could be widened but, there's not enough space to do so.

Chairman Jared Clayton replied, the road would be widened, the plan is to add a turn lane.

Gerlyne Quick asked what happens if the city can't acquire property to add a turning lane.

Commissioner Scott Sabey stated it can happen by eminent domain.

Evan Hansen, 943 Connor Ridge Cove, Midvale, stated he's concerned about the density of this project. He strongly recommends no more than a PUD (10).

Dan Peterson, 7819 S. Spruce St., Sandy, stated the townhomes should be owner occupied. That helps keep the area safe.

David Christensen, 7699 S. Cassie Circle, Midvale, concerned about the crime in the area. Also, adding more people will cause more traffic and accidents.

John Yates 813 Lindy Dr., Midvale, stated he's concerned about the safety of the area. He also stated, with the townhomes coming in, the area will be even worse.

Chairman Jared Clayton closed this item to public comment.

David George, Developer, stated this will be a desirable area. The development will include sidewalks. He stated he spoke to staff about the traffic patterns and believes it's important for the city to connect the road to Casa Roja Street. He stated with commercial, the church, and the multifamily all in the same area as the proposed project, the PUD (18) is appropriate.

Commissioner Lisa Hartman questioned the PUD (10) that's across the street from the proposed property. She stated the plan is tiny and the structure seem so close together.

David George, stated the development will have 40% open space which is similar to property adjacent. Also, he stated the plan is for the garage to be in the rear of the homes, allowing rear entry which would allow more units and to use the space more efficiently.

Commissioner Monica Collard stated she's probably the only Commissioner that's affected by this project because it's near her home. She also questioned the traffic volume on 7800 South per day.

Mike Gladbach, City Engineer, stated traffic volume on 7800 South is 10,000– 11,000 vehicle per day. He also stated there's two pieces to this road that's are of concern to him. One concern was getting a turn lane in the middle, which is very important, especially with all the front facing homes. This would allow for drivers to make a safe left turn. The second concern is the intersection. It's in really bad shape. He's hoping to get a concept plan together to prioritize it for funding.

Commissioner Monica Collard asked for the traffic count for the proposed 60 units.

Mike Gladbach, stated it would be an additional 420 trips on that road, on top of the 10,000 – 11,000.

Commissioner Scott Sabey stated the density it too high. It doesn't match the character of the neighborhood. He also stated he couldn't support a PUD (18) nor PUD (10). He stated he would recommend a PUD (8).

Commissioner Nancy Day asked what is the acreage for the property adjacent to the proposed project.

Mike Wilcox respond he's not sure.

Commissioner Joe Baker commented, the density precludes any kind of outdoor living. There's a lack of amenities for families.

Commissioner Monica Collard moved to forward a negative recommendation to the City Council to rezone the subject property from a R-1-40A to PUD (18) based on the discussion items that were stated.

Joe Baker seconded the motion. The vote was as follows: Monica Collard, yes; Joe Baker, yes; Nancy Day, yes; Ron Mortimer, yes; Scott Sabey, yes; Lisa Hartman, yes; Jared Clayton, yes. The vote was unanimous in favor.

2. Quail Crest Rezone [R-1-20A to R-1-40A & R-1-12] ZONE-11-16-5162
1861 E, 1885 E, & 1895 East Dimple Dell Road
[COMMUNITY #26] 7.78 ACRES

Mr. Boyd Bradshaw of Quail Crest, LLC. He is requesting to rezone approximately 4.56 acres from the R-1-20A "Single Family Residential District" to the R-1-40A "Single Family Residential District" and is requesting to rezone approximately 3.22 acres from the R-1-20A "Single Family Residential District" to the R-1-12 "Single Family Residential District". The subject property is located at approximately 1861 E, 1885 E, & 1895 East Dimple Dell Road. The resulting application of zoning would allow for a 13 lot subdivision of the subject parcels. Mr. Bradshaw has prepared a letter requesting the zone.

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone approximately 4.56 acres from the R-1-20A "Single Family Residential District" to the R-1-40A "Single Family Residential District" and to rezone approximately 3.22 acres from the R-1-20A "Single Family Residential District" to the R-1-12 "Single Family Residential District" based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

Mike Wilcox presented this item to the Planning Commission.

Commissioner Monica Collard questioned the distance of the subject property in comparison to the 30% slope line.

Attachments: [ord#17-02.docx](#)
[ord#17-02-redline.docx](#)
[Resolution 88-76C.pdf](#)
[Ord 84-53.pdf](#)
[Ord 84-62.pdf](#)
[Ord #93-9.pdf](#)
[Ord #94-10.pdf](#)
[Ord #94-27.pdf](#)
[Ord #98-44.pdf](#)
[Ord #00-48.pdf](#)
[Ord #06-10.pdf](#)

Item adopted.

10. [17-017](#) City Council Office recommending the City Council adopt a letter of support for Senate Bill 97.

Attachments: [Draft Letter of Support for Senate Bill 97](#)
[Senate Bill 97 \(as introduced\)](#)

Item adopted.

11. [17-018](#) Approval of Resolution 17-04 C extending terms for Council Appointments to various Citizen Committees and Boards.

Attachments: [Resolution 17-04 C.pdf](#)

Item adopted.

7:05 Public Hearing(s)

12. [ZONE-10-16-5149](#) Mr. David George with A Better Quality Home, LC, is requesting the City Council to approve a rezone approximately 3.68 acres from the R-1-20A "Single Family Residential District" to the PUD(18) "Planned Unit Development" for the subject property, located at 789 East 7800 South, known as the 789 Townhomes Rezone - ZONE-10-16-5149. (Public Hearing continued from 1/17/17)

Attachments: [Council Request.pdf](#)
[17-05.docx](#)
[EXHIBIT A.doc](#)
[PC12-01-2016 - Draft.pdf](#)
[Staff Report - 789 Towns.pdf](#)
[Sandy 7800 South Townhomes TIS.pdf](#)

Mike Wilcox presented a brief summary on behalf of staff regarding the 789 Townhomes rezone.

Applicant David George presented pictures of what their proposed development could look like. Traffic and density were two important issues that were addressed. Mr. George presented some background information on the proposed development to the Council.

Public Hearing was opened by Chairman Smith.

a. John Yates, 813 Lyndy Drive, Midvale Utah, expressed concerns with the proposed high density project, traffic outlet through his subdivision, increased crime, and safety concerns to residents living in the area.

b. Ron Naccarato, 920 East 7800 South, expressed concern with increased traffic and crime in the area. He would like some control on speeding vehicles along 7800 south.

c. Craig Hinton, 825 East 7800 South, property owner to the east of the proposed development, asked if he would lose his agriculture zoning on his property if this property is rezoned. He expressed concern with the high density of a PUD 18 zone, accessibility and increased traffic on 7800 South.

d. Roger Robinson, 7780 South 1000 East, Midvale Utah, expressed concern with traffic on 7800 south and 10th east. He asked the Council if they would want this development in their neighborhood. He expressed appreciation for the service of the Sandy Police Department.

e. Peter Warnick, 865 East 7800 South, Midvale Utah, has seen a lot of growth in this area, and with the growth an increase in crime. He was concerned with traffic congestion that already exists on the corner of 700 East and 7800 South, and added traffic from this proposed development.

f. Scott Bunnell, 7783 Conner Ridge Cove, was offended with the lack of information on this development from staff. There will be no room for snowplows, and no parking functionality. This proposal does not fit the neighborhood which is already infiltrated with dense populated properties.

g. Pat McGregor 779 East Lyndy Drive, Midvale Utah, expressed concerns over the proposed development, and that it is not in harmony with the nature of the existing neighborhoods in the area.

h. Kurt Stevens, 979 East Casa Rogan Street, Midvale Utah, felt the proposed PUD 18 properties were nice but small. It is important to have people who are committed to the community and will stay and grow roots. He expressed opposition to the proposed development.

i. Don Schoenbeck, 7820 Spruce Tree Lane, expressed concern with the high density of the proposed project.

j. Kent Godfrey, 7634 South 835 east, Midvale Utah, expressed concerns with increased traffic, speeding and accidents on 7th east and 7800 south.

k. Cindy Hinton, 825 East 7800 South, was opposed to a PUD 18 zone and the high density.

l. Susan Hardman, 870 east 7800 south, expressed concerns for the safety of children since there are four schools in the area.

m. Evan Hanson, 943 Connor Ridge Cove, did not believe the proposed development matched the character of the neighborhood. He felt single family homes would be more appropriate.

n. Tom Meyers, 7836 south Ponderosa Way, also expressed concerns with traffic and density.

o. Dean Fahlsing, 7748 Devin Place, felt high density would attract crime and affect surrounding property values.

p. Scott Miller, 7667 south Casa Verde, also expressed concerns with the lack of infrastructure to accommodate increased traffic and population.

q. Michael Gousley, 948 Conner Ridge Cove, Midvale Utah, expressed concerns with traffic and congestion.

As there were no further comments, the Public Hearing was closed.

David George, Applicant, was invited to clarify comments made during citizen comments.

Jeremy Surro, Hales Engineering, reported on a traffic study that was conducted on the proposed project. He reviewed traffic counts.

Council discussion, questions, and comments followed.

A motion was made by Maren Barker, seconded by Linda Martinez Saville, to deny the proposed rezone consisting of approximately 3.68 acres from the R-1-20A "Single Family Residential District" to the PUD (18) "Planned Unit Development" called the 789 Townhomes Rezone, located at approximately 789 East 7800 South The motion carried by the following vote:

Yes: 6 - Scott Cowdell
Maren Barker
Kristin Coleman-Nicholl
Steve Fairbanks
Linda Martinez Saville
Stephen P. Smith

No: 1 - Chris McCandless

A motion was made by Councilwoman Kris Coleman-Nicholl, seconded by Linda Martinez Saville to take a 5 minutes recess.... All in Favor

Meeting went into Recess

Meeting Reconvened

13. [17-009](#)

Finance Department recommending the City Council adopt Resolution #17-05C increasing appropriations and transferring funds between capital projects. Added 10/31/17 per UCA 52-4-202, Resolution 17-07C appropriating funds in response to the fire at the City Public Works Facility

Commissioner Lisa Hartman moved that the Planning Commission determine that the Preliminary Subdivision is complete for the Dorma Subdivision, located at approximately 294 East 9400 South, subject to the six conditions in the staff report.

Nancy Day seconded the motion. The vote was as follows: Lisa Hartman, yes; Nancy Day, yes; Ron Mortimer, yes; Doug Haymore, yes; Cyndi Sharkey, yes; Joe Baker, yes; Jared Clayton, yes; The vote was unanimous in favor.

**4. Moore Townhomes Rezone, R-1-20(A) to PUD(10)
789 East 7800 South [High Point, Community #6] ZONE-03-17-5220**

Mr. David George, with A Better Quality Home, LC, is requesting to rezone approximately 3.68 acres from the R-1-20A “Single Family Residential District” to the PUD(10) “Planned Unit Development”. The subject property is located at 789 East 7800 South. The resulting application of zoning would allow for a PUD subdivision proposal of the property creating approximately 36 housing units. Mr. George has prepared a letter requesting the zone change.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-20A to PUD(10) based on the following findings:

1. That the proposed rezoning is consistent with the Sandy City General Plan.
2. That the proposed rezoning will have no unmitigated negative impacts on the surrounding properties or the area as a whole.

Mike Wilcox presented this item to the Planning Commission. He stated this came before the Planning Commission last fall and with City Council earlier this year. The applicant has revised the proposal with a less dense project. They are still proposing, with a concept plan, a townhome development on the property. We are here to discuss whether the zone is appropriate for this location. He also stated the property is adjacent to the Harmons Grocery Store to the west, an LDS Chapel to the north, as well as single family residential to the east.

Ken Olsen, A Better Quality Home, stated he was the representative for the developer at the Community Meeting. We had great conversation with the neighbors and feel really positive about the product and the density we are bring forward. As far as traffic, we had a traffic study before when we were at 18 to the acre. We have lowered that to 10 so we are in the 40% range lower. In the demographics we will have in this type of project, the traffic amount is on the low end of any type of development. It is comparable to a single family as far as the amount of traffic. He also stated at the Community Meeting we discussed with the Hinton’s (present at this

meeting) the proposal for the roof. They live on the east and with the design we are proposing to have which is the low profile roof, the townhomes would not be tall. We do not want to negatively affect the neighbors. The cost for the townhomes are in the range of \$300,000 - \$350,000 with an average of 2,400 square feet which fits the surrounding area.

Grant Lefgren, Keystone Construction, stated he is currently building a similar project in Riverton to what is being proposed. About parking, a traffic study has been conducted under the premise of 18 units to the acre. At peak volume, we were about 30 vehicles per hour. There have been some revisions from what was submitted in the packet. There will not be any parking on 7800 S. We made modifications to where all the units have two-car driveways to accommodate parking concerns. Even though we do have an alley loaded product, we felt if there is any way we can accommodate for the parking in the alley, which would be very beneficial on this project. We will be installing a fence on both the north and east of the property. The units on the north and east will have a privately fenced yard that would be maintained by the HOA.

Commissioner Cyndi Sharkey questioned the Community Meeting. She stated the community was told the townhomes would be two stories with a maximum height of 30 feet and there would be three to four townhomes per building. They have actually grown from four to seven rather than the three to four.

Grant Lefgren stated there have been some revisions that we have made with this product. We are trying to keep it at 10 units to the acre and trying to have an alley loaded product. We felt it would be more important for everyone to have sufficient parking than to have more buildings with the same number of units.

Commissioner Cyndi Sharkey stated the neighbors were also told the backyards would follow a standard 20-foot setback and the front yards would be 20 – 25 feet.

Grant Lefgren stated the front yards would be at the minimums but the back yards will be a bit over 22 – 25 feet.

Commissioner Cyndi Sharkey asked are there any parking stalls for visitors.

Grant Lefgren stated every unit would have a two-car garage with an additional two-car driveway.

Commissioner Jared Clayton stated we are too far along in the conversation. We should only be discussing rezoning.

Commissioner Cyndi Sharkey stated this pertains to the issue. It addresses the issue of the density, which is a problem we are looking to resolve.

Grant Lefgren stated feedback is helpful.

Commissioner Jared Clayton opened this item to the public.

Craig Henton, 825E. 7800 S., Sandy, stated the traffic on the corner of 7800 S. is horrible. He feels an R(8) zone would be better than an PUD(10).

Cyndi Henton, 825E. 7800 S., Sandy, stated her backyard faces the proposed property. She is very concerned about traffic. She thinks the density is too high.

Linda Scholl, 7829 S. Spruce Tree Ln, Sandy, stated she is concerned with the traffic. She asked if there were any plans to widen 7800 S. She also questioned the value of the townhomes.

John Gage, 813 Lyndy Drive, Sandy, is concerned about the traffic.

Commissioner Jared Clayton closed this item to public comment.

Commissioner Lisa Hartman stated the Planning Commission did not approve this proposal the last time. To her, it was less about the density and more about the roads being at failure rate. She asked what is the plan and when this plan will be implemented.

Ryan Kump stated to the resident's credit, there are traffic issues in this area. 700 E. is extremely busy during the peak hours and 7800 S. takes a hit because of this. UDOT runs their a.m. and p.m. flushes on 700 E. to move the north and south traffic because of the high volumes. That holds up the side streets, thus the failure levels of side streets coming out on 700 E. In addition to the signal itself, the signal sacrifices green time for east - west movement to maintain the high flow of capacity for the north - south movement on 700E. We are facing this issue citywide. This road (shown on the screen) is particularly problematic because of the unfinished frontage. Because the road narrows, with no sidewalk, curb, and gutter, we are unable to paint a three-lane section. We would have to bring the road down to two lanes. Anytime a car would have to turn left into any driveway, especially Harmons, there is not a turn lane to pull into. When a car turns left while traffic is backed from the other direction it locks everything. We are seeing this problem severely in this area. We really need a turn lane. That is what this project helps with. Whether it is an R-1-8- or a PUD (18), the requirement would be the same. The developers have to complete the frontage along their full property line and give the city the width we need so we can widen it out to three lanes by restriping. The city would need to finish the frontage through this (shown on the screen) one piece. That would be a huge relief to everyone and would greatly enhance traffic flow. Without the frontage road being completed, the city cannot work on the existing traffic problem.

Commissioner Lisa Hartman asked if the builder would be required to do this before any one inhabits the residence.

Ryan Kump stated before occupancy is given, the frontage would have to be improved.

Commissioner Nancy Day asked if the city would work with the developer in finishing their part when the city finishes theirs.

Ryan Kump stated this would be a city project and we would have to work with the private landowner.

Commissioner Nancy Day asked would the work be done simultaneously.

Ryan Kump stated he spoke to the Public Works Director, Mike Gladbach. He recognizes this issue and is committed to finding funds to put into this project, should development occur.

Commissioner Jared Clayton closed this item to public comment.

Commissioner Cyndi Sharkey stated she drove around the area. At 1:30 p.m. there was a steady stream of cars. 700 E. was not quite as bad as 7800 S. because of the traffic signals. She finds the builders argument to be compelling that this particular location is a good location for transitional houses. She finds that to be a good argument. She worries that approving a PUD (10) and 36 homes on 3.5 acres is at a tipping point of changing the character of this neighborhood. This would be very dense with the proposed development.

Commissioner Joe Baker stated Ryan's explanation of what needs to happen was very helpful. He also stated this development would improve the traffic pattern.

Commissioner Doug Haymore moved that the Planning Commission forward a positive recommendation to the City Council to rezone the subject property from the R-1-20A to PUD(10) based on the two findings in the staff report, with an additional finding that reads as follows: That the development would aid in the traffic flow and would give the Planning Commission the maximum flexibility in dealing with the density.

Commissioner Joe Baker asked if the amendment is a condition or finding.

Commissioner Doug Haymore stated a finding.

Nancy Day seconded the motion. The vote was as follows: Doug Haymore, yes; Nancy Day, yes; Ron Mortimer, yes; Cyndi Sharkey, no; Lisa Hartman, yes; Joe Baker, yes; Jared Clayton, yes. The vote was six to one in favor of the motion.

5. REQUEST HAS BEEN MADE TO BE TABLED
300 East Townhomes Rezone, R-1-8 to RM(12)
350 East 9000 South [Historic Sandy, Community #4] ZONE-03-17-5225

Preston Naylor, with NFM Real Estate, submitted a request to rezone approximately 1 acre from the R-1-8 "Single-Family Residential District" to the RM(12) "Residential Multi-Family

MOORE TOWNHOMES REZONE

ORDINANCE #17-17

AN ORDINANCE AMENDING AND FIXING THE BOUNDARIES OF A ZONE DISTRICT OF THE SANDY CITY ZONING ORDINANCE; TO WIT: REZONING APPROXIMATELY 3.68 ACRES FROM THE R-1-20A "SINGLE-FAMILY RESIDENTIAL DISTRICT" TO THE PUD(10) "PLANNED UNIT DEVELOPMENT", LOCATED AT APPROXIMATELY 789 EAST 7800 SOUTH; ALSO PROVIDING A SAVING CLAUSE AND AN EFFECTIVE DATE FOR THE ORDINANCE.

BE IT KNOWN AND REMEMBERED that the City Council of Sandy City, Utah, finds and determines as follows:

1. Pursuant to Sections 10-9a-501 through 10-9a-505 Utah Code Annotated 1953 as amended the City has authority to make and amend a zoning plan which divides the City into zoning districts and within those districts to regulate the erection, construction, reconstruction, alteration, and uses of buildings and structures and the uses of land.

2. A request has been made for a change of zoning on the below described property.

3. The Planning Commission held public hearings on April 20, 2017, which meeting was preceded by notice published in the Salt Lake Tribune on April 6, 2017, and by posting in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov> on March 31, 2017; and to review the request for rezoning and has made recommendations thereon to the City Council.

4. The City Council of Sandy City, Utah has held public hearings before its own body on May 16, 2017 which hearing was preceded by publication in the Salt Lake Tribune, on May 2, 2017, and by posting in Sandy City Hall, Sandy Parks & Recreation, the Salt Lake County Library-Sandy, the Sandy City Website - <http://www.sandy.utah.gov>, and the Utah Public Notice Website - <http://pmn.utah.gov> on April 27, 2017; and has taken into consideration citizen testimony, planning and demographic data, the desires of the owners of the property and the Planning Commission recommendation as part of the Council's deliberations.

5. The rezone of said parcel will be appropriate, it is in accordance with the General Plan, it will promote the health and general welfare of the City, it will be compatible with the best interests of the particular neighborhood involved and it will be sensitive to the needs of the City as a whole.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Sandy City, Utah, as follows:

Section 1. Amendment. The zoning ordinance, which sets forth the zone districts within

Sandy City which portion of the said zoning ordinance is established by a zoning map, is hereby amended as follows:

The property described in **EXHIBIT A**, which is attached hereto and by this reference made a part hereof, which property is located at approximately 789 East 7800 South, Sandy, Utah, and is currently zoned the R-1-20A "Single-Family Residential District", shall be zoned to the PUD(10) "Planned Unit Development" to allow a PUD residential subdivision proposal of the property, and the land use map is amended accordingly.

ZONING PRIOR TO EFFECTIVE DATE OF THIS ORDINANCE:

R-1-20(A) "Single-Family Residential District"

ZONING AFTER EFFECTIVE DATE OF THIS ORDINANCE:

PUD(10) "Planned Unit Development"

Section 2. Severable. If any part of this ordinance or the applications 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, provisions, subdivision, sentence or part of a section or application had not been included.

Section 3. Effective. This ordinance shall become effective upon publication of a summary thereof.

PASSED AND APPROVED this ____ day of _____, 2017.

Stephen P. Smith, Chairman
Sandy City Council

ATTEST:

City Recorder

PRESENTED to the Mayor of Sandy City for his approval this ____ day of _____, 2017.

APPROVED this _____ day of _____, 2017.

Thomas M. Dolan, Mayor

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2017.

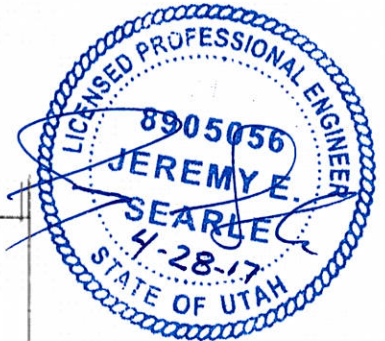
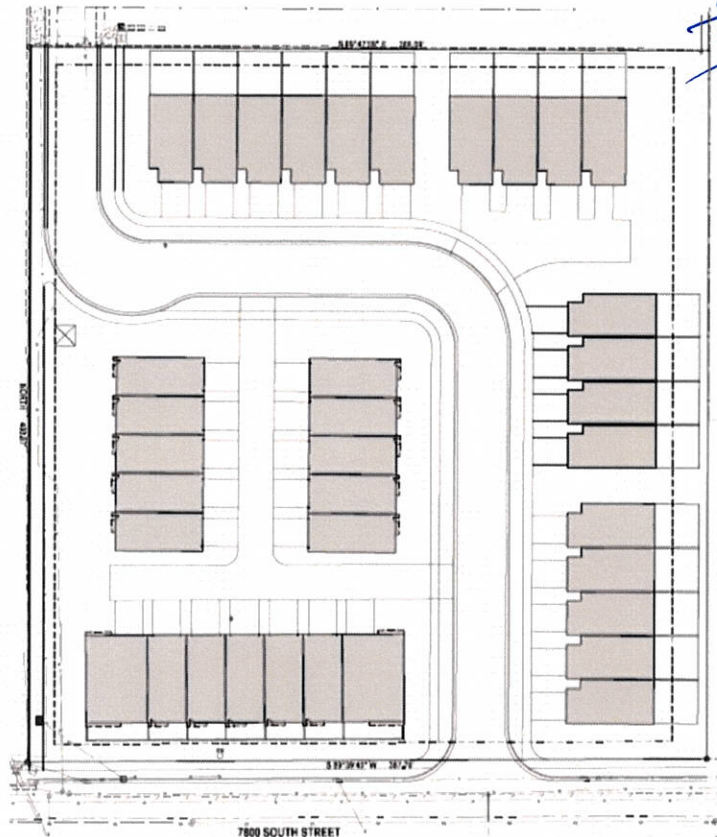
SUMMARY PUBLISHED this _____ day of _____, 2017.

EXHIBIT A
LEGAL DESCRIPTION

Rezoning – Moore Townhomes
ZONE-03-17-5220

All of PARCEL B, WILLIAM MOORE SUBDIVISION.

7800 South Townhomes Updated Traffic Impact Study



Sandy, Utah

April 2017

UT17-989

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed townhome development located in Sandy, Utah. The townhome project is located on the north side of 7800 South, at approximately 800 East.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways in the vicinity of the site.

TRAFFIC ANALYSIS

The following is an outline of the traffic analysis performed by Hales Engineering for the traffic conditions of this project.

Existing (2017) Background Conditions Analysis

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- Spruce Tree Lane / 7800 South
- Chad Street / Lyndy Drive
- Lyndy Drive / 700 East (SR-71)

The counts were performed on Tuesday, January 10, 2017. The morning peak hour was determined to be between 7:15 and 8:15 a.m. and the evening peak hour was determined to be between 5:00 and 6:00 p.m. The morning peak hour volumes were 23 percent lower than the evening peak hour volumes. Therefore, the evening peak hour volumes were used in the analysis to represent the worst-case conditions.

As shown in Table ES-1, all study intersections are currently operating at acceptable levels of service during the evening peak hour except the Lyndy Drive / 700 East (SR-71) intersection, which has constrained operations. No significant queueing was observed during the evening peak hour.

Project Conditions Analysis

The proposed land use for the development has been identified as follows:

- Townhomes 36 Units

The total trip generation for the development is as follows:

- Daily Trips: 266
- Morning Peak Hour Trips: 24
- Evening Peak Hour Trips: 28

Existing (2017) Plus Project Conditions Analysis

As shown in Table ES-1, all intersections are anticipated to operate at similar levels of service during the evening peak hour with project traffic added. No significant queueing is anticipated during the evening peak hour.

TABLE ES-1 Evening Peak Hour Sandy - 7800 South Townhomes TIS		
Intersection	Existing 2017 Background	Existing 2017 Plus Project
Description	LOS (Sec/Veh ¹)	LOS (Sec/Veh ¹)
Spruce Tree Lane & Townhome Access / 7800 South	C (17.7) / NB	B (13.3) / NB
Chad Street / Lyndy Drive	A (2.3) / NB	A (3.8) / NB
Lyndy Drive / 700 East (SR-71)	F (>50) / WB	F (>50) / WB
1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections.		
Source: Hales Engineering, April 2017		

RECOMMENDATIONS

Existing (2017) Background Conditions Analysis

Although the Lyndy Drive / 700 East (SR-71) intersection is currently operating under constrained conditions during the evening peak hour, this type of delay is expected for vehicles attempting to make a left-turn onto a busy arterial. There isn't enough traffic at this intersection to meet signal warrants, and the location does not meet signal spacing requirements. The only other available mitigation measure would be to limit movements at the intersection, however, UDOT has recently stated that it is the intent to keep this intersection as a full movement intersection.

It was also noted that there is an existing sight distance issue at the 90 degree bend on Chad Street at the church access. The southwest corner has a brick fence that prevents drivers from seeing around the bend, potentially causing crashes. It is recommended that the city place a stop sign on the northbound approach on Chad Street. This will force vehicles to stop and assess if it is clear to make a turn.

Existing (2017) Plus Project Conditions Analysis

As part of the project, the development team plans to widen 7800 South to match the existing cross section to the east and west of the property, as well as construct curb, gutter, and sidewalk. This widened cross section will allow 7800 South to be striped as a three lane roadway, with a center TWLTL, similar to the cross section of 7800 South west of 700 East (SR-71) and east of 1000 East. This will improve safety and operations by providing a center turn lane for left-turning vehicles. No additional mitigation measures are recommended.

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- All study intersections are currently operating at acceptable levels of service during the evening peak hour except the Lyndy Drive / 700 East (SR-71) intersection.
 - Although the Lyndy Drive / 700 East (SR-71) intersection is currently operating under constrained conditions during the evening peak hour, this type of delay is expected for vehicles attempting to make a left-turn onto a busy arterial. There isn't enough traffic at this intersection to meet signal warrants, and the location does not meet signal spacing requirements. The only other available mitigation measure would be to limit movements at the intersection, however, UDOT has recently stated that it is the intent to keep this intersection as a full movement intersection.
 - It was also noted that there is an existing sight distance issue at the 90 degree bend on Chad Street at the church access. The southwest corner has a brick fence that prevents drivers from seeing around the bend, potentially causing crashes. It is recommended that the city place a stop sign on the northbound approach on Chad Street.
- The development will consist of 36 residential townhomes and have an access to 7800 South directly across from Spruce Tree Lane, and a secondary access to the stub road for Chad Street.
 - Although it is likely that some traffic will use the new connection through the proposed development as a cut-through route, it is not anticipated that this will not draw very much traffic because of the circuitous route and out-of-direction travel.

- The average daily traffic on Chad Street is approximately 100 – 150 vehicles per day. It is estimated that as much as 80 trips per day from the proposed development may use the Chad Street connection. In addition, it is anticipated that some of the existing neighbors will also use the new connection to access 7800 South (as much as 60 – 100 trips per day). Therefore, the total increase in traffic to Chad Street is estimated at 140 – 180 trips per day. This is well within the capacity of a two lane roadway.
- All study intersections are anticipated to operate at similar levels of service during the evening peak hour with project traffic added. No significant queueing is anticipated during the evening peak hour.
- As part of the project, the development team plans to widen 7800 South to match the existing cross section to the east and west of the property, as well as construct curb, gutter, and sidewalk. This widened cross section will allow 7800 South to be striped as a three lane roadway, with a center TWLTL, similar to the cross section of 7800 South west of 700 East (SR-71) and east of 1000 East. This will improve safety and operations by providing a center turn lane for left-turning vehicles. No additional mitigation measures are recommended.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	i#
TRAFFIC ANALYSIS	i#
RECOMMENDATIONS	ii#
SUMMARY OF KEY FINDINGS/RECOMMENDATIONS	iii#
TABLE OF CONTENTS	v#
LIST OF TABLES	vi#
LIST OF FIGURES	vi#
I.# INTRODUCTION.....	1#
A.# Purpose	1#
B.# Scope	2#
C.# Analysis Methodology	2#
D.# Level of Service Standards	2#
II.# EXISTING (2017) BACKGROUND CONDITIONS.....	5#
A.# Purpose	5#
B.# Roadway System	5#
C.# Traffic Volumes	5#
D.# Level of Service Analysis	6#
E.# Queuing Analysis	8#
F.# Mitigation Measures	8#
III.# PROJECT CONDITIONS	9#
A.# Purpose	9#
B.# Project Description	9#
C.# Trip Generation	9#
D.# Trip Distribution and Assignment	10#
E.# Access	12#
IV.# EXISTING (2017) PLUS PROJECT CONDITIONS	13#
A.# Purpose	13#
B.# Traffic Volumes	13#
C.# Level of Service Analysis	13#
D.# Queuing Analysis	13#
E.# Mitigation Measures	13#

Appendix A: Turning Movement Counts
Appendix B: LOS Results
Appendix C: Project Site Plan
Appendix D: Queuing Results

LIST OF TABLES

Table 1 Level of Service Description	3#
Table 2 Background (2017) Evening Peak Hour Level of Service.....	6#
Table 3 Trip Generation	10#
Table 4 Existing (2017) Plus Project Evening Peak Hour Level of Service	15#

LIST OF FIGURES

Figure 1 Vicinity Map Showing the Project Location in Sandy, Utah	1#
Figure 2 LOS Letter Designation	4#
Figure 3 Existing (2017) Background Evening Peak Hour Traffic Volumes	7#
Figure 4 Trip Assignment for the Evening Peak Hour	11#
Figure 5 Existing (2017) Plus Project Evening Peak Hour Traffic Volumes	14#

I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed townhome development located in Sandy, Utah. The townhome project is located on the north side of 7800 South, at approximately 800 East. Figure 1 shows a vicinity map of the proposed development.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways in the vicinity of the site.

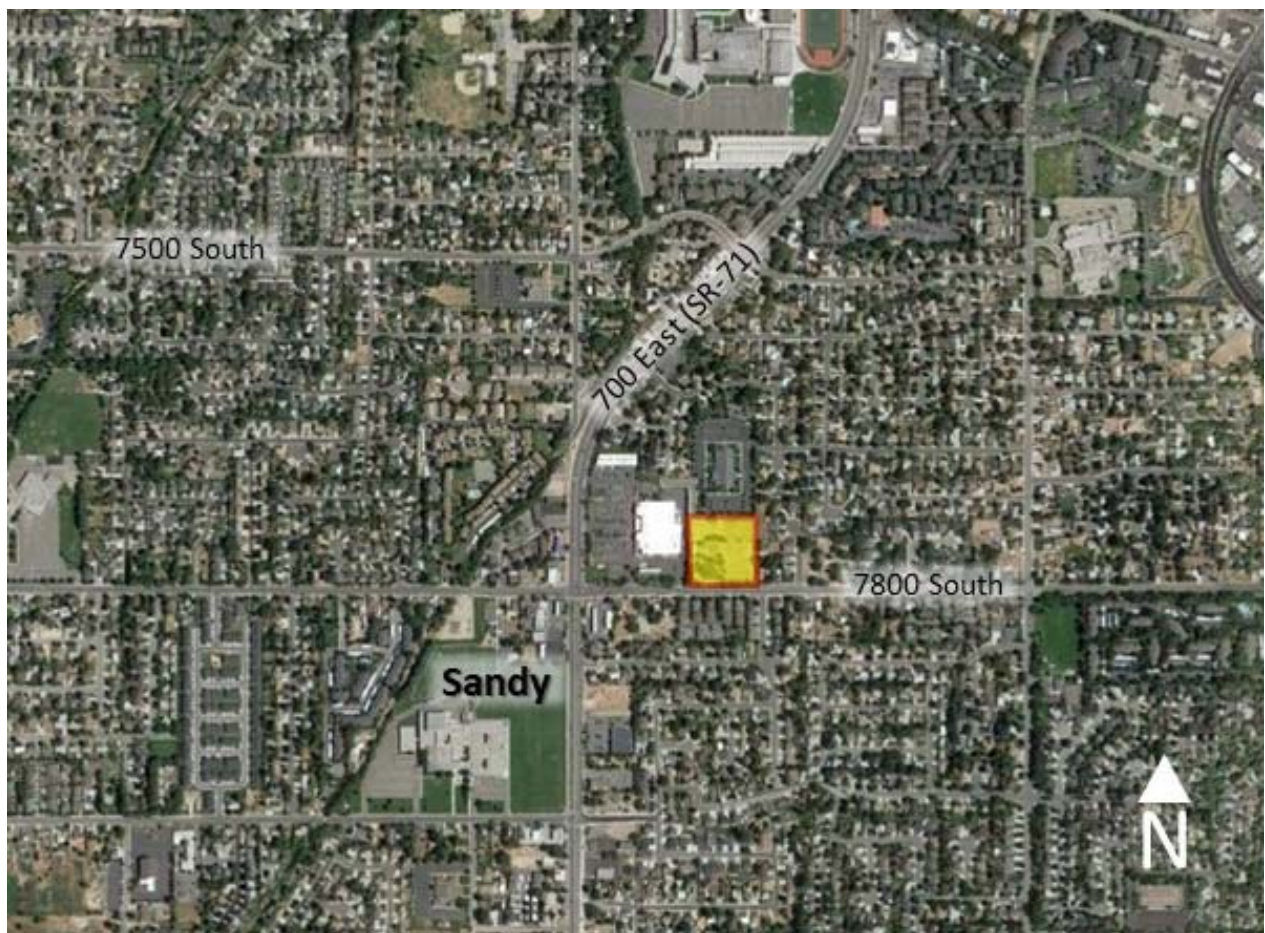


Figure 1 Vicinity Map Showing the Project Location in Sandy, Utah

B. Scope

The study area was defined based on conversations with the development team and city staff. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Spruce Tree Lane / 7800 South
- Chad Street / Lyndy Drive
- Lyndy Drive / 700 East (SR-71)

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections. Figure 2 provides a visual representation of each LOS letter designation.

The Highway Capacity Manual 2010 (HCM 2010) methodology was used in this study to remain consistent with “state-of-the-practice” professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized and all-way stop intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections LOS is reported based on the worst approach.

D. Level of Service Standards

For the purposes of this study, a minimum overall intersection performance for each of the study intersections was set at LOS D. However, if LOS E or F conditions exist, an explanation and/or mitigation measures will be presented. An LOS D threshold is consistent with “state-of-the-practice” traffic engineering principles for urbanized areas.

Table 1 Level of Service Description

Level of Service	Description of Traffic Conditions	Average Delay (seconds/vehicle)
Signalized Intersections		Overall Intersection
A	Extremely favorable progression and a very low level of control delay. Individual users are virtually unaffected by others in the traffic stream.	$0 \leq 10.0$
B	Good progression and a low level of control delay. The presence of other users in the traffic stream becomes noticeable.	$> 10.0 \text{ and } \leq 20.0$
C	Fair progression and a moderate level of control delay. The operation of individual users becomes somewhat affected by interactions with others in the traffic stream.	$> 20.0 \text{ and } \leq 35.0$
D	Marginal progression with relatively high levels of control delay. Operating conditions are noticeably more constrained.	$> 35.0 \text{ and } \leq 55.0$
E	Poor progression with unacceptably high levels of control delay. Operating conditions are at or near capacity.	$> 55.0 \text{ and } \leq 80.0$
F	Unacceptable progression with forced or breakdown operating conditions.	> 80.0
Unsignalized Intersections		Worst Approach
A	Free Flow / Insignificant Delay	$0 \leq 10.0$
B	Stable Operations / Minimum Delays	$> 10.0 \text{ and } \leq 15.0$
C	Stable Operations / Acceptable Delays	$> 15.0 \text{ and } \leq 25.0$
D	Approaching Unstable Flows / Tolerable Delays	$> 25.0 \text{ and } \leq 35.0$
E	Unstable Operations / Significant Delays Can Occur	$> 35.0 \text{ and } \leq 50.0$
F	Forced Flows / Unpredictable Flows / Excessive Delays Occur	> 50.0

Source: Hales Engineering Descriptions, based on Highway Capacity Manual, 2010 Methodology (Transportation Research Board, 2010)

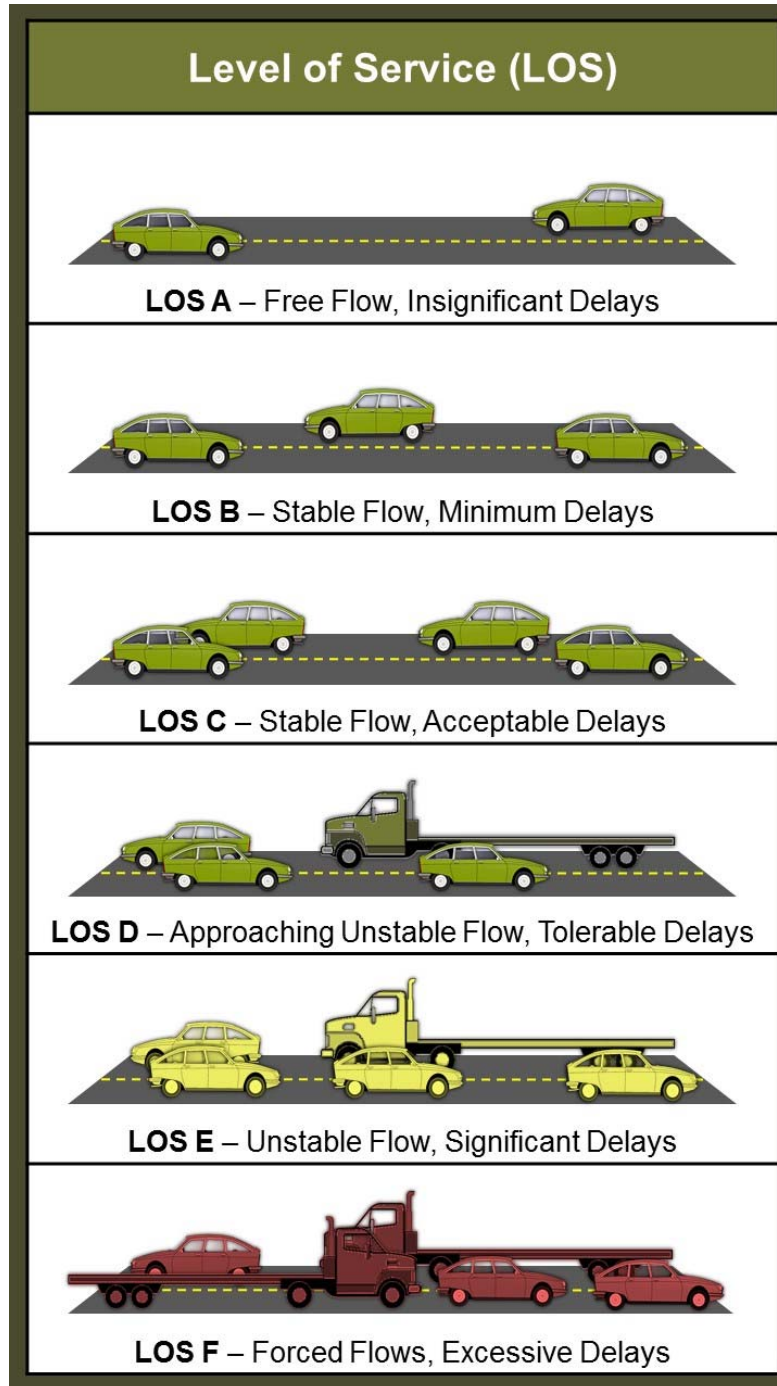


Figure 2 LOS Letter Designation

II. EXISTING (2017) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified and potential mitigation measures recommended. This analysis will provide a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

7800 South – is classified by Sandy City as a minor collector. The roadway has one through lane in each direction adjacent to the site. The posted speed limit is 35 mph in the study area.

700 East (SR-71) – is classified by UDOT as a Regional Priority – Urban Importance, Access Category 5 roadway. An access category 5 roadway has minimum signal spacing of 2,640 feet, minimum street spacing of 660 feet, and minimum access spacing of 350 feet. Adjacent to the site, 700 East (SR-71) has two through lanes in each direction, and a center two-way left-turn lane (TWLTL). The posted speed limit on 700 East (SR-71) is 40 mph.

UDOT is currently evaluating a raised median project on 700 East (SR-71) that would include constructing raised medians along a major portion of the roadway through this area. However, the final design has not yet been determined. At this point, Lyndy Drive is planned to remain a full access intersection. Therefore, this study assumed that no changes are made to the Lyndy Drive / 700 East (SR-71) intersection.

C. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- Spruce Tree Lane / 7800 South
- Chad Street / Lyndy Drive
- Lyndy Drive / 700 East (SR-71)

The counts were performed on Tuesday, January 10, 2017. The morning peak hour was determined to be between 7:15 and 8:15 a.m. and the evening peak hour was determined to be between 5:00 and 6:00 p.m. The morning peak hour volumes were 23 percent lower than the

evening peak hour volumes. Therefore, the evening peak hour volumes were used in the analysis to represent the worst-case conditions. Detailed count data are included in Appendix A.

Figure 3 shows the existing evening peak hour volume as well as intersection geometry at the study intersections.

D. Level of Service Analysis

Using Synchro/SimTraffic, which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the evening peak hour LOS was computed for each study intersection. The results of this analysis are reported in Table 2 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2017) conditions. As shown in Table 2, all study intersections are currently operating at acceptable levels of service during the evening peak hour except the Lyndy Drive / 700 East (SR-71) intersection.

Table 2 Background (2017) Evening Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach ^{1,3}	Aver. Delay (Sec/Veh) ¹	LOS ¹	Aver. Delay (Sec/Veh) ²	LOS ²
Spruce Tree Lane / 7800 South	NB Stop	NB	17.7	C	-	-
Chad Street / Lyndy Drive	NB Yield	NB	2.3	A	-	-
Lyndy Drive / 700 East (SR-71)	WB Stop	WB	> 50	F	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.

2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.

3. SB = Southbound approach, etc.

Source: Hales Engineering, January 2017



E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. The queue reports can be found in Appendix D. No significant queueing was observed during the evening peak hour.

F. Mitigation Measures

Although the Lyndy Drive / 700 East (SR-71) intersection is currently operating under constrained conditions during the evening peak hour, this type of delay is expected for vehicles attempting to make a left-turn onto a busy arterial. There isn't enough traffic at this intersection to meet signal warrants, and the location does not meet signal spacing requirements. The only other available mitigation measure would be to limit movements at the intersection, however, UDOT has recently stated that it is the intent to keep this intersection as a full movement intersection.

It was also noted that there is an existing sight distance issue at the 90 degree bend on Chad Street at the church access. The southwest corner has a brick fence that prevents drivers from seeing around the bend, potentially causing crashes. It is recommended that the city place a stop sign on the northbound approach on Chad Street. This will force vehicles to stop and assess if it is clear to make a turn.

III. PROJECT CONDITIONS

A. Purpose

The project conditions analysis explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in the Introduction.

B. Project Description

This study addresses the traffic impacts associated with the proposed townhome development located in Sandy, Utah. The townhome project is located on the north side of 7800 South, at approximately 800 East. The development will consist of 36 residential townhomes. A concept plan for the proposed developments has been included in Appendix C.

The proposed land use for the development has been identified as follows:

- Townhomes 36 Units

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation (9th Edition, 2012). Trip Generation for the proposed project is included in Table 3.

The total trip generation for the development is as follows:

- Daily Trips: 266
- Morning Peak Hour Trips: 24
- Evening Peak Hour Trips: 28

Table 3
Sandy - 7800 South Townhomes
Trip Generation

Weekday Daily	Number of	Unit	Trip	%	%	Trips	Trips	Total Daily
Land Use ¹	Units	Type	Generation	Entering	Exiting	Entering	Exiting	Trips
Residential Condominium/Townhouse (230)	36	Dwelling Units	266	50%	50%	133	133	266
Project Total Daily Trips						133	133	266
A.M. Peak Hour	Number of	Unit	Trip	%	%	Trips	Trips	Total a.m.
Land Use ¹	Units	Type	Generation	Entering	Exiting	Entering	Exiting	Trips
Residential Condominium/Townhouse (230)	36	Dwelling Units	24	17%	83%	4	20	24
Project Total a.m. Peak Hour Trips						4	20	24
P.M. Peak Hour	Number of	Unit	Trip	%	%	Trips	Trips	Total p.m.
Land Use ¹	Units	Type	Generation	Entering	Exiting	Entering	Exiting	Trips
Residential Condominium/Townhouse (230)	36	Dwelling Units	28	67%	33%	19	9	28
Project Total p.m. Peak Hour Trips						19	9	28

1. Land Use Code from the Institute of Transportation Engineers Trip Generation Manual (9th Edition - 2012)

SOURCE: Hales Engineering, 2017

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially in close proximity to the site. The resulting distribution of project generated trips during the evening peak hour is as follows:

To/From Project:

- 35% North via 700 East (SR-71)
- 30% South via 700 East (SR-71)
- 15% West via 7800 South
- 20% East via 7800 South

These trip distribution assumptions were used to assign the evening peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 4.



E. Access

The proposed access for the site will be gained at the following locations (see also concept plan in Appendix C):

7800 South:

- Access 1 will be located directly across from Spruce Tree Lane, forming a 4-leg intersection. The access will be stop-controlled. The proposed access is located approximately 150 feet west of Ponderosa Way.

Chad Street:

- The second access to the site will be gained from the Chad Street stub road on the northwest corner of the property. This access will connect through the project to Access 1. Vehicles using this access can travel north on Chad Street to Lyndy Drive, and access 700 East (SR-71)
 - Although it is likely that some traffic will use the new connection through the proposed development as a cut-through route, it is not anticipated that this will draw very much traffic because of the circuitous route and out-of-direction travel.
 - The average daily traffic on Chad Street is approximately 100 – 150 vehicles per day. It is estimated that as much as 80 trips per day from the proposed development may use the Chad Street connection. In addition, it is anticipated that some of the existing neighbors will also use the new connection to access 7800 South (as much as 60 – 100 trips per day). Therefore, the total increase in traffic to Chad Street is estimated at 140 – 180 trips per day. This is well within the capacity of a two lane roadway.

IV. EXISTING (2017) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2017) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Project trips were assigned to the study intersections based on the trip distribution percentages discussed in Chapter III and permitted intersection turning movements. The existing (2017) plus project evening peak hour volumes were generated for the study intersections and are shown in Figure 5.

C. Level of Service Analysis

Using Synchro/SimTraffic, which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the evening peak hour LOS was computed for each study intersection. The results of this analysis are reported in Table 4 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. As shown in Table 4, all intersections are anticipated to operate at similar levels of service during the evening peak hour with project traffic added.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. The queue reports can be found in Appendix D. No significant queuing is anticipated during the evening peak hour.

E. Mitigation Measures

As part of the project, the development team plans to widen 7800 South to match the existing cross section to the east and west of the property, as well as construct curb, gutter, and sidewalk. This widened cross section will allow 7800 South to be striped as a three lane roadway, with a center TWLTL, similar to the cross section of 7800 South west of 700 East (SR-71) and east of 1000 East. This will improve safety and operations by providing a center turn lane for left-turning vehicles. No additional mitigation measures are recommended.



Table 4 Existing (2017) Plus Project Evening Peak Hour Level of Service

Intersection		Worst Approach			Overall Intersection	
Description	Control	Approach ^{1,3}	Aver. Delay (Sec/Veh) ¹	LOS ¹	Aver. Delay (Sec/Veh) ²	LOS ²
Spruce Tree Lane / 7800 South	NB Stop	NB	13.3	B	-	-
Chad Street / Lyndy Drive	NB Yield	NB	3.8	A	-	-
Lyndy Drive / 700 East (SR-71)	WB Stop	WB	> 50	F	-	-

1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.
 2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.
 3. SB = Southbound approach, etc.

Source: Hales Engineering, January 2017

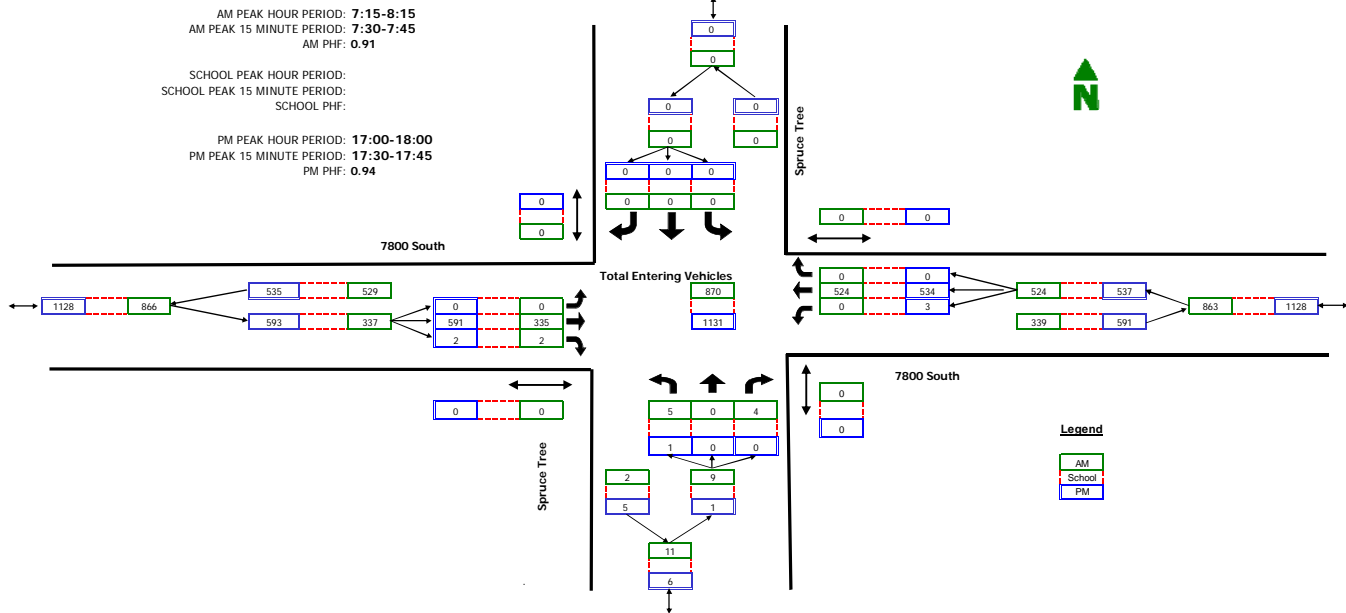
APPENDIX A

Turning Movement Counts

Intersection Turning Movement Summary

Intersection: Spruce Tree / 7800 South
North/South: Spruce Tree
East/West: 7800 South
Jurisdiction: Sandy
Project Title: Sandy 7800 South Townhomes TIS
Project No: UT17-989
Weather: Overcast

Date: 1-10-17, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

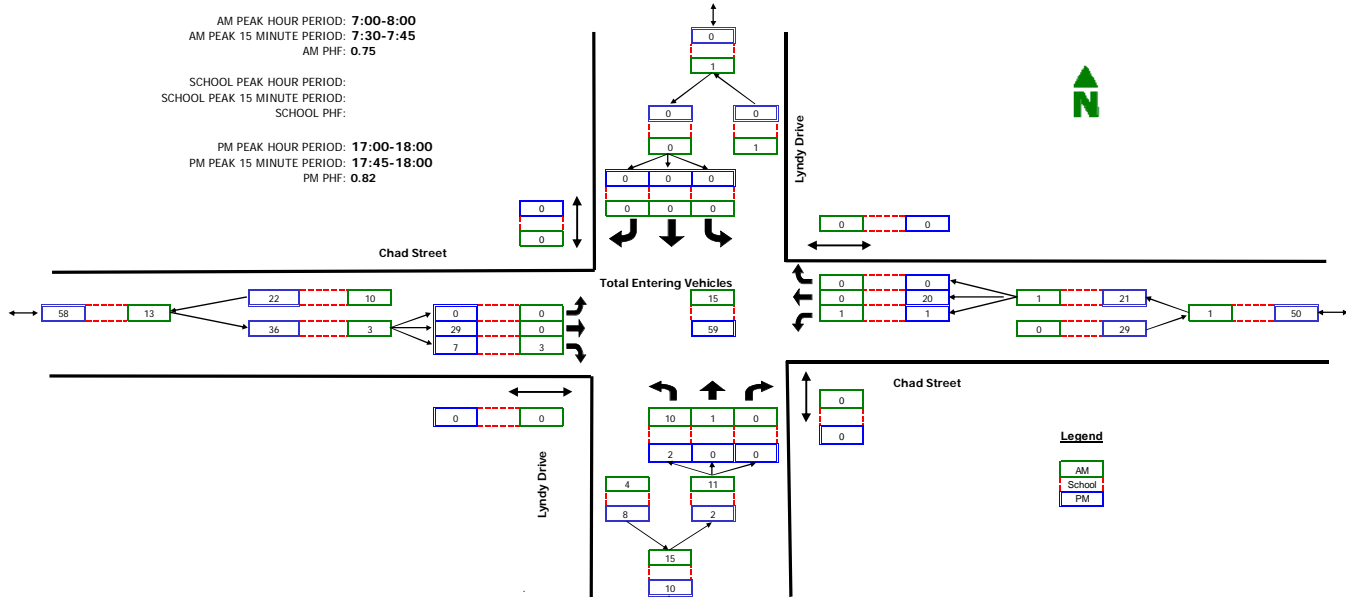


RAW COUNT SUMMARIES	Spruce Tree Northbound				Spruce Tree Southbound				7800 South Eastbound				7800 South Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00-7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15-7:30	2	0	1	0	0	0	0	0	0	59	0	0	0	123	0	0	185
7:30-7:45	1	0	2	0	0	0	0	0	0	74	2	0	0	160	0	0	239
7:45-8:00	2	0	1	0	0	0	0	0	0	97	0	0	0	131	0	0	231
8:00-8:15	0	0	0	0	0	0	0	0	0	105	0	0	0	110	0	0	215
8:15-8:30	0	0	2	0	0	0	0	0	0	90	0	0	0	79	0	0	171
8:30-8:45	0	0	1	0	0	0	0	0	0	85	0	0	0	90	0	0	176
8:45-9:00	0	0	1	0	0	0	0	0	0	82	0	0	1	84	0	0	168
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00-9:15	1	0	0	0	0	0	0	0	0	76	0	0	0	72	0	0	149
9:15-9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30-9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45-10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00-10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15-10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30-10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45-11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00-11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15-11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30-11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45-12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00-12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15-12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30-12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45-13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00-13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15-13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30-13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45-14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00-14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15-14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30-14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45-15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00-15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15-15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30-15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45-16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00-16:15	0	0	0	0	0	0	0	0	0	125	1	0	0	121	0	0	247
16:15-16:30	1	0	1	0	0	0	0	0	0	125	1	0	0	136	0	0	264
16:30-16:45	1	0	0	0	0	0	0	0	0	124	2	0	0	122	0	0	249
16:45-17:00	0	0	1	0	0	0	0	0	0	120	2	0	0	130	0	0	253
17:00-17:15	0	0	0	0	0	0	0	0	0	139	1	0	0	140	0	0	280
17:15-17:30	0	0	0	0	0	0	0	0	0	146	1	0	1	129	0	0	277
17:30-17:45	0	0	0	0	0	0	0	0	0	165	0	0	2	135	0	0	302
17:45-18:00	1	0	0	0	0	0	0	0	0	141	0	0	0	130	0	0	272

Intersection Turning Movement Summary

Intersection: Lyndy Drive / Chad Street
North/South: Lyndy Drive
East/West: Chad Street
Jurisdiction: Sandy
Project Title: Sandy 7800 South Townhomes TIS
Project No: UT17-989
Weather: Overcast

Date: 1-10-17, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

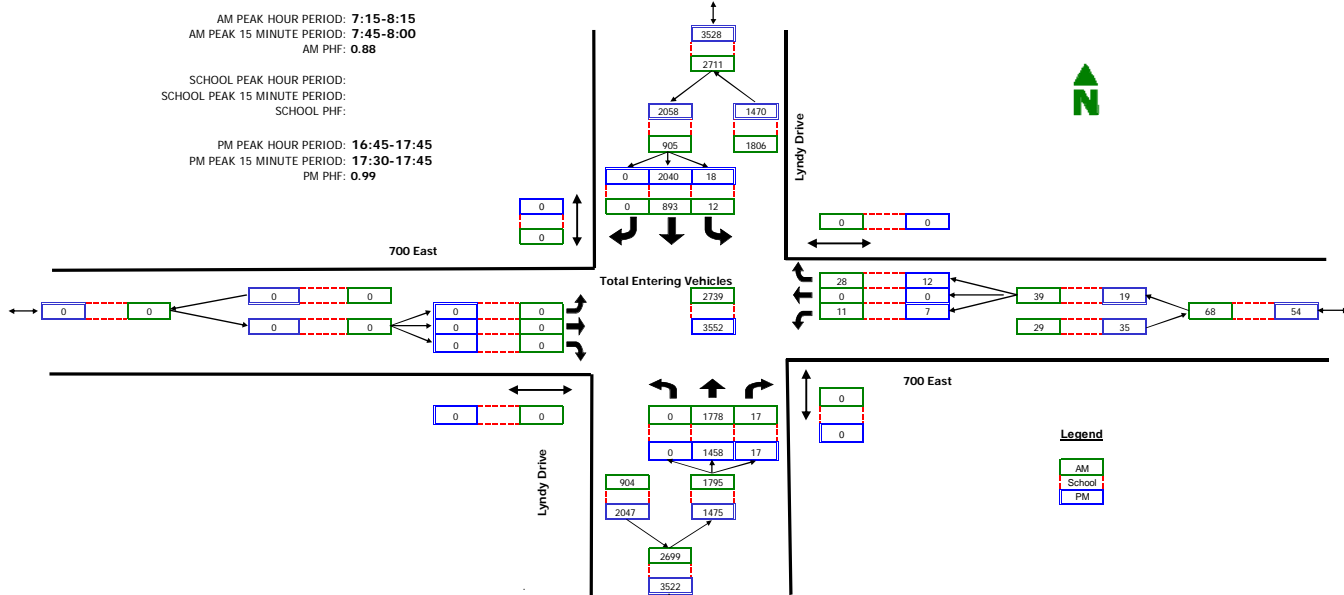


RAW COUNT SUMMARIES	Lyndy Drive Northbound				Lyndy Drive Southbound				Chad Street Eastbound				Chad Street Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00-7:15	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
7:15-7:30	2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
7:30-7:45	3	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	5
7:45-8:00	3	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	4
8:00-8:15	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:15-8:30	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
8:30-8:45	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2
8:45-9:00	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	3
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00-9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15-9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30-9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45-10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00-10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15-10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30-10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45-11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00-11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15-11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30-11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45-12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00-12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15-12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30-12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45-13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00-13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15-13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30-13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45-14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00-14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15-14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30-14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45-15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00-15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15-15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30-15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45-16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00-16:15	0	0	0	0	0	0	0	0	0	7	1	0	0	2	0	0	10
16:15-16:30	1	0	0	0	0	0	0	0	0	5	1	0	0	1	0	0	8
16:30-16:45	2	0	0	0	0	0	0	0	0	8	2	0	0	1	0	0	13
16:45-17:00	1	0	0	0	0	0	0	0	0	8	3	0	0	3	0	0	15
17:00-17:15	0	0	0	0	0	0	0	0	0	9	1	0	0	3	0	0	13
17:15-17:30	0	0	0	0	0	0	0	0	0	5	1	0	0	7	0	0	13
17:30-17:45	2	0	0	0	0	0	0	0	0	8	2	0	1	2	0	0	15
17:45-18:00	0	0	0	0	0	0	0	0	0	7	3	0	0	8	0	0	18

Intersection Turning Movement Summary

Intersection: Lyndy Drive / 700 East
North/South: Lyndy Drive
East/West: 700 East
Jurisdiction: Sandy
Project Title: Sandy 7800 South Townhomes TIS
Project No: UT17-989
Weather: Overcast

Date: 1-10-17, Tue
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0



RAW COUNT SUMMARIES	Lyndy Drive Northbound				Lyndy Drive Southbound				700 East Eastbound				700 East Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
7:00-7:15	0	296	0	0	1	142	0	0	0	0	0	0	0	0	7	0	446
7:15-7:30	0	404	1	0	0	187	0	0	0	0	0	0	2	0	6	0	600
7:30-7:45	0	474	8	0	6	238	0	0	0	0	0	0	6	0	10	0	742
7:45-8:00	0	499	6	0	4	263	0	0	0	0	0	0	2	0	7	0	781
8:00-8:15	0	401	2	0	2	205	0	0	0	0	0	0	1	0	5	0	616
8:15-8:30	0	353	2	0	5	174	0	0	0	0	0	0	4	0	10	0	548
8:30-8:45	0	342	3	0	2	182	0	0	0	0	0	0	1	0	3	0	533
8:45-9:00	0	288	1	0	1	178	0	0	0	0	0	0	2	0	8	0	478
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00-9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15-9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30-9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45-10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00-10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15-10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30-10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45-11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00-11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15-11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30-11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45-12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00-12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15-12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30-12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45-13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00-13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15-13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30-13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45-14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00-14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15-14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30-14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45-15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00-15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15-15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30-15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45-16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
16:00-16:15	0	323	6	0	4	414	0	0	0	0	0	0	0	0	2	0	749
16:15-16:30	0	299	3	0	3	424	0	0	0	0	0	0	0	0	1	0	730
16:30-16:45	0	311	1	0	12	465	0	0	0	0	0	0	0	0	3	0	792
16:45-17:00	0	330	5	0	4	544	0	0	0	0	0	0	1	0	2	0	886
17:00-17:15	0	360	6	0	6	507	0	0	0	0	0	0	0	0	3	0	882
17:15-17:30	0	391	2	0	3	488	0	0	0	0	0	0	1	0	6	0	891
17:30-17:45	0	377	4	0	5	501	0	0	0	0	0	0	5	0	1	0	893
17:45-18:00	0	345	11	0	3	505	0	0	0	0	0	0	1	0	7	0	872

APPENDIX B

LOS Results

SimTraffic LOS Report

Project: Sandy - 7800 South Towhomes TIS
Analysis Period: Existing (2017) Background
Time Period: p.m. Peak Hour

Project #: UT17-989

Intersection: Spruce Tree Lane & 7800 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	1	100	17.7	C
	Subtotal	1	1	100	17.7	C
EB	T	591	572	97	2.0	A
	R	2	2	100	1.6	A
	Subtotal	593	574	97	2.0	A
WB	L	3	2	67	5.1	A
	T	534	535	100	1.4	A
	Subtotal	537	537	100	1.4	A
Total		1,131	1,112	98	1.7	A

Intersection: Chad Street & Lyndy Drive
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	2	2	100	2.3	A
	Subtotal	2	2	100	2.3	A
WB	L	1	1	100	0.2	A
	R	20	20	99	0.1	A
	Subtotal	21	21	100	0.1	A
SE	L	29	29	101	0.4	A
	T	1	1	133	0.4	A
	R	7	9	129	0.4	A
	Subtotal	37	39	105	0.4	A
Total		60	62	104	0.4	A

SimTraffic LOS Report

Project: Sandy - 7800 South Towhomes TIS
Analysis Period: Existing (2017) Background
Time Period: p.m. Peak Hour

Project #: UT17-989

Intersection: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	8	7	85	226.4	F
	R	14	15	105	12.3	B
	Subtotal	22	22	100	80.4	F
NE	T	1,484	1,464	99	4.9	A
	R	18	21	115	4.8	A
	Subtotal	1,502	1,485	99	4.9	A
SW	L	18	18	99	16.3	C
	T	2,040	2,040	100	1.7	A
	Subtotal	2,058	2,058	100	1.8	A
Total		3,583	3,565	100	3.7	A

Intersection:
Type:

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
Total						

1: Spruce Tree Lane & 7800 South Performance by movement Interval #1 4:30

Movement	EBT	EBR	WBL	WBT	NBL	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0			0.4		0.2
Total Delay (hr)	0.1	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	1.9			1.1		1.6
Vehicles Entered	141	0	0	128	0	269
Vehicles Exited	143	0	0	129	0	272
Hourly Exit Rate	572	0	0	516	0	1088
Input Volume	578	2	3	523	1	1107
% of Volume	99	0	0	99	0	98

1: Spruce Tree Lane & 7800 South Performance by movement Interval #2 4:45

Movement	EBT	EBR	WBL	WBT	NBL	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0			0.4		0.2
Total Delay (hr)	0.1	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	2.0			1.2		1.6
Vehicles Entered	139	0	0	138	0	277
Vehicles Exited	136	0	0	138	0	274
Hourly Exit Rate	544	0	0	552	0	1096
Input Volume	578	2	3	523	1	1107
% of Volume	94	0	0	106	0	99

1: Spruce Tree Lane & 7800 South Performance by movement Interval #3 5:00

Movement	EBT	EBR	WBL	WBT	NBL	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.4	0.4		0.2
Total Delay (hr)	0.1	0.0	0.0	0.1	0.0	0.1
Total Del/Veh (s)	1.9	1.2	4.2	1.3		1.7
Vehicles Entered	149	1	1	139	0	290
Vehicles Exited	152	1	1	137	0	291
Hourly Exit Rate	608	4	4	548	0	1164
Input Volume	629	2	3	568	1	1203
% of Volume	97	200	133	96	0	97

1: Spruce Tree Lane & 7800 South Performance by movement Interval #4 5:15

Movement	EBT	EBR	WBL	WBT	NBL	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0			0.4		0.2
Total Delay (hr)	0.1	0.0	0.0	0.1	0.0	0.1
Total Del/Veh (s)	2.0			1.7		1.9
Vehicles Entered	142	0	0	129	0	271
Vehicles Exited	141	0	0	131	0	272
Hourly Exit Rate	564	0	0	524	0	1088
Input Volume	578	2	3	523	1	1107
% of Volume	98	0	0	100	0	98

1: Spruce Tree Lane & 7800 South Performance by movement Entire Run

Movement	EBT	EBR	WBL	WBT	NBL	All
Denied Delay (hr)	0.0	0.0	0.0	0.1	0.0	0.1
Denied Del/Veh (s)	0.0	0.0	0.6	0.4	0.1	0.2
Total Delay (hr)	0.3	0.0	0.0	0.2	0.0	0.5
Total Del/Veh (s)	2.0	1.6	5.1	1.4	17.7	1.7
Vehicles Entered	571	2	2	534	1	1110
Vehicles Exited	572	2	2	535	1	1112
Hourly Exit Rate	572	2	2	535	1	1112
Input Volume	591	2	3	534	1	1131
% of Volume	97	100	67	100	100	98

2: Chad Street & Lyndy Drive Performance by movement Interval #1 4:30

Movement	WBL	WBR	NBL	SEL	SET	SER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)		0.1	0.0	0.0		0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)		0.0	0.8	0.5		0.6	0.4
Vehicles Entered	0	5	1	8	0	3	17
Vehicles Exited	0	5	1	8	0	3	17
Hourly Exit Rate	0	20	4	32	0	12	68
Input Volume	1	20	2	28	1	7	59
% of Volume	0	100	200	114	0	171	115

2: Chad Street & Lyndy Drive Performance by movement Interval #2 4:45

Movement	WBL	WBR	NBL	SEL	SET	SER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)		0.1		0.0		0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)		0.0		0.3		0.3	0.2
Vehicles Entered	0	5	0	7	0	2	14
Vehicles Exited	0	5	0	8	0	2	15
Hourly Exit Rate	0	20	0	32	0	8	60
Input Volume	1	20	2	28	1	7	59
% of Volume	0	100	0	114	0	114	102

2: Chad Street & Lyndy Drive Performance by movement Interval #3 5:00

Movement	WBL	WBR	NBL	SEL	SER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)		0.1		0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)		0.1		0.3	0.3	0.4
Vehicles Entered	0	5	0	8	2	15
Vehicles Exited	0	5	0	8	2	15
Hourly Exit Rate	0	20	0	32	8	60
Input Volume	1	21	2	31	7	62
% of Volume	0	95	0	103	114	97

2: Chad Street & Lyndy Drive Performance by movement Interval #4 5:15

Movement	WBL	WBR	NBL	SEL	SET	SER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)		0.2	0.0	0.0		0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)		0.1	1.6	0.5		0.2	0.4
Vehicles Entered	0	4	1	6	0	2	13
Vehicles Exited	0	5	1	6	0	2	14
Hourly Exit Rate	0	20	4	24	0	8	56
Input Volume	1	20	2	28	1	7	59
% of Volume	0	100	200	86	0	114	95

2: Chad Street & Lyndy Drive Performance by movement Entire Run

Movement	WBL	WBR	NBL	SEL	SET	SER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	0.2	0.1	2.3	0.4	0.4	0.4	0.4
Vehicles Entered	1	20	2	29	1	9	62
Vehicles Exited	1	20	2	29	1	9	62
Hourly Exit Rate	1	20	2	29	1	9	62
Input Volume	1	20	2	29	1	7	60
% of Volume	100	99	100	101	133	129	104

3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive Performance by movement Interval #1 4:30

Movement	NWL	NWR	NET	NER	SWL	SWT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.1	0.1
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	2.1	0.6	0.4
Total Delay (hr)	0.1	0.0	0.5	0.0	0.0	0.1	0.8
Total Del/Veh (s)	153.2	9.9	4.8	5.1	18.4	0.8	3.1
Vehicles Entered	2	4	364	5	6	504	885
Vehicles Exited	2	4	362	6	6	504	884
Hourly Exit Rate	8	16	1448	24	24	2016	3536
Input Volume	8	14	1452	18	18	1997	3507
% of Volume	100	114	100	133	133	101	101

3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive Performance by movement Interval #2 4:45

Movement	NWL	NWR	NET	NER	SWL	SWT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.1	0.1
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	2.2	0.6	0.3
Total Delay (hr)	0.1	0.0	0.4	0.0	0.0	0.1	0.7
Total Del/Veh (s)	196.2	10.6	4.4	3.4	15.7	0.7	2.8
Vehicles Entered	1	4	352	5	4	501	867
Vehicles Exited	1	4	354	5	4	501	869
Hourly Exit Rate	4	16	1416	20	16	2004	3476
Input Volume	8	14	1452	18	18	1997	3507
% of Volume	50	114	98	111	89	100	99

3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive Performance by movement Interval #3 5:00

Movement	NWL	NWR	NET	NER	SWL	SWT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.1	0.1
Denied Del/Veh (s)	0.0	0.2	0.0	0.0	1.9	0.8	0.5
Total Delay (hr)	0.1	0.0	0.6	0.0	0.0	0.3	1.0
Total Del/Veh (s)	139.9	15.3	5.4	5.4	11.5	1.7	3.6
Vehicles Entered	2	4	396	6	4	542	954
Vehicles Exited	2	4	390	6	4	538	944
Hourly Exit Rate	8	16	1560	24	16	2152	3776
Input Volume	9	15	1578	19	19	2170	3810
% of Volume	89	107	99	126	84	99	99

3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive Performance by movement Interval #4 5:15

Movement	NWL	NWR	NET	NER	SWL	SWT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.2	0.2
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	2.7	1.5	0.9
Total Delay (hr)	0.2	0.0	0.5	0.0	0.0	0.5	1.2
Total Del/Veh (s)	226.3	10.3	4.5	4.3	18.5	3.5	4.8
Vehicles Entered	2	3	354	5	4	493	861
Vehicles Exited	2	4	358	4	4	497	869
Hourly Exit Rate	8	16	1432	16	16	1988	3476
Input Volume	8	14	1452	18	18	1997	3507
% of Volume	100	114	99	89	89	100	99

3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive Performance by movement Entire Run

Movement	NWL	NWR	NET	NER	SWL	SWT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.5	0.5
Denied Del/Veh (s)	0.0	0.1	0.0	0.0	2.2	0.9	0.5
Total Delay (hr)	0.5	0.1	2.0	0.0	0.1	1.0	3.6
Total Del/Veh (s)	226.4	12.3	4.9	4.8	16.3	1.7	3.7
Vehicles Entered	7	15	1466	21	18	2040	3567
Vehicles Exited	7	15	1464	21	18	2040	3565
Hourly Exit Rate	7	15	1464	21	18	2040	3565
Input Volume	8	14	1484	18	18	2040	3583
% of Volume	85	105	99	115	99	100	100

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #1 4:30

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	3.5	1.0	3.5	0.0	0.0	0.0	2.4	0.5	2.4	0.0	0.0	0.0
Total Delay (hr)	0.8	0.7	0.3	0.7	0.8	0.2	0.8	1.4	0.1	0.7	3.2	0.2
Total Del/Veh (s)	70.3	55.4	28.8	67.9	56.8	14.0	72.1	17.7	8.6	51.4	26.2	17.1
Vehicles Entered	37	43	35	33	46	50	35	278	54	47	414	46
Vehicles Exited	35	39	34	30	42	48	33	287	55	47	422	46
Hourly Exit Rate	140	156	136	120	168	192	132	1148	220	188	1688	184
Input Volume	147	166	147	137	186	201	147	1122	218	196	1634	176
% of Volume	95	94	93	88	90	96	90	102	101	96	103	105

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #1 4:30

Movement	All
Denied Delay (hr)	0.2
Denied Del/Veh (s)	0.6
Total Delay (hr)	9.9
Total Del/Veh (s)	30.1
Vehicles Entered	1118
Vehicles Exited	1118
Hourly Exit Rate	4472
Input Volume	4477
% of Volume	100

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #2 4:45

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	3.3	0.9	3.5	0.0	0.0	0.0	2.3	0.5	2.5	0.0	0.0	0.0
Total Delay (hr)	1.1	0.7	0.3	0.8	0.9	0.2	0.9	1.5	0.1	0.9	4.9	0.4
Total Del/Veh (s)	88.5	52.8	28.8	70.5	62.2	15.6	77.2	19.8	8.5	62.0	41.1	29.0
Vehicles Entered	38	41	40	37	48	53	37	273	49	47	414	41
Vehicles Exited	40	44	42	40	52	54	39	263	49	46	392	40
Hourly Exit Rate	160	176	168	160	208	216	156	1052	196	184	1568	160
Input Volume	147	166	147	137	186	201	147	1122	218	196	1634	176
% of Volume	109	106	114	117	112	107	106	94	90	94	96	91

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #2 4:45

Movement	All
Denied Delay (hr)	0.2
Denied Del/Veh (s)	0.6
Total Delay (hr)	12.8
Total Del/Veh (s)	39.0
Vehicles Entered	1118
Vehicles Exited	1101
Hourly Exit Rate	4404
Input Volume	4477
% of Volume	98

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #3 5:00

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	3.5	1.1	3.4	0.0	0.0	0.0	2.4	0.6	2.4	0.0	0.0	0.0
Total Delay (hr)	1.0	0.7	0.4	0.9	0.7	0.3	1.1	1.9	0.2	1.2	6.6	0.5
Total Del/Veh (s)	86.3	55.9	32.1	80.8	56.8	18.1	98.5	22.1	10.8	75.8	49.4	38.4
Vehicles Entered	37	46	42	37	44	56	40	302	59	52	440	48
Vehicles Exited	34	42	39	34	42	55	37	313	59	50	445	47
Hourly Exit Rate	136	168	156	136	168	220	148	1252	236	200	1780	188
Input Volume	160	181	160	149	202	218	160	1219	237	213	1775	191
% of Volume	85	93	98	91	83	101	92	103	100	94	100	98

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #3 5:00

Movement	All
Denied Delay (hr)	0.2
Denied Del/Veh (s)	0.6
Total Delay (hr)	15.7
Total Del/Veh (s)	43.8
Vehicles Entered	1203
Vehicles Exited	1197
Hourly Exit Rate	4788
Input Volume	4865
% of Volume	98

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #4 5:15

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	3.5	0.9	3.6	0.0	0.0	0.0	2.4	0.5	2.4	0.0	0.0	0.0
Total Delay (hr)	0.8	0.6	0.3	1.1	1.0	0.2	0.9	1.6	0.1	1.0	6.9	0.6
Total Del/Veh (s)	67.0	48.2	27.5	95.5	66.7	17.3	76.6	20.5	8.9	69.7	55.8	45.0
Vehicles Entered	39	40	39	35	46	50	35	276	55	44	410	45
Vehicles Exited	41	44	42	38	47	49	37	269	54	45	407	45
Hourly Exit Rate	164	176	168	152	188	196	148	1076	216	180	1628	180
Input Volume	147	166	147	137	186	201	147	1122	218	196	1634	176
% of Volume	112	106	114	111	101	98	101	96	99	92	100	102

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #4 5:15

Movement	All
Denied Delay (hr)	0.2
Denied Del/Veh (s)	0.6
Total Delay (hr)	15.2
Total Del/Veh (s)	45.5
Vehicles Entered	1114
Vehicles Exited	1118
Hourly Exit Rate	4472
Input Volume	4477
% of Volume	100

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.1	0.0	0.2	0.0	0.0	0.0	0.1	0.2	0.1	0.0	0.0	0.0
Denied Del/Veh (s)	3.5	1.0	3.5	0.0	0.0	0.0	2.4	0.5	2.4	0.0	0.0	0.0
Total Delay (hr)	3.7	2.7	1.4	3.5	3.4	1.0	3.7	6.5	0.6	3.7	21.7	1.7
Total Del/Veh (s)	86.6	57.4	31.0	87.7	66.0	16.9	88.4	20.5	9.4	69.5	45.8	34.1
Vehicles Entered	151	169	156	143	185	208	147	1129	216	191	1678	179
Vehicles Exited	150	168	156	141	182	206	146	1131	216	188	1666	179
Hourly Exit Rate	150	168	156	141	182	206	146	1131	216	188	1666	179
Input Volume	150	170	150	140	190	205	150	1146	223	200	1669	180
% of Volume	100	99	104	101	96	100	97	99	97	94	100	100

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Entire Run

Movement	All
Denied Delay (hr)	0.8
Denied Del/Veh (s)	0.6
Total Delay (hr)	53.6
Total Del/Veh (s)	41.8
Vehicles Entered	4552
Vehicles Exited	4529
Hourly Exit Rate	4529
Input Volume	4574
% of Volume	99

Total Network Performance By Interval

Interval Start	4:30	4:45	5:00	5:15	All
Denied Delay (hr)	0.3	0.3	0.3	0.4	1.3
Denied Del/Veh (s)	0.9	0.9	1.0	1.3	1.0
Total Delay (hr)	11.5	14.3	17.5	17.2	60.5
Total Del/Veh (s)	33.3	41.7	46.8	49.3	46.4
Vehicles Entered	1126	1126	1218	1115	4586
Vehicles Exited	1132	1105	1202	1125	4565
Hourly Exit Rate	4528	4420	4808	4500	4565
Input Volume	13656	13656	14835	13656	13951
% of Volume	33	32	32	33	33

Intersection: 1: Spruce Tree Lane & 7800 South, Interval #1

Movement	NB
Directions Served	LR
Maximum Queue (ft)	9
Average Queue (ft)	1
95th Queue (ft)	11
Link Distance (ft)	176
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 1: Spruce Tree Lane & 7800 South, Interval #2

Movement	WB	NB
Directions Served	LT LR	LR
Maximum Queue (ft)	13	3
Average Queue (ft)	2	0
95th Queue (ft)	22	7
Link Distance (ft)	1465	176
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 1: Spruce Tree Lane & 7800 South, Interval #3

Movement	WB	NB
Directions Served	LT LR	LR
Maximum Queue (ft)	14	9
Average Queue (ft)	2	2
95th Queue (ft)	19	14
Link Distance (ft)	1465	176
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 1: Spruce Tree Lane & 7800 South, Interval #4

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	30	9
Average Queue (ft)	5	1
95th Queue (ft)	49	9
Link Distance (ft)	1465	176
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 1: Spruce Tree Lane & 7800 South, All Intervals

Movement	WB	NB
Directions Served	LT	LR
Maximum Queue (ft)	53	21
Average Queue (ft)	2	1
95th Queue (ft)	28	11
Link Distance (ft)	1465	176
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 2: Chad Street & Lyndy Drive, Interval #1

Movement
Directions Served
Maximum Queue (ft)
Average Queue (ft)
95th Queue (ft)
Link Distance (ft)
Upstream Blk Time (%)
Queuing Penalty (veh)
Storage Bay Dist (ft)
Storage Blk Time (%)
Queuing Penalty (veh)

Intersection: 2: Chad Street & Lyndy Drive, Interval #2

Movement

Directions Served

Maximum Queue (ft)

Average Queue (ft)

95th Queue (ft)

Link Distance (ft)

Upstream Blk Time (%)

Queuing Penalty (veh)

Storage Bay Dist (ft)

Storage Blk Time (%)

Queuing Penalty (veh)

Intersection: 2: Chad Street & Lyndy Drive, Interval #3

Movement

NB

Directions Served

LR

Maximum Queue (ft)

2

Average Queue (ft)

1

95th Queue (ft)

7

Link Distance (ft)

466

Upstream Blk Time (%)

Queuing Penalty (veh)

Storage Bay Dist (ft)

Storage Blk Time (%)

Queuing Penalty (veh)

Intersection: 2: Chad Street & Lyndy Drive, Interval #4

Movement

NB

Directions Served

LR

Maximum Queue (ft)

2

Average Queue (ft)

0

95th Queue (ft)

5

Link Distance (ft)

466

Upstream Blk Time (%)

Queuing Penalty (veh)

Storage Bay Dist (ft)

Storage Blk Time (%)

Queuing Penalty (veh)

Intersection: 2: Chad Street & Lyndy Drive, All Intervals

Movement	NB
Directions Served	LR
Maximum Queue (ft)	5
Average Queue (ft)	0
95th Queue (ft)	4
Link Distance (ft)	466
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive, Interval #1

Movement	NW	NW	SW
Directions Served	L	R	L
Maximum Queue (ft)	43	39	38
Average Queue (ft)	15	14	16
95th Queue (ft)	47	43	44
Link Distance (ft)	182		
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		50	100
Storage Blk Time (%)	8	0	
Queuing Penalty (veh)	1	0	

Intersection: 3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive, Interval #2

Movement	NW	NW	SW
Directions Served	L	R	L
Maximum Queue (ft)	34	40	34
Average Queue (ft)	13	15	12
95th Queue (ft)	42	44	36
Link Distance (ft)	182		
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		50	100
Storage Blk Time (%)	12	1	
Queuing Penalty (veh)	2	0	

Intersection: 3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive, Interval #3

Movement	NW	NW	NE	NE	SW	SW	SW
Directions Served	L	R	T	TR	L	T	T
Maximum Queue (ft)	42	52	3	2	32	73	56
Average Queue (ft)	13	18	0	0	10	4	2
95th Queue (ft)	44	54	5	4	32	58	28
Link Distance (ft)	182		1383	1383		374	374
Upstream Blk Time (%)						0	0
Queuing Penalty (veh)						0	0
Storage Bay Dist (ft)		50			100		
Storage Blk Time (%)	8	1				1	
Queuing Penalty (veh)	1	0				0	

Intersection: 3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive, Interval #4

Movement	NW	NW	NE	SW	SW	SW
Directions Served	L	R	TR	L	T	T
Maximum Queue (ft)	47	36	2	50	70	60
Average Queue (ft)	21	15	0	17	39	36
95th Queue (ft)	56	46	5	75	232	220
Link Distance (ft)	182		1383		374	374
Upstream Blk Time (%)					3	3
Queuing Penalty (veh)					0	0
Storage Bay Dist (ft)		50		100		
Storage Blk Time (%)	17	0			4	
Queuing Penalty (veh)	2	0			1	

Intersection: 3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive, All Intervals

Movement	NW	NW	NE	NE	SW	SW	SW
Directions Served	L	R	T	TR	L	T	T
Maximum Queue (ft)	61	66	3	4	62	73	60
Average Queue (ft)	16	15	0	0	14	11	10
95th Queue (ft)	48	47	3	3	50	114	106
Link Distance (ft)	182		1383	1383		374	374
Upstream Blk Time (%)						1	1
Queuing Penalty (veh)						0	0
Storage Bay Dist (ft)		50			100		
Storage Blk Time (%)	11	1				1	
Queuing Penalty (veh)	2	0				0	

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #1

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	T	R	L	T	T	R	L	T
Maximum Queue (ft)	181	233	176	164	284	115	245	356	365	150	249	540
Average Queue (ft)	119	143	82	106	149	60	125	247	219	88	167	396
95th Queue (ft)	209	271	180	182	279	118	243	386	399	180	292	598
Link Distance (ft)		932			828			487	487			1383
Upstream Blk Time (%)								0	1			
Queuing Penalty (veh)								0	0			
Storage Bay Dist (ft)	125		100	100		350	110			110	150	
Storage Blk Time (%)	20	23	5	20	25		23	25	14	0	7	25
Queuing Penalty (veh)	63	67	16	79	85		127	36	30	1	60	49

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #1

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	531	200
Average Queue (ft)	389	116
95th Queue (ft)	587	257
Link Distance (ft)	1383	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		100
Storage Blk Time (%)	28	0
Queuing Penalty (veh)	50	4

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #2

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	T	R	L	T	T	R	L	T
Maximum Queue (ft)	209	289	184	178	350	150	242	378	325	158	250	643
Average Queue (ft)	159	202	113	143	211	79	158	249	197	74	169	491
95th Queue (ft)	254	360	209	212	391	185	272	401	356	176	294	911
Link Distance (ft)		932			828			487	487			1383
Upstream Blk Time (%)								0				
Queuing Penalty (veh)								0				
Storage Bay Dist (ft)	125		100	100		350	110			110	150	
Storage Blk Time (%)	35	23	7	32	34		33	27	16	0	6	33
Queuing Penalty (veh)	111	66	22	123	114		183	40	34	2	50	64

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #2

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	641	184
Average Queue (ft)	487	102
95th Queue (ft)	907	242
Link Distance (ft)	1383	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		100
Storage Blk Time (%)	37	0
Queuing Penalty (veh)	64	2

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #3

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	T	R	L	T	T	R	L	T
Maximum Queue (ft)	209	298	158	176	285	184	284	433	392	160	250	935
Average Queue (ft)	139	178	94	127	159	84	174	333	278	95	179	658
95th Queue (ft)	248	318	190	199	318	198	303	491	428	195	306	1096
Link Distance (ft)		932			828			487	487			1383
Upstream Blk Time (%)								1	0			0
Queuing Penalty (veh)								0	0			3
Storage Bay Dist (ft)	125		100	100		350	110			110	150	
Storage Blk Time (%)	33	27	9	32	23		48	29	20	0	10	32
Queuing Penalty (veh)	111	86	32	136	84		293	46	46	2	91	69

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #3

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	940	200
Average Queue (ft)	656	119
95th Queue (ft)	1075	261
Link Distance (ft)	1383	
Upstream Blk Time (%)	0	
Queuing Penalty (veh)	3	
Storage Bay Dist (ft)		100
Storage Blk Time (%)	35	0
Queuing Penalty (veh)	66	1

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #4

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	T	R	L	T	T	R	L	T
Maximum Queue (ft)	217	279	181	179	413	274	235	360	304	158	250	942
Average Queue (ft)	146	168	103	138	248	98	149	249	190	85	164	686
95th Queue (ft)	239	303	194	210	525	291	261	402	340	179	288	1242
Link Distance (ft)		932			828			487	487			1383
Upstream Blk Time (%)					1			1	0			1
Queuing Penalty (veh)					6			0	0			5
Storage Bay Dist (ft)	125		100	100		350	110			110	150	
Storage Blk Time (%)	25	19	6	40	28		32	28	16	0	5	36
Queuing Penalty (veh)	78	57	20	157	95		177	41	34	1	43	71

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #4

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	937	200
Average Queue (ft)	675	138
95th Queue (ft)	1228	271
Link Distance (ft)	1383	
Upstream Blk Time (%)	1	
Queuing Penalty (veh)	7	
Storage Bay Dist (ft)		100
Storage Blk Time (%)	39	0
Queuing Penalty (veh)	69	3

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, All Intervals

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	T	R	L	T	T	R	L	T
Maximum Queue (ft)	235	368	199	180	478	304	289	480	463	160	250	1018
Average Queue (ft)	141	172	98	129	192	80	151	270	221	85	170	558
95th Queue (ft)	240	317	195	205	397	210	273	431	391	183	296	1025
Link Distance (ft)		932			828			487	487			1383
Upstream Blk Time (%)					0			1	0			0
Queuing Penalty (veh)					1			0	0			2
Storage Bay Dist (ft)	125		100	100		350	110			110	150	
Storage Blk Time (%)	28	23	7	31	27		34	27	16	0	7	32
Queuing Penalty (veh)	91	69	23	124	94		195	41	36	1	61	63

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, All Intervals

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	998	200
Average Queue (ft)	552	119
95th Queue (ft)	1013	259
Link Distance (ft)	1383	
Upstream Blk Time (%)	0	
Queuing Penalty (veh)	2	
Storage Bay Dist (ft)		100
Storage Blk Time (%)	35	0
Queuing Penalty (veh)	62	2

Network Summary

Network wide Queuing Penalty, Interval #1: 668
Network wide Queuing Penalty, Interval #2: 878
Network wide Queuing Penalty, Interval #3: 1070
Network wide Queuing Penalty, Interval #4: 868
Network wide Queuing Penalty, All Intervals: 871

SimTraffic LOS Report

Project: Sandy - 7800 South Townhomes TIS
Analysis Period: Existing (2017) Plus Project
Time Period: p.m. Peak Hour

Project #: UT17-989

Intersection: Spruce Tree Lane/Townhome Access & 7800 South
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	1	1	100	13.3	B
	Subtotal	1	1	100	13.3	B
SB	L	2	3	150	9.2	A
	R	4	6	150	5.8	A
	Subtotal	6	9	150	6.9	A
EB	L	10	9	88	4.4	A
	T	592	588	99	2.2	A
	R	2	3	150	2.3	A
	Subtotal	604	600	99	2.2	A
WB	L	3	2	67	6.5	A
	T	534	532	100	1.3	A
	R	4	4	100	0.9	A
	Subtotal	541	538	99	1.3	A
Total		1,152	1,148	100	1.9	A

Intersection: Chad Street & Lyndy Drive
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	5	6	120	3.8	A
	Subtotal	5	6	120	3.8	A
WB	L	1	0	0		
	R	20	21	104	0.0	A
	Subtotal	21	21	100	0.0	A
SE	L	29	29	101	0.5	A
	T	2	2	100	0.9	A
	R	12	13	106	0.4	A
	Subtotal	43	44	102	0.5	A
Total		69	71	103	0.6	A

SimTraffic LOS Report

Project: Sandy - 7800 South Towhomes TIS
Analysis Period: Existing (2017) Plus Project
Time Period: p.m. Peak Hour
Project #: UT17-989

Intersection: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	8	8	97	350.9	F
	R	17	18	104	21.0	C
	Subtotal	25	26	104	122.5	F
NE	T	1,484	1,460	98	5.1	A
	R	18	20	110	4.5	A
	Subtotal	1,502	1,480	99	5.1	A
SW	L	23	23	99	16.8	C
	T	2,041	2,048	100	1.5	A
	Subtotal	2,064	2,071	100	1.7	A
Total		3,592	3,577	100	4.1	A

Intersection:
Type:

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
Total						

1: Spruce Tree Lane/Townhome Access & 7800 South Performance by movement Interval #1 4:30

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0		0.4	0.2			0.1	0.2
Total Delay (hr)	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.2
Total Del/Veh (s)	3.7	2.2	1.3		1.4	0.6		6.7	9.3	1.9
Vehicles Entered	3	138	1	0	133	1	0	0	1	277
Vehicles Exited	3	139	1	0	133	1	0	1	1	279
Hourly Exit Rate	12	556	4	0	532	4	0	4	4	1116
Input Volume	10	579	2	3	523	4	1	2	4	1128
% of Volume	120	96	200	0	102	100	0	200	100	99

1: Spruce Tree Lane/Townhome Access & 7800 South Performance by movement Interval #2 4:45

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0		0.4	0.5		0.1	0.2	0.2
Total Delay (hr)	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Total Del/Veh (s)	5.3	2.2	1.6		1.2	0.9		5.9	4.4	1.7
Vehicles Entered	2	143	1	0	129	1	0	1	2	279
Vehicles Exited	2	142	1	0	130	1	0	1	2	279
Hourly Exit Rate	8	568	4	0	520	4	0	4	8	1116
Input Volume	10	579	2	3	523	4	1	2	4	1128
% of Volume	80	98	200	0	99	100	0	200	200	99

1: Spruce Tree Lane/Townhome Access & 7800 South Performance by movement Interval #3 5:00

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.4	0.6		0.1	0.1	0.2
Total Delay (hr)	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.2
Total Del/Veh (s)	5.2	2.1	1.8	3.6	1.4	1.1		4.6	10.2	1.8
Vehicles Entered	2	152	1	1	143	1	0	1	1	302
Vehicles Exited	2	154	1	1	142	1	0	1	1	303
Hourly Exit Rate	8	616	4	4	568	4	0	4	4	1212
Input Volume	11	629	2	3	568	4	1	2	4	1224
% of Volume	73	98	200	133	100	100	0	200	100	99

1: Spruce Tree Lane/Townhome Access & 7800 South Performance by movement Interval #4 5:15

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.0	0.0	0.0	0.4	0.4	0.4		0.1	0.1	0.2
Total Delay (hr)	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2
Total Del/Veh (s)	4.0	2.3	2.1	2.7	1.2	1.1		10.6	6.6	1.9
Vehicles Entered	2	156	1	1	127	1	0	1	1	290
Vehicles Exited	2	154	1	1	128	1	0	1	1	289
Hourly Exit Rate	8	616	4	4	512	4	0	4	4	1156
Input Volume	10	579	2	3	523	4	1	2	4	1128
% of Volume	80	106	200	133	98	100	0	200	100	102

1: Spruce Tree Lane/Townhome Access & 7800 South Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	SBL	SBR	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.1
Denied Del/Veh (s)	0.0	0.0	0.0	0.3	0.4	0.4	0.1	0.1	0.1	0.2
Total Delay (hr)	0.0	0.4	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.6
Total Del/Veh (s)	4.4	2.2	2.3	6.5	1.3	0.9	13.3	9.2	5.8	1.9
Vehicles Entered	9	589	3	2	532	4	1	2	6	1148
Vehicles Exited	9	588	3	2	532	4	1	3	6	1148
Hourly Exit Rate	9	588	3	2	532	4	1	3	6	1148
Input Volume	10	592	2	3	534	4	1	2	4	1152
% of Volume	88	99	150	67	100	100	100	150	150	100

2: Chad Street & Lyndy Drive Performance by movement Interval #1 4:30

Movement	WBL	WBR	NBL	SEL	SET	SER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)		0.1	0.0	0.0		0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)		0.0	1.8	0.5		0.3	0.5
Vehicles Entered	0	5	2	7	0	5	19
Vehicles Exited	0	5	2	7	0	5	19
Hourly Exit Rate	0	20	8	28	0	20	76
Input Volume	1	20	5	28	2	12	68
% of Volume	0	100	160	100	0	167	112

2: Chad Street & Lyndy Drive Performance by movement Interval #2 4:45

Movement	WBL	WBR	NBL	SEL	SET	SER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)		0.1	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)		0.1	1.8	0.5	0.3	0.4	0.5
Vehicles Entered	0	6	2	7	1	3	19
Vehicles Exited	0	6	2	7	1	3	19
Hourly Exit Rate	0	24	8	28	4	12	76
Input Volume	1	20	5	28	2	12	68
% of Volume	0	120	160	100	200	100	112

2: Chad Street & Lyndy Drive Performance by movement Interval #3 5:00

Movement	WBL	WBR	NBL	SEL	SET	SER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)		0.1	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)		0.0	1.5	0.5	0.7	0.4	0.4
Vehicles Entered	0	5	1	7	1	3	17
Vehicles Exited	0	5	1	7	1	3	17
Hourly Exit Rate	0	20	4	28	4	12	68
Input Volume	1	21	5	31	2	13	73
% of Volume	0	95	80	90	200	92	93

2: Chad Street & Lyndy Drive Performance by movement Interval #4 5:15

Movement	WBR	NBL	SEL	SET	SER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	0.1	0.0	0.0		0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	0.0	7.0	0.5		0.4	1.2
Vehicles Entered	4	2	7	0	3	16
Vehicles Exited	4	2	7	0	3	16
Hourly Exit Rate	16	8	28	0	12	64
Input Volume	20	5	28	2	12	68
% of Volume	80	160	100	0	100	94

2: Chad Street & Lyndy Drive Performance by movement Entire Run

Movement	WBL	WBR	NBL	SEL	SET	SER	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Denied Del/Veh (s)		0.1	0.0	0.0	0.0	0.0	0.0
Total Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)		0.0	3.8	0.5	0.9	0.4	0.6
Vehicles Entered	0	21	6	29	2	13	71
Vehicles Exited	0	21	6	29	2	13	71
Hourly Exit Rate	0	21	6	29	2	13	71
Input Volume	1	20	5	29	2	12	69
% of Volume	0	104	120	101	100	106	103

3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive Performance by movement Interval #1 4:30

Movement	NWL	NWR	NET	NER	SWL	SWT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.1	0.1
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	2.2	0.6	0.4
Total Delay (hr)	0.1	0.0	0.5	0.0	0.0	0.1	0.7
Total Del/Veh (s)	132.0	11.4	4.7	4.0	13.2	0.7	3.0
Vehicles Entered	3	5	366	5	6	491	876
Vehicles Exited	2	4	364	5	6	491	872
Hourly Exit Rate	8	16	1456	20	24	1964	3488
Input Volume	8	17	1452	18	23	1998	3516
% of Volume	100	94	100	111	104	98	99

3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive Performance by movement Interval #2 4:45

Movement	NWL	NWR	NET	NER	SWL	SWT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.1	0.1
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	2.0	0.5	0.3
Total Delay (hr)	0.2	0.0	0.5	0.0	0.0	0.1	0.8
Total Del/Veh (s)	250.7	9.2	4.8	4.2	15.7	0.6	3.4
Vehicles Entered	3	5	355	6	6	498	873
Vehicles Exited	2	5	356	6	5	498	872
Hourly Exit Rate	8	20	1424	24	20	1992	3488
Input Volume	8	17	1452	18	23	1998	3516
% of Volume	100	118	98	133	87	100	99

3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive Performance by movement Interval #3 5:00

Movement	NWL	NWR	NET	NER	SWL	SWT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.1	0.1
Denied Del/Veh (s)	5.7	0.4	0.0	0.0	2.2	0.7	0.4
Total Delay (hr)	0.4	0.0	0.6	0.0	0.0	0.2	1.3
Total Del/Veh (s)	428.1	17.3	5.5	4.9	18.7	1.5	4.6
Vehicles Entered	2	5	389	5	6	555	962
Vehicles Exited	2	5	384	5	6	552	954
Hourly Exit Rate	8	20	1536	20	24	2208	3816
Input Volume	9	18	1578	19	24	2171	3819
% of Volume	89	111	97	105	100	102	100

3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive Performance by movement Interval #4 5:15

Movement	NWL	NWR	NET	NER	SWL	SWT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.1	0.1
Denied Del/Veh (s)	0.0	0.0	0.0	0.0	2.5	0.7	0.4
Total Delay (hr)	0.3	0.0	0.5	0.0	0.0	0.5	1.3
Total Del/Veh (s)	269.1	44.7	4.7	3.9	16.7	3.2	5.3
Vehicles Entered	2	4	348	4	5	507	870
Vehicles Exited	3	3	355	4	6	507	878
Hourly Exit Rate	12	12	1420	16	24	2028	3512
Input Volume	8	17	1452	18	23	1998	3516
% of Volume	150	71	98	89	104	102	100

3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive Performance by movement Entire Run

Movement	NWL	NWR	NET	NER	SWL	SWT	All
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.4	0.4
Denied Del/Veh (s)	1.1	0.1	0.0	0.0	2.2	0.6	0.4
Total Delay (hr)	1.0	0.1	2.1	0.0	0.1	0.9	4.1
Total Del/Veh (s)	350.9	21.0	5.1	4.5	16.8	1.5	4.1
Vehicles Entered	10	18	1458	20	23	2050	3579
Vehicles Exited	8	18	1460	20	23	2048	3577
Hourly Exit Rate	8	18	1460	20	23	2048	3577
Input Volume	8	17	1484	18	23	2041	3592
% of Volume	97	104	98	110	99	100	100

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #1 4:30

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	3.5	0.8	3.6	0.0	0.0	0.0	3.0	0.9	2.5	0.0	0.0	0.0
Total Delay (hr)	0.8	0.7	0.3	0.9	0.8	0.2	1.0	1.6	0.1	0.7	3.2	0.2
Total Del/Veh (s)	74.2	55.8	29.9	81.4	62.4	16.3	92.0	19.4	9.2	50.8	26.4	18.6
Vehicles Entered	36	40	39	36	48	51	36	282	56	48	404	42
Vehicles Exited	31	38	38	33	43	52	34	289	56	48	412	42
Hourly Exit Rate	124	152	152	132	172	208	136	1156	224	192	1648	168
Input Volume	147	169	147	140	187	201	147	1122	224	197	1634	176
% of Volume	84	90	103	94	92	103	93	103	100	97	101	95

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #1 4:30

Movement	All
Denied Delay (hr)	0.2
Denied Del/Veh (s)	0.7
Total Delay (hr)	10.6
Total Del/Veh (s)	32.3
Vehicles Entered	1118
Vehicles Exited	1116
Hourly Exit Rate	4464
Input Volume	4491
% of Volume	99

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #2 4:45

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0
Denied Del/Veh (s)	5.5	4.7	6.9	0.0	0.0	0.0	2.8	1.0	2.8	0.0	0.0	0.0
Total Delay (hr)	1.0	0.7	0.4	0.7	0.7	0.2	1.2	1.8	0.2	0.8	4.2	0.3
Total Del/Veh (s)	91.7	57.3	42.3	59.2	48.4	15.5	100.6	22.9	10.0	58.1	35.3	23.6
Vehicles Entered	34	40	36	34	46	52	39	280	57	48	407	45
Vehicles Exited	37	41	35	38	50	52	39	271	56	48	388	44
Hourly Exit Rate	148	164	140	152	200	208	156	1084	224	192	1552	176
Input Volume	147	169	147	140	187	201	147	1122	224	197	1634	176
% of Volume	101	97	95	109	107	103	106	97	100	97	95	100

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #2 4:45

Movement	All
Denied Delay (hr)	0.3
Denied Del/Veh (s)	1.0
Total Delay (hr)	12.3
Total Del/Veh (s)	37.5
Vehicles Entered	1118
Vehicles Exited	1099
Hourly Exit Rate	4396
Input Volume	4491
% of Volume	98

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #3 5:00

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.2	0.1	0.0	0.0	0.0
Denied Del/Veh (s)	7.2	5.1	6.1	0.0	0.0	0.0	4.5	2.8	4.8	0.0	0.0	0.0
Total Delay (hr)	1.1	1.1	0.7	1.0	0.9	0.3	1.3	2.1	0.2	1.3	7.4	0.7
Total Del/Veh (s)	105.7	73.8	53.3	86.7	61.2	20.5	112.3	23.5	13.0	77.7	54.7	47.2
Vehicles Entered	36	47	43	39	51	53	37	302	61	54	450	49
Vehicles Exited	32	44	40	35	45	53	36	309	61	50	445	47
Hourly Exit Rate	128	176	160	140	180	212	144	1236	244	200	1780	188
Input Volume	160	184	160	152	203	218	160	1219	244	214	1775	191
% of Volume	80	96	100	92	89	97	90	101	100	93	100	98

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #3 5:00

Movement	All
Denied Delay (hr)	0.6
Denied Del/Veh (s)	1.7
Total Delay (hr)	18.1
Total Del/Veh (s)	49.9
Vehicles Entered	1222
Vehicles Exited	1197
Hourly Exit Rate	4788
Input Volume	4880
% of Volume	98

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #4 5:15

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.2	0.1	0.0	0.0	0.0
Denied Del/Veh (s)	3.6	0.9	3.6	0.0	0.0	0.0	5.4	2.6	4.8	0.0	0.2	0.0
Total Delay (hr)	1.2	0.9	0.5	0.9	0.8	0.2	1.3	2.0	0.2	1.5	9.0	0.8
Total Del/Veh (s)	98.8	58.4	41.0	73.3	51.2	16.1	110.8	25.0	13.8	92.3	71.1	57.1
Vehicles Entered	35	44	36	36	46	48	36	280	56	49	415	45
Vehicles Exited	39	50	40	38	50	48	38	266	56	53	407	45
Hourly Exit Rate	156	200	160	152	200	192	152	1064	224	212	1628	180
Input Volume	147	169	147	140	187	201	147	1122	224	197	1634	176
% of Volume	106	118	109	109	107	96	103	95	100	108	100	102

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Interval #4 5:15

Movement	All
Denied Delay (hr)	0.4
Denied Del/Veh (s)	1.4
Total Delay (hr)	19.1
Total Del/Veh (s)	55.8
Vehicles Entered	1126
Vehicles Exited	1130
Hourly Exit Rate	4520
Input Volume	4491
% of Volume	101

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Entire Run

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Delay (hr)	0.2	0.1	0.2	0.0	0.0	0.0	0.2	0.6	0.2	0.0	0.0	0.0
Denied Del/Veh (s)	4.9	2.9	5.0	0.0	0.0	0.0	3.9	1.8	3.7	0.0	0.0	0.0
Total Delay (hr)	4.1	3.3	1.9	3.4	3.2	1.0	4.8	7.4	0.8	4.3	23.8	2.0
Total Del/Veh (s)	104.0	68.4	45.0	82.3	60.3	17.8	115.2	23.2	11.7	76.5	50.3	39.5
Vehicles Entered	141	172	154	145	190	204	148	1144	230	200	1676	180
Vehicles Exited	139	173	154	144	188	204	147	1135	229	198	1651	179
Hourly Exit Rate	139	173	154	144	188	204	147	1135	229	198	1651	179
Input Volume	150	173	150	143	191	205	150	1146	229	201	1669	180
% of Volume	93	100	102	101	98	99	98	99	100	98	99	100

4: 700 East (SR-71)/700 East (SRS-71) & 7800 South Performance by movement Entire Run

Movement	All
Denied Delay (hr)	1.5
Denied Del/Veh (s)	1.2
Total Delay (hr)	60.1
Total Del/Veh (s)	46.6
Vehicles Entered	4584
Vehicles Exited	4541
Hourly Exit Rate	4541
Input Volume	4588
% of Volume	99

Total Network Performance By Interval

Interval Start	4:30	4:45	5:00	5:15	All
Denied Delay (hr)	0.3	0.4	0.7	0.6	2.0
Denied Del/Veh (s)	1.0	1.3	2.0	1.8	1.5
Total Delay (hr)	12.1	13.9	20.2	21.3	67.5
Total Del/Veh (s)	35.3	40.6	53.2	59.1	51.2
Vehicles Entered	1128	1131	1240	1136	4637
Vehicles Exited	1131	1108	1206	1146	4594
Hourly Exit Rate	4524	4432	4824	4584	4594
Input Volume	13754	13754	14940	13754	14050
% of Volume	33	32	32	33	33

Intersection: 1: Spruce Tree Lane/Townhome Access & 7800 South, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	28	21	6	30
Average Queue (ft)	5	5	1	8
95th Queue (ft)	28	47	9	31
Link Distance (ft)	833	1459	176	360
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Spruce Tree Lane/Townhome Access & 7800 South, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	11	9	33
Average Queue (ft)	6	2	2	9
95th Queue (ft)	29	14	13	33
Link Distance (ft)	833	1459	176	360
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Spruce Tree Lane/Townhome Access & 7800 South, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	24	28	6	31
Average Queue (ft)	3	4	1	7
95th Queue (ft)	25	30	9	28
Link Distance (ft)	833	1459	176	360
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Spruce Tree Lane/Townhome Access & 7800 South, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	21	11	3	27
Average Queue (ft)	2	2	0	7
95th Queue (ft)	19	14	6	28
Link Distance (ft)	833	1459	176	360
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 1: Spruce Tree Lane/Townhome Access & 7800 South, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	55	47	18	38
Average Queue (ft)	4	3	1	8
95th Queue (ft)	26	29	9	30
Link Distance (ft)	833	1459	176	360
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Chad Street & Lyndy Drive, Interval #1

Movement	NB
Directions Served	LR
Maximum Queue (ft)	8
Average Queue (ft)	1
95th Queue (ft)	10
Link Distance (ft)	462
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 2: Chad Street & Lyndy Drive, Interval #2

Movement	NB
Directions Served	LR
Maximum Queue (ft)	3
Average Queue (ft)	1
95th Queue (ft)	6
Link Distance (ft)	462
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 2: Chad Street & Lyndy Drive, Interval #3

Movement	
Directions Served	
Maximum Queue (ft)	
Average Queue (ft)	
95th Queue (ft)	
Link Distance (ft)	
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 2: Chad Street & Lyndy Drive, Interval #4

Movement	NB
Directions Served	LR
Maximum Queue (ft)	8
Average Queue (ft)	1
95th Queue (ft)	8
Link Distance (ft)	462
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 2: Chad Street & Lyndy Drive, All Intervals

Movement	NB
Directions Served	LR
Maximum Queue (ft)	11
Average Queue (ft)	1
95th Queue (ft)	7
Link Distance (ft)	462
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive, Interval #1

Movement	NW	NW	SW
Directions Served	L	R	L
Maximum Queue (ft)	37	47	37
Average Queue (ft)	17	18	14
95th Queue (ft)	49	54	41
Link Distance (ft)	191		
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)		50	100
Storage Blk Time (%)	9	0	
Queuing Penalty (veh)	2	0	

Intersection: 3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive, Interval #2

Movement	NW	NW	NE	SW	SW
Directions Served	L	R	TR	L	T
Maximum Queue (ft)	56	48	4	37	12
Average Queue (ft)	23	19	1	13	2
95th Queue (ft)	71	53	9	40	24
Link Distance (ft)	191		1384		374
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)		50		100	
Storage Blk Time (%)	24	1			0
Queuing Penalty (veh)	4	0			0

Intersection: 3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive, Interval #3

Movement	NW	NW	NE	SW	SW	SW
Directions Served	L	R	TR	L	T	T
Maximum Queue (ft)	60	50	4	44	31	3
Average Queue (ft)	35	19	1	17	4	0
95th Queue (ft)	102	60	7	50	35	6
Link Distance (ft)	191		1384		374	374
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)		50		100		
Storage Blk Time (%)	35	1		0	0	
Queuing Penalty (veh)	6	0		5	0	

Intersection: 3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive, Interval #4

Movement	NW	NW	SW	SW	SW
Directions Served	L	R	L	T	T
Maximum Queue (ft)	80	58	57	59	49
Average Queue (ft)	37	17	22	30	21
95th Queue (ft)	119	60	79	174	153
Link Distance (ft)	191			374	374
Upstream Blk Time (%)	2			1	0
Queuing Penalty (veh)	1			0	0
Storage Bay Dist (ft)		50	100		
Storage Blk Time (%)	32	1		2	
Queuing Penalty (veh)	5	0		1	

Intersection: 3: 700 East (SRS-71)/700 East (SR-71) & Lyndy Drive, All Intervals

Movement	NW	NW	NE	SW	SW	SW
Directions Served	L	R	TR	L	T	T
Maximum Queue (ft)	91	79	8	70	77	52
Average Queue (ft)	28	18	0	17	9	5
95th Queue (ft)	90	57	5	55	86	73
Link Distance (ft)	191		1384		374	374
Upstream Blk Time (%)	1				0	0
Queuing Penalty (veh)	0				0	0
Storage Bay Dist (ft)		50		100		
Storage Blk Time (%)	25	0		0	1	
Queuing Penalty (veh)	4	0		1	0	

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #1

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	T	R	L	T	T	R	L	T
Maximum Queue (ft)	174	268	161	179	343	168	265	424	374	160	242	561
Average Queue (ft)	116	159	86	130	191	79	142	297	253	92	155	388
95th Queue (ft)	220	348	179	213	377	185	275	474	438	187	279	658
Link Distance (ft)		932			833			487	487			1384
Upstream Blk Time (%)								4	1			
Queuing Penalty (veh)								0	0			
Storage Bay Dist (ft)	125		100	100		350	110			110	150	
Storage Blk Time (%)	18	22	5	34	26		30	24	15	0	6	24
Queuing Penalty (veh)	55	64	17	130	89		171	36	33	2	52	47

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #1

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	557	200
Average Queue (ft)	387	113
95th Queue (ft)	649	257
Link Distance (ft)	1384	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		100
Storage Blk Time (%)	28	0
Queuing Penalty (veh)	49	0

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #2

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	T	R	L	T	T	R	L	T
Maximum Queue (ft)	204	314	170	170	271	180	273	444	401	156	250	582
Average Queue (ft)	140	213	90	129	174	85	185	291	240	83	185	444
95th Queue (ft)	244	567	169	199	301	192	304	463	428	175	300	704
Link Distance (ft)		932			833			487	487			1384
Upstream Blk Time (%)		4						4	1			
Queuing Penalty (veh)		0						0	0			
Storage Bay Dist (ft)	125		100	100		350	110			110	150	
Storage Blk Time (%)	22	18	7	22	24		49	28	19	0	7	33
Queuing Penalty (veh)	68	52	24	84	82		275	42	42	2	55	64

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #2

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	578	200
Average Queue (ft)	438	114
95th Queue (ft)	695	251
Link Distance (ft)	1384	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		100
Storage Blk Time (%)	37	0
Queuing Penalty (veh)	65	2

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #3

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	T	R	L	T	T	R	L	T
Maximum Queue (ft)	221	364	192	180	367	173	286	465	428	160	249	1046
Average Queue (ft)	141	249	107	136	193	84	192	343	295	94	182	725
95th Queue (ft)	253	665	213	210	399	191	332	528	489	196	307	1217
Link Distance (ft)		932			833			487	487			1384
Upstream Blk Time (%)		7			0			6	2			0
Queuing Penalty (veh)		0			1			0	0			1
Storage Bay Dist (ft)	125		100	100		350	110			110	150	
Storage Blk Time (%)	30	30	13	39	29		51	28	21	1	11	33
Queuing Penalty (veh)	102	97	44	166	106		313	45	52	5	95	70

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #3

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	1020	200
Average Queue (ft)	709	120
95th Queue (ft)	1194	259
Link Distance (ft)	1384	
Upstream Blk Time (%)	0	
Queuing Penalty (veh)	1	
Storage Bay Dist (ft)		100
Storage Blk Time (%)	35	0
Queuing Penalty (veh)	67	3

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #4

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	T	R	L	T	T	R	L	T
Maximum Queue (ft)	207	339	188	175	330	149	255	411	381	151	250	1115
Average Queue (ft)	159	240	105	141	196	75	170	293	240	91	182	854
95th Queue (ft)	259	563	209	199	382	209	293	472	439	190	297	1488
Link Distance (ft)		932			833			487	487			1384
Upstream Blk Time (%)		0						9	3			0
Queuing Penalty (veh)		0						0	0			4
Storage Bay Dist (ft)	125		100	100		350	110			110	150	
Storage Blk Time (%)	34	30	7	36	23		48	31	21	2	12	36
Queuing Penalty (veh)	107	90	21	140	79		270	45	48	12	95	71

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, Interval #4

Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	1106	200
Average Queue (ft)	840	120
95th Queue (ft)	1454	261
Link Distance (ft)	1384	
Upstream Blk Time (%)	0	
Queuing Penalty (veh)	3	
Storage Bay Dist (ft)		100
Storage Blk Time (%)	40	0
Queuing Penalty (veh)	70	2

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, All Intervals

Movement	EB	EB	EB	WB	WB	WB	NB	NB	NB	NB	SB	SB
Directions Served	L	T	R	L	T	R	L	T	T	R	L	T
Maximum Queue (ft)	242	417	199	180	471	263	290	521	494	160	250	1179
Average Queue (ft)	139	215	97	134	188	81	172	306	257	90	176	603
95th Queue (ft)	247	551	194	206	368	195	305	488	452	188	298	1148
Link Distance (ft)		932			833			487	487			1384
Upstream Blk Time (%)		3			0			6	2			0
Queuing Penalty (veh)		0			0			0	0			1
Storage Bay Dist (ft)	125		100	100		350	110			110	150	
Storage Blk Time (%)	26	25	8	33	26		45	28	19	1	9	31
Queuing Penalty (veh)	83	75	26	130	89		257	42	44	5	74	63

Intersection: 4: 700 East (SR-71)/700 East (SRS-71) & 7800 South, All Intervals

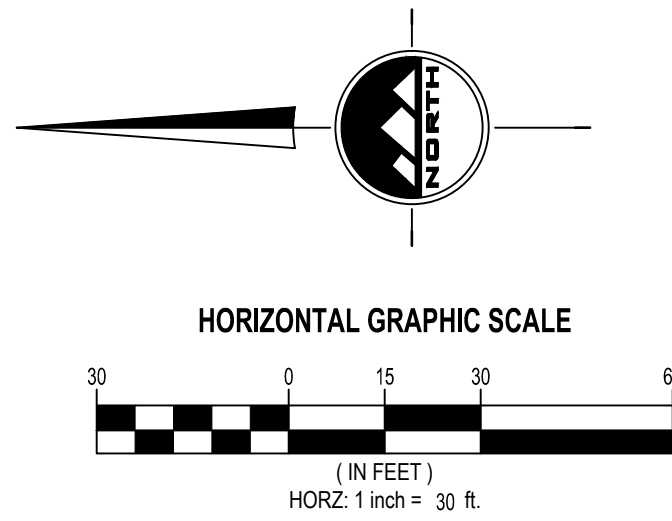
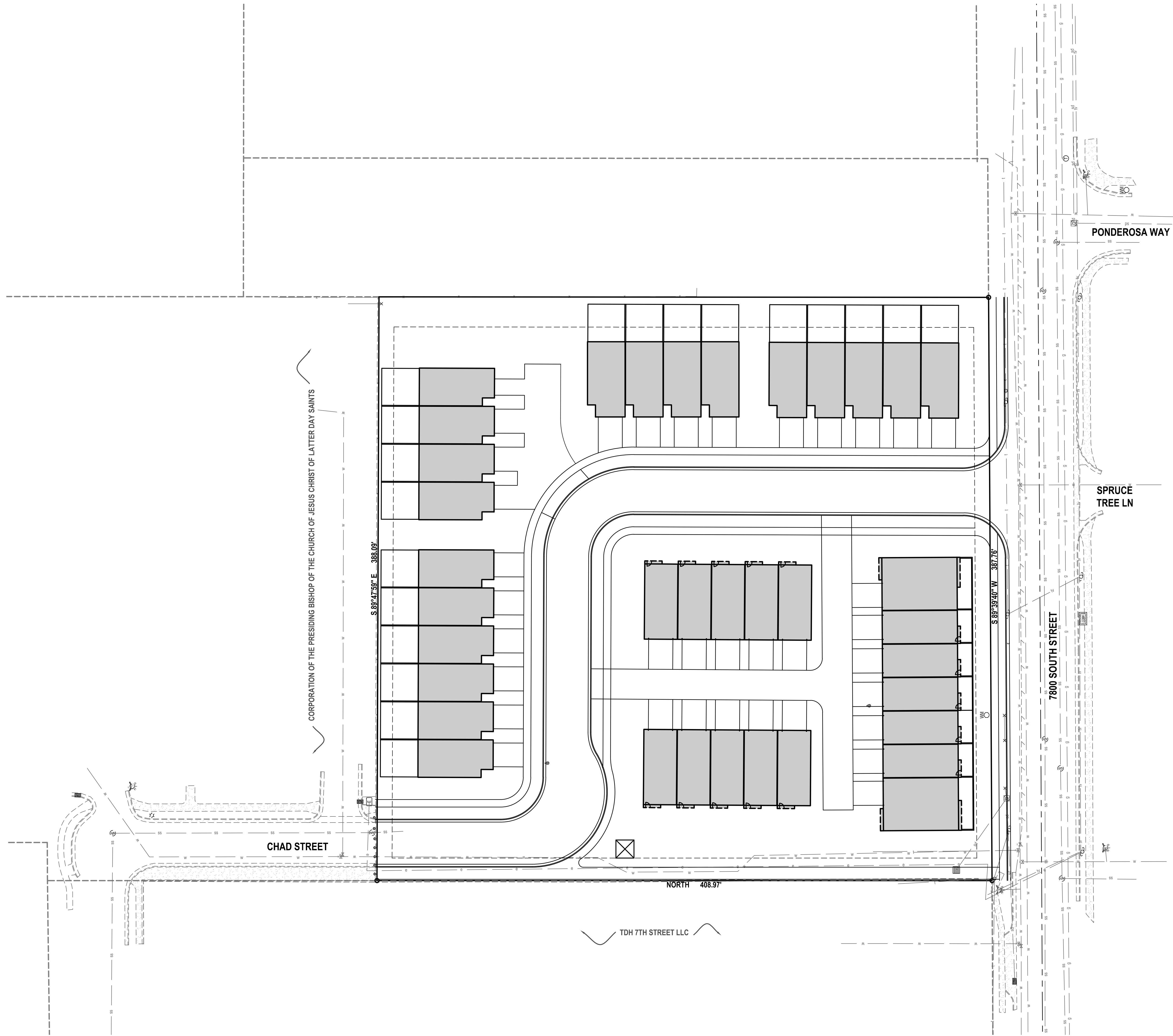
Movement	SB	SB
Directions Served	T	R
Maximum Queue (ft)	1160	200
Average Queue (ft)	593	117
95th Queue (ft)	1125	257
Link Distance (ft)	1384	
Upstream Blk Time (%)	0	
Queuing Penalty (veh)	1	
Storage Bay Dist (ft)		100
Storage Blk Time (%)	35	0
Queuing Penalty (veh)	63	2


Network Summary

Network wide Queuing Penalty, Interval #1: 747
Network wide Queuing Penalty, Interval #2: 861
Network wide Queuing Penalty, Interval #3: 1178
Network wide Queuing Penalty, Interval #4: 1064
Network wide Queuing Penalty, All Intervals: 962

APPENDIX C

Site Plan





ENSIGN
THE STANDARD IN ENGINEERING

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TOOELE
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FOR:
A BETTER QUALITY HOME, LLC
11693 SOUTH GROVE MEADOW CIRCLE
SOUTH JORDAN UTAH 84095

CONTACT:
DAVID GEORGE
PHONE: 801-548-6302

SANDY RESIDENTIAL

780 EAST 7800 SOUTH
SANDY UTAH

CONCEPT PLAN

PROJECT NUMBER: 7135
PRINT DATE: 4/20/17
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]
PROJECT MANAGER: [Redacted]

1 OF 1

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Sandy - 7800 South Townhomes TIS

Time Period: p.m. Peak Hour

95th Percentile Queue Length (feet)



Project #: UT17-989

Intersection	Time Period	NB	NE		NW		SW		WB
		LR	T	TR	L	R	L	T	LT
700 East (SRS-71)/700 East (SR-71) & Lyndy Drive	Existing (2017) Background	--	3	3	48	47	50	110	--
Chad Street & Lyndy Drive	Existing (2017) Background	4	--	--	--	--	--	--	--
Spruce Tree Lane & 7800 South	Existing (2017) Background	11	--	--	--	--	--	--	28

SimTraffic Queueing Report

Project: Sandy - 7800 South Townhomes TIS

Time Period: p.m. Peak Hour

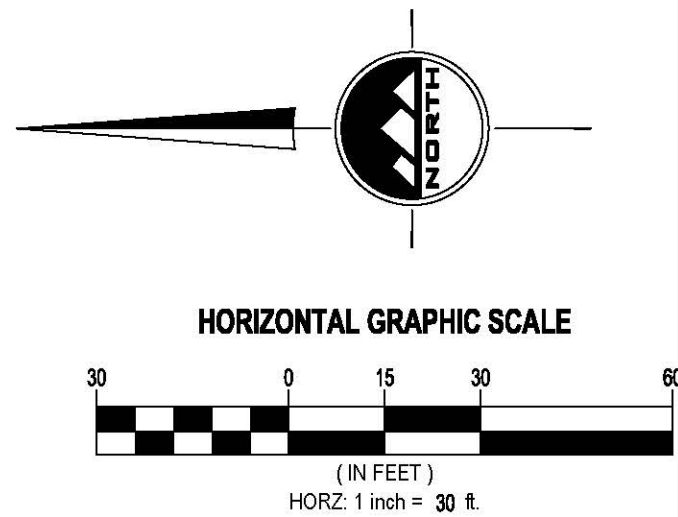
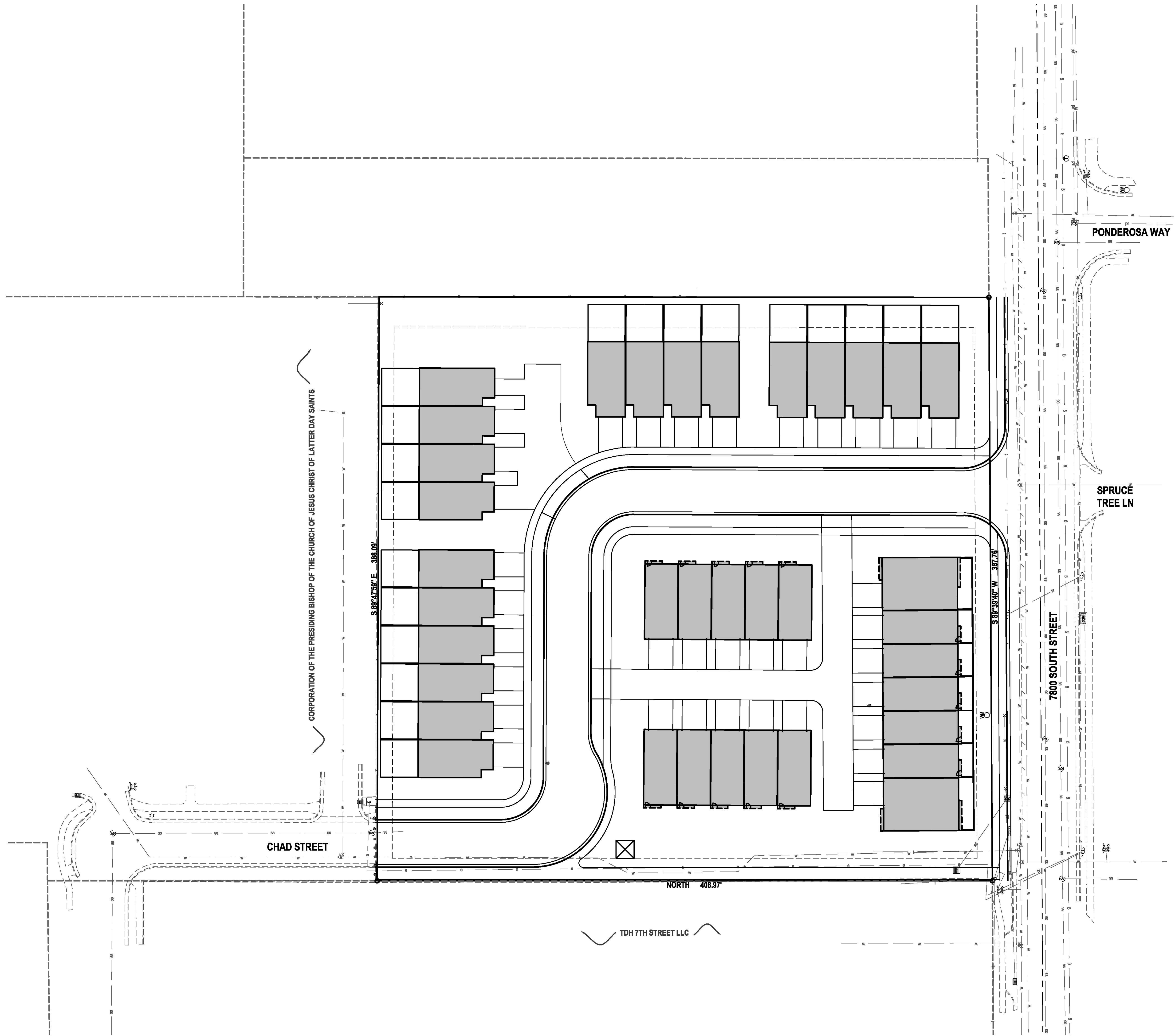
95th Percentile Queue Length (feet)

HALES ENGINEERING
Innovative transportation solutions

Project #: UT17-989

Intersection	Time Period	EB	NB		NE	NW		SB	SW		WB
		LTR	LR	LTR	TR	L	R	LTR	L	T	LTR
700 East (SRS-71)/700 East (SR-71) & Lyndy Drive	Existing (2017) Plus Project	--	--	--	5	90	57	--	55	80	--
Chad Street & Lyndy Drive	Existing (2017) Plus Project	--	7	--	--	--	--	--	--	--	--
Spruce Tree Lane/Townhome Access & 7800 South	Existing (2017) Plus Project	26	--	9	--	--	--	30	--	--	29





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FOR:
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11883 SOUTH GROVE MEADOW CIRCLE
SOUTH JORDAN UTAH 84095

CONTACT:
DAVID GEORGE
PHONE: 801-548-6302

SANDY RESIDENTIAL

780 EAST 7800 SOUTH
SANDY UTAH

CONCEPT PLAN

PROJECT NUMBER: 7135
PRINT DATE: 4/20/17
DRAWN BY: [blank]
CHECKED BY: [blank]
PROJECT MANAGER: [blank]

1 OF 1



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 17-141, Version: 1

Date: 5/16/2017

Agenda Item Title

Consideration for adoption of a resolution authorizing the issuance and sale of not more than \$10,000,000 aggregate principal amount (including the \$7,200,000 of Water Revenue Bonds previously authorized on March 28, 2017) of Water Revenue Bonds, Series 2017; and related matters.

Presenter

Brian Kelley
Tom Ward

Recommended Action and/or Suggested Motion:

Motion to adopt Resolution #17-23C

Sandy, Utah

May 16, 2017

The City Council (“City Council”) of Sandy City, Utah (the “City”), met in regular public session on May 16, 2017, at the City’s regular meeting place at 7:00 p.m. with the following members of the Council present:

Stephen P. Smith	Chair and Councilmember
Maren Barker	Councilmember
Kristin Coleman-Nicholl	Councilmember
Scott Cowdell	Councilmember
Steve Fairbanks	Councilmember
Linda Martinez Saville	Councilmember
Chris McCandless	Councilmember

Also present:

Tom Dolan	Mayor
Molly Spira	City Recorder

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this May 16, 2017, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Councilmember _____ and seconded by Councilmember _____, was adopted by the following vote:

AYE:

NAY:

The resolution is as follows:

RESOLUTION NO. 17-23C

A RESOLUTION OF THE CITY COUNCIL OF SANDY CITY, UTAH (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$10,000,000 AGGREGATE PRINCIPAL AMOUNT (INCLUDING THE \$7,200,000 OF WATER REVENUE BONDS PREVIOUSLY AUTHORIZED BY THE CITY COUNCIL ON MARCH 28, 2017) OF WATER REVENUE BONDS, SERIES 2017; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AUTHORIZING THE EXECUTION BY THE ISSUER OF A SUPPLEMENTAL INDENTURE, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; APPROVING AN OFFICIAL STATEMENT; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the "Act"), the City Council (the "Council") of Sandy City, Utah (the "Issuer"), is authorized to issue water revenue bonds (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer) payable from the net revenues of its existing water system (the "System") for the municipal purposes set forth therein; and

WHEREAS, on March 28, 2017, the Council previously authorized the issuance of not more than \$7,200,000 of water revenue bonds and desires to increase that amount to not more than \$10,000,000; and

WHEREAS, subject to the limitations set forth herein, the Issuer desires to issue its Water Revenue Bonds, Series 2017 (the "Series 2017 Bonds") to (a) finance improvements to the System, including but not limited to, the Flat Iron Tank and well replacement, restoration and remediation, land acquisition and other projects (collectively, the "Project"), (b) fund any required debt service reserve fund and (c) pay costs of issuance of the Series 2017 Bonds, pursuant to this Resolution, a General Indenture of Trust dated as of April 1, 2004, as heretofore amended and supplemented (the "General Indenture") between the Issuer and ZB, National Association, as trustee (the "Trustee"), and a Third Supplemental Indenture of Trust (the "Supplemental Indenture," and together with the General Indenture, the "Indenture"), between the Issuer and the Trustee, in substantially the form presented to the meeting at which this Resolution was adopted and which is attached hereto as Exhibit B; and

WHEREAS, the Act provides that prior to issuing bonds, an issuing entity must (a) give notice of its intent to issue such bonds and (b) hold a public hearing to receive input from the public with respect to (i) the issuance of the bonds and (ii) the potential economic impact that the improvement, facility or property for which the bonds pay all or part of the cost will have on the private sector; and

WHEREAS, the Issuer desires to call a public hearing for this purpose and to publish a notice of such hearing with respect to the Series 2017 Bonds, including a notice of bonds to be issued, in compliance with the Act; and

WHEREAS, the Council desires to approve and authorize the preparation and use of a Bond Purchase Agreement (the “Bond Purchase Agreement”), to be entered into between the Issuer and the underwriter or the purchaser selected by the Issuer for the Series 2017 Bonds (the “Underwriter/Purchaser”), in substantially the form attached hereto as Exhibit C; and

WHEREAS, in the event that the Designated Officers (defined below) determine that it is in the best interests of the Issuer to publicly offer the Series 2017 Bonds, the Issuer desires to authorize the use and distribution of a Preliminary Official Statement (the “Preliminary Official Statement”), and to approve a final Official Statement (the “Official Statement”) in substantially the form attached hereto as Exhibit D, and other documents relating thereto; and

WHEREAS, in order to allow the Issuer, in the consultation with the Issuer’s Municipal Advisor, Lewis Young Robertson & Burningham, Inc. (the “Financial Advisor”) flexibility in setting the pricing date of the Series 2017 Bonds, the Council desires to grant to a committee of the Mayor and the Council Chair and, to the extent then available, the Chief Administrative Officer and Finance Director of the Issuer and, in the absence of either the Mayor or Council Chair, any one of the following acting with the Mayor or the Council Chair and the other available members of said committee: the Vice Chair of the Council, the Deputy Finance Director or the Treasurer of the Issuer (collectively, the “Designated Officers”) the authority to select the Underwriter/Purchaser, to approve the final interest rates, principal amounts, terms, maturities, redemption features, and purchase price at which the Series 2017 Bonds shall be sold, to determine whether the Series 2017 Bonds should be sold and method of sale, and to make any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the “Parameters”);

NOW, THEREFORE, it is hereby resolved by the City Council of Sandy City, Utah, as follows:

Section 1. For the purpose of financing the Project, funding any required debt service reserve fund and paying costs of issuance of the Series 2017 Bonds, the Issuer hereby authorizes the issuance of the Series 2017 Bonds which shall be designated “Sandy City, Utah Water Revenue Bonds, Series 2017” (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined

by the Issuer) in the initial aggregate principal amount of not to exceed \$10,000,000 (including the not more than \$7,200,000 of bonds previously authorized on March 28, 2017). The Series 2017 Bonds shall mature in not more than seventeen (17) years from their date or dates, shall be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof, shall bear interest at a rate or rates not to exceed five percent (5.0%) per annum, and shall be non-callable or subject to redemption, all as shall be approved by the Designated Officers in consultation with the Issuer's Financial Advisor, all within the Parameters set forth herein.

Section 2. The Supplemental Indenture and the Bond Purchase Agreement, in substantially the forms presented at this meeting and attached hereto as Exhibits B and C respectively, are hereby authorized, approved, and confirmed. The Mayor and the City Recorder (or designee, collectively, the "City Recorder") are hereby authorized to execute and deliver the Supplemental Indenture and the Bond Purchase Agreement, in substantially the forms and with substantially the content as the forms presented at this meeting for and on behalf of the Issuer, with final terms as may be established by the Designated Officers, in consultation with the Financial Advisor, within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 4 hereof. The Designated Officers are each hereby authorized to select the Underwriter/Purchaser, to specify and agree as to the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2017 Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution. The execution of the Bond Purchase Agreement shall demonstrate the approval of the Designated Officers.

Section 3. The Issuer hereby approves and authorizes the utilization of the Preliminary Official Statement in substantially the form attached hereto as Exhibit D in the marketing of the Series 2017 Bonds (as appropriate) and hereby approves the Official Statement in substantially the same form as the Preliminary Official Statement, with any necessary revisions and insertions to complete the same with the terms established for the Series 2017 Bonds. The Mayor is hereby authorized to execute the Official Statement evidencing its approval by the Issuer.

Section 4. The appropriate officials of the Issuer are authorized to make any alterations, changes, deletions, or additions to the Supplemental Indenture, the Series 2017 Bonds, the Bond Purchase Agreement, the Preliminary Official Statement, the Official Statement, or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2017 Bonds (within the Parameters set by this Resolution), to conform to any applicable bond insurance or reserve instrument or to remove the same, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States. The execution thereof by the Mayor on behalf of the Issuer shall conclusively establish such necessity, appropriateness, and approval with respect to all such additions, modifications, deletions, and changes incorporated therein.

Section 5. The form, terms, and provisions of the Series 2017 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The Mayor and City Recorder are hereby authorized and directed to execute and seal the Series 2017 Bonds and to deliver said Series 2017 Bonds to the Trustee for authentication. The signatures of the Mayor and the City Recorder may be by facsimile or manual execution.

Section 6. The appropriate officials of the Issuer are hereby authorized and directed to execute and deliver to the Trustee the written order of the Issuer for authentication and delivery of the Series 2017 Bonds in accordance with the provisions of the Indenture.

Section 7. Upon their issuance, the Series 2017 Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Series 2017 Bonds and the Indenture. No provision of this Resolution, the Indenture, the Series 2017 Bonds, the Preliminary Official Statement, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its taxing powers.

Section 8. The appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers (including, without limitation, any reserve instrument guaranty agreements permitted by the Indenture) and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 9. The Issuer shall hold a public hearing on June 6, 2017 to receive input from the public with respect to (a) the issuance of the Series 2017 Bonds, and (b) the potential economic impact that the improvements to be financed with the proceeds of the Series 2017 Bonds will have on the private sector, which hearing date shall not be less than fourteen (14) days after notice of the public hearing is first published (i) once a week for two consecutive weeks in The Salt Lake Tribune, a newspaper of general circulation in the Issuer, (ii) on the Utah Public Notice Website created under Section 63F-1-701 Utah Code Annotated 1953, as amended, and (iii) on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended. The City Recorder shall cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the Sandy City offices, for public examination during the regular business hours of the Issuer until at least thirty (30) days from and after the date of publication thereof. The Issuer directs its officers and staff to publish a "Notice of Public Hearing and Bonds to be Issued" in substantially the following form:

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, that on May 16, 2017, the City Council (the “Council”) of Sandy City, Utah (the “Issuer”), adopted a resolution (the “Resolution”) in which it authorized the issuance of the Issuer’s Water Revenue Bonds, Series 2017 (the “Series 2017 Bonds”) (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer) and called a public hearing to receive input from the public with respect to the issuance of the Series 2017 Bonds.

PURPOSE, TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Issuer shall hold a public hearing on June 6, 2017, at the hour of 7:00 p.m. at 10000 Centennial Parkway, Sandy, Utah. The purpose of the hearing is to receive input from the public with respect to (a) the issuance of the Series 2017 Bonds and (b) any potential economic impact that the project to be financed with the proceeds of the Series 2017 Bonds may have on the private sector. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE SERIES 2017 BONDS

The Series 2017 Bonds will be issued for the purpose of (a) financing improvements to the Issuer’s water system (the “System”), including but not limited to the Flat Iron Tank and well replacement, restoration and remediation, land acquisition and other projects (collectively, the “Project”), (b) funding any required debt service reserve fund, and (c) paying costs of issuance of the Series 2017 Bonds.

REVENUES TO BE PLEDGED

The Series 2017 Bonds are special limited obligations of the Issuer payable from the net revenues of the System.

PARAMETERS OF THE SERIES 2017 BONDS

The Issuer intends to issue the Series 2017 Bonds in the aggregate principal amount of not more than Ten Million Dollars (\$10,000,000) (including the not more than \$7,200,000 of water revenue bonds previously authorized by the Council on March 28, 2017), to mature in not more than seventeen (17) years from their date or dates, to be sold at a price not less than ninety-eight percent (98%) of the total principal amount thereof, and bearing interest at a rate or rates not to exceed five percent (5.0%) per annum. The Series 2017 Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution, a General Indenture of Trust dated as of April 1, 2004, as heretofore amended and supplemented (the “General Indenture”) and a Supplemental Indenture of Trust (the “Supplemental Indenture” and collectively with the General Indenture, the “Indenture”) which Supplemental Indenture was before the Council and in substantially final form at the time of the adoption of the Resolution and

said Supplemented Indenture is to be executed by the Council in such form and with such changes thereto as shall be approved by the Mayor or Mayor pro tem; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2017 Bonds will not exceed the maximums set forth above.

OUTSTANDING BONDS SECURED BY REVENUES

Other than the proposed Series 2017 Bonds, the Issuer currently has \$3,780,000 principal amount of bonds outstanding secured by the net revenues of the System.

OTHER OUTSTANDING BONDS OF THE ISSUER

Information regarding all of the Issuer's outstanding bonds may be found in the Issuer's audited financial report (the "Financial Report") at: <https://secure.utah.gov/auditor-search/?p=localgov>. For additional information more recent than as of the date of the Financial Report please contact Brian Kelley, Finance & Information Technology Director (phone: 801-568-7117).

TOTAL ESTIMATED COST

Based on an estimate of the current interest rate and financing plan, the estimated total debt service cost of the Series 2017 Bonds, if held until maturity is \$12,180,747.79.

A copy of the Resolution and the Indenture are on file in the office of the Sandy City Recorder, 10000 Centennial Parkway, Sandy, Utah, where they may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m. for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Indenture (only as it relates to the Series 2017 Bonds), or the Series 2017 Bonds, or any provision made for the security and payment of the Series 2017 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this May 16, 2017.

/s/ Molly Spira
City Recorder

Section 10. The Issuer hereby declares its intention and reasonable expectation to use proceeds of tax-exempt bonds to reimburse itself for initial expenditures for costs of the Project. The Series 2017 Bonds are to be issued, and the reimbursements made, by the later of 18 months after the payment of the costs or after the Project is placed in service, but in any event, no later than three years after the date the original expenditure was paid. The maximum principal amount of the Series 2017 Bonds which will be issued to finance the reimbursed costs of the Project is not expected to exceed \$10,000,000.

Section 11. The Issuer hereby reserves the right to opt not to issue the Series 2017 Bonds for any reason, including without limitation, consideration of the opinions expressed at the public hearing.

Section 12. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

Section 13. Upon the issuance of the Series 2017 Bonds, this Resolution shall be and remain irrevocable until the principal of, premium, if any, and interest on the Series 2017 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

APPROVED AND ADOPTED this May 16, 2017.

SANDY CITY, UTAH

(SEAL)

Chair

ATTEST:

City Recorder

PRESENTATION TO MAYOR

The foregoing resolution was presented by the City Council to the Mayor for his approval or disapproval this May 16, 2017.

Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing resolution is hereby approved this May 16, 2017.

Mayor

(Here follows business not pertinent to the above.)

Pursuant to motion duly made and seconded, the City Council adjourned.

(SEAL)

Chair

ATTEST:

City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

I, Molly Spira, the duly appointed and qualified City Recorder of Sandy City, Utah (the "City"), does hereby certify according to the records of the City Council of the City (the "City Council") in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the City Council held on May 16, 2017, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on May 16, 2017, and pursuant to the Resolution, there will be published a Notice of Public Hearing and Bonds to be Issued no less than fourteen (14) days before the public hearing date: (a) one time each week for two consecutive weeks in The Salt Lake Tribune, a newspaper having general circulation within the City, (b) on the Utah Public Notice Website created under Section 63F-1-701, Utah Code Annotated 1953, as amended and (c) on the Utah Legal Notices website (www.utahlegals.com) created under Section 45-1-101, Utah Code Annotated 1953, as amended.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City, this May 16, 2017.

(SEAL)

By: _____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Molly Spira, the undersigned City Recorder of Sandy City, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated, 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the May 16, 2017, public meeting held by the City Council of the City (the "City Council") as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the principal offices of the City on May ____, 2017, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be delivered to The Salt Lake Tribune pursuant to its subscription to the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

In addition, the Notice of 2017 Annual Meeting Schedule for the City Council (attached hereto as Schedule 2) was given specifying the date, time, and place of the regular meetings of the City Council to be held during the year, by causing said Notice to be (a) posted on _____, at the principal office of the City, (b) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year and (c) provided to at least one newspaper of general circulation within the geographic jurisdiction of the City pursuant to its subscription to the Utah Public Notice Website (<http://pmn.utah.gov>).

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this May 16, 2017.

(SEAL)

By: _____
City Recorder

SCHEDULE 1

NOTICE OF MEETING

SCHEDULE 2

ANNUAL MEETING SCHEDULE

(attach Proof of Publication of
Notice of Public Hearing and Bonds to be Issued)

EXHIBIT B

SUPPLEMENTAL INDENTURE

(See Transcript Document No. ____)

EXHIBIT C

FORM OF BOND PURCHASE AGREEMENT

(See Transcript Document No. ____)

EXHIBIT D

FORM OF PRELIMINARY OFFICIAL STATEMENT

(See Transcript Document No. ____)

THIRD SUPPLEMENTAL INDENTURE OF TRUST

Dated as of _____ 1, 2017

by and between

SANDY CITY, UTAH

and

ZB, NATIONAL ASSOCIATION

Supplementing the General Indenture of Trust
Dated as of April 1, 2004

Table of Contents

	Page
ARTICLE I	
SUPPLEMENTAL INDENTURE; DEFINITIONS	
Section 1.1	<u>Supplemental Indenture</u>3
Section 1.2	<u>Definitions</u>3
ARTICLE II	
ISSUANCE OF THE SERIES 2017 BONDS	
Section 2.1	<u>Principal Amount, Designation and Series</u>4
Section 2.2	<u>Date, Maturities and Interest</u>4
Section 2.3	<u>Redemption</u>5
Section 2.4	<u>Execution of Bonds</u>5
Section 2.5	<u>Delivery of Bonds</u>5
Section 2.6	<u>Designation of Registrar</u>5
Section 2.7	<u>Designation of Paying Agent</u>5
Section 2.8	<u>Limited Obligation</u>5
Section 2.9	<u>Book-Entry System; Limited Obligation of Issuer</u>5
Section 2.10	<u>Perfection of Security Interest</u>8
Section 2.11	<u>Series 2017 Bonds as Additional Bonds</u>8
ARTICLE III	
APPLICATION OF PROCEEDS AND FUNDS AND ACCOUNTS	
Section 3.1	<u>Application of Proceeds of the Series 2017 Bonds</u>10
Section 3.2	<u>Creation of Series 2017 Accounts</u>10
Section 3.3	<u>[No Debt Service Reserve Requirement for the Series 2017 Bonds</u>10
Section 3.4	<u>Payment of Costs of Issuance</u>10
ARTICLE IV	
MISCELLANEOUS	
Section 4.1	<u>Confirmation of General Indenture</u>11
Section 4.2	<u>Confirmation of Sale of Series 2017 Bonds</u>11
<u>EXHIBIT A</u> - (FORM OF SERIES 2017 BOND)..... A-1	
<u>EXHIBIT B</u> - COST OF ISSUANCE DISBURSEMENT REQUESTB-1	

THIRD SUPPLEMENTAL INDENTURE OF TRUST

This Third Supplemental Indenture of Trust, dated as of _____ 1, 2017, by and between Sandy City, Utah, a political subdivision and body politic duly organized and existing under the Constitution and laws of the State of Utah (the “Issuer”) and ZB, National Association, a national bank duly organized and existing under the laws of the United States of America, authorized by law to accept and execute trusts and having its principal office in Salt Lake City, Utah (the “Trustee”);

WITNESSETH:

WHEREAS, the Issuer has entered into a General Indenture of Trust, dated as of April 1, 2004, as heretofore amended and supplemented (the “General Indenture”) with the Trustee; and

WHEREAS in order to (i) finance _____ (the “Series 2017 Project”) and (ii) finance the costs of issuance of the Bonds herein authorized, the Issuer has determined to issue its Water Revenue Bonds, Series 2017 in the aggregate principal amount of \$ _____ (the “Series 2017 Bonds”); and

WHEREAS, the Series 2017 Bonds will be authorized, issued and secured under the General Indenture, as amended and supplemented by this Third Supplemental Indenture (the “Third Supplemental Indenture,” and collectively with the General Indenture, and any amendments thereto or hereto, the “Indenture”); and

WHEREAS, the execution and delivery of the Series 2017 Bonds and of this Third Supplemental Indenture have in all respects been duly authorized and all things necessary to make the Series 2017 Bonds, when executed by the Issuer and authenticated by the Trustee, the valid and binding legal obligations of the Issuer and to make this Third Supplemental Indenture a valid and binding agreement have been done;

NOW, THEREFORE, THIS THIRD SUPPLEMENTAL INDENTURE OF TRUST WITNESSETH, that to secure the Series 2017 Bonds and all Additional Bonds issued and Outstanding under the Indenture, the payment of the principal or redemption price thereof and interest thereon, the rights of the Registered Owners of the Bonds, to secure the Security Instrument Issuers of Security Instruments for any Bonds, and of all Reserve Instrument Providers of Reserve Instruments for any Bonds, and the performance of all of the covenants contained in such Bonds and herein, and for and in consideration of the mutual covenants herein contained and of the purchase of such Bonds by the Registered Owners thereof from time to time and the issuance of the Reserve Instrument by the Reserve Instrument Provider, and of the acceptance by the Trustee of the trusts hereby created, and intending to be legally bound hereby, the Issuer has executed and delivered this Third Supplemental Indenture of Trust, and by these presents does, in confirmation of the General Indenture, as amended and supplemented, hereby sell, assign, transfer, set over and pledge unto ZB, National Association, as Trustee, its successors and trusts and its assigns forever, to the extent provided in the General Indenture, as amended and supplemented, all right, title and interest of the Issuer in and to (i) the Net Revenues (as

defined in the General Indenture), (ii) all moneys in funds and accounts held by the Trustee under the General Indenture and hereunder (except the Rebate Fund), and (iii) all other rights granted under the General Indenture and hereinafter granted for the further securing of such Bonds.

TO HAVE AND TO HOLD THE SAME unto the Trustee and its successors in trust hereby created and its and their assigns forever;

IN TRUST, NEVERTHELESS, FIRST, for the equal and ratable benefit and security of all present and future Registered Owners of Bonds and Security Instrument Issuers of Security Instrument for any Bonds without preference, priority, or distinction as to lien or otherwise (except as otherwise specifically provided), of any one Bond over any other Bond, and SECOND, for the equal and proportionate benefit, security and protection of all Reserve Instrument Providers, without privilege, priority or distinction as to the lien or otherwise of any Reserve Instrument Repayment Obligation over any of the others by reason of time of issuance, delivery or expiration thereof or otherwise for any cause whatsoever.

ARTICLE I

SUPPLEMENTAL INDENTURE; DEFINITIONS

Section 1.1 Supplemental Indenture. This Third Supplemental Indenture is supplemental to, and is executed in accordance with and pursuant to Articles II and IX of the General Indenture.

Section 1.2 Definitions. All terms which are defined in the General Indenture, shall have the meanings, respectively, when used herein (including the use thereof in the recitals and the granting clauses thereof) unless expressly given a different meaning or unless the context clearly otherwise requires. All terms used herein which are defined in the recitals hereto shall have the meanings therein given to the same unless the context requires otherwise and, in addition, the following terms shall have the meanings specified below:

“Dated Date” means, with respect to the Series 2017 Bonds, the date of their initial delivery.

“Interest Payment Date” means, with respect to the Series 2017 Bonds, each May 15 and November 15 commencing _____.

“Register” means the record of ownership of the Series 2017 Bonds maintained by the Registrar.

“Series 2017 Bonds” means the Water Revenue Bonds, Series 2017, herein authorized.

“Series 2017 Cost of Issuance Account” means the account established under this Supplemental Indenture and held in trust by the Trustee, into which a portion of the proceeds of the Series 2017 Bonds shall be deposited as provided herein.

“Series 2017 Debt Service Reserve Requirement” means \$-0- with respect to the Series 2017 Bonds.

“Series 2017 Project” means _____.

“Underwriter” means _____.

ARTICLE II

ISSUANCE OF THE SERIES 2017 BONDS

Section 2.1 Principal Amount, Designation and Series. The Series 2017 Bonds are hereby authorized for issuance under the Indenture for the purpose of providing funds to (i) finance the Series 2017 Project and (ii) finance the costs of issuance of the Series 2017 Bonds. The Series 2017 Bonds shall be limited to \$_____ in aggregate principal amount, shall be issued in fully registered form, shall be in substantially the form and contain substantially the terms contained in Exhibit A attached hereto and made a part hereof, and shall bear interest at the rates and be payable as to principal or redemption price as specified herein. The Series 2017 Bonds shall be designated as, and shall be distinguished from the Bonds of all other series by the title, “Water Revenue Bonds, Series 2017.”

Section 2.2 Date, Maturities and Interest. The Series 2017 Bonds shall be dated as of the Dated Date, and shall mature on the dates and in the amounts and shall bear interest from the Interest Payment Date next preceding their date of authentication thereof unless authenticated as of an Interest Payment Date, in which event such Bonds shall bear interest from such date, or unless such Bonds are authenticated prior to the first Interest Payment Date, in which event such Bonds shall bear interest from their dated date or unless, as shown by the records of the Trustee, interest on the Series 2017 Bonds shall be in default, in which event such Bonds shall bear interest from the date to which interest has been paid in full, or unless no interest shall have been paid on such Bonds, in which event such Bonds shall bear interest from their dated date, payable on each Interest Payment Date at the rates per annum as set forth below:

<u>Maturity</u> <u>(November 15)</u>	<u>Principal Amount</u>	<u>Interest Rate</u>
---	-------------------------	----------------------

Interest shall be calculated on the basis of a year of 360 days comprised of twelve 30-day months.

Section 2.3 Redemption. The Series 2017 Bonds maturing on or prior to _____ are not subject to redemption prior to maturity. The Series 2017 Bonds maturing on and after _____ are subject to redemption prior to maturity at the option of the Issuer, in such order of maturity as may be selected by the Issuer, in whole or in part on any day on and after _____, at a redemption price equal to 100% of the principal amount of the Series 2017 Bonds to be redeemed plus accrued interest to the date of redemption.

Section 2.4 Execution of Bonds. The Mayor is hereby authorized to execute by facsimile or manual signature the Series 2017 Bonds and the City Recorder to countersign by facsimile or manual signature the Series 2017 Bonds and to have imprinted, engraved, lithographed, stamped or otherwise placed on the Series 2017 Bonds a facsimile of the official seal of the Issuer, and the Trustee shall manually authenticate the Series 2017 Bonds.

Section 2.5 Delivery of Bonds. It is hereby determined that the Series 2017 Bonds shall be authenticated and delivered to the Underwriter thereof on such date upon which the Issuer and the Underwriter shall mutually agree, upon payment of the purchase price thereof.

Section 2.6 Designation of Registrar. ZB, National Association, One South Main Street, 12th Floor, Salt Lake City, Utah is hereby designated as Registrar for the Series 2017 Bonds, acceptance of which appointment shall be evidenced by execution of this Third Supplemental Indenture by the Registrar.

Section 2.7 Designation of Paying Agent. ZB, National Association, One South Main Street, 12th Floor, Salt Lake City, Utah, is hereby designated as Paying Agent for the Series 2017 Bonds, acceptance of which appointment shall be evidenced by execution of this Third Supplemental Indenture from the Paying Agent.

Section 2.8 Limited Obligation. The Series 2017 Bonds, together with interest thereon, shall be limited obligations of the Issuer payable solely from the Net Revenues (except to the extent paid out of moneys attributable to the Series 2017 Bond proceeds or other funds created hereunder or under the Indenture or the income from the temporary investment thereof).

Section 2.9 Book-Entry System; Limited Obligation of Issuer.

(a) Except as provided in Sections 2.9(b) and 2.9(c), the Registered Owner of all Series 2017 Bonds shall be, and the Series 2017 Bonds shall be registered in the name of Cede & Co. ("Cede"), as nominee of The Depository Trust Company, New York, New York (together with any substitute securities depository appointed pursuant to Section 2.9(c)(ii), "DTC"). Payment of the interest on any Series 2017 Bond shall be made in accordance with the provisions of this Third Supplemental Indenture to the account of Cede on the Interest Payment Dates for the Bonds at the address indicated for Cede in the registration books of the Registrar.

(b) The Series 2017 Bonds shall be initially issued in the form of a separate single fully registered Bond in the amount of each separate stated maturity of the Series 2017 Bonds. Upon initial issuance, the ownership of each such Series 2017 Bond shall be registered in the registration books of the Issuer kept by the Registrar, in the name of Cede, as nominee of DTC. With respect to Series 2017 Bonds so registered in the name of Cede, the Issuer, the Registrar and any Paying Agent shall have no responsibility or obligation to any DTC participant or to any beneficial owner of any of such Series 2017 Bonds. Without limiting the immediately preceding sentence, the Issuer, the Registrar and any Paying Agent shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede or any DTC participant with respect to any beneficial ownership interest in the Series 2017 Bonds, (ii) the delivery to any DTC participant, beneficial owner or other person, other than DTC, of any notice with respect to the Series 2017 Bonds, including any notice of redemption, or (iii) the payment to any DTC participant, beneficial owner or other person, other than DTC, of any amount with respect to the principal or redemption price of, or interest on, any of the Series 2017 Bonds. The Issuer, the Registrar and any Paying Agent may treat DTC as, and deem DTC to be, the absolute owner of each Series 2017 Bond for all purposes whatsoever, including (but not limited to) (1) payment of the principal or redemption price of, and interest on, each such Bond, (2) giving notices of redemption and other matters with respect to such Bonds and (3) registering transfers with respect to such Bonds. So long as the Series 2017 Bonds are registered in the name of Cede & Co., the Paying Agent shall pay the principal or redemption price of, and interest on, all Series 2017 Bonds only to or upon the order of DTC, and all such payments shall be valid and effective to satisfy fully and discharge the Issuer's obligations with respect to such principal or redemption price, and interest, to the extent of the sum or sums so paid. Except as provided in paragraph (c) of this Section 2.9, no person other than DTC shall receive a Bond evidencing the obligation of the Issuer to make payments of principal or redemption price of, and interest on, any such Bond pursuant to this Third Supplemental Indenture. Upon delivery by DTC to the Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede, and subject to the transfer provisions of the Indenture, the word "Cede" in this Third Supplemental Indenture shall refer to such new nominee of DTC.

Except as provided in Section 2.9(c)(iii), and notwithstanding any other provisions of this Third Supplemental Indenture, the Series 2017 Bonds may be transferred, in whole but not in part, only to a nominee of DTC, or by a nominee of DTC to DTC or a nominee of DTC, or by DTC or a nominee of DTC to any successor securities depository or any nominee thereof.

(c) (i) DTC may determine to discontinue providing its services with respect to the Series 2017 Bonds at any time by giving written notice to the Issuer, the Registrar, and the Paying Agent, which notice shall certify that DTC has discharged its responsibilities with respect to the Series 2017 Bonds under applicable law.

(ii) The Issuer, in its sole discretion and without the consent of any other person, may, by notice to the Registrar, terminate the services of DTC with respect to the Series 2017 Bonds if the Issuer determines that the continuation of the system of book-entry-only transfers through DTC is not in the best interests of the beneficial owners of the Series 2017 Bonds or the Issuer; and the Issuer shall, by notice to the Registrar, terminate the services of DTC with respect to the Series 2017 Bonds upon receipt by the Issuer, the Registrar, and the Paying Agent of written notice from DTC to the effect that DTC has received written notice from DTC participants having interests, as shown in the records of DTC, in an aggregate principal amount of not less than fifty percent (50%) of the aggregate principal amount of the then outstanding Series 2017 Bonds to the effect that: (1) DTC is unable to discharge its responsibilities with respect to the Series 2017 Bonds; or (2) a continuation of the requirement that all of the outstanding Series 2017 Bonds be registered in the registration books kept by the Registrar in the name of Cede, as nominee of DTC, is not in the best interests of the beneficial owners of the Series 2017 Bonds.

(iii) Upon the termination of the services of DTC with respect to the Series 2017 Bonds pursuant to Section 2.9(c)(ii)(2) hereof, or upon the discontinuance or termination of the services of DTC with respect to the Bonds pursuant to Section 2.9(c) or Section 2.9(c)(ii)(1) hereof the Issuer may within 90 days thereafter appoint a substitute securities depository which, in the opinion of the Issuer, is willing and able to undertake the functions of DTC hereunder upon reasonable and customary terms. If no such successor can be found within such period, the Series 2017 Bonds shall no longer be restricted to being registered in the registration books kept by the Registrar in the name of Cede, as nominee of DTC. In such event, the Issuer shall execute and the Registrar shall authenticate Series 2017 Bond certificates as requested by DTC of like principal amount, maturity and Series, in authorized denominations to the identifiable beneficial owners in replacement of such beneficial owners' beneficial interest in the Series 2017 Bonds.

(iv) Notwithstanding any other provision of this Third Supplemental Indenture to the contrary, so long as any Series 2017 Bond is registered in the name of Cede, as nominee of DTC, all payments with respect to the principal or redemption price of, and interest on, such Series 2017 Bond and all notices with respect to such Series 2017 Bond shall be made and given, respectively, to DTC.

(v) In connection with any notice or other communication to be provided to Holders of Series 2017 Bonds registered in the name of Cede pursuant to this Third Supplemental Indenture by the Issuer or the Registrar with respect to any consent or other action to be taken by such Holders, the Issuer shall establish a record date for such consent or other action by such

Holders and give DTC notice of such record date not less than fifteen (15) days in advance of such record date to the extent possible.

Section 2.10 Perfection of Security Interest.

(a) The Indenture creates a valid and binding pledge and assignment of security interest in all of the Net Revenues pledged under the Indenture in favor of the Trustee as security for payment of the Series 2017 Bonds, enforceable by the Trustee in accordance with the terms thereof.

(b) Under the laws of the State, such pledge and assignment and security interest is automatically perfected by Section 11-14-501, Utah Code Annotated 1953, as amended, and is and shall have priority as against all parties having claims of any kind in tort, contract, or otherwise hereafter imposed on the Net Revenues.

Section 2.11 Series 2017 Bonds as Additional Bonds. The Series 2017 Bonds are issued as Additional Bonds under the Indenture. The Issuer hereby certifies that the requirements set forth in Section 2.13 of the General Indenture have been and will be complied with in connection with the issuance of the Series 2017 Bonds, as follows:

(a) No Event of Default has occurred and is continuing under the Indenture on the date of authentication of the Series 2017 Bonds; and

(b) A certificate has been delivered to the Trustee by an Authorized Representative to the effect that the Net Revenues for any Year in the 24 months immediately preceding the proposed date of issuance of such Additional Bonds were at least equal to 110% of the sum of the Aggregate Annual Debt Service Requirement on all Bonds Outstanding for said Year; and

(c) The Issuer has delivered to the Trustee a certificate from a Qualified Engineer (i) setting forth the Estimated Net Revenues as herein described (assuming, if applicable, the completion of the Project, or any portion thereof, financed with proceeds of the Additional Bonds) either: (A) for each of the two Bond Fund Years succeeding the latest estimated date of completion of the Project, or any portion thereof, if proceeds of the Additional Bonds are used to fund interest during the construction period, or (B) if (A) is not the case, for the then current Bond Fund Year and each succeeding Bond Fund Year to and including the second Bond Fund Year succeeding the latest estimated date of completion of the Project, or any portion thereof; and (ii) verifying that the Estimated Net Revenues as shown in (i) above for each of such Bond Fund Years are not less than 110% of the Aggregate Annual Debt Service Requirement for each of such Bond Fund Years with respect to all of the Bond and Additional Bonds which would then be Outstanding (after taking into account any principal reductions resulting from regularly scheduled principal or sinking fund redemption payments) and the Additional Bonds so proposed to be issued; and

(d) All payments required by the Indenture to be made into the Bond Fund have been made in full, and there is on deposit in each account of the Debt

Service Reserve Fund (taking into account any Reserve Instrument coverage) the full amount required to be accumulated therein at the time of issuance of the Series 2017 Bonds; and

(e) The proceeds of the Series 2017 Bonds will be used to finance a Project (including the funding of necessary reserves and the payment of costs of issuance).

ARTICLE III

APPLICATION OF PROCEEDS AND FUNDS AND ACCOUNTS

Section 3.1 Application of Proceeds of the Series 2017 Bonds. The Issuer shall deposit with the Trustee the proceeds from the sale of the Series 2017 Bonds (representing the principal amount of the Series 2017 Bonds, plus a net reoffering premium of \$_____, less an Underwriter's discount of \$_____) and the Trustee shall deposit such proceeds as follows:

(a) \$_____ into the Series 2017 Construction Account; and

(b) the remaining amount shall be deposited into the Series 2017 Cost of Issuance Account to be held by the Trustee under this Supplemental Indenture and to be used to pay costs of issuance of the Series 2017 Bonds.

Section 3.2 Creation of Series 2017 Accounts. There is hereby established with the Trustee a Series 2017 Construction Account and a Series 2017 Costs of Issuance Account.

Section 3.3 [No Debt Service Reserve Requirement for the Series 2017 Bonds]. There is no debt service reserve requirement for the Series 2017 Bonds.]

Section 3.4 Payment of Costs of Issuance. Costs of issuance shall be paid by the Trustee from the Series 2017 Cost of Issuance Account upon receipt from the Issuer of an executed Cost of Issuance Disbursement Request in substantially the form of Exhibit B attached hereto. Any unexpended balance remaining in the Series 2017 Cost of Issuance Account 30 days after delivery of the Series 2017 Bonds shall be paid to the Issuer for payment of its additional costs of issuance.

ARTICLE IV

MISCELLANEOUS

Section 4.1 Confirmation of General Indenture. As supplemented by this Third Supplemental Indenture, and except as provided herein, the General Indenture is in all respects ratified and confirmed, and the General Indenture, and this Third Supplemental Indenture shall be read, taken and construed as one and the same instrument so that all of the rights, remedies, terms, conditions, covenants and agreements of the General Indenture shall apply and remain in full force and effect with respect to this Third Supplemental Indenture, and to any revenues, receipts and moneys to be derived therefrom.

Section 4.2 Confirmation of Sale of Series 2017 Bonds. The sale of the Series 2017 Bonds to the Underwriter at a price of \$_____ (the total principal amount of the Series 2017 Bonds plus a net reoffering premium of \$_____, less an Underwriter's discount in the amount of \$_____), is hereby ratified, confirmed and approved.

IN WITNESS WHEREOF, the Issuer and the Trustee have caused this Third Supplemental Indenture of Trust to be executed as of the date first written above.

SANDY CITY, UTAH

(SEAL)

By: _____
Mayor

COUNTERSIGN:

By: _____
City Recorder

ZB, NATIONAL ASSOCIATION

By: _____

Title: _____

ATTEST:

By: _____

Title: _____

EXHIBIT A

(FORM OF SERIES 2017 BOND)

Unless this certificate is presented by an authorized representative of the Depository Trust Company (55 Water Street, New York, New York) to the issuer or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of the Depository Trust Company and any payment is made to Cede & Co., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered owner hereof, Cede & Co., has an interest herein.

UNITED STATES OF AMERICA
STATE OF UTAH
SANDY CITY, UTAH
WATER REVENUE BOND
SERIES 2017

Number R - _____ \$ _____

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Original Issue Date</u>	<u>CUSIP</u>
	November 15, ____		800280 ____

Registered Owner: CEDE & CO.

Principal Amount: _____ DOLLARS

Sandy City, Utah ("Issuer"), a political subdivision and body politic duly organized and existing under the Constitution and laws of the State of Utah, for value received, hereby acknowledges itself to be indebted and promises to pay to the Registered Owner named above or registered assigns, out of the special fund hereinbelow designated and not otherwise, the Principal Amount specified above on the Maturity Date specified above with interest thereon until paid at the Interest Rate specified above per annum, payable semiannually on May 15 and November 15 of each year commencing _____ (each an "Interest Payment Date") until said Principal Amount is paid. Principal and premium, if any, shall be payable upon surrender of this Bond at the principal offices of ZB, National Association, Corporate Trust Department, One South Main Street, 12th Floor, Salt Lake City, Utah 84133 ("Trustee" and "Paying Agent") or its successors. Interest on this Bond shall be payable by check or draft mailed to the Registered Owner hereof at his address as it appears on the registration books of the Paying Agent, who shall also act as the Registrar for the Issuer, or at such other address as is furnished to the Paying Agent in writing by such Registered Owner. Interest hereon shall be deemed to be paid by the Paying Agent when mailed. Both principal and interest shall be payable in lawful money of the United States of America.

This Bond is one of an issue of Bonds of the Issuer designated as the “Water Revenue Bonds, Series 2017 (the “Series 2017 Bonds”) in the aggregate principal amount of \$_____, of like tenor and effect, except as to date of maturity and interest rate, numbered R-1 and upwards, issued by the Issuer pursuant to a General Indenture of Trust dated as of April 1, 2004, as previously amended and supplemented (the “General Indenture”), as further amended and supplemented by a Third Supplemental Indenture of Trust dated as of _____ 1, 2017 (collectively with the General Indenture, the “Indenture”) and a resolution adopted on March 7, 2017 (the “Bond Resolution”), for the purpose of (i) financing _____ and (ii) paying certain issuance expenses, all in full conformity with the Constitution and laws of the State of Utah. Both principal of and interest on this Bond and the issue of which it is a part are payable solely from a special fund designated “Sandy City, Utah Water Revenue Bond Fund” (the “Bond Fund”), into which fund, to the extent necessary to assure prompt payment of the principal of and interest on the issue of which this is one and on all series of bonds issued on a lien parity with this Bond shall be paid the Net Revenues (as defined in the Indenture) derived and to be derived from the Issuer’s water system (the “System”) all as more fully described and provided in the Indenture.

Pursuant to the Indenture, the Issuer has previously issued its Water Revenue Refunding Bonds, Series 2012 (the “Series 2012 Bonds”) and the Series 2017 Bonds are issued on a parity with the Series 2012 Bonds. As provided in the Indenture, additional bonds, notes and other obligations of the Issuer may be issued and secured on an equal lien parity with the Series 2012 Bonds and Series 2017 Bonds, from time to time in one or more series, in various principal amounts, may mature at different times, may bear interest at different rates and may otherwise vary as provided in the Indenture, and the aggregate principal amount of such bonds, notes and other obligations issued and to be issued under the Indenture is not limited.

As more fully provided in the Indenture, the Series 2017 Bonds shall be payable only from the Net Revenues and shall not constitute a general indebtedness or pledge of the full faith and credit of the Issuer, within the meaning of any constitutional or statutory provision or limitation of indebtedness.

Reference is hereby made to the Indenture, copies of which are on file with the Trustee, for the provisions, among others, with respect to the nature and extent of the rights, duties and obligations of the Issuer, the Trustee and the Registered Owners of the Series 2017 Bonds, the terms upon which the Series 2017 Bonds are issued and secured, and upon which the Indenture may be modified and amended, to all of which the Registered Owner of this Bond assents by the acceptance of this Bond.

Except as otherwise provided herein and unless the context indicates otherwise, words and phrases used herein shall have the same meanings as such words and phrases in the Indenture.

Interest on the initially issued Bonds and on all Series 2017 Bonds authenticated prior to the first Interest Payment Date shall accrue from the Original Issue Date specified above. Interest on the Series 2017 Bonds authenticated on or subsequent to the first Interest

Payment Date shall accrue from the Interest Payment Date next preceding their date of authentication, or if authenticated on an Interest Payment Date as of that date; provided, however, that if interest on the Series 2017 Bonds shall be in default, interest on the Series 2017 Bonds issued in exchange for Series 2017 Bonds surrendered for transfer or exchange shall be payable from the date to which interest has been paid in full on the Series 2017 Bonds surrendered.

The Bonds are subject to redemption prior to maturity upon the terms and with notice as provided in the Indenture.

The Bonds are issued as fully registered Bonds. Subject to the limitations and upon payment of the charges provided in the Indenture, registered Bonds may be exchanged for a like aggregate principal amount of registered Bonds of other authorized denominations of the same series and the same maturity.

This Bond is transferable by the registered holder hereof in person or by his attorney duly authorized in writing at the principal corporate offices of ZB, National Association (the "Registrar") in Salt Lake City, Utah, but only in the manner, subject to the limitations and upon payment of the charges provided in the Indenture and upon surrender and cancellation of this Bond. Upon such transfer a new registered Bond or Bonds of the same series and the same maturity and of authorized denomination or denominations for the same aggregate principal amount will be issued to the transferee in exchange therefor.

The Issuer and the Paying Agent may deem and treat the Registered Holder hereof as the absolute owner hereof (whether or not this Bond shall be overdue) for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and neither Issuer nor Paying Agent shall be affected by any notice to the contrary.

This Bond is issued under and pursuant to the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, and this Bond does not constitute a general obligation indebtedness of the Issuer within the meaning of any state constitutional or statutory limitation. The issuance of the Bonds shall not, directly, indirectly or contingently, obligate the Issuer or any agency, instrumentality or political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment.

The Issuer covenants and agrees that it will cause to be collected and accounted for sufficient Net Revenues as will at all times be sufficient to pay promptly the principal of and interest on this Bond and the issue of which it forms a part and to make all payments required to be made into the Bond Fund, and to carry out all the requirements of the Indenture.

It is hereby declared and represented that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this Bond have existed, have happened and have been performed in regular and due time, form and manner as required by law, that the amount of this Bond, together with the issue of which it forms a

part, does not exceed any limitation prescribed by the Constitution or statutes of the State of Utah, that the Net Revenues of the Issuer have been pledged and that an amount therefrom will be set aside into a special fund by the Issuer sufficient for the prompt payment of the principal of and interest on this Bond and the issue of which it forms a part, as authorized for issue under the Indenture, and that upon the issuance of the Series 2017 Bonds the Net Revenues of the Issuer will not have been pledged, hypothecated or anticipated in any way other than by the issue of the Bonds of which this Bond is one and all bonds issued on a parity with this Bond.

This Bond shall not be valid or become obligatory for any purpose nor be entitled to any security or benefit under the Indenture until the Certificate of Authentication on this Bond shall have been manually signed by the Trustee.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be signed by the manual or facsimile signature of its Mayor and countersigned by the manual or facsimile signature of its City Recorder under its corporate seal or a facsimile thereof.

(SEAL)

(facsimile or manual signature)

Mayor

COUNTERSIGN:

(facsimile or manual signature)

City Recorder

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Water Revenue Bonds, Series 2017 of Sandy City, Utah.

ZB, NATIONAL ASSOCIATION, As
Trustee

By: _____ (Manual Signature)
Authorized Officer

Date of Authentication: _____

ASSIGNMENT

FOR VALUE RECEIVED, _____, the undersigned, hereby sells, assigns and transfers unto:

(Social Security or Other Identifying Number of Assignee)

(Please Print or Typewrite Name and Address of Assignee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

DATED: _____

Signature: _____

NOTICE: The signature to this assignment must correspond with the name as it appears on the face of this Bond in every particular, without alteration or enlargement or any change whatever.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an "eligible guarantor institution" that is a member of or a participant in a "signature guarantee program" (e.g., the Securities Transfer Agents Medallion Program, the Stock Exchange Medallion Program or the New York Stock Exchange, Inc. Medallion Signature Program).

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM – as tenants in common
TEN ENT – as tenants by the entireties
JT TEN – as joint tenants with right of survivorship and not as tenants in common

UNIF GIFT MIN ACT _____
(Cust.)

Custodian for _____
(Minor)

under Uniform Gifts to Minors Act of _____
(State)

Additional abbreviations may also be used though not in the above list.

EXHIBIT B

COST OF ISSUANCE DISBURSEMENT REQUEST

ZB, National Association
Corporate Trust Department
One South Main Street, 12th Floor
Salt Lake City, Utah 84133

Pursuant to Section 3.4 of the Third Supplemental Indenture of Trust dated as of _____ 1, 2017, you are hereby authorized to pay to the following costs of issuance from the Series 2017 Costs of Issuance Account:

[See Attached Schedule]

MAYOR
SANDY CITY, UTAH

COSTS OF ISSUANCE

<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
--------------	----------------	---------------

\$ _____
SANDY CITY, UTAH
WATER REVENUE BONDS,
SERIES 2017

BOND PURCHASE AGREEMENT

_____, 2017

Sandy City, Utah
10000 Centennial Parkway
Sandy, Utah 84070

The undersigned, _____ and _____ as underwriters (the “Underwriters”), and not as fiduciaries or agents for you, offer to enter into this Bond Purchase Agreement (the “Purchase Agreement”) with Sandy City, Utah (the “Issuer”) which, upon the acceptance by the Issuer of this offer, shall be in full force and effect in accordance with its terms and shall be binding upon you and the Underwriters.

This offer is made subject to your acceptance and approval on or before 11:59 P.M., Utah Time, on _____, 2017. Terms not otherwise defined herein shall have the same meanings as are set forth in the hereinafter referred to Preliminary Official Statement.

ARTICLE I

SALE, PURCHASE AND DELIVERY

Section 1.1 (a) On the basis of the representations, warranties and agreements contained herein and upon the terms and conditions herein set forth, the Underwriters hereby agree to purchase, and the Issuer hereby agrees to sell to the Underwriters, all, but not less than all, of the Issuer’s \$ _____ aggregate principal amount of Water Revenue Bonds, Series 2017 (the “Series 2017 Bonds”), at a purchase price of \$ _____ (representing the principal amount of the Series 2017 Bonds, plus a net reoffering premium of \$ _____ and less an Underwriters’ discount of \$ _____) plus accrued interest, if any, from their dated date to the date of delivery of the Series 2017 Bonds to the Underwriters. The Series 2017 Bonds will mature on the dates and in the amounts and bear interest at the rates per annum as set forth in Exhibit A hereto. The Series 2017 Bonds shall be as described in the Official Statement dated _____, 2017, of the Issuer relating to the Series 2017 Bonds (together with all appendices thereto, the “Official Statement”) and shall be issued and secured under and pursuant to a General Indenture of Trust dated April 1, 2004, as heretofore amended and supplemented (the “General Indenture”), and as further amended and supplemented by a Third Supplemental Indenture of Trust dated as of _____ 1, 2017 (the “Third Supplemental Indenture,” and together with the General Indenture, the “Indenture”), each

by and between the Issuer and ZB, National Association, as successor trustee (the “Trustee”), all as authorized pursuant to a resolution adopted by the Issuer on March 7, 2017 (the “Resolution”). The Series 2017 Bonds are payable from and secured solely by (i) all revenues, fees, income, rents and receipts derived by the Issuer (as further defined in the Indenture, the “Revenues”) from or attributable to the water facilities owned and operated by the Issuer (collectively, the “System”) after payment of operation and maintenance costs of the System as provided in the Indenture (“Net Revenues”), and (ii) all funds (other than the Rebate Fund and the Repair and Replacement Fund) established by the Indenture. The Series 2017 Bonds are being issued pursuant to the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”). The proceeds from the sale of the Series 2017 Bonds will be used for the purpose of (a) financing _____ (the “Project”) and (b) paying costs of issuance of the Series 2017 Bonds.

(b) The Issuer has previously issued its Water Revenue Refunding Bonds, Series 2012 (the “Outstanding Parity Bonds”), which are payable from and secured by a pledge of the Net Revenues on a parity with the Series 2017 Bonds.

Section 1.2 The Underwriters agree to make a public offering of the Series 2017 Bonds at the initial offering prices or yields set forth on the inside front cover of the Official Statement. The Underwriters may, however, change such initial offering prices or yields as they deem necessary in connection with the marketing of the Series 2017 Bonds and offer and sell the Series 2017 Bonds to certain dealers (including dealers depositing the Series 2017 Bonds into investment trusts) and others at prices lower than the initial offering prices or yields set forth in the Official Statement. The Underwriters also reserve the right (a) to over-allot or effect transactions which stabilize or maintain the market prices of the Series 2017 Bonds at levels above those which might otherwise prevail in the open market and (b) to discontinue such transactions, if commenced, at any time without prior notice.

Section 1.3 (a) By acceptance and approval of this Purchase Agreement, the Issuer hereby authorizes the use of copies of the following in connection with the public offering and sale of the Series 2017 Bonds: the Official Statement and the Indenture. The Issuer hereby agrees to provide to the Underwriters within seven business days of the date hereof sufficient copies of the Official Statement to enable the Underwriters to comply with the requirements of paragraph (b)(4) of Rule 15c2-12 under the Securities Exchange Act of 1934, as amended (“Rule 15c2-12”), and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board (the “MSRB”). The Issuer has heretofore “deemed final” the Preliminary Official Statement dated _____, 2017, relating to the Series 2017 Bonds (the “Preliminary Official Statement”) for purposes of paragraph (b)(1) of Rule 15c2-12 and acknowledges and ratifies the use by the Underwriters prior to the date hereof, of the Preliminary Official Statement in connection with the public offering of the Series 2017 Bonds.

(b) In order to assist the Underwriters in complying with paragraph (b)(5) of Rule 15c2-12, the Issuer will undertake, pursuant to a Continuing Disclosure Undertaking to be dated as of the Closing Date (the “Continuing Disclosure Undertaking”) to provide

annual reports and notices of certain events to the MSRB pursuant to the requirements of Section (b)(5) of Rule 15c2-12.

Section 1.4 At 9:00 a.m., Utah time, on _____, 2017, or on such later date as shall be agreed upon in writing by the Issuer and the Underwriters (the “Closing Date”), the Issuer will cause the Series 2017 Bonds to be delivered to the Underwriters in definitive form, duly executed and authenticated, and will deliver to the Underwriters the other documents herein mentioned at the offices of Gilmore & Bell, P.C., Salt Lake City, Utah, or such other location as may be mutually agreed upon by the Issuer and the Underwriters. The Underwriters will accept such delivery and pay the purchase price of the Series 2017 Bonds as set forth in Section 1.1(a) hereof by wire transfer, payable in Federal Funds or other immediately available funds to the order of the Trustee (such delivery and payment are herein called the “Closing”). The Series 2017 Bonds shall be issued in the form of one fully registered Bond for each maturity of the Series 2017 Bonds, shall be registered in the name of Cede & Co., as nominee for The Depository Trust Company (“DTC”).

ARTICLE II

REPRESENTATIONS, WARRANTIES AND

AGREEMENTS OF ISSUER

By its acceptance hereof, the Issuer represents and warrants to and covenants with the Underwriters that:

Section 2.1 The Issuer is a political subdivision and body politic duly organized and existing under the laws of the State of Utah with full power and authority to consummate the transactions contemplated by this Purchase Agreement, the Indenture, and the Official Statement, including the execution, delivery and/or approval of all documents and agreements referred to herein or therein.

Section 2.2 The Issuer has duly adopted and approved the Resolution in accordance with all requirements of Utah law and procedural rules of those respective bodies, and the Resolution is in full force and effect on the date hereof.

Section 2.3 The adoption of the Resolution and the execution and delivery of the Continuing Disclosure Undertaking, the Indenture, and this Purchase Agreement, compliance by the Issuer with the provisions of any or all of the foregoing documents and the application of the proceeds of the Series 2017 Bonds for the purposes described in the Preliminary Official Statement do not and will not conflict with or result in the breach of any of the terms, conditions or provisions of, or constitute a default under, any existing law, court or administrative regulation, decree or order, agreement, indenture, mortgage, lease or instrument to which the Issuer is a party or by which the Issuer or any of its property is or may be bound.

Section 2.4 The Issuer has duly authorized all necessary action to be taken by it for the adoption of the Resolution; the issuance and sale of the Series 2017 Bonds by the

Issuer upon the terms and conditions set forth herein, in the Official Statement and in the Indenture; and the execution, delivery and receipt of this Purchase Agreement, the Indenture and the Continuing Disclosure Undertaking, and any and all such agreements, certificates and documents as may be required to be executed, delivered and received by the Issuer in order to carry out, effectuate and consummate the transactions contemplated hereby and by the Official Statement, including but not limited to such certifications as may be necessary to establish and preserve the excludability from gross income for federal income tax purposes of interest on the Series 2017 Bonds.

Section 2.5 Except as described in the Official Statement, there is no action, suit, proceeding, inquiry or investigation at law or in equity or before or by any court or administrative body pending or, to the best of the Issuer's knowledge, threatened against the Issuer, or to the knowledge of the Issuer, any meritorious basis therefor, wherein an unfavorable decision, ruling or finding would have a material adverse effect on the operation of the System, the Revenues of the System, the financial condition of the Issuer or the transactions contemplated by this Purchase Agreement and the Preliminary Official Statement, or would have an adverse effect on the validity or enforceability of the Series 2017 Bonds, the Resolution, the Indenture, or the Continuing Disclosure Undertaking, or which would in any way adversely affect the existence or any power of the Issuer or the titles of its officers to their respective positions or which would in any way adversely affect the excludability from gross income for federal income tax purposes of interest on the Series 2017 Bonds.

Section 2.6 When delivered to and paid by the Underwriters at the Closing in accordance with the provisions of this Purchase Agreement, the Series 2017 Bonds will have been duly authorized, executed, issued and delivered and will constitute valid and binding special limited obligations of the Issuer in conformity with, and entitled to the benefit and security of the Indenture.

Section 2.7 The Issuer is not in breach of or in default under any existing law, court or administrative regulation, decree or order, ordinance, resolution, agreement, indenture, mortgage, lease, sublease or other instrument to which the Issuer is a party or by which the Issuer or its property is bound; and the execution and delivery of the Series 2017 Bonds, the Continuing Disclosure Undertaking, the Indenture, and this Purchase Agreement, and compliance with the provisions thereof, will not conflict with or constitute a breach or a default under any law, administrative regulation, judgment, decree, loan agreement, mortgage, indenture, deed of trust, note, resolution, agreement or other instrument to which the Issuer or its property is or may be bound.

Section 2.8 No event has occurred or is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or an event of default under the Indenture, the Continuing Disclosure Undertaking or this Purchase Agreement, or which could have a material adverse effect on the financial condition of the Issuer, the operation of the System, the Revenues of the System or the transactions contemplated by this Purchase Agreement and the Preliminary Official Statement, or have an adverse effect on the validity or enforceability in accordance with their respective terms of the Series 2017 Bonds, the Resolution, the Indenture or the Continuing Disclosure Undertaking or in

any way adversely affect the existence or any powers of the Issuer or the titles of its officers to their respective positions or the excludability from gross income for federal income tax purposes of interest on the Series 2017 Bonds.

Section 2.9 The information contained in the Preliminary Official Statement was, as of its date, and the information contained in the Official Statement is as of its date and will be, as of the Closing Date, true and correct in all material respects. The Preliminary Official Statement does not contain, and the Official Statement, as of its date and as of the Closing Date, will not contain any untrue statement of a material fact, and the Preliminary Official Statement does not omit and the Official Statement, as of its date and as of the Closing Date, will not omit to state a material fact required to be stated therein or necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading; provided, however, that this representation and warranty shall not be deemed to cover or apply to (a) information provided to the Issuer in writing by the Underwriters or the Issuer's municipal advisor and included on the cover page or inside front cover page of the Preliminary Official Statement or the Official Statement regarding the principal amount, interest rates, maturities and initial public offering prices of the Series 2017 Bonds or (b) statements in the Preliminary Official Statement or the Official Statement relating to DTC, or its book-entry system.

Section 2.10 The Issuer has full power and authority to own and operate the System and to establish and collect the rates for the services provided by the System.

Section 2.11 The Issuer will not take or omit to take any action which will in any way cause the proceeds from the sale of the Series 2017 Bonds to be applied or result in such proceeds being applied in a manner other than as provided in the Indenture.

Section 2.12 The Issuer hereby authorizes the use of the Official Statement, including all amendments and supplements thereto, by the Underwriters in connection with the public offering and sale of the Series 2017 Bonds and consents to the use by the Underwriters prior to the date hereof of the Preliminary Official Statement in connection with the public offering and sale of the Series 2017 Bonds.

Section 2.13 The Issuer agrees to reasonably cooperate with the Underwriters in any endeavor to qualify the Series 2017 Bonds for offering and sale under the securities or "Blue Sky" laws of such jurisdictions of the United States as the Underwriters may request; provided, however, that the Issuer shall not be required with respect to the offer or sale of the Series 2017 Bonds to file written consent to suit or to file written consent to service of process in any jurisdiction. The Issuer hereby consents to the use of the Official Statement by the Underwriters in obtaining such qualification.

Section 2.14 If between the date of this Purchase Agreement and 25 days following the "end of the underwriting period" (as defined under Rule 15c2-12), any event shall occur which might or would cause the Official Statement to contain any untrue statement of a material fact or to omit to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstance under which they were made, not misleading, the Issuer shall notify the Underwriters and if, in the

opinion of the Underwriters, such event requires the preparation and publication of a supplement or amendment to the Official Statement, the Issuer will supplement or amend the Official Statement in a form and in a manner approved by the Underwriters. If the Official Statement is so supplemented or amended prior to the Closing, such approval by the Underwriters of a supplement or amendment to the Official Statement shall not preclude the Underwriters from thereafter terminating this Purchase Agreement, and if the Official Statement is amended or supplemented subsequent to the date hereof and prior to the Closing, the Underwriters may terminate this Purchase Agreement by notification to the Issuer at any time prior to the Closing if, in the reasonable judgment of the Underwriters, such amendment or supplement has or will have a material adverse effect on the marketability of the Series 2017 Bonds.

Section 2.15 When executed by the respective parties thereto, this Purchase Agreement, the Indenture and the Continuing Disclosure Undertaking will constitute legal, valid and binding obligations of the Issuer enforceable in accordance with their respective terms.

Section 2.16 The Issuer has complied, and will at the Closing be in compliance in all respects, with the obligations on its part contained in the Continuing Disclosure Undertaking, this Purchase Agreement, the Indenture, and any and all other agreements relating thereto.

Section 2.17 Each representation, warranty or agreement stated in any certificate signed by any officer of the Issuer and delivered to the Underwriters at or before the Closing shall constitute a representation, warranty, or agreement by the Issuer upon which the Underwriters shall be entitled to rely.

Section 2.18 The Issuer has obtained or will obtain all necessary licenses, permits, consents and approvals of any kind of any governmental body in order to operate the System.

Section 2.19 The Issuer has obtained or will obtain all necessary title, rights of way and easements in order to operate the System.

Section 2.20 With the exception of the Outstanding Parity Bonds, the Issuer has not otherwise pledged or assigned the Revenues other than to secure and pay the Series 2017 Bonds and the Series 2017 Bonds enjoy a first lien and pledge on the Net Revenues on a parity with the Outstanding Parity Bonds.

Section 2.21 The use of the System complies with, all applicable federal, State of Utah and local laws or ordinances (including rules and regulations) relating to zoning, building, safety, wetlands preservation and environmental quality.

Section 2.22 The Issuer has duly authorized and approved the issuance of the Series 2017 Bonds, the execution and delivery of the Indenture and this Purchase Agreement.

Section 2.23 Except as described in the Preliminary Official Statement, the Issuer is in compliance with each undertaking it has entered into pursuant to Rule 15c2-12 of the Securities Exchange Commission.

ARTICLE III

UNDERWRITERS' CONDITIONS

Section 3.1 The Underwriters have entered into this Purchase Agreement in reliance upon the performance by the Issuer of its obligations hereunder. The Underwriters' obligations under this Purchase Agreement are and shall be subject to the following further conditions:

(i) At the time of Closing, (1) the Official Statement, the Indenture, the Resolution, the Continuing Disclosure Undertaking and this Purchase Agreement shall be in full force and effect and shall not have been revoked, rescinded, repealed, amended, modified or supplemented, except as therein permitted or as may have been agreed to in writing by the Underwriters, and (2) the Issuer shall have duly adopted and there shall be in full force and effect such resolutions and ordinances as, in the opinion of Gilmore & Bell, P.C., bond counsel to the Issuer ("Bond Counsel"), shall be necessary in connection with the transactions contemplated hereby.

(ii) The Underwriters may terminate their obligations hereunder by written notice to the Issuer if, at any time subsequent to the date hereof and on or prior to the Closing Date:

(A) Legislation shall have been enacted by the Congress, introduced in the Congress, or recommended to the Congress for passage by the President of the United States or the United States Department of the Treasury or the Internal Revenue Service or any member of the United States Congress, or favorably reported for passage to either House of Congress by any Committee of such House to which such legislation has been referred for consideration, or (B) a decision shall have been rendered by a court established under Article III of the Constitution of the United States, or the United States Tax Court, or (C) an order, ruling, regulation, or communication (including a press release) shall have been issued by the Treasury Department of the United States or the Internal Revenue Service or (D) any action shall be taken or statement made by or on behalf of the President of the United States or the Department of Treasury or the Internal Revenue Service or any member of the United States Congress which indicates or implies that legislation will be introduced in the current or next scheduled session of the United States Congress, with the purpose or effect, directly or indirectly, of requiring the inclusion in gross income for

federal income tax purposes of interest to be received by any owners of the Series 2017 Bonds; or

(B) Legislation shall be enacted or any action shall be taken by the Securities and Exchange Commission which, in the opinion of the Underwriters, has the effect of requiring the offer or sale of the Series 2017 Bonds to be registered under the Securities Act of 1933, as amended, or any other “security,” as defined in the Securities Act of 1933, as amended, issued in connection with or as part of the issuance of the Series 2017 Bonds to be so registered or the Indenture to be qualified as an indenture under the Trust Indenture Act of 1939, as amended; or any event shall have occurred or shall exist which, in the reasonable judgment of the Underwriters, makes or has made untrue or incorrect in any respect any statement or information contained in the Official Statement or is not or was not reflected in the Official Statement but should be or should have been reflected therein in order to make the statements or information contained therein not misleading in any material respect; or

(C) In the reasonable judgment of the Underwriters, it is impractical or inadvisable for the Underwriters to market or sell or enforce agreements to sell Series 2017 Bonds because (A) trading in securities generally shall have been suspended on the New York Stock Exchange, Inc., or a general banking moratorium shall have been established by federal or the State of Utah authorities, or (B) the State of Utah shall have taken any action, whether administrative, legislative, judicial or otherwise, which would have a material adverse effect on the marketing or sale of the Series 2017 Bonds, including any action relating to (i) the tax-exempt status under Utah law of the interest to be received by any owner of the Series 2017 Bonds, or (ii) a limitation on the ability of the Issuer to fix and collect rates for the System, or (C) the United States shall have become engaged in hostilities which have resulted in a declaration of war or a national emergency or there shall have occurred any other outbreak or escalation of hostilities or a national or international calamity or crises, financial or otherwise, (D) a war involving the United States of America shall have been declared or any other conflict involving the armed forces of the United States of America has escalated, in either case to such a magnitude as to materially adversely affect the Underwriters’ ability to market the Series 2017 Bonds, (E) there shall have occurred the declaration of a general banking moratorium by any authority of the United States or the States of New York or Utah or if any material disruption in commercial banking or securities settlement or clearance services shall have occurred; or

(D) Any financial rating assigned to the Series 2017 Bonds, or any other obligations of the Issuer, by Standard & Poor's Ratings Services ("S&P"), Fitch Ratings ("Fitch"), or Moody's Investors Service, Inc. ("Moody's"), as the case may be, shall have been downgraded, withdrawn, or any other action taken, and such action, in the opinion of the Underwriters, has a material adverse effect on the marketability of the Series 2017 Bonds; or

(E) Any litigation shall be instituted, pending or threatened (A) to restrain or enjoin the issuance, sale or delivery of the Series 2017 Bonds, (B) to restrain or enjoin the operation of the System, (C) in any way contesting or affecting any authority for or the validity of the Series 2017 Bonds, any of the proceedings of the Issuer or the Trustee taken with respect to the issuance or sale thereof, the pledge, appropriation or application of any moneys or securities provided for the payment of the Series 2017 Bonds or (D) in any way contesting or affecting the existence or powers of the Issuer or the Trustee or the titles of their officers to their respective offices; or

(F) Any other event or circumstances shall have occurred which shall be beyond the reasonable control of the Underwriters and, in the opinion of the Underwriters, might in any way have a material adverse effect on the marketability of the Series 2017 Bonds.

(iii) At or prior to the Closing, the Underwriters shall receive the following:

(A) (1) The approving opinion of Gilmore & Bell, P.C., Bond Counsel, dated the Closing Date, in substantially the form attached as Appendix E to the Official Statement and (2) the approving opinion of Issuer's Counsel, dated the closing date, in form and substance satisfactory to the Underwriters and Bond Counsel;

(B) The supplemental opinion of Gilmore & Bell, P.C., dated the Closing Date and addressed to the Underwriters, substantially in the form attached hereto as Exhibit B;

(C) The Issuer's certificate, dated the Closing Date, signed by the Mayor of the Issuer and the City Recorder of the Issuer and in form and substance satisfactory to the Underwriters and Bond Counsel, to the effect that (A) the representations of the Issuer herein are true and correct in all material respects as of the Closing Date as if made on the Closing Date; (B) no litigation is pending or, to the best of their knowledge, threatened against the Issuer (i) to restrain

or enjoin the issuance or delivery of any of the Series 2017 Bonds, the operation of the System, or the collection of Revenues under the Indenture, (ii) in any way contesting or affecting the authority for the issuance of the Series 2017 Bonds or the adoption of the Resolution or the execution and delivery of the Indenture, the Continuing Disclosure Undertaking or this Purchase Agreement, the validity or enforceability of the Series 2017 Bonds, the Indenture, the Continuing Disclosure Undertaking or this Purchase Agreement, or the excludability from gross income for federal income tax purposes of interest on the Series 2017 Bonds, (iii) questioning or challenging the power of the Issuer to own and operate the System or to fix, charge and collect rates and charges in connection therewith, or (iv) in any way contesting the organization, existence or powers of the Issuer or the titles of its officers to their respective offices, or (v) contesting or attempting to restrain or enjoining the application of the proceeds thereof or the payment, collection or application of Revenues or the pledge of Net Revenues, or of other moneys, rights and interests pledged pursuant to the Indenture or the adoption of the Resolution; (C) the descriptions and information contained in the Official Statement relating to the Issuer, its organization and financial and other affairs, the System and the application of the proceeds of sale of the Series 2017 Bonds are correct in all material respects, as of the date of the Official Statement and as of the Closing Date; (D) such descriptions and information, as of the date of the Official Statement did not, and as of the Closing Date do not, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading; (E) no event affecting the Issuer has occurred since the date of the Official Statement that should be disclosed in the Official Statement for the purpose for which it is to be used or that is necessary to be disclosed therein in order to make the statements and information therein not misleading in any material respect; (F) the Indenture, the Continuing Disclosure Undertaking, and this Purchase Agreement have been duly authorized, executed and delivered by the Issuer and, assuming due authorization, execution and delivery by the other parties thereto, the Indenture, the Continuing Disclosure Undertaking, and this Purchase Agreement constitute legal, valid and binding agreements of the Issuer enforceable in accordance with their respective terms except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting creditors' rights and by the availability of equitable remedies; (G) the Resolution has been duly adopted and has not been modified, amended or repealed; and (H) the execution and delivery of the Indenture, the Continuing Disclosure Undertaking,

and this Purchase Agreement and compliance with the provisions thereof, under the circumstances contemplated thereby, do not and will not in any material respect conflict with or constitute on the part of the Issuer a breach of or default under any indenture, mortgage, deed of trust, agreement or other instrument to which the Issuer is a party or any law, public administrative rule or regulation, court order or consent decree to which the Issuer is subject;

(D) Copies of each of the Resolution, the Indenture, and the Continuing Disclosure Undertaking, each duly executed by each of the parties thereto;

(E) Copies of the Tax Certificate of the Issuer, relating to matters affecting the excludability from gross income for federal income tax purposes of interest on the Series 2017 Bonds, including the use of proceeds of sale of the Series 2017 Bonds and matters relating to arbitrage rebate pursuant to Section 148 of the Code and the applicable regulations thereunder, in form and substance satisfactory to Bond Counsel;

(F) Copies of the Official Statement executed on behalf of the Issuer by the Mayor of the Issuer;

(G) Evidence satisfactory to the Underwriters that the Series 2017 Bonds have received ratings of “__” and “___” from [S&P and Moody’s], respectively;

(H) All documents, certificates and opinions required by the Indenture; and

(I) Such additional legal opinions, certificates, instruments and other documents as the Underwriters or Bond Counsel may reasonably request.

All the opinions, letters, certificates, instruments and other documents mentioned above or elsewhere in this Purchase Agreement shall be deemed to be in compliance with the provisions hereof if, but only if, they are in form and substance satisfactory to the Underwriters, and the Underwriters shall have the right to waive any condition set forth in this Section.

ARTICLE IV

EXPENSES

All expenses and costs in connection with the authorization, issuance and sale of the Series 2017 Bonds to the Underwriters, including rating agency fees, the costs of printing of the Series 2017 Bonds, advertising costs, the costs of printing, duplicating and mailing the Preliminary Official Statement, the Official Statement, the initial fees of the Trustee in connection with the issuance of the Series 2017 Bonds, the fees and expenses of Municipal Advisor, Bond Counsel and counsel to the Issuer, verification agent fees, and travel and other expenses shall be costs and expenses of the Issuer and shall be paid by the Issuer.

The Underwriters shall pay their customary costs in connection with the sale of the Series 2017 Bonds to the Underwriters.

ARTICLE V

GENERAL

Section 5.1 Any notice or other communication to be given to the Underwriters under this Purchase Agreement may be given by delivering the same in writing to [Underwriter], _____; Attention: _____. Any notice or other communication to be given to the Issuer under this Purchase Agreement may be given by delivering the same in writing to Sandy City, 10000 Centennial Parkway, Sandy, Utah 84070, Attention: Mayor, with a copy thereof to Issuer's counsel, Robert Wall, Esq., at 10000 Centennial Parkway, Sandy, Utah 84070. The approval or other action or exercise of judgment by the Underwriters shall be evidenced by a writing signed on behalf of the Underwriters and delivered to the Issuer.

Section 5.2 This Purchase Agreement is made solely for the benefit of the Issuer and the Underwriters (including their respective successors or assigns) and no other person shall acquire or have any right hereunder or by virtue hereof. All the representations, warranties, covenants and agreements contained herein shall remain operative and in full force and effect and shall survive delivery of and payment of the Series 2017 Bonds hereunder and regardless of any investigation made by the Underwriters or on their behalf.

Section 5.3 This Purchase Agreement shall be governed by the laws of the State of Utah.

Section 5.4 This Purchase Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 5.5 The Issuer acknowledges and agrees that (i) the purchase and sale of the Series 2017 Bonds pursuant to this Bond Purchase Agreement is an arm's-length commercial transaction between the Issuer and the Underwriters, (ii) in connection

therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriters are and have been acting solely as principals and are not acting as agents, advisors or fiduciaries of the Issuer, (iii) the Underwriters have not assumed an advisory or fiduciary responsibility in favor of the Issuer with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriters have provided other services or are currently providing other services to the Issuer on other matters) and the Underwriters have no obligation to the Issuer with respect to the offering contemplated hereby except the obligations expressly set forth in this Bond Purchase Agreement, (iv) the Underwriters are not acting as municipal advisors (as defined in Section 15B of the Securities Exchange Act of 1934, as amended), and (v) the Issuer consulted its own legal, financial and other advisors to the extent it deemed appropriate in connection with the offering of the Series 2017 Bonds, and (vi) the Issuer received from _____ its letter dated _____ and from _____ its letter dated _____, each addressed to the Issuer concerning the Underwriters' disclosure obligations relating to the Series 2017 Bonds under MSRB Rule G-17 and the Issuer on _____ and on _____, respectively, acknowledged receipt of such letters.

(Signature page(s) follow)

This Purchase Agreement shall become effective upon the execution by _____, as representative of the Underwriters, and the Issuer.

Very truly yours,

_____, on behalf of itself and
_____, as the Underwriters

By: _____

Title: _____

SANDY CITY, UTAH

By: _____
Mayor

ATTEST:

By: _____
City Recorder

(SEAL)

SCHEDULE A

\$ _____
SANDY CITY, UTAH
WATER REVENUE BONDS,
SERIES 2017

Maturity Date (<u>November 15</u>)	Principal <u>Amount</u>	Interest <u>Rate</u>	<u>Yield</u>
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EXHIBIT B

(FORM OF SUPPLEMENTAL OPINION OF BOND COUNSEL)

_____, 2017

[Underwriter]

Re: \$_____ Sandy City, Utah Water Revenue Bonds, Series 2017

We have acted as bond counsel to Sandy City, Utah (the “Issuer”) in connection with the issuance of its \$_____ aggregate principal amount of Water Revenue Bonds, Series 2017 (the “Bonds”), issued under and pursuant to a General Indenture of Trust dated April 1, 2004, as heretofore amended and supplemented (the “General Indenture”), and as further supplemented by a Third Supplemental Indenture of Trust dated as of _____ 1, 2017 (the “Third Supplemental Indenture,” and together with the General Indenture, the “Indenture”), each by and between the City and ZB, National Association, as successor trustee.

In that connection, we have examined originals, or copies certified or otherwise identified to our satisfaction, of such documents, opinions, records and other instruments as we deemed necessary or appropriate for the purpose of this opinion, including, without limitation, the Indenture, the Official Statement of the Issuer dated _____ relating to the Bonds (the “Official Statement”), and the Bond Purchase Agreement dated _____ (the “Purchase Agreement”) by and between the Issuer and _____ and _____ (together, the “Underwriter”).

In arriving at the conclusions hereinafter expressed, we are not expressing any opinion or view on, and are assuming and relying on, the validity, accuracy and sufficiency of the documents, certificates and opinions referred to above (including the accuracy of all factual matters represented and legal conclusions contained therein). We have assumed that all documents, certificates and opinions that we have reviewed, and the signatures thereto, are genuine.

Based on and subject to the foregoing, and in reliance thereon, we are of the opinion that:

1. The Purchase Agreement has been duly authorized, executed and delivered by the Issuer.
2. The Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Indenture is exempt from qualification under the Trust Indenture Act of 1939, as amended.
3. The statements in the Official Statement under the captions entitled [“THE SERIES 2017 BONDS,” “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS,” “TAX MATTERS” and “APPENDIX B—EXTRACTS OF CERTAIN

PROVISIONS OF THE INDENTURE”] insofar as such statements purport to summarize certain provisions of the Bonds and the Indenture and our firm’s opinion concerning the federal tax implications of certain aspects of the Bonds, present a fair and accurate summary or extract of such provisions and implications in all material respects.

Because the primary purpose of our professional engagement as bond counsel was not to establish factual matters and because of the wholly or partially nonlegal character of many determinations involved in the preparation of the Official Statement, we are not passing upon and do not assume any responsibility for the accuracy, completeness or fairness of any of the statements contained in the Official Statement other than those set forth in the immediately preceding paragraph above and make no representation that we have independently verified the accuracy, completeness or fairness of any such statements. However, in our capacity as bond counsel, we met in conferences with your representatives, representatives of and counsel for the Issuer, the financial advisor to the Issuer and others, during which conferences the contents of the Official Statement and related matters were discussed. Based on our participation in the above-mentioned conferences, and in reliance thereon and on the documents, certificates and opinions herein mentioned, we advise you that, during the course of our service as bond counsel, no information came to the attention of the attorneys of our firm rendering legal services in connection with such service, which caused them to believe that the Official Statement as of its date and as of the date of this opinion contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading (except that no opinion or belief is expressed as to the financial statements, numerical, financial, economic, demographic and statistical data, forecasts, charts, estimates, projections, assumptions, expressions of opinion, any information about book-entry and The Depository Trust Company, and information contained under the captions [“ESTIMATED SOURCES AND USES OF FUNDS,” “DEBT SERVICE SCHEDULE FOR THE SERIES 2017 BONDS AND THE OUTSTANDING PARITY BONDS,” “SANDY CITY,” “THE SYSTEM,” “HISTORICAL AND PROJECTED REVENUES AND DEBT SERVICE COVERAGE OF THE SYSTEM,” “DEBT STRUCTURE OF THE CITY,” “FINANCIAL INFORMATION REGARDING THE CITY,” and Appendices “A,” “C,” and “F” to the Official Statement]).

We are furnishing this letter to you solely for your benefit. No attorney-client relationship has existed or exists between our firm and you in connection with the Bonds or by virtue of this letter. We disclaim any obligation to update this letter. This letter is not to be used, circulated, quoted or otherwise referred to or relied upon for any other purpose or by any other person. This letter is not intended to be relied upon by holders of the Bonds.

Respectfully submitted,

PRELIMINARY OFFICIAL STATEMENT DATED _____, 2017

NEW ISSUE—Issued in Book-Entry Only Form

Rating: _____
(See “RATING” herein)

In the opinion of Gilmore & Bell, P.C., Bond Counsel, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended, the interest on the Series 2017 Bonds (including any original issue discount properly allocable to an owner thereof) is excludable from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations. Bond Counsel is also of the opinion that interest on the Series 2017 Bonds is exempt from State of Utah individual income taxes. See “TAX MATTERS” in this Official Statement.

SANDY CITY, UTAH
\$ _____ *
WATER REVENUE BONDS
SERIES 2017

Dated: Date of Initial Delivery**Due: July 15, as shown herein**

The \$ _____ * Water Revenue Bonds, Series 2017 (the “Series 2017 Bonds”) are issued as fully registered bonds by Sandy City, Utah (the “City”) and when initially issued will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”), which will act as securities depository for the Series 2017 Bonds. Purchases of the Series 2017 Bonds will be made in book-entry form only, in the principal amount of \$5,000 or any integral multiple thereof, through brokers and dealers who are, or who act through, DTC participants. Owners of the Series 2017 Bonds will not be entitled to receive physical delivery of bond certificates so long as DTC or a successor securities depository acts as the securities depository with respect to the Series 2017 Bonds. Interest on the Series 2017 Bonds is payable on January 15 and July 15 of each year, commencing [_____ 15, 20____], by ZB, National Association, as Paying Agent, all as more fully described herein. So long as DTC or its nominee is the registered owner of the Series 2017 Bonds, payments of the principal of and interest on such Bonds will be made directly to DTC or its nominee. Disbursement of such payments to DTC participants is the responsibility of DTC and disbursement of such payments to the beneficial owners is the responsibility of DTC participants. See “THE SERIES 2017 BONDS—Book-Entry Only System” herein.

[The Series 2017 Bonds are subject to redemption prior to maturity as described herein. See “THE SERIES 2017 BONDS—Redemption” herein.]

Proceeds of the Series 2017 Bonds will be used by the City to (i) finance improvements to the City’s water utility system and (ii) pay the costs of issuing the Series 2017 Bonds.

The Series 2017 Bonds are limited obligations of the City, payable solely by a pledge and assignment of Revenues from the System, after payment of Operation and Maintenance Expenses (as such terms are defined herein) of the System, and moneys on deposit in the funds and accounts (other than the Rebate Fund and the Repair and Replacement Fund) established in the Indenture between the City and ZB, National Association, as trustee. The Series 2017 Bonds do not constitute a general obligation indebtedness or a pledge of the taxing power or the full faith and credit of the City, and are not obligations of the State of Utah or any other agency or other political subdivision or entity of the State of Utah. The City will not mortgage or grant a security interest in the System or any portion thereof to secure payment of the Series 2017 Bonds or any portion thereof to secure payment of the Series 2017 Bonds. See “SECURITY AND SOURCES OF PAYMENT” herein.

The Series 2017 Bonds are offered when, as and if issued by the City and subject to the approval of their legality by Gilmore & Bell, P.C., Salt Lake City, Utah, Bond Counsel to the City. Certain matters relating to disclosure will be passed upon for the City by Gilmore & Bell, P.C., Salt Lake City, Utah, disclosure counsel to the City. Certain legal matters will be passed upon for the City by I. Robert Wall, Esq., City Attorney. It is expected that the Series 2017 Bonds, in book-entry only form, will be available for delivery to DTC or its agent on or about _____, 2017.

This cover page contains certain information for quick reference only. It is not a summary of this issue. Investors must read the entire Official Statement to obtain information essential to the making of an informed investment decision. This Official Statement is dated _____, 2017, and the information contained herein speaks only as of that date.

[UNDERWRITER]

* Preliminary; subject to change.

SANDY CITY, UTAH

\$_____*

WATER REVENUE BONDS, SERIES 2017

MATURITIES, AMOUNTS, INTEREST RATES AND PRICES/YIELDS

Due (July 15)	Principal <u>Amount</u> *	Interest <u>Rate</u>	<u>Price</u>	<u>CUSIP</u> †
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* Preliminary; subject to change.

† The above referenced CUSIP number(s) have been assigned by an independent company not affiliated with the parties to this Bond transaction and are included solely for the convenience of the holders of the Series 2017 Bonds. None of the City, the Trustee or the Underwriter is responsible for the selection or uses of such CUSIP numbers, and no representation is made as to its correctness on the Series 2017 Bonds or as indicated above. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Series 2017 Bonds as a result of various subsequent actions including, but not limited to, a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities.

No dealer, broker, salesman or any other person has been authorized by the City or the Underwriter to give any information or to make any representations, other than those contained in this Official Statement, in connection with the offering contained herein, and, if given or made, such information or representations must not be relied upon. This Official Statement does not constitute an offer or solicitation of an offer to buy nor shall there be any sale of the Series 2017 Bonds by any person in any jurisdiction in which it is unlawful for such offer, solicitation or sale.

The information set forth herein has been obtained from the City, DTC, and other sources that are believed to be reliable. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made thereafter shall under any circumstances create any implication that there has been no change in the affairs of the City, or in any other information contained herein since the date hereof.

The Underwriter has provided the following sentence for inclusion in this Official Statement:

The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

The yields at which the Series 2017 Bonds are offered to the public may vary from the initial reoffering yields on the inside front cover page of this Official Statement. In connection with this offering, the Underwriter may engage in transactions that stabilize, maintain or otherwise affect market prices of the Series 2017 Bonds. Such transactions, if commenced, may be discontinued at any time.

This Official Statement contains “forward-looking statements” within the meaning of the federal securities laws. These forward-looking statements include, among others, statements concerning expectations, beliefs, opinions, future plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. The forward-looking statements in this Official Statement are subject to risks and uncertainties that could cause actual results to differ materially from those expressed in or implied by such statements.

THESE SECURITIES HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE SECURITIES AND EXCHANGE COMMISSION OR ANY STATE SECURITIES COMMISSION, NOR HAS THE SECURITIES AND EXCHANGE COMMISSION OR ANY STATE SECURITIES COMMISSION PASSED UPON THE ACCURACY OR ADEQUACY OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

SANDY CITY, UTAH

\$_____*
WATER REVENUE BONDS, SERIES 2017

10000 Centennial Parkway
Sandy, Utah 84070-1799
(801) 568-7100

CITY COUNCIL

Stephen P. Smith Chair, Council Member
Maren Barker Council Member
Kristen Coleman-Nicholl Council Member
Scott L. Cowdell Council Member
Steven K. Fairbanks Council Member
Christopher K. McCandless Council Member
Linda Martinez-Saville Council Member

CITY ADMINISTRATION

Thomas M. Dolan Mayor
Scott J. Bond Chief Administrative Officer
Molly B. Spira City Recorder
I. Robert Wall City Attorney
Brian P. Kelley Director of Finance and Information Technology
Glade G. Jardine Deputy Director of Finance
Thomas K. Ward, P.E. Director of Public Utilities

TRUSTEE, PAYING AGENT & REGISTRAR

ZB, National Association
One South Main, 12th Floor
Salt Lake City, Utah 84133
(801) 844-7546

**BOND COUNSEL AND DISCLOSURE
COUNSEL**

Gilmore & Bell, P.C.
15 West South Temple, Suite 520
Salt Lake City, Utah 84101
(801) 364-5080

MUNICIPAL ADVISOR

Lewis Young Robertson & Burningham, Inc.
41 North Rio Grande, Suite 101
Salt Lake City, Utah 84101
(801) 596-0700

UNDERWRITER

[To be determined]

* Preliminary; subject to change.

TABLE OF CONTENTS

INTRODUCTION	1	Form of Government	21
The City	1	Employee Workforce and Retirement System.....	22
Authorization and Purpose of the Series 2017		FINANCIAL INFORMATION REGARDING	
Bonds	1	SANDY CITY.....	22
The System	2	Fund Structure; Accounting Basis	22
Security and Sources of Payment	2	Budget and Appropriation Process	22
Outstanding Parity Bonds	2	Adoption of Ad Valorem Tax Levy	23
Additional Bonds	2	Financial Controls.....	23
Redemption.....	2	Risk Management	23
Registration, Denominations, Manner of Payment.....	3	Investment of Funds	23
Tax Matters.....	3	Sources of General Fund Revenues	25
Conditions of Delivery, Anticipated Date, Manner		Five-Year Financial Summaries	25
and Place of Delivery	3	Outstanding Obligations of the City	28
Continuing Disclosure	3	Redevelopment Agency of Sandy City.....	28
Basic Documentation.....	3	Future Bond Issues	28
Contact Persons	4	Other Financial Considerations.....	29
THE SERIES 2017 BONDS.....	4	TAX MATTERS	29
General.....	4	Opinion of Bond Counsel	29
Redemption Provisions	4	Other Tax Consequences	29
Book-Entry Only System.....	5	NO DEFAULTED BONDS	30
SECURITY FOR THE SERIES 2017 BONDS.....	5	INDEPENDENT AUDITORS	30
Limited Obligations	5	CONTINUING DISCLOSURE.....	31
Flow of Funds	6	UNDERWRITING	31
[No Debt Service Reserve Requirement].....	7	RATING	31
Rate Covenant.....	7	LITIGATION	31
Additional Bonds	7	MUNICIPAL ADVISOR	32
THE 2017 PROJECT.....	9	LEGAL MATTERS	32
SOURCES AND USES OF FUNDS.....	9	MISCELLANEOUS	32
DEBT SERVICE SCHEDULE	10	APPENDIX A AUDITED BASIC FINANCIAL	
THE SYSTEM.....	11	STATEMENTS OF SANDY CITY WITH	
Structure and Management	11	INDEPENDENT AUDITORS' REPORT	
Sources of Water.....	12	FOR FISCAL YEAR ENDED	
Water Rights, Licenses, Permits, Approvals and		JUNE 30, 2016.....	A-1
Environmental Considerations	13	APPENDIX B DEMOGRAPHIC AND	
Water Rates.....	13	ECONOMIC INFORMATION	
Historical and Current Water Rates for City		REGARDING THE CITY	
Residents	14	AND SALT LAKE COUNTY	B-1
Water Historical Growth and Largest Customers ..	14	APPENDIX C EXTRACTS OF CERTAIN	
Billing and Collection Procedures	15	PROVISIONS OF THE INDENTURE...C-1	
Management's Discussion and Analysis	16	APPENDIX D FORM OF CONTINUING	
Future System Financing Needs	16	DISCLOSURE UNDERTAKING	D-1
Historical Net Revenues and Projected Debt		APPENDIX E FORM OF OPINION	
Service Coverage (By Fiscal Year).....	17	OF BOND COUNSEL	E-1
Five-Year Financial Summaries of the System.....	18	APPENDIX F PROVISIONS REGARDING	
SANDY CITY	21	BOOK-ENTRY ONLY SYSTEM	F-1
General Information.....	21		

**OFFICIAL STATEMENT
RELATING TO

SANDY CITY, UTAH

\$ _____*
WATER REVENUE BONDS, SERIES 2017**

INTRODUCTION

This Official Statement, including the cover page, introduction, and appendices, provides information in connection with the issuance and sale by Sandy City, Utah (the “City”) of its \$ _____* Water Revenue Bonds, Series 2017 (the “Series 2017 Bonds”), initially issued in book-entry form only. The Series 2017 Bonds are being issued on a parity with the Outstanding Parity Bonds (as defined herein). This introduction is not a summary of this Official Statement. It is only a brief description of and guide to, and is qualified by more complete and detailed information contained in the entire Official Statement, including the cover page and appendices hereto, and the documents summarized or described herein. A full review should be made of the entire Official Statement. The offering of the Series 2017 Bonds to potential investors is made only by means of the entire Official Statement.

See also the following appendices attached hereto: “APPENDIX A—AUDITED BASIC FINANCIAL STATEMENTS OF SANDY CITY WITH INDEPENDENT AUDITORS’ REPORT FOR FISCAL YEAR ENDED JUNE 30, 2016”; “APPENDIX B—DEMOGRAPHIC AND ECONOMIC INFORMATION REGARDING THE CITY AND SALT LAKE COUNTY”; “APPENDIX C— EXTRACTS OF CERTAIN PROVISIONS OF THE INDENTURE”; “APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING”; “APPENDIX E—FORM OF OPINION OF BOND COUNSEL”; and “APPENDIX F—PROVISIONS REGARDING BOOK-ENTRY ONLY SYSTEM.”

The City

The City, incorporated in 1893, covers an area of approximately 22 square miles and is located in the southeast portion of Salt Lake County, Utah (the “County”). The City has approximately 93,613 residents according to the 2015 annual estimate of the U.S. Census Bureau and is ranked as the 6th largest city in the State of Utah (the “State”). For more complete information, see “SANDY CITY” and APPENDICES A and B herein.

Authorization and Purpose of the Series 2017 Bonds

The Series 2017 Bonds are being issued pursuant to (i) the Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), and other applicable provisions of law; (ii) resolutions adopted on March 28, 2017 and May 16, 2017 (together, the “Resolution”) which provide for the issuance of the Series 2017 Bonds; and (iii) a General Indenture of Trust dated as of April 1, 2004, as previously amended and supplemented (the “General Indenture”), between the City and ZB, National Association, as trustee (the “Trustee”), and as further amended and supplemented by a Third Supplemental Indenture of Trust dated as of _____ 1, 2017 (the “Third Supplemental Indenture,” and together with the General Indenture, the “Indenture”).

Proceeds of the Series 2017 Bonds will be used by the City to (i) finance improvements to the City water utility (the “System,” including but not limited to a new water storage tank, well replacement, restoration and remediation, land acquisition, and other related projects (collectively, the “2017 Project”) and (ii) pay the costs of issuing the Series 2017 Bonds. See “THE 2017 PROJECT,” herein.

* Preliminary; subject to change.

The System

The System provides water to approximately 25,604 connections as an enterprise utility funded through user fees. The System services an area of over 24 square miles, some of which is outside the City's municipal boundary. The System currently has approximately 427 miles of transmission lines and 10 water storage tanks with storage capacity of approximately 36 million gallons. The System's total water production capacity from all sources is approximately 96.33 million gallons per day, with a diversified surface and ground water supply of 36,806 acre feet available during dry conditions. The primary sources of water for the City are 16 functional wells and water purchases from the Metropolitan Water District of Salt Lake City and Sandy.

Security and Sources of Payment

The Series 2017 Bonds, together with interest thereon, are limited obligations of the City, payable solely from and secured solely by a pledge and assignment of Revenues of the System, after payment of Operation and Maintenance Expenses (as defined in "APPENDIX B—EXTRACTS OF CERTAIN PROVISIONS OF THE GENERAL INDENTURE OF TRUST") of the System (the "Net Revenues"), and moneys on deposit in the funds and accounts established under the Indenture (other than the Rebate Fund and the Repair and Replacement Fund). The Revenues consist of all revenues, fees, income, rents and receipts received or earned by the City from or attributable to the ownership and operation of the System, together with all interest earned by and profits derived from the sale of investments in the related funds thereof.

The Series 2017 Bonds will not be a general obligation of the City or the State or any agency, instrumentality or political subdivision thereof. Neither the faith and credit nor the ad valorem taxing power of the City or the taxing power of the State or any agency, instrumentality or political subdivision thereof will be assigned or pledged for payment of principal of, premium, if any, and interest on the Series 2017 Bonds. The issuance of the Series 2017 Bonds shall not directly, indirectly or contingently obligate the City or the State or any agency, instrumentality or political subdivision thereof to levy any form of ad valorem taxation therefor or to make any appropriation for the payment of the Series 2017 Bonds. The City will not mortgage or grant a security interest in the System or any portion thereof to secure payment of the Series 2017 Bonds.

The Series 2017 Bonds are secured on a lien parity with the Outstanding Parity Bonds (described below) and any additional bonds, notes or other obligations (the "Additional Bonds") which may be issued from time to time under the Indenture. See "SECURITY FOR THE SERIES 2017 BONDS" herein.

Outstanding Parity Bonds

The City has previously issued its Water Revenue Bonds, Series 2012 (the "Series 2012 Bonds") currently outstanding in the aggregate principal amount of \$3,780,000. The Series 2012 Bonds (also referred to herein as the "Outstanding Parity Bonds") are secured by the Revenues on a parity with the Series 2017 Bonds.

Additional Bonds

The Indenture permits the issuance of Additional Bonds secured by the Net Revenues, on an equal lien parity with the Outstanding Parity Bonds and Series 2017 Bonds, but requires that the City provide certain certificates and opinions as a condition to the issuance of Additional Bonds. See "SECURITY AND SOURCES OF PAYMENT—Additional Bonds" herein. The Series 2017 Bonds, the Outstanding Parity Bonds, and any Additional Bonds are collectively referred to herein as the "Bonds."

Redemption

[The Series 2017 Bonds are subject to redemption prior to maturity. See "THE SERIES 2017 BONDS—Redemption Provisions" herein.]

Registration, Denominations, Manner of Payment

The Series 2017 Bonds are issuable only as fully registered bonds without coupons and, when initially issued, will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York (“DTC”). DTC will act as securities depository of the Series 2017 Bonds. Purchases of Series 2017 Bonds will be made in book-entry form only, in the principal amount of \$5,000 or any integral multiple thereof, through brokers and dealers who are, or who act through, DTC Participants. Beneficial Owners of the Series 2017 Bonds will not be entitled to receive physical delivery of bond certificates so long as DTC or a successor securities depository acts as the securities depository with respect to the Series 2017 Bonds.

Principal of and interest on the Series 2017 Bonds (interest payable January 15 and July 15 of each year, commencing _____ 15, 20____) are payable by ZB, National Association, as paying agent (the “Paying Agent”), to the registered owners of the Series 2017 Bonds. So long as DTC is the registered owner, it will, in turn, remit such principal and interest to its Participants, for subsequent disbursements to the Beneficial Owners of the Series 2017 Bonds, as described under “THE SERIES 2017 BONDS—Book-Entry Only System” herein.

Tax Matters

In the opinion of Gilmore & Bell, P.C., Bond Counsel, under existing law and assuming continued compliance with certain requirements of the Internal Revenue Code of 1986, as amended, the interest on the Series 2017 Bonds (including any original issue discount properly allocable to an owner thereof) is excludable from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations. Bond Counsel is also of the opinion that the interest on the Series 2017 Bonds is exempt from State of Utah individual income taxes. See “TAX MATTERS” in this Official Statement. Bond Counsel expresses no opinion regarding any other tax consequences relating to ownership or disposition of or the accrual or receipt of interest on the Series 2017 Bonds.

Conditions of Delivery, Anticipated Date, Manner and Place of Delivery

The Series 2017 Bonds are offered, subject to prior sale, when, as and if issued and received by the Underwriter subject to approval of legality by Gilmore & Bell, P.C., Bond Counsel to the City, and certain other conditions. Certain matters relating to disclosure will be passed upon for the City by Gilmore & Bell, P.C., Salt Lake City, Utah, disclosure counsel to the City. Certain legal matters will be passed upon for the City by I. Robert Wall, Esq., City Attorney. It is expected that the Series 2017 Bonds, in book-entry only form, will be available for delivery to DTC or its agent on or about _____, 2017.

Continuing Disclosure

The City will execute a Continuing Disclosure Undertaking for the benefit of the beneficial owners of the Series 2017 Bonds to enable the Underwriter to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. See “CONTINUING DISCLOSURE” and “APPENDIX D—FORM OF CONTINUING DISCLOSURE UNDERTAKING.”

Basic Documentation

The “basic documentation” which includes the Resolution, the Indenture and other documentation, authorizing the issuance of the Series 2017 Bonds and establishing the rights and responsibilities of the City and other parties to the transaction, may be obtained from the “contact persons” as indicated herein.

Contact Persons

The chief contact person for the City concerning the Series 2017 Bonds is:

Brian Kelley
Director of Finance and Information Technology
10000 Centennial Parkway
Sandy, Utah 84070-1799
Telephone: (801) 568-7100
bkelley@sandy.utah.gov

The chief contact person for the City's Municipal Advisor concerning the Series 2017 Bonds is:

Jason W. Burningham - Principal
Lewis Young Robertson & Burningham, Inc.
Gateway Plaza Building
41 North Rio Grande, Suite 101
Salt Lake City, Utah 84101
Telephone: (801) 596-0700
jason@lewisyoung.com

THE SERIES 2017 BONDS

General

The Series 2017 Bonds will be dated as of their date of delivery and except as otherwise provided in the Indenture, shall bear interest from said date. Interest on the Series 2017 Bonds will be payable semiannually on January 15 and July 15 of each year commencing _____ 15, 20____. The Series 2017 Bonds are issued as fully registered bonds in denominations of \$5,000 or any integral multiple thereof.

The Series 2017 Bonds shall bear interest at the rates and shall mature in each of the years as described on the inside cover page hereof. Interest on the Series 2017 Bonds will be calculated on the basis of a 360-day year consisting of twelve 30-day months.

Interest on the Series 2017 Bonds will be payable by check or draft mailed by the Paying Agent to the Registered Owner thereof (initially DTC) as of the Regular Record Date. Principal of and premium, if any, on the Series 2017 Bonds will be payable at the principal corporate trust office of ZB, National Association, Salt Lake City, Utah, as Trustee and Paying Agent, or its successor upon presentation of the Series 2017 Bonds by the Registered Owners or their duly authorized agents on or after the date of maturity or redemption.

Redemption Provisions

[Optional Redemption]. The Series 2017 Bonds maturing on or before July 15, 20____ are not subject to redemption prior to maturity. The Series 2017 Bonds maturing on or after July 15, 20____ are subject to redemption at the option of the City on _____, 20____, and on any date thereafter prior to maturity, in whole or in part, from such maturities or parts thereof as may be selected by the City at a redemption price equal to 100% of the principal amount of the Series 2017 Bonds to be redeemed plus accrued interest thereon to the date of redemption.]

[Mandatory Sinking Fund Redemption]. The Series 2017 Bonds maturing on July 15, 20____ are subject to mandatory sinking fund redemption at a redemption price equal to 100% of the principal amount thereof, plus accrued interest thereon to the date of redemption on the dates and in the principal amounts as follows:

Redemption Date
(July 15)

Principal
Amount

*

* Final maturity

Upon redemption of any Series 2017 Bond maturing on July 15, 20____, other than by application of such mandatory sinking fund redemption, an amount equal to the principal amount so redeemed will be credited toward a part or all of any one or more of such mandatory sinking fund redemption amounts for the Series 2017 Bonds maturing on July 15, 20____ in such order of mandatory sinking fund date as shall be directed by the City.]

Partially Redeemed Fully Registered Bonds. If fewer than all of the Series 2017 Bonds of any maturity are to be so redeemed, the particular Series 2017 Bonds or portion of the Series 2017 Bonds to be redeemed shall be selected by the Trustee, in such manner as the Trustee in its discretion may deem proper.

In case any registered Bond shall be redeemed in part only, upon the presentation of such Bond for such partial redemption, the City shall execute and the Trustee shall authenticate and deliver or cause to be delivered to, or upon the written order of the Registered Owner thereof, at the expense of the City, a Bond or Bonds of the same Series, interest rate and maturity, in aggregate principal amount equal to the unredeemed portion of such registered Bond. A portion of any Bond of a denomination of more than the minimum denomination of such Series specified in the Indenture to be redeemed will be in the principal amount of such minimum denomination or an integral multiple thereof and in selecting portions of such Bonds for redemption, the Trustee will treat each such Bond as representing that number of Bonds of such minimum denomination which is obtained by dividing the principal amount of such Bonds by such minimum denomination.

Notice and Effect of Redemption. In the event any of the Bonds are to be redeemed, the Registrar shall cause notice to be given as provided in the Indenture. Notice of such redemption shall be mailed by first class mail, postage prepaid, to all Registered Owners of Bonds to be redeemed at their addresses as they appear on the registration books of the Registrar, at least thirty days but not more than sixty days prior to the date fixed for redemption. If at the time of mailing of any notice of optional redemption there shall not be on deposit with the Trustee moneys sufficient to redeem all the Bonds called for redemption, such notice shall state that such redemption shall be conditioned upon receipt by the Trustee on or prior to the date fixed for such redemption of moneys sufficient to pay the principal of and interest on such Bonds to be redeemed and that if such moneys shall not have been so received said notice shall be of no force and effect and the City shall not be required to redeem such Bonds. In the event that such moneys are not so received, the redemption shall not be made and the Trustee shall within a reasonable time thereafter give notice, one time, in the same manner in which the notice of redemption was given, that such moneys were not so received.

Book-Entry Only System

The Bonds originally will be issued solely in book-entry form to The Depository Trust Company (“DTC”), New York, New York, or its nominee, Cede & Co., to be held in DTC’s book-entry system. So long as such Bonds are held in the book-entry only system, DTC or its nominee will be the registered owner or Holder of such Bonds for all purposes of the Bonds and this Official Statement. Purchases of beneficial ownership interests in the Bonds may be made in denominations described above. For a description of the book-entry only system for the Bonds, see “APPENDIX F—PROVISIONS REGARDING BOOK-ENTRY ONLY SYSTEM” herein.

SECURITY FOR THE SERIES 2017 BONDS

Limited Obligations

The Series 2017 Bonds are limited obligations of the City, payable solely by a pledge and assignment of Revenues from the System, after payment of Operation and Maintenance Expenses of the System (the “Net Revenues”), and moneys on deposit in the funds and accounts established in the Indenture (other than the Rebate Fund and the Repair and Replacement Fund). The Series 2017 Bonds do not constitute a general obligation indebtedness

or a pledge of the taxing power or the full faith and credit of the City, and are not obligations of the State or any other agency or other political subdivision or entity of the State. The City will not mortgage or grant a security interest in the System or any portion thereof to secure payment of the Series 2017 Bonds or any portion thereof to secure payment of the Series 2017 Bonds.

Flow of Funds

To secure the timely payment of the principal of and interest on the Bonds, the City has pledged and assigned to the Trustee the Net Revenues and moneys on deposit in the funds and accounts established by the Indenture (other than the Rebate Fund and the Repair and Replacement Fund). The Indenture establishes a Bond Fund, a Debt Service Reserve Fund, a Reserve Instrument Fund, a Revenue Fund and certain other funds and accounts.

The Indenture provides that all Revenues shall be accounted for and maintained by the City in the Revenue Fund, separate and apart from all other moneys of the City. The Indenture provides that the Revenues shall be expended and used by the City only in the following manner and order of priority:

(a) As a first charge and lien on the Revenues, the City shall cause to be paid from the Revenue Fund from time to time as the City shall determine, all Operation and Maintenance Expenses of the System as the same become due and payable, and thereupon such expenses shall be promptly paid.

(b) So long as any Bonds are Outstanding, as a second charge and lien on the Revenues, i.e., from the Net Revenues, the City shall, at least fifteen days before each Interest Payment Date, transfer and deposit into the Bond Fund from the Revenue Fund an amount equal to:

(i) the interest falling due on the Bonds on the next succeeding Interest Payment Date established for the Bonds (provided, however, that so long as there are moneys representing capitalized interest on deposit with the Trustee to pay interest on the Bonds next coming due, the City need not allocate to the Bond Fund to pay interest on the Bonds); plus

(ii) the principal and premium, if any, falling due on the next succeeding principal payment date established for the Bonds; plus

(iii) the Sinking Fund Installments, if any, falling due on the next succeeding Sinking Fund Installment payment date;

the sum of which shall be sufficient, when added to the existing balance in the Bond Fund, to pay the principal of, premium, if any, and interest on the Bonds promptly on each such Interest Payment Date as the same become due and payable. The foregoing provisions may be revised by a Supplemental Indenture for any Series of Bonds having other than semiannual Interest Payment Dates.

(c) As a third charge and lien on the Net Revenues (on a parity basis), the City shall make the following transfers to the Trustee on or before the fifteenth day of each month of each year:

(i) To the extent the Debt Service Reserve Requirement, if any, is not funded with a Reserve Instrument or Instruments, (A) to the accounts in the Debt Service Reserve Fund any amounts required by the Indenture and by any Supplemental Indenture to accumulate therein the applicable Debt Service Reserve Requirement with respect to each Series of Bonds at the times and in the amounts provided in the Indenture and in any Supplemental Indenture and (B) if funds shall have been withdrawn from an account in the Debt Service Reserve Fund or any account in the Debt Service Reserve Fund is at any time funded in an amount less than the applicable Debt Service Reserve Requirement, the City shall deposit Net Revenues in such account(s) in the Debt Service Reserve Fund sufficient in amount to restore such account(s) within one year with twelve (12) substantially equal payments during such period (unless otherwise provided for by the Supplemental Indenture governing the applicable Debt Service Reserve Requirement); or a ratable portion (based

on the amount to be transferred pursuant to subparagraph (ii) of this Paragraph) of remaining Net Revenues if less than the amount necessary; and

(ii) Equally and ratably to the accounts of the Reserve Instrument Fund, with respect to all Reserve Instruments which are in effect and are expected to continue in effect after the end of such month, such amount of the remaining Net Revenues, or a ratable portion (based on the amount to be transferred pursuant to Subparagraph (i) of this Paragraph) of the amount so remaining if less than the amount necessary, that is required to be paid, on or before the next such monthly transfer or deposit of Net Revenues into the Reserve Instrument Fund, to the Reserve Instrument Provider pursuant to any Reserve Instrument Agreement, other than Reserve Instrument Costs, in order to cause the Reserve Instrument Coverage to equal the Reserve Instrument Limit, within one year from any draw date under the Reserve Instrument.

(d) As a fourth charge and lien on the Net Revenues, the City shall deposit in the Repair and Replacement Fund any amount required by the Indenture and by any Supplemental Indenture to accumulate therein the Repair and Replacement Reserve Requirement. In the event that the amount on deposit in the Repair and Replacement Fund shall ever be less than the Repair and Replacement Reserve Requirement for the Bonds then Outstanding (or, after the issuance of Additional Bonds, the amount required to be on deposit therein), from time to time, the City shall deposit to the Repair and Replacement Fund from the Revenue Fund all remaining Net Revenues of the System after payments required by Paragraphs (a), (b) and (c) above have been made until there is on deposit in the Repair and Replacement Fund an amount equal to the Repair and Replacement Reserve Requirement. Subject to the provisions of the following Paragraph, this provision is not intended to limit, and shall not limit, the right of the City to deposit additional moneys in the Repair and Replacement Fund from time to time as the City may determine.

(e) Subject to making the foregoing deposits, the City may use the balance of the Net Revenues accounted for in the Revenue Fund for any of the following:

- (i) redemption of Bonds;
- (ii) refinancing, refunding, or advance refunding of any Bonds; or
- (iii) for any other lawful purpose.

[No Debt Service Reserve Requirement]

[There is no Debt Service Reserve Requirement with respect to the Series 2015 Bonds.]

Rate Covenant

The City covenants in the Indenture that so long as any obligations remain outstanding thereunder, the City will establish and collect rates and charges (including impact fees and connection fees) for System services which, for the forthcoming year are reasonably expected to produce Net Revenues equal to 110% of the Aggregate Annual Debt Service Requirement for such year.

The City agrees that proper records and accounts showing complete and correct entries of all transactions relating to the System will be kept by the City separate and apart from all other records and accounts. An annual audit of such records and accounts will be made by an independent firm of certified public accountants.

Additional Bonds

No additional indebtedness, bonds or notes of the City secured by a pledge of the Revenues senior to the pledge of Net Revenues for the payment of the Bonds and the Security Instrument Repayment Obligations authorized in the Indenture shall be created or incurred without the prior written consent of the Owners of 100% of the Outstanding Bonds and the Security Instrument Issuers. In addition, no Additional Bonds or other indebtedness, bonds

or notes of the City payable on a parity with the Bonds and the Security Instrument Repayment Obligations authorized in the Indenture out of Net Revenues shall be created or incurred, unless the following requirements have been met:

(a) No Event of Default shall have occurred and be continuing under the Indenture on the date of authentication of any Additional Bonds. This paragraph (a) shall not preclude the issuance of Additional Bonds if (i) the issuance of such Additional Bonds otherwise complies with the provisions of the Indenture and (ii) such Event of Default will cease to continue upon the issuance of Additional Bonds and the application of the proceeds thereof; and

(b) A certificate shall be delivered to the Trustee by an Authorized Representative to the effect that the Net Revenues for any Year in the 24 months immediately preceding the proposed date of issuance of such Additional Bonds were at least equal to 110% of the sum of the Aggregate Annual Debt Service Requirement on all Bonds Outstanding for said Year; and

provided, however, that such Revenue coverage test set forth above shall not apply to the issuance of any Additional Bonds to the extent (i) they are issued for the purpose of refunding Bonds issued under the Indenture, (ii) the Average Aggregate Annual Debt Service for such Additional Bonds does not exceed the then remaining Average Aggregate Annual Debt Service for the Bonds being refunded therewith and (iii) the maximum Aggregate Annual Debt Service Requirement for such Additional Bonds is less than or equal to the maximum Aggregate Annual Debt Service Requirement for the Bonds being refunded therewith; and

(c) In the case of Additional Bonds issued to finance a Project, the City shall have delivered to the Trustee a certificate from a Qualified Engineer:

(i) setting forth the Estimated Net Revenues, described in the Indenture, (assuming, if applicable, the completion of the Project, or any portion thereof, financed with proceeds of the Additional Bonds) either:

(A) for each of the two Bond Fund Years succeeding the latest estimated date of completion of the Project, or any portion thereof, if proceeds of the Additional Bonds are used to fund interest during the construction period, or

(B) if (A) is not the case, for the then current Bond Fund Year and each succeeding Bond Fund Year to and including the second Bond Fund Year succeeding the latest estimated date of completion of the Project, or any portion thereof; and

(ii) verifying that the Estimated Net Revenues as shown in (i) above for each of such Bond Fund Years are not less than 110% of the Aggregate Annual Debt Service Requirement for each of such Bond Fund Years with respect to all of the Bonds and Additional Bonds which would then be Outstanding (after taking into account any principal reductions resulting from regularly scheduled principal or sinking fund redemption payments) and the Additional Bonds so proposed to be issued.

For purposes of subsection (c), "Estimated Net Revenues" shall be determined by the Qualified Engineer as follows:

(A) The total Net Revenues of the System for any Year in the 24 months immediately preceding the authentication and delivery of the Additional Bonds shall first be determined. For purposes of these calculations, Revenues may be adjusted to give full effect to rate increases implemented prior to the issuance of the Additional Bonds.

(B) Next, the additional Net Revenues, if any, resulting from the Project, or any portion thereof, financed with the proceeds of the Additional Bonds will be estimated by the Qualified Engineer for the applicable Bond Fund Years as determined in (c)(i)(A) or (B) above.

(C) The Estimated Net Revenues will be the sum of the Net Revenues as calculated in (A) above, plus 80% of the estimated additional Net Revenues as calculated in (B) above.

(iii) All payments required by the Indenture to be made into the Bond Fund must have been made in full, and there must be on deposit in each account of the Debt Service Reserve Fund (taking into account any Reserve Instrument coverage) the full amount required to be accumulated therein at the time of issuance of the Additional Bonds; and

(iv) The proceeds of the Additional Bonds must be used (i) to refund Bonds issued under the Indenture or other obligations of the City (including the funding of necessary reserves and the payment of costs of issuance) and/or (ii) to finance or refinance a Project (including the funding of necessary reserves and the payment of costs of issuance).

THE 2017 PROJECT

A portion of the proceeds from the Series 2017 Bonds will be used to replace two existing two-million gallon culinary water storage tanks with one new five-million gallon tank to be located at the City's Flat Iron Park. The existing steel tanks are nearly 50 years old, do not meet current seismic structural design criteria, and are in need of repair. The new tank will meet seismic requirements and will provide an additional one million gallons of water storage to support growth as recommended in the City's 2010 Water System Master Plan (the "System Master Plan"). This is the final water storage project identified in the System Master Plan. Upon completion of the water storage tank project, the System will no longer include any steel storage tanks and all water storage tanks in the System will be up to current seismic and condition standards. The additional one million gallons of water storage pushes future storage needs for growth out 10 to 30 years.

The 2017 Project also includes replacement, restoration, and remediation of a 30-year-old well northwest of Flat Iron Park that has been abandoned due to sanding. The new well, situated next to the new storage tank and above a healthy aquifer, restores the System to a total of 17 active wells and provides better operational efficiency and redundancy with its location in an upper pressure zone in the System.

SOURCES AND USES OF FUNDS

The estimated sources and uses of funds for the Series 2017 Bonds are as follows:

Sources of Funds

Principal Amount of Series 2017 Bonds	\$
[Reoffering Discount/Premium]	
TOTAL	<u>\$</u>

Uses of Funds

Deposit to Construction Fund	\$
Costs of Issuance ⁽¹⁾	
TOTAL	<u>\$</u>

⁽¹⁾ Costs of Issuance include legal, municipal advisor, rating agency and Trustee fees, Underwriter's discount, and other costs and expenses related to the issuance of the Series 2017 Bonds.

DEBT SERVICE SCHEDULE

The following table sets forth the estimated debt service schedule for the Series 2017 Bonds and the Outstanding Parity Bonds. As noted elsewhere in this Official Statement, the Series 2017 Bonds will, upon their issuance, be secured by the Indenture on a parity with the Outstanding Parity Bonds.

<u>Fiscal Year</u> <u>Ending June 30</u>	<u>Series 2017 Bonds</u>		<u>Outstanding</u> <u>Parity Bonds</u> ⁽¹⁾	<u>Fiscal Total</u>
	<u>Principal</u> *	<u>Interest</u>		
2017				
2018				
2019				
2020				
2021				
2022				
2023				
2024				
2025				
2026				
2027				
2028				
2029				
2030				
2031				
2032				
2033				
2034				
2035				
2036				
2037				
Total				

⁽¹⁾ Amounts have been rounded. Includes principal and interest.

* Preliminary; subject to change

(Source: The Municipal Advisor.)

THE SYSTEM

Structure and Management

The City's Department of Public Utilities is responsible for new construction, maintenance, operation and management of the System. The Director of Public Utilities supervises major construction projects performed for the System. Employees from other City departments provide, accounting, billing, inventory control, data processing, legal and other services for the System. The City maintains a separate enterprise fund to account for revenues and expenses of the System.

Overview. The System currently has approximately 427 miles of transmission lines and 10 water storage tanks with storage capacity of approximately 36 million gallons. The primary sources of water for the City are 16 deep wells and water purchases from the Metropolitan Water District of Salt Lake City and Sandy ("MWDSLS"). The System currently services both City residents and some neighboring areas.

Water Supply. The City's total water production capacity is approximately 96.33 million gallons per day (mgd), with a diversified surface and ground water supply of 36,806 acre feet (af) available during dry (drought) conditions, both of which meet the City's projected needs through year 2050 based upon the City's 2010 Water System Master Plan.

The City currently operates 21 wells with an approximate maximum production capacity of 39 mgd, with the potential to produce up to approximately [4yg b3,800] [?] af annually. These estimates of production by the City are based upon existing groundwater rights which may be reduced in the future by the State of Utah Engineer in association with the Salt Lake Valley Groundwater Management Plan. However, the City does not currently utilize its wells at full capacity and therefore does not expect that any such decrease in existing groundwater rights will have a material impact on the System. The City also owns or controls approximately 26,000 af of surface water rights in Little Cottonwood Creek and the Utah Lake System. Some of the water associated with these rights can be treated at the MWDSLS Little Cottonwood Water Treatment Plant on a capacity available basis.

The City purchases a substantial portion of its water resources from its wholesale water provider, MWDSLS. The City's current contract with MWDSLS provides an annual preferential right of 7,940 af of water from MWDSLS supplies in Deer Creek Reservoir and 3,327 af of Ontario Drain Tunnel supply in the Deer Creek Reservoir watershed through its two drinking water treatment plants. Furthermore, the City's contract with MWDSLS provides for the treatment of approximately 8,500 af of water annually from the City's water rights in Little Cottonwood Creek. The City also maintains the right to purchase surplus water available from MWDSLS and has an option to acquire additional MWDSLS supply if needed through its participation in the Central Utah Water Conservancy District (CUWCD) Utah Lake System (ULS) and supply. MWDSLS has capacity to provide the City approximately 57 mgd; the City uses approximately 55 mgd of this capacity.

During the peak demand months of July and August, the City can currently use as much as 60 mgd. The winter months see this usage drop to an average daily use of approximately 9 mgd. The City estimates its total available capacity to be approximately 75 mgd.

Metropolitan Water District of Salt Lake and Sandy. MWDSLS was organized on August 30, 1935, under the provisions of the State's Metropolitan Water District Act (the "Metropolitan Water District Act"). MWDSLS has functioned as a wholesale provider of water to Salt Lake City, the City, the Jordan Valley Water Conservancy District ("JVWCD"), and various water companies and improvement districts. MWDSLS is the principal wholesaler of water to Salt Lake City and the City. As members of MWDSLS, Salt Lake City and the City have a statutory preferential right to purchase all of the water obtained by MWDSLS, at rates fixed by MWDSLS, for use within their corporate boundaries. MWDSLS also is a major supplier of surplus water (that is, water "surplus" to the preferential needs of the City and Salt Lake City) for the JVWCD which supplies water to Salt Lake County and other municipalities located within Salt Lake County and outside MWDSLS's boundaries. MWDSLS obtains its water supply through its stock holdings in the Provo River Water Users Association, which it transports from the Deer Creek Dam and Reservoir through the Salt Lake Aqueduct and Provo Reservoir Aqueduct and its Little Cottonwood Water Treatment Plant and Point of the Mountain Water Treatment Plant to two terminal reservoirs operated by MWDSLS. MWDSLS also transports water for the JVWCD and the CUWCD through the Salt Lake Aqueduct. In addition, MWDSLS plays an

important role in water resource planning, development and management within the Salt Lake area and in coordination of the area's water distribution.

The following table shows the City's sources of water from 2006 to 2016.

Sources of Water

<u>Calendar Year</u>	<u>System Wells</u> ⁽¹⁾	<u>MWDSLS</u>	<u>JVWCD</u> ⁽²⁾	<u>Other</u> ⁽³⁾	<u>Totals</u>
2016	7,842.47	17,468.26	—	—	25,310.73
2015	2,723.69	21,474.95	—	—	24,198.64
2014	13,497.25	10,678.60	—	—	25,442.18
2013	694.29	24,747.89	—	—	25,442.18
2012	10,906.05	17,533.03	—	—	28,439.08
2011	6,140.21	17,332.57	—	—	23,472.78
2010	8,956.20	15,767.69	—	—	24,723.89
2009	9,907.41	15,196.57	80	—	25,184.19
2008	3,730.85	23,576.35	315.00	—	27,622.20
2007	10,762.63	18,020.87	315.32	1,218	30,316.64

⁽¹⁾ Major fluctuation in well water draw is due to the availability of surface water and budget to purchase water from MWDSLS.

⁽²⁾ Wholesale water agreement with JVWCD ended in 2009.

⁽³⁾ In 2007 "Other" sources of water included exchanged water from the JVWCD.

(Source: The City.)

Storage Capacity. The City currently has 10 water storage tanks with approximately 36 million gallons of water storage capacity. State law requires that water storage systems have adequate storage for periods when demands exceed supply. The use of the water storage tanks enables the System to provide adequate service during peak demand times when customers are using more water than can be produced at one time. In the summer months, the storage tanks are filled during daytime hours when water demand is lower. By filling the storage tanks during the day, the System makes more efficient use of wells by operating them 24 hours a day at a constant rate. The storage tanks feed water to the distribution system by gravity. This provides for water during infrequent power outages when pumping of the City's wells be limited to the wells equipped with diesel generators.

Distribution. The distribution facilities of the System include approximately 427 miles of pipelines ranging from 2 to 36 inches, with 99% being 6" in diameter and larger. Most of the water pipes in the System are made of ductile iron pipe with newer pipe in the western portion being PVC. The water is brought from the mainlines to the customer through the service laterals and is metered at this point. The land elevation varies greatly throughout the System and requires certain operational adjustments for the effective operation of the System.

Because there is a more abundant supply of higher quality water in the middle elevation parts of the System, most of the wells that supply the City's water are located in these areas. Also, the water that is taken from MWDSLS flows into the System in these same areas. Water sourced from these areas is pumped to the higher elevation parts of the System using booster pumps. Operation of these booster pumps is a built-in expenditure necessary to provide adequate service to all of the System's customers.

Telemetry equipment is used to monitor key components of the System. This equipment allows System operators to monitor tank levels and key pressure points throughout the System. Well and MWDSL water flows are monitored using this equipment. The use of telemetry equipment saves many miles of daily travel as well as providing a savings of manpower. Constant monitoring alerts System operators to possible problem areas so that corrective measures are taken before serious problems arise.

The City reports that the status of its distribution facilities are generally good and adequate to provide sufficient water pressure throughout the System for the foreseeable future.

Water Rights, Licenses, Permits, Approvals and Environmental Considerations

The City has obtained all necessary State water rights in connection with the wells of the System. The City has obtained all necessary state and local licenses, permits and approvals for operation and maintenance of the System. The City is not aware of any material environmental issues facing the System.

To the knowledge of the City, the System is currently operated in compliance with the provisions of all applicable environmental health and safety laws and regulations including, but not limited to, the Safe Drinking Water Act of 1986 and the Utah Safe Drinking Water Act.

Water Rates

The City Council has full and independent power, as granted by State law to establish revenue levels and rate design for water service provided by the City. The City is not subject to rate regulation by any State or Federal regulatory body, and is empowered to set rates effective at any time.

The City services four classes of accounts at differential rates. The “City” and “Senior Citizen” rates are for residents of the City (and commercial customers) and senior citizens, respectively. The “County” rates are for non-City residents (and commercial customers) that live in other Salt Lake County areas. “School” rates are for Jordan School District facilities served by the Water Division. The table below lists the current and historical rates for City residents. County resident accounts are charged somewhat more than City residents, but their rates are based on this same rate structure with an additional percentage applied respectively.

Historical and Current Water Rates for City Residents

	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
<u>Base Rate (monthly fixed charge)</u>					
3/4" meter	\$11.74	\$20.40	\$20.40	\$20.40	\$20.40
1" meter	15.89	27.63	27.63	27.63	27.63
1-1/2" meter	20.04	34.85	34.85	34.85	34.85
2" meter	31.45	54.71	54.71	54.71	54.71
3" meter	115.47	200.96	200.96	200.96	200.96
4" meter	146.58	255.13	255.13	255.13	255.13
6" meter	219.19	381.51	381.51	381.51	381.51
8" meter	302.18	525.96	525.96	525.96	525.96
10" meter	416.28	724.57	724.57	724.57	724.57
<u>Usage Fee⁽¹⁾</u>					
Block 1 (1,000 – 6,000 gal.)	1.56	–	–	–	–
Block 2 (7,000 – 40,000 gal.)	2.41	–	–	–	–
Block 3 (41,000 – 80,000 gal.)	2.84	–	–	–	–
Block 4 (81,000 gal. and above)	3.26	–	–	–	–
<u>Overage (above 6,000 gal.)⁽²⁾</u>					
Off Season					
(Oct. – April)/1,000 gal.	–	1.43	1.43	1.43	1.43
Peak Season					
(May – Sept.)/1,000 gal.	–	2.42	2.42	2.42	2.42

⁽¹⁾ Beginning with fiscal year 2016, the City implemented a new tiered usage rate structure. In addition to the base rate, a usage fee is charged per 1,000 gallons of water used within four block tiers as shown above.

⁽²⁾ Prior to fiscal year 2016, usage fees were based on “overage” above 6,000 gallons at either peak or off-season rates as shown above.

(Source: The City.)

Water Historical Growth and Largest Customers

<u>Calendar Year</u>	<u>Connections</u>	<u>Percentage Increase From Prior Year</u>
2016	25,607	0.35%
2015	25,517	0.90
2014	25,288	0.53
2013	25,153	2.67
2012	24,482	-1.48
2011	24,844	0.25
2010	24,782	0.32
2009 ⁽¹⁾	24,703	-11.37
2008	27,512	0.09
2007	27,486	–

⁽¹⁾ On June 1, 2009, a portion of the System was sold to Midvale City, Utah.

(Source: The City.) [Compare to table in 12/22/2016 Continuing Disclosure – why different?]

Water Consumption and Connections

Year	Total Sales	Total Sales in Gallons	% Change	Active Meters	% Change	Average Annual Bill
2016	\$19,225,737	7,745,478,270	8	25,607	<1	62.57
2015	17,742,869	7,393,233,339	-7	25,517	1	57.94
2014	19,117,427	7,211,408,481	-7	25,288	1	63.00
2013	20,562,217	7,477,628,784	1	25,153	3	68.12
2012	20,344,332	7,853,009,100	11	24,482	-1	69.25
2011	18,352,811	7,104,855,204	4	24,844	0	61.56
2010	17,615,641	6,899,569,074	-9	24,782	0	59.24
2009	19,308,068	7,721,691,147	-1	24,703	-10	65.13
2008	19,405,443	8,664,378,090	4	27,512	1	58.78
2007	18,633,564	8,134,870,215	9	27,486	-1	63.42
2006	17,160,764	7,478,932,152	21	27,512	2	51.98

(Source: The City.)

Average 2016 Monthly Water Charges Compared

<u>Sandy City</u>	<u>Salt Lake City</u>	<u>Draper City (Water Pro)</u>	<u>Murray City</u>	<u>South Jordan</u>
\$56.43	\$54.75	\$52.10	\$38.81	\$68.49

(Source: The City.)

Largest Users of Water for Fiscal Year 2016

<u>Water User</u>	<u>Water Used (in thousand gallons)</u>	<u>Percent of Total System Gallons</u>	<u>Annual Bill</u>	<u>Percent of Total System Revenues</u>
City ⁽¹⁾	507,882	6.870%	\$1,134,235	5.672%
Canyons School District	250,678	3.391	804,259	4.022
FM Group	109,973	1.488	439,489	2.198
Quarry Bend HOA	30,526	0.413	94,220	0.471
Salt Lake County	31,023	0.420	93,912	0.470
IHC Health Services	24,052	0.325	80,809	0.404
Crescentwood Village MH LLC	28,028	0.379	73,865	0.369
Becton Dickinson	14,656	0.239	72,812	0.364
Villas at Hidden Creek	20,368	0.276	70,164	0.351
LHM 1 st Co.	18,768	0.254	67,782	0.339
Total	1,035,954	14.055	2,931,547	14.661

⁽¹⁾ Includes water used for City-owned parks, golf course, cemetery, streetscapes, etc.

Billing and Collection Procedures

[Water customers are billed monthly with payment due in 20 days. Monthly interest of 1.5 percent is applied on past due amounts. When an account is 40 days and \$20 past due, a \$10 late fee is assessed. If, in 10 days, the City has not received at least the past due amount, water service is terminated and the customer is assessed a \$30 collection charge. Payment in full is necessary to restore water service.] [*Confirm*]

Management's Discussion and Analysis

[The following is an overview of the financial activities of the System for the fiscal years between the time period from July 1, 2008 through June 30, 2011.] [*To be updated*]

[The System currently has adequate liquid resources to meet its cash requirements. Cash and cash equivalents totaled \$11,180,656 (including amounts for debt service) at the end of fiscal year 2011. The cash and cash equivalents balance has not fallen below \$8,800,000 in the past several years. Cash and cash equivalents decreased in fiscal year 2010 by \$1,743,102 as a result of capital acquisitions.]

[The System receives revenue from several sources; however, charges for services remain the greatest contributor. While charges for services revenue decreased seven percent between fiscal years 2009 and 2010 after turning over 3,074 accounts to Midvale City with the sale of the Union Jordan system, this revenue increased four percent during fiscal year 2011 over fiscal year 2010.]

[At the end of fiscal year 2011, the System's only long-term obligation outstanding (the Refunded Bonds) was \$5,780,000. The System has not issued any other long-term debt since fiscal year 2005.]

[On May 1, 2001, the City entered into an interlocal agreement with Salt Lake City and MWDSL. Under this agreement, the System is obligated to pay an estimated total of \$126,310,000 over 30 years to the MWDSL for capital improvements to be conducted by MWDSL. The City continues to meet its annual obligation of \$4,210,322. This assessment is part of Operation and Maintenance Expenses for the System in the "Historical Net Revenues and Projected Debt Service Coverage" table.]

[The System's investment in capital assets amounts to land, buildings, improvements other than buildings, distribution lines, wells, pumps, storage tanks, and machinery and equipment. During fiscal year 2011, the System's total capital assets increased \$224,838. During fiscal year 2011, the System completed \$8,864,790 of projects, started in previous years.]

Future System Financing Needs

[After the issuance of the Series 2017 Bonds, the City anticipates that it will finance future capital project needs or improvements to the System for the next five years through the normal capital budgeting process and excess System revenues.]

Historical Net Revenues and Projected Debt Service Coverage (By Fiscal Year)

	<u>2013</u>	<u>2014</u>	<u>Historical</u> <u>2015</u>	<u>2016</u>	<u>2017</u>	<u>Projected</u> <u>2018</u>	<u>2019</u>	<u>2020</u>
Revenues								
Charges for Services	\$21,529,436	\$20,006,607	\$18,655,969	\$20,201,364	\$20,908,412	\$21,640,206	\$22,397,613	
Fees from Developers	306,738	656,908	958,395	689,095	689,784	690,474	691,164	
Gain (Loss)								
on Sale of Assets	(1,491)	7,013	(312,087)	10,252	—	—	—	
Grants	—	—	—	282,000	—	—	—	
Other	493,673	239,762	463,907	426,289	426,715	427,142	427,569	
Total Revenues	22,328,356	20,910,290	19,766,184	21,609,000	22,024,911	22,757,822	23,516,346	
Operation and Maintenance Expenses								
Salaries and Benefits	1,892,266	1,879,107	1,573,789	1,969,217	2,028,294	2,089,142	2,151,817	
Costs of Water	5,824,092	6,299,563	6,148,712	5,903,167	6,080,262	6,262,670	6,450,550	
Metro Assessment	4,210,322	4,210,322	4,210,322	4,210,322	4,210,322	4,210,322	4,210,322	
Franchise Tax	1,276,842	1,194,367	1,104,116	1,196,689	1,254,505	1,298,412	1,343,857	
Other	<u>1,147,658</u>	<u>1,336,531</u>	<u>1,406,122</u>	<u>2,595,428</u>	<u>2,673,291</u>	<u>2,753,490</u>	<u>2,836,094</u>	
Total Operation and Maintenance Expenses	14,351,180	14,919,890	14,443,061	15,874,823	16,246,674	16,614,036	16,992,640	
Net Revenues Available for Debt Service	<u>\$7,977,176</u>	<u>\$5,990,400</u>	<u>\$5,323,123</u>	<u>\$5,734,177</u>	<u>\$5,778,237</u>	<u>\$6,143,786</u>	<u>\$6,523,706</u>	
Debt Service								
Ontario Drain Tunnel	982,859	988,040	1,006,729	1,016,457	1,016,457	1,017,092	1,017,092	
Series 2004 Bonds	372,521	368,199	372,621	372,483	—	—	—	
Series 2012 Bonds	170,299	174,800	174,000	173,200	543,650	545,250	545,250	
Series 2017 Bonds*	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>				
Total Debt Service	1,525,679	1,531,039	1,553,350	1,562,140				
Debt Service Coverage	5.23	3.91	3.43	3.67				

* Preliminary; subject to change.

[To be confirmed and updated.]

(Source: The City and the Municipal Advisor.)

Five-Year Financial Summaries of the System

The summaries contained herein were extracted from the City's comprehensive annual financial reports for the fiscal years ended June 30, 2012 through June 30, 2016. The summaries are unaudited.

SANDY CITY
Statement of Net Position—Proprietary Funds—Water.
(This summary has not been audited.)

	Fiscal Year Ended June 30,				
	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
ASSETS					
Current Assets:					
Cash and Cash Equivalents	\$6,298,851	\$7,566,791	\$7,792,400	\$10,732,204	\$11,354,156
Receivables – Net	2,855,391	2,562,487	3,122,135	3,434,876	3,430,684
Due from other Governments	279,965	368,537	472,039	510,275	628,791
Inventories	<u>927,903</u>	<u>793,389</u>	<u>806,463</u>	<u>794,829</u>	<u>742,652</u>
Total Current Assets	10,362,110	11,291,204	12,193,037	15,472,184	16,156,283
Noncurrent Assets					
Net Pension Asset	–	830	–	–	–
Capital Assets					
Water Rights and Capacity	40,823,324	40,809,494	40,782,554	40,762,413	40,703,501
Land, Building, Plant & Equipment	164,078,099	159,591,307	155,024,802	143,686,334	137,623,567
Accumulated Depreciation	(81,464,255)	(75,573,709)	(69,591,508)	(64,049,588)	(59,232,987)
Construction in Progress	<u>665,083</u>	<u>447,626</u>	<u>302,747</u>	<u>2,992,820</u>	<u>2,048,540</u>
Total Noncurrent Assets	<u>124,102,251</u>	<u>125,275,548</u>	<u>126,518,595</u>	<u>123,391,979</u>	<u>121,142,621</u>
Total Assets	134,464,361	136,566,752	138,711,632	138,864,163	137,298,904
DEFERRED OUTFLOWS OF RESOURCES					
Deferred Charges	375,097	419,961	464,703	509,445	696,366
Deferred Outflow of Resources					
Relating to Pensions	<u>759,727</u>	<u>415,243</u>	–	–	–
Total Deferred Outflows of Resources	1,134,824	835,204	464,703	509,445	696,366
LIABILITIES					
Current Liabilities					
Accounts Payable	857,980	1,812,400	1,412,426	889,945	1,069,396
Salaries and Benefits Payable	109,039	111,774	64,524	73,264	58,035
Accrued Interest Payable	16,600	18,571	20,585	22,665	29,290
Unearned Revenue	31,360	33,360	31,867	30,445	27,090
Deposits	755,530	755,188	771,060	684,957	764,910
Bonds Payable	415,000	405,000	390,000	370,000	320,000
Other Payables	<u>494,910</u>	<u>469,530</u>	<u>439,920</u>	<u>401,850</u>	<u>380,700</u>
Total Current Liabilities	2,680,419	3,605,823	3,130,382	2,473,126	2,649,421
Noncurrent Liabilities					
Net Pension Liability	1,025,782	659,135	–	–	–
Unamortized Bond Premium	211,628	236,940	262,183	287,426	–
Bonds Payable	3,780,000	4,195,000	4,600,000	4,990,000	5,687,670
Notes Payable	<u>10,562,310</u>	<u>11,057,220</u>	<u>11,526,750</u>	<u>11,966,670</u>	<u>12,368,520</u>
Total Noncurrent Liabilities:	<u>15,579,720</u>	<u>16,148,295</u>	<u>16,388,933</u>	<u>17,244,096</u>	<u>18,056,190</u>
Total Liabilities	18,260,139	19,754,118	19,519,315	19,717,222	20,705,611
DEFERRED INFLOWS OF RESOURCES					
Deferred Inflows of Resources					
Relating to Pensions	<u>380,954</u>	<u>372,533</u>	–	–	–
Total Deferred Inflows of Resources	<u>380,954</u>	<u>372,533</u>	–	–	–
NET POSITION					
Net Investment in Capital Assets	109,344,941	109,617,498	110,001,845	106,065,309	102,766,431
Unrestricted (Deficit)	<u>7,613,151</u>	<u>7,657,807</u>	<u>9,655,175</u>	<u>13,591,077</u>	<u>14,523,228</u>
Total Net Position	<u>\$116,958,092</u>	<u>\$117,275,305</u>	<u>\$119,657,020</u>	<u>\$119,656,386</u>	<u>\$117,289,659</u>

(Source: Information extracted from the City's 2012-2016 audited basic financial statements. This summary is unaudited.)

SANDY CITY
Statement of Revenues, Expenses, and Changes in Fund Net Position
Proprietary Funds—Water
(This summary has not been audited.)

[To be added as needed; for discussion]

SANDY CITY

General Information

The City, incorporated in 1893, covers an area of approximately 22 square miles and is located in the southeast portion of the County. The City has approximately 93,613 residents according to the latest annual estimate (2015) of the U.S. Census Bureau which ranks the City as the 6th largest city in the State of Utah.

The City is a suburb of metropolitan Salt Lake City within the County and is the fifth city in a line of eight cities located directly south of Salt Lake City along Interstate Highway I-15. These cities constitute a portion of a continuous area of development from the north end of the County through the City. The City is approximately 15 miles from metropolitan Salt Lake City and can best be characterized as residential/suburban in nature since many City residents commute to work in Salt Lake City and other nearby business and industrial areas. Persons living within the boundaries of the City have the advantages of a smaller community in close proximity to the goods, services and educational, professional, and cultural opportunities of the larger metropolitan areas.

Form of Government

The City is organized under general law and governed by a Council-Mayor form of government, with seven Council members serving four-year terms (three of whom are elected at large and four of whom are elected from districts). The Mayor, who is elected at large by voters for a four-year term, is charged with the executive and administrative duties of the government. The City Council is charged with the responsibility of performing the legislative functions of the City.

The principal powers and duties of Utah municipalities are to maintain law and order, abate nuisances, guard public health and sanitation, promote recreation, provide fire protection, and to construct and maintain streets sidewalks, waterworks and sewers. Municipalities also regulate commercial and residential development within their boundaries by means of zoning ordinances, building codes and licensing procedures.

<u>Office</u>	<u>Person</u>	<u>Years of Service</u>	<u>Expiration of Term</u>
Mayor	Thomas M. Dolan	23	January 2018
Council Member, Chair	Stephen P. Smith	11	January 2018
Council Member	Maren Barker	2	January 2020
Council Member	Kristen Coleman-Nicholl	3	January 2018
Council Member	Scott L. Cowdell	27	January 2018
Council Member	Steven K. Fairbanks	12	January 2020
Council Member	Linda Martinez-Saville	21	January 2020
Council Member	Christopher K. McCandless	11	January 2020
Chief Administrative Officer	Scott J. Bond	—	Appointed
Director of Finance and Information Technology	Brian P. Kelley	—	Appointed
Deputy Director of Finance	Glade Jardine	3	Appointed
City Attorney	I. Robert Wall	3	Appointed
City Recorder	Molly B. Spira	17	Appointed
Director of Public Utilities	Thomas K. Ward	—	Appointed

Employee Workforce and Retirement System

The City currently employs approximately [488] full-time employees and [412] part-time and seasonal employees for a total employment of approximately [900] employees. The City is a member of the Utah State Retirement System. See “APPENDIX A—AUDITED BASIC FINANCIAL STATEMENTS OF SANDY CITY WITH INDEPENDENT AUDITORS’ REPORT FOR FISCAL YEAR ENDED JUNE 30, 2016—Notes to the Financial Statements, Note 12—Pension Plans” herein. The City reports that it has no post-employment benefit obligations.

FINANCIAL INFORMATION REGARDING SANDY CITY

Fund Structure; Accounting Basis

The accounting policies of the City conform to all generally accepted accounting principles for governmental units in general and the cities of the State in particular.

The accounts of the City are organized on the basis of funds or groups of accounts, each of which is considered to be a separate accounting entity. The operations of each fund or account group are accounted for by providing a separate set of self-balancing accounts which comprise its assets, liabilities, fund balance, revenues and expenditures or expenses. The various funds are grouped by type in the combined financial statements. See “APPENDIX A—AUDITED BASIC FINANCIAL STATEMENTS OF SANDY CITY WITH INDEPENDENT AUDITORS’ REPORT FOR FISCAL YEAR ENDED JUNE 30, 2016—Notes to the Financial Statements, Note 1—Summary of Significant Accounting Policies” herein.

Revenues and expenditures are recognized using the modified accrual basis of accounting in all governmental funds. Revenues are recognized in the accounting period in which they become both measurable and available. “Measurable” means that amounts can be reasonably determined within the current period. “Available” means that amounts are collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Revenues on cost-reimbursement grants are accrued when the related expenditures are incurred.

In proprietary funds, revenues and expenses are recognized using the accrual basis of accounting. Revenues are recognized in the accounting period in which they are earned and become measurable, and expenses are recognized in the period incurred.

Budget and Appropriation Process

The budget and appropriation process of the City is governed by the Uniform Fiscal Procedures Act for Utah Cities (the “Fiscal Procedures Act”). Pursuant to the Fiscal Procedures Act, the budget officer of the City is required to prepare budgets for the general fund, special revenue funds, debt service funds and capital improvement funds. These budgets are to provide a complete financial plan for the budget (ensuing fiscal) year. Each budget is required to specify, in tabular form, estimates of anticipated revenues and appropriations for expenditures. Under the Fiscal Procedures Act, the total of anticipated revenues must equal the total of appropriated expenditures.

On or before the first regular meeting of the City Council of the City in May of each year, the budget officer is required to submit to the City Council tentative budgets for all funds for the fiscal year commencing July 1. Various actual and estimated budget data are required to be set forth in the tentative budgets. The budget officer may revise the budget requests submitted by the heads of City departments, but must file these submissions with the City Council together with the tentative budget. The budget officer is required to estimate in the tentative budget the revenue from non-property tax sources available for each fund and the revenue from general property taxes required by each fund. The tentative budget is then tentatively adopted by the City Council, with any amendments or revisions that the City Council deems advisable prior to the public hearing on the tentative budget. After public notice and hearing, the tentative budget is adopted by the City Council, subject to further amendment or revisions by the City Council prior to adoption of the final budget.

Prior to June 22 of each year, the final budgets for all funds are adopted by the City Council. The Fiscal Procedures Act prohibits the City Council from making any appropriation in the final budget of any fund in excess of the estimated expendable revenue of such fund. The adopted final budget is subject to amendment by the City Council during the fiscal year. However, in order to increase the budget total of any fund, public notice and hearing must be provided. Intra- and inter-department transfers of appropriation balances are permitted upon compliance with the Fiscal Procedures Act.

The amount set forth in the final budget as the total amount of estimated revenue from property taxes constitutes the basis for determining the property tax levy to be set by the City Council for the succeeding tax year.

Adoption of Ad Valorem Tax Levy

The governing body of each taxing entity shall, before June 22 of each year, adopt a proposed or, if the tax rate is not more than the certified tax rate, a final tax rate for the taxing entity. The governing body shall report the rate and levy, and any other information prescribed by rules of the county commission for the preparation, review, and certification of the rate, to the county auditor of the county in which the taxing entity is located.

Financial Controls

The City utilizes a computerized financial accounting system which includes a system of budgetary controls. State law requires budgets to be controlled by individual departments, but the City has also empowered the Director of Finance to maintain control by major categories within departments. These controls are such that a requisition will not be entered into the purchasing system unless the appropriated funds are available. The Director of Finance checks for sufficient funds again prior to the purchase order being issued and again before the payment check is issued. Voucher payments are also controlled by the Director of Finance for sufficient appropriations.

Risk Management

The City is exposed to various risks of loss including torts; workers compensation claims; theft, damage or destruction of assets; errors and omissions; and natural disasters. Insurance coverage for these risks is provided by several commercial insurance carriers. The general liability policy has a \$1,000,000 self-insured retention with a \$10,000,000 limit per occurrence. Workers compensation claims are covered by the Workers Compensation Fund. The City commercially insures real property and also insures fleet equipment with individual values in excess of \$40,000 and self-insures all other fleet equipment. For the last three years, claim settlements have not exceeded insurance coverage. As of the date of this Official Statement, all policies are current and in force. The City believes its risk management policies and coverages are normal and within acceptable coverage limits for the type of services the City provides. See "APPENDIX A—AUDITED BASIC FINANCIAL STATEMENTS OF SANDY CITY WITH INDEPENDENT AUDITORS' REPORT FOR FISCAL YEAR ENDED JUNE 30, 2016—Notes to the Financial Statements, Note 19—Risk Management" herein.

Investment of Funds

Investment of Operating Funds; The Utah Money Management Act. The Utah Money Management Act, Title 51, Chapter 7, Utah Code Annotated 1953, as amended (the "Money Management Act"), governs the investment of all public funds held by public treasurers in the State of Utah (the "State"). It establishes criteria for investment of public funds with an emphasis on safety, liquidity, yield, matching strategy to fund objectives, and matching the term of investments to the availability of funds. The Money Management Act provides a limited list of approved investments including qualified in-state and permitted out-of-state financial institutions, approved government agency securities and investments in corporate securities carrying "top credit ratings." The Money Management Act also provides for pre-qualification of broker dealers by requiring that broker dealers agree in writing to comply with the Money Management Act and certify that they have read and understand the Money Management Act. The Money Management Act establishes the Money Management Council (the "Money Management Council") to exercise oversight of public deposits and investments. The law requires all securities to be delivered versus payment to the public treasurer's safekeeping bank. It requires diversification of investments, especially in securities of corporate issuers. Not more than 5% of the portfolio may be invested with any one issuer. Investments in mortgage pools and

mortgage derivatives or any security making unscheduled periodic principal payments are prohibited. The Money Management Act also defines the State's prudent investor rules. The Money Management Council is comprised of five members appointed by the Governor of the State for terms of four years, after consultation with the State Treasurer and with the advice and consent of the State Senate.

The City is currently complying with all of the provisions of the Money Management Act for all City operating funds. The City has no investments in derivative or leveraged securities. A significant portion of City funds are invested in the Utah Public Treasurers' Investment Fund (the "Utah Treasurers' Fund"), as discussed herein.

The Utah Public Treasurers' Investment Fund. The Utah Treasurers' Fund is a public treasurers' investment fund, established in 1981, and is managed by the Treasurer of the State of Utah. The Utah Treasurers' Fund invests to ensure safety of principal, liquidity and a competitive rate of return on short-term investments. All moneys transferred to the Utah Treasurers' Fund are promptly invested in securities authorized by the Money Management Act. Safe-keeping and audit controls for all investments owned by the Utah Treasurers' Fund must comply with the Money Management Act.

All investments in the Utah Treasurers' Fund must comply with the Money Management Act and rules of the Money Management Council. The Utah Treasurers' Fund invests primarily in money market securities including time certificates of deposit, top rated commercial paper, treasuries and certain agencies of the U.S. Government. The maximum weighted average adjusted life of the portfolio, by policy, is not to exceed 90 days. The maximum final maturity of any security purchased by the Utah Treasurers' Fund is limited to three years, except for a maximum maturity of five years is allowed for treasury or agency securities whose rate adjusts at least annually.

By law, investment transactions are conducted only through certified dealers, qualified depositories or directly with issuers of the securities. All securities purchased are delivered via payment to the custody of the State Treasurer or the State Treasurer's safekeeping bank, assuring a perfected interest in the securities. Securities owned by the Utah Treasurers' Fund are completely segregated from securities owned by the State. The State has no claim on assets owned by the Utah Treasurers' Fund except for any investment of State moneys in the Utah Treasurers' Fund. Deposits are not insured or otherwise guaranteed by the State.

Securities in the Utah Treasurers' Fund include certificates of deposit, commercial paper, short-term corporate notes, obligations of the U.S. Treasury and securities of certain agencies of the U.S. Government. These short-term securities must be rated "first tier" ("A-1," "P1," for short-term investments and "A" or better for long-term investments) by two nationally recognized statistical rating organizations, one of which must be Moody's Investors Service, Inc. or Standard & Poor's Ratings Group, a division of The McGraw-Hill Companies, Inc. These securities represent limited risks to governmental institutions investing with the Utah Treasurers' Fund. Variable rate securities in the Utah Treasurers' Fund must have an index or rate formula that has a correlation of at least 94% of the effective Federal Funds rate.

Investment activity of the State Treasurer in the management of the Utah Treasurers' Fund is reviewed monthly by the Money Management Council and is audited by the State Auditor.

See "APPENDIX A—AUDITED BASIC FINANCIAL STATEMENTS WITH INDEPENDENT AUDITOR'S REPORT FOR FISCAL YEAR ENDED JUNE 30, 2016—Notes to the Financial Statements, Note 4—Cash and Cash Equivalents" and "—Note 5—Investments."

Moneys from the sale of obligations issued by the City or pledged to the payment therefor are also on deposit in funds and accounts of the City. Investment policies regarding such moneys are governed by the specific instruments pursuant to which such obligations were issued.

Sources of General Fund Revenues

Set forth herein are brief descriptions of the various sources of revenues available to the City's general fund. The percentage of total general fund revenues represented by each source is based on the City's audited financial statements for the fiscal year ended June 30, 2016.

Taxes: Approximately 72% of general fund revenues are from taxes (of this amount, approximately ____% are from property taxes, ____% from sales and use taxes, ____% from franchise taxes, and ____% from other taxes).

Intergovernmental Revenue: Approximately 7% of general fund revenues are from state shared revenues.

Licenses and Permits: Approximately 6% of general fund revenues are from licenses and permits.

Fines and Forfeitures: Approximately 3% of general fund revenues are collected from fines and forfeitures.

Charges for Services: Approximately 6% of general fund revenues are from charges for services.

Administrative Charges: Approximately 5% of general fund revenues are collected from administrative charges.

Miscellaneous Revenue: Approximately 1% of general fund revenues are from miscellaneous revenues, including interest income and income from a cell tower lease.

Five-Year Financial Summaries

The following tables set forth a summary of certain financial information regarding the City and have been extracted from the City's audited basic financial statements for the fiscal years ended June 30, 2012 through June 30, 2016. The following summaries are unaudited.

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SANDY CITY
Statement of Net Position
Governmental and Business-Type Activities
(This summary has not been audited.)

	Fiscal Year Ended June 30,				
	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
ASSETS:					
Cash and Cash Equivalents	\$50,664,822	\$54,973,309	\$42,509,017	\$42,184,312	\$47,328,223
Receivables - Net	20,997,387	18,027,469	17,780,305	18,526,944	17,890,269
Due from Other Governmental Units	1,098,525	1,042,312	1,369,223	1,223,884	1,752,615
Inventories	1,349,829	1,191,209	1,167,071	1,160,935	1,065,564
Prepaid Assets	59,017	49,820	43,117	44,773	59,050
Net Pension Asset	100,860	560,868	—	—	—
Temporarily Restricted Cash:					
Road Funds	947,160	371,345	476,502	897,173	565,247
Capital Projects	58,977,834	15,041,415	12,555,720	2,437,791	2,128,214
Debt Service	800,000	800,000	800,000	1,663,836	1,936,036
Investment in Joint Venture	6,810,610	6,512,315	6,472,534	6,066,755	5,895,241
Capital Assets (Net):					
Water Rights & Capacity	40,823,324	40,809,494	40,782,554	40,762,413	40,703,501
Land	248,255,977	246,919,654	243,538,114	236,367,775	228,237,064
Buildings & Systems	140,166,227	142,160,596	144,038,464	139,930,204	139,504,066
Improvements Other than Buildings	27,024,726	28,305,809	27,786,159	28,688,750	28,814,562
Vehicles	7,070,987	6,669,920	6,612,752	6,982,101	6,993,749
Machinery & Equipment	3,028,517	2,929,983	2,571,807	2,395,229	2,052,620
Infrastructure	141,204,384	138,232,937	133,435,190	131,762,245	129,559,377
Construction in Progress	<u>25,409,837</u>	<u>2,896,166</u>	<u>2,831,030</u>	<u>3,571,317</u>	<u>4,928,610</u>
Total Assets	774,790,023	707,494,621	684,769,559	664,666,437	659,414,008
DEFERRED OUTFLOWS OF RESOURCES					
Deferred Charges	1,482,005	1,543,897	1,775,571	1,724,082	1,650,001
Deferred Outflow of Resources Relating to Pension	<u>10,139,736</u>	<u>2,911,935</u>	—	—	—
Total Deferred Outflows of Resources	11,621,741	4,455,832	1,775,571	1,724,082	1,650,001
LIABILITIES:					
Accounts Payable	7,114,989	4,945,755	4,708,465	3,487,439	2,485,057
Salaries & Benefits Payable	2,174,026	1,938,568	1,547,858	1,807,099	1,635,079
Accrued Interest Payable	1,318,401	730,731	787,884	1,263,308	1,330,790
Unamortized Interest Payable	5,449,310	945,468	1,086,995	1,228,523	509,565
Claims & Judgments Payable	553,770	554,491	398,427	229,341	385,176
Due to Other Governmental Units	679,350	748	689	2,948	101,772
Unearned Revenue	225,607	5,680,469	172,954	160,840	330,728
Customer Deposits	8,959,172	7,667,716	4,780,661	4,393,160	3,512,315
Noncurrent Liabilities					
Due within one year	8,103,458	7,895,078	7,306,468	6,083,398	5,728,865
Due in more than one year	110,855,335	77,225,642	84,921,943	85,197,247	90,671,925
Net Pension Liability	<u>15,026,141</u>	<u>10,278,373</u>	—	—	—
Total Liabilities	160,459,559	117,863,039	105,712,344	103,853,303	106,691,272
DEFERRED INFLOWS OF RESOURCES					
Deferred Assessments	<u>11,745,244</u>	<u>11,296,357</u>	<u>8,202,505</u>	<u>8,372,997</u>	<u>8,343,951</u>
NET POSITION					
Invested in Capital Assets, Net of Related Debt	540,585,006	527,006,208	512,408,912	502,055,682	487,089,589
Restricted for:					
General	44,974	15,425	26,847	30,730	45,007
Debt Service	800,000	800,000	800,000	1,663,836	1,936,036
Capital Projects	35,766,710	15,041,415	12,528,549	2,437,791	2,128,214
Road Funds	947,160	371,345	476,502	897,173	565,247
Unrestricted	<u>36,063,112</u>	<u>39,194,221</u>	<u>46,029,015</u>	<u>47,079,007</u>	<u>54,264,693</u>
Total Net Position	<u>\$614,206,962</u>	<u>\$582,428,614</u>	<u>\$572,269,825</u>	<u>\$554,164,219</u>	<u>\$546,028,786</u>

(Source: Information extracted from the City's 2012-2016 audited basic financial statements. This summary is unaudited.)

SANDY CITY
Statement of Revenues, Expenditures and Changes in Fund Equity—Governmental Funds
(This summary has not been audited.)

	Fiscal Year Ended June 30,				
	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
REVENUES:					
Taxes	\$38,163,957	\$36,458,499	\$36,335,864	\$35,986,486	\$33,896,297
Licenses and permits	3,308,440	2,666,587	2,524,358	2,301,985	1,880,210
Intergovernmental	3,512,339	3,310,783	3,161,825	3,255,996	3,178,140
Administrative Charges	2,924,933	2,923,855	2,820,241	2,644,630	2,484,486
Fines and forfeitures	1,625,174	1,795,059	1,877,073	2,133,901	2,453,896
Cell Tower Lease	451,397	581,883	464,277	445,587	431,024
Charges for Sales and Services	3,076,760	3,539,953	3,585,168	3,202,051	3,042,923
Interest Income	95,343	76,976	111,223	15,957	37,414
Miscellaneous	<u>108,047</u>	<u>51,012</u>	<u>83,802</u>	<u>102,233</u>	<u>108,216</u>
Total Revenues	53,266,390	51,404,607	50,963,831	50,088,826	47,512,606
EXPENDITURES:					
General government	10,057,805	10,060,720	10,306,645	9,219,376	8,802,602
Police and Animal Control	14,677,551	14,461,284	14,017,471	13,587,799	12,926,144
Fire	9,378,550	8,593,283	8,573,141	7,959,869	7,499,611
Public Works	4,832,153	5,274,022	5,978,374	5,703,689	5,233,245
Parks, Landscapes & Cemetery	4,695,031	4,578,847	4,203,687	3,994,120	3,811,175
Community Development	<u>2,548,395</u>	<u>2,427,338</u>	<u>2,284,304</u>	<u>2,173,104</u>	<u>2,124,082</u>
Total Expenditures	<u>46,189,485</u>	<u>45,395,494</u>	<u>45,363,622</u>	<u>42,637,957</u>	<u>40,396,859</u>
Excess of revenue over expenditures	<u>7,076,905</u>	<u>6,009,113</u>	<u>5,600,209</u>	<u>7,450,869</u>	<u>7,115,747</u>
OTHER FINANCING SOURCES (USES)					
Sale of Capital Assets	—	—	—	1,000	—
Transfers in	—	86,008	—	—	—
Transfers out	<u>(6,853,251)</u>	<u>(6,057,623)</u>	<u>(5,861,892)</u>	<u>(6,804,615)</u>	<u>(6,813,073)</u>
Total Other Financing Sources	(6,853,251)	(5,971,615)	(5,861,892)	(6,803,615)	(6,813,073)
Net Change in Fund Balances	223,654	37,498	(261,683)	647,254	302,674
Fund balances - beginning of year	<u>5,926,955</u>	<u>5,889,457</u>	<u>6,151,140</u>	<u>5,503,886</u>	<u>5,201,212</u>
Fund balances - end of year	<u>\$6,150,609</u>	<u>\$5,926,955</u>	<u>\$5,889,457</u>	<u>\$6,151,140</u>	<u>\$5,503,886</u>

(Source: Information extracted from the City's 2012-2016 audited basic financial statements. This summary is unaudited.)

Outstanding Obligations of the City

The following is a list of the City's outstanding obligations as of March 1, 2017:

Outstanding Water Revenue Bonds

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Current Principal Amount Outstanding</u>
2017 ⁽¹⁾	System Improvements	\$ _____	July 15, 20__*	\$ _____
2012	Refunding	4,330,000	November 15, 2024	<u>3,780,000</u>
Total				<u>\$ _____</u>

⁽¹⁾ For purposes of this Official Statement the Series 2017 Bonds are considered issued and outstanding.

* Preliminary; subject to change.

Outstanding Sales Tax Revenue Bonds

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Current Principal Amount Outstanding</u>
2015	Theater	\$41,545,000	March 1, 2036	\$41,545,000
2013A	Refunding	6,780,000	June 15, 2019	4,060,000
2013B	Land Purchase for Street	6,385,000	December 15, 2020	3,357,000
2013C	Refunding	10,816,000	July 15, 2029	8,904,000
2012	Refunding	3,920,000	March 15, 2024	3,395,000
2010	Refunding	7,070,000	September 15, 2022	1,845,000
2009	Storm Drain	7,140,000	September 15, 2029	<u>5,095,000</u>
Total				<u>\$68,201,000</u>

Redevelopment Agency of Sandy City

Outstanding Redevelopment Agency Bonds (as of March 1, 2017)

<u>Series</u>	<u>Purpose</u>	<u>Original Principal Amount</u>	<u>Final Maturity Date</u>	<u>Current Principal Amount Outstanding</u>
2013	Land/infrastructure for soccer stadium	\$30,735,000	July 15, 2027	<u>\$26,565,000</u>

⁽¹⁾ [Add note re security.]

Future Bond Issues

[The City has no current plans to issue any Additional Bonds under the Indenture for the next three years. The City reserves the right to issue Additional Bonds as capital needs may require.]

Other Financial Considerations

The City has entered into various agreements to finance its capital needs. See “APPENDIX A—AUDITED BASIC FINANCIAL STATEMENTS OF SANDY CITY WITH INDEPENDENT AUDITORS’ REPORT FOR FISCAL YEAR ENDED JUNE 30, 2016—Notes to the Financial Statements, Note 11—Long-term Liabilities—Notes Payable” and “—Contracts Payable” herein.

TAX MATTERS

The following is a summary of the material federal and State of Utah income tax consequences of holding and disposing of the Series 2017 Bonds. This summary is based upon laws, regulations, rulings and judicial decisions now in effect, all of which are subject to change (possibly on a retroactive basis). This summary does not discuss all aspects of federal income taxation that may be relevant to investors in light of their personal investment circumstances or describe the tax consequences to certain types of owners subject to special treatment under the federal income tax laws (for example, dealers in securities or other persons who do not hold the Series 2017 Bonds as a capital asset, tax-exempt organizations, individual retirement accounts and other tax deferred accounts, and foreign taxpayers), and, except for the income tax laws of the State of Utah, does not discuss the consequences to an owner under any state, local or foreign tax laws. The summary does not deal with the tax treatment of persons who purchase the Series 2017 Bonds in the secondary market. Prospective investors are advised to consult their own tax advisors regarding federal, state, local and other tax considerations of holding and disposing of the Series 2017 Bonds.

Opinion of Bond Counsel

In the opinion of Gilmore & Bell, P.C., Bond Counsel, under the law currently existing as of the issue date of the Series 2017 Bonds:

Federal Tax Exemption. The interest on the Series 2017 Bonds (including any original issue discount properly allocable to an owner thereof) is excludable from gross income for federal income tax purposes.

Alternative Minimum Tax. Interest on the Series 2017 Bonds is not an item of tax preference for purposes of computing the federal alternative minimum tax imposed on individuals and corporations, but is taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on certain corporations.

Bond counsel’s opinions are provided as of the date of the original issue of the Series 2017 Bonds, subject to the condition that the Issuer comply with all requirements of the Internal Revenue Code of 1986, as amended (the “Code”) that must be satisfied subsequent to the issuance of the Series 2017 Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes. The Issuer has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause the inclusion of interest on the Series 2017 Bonds in gross income for federal income tax purposes retroactive to the date of issuance of the Series 2017 Bonds.

State of Utah Tax Exemption. The interest on the Series 2017 Bonds is exempt from State of Utah individual income taxes.

Bond Counsel is expressing no opinion regarding other federal, state or local tax consequences arising with respect to the Series 2017 Bonds but has reviewed the discussion under the heading “TAX MATTERS.”

Other Tax Consequences

[Original Issue Discount. For federal income tax purposes, original issue discount (“OID”) is the excess of the stated redemption price at maturity of a Series 2017 Bond over its issue price. The issue price of a Series 2017 Bond is the first price at which a substantial amount of the Series 2017 Bonds of that maturity have been sold (ignoring sales to bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters, placement

agents, or wholesalers). Under Section 1288 of the Code, OID on tax-exempt bonds accrues on a compound basis. The amount of OID that accrues to an owner of a Series 2017 Bond during any accrual period generally equals (1) the issue price of that Bond, plus the amount of OID accrued in all prior accrual periods, multiplied by (2) the yield to maturity on that Bond (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period), minus (3) any interest payable on that Bond during that accrual period. The amount of OID accrued in a particular accrual period will be considered to be received ratably on each day of the accrual period, will be excludable from gross income for federal income tax purposes, and will increase the owner's tax basis in that Series 2017 Bond. Prospective investors should consult their own tax advisors concerning the calculation and accrual of OID.]

[Original Issue Premium. If a Series 2017 Bond is issued at a price that exceeds the stated redemption price at maturity of the Series 2017 Bond, the excess of the purchase price over the stated redemption price at maturity constitutes "premium" on that Series 2017 Bond. Under Section 171 of the Code, the purchaser of that Series 2017 Bond must amortize the premium over the term of the Series 2017 Bond using constant yield principles, based on the purchaser's yield to maturity. As premium is amortized, the owner's basis in the Series 2017 Bond and the amount of tax-exempt interest received will be reduced by the amount of amortizable premium properly allocable to the owner. This will result in an increase in the gain (or decrease in the loss) to be recognized for federal income tax purposes on sale or disposition of the Series 2017 Bond prior to its maturity. Even though the owner's basis is reduced, no federal income tax deduction is allowed. Prospective investors should consult their own tax advisors concerning the calculation and accrual of bond premium.]

Sale, Exchange or Retirement of Bonds. Upon the sale, exchange or retirement (including redemption) of a Series 2017 Bond, an owner of the Series 2017 Bond generally will recognize gain or loss in an amount equal to the difference between the amount of cash and the fair market value of any property received on the sale, exchange or retirement of the Series 2017 Bond (other than in respect of accrued and unpaid interest) and such owner's adjusted tax basis in the Series 2017 Bond. To the extent a Series 2017 Bond is held as a capital asset, such gain or loss will be capital gain or loss and will be long-term capital gain or loss if the Series 2017 Bond has been held for more than 12 months at the time of sale, exchange or retirement.

Reporting Requirements. In general, information reporting requirements will apply to certain payments of principal, interest and premium paid on the Series 2017 Bonds, and to the proceeds paid on the sale of the Series 2017 Bonds, other than certain exempt recipients (such as corporations and foreign entities). A backup withholding tax will apply to such payments if the owner fails to provide a taxpayer identification number or certification of foreign or other exempt status or fails to report in full dividend and interest income. The amount of any backup withholding from a payment to an owner will be allowed as a credit against the owner's federal income tax liability.

Collateral Federal Income Tax Consequences. Prospective purchasers of the Series 2017 Bonds should be aware that ownership of the Series 2017 Bonds may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, individual recipients of Social Security or Railroad Retirement benefits, certain S corporations with "excess net passive income," foreign corporations subject to the branch profits tax, life insurance companies, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry or have paid or incurred certain expenses allocable to the Series 2017 Bonds. Bond Counsel expresses no opinion regarding these tax consequences. Purchasers of Series 2017 Bonds should consult their tax advisors as to the applicability of these tax consequences and other federal income tax consequences of the purchase, ownership and disposition of the Series 2017 Bonds, including the possible application of state, local, foreign and other tax laws.

NO DEFAULTED BONDS

The City has never failed to pay principal and interest when due on its outstanding bonded indebtedness or any other obligations.

INDEPENDENT AUDITORS

The basic financial statements of the City as of June 30, 2016, and for the year then ended, contained in APPENDIX A to this Official Statement, have been audited by Piercy, Bowler, Taylor and Kern ("Piercy Bowler")

independent auditors, as set forth in their report included in “APPENDIX A” hereto. Piercy Bowler has not been asked to consent to the use of its name, audited financial statements and report in this Official Statement.

Copies of the City’s comprehensive annual financial report may be obtained upon request from the City’s Accounting Division, 10000 Centennial Parkway, Sandy, Utah 84070.

CONTINUING DISCLOSURE

The City has undertaken for the benefit of the Bondholders and the beneficial owners of the Series 2017 Bonds to provide certain annual financial information and operating data and notice of certain material events to the Municipal Securities Rulemaking Board all in order to assist the Underwriter in complying with Rule 15c2-12(b)(5) of the Securities and Exchange Commission. See “APPENDIX D” attached hereto and incorporated herein by reference for a form of the Continuing Disclosure Agreement that will be executed and delivered by the City.

The City has represented that it is in compliance with each and every continuing disclosure agreement and undertaking previously entered into by it pursuant to the Rule. A failure by the City to comply with the Continuing Disclosure Agreement will not constitute a default under the Indenture and beneficial owners of the Series 2017 Bonds are limited to the remedies described in the Continuing Disclosure Agreement. See “APPENDIX D—FORM OF CONTINUING DISCLOSURE AGREEMENT—Default.” A failure by the City to comply with the Continuing Disclosure Agreement must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the Series 2017 Bonds in the secondary market. Consequently, such a failure may adversely affect the transferability and liquidity of the Series 2017 Bonds and their market price.

UNDERWRITING

_____, as the underwriter of the Series 2017 Bonds (the “Underwriter”), has agreed, subject to certain conditions, to purchase all of the Series 2017 Bonds from the City at a purchase price of \$_____ (being the par amount thereof [plus/less] a [net] original issue premium less an underwriter’s discount of \$_____) and to make a public offering of the Series 2017 Bonds. The Series 2017 Bonds may be offered and sold to certain dealers (including dealers depositing the Series 2017 Bonds into investment trusts) at prices lower than the initial public offering prices set forth on the cover page of this Official Statement and such public offering prices may be changed from time to time.

Although the Underwriter expects to maintain a secondary market in the Series 2017 Bonds after the initial offering, no guarantee can be given concerning the future existence of such a secondary market or its maintenance by the Underwriter or others.

RATING

_____ has assigned its municipal bond rating of _____ to the Series 2017 Bonds.

Any explanation of the significance of the rating should be obtained from the rating agency furnishing the same. There is no assurance that the rating given to the Series 2017 Bonds will be maintained for any period of time or that the rating may not be lowered or withdrawn entirely by the rating agency if, in its judgment, circumstances so warrant. Any such downward change or withdrawal of such rating may have an adverse effect on the market price of the Series 2017 Bonds.

LITIGATION

A non-litigation certificate issued by the City Attorney, dated the date of closing, will be provided stating, among other things, that to the best of his knowledge, after due inquiry, no action, suit, proceeding, inquiry, or any other litigation or investigation at law or in equity, before or by any court, public board or body, has been served on the City or is threatened, challenging the creation, organization, or existence of the City or the titles of its officers to their respective offices or seeking to restrain or enjoin the issuance, sale, or delivery of the Series 2017 Bonds or for

the purpose of restraining or enjoining the levy and collection of taxes by the City, or directly or indirectly contesting or affecting the proceedings or the authority by which the Series 2017 Bonds are issued or the validity of the Series 2017 Bonds or the issuance thereof.

[The City Attorney reports that several lawsuits have been filed against the City and/or its employees, involving contract, tort and civil rights matters. The City has a statutory obligation to defend and indemnify its officers and employees for lawsuits arising from acts of the employee while in the scope and course of employment. In the event the fund is not sufficient to pay any outstanding judgment or judgments, the City has the ability under Utah law to levy a limited ad valorem tax to pay such judgments. This tax levy is separate and apart from the other taxing powers of the City.]

MUNICIPAL ADVISOR

The City has engaged Lewis Young Robertson & Burningham, Inc. Salt Lake City, Utah (the “Financial Advisor”), to provide financial recommendations and guidance to the City with respect to preparation for sale of the Series 2017 Bonds, timing of sale, tax-exempt bond market conditions, costs of issuance and other factors relating to the sale of the Series 2017 Bonds. The Financial Advisor has read and participated in the drafting of certain provisions of this Official Statement. The Financial Advisor has not audited, authenticated or otherwise verified the information set forth in the Official Statement, or any other related information available to the City, with respect to accuracy and completeness of disclosure of such information, and no guaranty, warranty or other representation is made by the Financial Advisor respecting accuracy and completeness of the Official Statement or any other matters related to the Official Statement. Financial Advisor fees are contingent upon the sale and delivery of the Series 2017 Bonds.

LEGAL MATTERS

The authorization and issuance of the Series 2017 Bonds is subject to the approval of legality by Gilmore & Bell, P.C., Bond Counsel to the City. Certain legal matters will be passed upon for the City by I. Robert Wall, Esq., City Attorney. The approving opinion of Bond Counsel will be delivered with the Series 2017 Bonds. A copy of the form of the opinion of Bond Counsel is set forth in “APPENDIX E” of this Official Statement.

MISCELLANEOUS

All quotations from and summaries and explanations of the Utah Constitution, statutes, programs, laws of the State of Utah, court decisions, and the Indenture, which are contained herein, do no purport to be complete, and reference is made to said Constitution, statutes, programs, laws, court decisions, and the Indenture for full and complete statements of their respective provisions.

This Preliminary Official Statement is in a form “deemed final” by the City for purposes of Rule 15c2-12 of the Securities and Exchange Commission.

Any statement in this Official Statement involving matters of opinion, whether or not expressly so stated, is intended as such and not as representations of fact.

The appendices attached hereto are an integral part of this Official Statement, and should be read in conjunction with the foregoing material.

The delivery of the Official Statement has been duly authorized by the City.

SANDY CITY, UTAH

By: _____
Mayor

APPENDIX A

**AUDITED BASIC FINANCIAL STATEMENTS OF SANDY CITY
WITH INDEPENDENT AUDITORS' REPORT FOR FISCAL YEAR ENDED JUNE 30, 2016**

APPENDIX B

DEMOGRAPHIC AND ECONOMIC INFORMATION REGARDING THE CITY AND SALT LAKE COUNTY

The following paragraphs in this appendix contain information with respect to Sandy City and Salt Lake County.

THE CITY

City Population

<u>Year</u>	<u>Population</u>	<u>Percent Change</u>
2015 Estimate	93,613	1.49%
2014 Estimate	92,240	0.88
2013 Estimate	91,431	0.86
2012 Estimate	90,647	0.99
2011 Estimate	89,762	2.63
2010 Census	87,461	—

Note: The 2010 Census is as of April 1, 2010; the annual population estimates are as of July 1 of the year given.
(Source: U.S. Census Bureau.)

Construction Activity in the City

The following table summarizes the value of permit authorized construction for the City for the years shown for both residential and commercial construction.

	<i>Calendar Year</i>				
	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>
New Dwelling Units	771	831	526	818	113
New Residential Value (\$000)	79,080.7	217,460.3	52,646.8	84,530.3	22,077.7
New Nonresidential Value (\$000)	65,943.0	93,479.8	5,804.1	8,624.7	10,032.5
Additions/Alterations/Repairs Residential Value (\$000)	3,149.6	2,886.7	4,126.4	2,803.6	7,738.0
Additions/Alterations/Repairs Nonresidential Value (\$000)	41,477.9	11,021.9	14,661.3	15,639.9	16,287.3
Total Construction (\$000)	189,651.2	324,848.7	77,238.6	111,598.5	56,135.5

(Source: University of Utah Bureau of Economic and Business Research.)

THE COUNTY

The following demographic information is provided solely as background information regarding Salt Lake County (the "County"), the general area in which the City is located. The County is the economic and population center of the State. Based on 2010 Census data, the County has approximately 37% of the total population of the State. The State capital, Salt Lake City, is located in the County.

Economic Indicators in the County

LABOR FORCE (1)	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Labor Force (annual average)	589,256	577,571	571,229	557,101	546,644
Employed (annual average)	569,865	556,398	545,729	527,698	510,425
Unemployed (annual average)	19,391	21,173	25,500	29,403	36,219
Average Employment (Non-Farm Jobs)	661,297	639,466	624,309	603,919	583,010
% Change Prior Year	3.41	2.43	3.38	3.59	2.06
<i>Average Employment by Sector:</i>					
Agriculture, Forestry, Fishing & Hunting	192	179	194	213	217
Mining	2,696	2,948	3,399	3,652	3,220
Utilities	2,697	2,617	2,593	2,716	2,711
Construction	33,667	31,844	30,814	30,727	29,702
Manufacturing	53,410	52,453	52,616	52,554	51,227
Wholesale Trade	31,414	30,546	30,758	31,158	29,969
Retail Trade	69,718	67,573	66,700	64,437	61,153
Transportation and Warehousing	37,264	34,652	33,991	33,179	32,376
Information	18,292	18,474	18,265	17,761	16,567
Finance and Insurance	43,847	41,492	40,114	38,151	37,704
Real Estate and Rental and Leasing	9,840	9,611	9,294	9,166	9,010
Professional, Scientific & Technical Services	49,454	46,800	44,135	40,811	38,201
Management of Companies and Enterprises	16,622	16,558	16,319	16,101	15,664
Administrative, Support, Waste Management, & Remediation	50,537	48,471	46,631	43,587	41,823
Education Services	60,798	59,409	56,651	53,899	52,081
Health Care and Social Assistance	73,783	71,321	70,073	67,351	65,889
Arts, Entertainment, and Recreation	8,846	8,524	8,085	7,848	7,468
Accommodation and Food Services	47,803	46,214	44,774	42,524	40,787
Other Services and Unclassified Establishments	20,968	20,331	19,568	18,754	18,130
Public Administration	29,539	29,630	29,532	29,540	29,330
Total Establishments	41,519	40,040	38,702	36,826	35,890
Total Wages (\$Millions)	32,691.89	30,469.01	28,858.15	27,727.61	25,917.21

Continued on next page . . .

Economic Indicators (continued)

INCOME AND WAGES	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Total Personal Income (\$000) (2)	\$49,488,031	\$46,634,482	\$44,302,371	\$43,101,775	\$40,204,993
Per Capita Income (2)	44,692	42,671	40,977	42,671	44,692
Median Household Income (2)	65,549	62,536	61,716	59,626	59,168
Average Monthly Nonfarm Wage (1)	\$4,120	\$3,971	\$3,852	\$3,826	\$3,705
SALES & CONSTRUCTION	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
Gross Taxable Sales (3)	\$24,256.5M	\$22,941.0M	\$21,986.1M	\$21,387.8M	\$19,879.6M
New Dwelling Units (4)	6,053	6,066	5,228	2,934	2,406
Total Construction Value (\$000) (4)	2,059,529.2	1,966,763.8	1,583,876.4	1,589,472.9	1,561,759.6
New Residential Value (\$000) (4)	1,028,601.8	1,052,539.4	906,737.9	634,610.4	478,994.2
New Nonresidential Value (\$000) (4)	595,273.5	467,928.3	407,459.1	608,593.5	624,547.0

(Sources: (1) Utah Department of Workforce Services; (2) U.S. Department of Commerce, Bureau of Economic Analysis, last updated December 15, 2016; (3) Utah State Tax Commission; (4) University of Utah Bureau of Economic and Business Research.)

Rate of Unemployment – Annual Average

<u>Year</u>	<u>County</u>	<u>State</u>	<u>United States</u>
2016	3.2%	3.4%	4.9%
2015	3.3	3.5	5.3
2014	3.7	3.8	6.2
2013	4.2	4.4	7.4
2012	5.2	5.4	8.1
2011	6.6	6.8	8.9

(Source: Utah Department of Workforce Services and the U.S. Department of Labor.)

Major Employers

The following is a list of some of the largest employers in the County.

<i>Company</i>	<i>Industry</i>	<i>Employment</i>
University of Utah	Higher Education	15,000-19,999
Intermountain Health Care	Health Care	15,000-19,999
State of Utah	State Government	10,000-14,999
Granite School District	Public Education	7,000-9,999
University of Utah Health Care	Health Care	7,000-9,999
Jordan School District	Public Education	7,000-9,999
Salt Lake City	Local Government	5,000-6,999
Wal-Mart	Warehouse Clubs & Supercenters	4,000-4,999
The Canyons School District	Public Education	4,000-4,999
US Government, excl. post office & VA	Federal Government	4,000-4,999
Delta Airlines	Air Transportation	3,000-3,999
Salt Lake City School District	Public Education	3,000-3,999
Salt Lake City	Local Government	3,000-3,999
Zions Bank	Banking	3,000-3,999
Smith's Marketplace	Grocery Store	3,000-3,999
L3 Communications	Communications Equipment Mfg	3,000-3,999
Salt Lake Community College	Higher Education	3,000-3,999
Discover	Consumer Lending	3,000-3,999
U. S. Postal Service	Federal Government	3,000-3,999
United Parcel Service	Courier & Express Delivery	2,000-2,999
VA Medical Center	Health Care/Federal Government	2,000-2,999
Wells Fargo Bank	Banking	2,000-2,999
ARUP Laboratories	Medical Laboratory	2,000-2,999
CR England	Trucking	2,000-2,999
Skywest Airlines	Air Transportation	2,000-2,999
JetBlue Airways	Travel Reservation Services	2,000-2,999
Kennecott Utah Copper	Metal Manufacturing/Mining	2,000-2,999
Harmons	Grocery Store	1,000-1,999
Utah Transit Authority	Public Urban Transit	1,000-1,999
Convergys	Telephone Call Center	1,000-1,999
Dental Select	Medical Insurance	1,000-1,999
eBay	Online Auctions Retail	1,000-1,999
Goldman Sachs	Financial Services	1,000-1,999
Home Depot	Home Centers	1,000-1,999
Fidelity Brokerage Services	Financial Services	1,000-1,999
Larry H. Miller Arena and Movie Theatres	Entertainment	1,000-1,999
Price's Guaranteed Doors	Building Material Dealers	1,000-1,999
Overstock.com	Electronic Shopping	1,000-1,999
St. Marks Hospital	Health Care	1,000-1,999
Merit Medical Systems	Surgical & Medical Instrument	1,000-1,999
Grand America / Little America Hotels	Acommodations	1,000-1,999
Innovative Staffing	Employment Services	1,000-1,999
Costco	Warehouse Clubs & Supercenters	1,000-1,999
Verizon Wireless	Telecommunications	1,000-1,999
Xerox Commercial Solutions	Data Processing and Hosting	1,000-1,999

(Source: Utah Department of Workforce Services.)

APPENDIX C

EXTRACTS OF CERTAIN PROVISIONS OF THE INDENTURE

The following are extracts of certain provisions contained in the General Indenture and the Third Supplemental Indenture, and are not to be considered as a full statement thereof. Reference is made to the General Indenture and the Third Supplemental Indenture, for full details of all of the terms of the Series 2017 Bonds, the security provisions appertaining thereto and the definition of any terms used but not defined in this Official Statement. A copy of the General Indenture and Third Supplemental Indenture is available upon written request from the contact person as indicated under “INTRODUCTION—Contract Persons” above. [*Check for Indenture changes/conformity*]

Definitions

As used in the Indenture, the following terms shall have the following meanings unless the context otherwise clearly indicates:

“Accreted Amount” means, with respect to Capital Appreciation Bonds of any Series and as of the date of calculation, the amount representing the initial public offering price, plus the accumulated and compounded interest on such Bonds, as established pursuant to the Supplemental Indenture authorizing such Capital Appreciation Bonds.

“Act” means the Utah Municipal Bond Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended and the Utah Refunding Bond Act, Title 11, Chapter 27, Utah Code Annotated 1953, as amended, each to the extent applicable.

“Additional Bonds” means all Bonds issued under the Indenture other than the Initial Bonds.

“Administrative Costs” means all Security Instrument Costs, Reserve Instrument Costs and Rebutable Arbitrage.

“Aggregate Annual Debt Service Requirement” means the total Debt Service (including any Repayment Obligations) for any one Bond Fund Year (or other specific period) on all Series of Bonds Outstanding or any specified portion thereof.

“Authorized Amount” means, with respect to a Commercial Paper Program, the maximum Principal amount of commercial paper which is then authorized by the Issuer to be outstanding at any one time pursuant to such Commercial Paper Program.

“Authorized Representatives” means the Mayor, City Recorder, Director of Finance, City Treasurer or any other officer of the Issuer so designated in writing by the Issuer to the Trustee.

“Average Aggregate Annual Debt Service Requirement” means the total of all Aggregate Annual Debt Service Requirements divided by the total Bond Fund Years of the Bonds Outstanding or any specified portion thereof.

“Bond Fund” means the Sandy City, Utah Water Revenue Bond Fund created in the Indenture to be held by the Trustee and administered pursuant to the Indenture.

“Bond Fund Year” means the 12-month period beginning July 1 of each year and ending on the next succeeding June 30, except that the first Bond Fund Year shall begin on the date of delivery of the Initial Bonds and shall end on the next succeeding June 30.

“Bondholder,” “Bondowner,” “Registered Owner” or “Owner” means the registered owner of any Bonds in the Indenture authorized according to the registration books of the Issuer maintained by the Trustee as Registrar.

“Bonds” means bonds, notes, commercial paper or other obligations (other than Repayment Obligations) authorized by and at any time Outstanding pursuant to the Indenture, including the Initial Bonds and any Additional Bonds.

“Business Day” means (i) any day (a) on which banking business is transacted, but not including any day on which banks are authorized to be closed in New York City or in the city in which the Trustee has its Principal Corporate Trust Office or, with respect to a related Series of Bonds, in the city in which any Security Instrument Issuer has its principal office for purposes of such Security Instrument and (b) on which the New York Stock Exchange is open, or (ii) as otherwise provided in a Supplemental Indenture.

“Capital Appreciation Bonds” means Bonds the interest on which (i) is compounded and accumulated at the rates and on the dates set forth in the Supplemental Indenture authorizing the issuance of such Bonds and designating them as Capital Appreciation Bonds, and (ii) is payable upon maturity or prior redemption of such Bonds.

“City Recorder” means the City Recorder of the Issuer or any successor to the duties of such office.

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

“Commercial Paper Program” means commercial paper obligations with maturities of not more than two hundred seventy (270) days from the dates of issuance thereof which are issued and reissued by the Issuer from time to time pursuant to the Indenture and are outstanding up to an Authorized Amount.

“Construction Fund” means the Sandy City, Utah Water Revenue Construction Fund created in the Indenture to be held by the Trustee and administered pursuant to the Indenture.

“Cost” or “Costs” or “Cost of Completion,” or any phrase of similar import, in connection with a Project or with the refunding of any bonds, means all costs and expenses which are properly chargeable thereto under generally accepted accounting principles or which are incidental to the financing, acquisition and construction of a Project, or the refunding of any bonds, including, without limiting the generality of the foregoing:

- (a) amounts payable to contractors and costs incident to the award of contracts;
- (b) cost of labor, facilities and services furnished by the Issuer and its employees or others, materials and supplies purchased by the Issuer or others and permits and licenses obtained by the Issuer or others;
- (c) engineering, architectural, legal, planning, underwriting, accounting and other professional and advisory fees;
- (d) premiums for contract bonds and insurance during construction and costs on account of personal injuries and property damage in the course of construction and insurance against the same;
- (e) interest expenses, including interest on the Series of Bonds relating to a Project;
- (f) printing, engraving and other expenses of financing, fees of financial rating services and costs of issuing the Series of Bonds (including costs of interest rate caps and costs related to Interest Rate Swaps (or the elimination thereof));
- (g) costs, fees and expenses in connection with the acquisition of real and personal property or rights therein, including premiums for title insurance;
- (h) costs of furniture, fixtures, and equipment purchased by the Issuer and necessary to construct a Project;
- (i) amounts required to repay temporary or bond anticipation loans or notes made to finance the costs of a Project;

- (j) cost of site improvements performed by the Issuer in anticipation of a Project;
- (k) moneys necessary to fund the funds created under the Indenture;
- (l) costs of the capitalization with proceeds of a Series of Bonds issued under the Indenture of any operation and maintenance expenses and other working capital appertaining to any facilities to be acquired for a Project and of any interest on a Series of Bonds for any period not exceeding the period estimated by the Issuer to effect the construction of a Project plus one year, as in the Indenture provided, of any discount on bonds or other securities, and of any reserves for the payment of the principal of and interest on a Series of Bonds, and of any other cost of issuance of a Series of Bonds or other securities, Security Instrument Costs and Reserve Instrument Costs;
- (m) costs of amending any indenture or other instrument authorizing the issuance of or otherwise appertaining to a Series of Bonds;
- (n) all other expenses necessary or desirable and appertaining to a Project, as estimated or otherwise ascertained by the Issuer, including costs of contingencies for a Project; and
- (o) payment to the Issuer of such amounts, if any, as shall be necessary to reimburse the Issuer in full for advances and payments theretofore made or costs theretofore incurred by the Issuer for any item of Costs.

In the case of refunding or redeeming any bonds or other obligations, “Cost” includes, without limiting the generality of the foregoing, the items listed in (c), (e), (f), (i), (k), (l), (m) and (o) above, advertising and other expenses related to the redemption of such bonds to be redeemed and the redemption price of such bonds (and the accrued interest payable on redemption to the extent not otherwise provided for).

“Cross-over Date” means with respect to Cross-over Refunding Bonds the date on which the Principal portion of the related Cross-over Refunded Bonds is to be paid or redeemed from the proceeds of such Cross-over Refunding Bonds.

“Cross-over Refunded Bonds” means Bonds or other obligations refunded by Cross-over Refunding Bonds.

“Cross-over Refunding Bonds” means Bonds issued for the purpose of refunding Bonds or other obligations if the proceeds of such Cross-over Refunding Bonds are irrevocably deposited in escrow in satisfaction of the requirements of Section 11-27-3, Utah Code, to secure the payment on an applicable redemption date or maturity date of the Cross-over Refunded Bonds (subject to possible use to pay Principal of the Cross-over Refunding Bonds under certain circumstances) and the earnings on such escrow deposit are required to be applied to pay interest on the Cross-over Refunding Bonds until the Cross-over Date.

“Current Interest Bonds” means all Bonds other than Capital Appreciation Bonds. Interest on Current Interest Bonds shall be payable periodically on the Interest Payment Dates provided therefor in a Supplemental Indenture.

“Debt Service” means, for any particular Bond Fund Year and for any Series of Bonds and any Repayment Obligations, an amount equal to the sum of (i) all interest payable during such Bond Fund Year on such Series of Bonds plus (ii) the Principal Installments payable during such Bond Fund Year on (a) such Bonds Outstanding, calculated on the assumption that Bonds Outstanding on the day of calculation cease to be Outstanding by reason of, but only by reason of, payment either upon maturity or application of any Sinking Fund Installments required by the Indenture, and (b) such Repayment Obligations then outstanding;

provided, however, for purposes of issuing Additional Bonds under the Indenture,

(1) when calculating interest payable during such Bond Fund Year for any Series of Variable Rate Bonds or Repayment Obligations bearing interest at a variable rate which cannot be ascertained for any particular Bond Fund Year, it shall be assumed that such Series of Variable Rate Bonds or related Repayment Obligations will bear interest at such market rate of interest applicable to such Series of Variable Rate Bonds or related Repayment Obligations as shall be established for the purpose in the opinion of the Issuer’s financial advisor, underwriter or

similar agent (which market rate of interest may be based upon a recognized comparable market index, an average of interest rates for prior years or otherwise);

(2) when calculating interest payable during such Bond Fund Year for any Series of Variable Rate Bonds which are issued with a floating rate and with respect to which an Interest Rate Swap is in effect in which the Issuer has agreed to pay a fixed interest rate, such Series of Variable Rate Bonds shall be deemed to bear interest at the effective fixed annual rate thereon as a result of such Interest Rate Swap; provided that such effective fixed annual rate may be utilized only if such Interest Rate Swap does not result in a reduction or withdrawal of any rating then in effect with respect to the Bonds and so long as such Interest Rate Swap is contracted to remain in full force and effect;

(3) when calculating interest payable during such Bond Fund Year for any Series of Bonds which are issued with a fixed interest rate and with respect to which an Interest Rate Swap is in effect in which the Issuer has agreed to pay a floating amount, Debt Service shall include the interest payable on such Series of Bonds, less fixed amounts to be received by the Issuer under such Interest Rate Swap plus the amount of the floating payments (using the market rate in a manner similar to that described in (1) above, unless another method of estimation is more appropriate, in the opinion of the Issuer's financial advisor, underwriter or similar agent for such floating payments) to be made by the Issuer under the Interest Rate Swap; provided that the above described calculation of Debt Service may be utilized only if such Interest Rate Swap does not result in a reduction or withdrawal of any rating then in effect with respect to the Bonds and so long as such Interest Rate Swap is contracted to remain in full force and effect;

(4) when calculating interest payable during such Bond Fund Year with respect to any Commercial Paper Program, Debt Service shall include an amount equal to the sum of all principal and interest payments that would be payable during such Bond Fund Year assuming that the Authorized Amount of such Commercial Paper Program is amortized on a level debt service basis over a period of 30 years beginning on the date of calculation or, if later, the last day of the period during which obligations can be issued under such Commercial Paper Program, and bearing interest at such market rate of interest applicable to such Commercial Paper Program as shall be established for this purpose in the opinion of the Issuer's financial advisor, underwriter or similar agent (which market rate of interest may be based upon a recognized comparable market index, an average of interest rates for prior years or otherwise); and

(5) When calculating interest payable on Bonds that are Paired Obligations, the interest rate on such Bonds shall be the resulting linked rate or effective fixed interest rate to be paid by the Issuer with respect to such Paired Obligations;

and further provided, that there shall be excluded from Debt Service (x) interest on Bonds (including Cross-over Refunding Bonds or Cross-over Refunded Bonds) to the extent that Escrowed Interest or capitalized interest is available to pay such interest, (y) Principal on Cross-over Refunded Bonds to the extent that the proceeds of Cross-over Refunding Bonds are on deposit in an irrevocable escrow in satisfaction of the requirements of Section 11-27-3, Utah Code, as amended, and such proceeds or the earnings thereon are required to be applied to pay such Principal (subject to the possible use to pay the Principal of the Cross-over Refunding Bonds under certain circumstances) and such amounts so required to be applied are sufficient to pay such Principal, and (z) Repayment Obligations to the extent that payments on Pledged Bonds relating to such Repayment Obligations satisfy the Issuer's obligation to pay such Repayment Obligations.

"Debt Service Reserve Fund" means the Sandy City, Utah Revenue Debt Service Reserve Fund created in the Indenture to be held by the Trustee and administered pursuant to the Indenture.

"Debt Service Reserve Requirement" means with respect to each Series of Bonds issued pursuant to the Indenture, unless otherwise provided in the related Supplemental Indenture, an amount equal to the least of (i) 10% of the proceeds of such Series of Bonds determined on the basis of original principal amount (unless original issue premium or original issue discount exceeds 2% of original principal, then determined on the basis of initial purchase price to the public), (ii) the maximum annual Debt Service during any Bond Fund Year for such Series of Bonds, and (iii) 125% of the average annual Debt Service for such Series of Bonds; provided, however, that in the event any Series of Additional Bonds is issued to refund only a portion and not all of the then Outstanding Bonds of any other Series of Bonds issued pursuant to the Indenture (the "Prior Bonds"), then the portion of such Series of Prior Bonds that remain Outstanding immediately after the issuance of such Additional Bonds and the portion of such Additional

Bonds that is allocable to the refunding of such Series of Prior Bonds may be combined and treated as a single Series for purpose of determining the Debt Service Reserve Requirement relating to such combined Series and the resulting requirement shall be allocated among the two Series pro rata based upon the total principal amount remaining Outstanding for each Series. The Debt Service Reserve Requirement may be funded by a Reserve Instrument as provided in the Indenture provided or, if provided in the related Supplemental Indenture, may be accumulated over time. Each Account of the Debt Service Reserve Fund shall only be used with respect to the related Series of Bonds.

“Direct Obligations” means noncallable Government Obligations.

“Escrowed Interest” means amounts irrevocably deposited in escrow in accordance with the requirements of Section 11-27-3, Utah Code, in connection with the issuance of Refunding Bonds or Cross-over Refunding Bonds secured by such amounts or earnings on such amounts which are required to be applied to pay interest on such Cross-over Refunding Bonds or the related Cross-over Refunded Bonds.

“Event of Default” means with respect to any default or event of default under the Indenture any occurrence or event specified in and defined by the Indenture.

“Fitch” means Fitch Ratings.

“Governing Body” means the City Council of the Issuer.

“Government Obligations” means solely one or more of the following:

- (a) State and Local Government Series issued by the United States Treasury (“SLGS”);
- (b) United States Treasury bills, notes and bonds, as traded on the open market;
- (c) Zero Coupon United States Treasury Bonds; and
- (d) Any other direct obligations of or obligations unconditionally guaranteed by, the United States of America (including, without limitation, obligations commonly referred to as “REFCORP strips”).

“Indenture” means the General Indenture of Trust as from time to time amended or supplemented by Supplemental Indentures in accordance with the terms of the Indenture.

“Initial Bonds” means the first Series of Bonds issued under the Indenture.

“Interest Payment Date” means the stated payment date of an installment of interest on the Bonds.

“Interest Rate Swap” means an agreement between the Issuer or the Trustee and a Swap Counterparty related to a Series of Bonds whereby a variable rate cash flow (which may be subject to any interest rate cap) on a principal or notional amount is exchanged for a fixed rate of return on an equal principal or notional amount. If the Issuer or the Trustee enters into more than one Interest Rate Swap with respect to a Series of Bonds, each Interest Rate Swap shall specify the same payment dates.

“Issuer” means Sandy City, Utah and its successors.

“Mayor” means the duly elected mayor of the Issuer or any successor to the duties of such office. Such term may also include any Deputy Mayor except as such Deputy Mayor’s powers may be limited by written declaration of the duly elected Mayor.

“Moody’s” means Moody’s Investors Service, Inc.

“Net Revenues” means the Revenues after provision has been made for the payment therefrom of Operation and Maintenance Expenses.

“Operation and Maintenance Expenses” means all expenses reasonably incurred in connection with the operation and maintenance of the System, whether incurred by the Issuer or paid to any other entity pursuant to contract or otherwise, necessary to keep the System in efficient operating condition, including costs of purchased water and any corresponding capital assessments from the Metropolitan Water District of Salt Lake and Sandy, cost of audits hereinafter required, payment of promotional and marketing expenses and real estate brokerage fees, payment of premiums for the insurance hereinafter required, Administrative Costs and, generally all expenses, exclusive of depreciation (including depreciation related expenses of any joint venture) and, any in-lieu of tax transfers to City funds and interest expense for interfund loans from City funds, which under generally accepted accounting practices are properly allocable to operation and maintenance; however, only such expenses as are reasonably and properly necessary to the efficient operation and maintenance of the System shall be included.

“Outstanding” or “Bonds Outstanding” means at any date all Bonds which have not been canceled which have been or are being authenticated and delivered by the Trustee under the Indenture, except:

(a) Any Bond or portion thereof which at the time has been paid or deemed paid pursuant to the Indenture; and

(b) Any Bond in lieu of or in substitution for which a new Bond shall have been authenticated and delivered under the Indenture, unless proof satisfactory to the Trustee is presented that such Bond is held by a bona fide holder in due course.

“Paired Obligations” means any Series (or portion thereof) of Bonds designated as Paired Obligations in the Supplemental Indenture authorizing the issuance or incurrence thereof, which are simultaneously issued or incurred (i) the Principal of which is of equal amount maturing and to be redeemed (or cancelled after acquisition thereof) on the same dates and in the same amounts, and (ii) the interest rates of which, when taken together, result in an irrevocably fixed interest rate obligation of the Issuer for the terms of such Bonds.

“Paying Agent” means the Trustee, appointed as the initial paying agent for the Bonds pursuant to the Indenture, and any additional or successor paying agent appointed pursuant to the Indenture.

“Pledged Bonds” means any Bonds that have been (i) pledged or in which any interest has otherwise been granted to a Security Instrument Issuer as collateral security for Security Instrument Repayment Obligations or (ii) purchased and held by a Security Instrument Issuer pursuant to a Security Instrument.

“Principal” means (i) with respect to any Capital Appreciation Bond, the Accreted Amount thereof (the difference between the stated amount to be paid at maturity and the Accreted Amount being deemed unearned interest), except as used in connection with the authorization and issuance of Bonds and with the order of priority of payment of Bonds after an Event of Default, in which case “Principal” means the initial public offering price of a Capital Appreciation Bond (the difference between the Accreted Amount and the initial public offering price being deemed interest), and (ii) with respect to any Current Interest Bond, the principal amount of such Bond payable at maturity.

“Principal Corporate Trust Office” means, with respect to the Trustee, the office of the Trustee at 10 East South Temple, 12th Floor, Salt Lake City, Utah, or such other or additional offices as may be specified by the Trustee.

“Principal Installment” means, as of any date of calculation, (i) with respect to any Series of Bonds, so long as any Bonds thereof are Outstanding, (a) the Principal amount of Bonds of such Series due on a certain future date for which no Sinking Fund Installments have been established, or (b) the unsatisfied balance of any Sinking Fund Installment due on a certain future date for Bonds of such Series, plus the amount of the sinking fund redemption premiums, if any, which would be applicable upon redemption of such Bonds on such future date in a Principal amount equal to such unsatisfied balance of such Sinking Fund Installment and (ii) with respect to any Repayment Obligations, the principal amount of such Repayment Obligations due on a certain future date.

“Project” means the acquisition, construction, and/or renovation of the System, or the acquisition of improvements and equipment (with an expected life beyond a current Fiscal Year) for use in the System.

“Put Bond” means any Bond which is part of a Series of Bonds which is subject to purchase by the Issuer, its agent or a third party from the Owner of the Bond pursuant to provisions of the Supplemental Indenture authorizing the issuance of the Bond and designating it as a “Put Bond.”

“Qualified Engineer” means any registered or licensed engineer or architect or engineer or firm of such engineers or architects and engineers generally recognized to be qualified in engineering matters relating to construction and maintenance of municipal water systems, appointed and paid by the Issuer, who shall not have any substantial interest, direct or indirect (other than employment), with the Issuer, but who may be regularly retained to make annual or other periodic reports of the Issuer. “Qualified Engineer” may include any registered or licensed engineer employed by the Issuer.

“Qualified Investments” means any of the following securities:

- (a) Government Obligations;
- (b) Obligations of any of the following federal agencies which obligations represent full faith and credit obligations of the United States of America including: the Export-Import Bank of the United States; the Government National Mortgage Association; the Federal Financing Bank; the Farmer’s Home Administration; the Federal Housing Administration; the Maritime Administration; General Services Administration, Small Business Administration; or the Department of Housing and Urban Development (PHA’s);
- (c) Money market funds rated “AAAm” or “AAAm-G” or better by S & P and/or the equivalent rating or better of Moody’s (if so rated), including money market funds from which the Trustee or its affiliates derive a fee for investment advisory services to the fund;
- (d) Commercial paper which is rated at the time of purchase in the single highest classification, P-1 by Moody’s or A-1+ by S & P, and which matures not more than 270 days after the date of purchase;
- (e) Bonds, notes or other evidences of indebtedness rated “AAA” by S & P and “Aaa” by Moody’s issued by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation with remaining maturities not exceeding three years;
- (f) U.S. dollar denominated deposit accounts, federal funds and banker’s acceptances with domestic commercial banks, including the Trustee and its affiliates, which have a rating on their short-term certificates of deposit on the date of purchase of “A-1” or “A-1+” by S & P and “P-1” by Moody’s and maturing no more than 360 days after the date of purchase (ratings on holding companies are not considered as the rating of the bank);
- (g) The fund held by the Treasurer for the State of Utah and commonly known as the Utah State Public Treasurer’s Investment Fund; and
- (h) Any other investments or securities permitted for investment of public funds under the State Money Management Act of 1974, Title 51, Chapter 7, Utah Code, including investments contracts permitted by Section 51-7-17(2)(d) thereof.

“Rating Agency” means Fitch, Moody’s or S & P and their successors and assigns, but only to the extent such rating agency is then providing a rating on a Series of Bonds issued under the Indenture at the request of the Issuer. If either such Rating Agency ceases to act as a securities rating agency, the Issuer may designate any nationally recognized securities rating agency as a replacement.

“Rating Category” or “Rating Categories” mean one or more of the generic rating categories of a Rating Agency, without regard to any refinement or gradation of such rating category or categories by a numerical modifier or otherwise.

“Rebatable Arbitrage” means with respect to any Series of Bonds where the interest thereon is intended to be excludable from gross income for federal income tax purposes, the amount (determinable as of each Rebate

Calculation Date) of rebatable arbitrage payable to the United States at the times and in the amounts specified in Section 148(f)(3) of the Code and Section 1.148-3 of the Regulations.

“Rebate Calculation Date” means, with respect to any Series of Bonds where the interest thereon is intended to be excludable from gross income for federal income tax purposes, the Interest Payment Date next preceding the fifth anniversary of the issue date of such Series of Bonds, each fifth anniversary of the initial Rebate Calculation Date for such Series of Bonds, and the date of retirement of the last Bond for such Series.

“Rebate Fund” means the Sandy City, Utah Water Revenue Rebate Fund created in the Indenture to be held by the Trustee and administered pursuant to the Indenture.

“Register” means the record of ownership of Bonds issued under the Indenture maintained by the Registrar.

“Registrar” means the Trustee (or other party designated as Registrar by Supplemental Indenture), appointed as the registrar for the Bonds pursuant to the Indenture, and any additional or successor registrar appointed pursuant to the Indenture.

“Regular Record Date” means unless otherwise provided by Supplemental Indenture for a Series of Bonds, the fifteenth day immediately preceding each Interest Payment Date.

“Regulations,” and all references thereto shall mean and include applicable final, proposed and temporary United States Treasury Regulations promulgated with respect to Sections 103 and 141 through 150 of the Code, including all amendments thereto made hereafter.

“Remarketing Agent” means a remarketing agent or commercial paper dealer appointed by the Issuer pursuant to a Supplemental Indenture.

“Repair and Replacement Fund” means the Sandy City, Utah Water Revenue Repair and Replacement Fund created in the Indenture to be held by the Issuer and administered pursuant to the Indenture.

“Repair and Replacement Reserve Requirement” means the amount or amounts from time to time required under each Supplemental Indenture to be on deposit in the Repair and Replacement Fund.

“Repayment Obligations” means, collectively, all outstanding Security Instrument Repayment Obligations and Reserve Instrument Repayment Obligations.

“Reserve Instrument” means a device or instrument issued by a Reserve Instrument Provider to satisfy all or any portion of the Debt Service Reserve Requirement applicable to a Series of Bonds. The term “Reserve Instrument” includes, by way of example and not of limitation, letters of credit, bond insurance policies, surety bonds, standby bond purchase agreements, lines of credit and other devices.

“Reserve Instrument Agreement” means any agreement entered into by the Issuer and a Reserve Instrument Provider pursuant to a Supplemental Indenture (including the applicable portions of a Supplemental Indenture) and providing for the issuance by such Reserve Instrument Provider of a Reserve Instrument.

“Reserve Instrument Costs” means all fees, premiums, expenses and similar costs, other than Reserve Instrument Repayment Obligations, required to be paid to a Reserve Instrument Provider pursuant to a Reserve Instrument Agreement. Each Reserve Instrument Agreement shall specify the fees, premiums, expenses and costs constituting Reserve Instrument Costs.

“Reserve Instrument Coverage” means, as of any date of calculation, the aggregate amount available to be paid to the Trustee pursuant to the Indenture under all Reserve Instruments.

“Reserve Instrument Fund” means the Sandy City, Utah Water Revenue Reserve Instrument Fund created in the Indenture to be held by the Trustee and administered pursuant to the Indenture.

“Reserve Instrument Limit” means, as of any date of calculation and with respect to any Reserve Instrument, the maximum aggregate amount available to be paid under such Reserve Instrument into the Debt Service Reserve Fund assuming for purposes of such calculation that the amount initially available under each Reserve Instrument has not been reduced or that the amount initially available under each Reserve Instrument has only been reduced as a result of the payment of principal of the applicable Series of Bonds.

“Reserve Instrument Provider” means any bank, savings and loan association, savings bank, thrift institution, credit union, insurance company, surety company or other institution issuing a Reserve Instrument.

“Reserve Instrument Repayment Obligations” means, as of any date of calculation and with respect to any Reserve Instrument Agreement, those outstanding amounts payable by the Issuer under such Reserve Instrument Agreement to repay the Reserve Instrument Provider for payments previously made by it pursuant to a Reserve Instrument. There shall not be included in the calculation of Reserve Instrument Repayment Obligations any Reserve Instrument Costs.

“Revenue Fund” means the Sandy City, Utah Water Revenue Fund created in the Indenture to be held by the Issuer and administered pursuant to the Indenture.

“Revenues” means all revenues, fees (including impact fees to the extent such impact fees can legally be used for the purposes financed under the Indenture), income, rents and receipts received or earned by the Issuer from or attributable to the ownership and operation of the System (including proceeds of business interruption insurance), together with all interest earned by and profits derived from the sale of investments in the related funds thereof.

“S & P” means Standard & Poor’s Rating Services.

“Security Instrument” means an instrument or other device issued by a Security Instrument Issuer to pay, or to provide security or liquidity for, a Series of Bonds. The term “Security Instrument” includes, by way of example and not of limitation, letters of credit, bond insurance policies, standby bond purchase agreements, lines of credit and other security instruments and credit enhancement or liquidity devices (but does not include a Reserve Instrument); provided, however, that no such device or instrument shall be a “Security Instrument” for purposes of the Indenture unless specifically so designated in a Supplemental Indenture authorizing the use of such device or instrument.

“Security Instrument Agreement” means any agreement entered into by the Issuer and a Security Instrument Issuer pursuant to a Supplemental Indenture (including the applicable portions of a Supplemental Indenture) providing for the issuance by such Security Instrument Issuer of a Security Instrument.

“Security Instrument Costs” means, with respect to any Security Instrument, all fees, premiums, expenses and similar costs, other than Security Instrument Repayment Obligations, required to be paid to a Security Instrument Issuer pursuant to a Security Instrument Agreement or the Supplemental Indenture authorizing the use of such Security Instrument. Such Security Instrument Agreement or Supplemental Indenture shall specify any fees, premiums, expenses and costs constituting Security Instrument Costs.

“Security Instrument Issuer” means any bank or other financial institution, insurance company, surety company or other institution issuing a Security Instrument.

“Security Instrument Repayment Obligations” means, as of any date of calculation and with respect to any Security Instrument Agreement, any outstanding amounts payable by the Issuer under the Security Instrument Agreement or the Supplemental Indenture authorizing the use of such Security Instrument to repay the Security Instrument Issuer for payments previously or concurrently made by the Security Instrument Issuer pursuant to a Security Instrument. There shall not be included in the calculation of the amount of Security Instrument Repayment Obligations any Security Instrument Costs.

“Series” means all of the Bonds authenticated and delivered on original issuance and identified pursuant to the Supplemental Indenture authorizing such Bonds as a separate Series of Bonds, and any Bonds thereafter authenticated and delivered in lieu thereof or in substitution thereof.

“Sinking Fund Account” means the Sandy City, Utah Water Revenue Sinking Fund Account of the Bond Fund created in the Indenture to be held by the Trustee and administered pursuant to the Indenture.

“Sinking Fund Installment” means the amount of money which is required to be deposited into the Sinking Fund Account in each Bond Fund Year for the retirement of Term Bonds as specified in the Supplemental Indenture authorizing said Term Bonds (whether at maturity or by redemption), and including the redemption premium, if any.

“Special Record Date” means such date as may be fixed for the payment of defaulted interest on the Bonds in accordance with the Indenture.

“State” means the State of Utah.

“Supplemental Indenture” means any indenture between the Issuer and the Trustee entered into pursuant to and in compliance with the provisions of the Indenture.

“Swap Counterparty” means a member of the International Swap Dealers Association rated in one of the three top Rating Categories by at least one of the Rating Agencies and meeting the requirements of applicable laws of the State.

“System” means the Issuer’s water, together with any additions, repairs, renewals, replacements, expansions, extensions and improvements to said System, or any part thereof, hereafter acquired or constructed, and together with all lands, easements, interests in land, licenses and rights of way of the Issuer and all other works, property, structures, equipment of the Issuer and contract rights and other tangible and intangible assets of the Issuer now or hereafter owned or used in connection with, or related to said System.

“Term Bonds” means the Bonds which shall be subject to retirement by operation of mandatory sinking fund redemptions from the Sinking Fund Account.

“Trustee” means Zions First National Bank, 10 East South Temple, 12th Floor, Salt Lake City, Utah, 84130 or any successor corporation resulting from or surviving any consolidation or merger to which it or its successors may be a party and any successor trustee at any time serving as successor trustee under the Indenture.

“Utah Code” means Utah Code Annotated 1953, as amended.

“Variable Rate Bonds” means, as of any date of calculation, Bonds, the interest on which for any future period of time, is to be calculated at a rate which is not susceptible to a precise determination.

“Year” means any twelve, consecutive month period.

Indenture to Constitute Contract

In consideration of the purchase and acceptance from time to time of any and all of the Bonds authorized to be issued under the Indenture by the Registered Owners thereof, the issuance from time to time of any and all Security Instruments by Security Instrument Issuers, and the issuance from time to time of any and all Reserve Instruments by Reserve Instrument Providers pursuant to the Indenture, the Indenture shall be deemed to be and shall constitute a contract between the Issuer and the Owners from time to time of the Bonds, the Security Instrument Issuers and the Reserve Instrument Providers; and the pledge made in the Indenture and the covenants and agreements in the Indenture set forth to be performed by or on behalf of the Issuer shall be, FIRST, for the equal benefit, protection and security of the Owners of any and all of the Bonds and the Security Instrument Issuers of any and all of the Security Instruments all of which, regardless of the time or times of their issuance, delivery, maturity or expiration, shall be of equal rank without preference, priority or distinction of any of the Bonds or Security Instrument Repayment Obligations over any others, except as expressly provided in or permitted by the Indenture, and SECOND, for the equal benefit, protection and security of the Reserve Instrument Providers of any and all of the Reserve Instruments which, regardless of the time or times of their issuance, delivery or termination, shall be of equal rank without preference, priority or distinction of any Reserve Instrument over any other thereof.

The Bonds

Limited Obligation. The Bonds, together with interest thereon, and all Repayment Obligations shall be limited obligations of the Issuer payable solely from the Net Revenues (except to the extent paid out of moneys attributable to the Bond proceeds or other funds created under the Indenture (except the Rebate Fund) or the income from the temporary investment thereof). The Bonds shall be a valid claim of the Registered Owners thereof only against the Net Revenues and other moneys in funds and accounts held by the Trustee under the Indenture (except the Rebate Fund) and the Issuer by the Indenture pledges and assigns the same for the equal and ratable payment of the Bonds and all Repayment Obligations, and the Net Revenues shall be used for no other purpose than to pay the principal of, premium, if any, and interest on the Bonds and to pay the Repayment Obligations, except as may be otherwise expressly authorized in the Indenture or by Supplemental Indenture. The issuance of the Bonds and delivery of any Security Instrument Agreement or Reserve Instrument Agreement shall not, directly, indirectly or contingently, obligate the Issuer or any agency, instrumentality or political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment.

Issuance of Additional Bonds. No additional indebtedness, bonds or notes of the Issuer secured by a pledge of the Revenues senior to the pledge of Net Revenues for the payment of the Bonds and the Security Instrument Repayment Obligations in the Indenture authorized shall be created or incurred without the prior written consent of the Owners of 100% of the Outstanding Bonds and the Security Instrument Issuers. In addition, no Additional Bonds or other indebtedness, bonds or notes of the Issuer payable on a parity with the Bonds and the Security Instrument Repayment Obligations in the Indenture authorized out of Net Revenues shall be created or incurred, unless the following requirements have been met:

(a) No Event of Default shall have occurred and be continuing under the Indenture on the date of authentication of any Additional Bonds. This shall not preclude the issuance of Additional Bonds if (i) the issuance of such Additional Bonds otherwise complies with the provisions of the Indenture and (ii) such Event of Default will cease to continue upon the issuance of Additional Bonds and the application of the proceeds thereof; and

(b) A certificate shall be delivered to the Trustee by an Authorized Representative to the effect that the Net Revenues for any Year in the 24 months immediately preceding the proposed date of issuance of such Additional Bonds were at least equal to 110% of the sum of the Aggregate Annual Debt Service Requirement on all Bonds Outstanding for said Year; and

provided, however, that such Revenue coverage test set forth above shall not apply to the issuance of any Additional Bonds to the extent (i) they are issued for the purpose of refunding Bonds issued under the Indenture, (ii) the Average Aggregate Annual Debt Service for such Additional Bonds does not exceed the then remaining Average Aggregate Annual Debt Service for the Bonds being refunded therewith and (iii) the maximum Aggregate Annual Debt Service Requirement for such Additional Bonds is less than or equal to the maximum Aggregate Annual Debt Service Requirement for the Bonds being refunded therewith; and

(c) In the case of Additional Bonds issued to finance a Project, the Issuer shall have delivered to the Trustee a certificate from a Qualified Engineer:

(i) setting forth the Estimated Net Revenues as in the Indenture described (assuming, if applicable, the completion of the Project, or any portion thereof, financed with proceeds of the Additional Bonds) either:

(A) for each of the two Bond Fund Years succeeding the latest estimated date of completion of the Project, or any portion thereof, if proceeds of the Additional Bonds are used to fund interest during the construction period, or

(B) if (A) is not the case, for the then current Bond Fund Year and each succeeding Bond Fund Year to and including the second Bond Fund Year succeeding the latest estimated date of completion of the Project, or any portion thereof; and

(ii) verifying that the Estimated Net Revenues as shown in (i) above for each of such Bond Fund Years are not less than 110% of the Aggregate Annual Debt Service Requirement for each of such Bond Fund Years with respect to all of the Bonds and Additional Bonds which would then be Outstanding (after taking into account any principal reductions resulting from regularly scheduled principal or sinking fund redemption payments) and the Additional Bonds so proposed to be issued.

For purposes of the Indenture, "Estimated Net Revenues" shall be determined by the Qualified Engineer as follows:

(A) The total Net Revenues of the System for any Year in the 24 months immediately preceding the authentication and delivery of the Additional Bonds shall first be determined. For purposes of these calculations, Revenues may be adjusted to give full effect to rate increases implemented prior to the issuance of the Additional Bonds.

(B) Next, the additional Net Revenues, if any, resulting from the Project, or any portion thereof, financed with the proceeds of the Additional Bonds will be estimated by the Qualified Engineer for the applicable Bond Fund Years as determined in Section 1.1(c)(i)(A) or (B) above.

(C) The Estimated Net Revenues will be the sum of the Net Revenues as calculated in (A) above, plus 80% of the estimated additional Net Revenues as calculated in (B) above.

(d) All payments required by the Indenture to be made into the Bond Fund must have been made in full, and there must be on deposit in each account of the Debt Service Reserve Fund (taking into account any Reserve Instrument coverage) the full amount required to be accumulated therein at the time of issuance of the Additional Bonds; and

(e) The proceeds of the Additional Bonds must be used (i) to refund Bonds issued under the Indenture or other obligations of the Issuer (including the funding of necessary reserves and the payment of costs of issuance) and/or (ii) to finance or refinance a Project (including the funding of necessary reserves and the payment of costs of issuance).

Covenant Against Creating or Permitting Liens. Except for the pledge of Net Revenues to secure payment of the Bonds and Repayment Obligations under the Indenture, the Net Revenues are and shall be free and clear of any pledge, lien, charge or encumbrance thereon or with respect thereto; provided, however, that nothing contained in the Indenture shall prevent the Issuer from issuing, if and to the extent permitted by law, indebtedness having a lien on Net Revenues subordinate to that of the Bonds and Repayment Obligations.

Special Funds and Accounts

Use of Construction Fund.

(a) So long as an Event of Default shall not have occurred and be continuing and except as otherwise provided by Supplemental Indenture, moneys deposited in the appropriate account in the Construction Fund shall be disbursed by the Trustee to pay the Costs of a Project, in each case within three Business Days (or within such longer period as is reasonably required to liquidate investments in the Construction Fund if required to make such payment) after the receipt by the Trustee of a written requisition approved by an Authorized Representative of the Issuer, stating that the Trustee shall disburse sums in the manner specified by and at the direction of the Issuer to the person or entity designated in such written requisition, and that the amount set forth therein is justly due and owing and constitutes a Cost of a Project based upon audited, itemized claims substantiated in support thereof.

(b) Upon receipt of such requisition, the Trustee shall pay the obligation set forth in such requisition out of moneys in the applicable account in the Construction Fund. In making such payments the Trustee may rely upon the information submitted in such requisition. Such payments shall be presumed to be made properly and the Trustee shall not be required to verify the application of any payments from the Construction Fund or to inquire into the purposes for which disbursements are being made from the Construction Fund.

(c) The Issuer shall deliver to the Trustee, within 90 days after the completion of a Project, a certificate executed by an Authorized Representative of the Issuer stating:

(i) that such Project has been fully completed in accordance with the plans and specifications therefor, as amended from time to time, and stating the date of completion for such Project; and

(ii) that the Project has been fully paid for and no claim or claims exist against the Issuer or against such Project out of which a lien based on furnishing labor or material exists or might ripen; provided, however, there may be excepted from the foregoing certification any claim or claims out of which a lien exists or might ripen in the event the Issuer intends to contest such claim or claims, in which event such claim or claims shall be described to the Trustee.

(d) In the event the certificate filed with the Trustee pursuant to the Indenture shall state that there is a claim or claims in controversy which create or might ripen into a lien, an Authorized Representative of the Issuer shall file a similar certificate with the Trustee when and as such claim or claims shall have been fully paid or otherwise discharged.

(e) The Trustee and the Issuer shall keep and maintain adequate records pertaining to each account within the Construction Fund and all disbursements therefrom.

(f) Unless otherwise specified in a Supplemental Indenture, upon completion of a Project and payment of all costs and expenses incident thereto and the filing with the Trustee of documents required by the Indenture, any balance remaining in the applicable account in the Construction Fund relating to such Project shall, as directed by an Authorized Representative of the Issuer, be deposited in the Bond Fund, to be applied, (i) toward the redemption of the Series of Bonds issued to finance such Project or (ii) to pay principal and/or interest next falling due with respect to such Series of Bonds.

(g) The Trustee shall, to the extent there are no other available funds held under the Indenture, use the remaining funds in the Construction Fund to pay principal and interest on the Bonds at any time in the event of a payment default under the Indenture.

Application of Revenues.

(a) All Revenues shall be accounted for by the Issuer separate and apart from all other moneys of the Issuer.

(b) As a first charge and lien on the Revenues, the Issuer shall cause to be paid from the Revenue Fund from time to time as the Issuer shall determine, all Operation and Maintenance Expenses of the System as the same become due and payable, and thereupon such expenses shall be promptly paid.

(c) So long as any Bonds are Outstanding, as a second charge and lien on the Revenues, i.e., from the Net Revenues, the Issuer shall, at least fifteen days before each Interest Payment Date, transfer and deposit into the Bond Fund from the Revenue Fund an amount equal to:

(i) the interest falling due on the Bonds on the next succeeding Interest Payment Date established for the Bonds (provided, however, that so long as there are moneys representing capitalized interest on deposit with the Trustee to pay interest on the Bonds next coming due, the Issuer need not allocate to the Revenue Fund to pay interest on the Bonds); plus

(ii) the principal and premium, if any, falling due on the next succeeding principal payment date established for the Bonds; plus

(iii) the Sinking Fund Installments, if any, falling due on the next succeeding Sinking Fund Installment payment date;

the sum of which shall be sufficient, when added to the existing balance in the Bond Fund, to pay the principal of, premium, if any, and interest on the Bonds promptly on each such Interest Payment Date as the same become due and payable. The foregoing provisions may be revised by a Supplemental Indenture for any Series of Bonds having other than semiannual Interest Payment Dates.

(d) As a third charge and lien on the Net Revenues (on a parity basis), the Issuer shall make the following transfers to the Trustee on or before the fifteenth day of each month of each year:

(i) To the extent the Debt Service Reserve Requirement, if any, is not funded with a Reserve Instrument or Instruments, (A) to the accounts in the Debt Service Reserve Fund any amounts required by the Indenture and by any Supplemental Indenture to accumulate therein the applicable Debt Service Reserve Requirement with respect to each Series of Bonds at the times and in the amounts provided in the Indenture and in any Supplemental Indenture and (B) if funds shall have been withdrawn from an account in the Debt Service Reserve Fund or any account in the Debt Service Reserve Fund is at any time funded in an amount less than the applicable Debt Service Reserve Requirement, the Issuer shall deposit Net Revenues in such account(s) in the Debt Service Reserve Fund sufficient in amount to restore such account(s) within one year with twelve (12) substantially equal payments during such period (unless otherwise provided for by the Supplemental Indenture governing the applicable Debt Service Reserve Requirement); or a ratable portion (based on the amount to be transferred pursuant to the Indenture) of remaining Net Revenues if less than the amount necessary; and

(ii) Equally and ratably to the accounts of the Reserve Instrument Fund, with respect to all Reserve Instruments which are in effect and are expected to continue in effect after the end of such month, such amount of the remaining Net Revenues, or a ratable portion (based on the amount to be transferred pursuant to the Indenture) of the amount so remaining if less than the amount necessary, that is required to be paid, on or before the next such monthly transfer or deposit of Net Revenues into the Reserve Instrument Fund, to the Reserve Instrument Provider pursuant to any Reserve Instrument Agreement, other than Reserve Instrument Costs, in order to cause the Reserve Instrument Coverage to equal the Reserve Instrument Limit within one year from any draw date under the Reserve Instrument.

(e) As a fourth charge and lien on the Net Revenues, the Issuer shall deposit in the Repair and Replacement Fund any amount required by the Indenture and by any Supplemental Indenture to accumulate therein the Repair and Replacement Reserve Requirement. In the event that the amount on deposit in the Repair and Replacement Fund shall ever be less than the Repair and Replacement Reserve Requirement for the Bonds then Outstanding (or, after the issuance of Additional Bonds, the amount required to be on deposit therein), from time to time, the Issuer shall deposit to the Repair and Replacement Fund from the Revenue Fund all remaining Net Revenues of the System after payments required by the Indenture have been made until there is on deposit in the Repair and Replacement Fund an amount equal to the Repair and Replacement Reserve Requirement. Subject to the provisions in the Indenture, this provision is not intended to limit, and shall not limit, the right of the Issuer to deposit additional moneys in the Repair and Replacement Fund from time to time as the Issuer may determine.

(f) Subject to making the foregoing deposits, the Issuer may use the balance of the Net Revenues accounted for in the Revenue Fund for any of the following:

- (i) redemption of Bonds;
- (ii) refinancing, refunding, or advance refunding of any Bonds; or
- (iii) for any other lawful purpose.

Use of Bond Fund. The Issuer may direct the Trustee, pursuant to a Supplemental Indenture, to create an account within the Bond Fund for a separate Series of Bonds under the Indenture.

(a) The Trustee shall make deposits to the Bond Fund, as and when received, as follows:

- (i) accrued interest received upon the issuance of any Series of Bonds;
 - (ii) all moneys payable by the Issuer as specified in the Indenture;
 - (iii) any amount in the Construction Fund to the extent required by or directed pursuant to the Indenture upon completion of a Project;
 - (iv) all moneys transferred from the Debt Service Reserve Fund or from a Reserve Instrument or Instruments then in effect as provided in the Indenture; and
 - (v) all other moneys received by the Trustee under the Indenture when accompanied by directions from the person depositing such moneys that such moneys are to be paid into the Bond Fund.
- (b) Except as provided in the Indenture and except as otherwise provided by Supplemental Indenture, moneys in the Bond Fund shall be expended solely for the following purposes and in the following order of priority:
- (i) on or before each Interest Payment Date for each Series of Bonds, the amount required to pay the interest due on such date;
 - (ii) on or before each Principal Installment due date, the amount required to pay the Principal Installment due on such due date; and
 - (iii) on or before each redemption date for each Series of Bonds, the amount required to pay the redemption price of and accrued interest on such Bonds then to be redeemed.

Such amounts shall be applied by the Paying Agent to pay Principal Installments and redemption price of, and interest on the related Series of Bonds.

The Trustee shall pay out of the Bond Fund to the Security Instrument Issuer, if any, that has issued a Security Instrument with respect to such Series of Bonds an amount equal to any Security Instrument Repayment Obligation then due and payable to such Security Instrument Issuer. Except as otherwise specified in a related Supplemental Indenture all such Security Instrument Repayment Obligations shall be paid on a parity with the payments to be made with respect to principal and interest on the Bonds; provided that amounts paid under a Security Instrument shall be applied only to pay the related Series of Bonds. If payment is so made on Pledged Bonds held for the benefit of the Security Instrument Issuer, a corresponding payment on the Security Instrument Repayment Obligation shall be deemed to have been made (without requiring an additional payment by the Issuer) and the Trustee shall keep its records accordingly.

The Issuer by the Indenture authorizes and directs the Trustee to withdraw sufficient funds from the Bond Fund to pay principal of and interest on the Bonds and on Security Instrument Repayment Obligations as the same become due and payable and to make said funds so withdrawn available to the Trustee and any Paying Agent for the purpose of paying said Principal and interest.

(c) After payment in full of the Principal of and interest on (1) all Bonds issued under the Indenture (or after provision has been made for the payment thereof as provided in the Indenture so that such Bonds are no longer Outstanding); (2) all agreements relating to all outstanding Security Instrument Repayment Obligations and Reserve Instrument Repayment Obligations in accordance with their respective terms; and (3) the fees, charges and expenses of the Trustee, the Paying Agent and any other amounts required to be paid under the Indenture or under any Supplemental Indenture and under any Security Instrument Agreement and under any Reserve Instrument Agreement; all amounts remaining in the Bond Fund shall be paid to the Issuer.

Use of Sinking Fund Account.

(a) The Trustee shall apply moneys in the Sinking Fund Account to the retirement of any Term Bonds required to be retired by operation of the Sinking Fund Account under the provisions of and in accordance with the

Supplemental Indenture authorizing the issuance of such Term Bonds, either by redemption in accordance with such Supplemental Indenture or, at the direction of the Issuer, purchase of such Term Bonds in the open market prior to the date on which notice of the redemption of such Term Bonds is given pursuant to the Indenture, at a price not to exceed the redemption price of such Term Bonds (plus accrued interest which will be paid from moneys in the Bond Fund other than those in the Sinking Fund Account).

(b) On the maturity date of any Term Bonds, the Trustee shall apply the moneys on hand in the Sinking Fund Account for the payment of the principal of such Term Bonds.

Use of Debt Service Reserve Fund. Except as otherwise provided in the Indenture and subject to the immediately following sentence, moneys in each account in the Debt Service Reserve Fund shall at all times be maintained in an amount not less than the applicable Debt Service Reserve Requirement, if any. In calculating the amount on deposit in each account in the Debt Service Reserve Fund, the amount of any Reserve Instrument Coverage will be treated as an amount on deposit in such account in the Debt Service Reserve Fund. Each Supplemental Indenture authorizing the issuance of a Series of Bonds shall specify the Debt Service Reserve Requirement, if any, applicable to such Series which amount shall either be (i) deposited immediately upon the issuance and delivery of such Series from (a) proceeds from the sale thereof or from any other legally available source, or (b) by a Reserve Instrument or Instruments, or (c) any combination thereof, (ii) deposited from available Net Revenues over the period of time specified therein, or (iii) deposited from any combination of (i) and (ii) above; provided however, the foregoing provisions shall be subject to the requirements of any Security Instrument Issuer set forth in any Supplemental Indenture. If at any time the amount on deposit in any account of the Debt Service Reserve Fund is less than the minimum amount to be maintained therein under the Indenture, the Issuer is required, pursuant to the Indenture and the provisions of any Supplemental Indenture, to make payments totaling the amount of any such deficiency directly to the Trustee for deposit into the Debt Service Reserve Fund.

In the event funds on deposit in an account of the Debt Service Reserve Fund are needed to make up any deficiencies in the Bond Fund as aforementioned, and there is insufficient cash available in such account of the Debt Service Reserve Fund to make up such deficiency and Reserve Instruments applicable to such Series are in effect, the Trustee shall immediately make a demand for payment on such Reserve Instruments, to the maximum extent authorized by such Reserve Instruments, in the amount necessary to make up such deficiency, and immediately deposit such payment upon receipt thereof into the Bond Fund. Thereafter, the Issuer shall be obligated to reinstate the Reserve Instrument as provided in the Indenture.

No Reserve Instrument shall be allowed to expire or terminate while the related Series of Bonds are Outstanding unless and until cash has been deposited into the related account of the Debt Service Reserve Fund, or a new Reserve Instrument has been issued in place of the expiring or terminating Reserve Instrument, or any combination thereof in an amount or to provide coverage, as the case may be, at least equal to the amount required to be maintained in the related account of the Debt Service Reserve Fund. Moneys at any time on deposit in the account of the Debt Service Reserve Fund in excess of the amount required to be maintained therein (taking into account the amount of related Reserve Instrument Coverage) shall be transferred by the Trustee to the Bond Fund at least once each year.

Moneys on deposit in any account of the Debt Service Reserve Fund shall be used to make up any deficiencies in the Bond Fund only for the Series of Bonds secured by said account and any Reserve Instrument shall only be drawn upon with respect to the Series of Bonds for which such Reserve Instrument was obtained.

The Issuer may, upon obtaining an approving opinion of bond counsel to the effect that such transaction will not adversely affect the tax-exempt status of any outstanding Bonds, replace any amounts required to be on deposit in the Debt Service Reserve Fund with a Reserve Instrument.

Use of Reserve Instrument Fund. There shall be paid into the Reserve Instrument Fund the amounts required by the Indenture and by a Supplemental Indenture to be so paid. The amounts in the Reserve Instrument Fund shall, from time to time, be applied by the Trustee on behalf of the Issuer to pay the Reserve Instrument Repayment Obligations which are due and payable to any Reserve Instrument Provider under any applicable Reserve Instrument Agreement.

Use of Repair and Replacement Fund. All moneys in the Repair and Replacement Fund may be drawn on and used by the Issuer for the purpose of (a) paying the cost of unusual or extraordinary maintenance or repairs of the System; (b) paying the costs of any renewals, renovation, improvements, expansion or replacements to the System; and (c) paying the cost of any replacement of buildings, lines, equipment and other related facilities, to the extent the same are not paid as part of the ordinary and normal expense of the operation of the System.

Funds shall be deposited monthly from available Net Revenues in such amounts as may be required from time to time by each Supplemental Indenture until the Repair and Replacement Fund has an amount equivalent to the Repair and Replacement Requirement. Any deficiencies below the Repair and Replacement Requirement shall be made up from Net Revenues of the System available for such purposes. Funds at any time on deposit in the Repair and Replacement Fund in excess of the amount required to be maintained therein may, at any time, be used by the Issuer for any lawful purpose.

Use of Rebate Fund

(a) If it becomes necessary for the Issuer to comply with the rebate requirements of the Code and the Regulations, the Trustee shall establish and thereafter maintain, so long as the Bonds which are subject to said rebate requirements are Outstanding, a Rebate Fund, which shall be held separate and apart from all other funds and accounts established under the Indenture and from all other moneys of the Trustee.

(b) All amounts in the Rebate Fund, including income earned from investment of the fund, shall be held by the Trustee free and clear of the lien of the Indenture. In the event the amount on deposit in the Rebate Fund exceeds the aggregate amount of Rebatable Arbitrage for one or more Series of Bonds, as verified in writing by an independent public accountant or other qualified professional at the time the Rebatable Arbitrage is determined, the excess amount remaining after payment of the Rebatable Arbitrage to the United States shall, upon the Issuer's written request accompanied by the determination report, be paid by the Trustee to the Issuer.

(c) The Issuer shall determine the amount of Rebatable Arbitrage and the corresponding Required Rebate Deposit with respect to each Series of Bonds on each applicable Rebate Calculation Date and take all other actions necessary to comply with the rebate requirements of the Code and the Regulations. The Issuer shall deposit into the Rebate Fund the Required Rebate Deposit, if any, with respect to each Series of Bonds (or instruct the Trustee to transfer to the Rebate Fund moneys representing such Required Rebate Deposit from the Funds and Accounts held under the Indenture other than the Rebate Fund) or shall otherwise make payment of the rebate to be paid to the United States at the times required by the Code and the Regulations. If applicable, the Issuer shall instruct in writing the Trustee to withdraw from the Rebate Fund and pay any rebate over to the United States. The determination of Rebatable Arbitrage made with respect to each such payment date and with respect to any withdrawal and payment to the Issuer from the Rebate Fund pursuant to the Indenture must be verified in writing by an independent public accountant or other qualified professional. The Trustee may rely conclusively upon and shall be fully protected from all liability in relying upon the Issuer's determinations, calculations and certifications required by the Indenture and the Trustee shall have no responsibility to independently make any calculations or determination or to review the Issuer's determinations, calculations and certifications required by the Indenture.

(d) The Trustee shall, at least 60 days prior to each Rebate Calculation Date, notify the Issuer of the requirements of the Indenture. By agreeing to give this notice, the Trustee assumes no responsibility whatsoever for compliance by the Issuer with the requirements of Section 148 of the Code or any successor. The Issuer expressly agrees that (notwithstanding any other provision of the Indenture) any failure of the Trustee to give any such notice, for any reason whatsoever, shall not cause the Trustee to be responsible for any failure of the Issuer to comply with the requirements of said Section 148 or any successor thereof.

(e) The provisions of the Indenture may be amended or deleted without Bondowner consent or notice, upon receipt by the Issuer and the Trustee of an opinion of nationally recognized bond counsel that such amendment or deletion will not adversely affect the exclusion from gross income of interest on the Bonds.

Investment of Funds. Any moneys in the Bond Fund, the Construction Fund, the Reserve Instrument Fund, the Rebate Fund or the Debt Service Reserve Fund shall, at the discretion and authorization of the Issuer, be invested by the Trustee in Qualified Investments; provided, however, that moneys on deposit in the Bond Fund and the Reserve

Instrument Fund may only be invested in Qualified Investments having a maturity date one year or less. If no written authorization is given to the Trustee, moneys shall be held uninvested. Such investments shall be held by the Trustee, and when the Trustee determines it necessary to use the moneys in the Funds for the purposes for which the Funds were created, it shall liquidate at prevailing market prices as much of the investments as may be necessary and apply the proceeds to such purposes. All income derived from the investment of the Construction Fund, Bond Fund, the Reserve Instrument Fund and Rebate Fund shall be maintained in said respective Funds and disbursed along with the other moneys on deposit therein as in the Indenture provided. All income derived from the investment of the Debt Service Reserve Fund shall be disbursed in accordance with the Indenture. All moneys in the Revenue Fund and the Repair and Replacement Fund may be invested by the Issuer in Qualified Investments.

The Trustee shall have no liability or responsibility for any loss resulting from any investment made in accordance with the provisions of the Indenture. The Trustee shall be entitled to assume that any investment, which at the time of purchase is a Qualified Investment, remains a Qualified Investment thereafter, absent receipt of written notice or information to the contrary.

The Trustee may, to the extent permitted by the State Money Management Act of 1974, Title 51, Chapter 7, Utah Code, make any and all investments permitted by the provisions of the Indenture through its own or any of its affiliate's investment departments.

The Issuer acknowledges that to the extent regulations of the comptroller of the currency or any other regulatory entity grant the Issuer the right to receive brokerage confirmations of the security transactions as they occur, the Issuer specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Issuer periodic cash transaction statements which include the detail for all investment transactions made by the Trustee under the Indenture.

In the event the Issuer shall be advised by nationally recognized municipal bond counsel that it is necessary to restrict or limit the yield on the investment of any moneys paid to or held by the Trustee in order to avoid the Bonds, or any Series thereof, being considered "arbitrage bonds" within the meaning of the Code or the Treasury Regulations proposed or promulgated thereunder, or to otherwise preserve the exclusion of interest payable or paid on any Bonds from gross income for federal income tax purposes, the Issuer may require in writing the Trustee to take such steps as it may be advised by such counsel are necessary so to restrict or limit the yield on such investment, irrespective of whether the Trustee shares such opinion, and the Trustee agrees that it will take all such steps as the Issuer may require.

Trust Funds. All moneys and securities received by the Trustee under the provisions of the Indenture shall be trust funds under the terms of the Indenture and shall not be subject to lien or attachment of any creditor of the State or any political subdivision, body, agency, or instrumentality thereof or of the Issuer and shall not be subject to appropriation by any legislative body or otherwise. Such moneys and securities shall be held in trust and applied in accordance with the provisions of the Indenture. Except as provided otherwise in the Indenture, unless and until disbursed pursuant to the terms of the Indenture, all such moneys and securities (and the income therefrom) shall be held by the Trustee as security for payment of the principal of, premium, if any, and interest on the Bonds and the fees and expenses of the Trustee payable under the Indenture.

Method of Valuation and Frequency of Valuation. In computing the amount in any fund or account, Qualified Investments shall be valued at market, exclusive of accrued interest. With respect to all funds and accounts, valuation shall occur annually, except in the event of a withdrawal from the Debt Service Reserve Fund, whereupon securities shall be valued immediately after such withdrawal.

General Covenants

General Covenants. The Issuer by the Indenture covenants and agrees with each and every Registered Owner of the Bonds issued under the Indenture and Reserve Instrument Provider as follows:

(a) While any of the principal of and interest on the Bonds are outstanding and unpaid, or any Repayment Obligations are outstanding, any resolution or other enactment of the Governing Body of the Issuer, applying the Net Revenues for the payment of the Bonds and the Repayment Obligations shall be irrevocable until the

Bonds and/or any Repayment Obligations have been paid in full as to both principal and interest, and is not subject to amendment in any manner which would impair the rights of the holders of those Bonds or the Repayment Obligations which would in any way jeopardize the timely payment of principal or interest when due. Furthermore, the rates including connection fees, for all services supplied by the System to the Issuer and to its inhabitants and to all customers within or without the boundaries of the Issuer, shall be sufficient to pay the Operation and Maintenance Expenses for the System, and to provide Net Revenues for each Bond Fund Year of not less than 110% of the Aggregate Annual Debt Service Requirement for such year, plus an amount sufficient to fund the Debt Service Reserve Fund in the time, rate and manner specified in the Indenture, provided, however, that such rates must be reasonable rates for the type, kind and character of the service rendered. There shall be no free water service, and such rates shall be charged against all users of the System, including the Issuer. The Issuer agrees that should its annual financial statement made in accordance with the provisions of the Indenture disclose that during the period covered by such financial statement the Net Revenues were not at least equal to the above requirement, the Issuer shall request that a Qualified Engineer make recommendations as to the revision of the rates, charges and fees and that the Issuer on the basis of such recommendations will revise the schedule of rates, charges and fees insofar as is practicable and further revise Operation and Maintenance Costs so as to produce the necessary Net Revenues as in the Indenture required.

(b) The Issuer will maintain the System in good condition and operate the same in an efficient manner.

(c) Each Registered Owner, Security Instrument Issuer and Reserve Instrument Provider shall have a right, in addition to all other rights afforded it by the laws of the State, to apply to and obtain from any court of competent jurisdiction such decree or order as may be necessary to require the Issuer to charge or collect reasonable rates for services supplied by the System sufficient to meet all requirements of the Indenture and of any applicable Security Instrument Agreement or Reserve Instrument Agreement.

(d) So long as any principal and interest payments of the Bonds are Outstanding, or any Repayment Obligations are outstanding, proper books of record and account will be kept by the Issuer separate and apart from all other records and accounts, showing complete and correct entries of all transactions relating to the System. Each Registered Owner, Security Instrument Issuer and Reserve Instrument Provider, or any duly authorized agent or agents thereof shall have the right at all reasonable times to inspect all records, accounts and data relating thereto and to inspect the System. Except as otherwise provided in the Indenture, the Issuer further agrees that it will within one hundred eighty (180) days following the close of each Bond Fund Year cause an audit of such books and accounts to be made by an independent firm of certified public accountants, showing the receipts and disbursements for account of the Net Revenues and the System, and that such audit will be available for inspection by each Registered Owner, Security Instrument Issuer and Reserve Instrument Provider.

All expenses incurred in compiling the information required by the Indenture shall be regarded and paid as an Operation and Maintenance Expense.

First Lien Bonds; Equality of Liens. The Bonds and any Security Instrument Repayment Obligations constitute an irrevocable first lien upon the Net Revenues. The Issuer covenants that the Bonds and Security Instrument Repayment Obligations hereafter authorized to be issued and from time to time outstanding are equally and ratably secured by a first lien on the Net Revenues and shall not be entitled to any priority one over the other in the application of the Net Revenues regardless of the time or times of the issuance of the Bonds or delivery of Security Instruments, it being the intention of the Issuer that there shall be no priority among the Bonds or the Security Instrument Repayment Obligations regardless of the fact that they may be actually issued and/or delivered at different times.

Any assignment or pledge from the Issuer to a Reserve Instrument Provider of (i) proceeds of the issuance and sale of Bonds, (ii) Net Revenues, or (iii) Funds established by the Indenture, including investments, if any, thereof, is and shall be subordinate to the assignment and pledge effected by the Indenture to the Registered Owners of the Bonds and to the Security Instrument Issuers.

Payment of Principal and Interest. The Issuer covenants that it will punctually pay or cause to be paid the Principal of and interest on every Bond issued under the Indenture, any Security Instrument Repayment Obligations and any Reserve Instrument Repayment Obligations, in strict conformity with the terms of the Bonds, the Indenture, any Security Instrument Agreement and any Reserve Instrument Agreement, according to the true intent and meaning

of the Indenture and thereof. The Principal of and interest on the Bonds, any Security Instrument Repayment Obligations and any Reserve Instrument Repayment Obligations are payable solely from the Net Revenues (except to the extent paid out of moneys attributable to Bond proceeds or other funds created under the Indenture or the income from the temporary investment thereof), which Net Revenues are by the Indenture specifically pledged and assigned to the payment thereof in the manner and to the extent in the Indenture specified, and nothing in the Bonds, the Indenture, any Security Instrument Agreement or any Reserve Instrument Agreement should be considered as pledging any other funds or assets of the Issuer for the payment thereof.

Performance of Covenants; Issuer. The Issuer covenants that it will faithfully perform at all times any and all covenants, undertakings, stipulations and provisions contained in the Indenture, and in any and every Bond, Security Instrument Agreement and Reserve Instrument Agreement. The Issuer represents that it is duly authorized under the Constitution and laws of the State to issue the Bonds authorized by the Indenture and to execute the Indenture, that all actions on its part for the issuance of the Bonds and the execution and delivery of the Indenture have been duly and effectively taken, and that the Bonds in the hands of the Registered Owners thereof are and will be valid and enforceable obligations of the Issuer according to the import thereof.

List of Bondholders. The Trustee will keep on file at its Principal Corporate Trust Office a list of the names and addresses of the Registered Owners of all Bonds which are from time to time registered on the registration books in the hands of the Trustee as Registrar for the Bonds. At reasonable times and under reasonable regulations established by the Trustee, said list may be inspected and copied by the Issuer or by the Registered Owners (or a designated representative thereof) of 10% or more in Principal amount of Bonds then Outstanding, such ownership and the authority of any such designated representative to be evidenced to the reasonable satisfaction of the Trustee.

Default Provisions

Events of Default. Each of the following events is by the Indenture declared an “Event of Default”:

- (a) if payment of any installment of interest on any of the Bonds shall not be made by or on behalf of the Issuer when the same shall become due and payable, or
- (b) if payment of the principal of or the redemption premium, if any, on any of the Bonds shall not be made by or on behalf of the Issuer when the same shall become due and payable, either at maturity or by proceedings for redemption in advance of maturity or through failure to fulfill any payment to any fund under the Indenture or otherwise; or
- (c) if the Issuer shall for any reason be rendered incapable of fulfilling its obligations under the Indenture; or
- (d) if an order or decree shall be entered, with the consent or acquiescence of the Issuer, appointing a receiver or custodian for any of the Revenues of the Issuer, or approving a petition filed against the Issuer seeking reorganization of the Issuer under the federal bankruptcy laws or any other similar law or statute of the United States of America or any state thereof, or if any such order or decree, having been entered without the consent or acquiescence of the Issuer shall not be vacated or discharged or stayed on appeal within 30 days after the entry thereof; or
- (e) if any proceeding shall be instituted, with the consent or acquiescence of the Issuer, for the purpose of effecting a composition between the Issuer and its creditors or for the purpose of adjusting the claims of such creditors pursuant to any federal or state statute now or hereafter enacted, if the claims of such creditors are or may be under any circumstances payable from Revenues; or
- (f) if (i) the Issuer is adjudged insolvent by a court of competent jurisdiction, or (ii) an order, judgment or decree be entered by any court of competent jurisdiction appointing, without the consent of the Issuer, a receiver, trustee or custodian of the Issuer or of the whole or any part of the Issuer’s property and any of the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within 60 days from the date of entry thereof; or

(g) if the Issuer shall file a petition or answer seeking reorganization, relief or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or any state thereof; or

(h) if, under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the Issuer or of the whole or any substantial part of the property of the Issuer, and such custody or control shall not be terminated within 30 days from the date of assumption of such custody or control; or

(i) if the Issuer shall default in the due and punctual performance of any other of the covenants, conditions, agreements and provisions contained in the Bonds, or in the Indenture or any Supplemental Indenture of the Indenture on the part of the Issuer to be performed, other than as set forth in the Indenture, and such default shall continue for 30 days after written notice specifying such default and requiring the same to be remedied shall have been given to the Issuer by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Registered Owners of not less than 25% in aggregate Principal amount of the Bonds then Outstanding under the Indenture; or

(j) any event specified in a Supplemental Indenture as constituting an Event of Default.

Remedies; Rights of Registered Owners. Upon the occurrence of an Event of Default, the Trustee, upon being indemnified pursuant to the Indenture, may pursue any available remedy by suit at law or in equity to enforce the payment of the principal of, premium, if any, and interest on the Bonds then Outstanding or to enforce any obligations of the Issuer under the Indenture.

If an Event of Default shall have occurred, and if requested so to do by (i) Registered Owners of not less than 25% in aggregate Principal amount of the Bonds then Outstanding, (ii) Security Instrument Issuers at that time providing Security Instruments which are in full force and effect and not in default on any payment obligation and which secure not less than 25% in aggregate Principal amount of Bonds at the time Outstanding, or (iii) any combination of Registered Owners and Security Instrument Issuers described in (i) and (ii) above representing not less than 25% in aggregate Principal amount of Bonds at the time Outstanding, and indemnified as provided in the Indenture, the Trustee shall be obligated to exercise such one or more of the rights and powers conferred by the Indenture as the Trustee, being advised by counsel, shall deem most expedient in the interest of the Registered Owners and the Security Instrument Issuers.

No remedy by the terms of the Indenture conferred upon or reserved to the Trustee (or to the Registered Owners or to the Security Instrument Issuers) is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other remedy given to the Trustee, the Registered Owners or the Security Instrument Issuers or now or hereafter existing at law or in equity or by statute.

No delay or omission to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver of any Event of Default or acquiescence therein; and every such right and power may be exercised from time to time and as often as may be deemed expedient.

No waiver of any Event of Default under the Indenture, whether by the Trustee or by the Registered Owners or the Security Instrument Issuers, shall extend to or shall affect any subsequent Event of Default or shall impair any rights or remedies consequent thereon.

Right of Registered Owners to Direct Proceedings. Anything in the Indenture to the contrary notwithstanding, unless a Supplemental Indenture provides otherwise, either (i) the Registered Owners of a majority in aggregate Principal amount of the Bonds then Outstanding, (ii) the Security Instrument Issuers at the time providing Security Instruments which are in full force and effect and not in default on any payment obligation and which secure not less than 50% in aggregate Principal amount of Bonds at the time Outstanding, or (iii) any combination of Registered Owners and Security Instrument Issuers described in (i) and (ii) above representing not less than 50% in aggregate Principal amount of Bonds at the time Outstanding, shall have the right, at any time, by an instrument or instruments in writing executed and delivered to the Trustee, to direct the time, method and place of conducting all

proceedings to be taken in connection with the enforcement of the terms and conditions of the Indenture, or for the appointment of a receiver or any other proceedings under the Indenture; provided, that such direction shall not be otherwise than in accordance with the provisions of law and of the Indenture.

Application of Moneys. All moneys received by the Trustee pursuant to any right given or action taken under the provisions of the Indenture shall, after payment of Trustee's fees and expenses including the fees and expenses of its counsel for the proceedings resulting in the collection of such moneys and of the expenses and liabilities and advances incurred or made by the Trustee, be deposited in the Bond Fund and all moneys so deposited in the Bond Fund shall be applied in the following order:

(a) To the payment of the principal of, premium, if any, and interest then due and payable on the Bonds and the Security Instrument Repayment Obligations as follows:

(i) Unless the Principal of all the Bonds shall have become due and payable, all such moneys shall be applied:

FIRST—To the payment to the persons entitled thereto of all installments of interest then due on the Bonds and the interest component of any Security Instrument Repayment Obligations then due, in the order of the maturity of the installments of such interest and, if the amount available shall not be sufficient to pay in full any particular installment, then to the payment ratably, according to the amounts due on such installment, to the persons entitled thereto, without any discrimination or privilege; and

SECOND—To the payment to the persons entitled thereto of the unpaid Principal of and premium, if any, on the Bonds which shall have become due (other than Bonds called for redemption for the payment of which moneys are held pursuant to the provisions of the Indenture), in the order of their due dates, and the Principal component of any Security Instrument Repayment Obligations then due, and, if the amount available shall not be sufficient to pay in full all the Bonds and the Principal component of any Security Instrument Repayment Obligations due on any particular date, then to the payment ratably, according to the amount of Principal due on such date, to the persons entitled thereto without any discrimination or privilege.

(ii) If the principal of all the Bonds shall have become due and payable, all such moneys shall be applied to the payment of the Principal and interest then due and unpaid upon the Bonds and Security Instrument Repayment Obligations, without preference or priority of Principal over interest or of interest over Principal, or of any installment of interest over any other installment of interest, or of any Bond or Security Instrument Repayment Obligation over any other Bond or Security Instrument Repayment Obligation, ratably, according to the amounts due respectively for Principal and interest, to the persons entitled thereto without any discrimination or privilege.

(iii) To the payment of all obligations owed to all Reserve Instrument Providers, ratably, according to the amounts due without any discrimination or preference under any applicable agreement related to any Reserve Instrument Agreement.

Whenever moneys are to be applied pursuant to the provisions of the Indenture, such moneys shall be applied at such times, and from time to time, as the Trustee shall determine, having due regard to the amounts of such moneys available for such application and the likelihood of additional moneys becoming available for such application in the future. Whenever the Trustee shall apply such funds, it shall fix the date (which shall be an Interest Payment Date unless it shall deem another date more suitable) upon which such application is to be made and upon such date interest on the amounts of principal paid on such dates shall cease to accrue.

Remedies Vested in Trustee. All rights of action (including the right to file proof of claims) under the Indenture or under any of the Bonds may be enforced by the Trustee without the possession of any of the Bonds or the production thereof in any trial or other proceedings related thereto and any such suit or proceedings instituted by the Trustee shall be brought in its name as Trustee without the necessity of joining as plaintiffs or defendants any Registered Owners of the Bonds, and any recovery of judgment shall be for the equal benefit of the Registered Owners of the Outstanding Bonds.

Rights and Remedies of Registered Owners. Except as provided in the Indenture, no Registered Owner of any Bond or Security Instrument Issuer shall have any right to institute any suit, action or proceeding in equity or at law for the enforcement of the Indenture or for the execution of any trust thereof or for the appointment of a receiver or any other remedy under the Indenture, unless an Event of Default has occurred of which the Trustee has been notified as provided in the Indenture, or of which it is deemed to have notice, nor unless also Registered Owners of 25% in aggregate principal amount of the Bonds then Outstanding or Security Instrument Issuers at the time providing Security Instruments which are in full force and effect and are not in default on any payment obligation and which secure not less than 25% in aggregate principal amount of Bonds at the time Outstanding shall have made written request to the Trustee and shall have offered reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name, nor unless also they have offered to the Trustee indemnity as provided in the Indenture nor unless the Trustee shall thereafter fail or refuse to exercise the powers hereinabove granted, or to institute such action, suit or proceeding in its own name or names. Such notification, request and offer of indemnity are by the Indenture declared in every case at the option of the Trustee to be conditions precedent to the execution of the powers and trust of the Indenture, and to any action or cause of action for the enforcement of the Indenture, or for the appointment of a receiver or for any other remedy under the Indenture; it being understood and intended that no one or more Registered Owner of the Bonds or Security Instrument Issuer shall have any right in any manner whatsoever to affect, disturb or prejudice the lien of the Indenture by its action or to enforce any right under the Indenture except in the manner in the Indenture provided, and that all proceedings at law or in equity shall be instituted, had and maintained in the manner in the Indenture provided and for the equal benefit of the Registered Owners of all Bonds then Outstanding and all Security Instrument Issuers at the time providing Security Instruments. Nothing in the Indenture contained shall, however, affect or impair the right of any Registered Owner or Security Instrument Issuer to enforce the covenants of the Issuer to pay the principal of, premium, if any, and interest on each of the Bonds issued under the Indenture held by such Registered Owner and Security Instrument Repayment Obligations at the time, place, from the source and in the manner in said Bonds or Security Instrument Repayment Obligations expressed.

Termination of Proceedings. In case the Trustee, any Registered Owner or any Security Instrument Issuer shall have proceeded to enforce any right under the Indenture by the appointment of a receiver, or otherwise, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely to the Trustee, the Registered Owner, or Security Instrument Issuer, then and in every such case the Issuer and the Trustee shall be restored to their former positions and rights under the Indenture, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Waivers of Events of Default. Subject to the Indenture, the Trustee may in its discretion, and with the prior written consent of all Security Instrument Issuers at the time providing Security Instruments, waive any Event of Default under the Indenture and its consequences and shall do so upon the written request of the Registered Owners of (a) a majority in aggregate Principal amount of all the Bonds then Outstanding or Security Instrument Issuers at the time providing Security Instruments which are in full force and effect and are not in default on any payment obligation and which secure not less than 50% in aggregate Principal amount of Bonds at the time Outstanding in respect of which an Event of Default in the payment of principal and interest exist, or (b) a majority in aggregate principal amount of the Bonds then Outstanding or Security Instrument Issuers at the time providing Security Instruments which are in full force and effect and are not in default on any payment obligation and which secure not less than 50% in aggregate Principal amount of Bonds at the time Outstanding in the case of any other Event of Default; provided, however, that there shall not be waived (i) any default in the payment of the principal of any Bonds at the date that a Principal Installment is due, or (ii) any default in the payment when due of the interest on any such Bonds, unless prior to such waiver or rescission, all arrears of interest, with interest (to the extent permitted by law) at the rate borne by the Bonds in respect of which such Event of Default shall have occurred on overdue installments of interest and all arrears of payments of principal and premium, if any, when due and all expenses of the Trustee, in connection with such Event of Default shall have been paid or provided for, and in case of any such waiver or rescission, or in case any proceeding taken by the Trustee on account of any such Event of Default shall have been discontinued or abandoned or determined adversely, then and in every such case the Issuer, the Trustee, the Registered Owners and the Security Instrument Issuers shall be restored to their former positions and rights under the Indenture, respectively, but no such waiver or rescission shall extend to any subsequent or other Event of Default, or impair any right consequent thereon.

Trustee Provisions

Fees, Charges and Expenses of Trustee. The Trustee shall be entitled to payment and/or reimbursement for reasonable fees for its services rendered as Trustee under the Indenture and all advances, counsel fees and other expenses reasonably and necessarily made or incurred by the Trustee in connection with such services. The Trustee shall be entitled to payment and reimbursement for the reasonable fees and charges of the Trustee as Paying Agent and Registrar for the Bonds as hereinabove provided. Upon an Event of Default, but only upon an Event of Default, the Trustee shall have a right of payment prior to payment on account of interest or principal of, or premium, if any, on any Bond for the foregoing advances, fees, costs and expenses incurred. The Trustee's rights under the Indenture will not terminate upon its resignation or removal or upon payment of the Bonds and discharge of the Indenture.

Trustee's Right to Own and Deal in Bonds. The bank or trust company acting as Trustee under the Indenture, and its directors, officers, employees or agents, may in good faith buy, sell, own, hold and deal in any of the Bonds issued under the Indenture and secured by the Indenture, and may join in any action which any Bondholder may be entitled to take with like effect as if such bank or trust company were not the Trustee under the Indenture.

Supplemental Indentures

Supplemental Indentures Not Requiring Consent of Registered Owners, Security Instrument Issuers and Reserve Instrument Providers. The Issuer and the Trustee may, without the consent of, or notice to, any of the Registered Owners, Reserve Instrument Providers or Security Instrument Issuers, enter into an indenture or indentures supplemental to the Indenture, as shall not be inconsistent with the terms and provisions of the Indenture, for any one or more of the following purposes:

- (a) To provide for the issuance of Additional Bonds in accordance with the provisions of the Indenture;
- (b) To cure any ambiguity or formal defect or omission in the Indenture;
- (c) To grant to or confer upon the Trustee for the benefit of the Registered Owners, any Security Instrument Issuers and any Reserve Instrument Providers any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Registered Owners or any of them which shall not adversely affect the interests of any Reserve Instrument Providers or Security Instrument Issuers without its consent;
- (d) To subject to the Indenture additional Revenues or other revenues, properties, collateral or security;
- (e) To provide for the issuance of the Bonds pursuant to a book-entry system or as uncertificated registered public obligations pursuant to the provisions of the Registered Public Obligations Act, Title 15, Chapter 7 of the Utah Code, or any successor provisions of law;
- (f) To make any change which shall not materially adversely affect the rights or interests of the Owners of any Outstanding Bonds, any Security Instrument Issuers or any Reserve Instrument Provider, requested or approved by a Rating Agency in order to obtain or maintain any rating on the Bonds or requested or approved by a Security Instrument Issuer or Reserve Instrument Provider in order to insure or provide other security for any Bonds;
- (g) To make any change necessary (A) to establish or maintain the exclusion from gross income for federal income tax purposes of interest on any Series of Bonds as a result of any modifications or amendments to Section 148 of the Code or interpretations by the Internal Revenue Service of Section 148 of the Code or of regulations proposed or promulgated thereunder, or (B) to comply with the provisions of Section 148(f) of the Code, including provisions for the payment of all or a portion of the investment earnings of any of the Funds established under the Indenture to the United States of America;
- (h) If the Bonds affected by any change are rated by a Rating Agency, to make any change which does not result in a reduction of the rating applicable to any of the Bonds so affected, provided that if any of the Bonds so affected are secured by a Security Instrument, such change must be approved in writing by the related Security Instrument Issuer;

(i) If the Bonds affected by any change are secured by a Security Instrument, to make any change approved in writing by the related Security Instrument Issuer, provided that if any of the Bonds so affected are rated by a Rating Agency, such change shall not result in a reduction of the rating applicable to any of the Bonds so affected;

(j) Unless otherwise provided by a Supplemental Indenture authorizing a Series of Bonds, the designation of the facilities to constitute a Project by such Supplemental Indenture may be modified or amended if the Issuer delivers to the Trustee (1) a Supplemental Indenture designating the facilities to comprise the Project, (2) an opinion of Bond Counsel to the effect that such amendment will not adversely affect the tax-exempt status (if applicable) or validity of the Bonds and (3) a certificate of the Issuer to the effect that such amendment will not adversely affect the Issuer's ability to comply with the provisions of the Indenture; and

(k) To correct any references contained in the Indenture to provisions of the Act, the Code or other applicable provisions of law that have been amended so that the references in the Indenture are correct.

Supplemental Indentures Requiring Consent of Registered Owners and Reserve Instrument Providers; Waivers and Consents by Registered Owners. Exclusive of Supplemental Indentures covered by the Indenture and subject to the terms and provisions contained in the Indenture, and not otherwise, the Registered Owners of 66 2/3% in aggregate Principal amount of the Bonds then Outstanding shall have the right, from time to time, anything contained in the Indenture to the contrary notwithstanding, to (i) consent to and approve the execution by the Issuer and the Trustee of such other indenture or indentures supplemental to the Indenture as shall be deemed necessary and desirable by the Issuer for the purpose of modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in the Indenture or in any Supplemental Indenture, or (ii) waive or consent to the taking by the Issuer of any action prohibited, or the omission by the Issuer of the taking of any action required, by any of the provisions of the Indenture or of any indenture supplemental to the Indenture; provided, however, that nothing in the Indenture contained shall permit or be construed as permitting (a) an extension of the date that a Principal Installment is due at maturity or mandatory redemption or reduction in the principal amount of, or reduction in the rate of or extension of the time of paying of interest on, or reduction of any premium payable on the redemption of, any Bond, without the consent of the Registered Owner of such Bond, or (b) a reduction in the amount or extension of the time of any payment required by any Fund established under the Indenture applicable to any Bonds without the consent of the Registered Owners of all the Bonds which would be affected by the action to be taken, or (c) a reduction in the aforesaid aggregate principal amount of Bonds, the Registered Owners of which are required to consent to any such waiver or Supplemental Indenture, or (d) affect the rights of the Registered Owners of less than all Bonds then outstanding, without the consent of the Registered Owners of all the Bonds at the time Outstanding which would be affected by the action to be taken. In addition, no supplement to the Indenture shall modify the rights, duties or immunities of the Trustee, without the written consent of the Trustee. If a Security Instrument or a Reserve Instrument is in effect with respect to any Series of Bonds Outstanding and if a proposed modification or amendment would affect such Series of Bonds, then, except as provided in the Indenture, neither the Indenture nor any Supplemental Indenture with respect to such Series of Bonds shall be modified or amended at any time without the prior written consent of the related Security Instrument Issuer or Reserve Instrument Provider, as applicable.

Discharge of Indenture

If the Issuer shall pay or cause to be paid, or there shall be otherwise paid or provision for payment made, to or for the Registered Owners of the Bonds, the principal of and interest due or to become due thereon at the times and in the manner stipulated therein, and shall pay or cause to be paid to the Trustee all sums of moneys due or to become due according to the provisions of the Indenture, and to all Security Instrument Issuers and all Reserve Instrument Providers all sums of money due or to become due according to the provisions of any Security Instrument Agreements, Reserve Instrument Agreements, as applicable, then these presents and the estate and rights by the Indenture granted shall cease, terminate and be void, whereupon the Trustee shall cancel and discharge the lien of the Indenture, and release, assign and deliver unto the Issuer any and all the estate, right, title and interest in and to any and all rights assigned or pledged to the Trustee, held by the Trustee, or otherwise subject to the lien of the Indenture, except moneys or securities held by the Trustee for the payment of the principal of and interest on the Bonds, the payment of amounts pursuant to any Security Instrument Agreements or the payment of amounts pursuant to any Reserve Instrument Agreements.

Any Bond shall be deemed to be paid within the meaning of the Indenture when payment of the principal of such Bond, plus interest thereon to the due date thereof (whether such due date be by reason of maturity or upon redemption as provided in the Indenture, or otherwise), either (a) shall have been made or caused to have been made in accordance with the terms thereof, or (b) shall have been provided by irrevocably depositing with or for the benefit of the Trustee, in trust and irrevocably setting aside exclusively for such payment, (i) moneys sufficient to make such payment, or (ii) Direct Obligations, maturing as to principal and interest in such amount and at such times as will insure the availability of sufficient moneys to make such payment, and all necessary and proper fees, compensation and expenses of the Trustee and any paying agent pertaining to the Bond with respect to which such deposit is made shall have been paid or the payment thereof provided for to the satisfaction of the Trustee. At such times as a Bond shall be deemed to be paid under the Indenture, as aforesaid, it shall no longer be secured by or entitled to the benefits of the Indenture, except for the purposes of any such payment from such moneys or Direct Obligations.

Notwithstanding the foregoing, in the case of Bonds, which by their terms may be redeemed prior to their stated maturity, no deposit under the immediately preceding Paragraph shall be deemed a payment of such Bonds as aforesaid until the Issuer shall have given the Trustee, in form satisfactory to the Trustee, irrevocable instructions:

(a) stating the date when the principal of each such Bond is to be paid, whether at maturity or on a redemption date (which shall be any redemption date permitted by the Indenture);

(b) directing the Trustee to call for redemption pursuant to the Indenture any Bonds to be redeemed prior to maturity pursuant to the provisions of the Indenture; and

(c) if the Bonds to be redeemed will not be redeemed within 90 days of such deposit, directing the Trustee to mail, as soon as practicable, in the manner prescribed by the Indenture, a notice to the Registered Owners of such Bonds and to each related Security Instrument Issuer that the deposit required by the Indenture has been made with the Trustee and that such Bonds are deemed to have been paid in accordance with the Indenture and stating the maturity or redemption date upon which moneys are to be available for the payment of the principal or redemption price, if applicable, on said Bonds as specified in Subparagraph (a) above.

Any moneys so deposited with the Trustee as provided in the Indenture may at the direction of the Issuer also be invested and reinvested in Direct Obligations, maturing in the amounts and times as hereinbefore set forth, and all income from all Direct Obligations in the hands of the Trustee pursuant to the Indenture which is not required for the payment of the Bonds and interest thereon with respect to which such moneys shall have been so deposited, shall be deposited in the Bond Fund as and when realized and collected for use and application as are other moneys deposited in that fund; provided, however, that before any excess moneys shall be deposited in the Bond Fund, the Trustee shall first obtain a written verification from a certified public accountant that the moneys remaining on deposit with the Trustee and invested in Direct Obligations after such transfer to the Bond Fund shall be sufficient in amount to pay principal and interest on the Bonds when due and payable.

No such deposit under the Indenture shall be made or accepted under the Indenture and no use made of any such deposit unless the Trustee shall have received an opinion of nationally recognized municipal bond counsel to the effect that such deposit and use would not cause any tax-exempt Bonds to be treated as arbitrage bonds within the meaning of Sections 148 of the Code.

Notwithstanding any provision of the Indenture which may be contrary to the provisions of the Indenture, all moneys or Direct Obligations set aside and held in trust pursuant to the provisions of the Indenture for the payment of Bonds (including interest thereon) shall be applied to and used solely for the payment of the particular Bonds (including interest thereon) with respect to which such moneys or Direct Obligations have been so set aside in trust.

Anything in the Indenture to the contrary notwithstanding, if moneys or Direct Obligations have been deposited or set aside with the Trustee pursuant to the Indenture for the payment of Bonds and such Bonds shall not have in fact been actually paid in full, no amendment to the provisions of the Indenture shall be made without the consent of the Registered Owner of each Bond affected thereby.

APPENDIX D

FORM OF CONTINUING DISCLOSURE UNDERTAKING

This Continuing Disclosure Undertaking (the “Disclosure Undertaking”) is executed and delivered by Sandy City, Utah (the “City”), in connection with the issuance by the City of its \$_____ Water Revenue Bonds, Series 2017 (the “Series 2017 Bonds”). The Series 2017 Bonds are being issued pursuant to resolutions adopted on March 28, 2017 and January 15, 2017, by the City Council of the City, which provide for the issuance of the Series 2017 Bonds; and (iii) a General Indenture of Trust dated as of April 1, 2004, as previously amended and supplemented (the “General Indenture”), between the City and ZB, National Association, as trustee (the “Trustee”), and as further amended and supplemented by a Third Supplemental Indenture of Trust dated as of _____, 2017 (the “Third Supplemental Indenture,” and together with the General Indenture, the “Indenture”). .

The City hereby acknowledges that it is an “obligated person” within the meaning of the hereinafter defined Rule and the only “obligated person” with respect to the Series 2017 Bonds. In connection with the aforementioned transactions, the City covenants and agrees as follows:

Section 1. Purpose of the Disclosure Undertaking. This Disclosure Undertaking is being executed and delivered by the City for the benefit of the Bondholders and Beneficial Owners of the Series 2017 Bonds and in order to assist the Participating Underwriters in complying with the Rule (each as defined herein).

Section 2. Definitions. In addition to the definitions set forth in the Indenture or parenthetically defined herein, which apply to any capitalized term used in this Disclosure Undertaking unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report of the City” means the Annual Report of the City provided by the City pursuant to, and as described in Sections 3 and 4 of this Disclosure Undertaking.

“Beneficial Owner” shall mean any person which has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Series 2017 Bonds (including persons holding Bonds through nominees, depositories or other intermediaries).

“Dissemination Agent” shall mean, initially, the City, or any successor Dissemination Agent designated in writing by the City and which has filed with the Trustee a written acceptance of such designation.

“Listed Events” shall mean any of the events listed in Section 5 of this Disclosure Undertaking.

“MSRB” shall mean the Municipal Securities Rulemaking Board, the address of which is currently 1300 I Street, NW, Suite 1000, Washington D.C. 20005; Telephone (202) 838-1500; the current website address of which is www.msrb.org and www.emma.msrb.org (for municipal disclosures and market data).

“Official Statement” shall mean the Official Statement of the City dated _____, 2017, relating to the Series 2017 Bonds.

“Participating Underwriter” shall mean _____, as original underwriter of the Series 2017 Bonds.

“Rule” shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“State” shall mean the State of Utah.

Section 3. Provision of Annual Reports.

(a) The City shall prepare an Annual Report of the City and shall, or shall cause the Dissemination Agent to, not later than two hundred (200) days after the end of each fiscal year of the City (presently June 30),

commencing with the fiscal year ended June 30, 2017, provide to the MSRB, the Annual Report of the City which is consistent with the requirements of Section 4 of this Disclosure Undertaking. Not later than fifteen (15) Business Days prior to said date, the City shall provide the Annual Report of the City to the Dissemination Agent. In each case, the Annual Report of the City may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 of this Disclosure Undertaking; provided that the audited financial statements of the City may be submitted separately from the balance of the Annual Report, and later than the date required above for the filing of the Annual Report if they are not available by that date. If the City's fiscal year changes, it shall give notice of such change in the same manner as for Listed Event under Section 5(e).

(b) If by fifteen (15) Business Days prior to the date specified in Section 3(a) for providing the Annual Report of the City to the MSRB, the Dissemination Agent has not received a copy of the Annual Report of the City, the Dissemination Agent, if other than the City, shall contact the City to determine if the City is in compliance with Section 3(a).

(c) If the Dissemination Agent is unable to verify that the Annual Report of the City has been provided to the MSRB by the dates required in Section 3(a), the Dissemination Agent shall, in a timely manner, send a notice of a failure to file the Annual Report to the MSRB in an electronic format.

(d) The Dissemination Agent shall:

(i) determine each year prior to the dates for providing the Annual Report of the City, the website address to which the MSRB directs the Annual Report to be submitted; and

(ii) file reports with the City, as appropriate, certifying that their Annual Report has been provided pursuant to this Disclosure Undertaking, stating the date it was provided and listing the website address to which it was provided.

Section 4. Content of Annual Reports. The Annual Report of the City shall contain or incorporate by reference the following:

(a) A copy of its annual financial statements prepared in accordance with generally accepted accounting principles and audited by a certified public accountant or a firm of certified public accountants. If the City's audited annual financial statements are not available by the time specified in Section 3(a) above, unaudited financial statements will be provided as part of the Annual Report of the City and audited financial statements will be provided when and if available.

(b) [An update of the financial and operating information in the Official Statement relating to the City of the type contained in the tables under the captions "THE SYSTEM— Sources of Water," "—Water Rates," "—Water Historical Growth and Largest Customers" "—Historical Net Revenues and Projected Debt Service Coverage (By Fiscal Year)," and "—Five-Year Financial Summaries of the System," as information becomes historically available.]

Any or all of the items listed above may be included by specific reference to other documents, including Official Statements of debt issues of the City, as appropriate or related public entities, which have been submitted to the MSRB or the Securities and Exchange Commission. If the document included by reference is a final Official Statement, it must be available from the MSRB. The City, as appropriate, shall clearly identify each such other document so incorporated by the reference.

Section 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5(a), the City shall give or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Series 2017 Bonds in a timely manner but not more than ten (10) Business Days after the event:

(i) Principal and interest payment delinquencies;

- (ii) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (iii) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (iv) Substitution of credit or liquidity providers, or their failure to perform;
- (v) Adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;
- (vi) Defeasances;
- (vii) Tender offers;
- (viii) Bankruptcy, insolvency, receivership or similar proceedings; or
- (ix) Rating changes.

(b) Pursuant to the provisions of this Section 5(b), the City shall give or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Series 2017 Bonds in a timely manner not more than ten (10) Business Days after the Listed Event, if material:

- (i) Mergers, consolidations, acquisitions, the sale of all or substantially all of the assets of the obligated persons or their termination;
- (ii) Appointment of a successor or additional trustee or the change of the name of a trustee;
- (iii) Non-payment related defaults;
- (iv) Modifications to the rights of the owners of the Series 2017 Bonds;
- (v) Series 2017 Bond calls; or
- (vi) Release, substitution or sale of property securing repayment of the Series 2017 Bonds.

(c) Whenever the City obtains knowledge of the occurrence of a Listed Event under Section 5(b), whether because of a notice from the Trustee or otherwise, the City shall as soon as possible determine if such event would be material under applicable federal securities laws.

(d) If the City has determined that knowledge of the occurrence of a Listed Event under Section 5(b) would be material under applicable federal securities laws, the City shall promptly notify the Dissemination Agent in writing. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to subsection (f).

(e) If the City determines that the Listed Event under Section 5(b) would not be material under applicable federal securities laws, the City shall so notify the Dissemination Agent in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (f).

(f) If the Dissemination Agent has been instructed by the City to report the occurrence of a Listed Event, the Dissemination Agent shall file a notice of such occurrence with the MSRB in an electronic format in a timely manner not more than ten (10) Business Days after the Listed Event.

Section 6. Termination of Reporting Obligation. The City's obligations under this Disclosure Undertaking shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Series 2017

Bonds. If such termination occurs prior to the final maturity of the Series 2017 Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under Section 5(f).

Section 7. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist the City in carrying out its obligations under this Disclosure Undertaking, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the City shall be the Dissemination Agent. The initial Dissemination Agent shall be the City.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Undertaking, the City may amend this Disclosure Undertaking and any provision of this Disclosure Undertaking may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, 5(a) or 5(b), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an “obligated person” (as defined in the Rule) with respect to the Series 2017 Bonds, or the type of business conducted;

(a) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Series 2017 Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(b) The amendment or waiver either (i) is approved by the Holders of the Series 2017 Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners of the Series 2017 Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Undertaking, the City shall describe such amendment in the next Annual Report of the City, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the City, as applicable. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(f), and (ii) the Annual Disclosure Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Undertaking shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Undertaking or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Undertaking. If the City chooses to include any information in any Annual Disclosure Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Undertaking, the City shall have no obligation under this Disclosure Undertaking to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the City or the Dissemination Agent to comply with any provision of this Disclosure Undertaking, any Bondholder or Beneficial Owner of the Series 2017 Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City or Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Undertaking. A default under this Disclosure Undertaking shall not be deemed an “event of default” under the Indenture or the Lease, and the sole remedy under this Disclosure Undertaking in the event of any failure of the City or the Dissemination Agent to comply with this Disclosure Undertaking shall be an action to compel performance.

Section 11. Duties Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Undertaking, and the City agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's gross negligence or willful misconduct. The obligations of the City under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Series 2017 Bonds.

Section 12. Beneficiaries. This Disclosure Undertaking shall inure solely to the benefit of the City, the Dissemination Agent, the Participating Underwriter and the Holders and Beneficial Owners from time to time of the Series 2017 Bonds, and shall create no rights in any other person or entity.

Section 13. Counterparts. This Disclosure Undertaking may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Date: _____, 2017.

SANDY CITY, UTAH

(SEAL)

By: _____
Mayor

Attest:

By: _____
City Recorder

APPENDIX E

FORM OF OPINION OF BOND COUNSEL

Upon the delivery of the Series 2017 Bonds, Gilmore & Bell, P.C., Bond Counsel to the City, proposes to issue its final approving opinion in substantially the following form.

We have acted as bond counsel to Sandy City, Utah (the “Issuer”) in connection with the issuance by the Issuer of its \$ _____ Water Revenue Bonds, Series 2017 (the “Series 2017 Bonds”). The Series 2017 Bonds are being issued pursuant to (i) resolutions adopted on March 28, 2017 and January 15, 2017 by the City Council of the City which provide for the issuance of the Series 2017 Bonds; (ii) a General Indenture of Trust dated as of April 1, 2004, as previously amended and supplemented (the “General Indenture”), between the City and ZB, National Association, as trustee, and as further amended and supplemented by a Third Supplemental Indenture of Trust dated as of _____ 1, 2017 (the “Third Supplemental Indenture,” and together with the General Indenture, the “Indenture”); and (iii) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, and other applicable provisions of law. Proceeds of the Series 2017 Bonds will be used by the City to (a) finance improvements to the City’s water utility system and (b) pay the costs of issuing the Series 2017 Bonds.

We have examined the law and such certified proceedings and other documents as we deem necessary to render this opinion. As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation. Our opinion is limited to the matters expressly set forth herein, and we express no opinion concerning any other matters.

Based on our examination and the foregoing, we are of the opinion as of the date hereof and under existing law, as follows:

1. The Indenture has been authorized, executed and delivered by the Issuer, constitutes a valid and binding obligation of the Issuer and creates a valid lien on the Revenues (as defined in the Indenture) and the other amounts pledged thereunder for the security of the Series 2017 Bonds.
2. The Series 2017 Bonds are valid and binding special obligations of the Issuer payable solely from the Revenues and other amounts pledged therefor in the Indenture, and the Series 2017 Bonds do not constitute a general obligation indebtedness of the Issuer within the meaning of any State of Utah constitutional provision or statutory limitation, nor a charge against the full faith and credit or taxing power of the Issuer.
3. The interest on the Series 2017 Bonds (including any original issue discount properly allocable to an owner thereof) (i) is excludable from gross income for federal income tax purposes and (ii) is not an item of tax preference for purposes of computing the federal alternative minimum tax imposed on individuals and corporations, but is taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on certain corporations. The opinions set forth in this paragraph are subject to the condition that the Issuer complies with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Series 2017 Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes. The Issuer has covenanted to comply with all of these requirements. Failure to comply with certain of these requirements may cause the interest on the Series 2017 Bonds to be included in gross income for federal income tax purposes retroactive to the date of issuance of the Series 2017 Bonds.
4. The interest on the Series 2017 Bonds is exempt from State of Utah individual income taxes.

We express no opinion herein regarding the accuracy, completeness or sufficiency of the Official Statement or any other offering material relating to the Series 2017 Bonds.

The rights of the holders of the Series 2017 Bonds and the enforceability thereof and of the documents identified in this opinion may be subject to bankruptcy, insolvency, reorganization, arrangement, fraudulent

conveyance, moratorium, and other similar laws affecting creditors' rights heretofore or hereafter enacted to the extent applicable, and their enforcement may be subject to the application of equitable principles and the exercise of judicial discretion in appropriate cases.

This opinion is given as of its date, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may come to our attention or any changes in law that may occur after the date of this opinion.

Respectfully submitted,

APPENDIX F

PROVISIONS REGARDING BOOK-ENTRY ONLY SYSTEM

DTC will act as securities depository for the Series 2017 Bonds. The Series 2017 Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity of the Series 2017 Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. DTC is a wholly owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Series 2017 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2017 Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2017 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Series 2017 Bonds, except in the event that use of the book-entry system for the Series 2017 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2017 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2017 Bonds with DTC and their registration in the name of Cede & Co. or such other nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2017 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2017 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2017 Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2017 Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Series 2017 Bonds may wish to ascertain that the nominee holding the Series 2017 Bonds for their benefit has agreed to obtain and transmit notices to Beneficial

Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2017 Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2017 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Series 2017 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2017 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or the Paying Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Paying Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Series 2017 Bonds at any time by giving reasonable notice to the City or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.



\$10,000,000¹
SANDY CITY, UTAH
WATER REVENUE BONDS, SERIES 2017



MAY						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

JUNE						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

JULY						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

	City Council Meetings		Closing
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CALENDAR OF EVENTS

UPDATED: MAY 4, 2017

DATE	EVENT	RESPONSIBLE PARTY	STATUS
May-June	Discussion and review of bond structuring options with City staff, including: term, ratings approach, calendar, method of sale, security for bond offering, etc.	LYRB, CITY	On-going
April 4	Prepare and disseminate draft Underwriter Request for Proposal (RFP)	LYRB	completed
April 19	Underwriter RFP responses due. Begin evaluation of proposals	LYRB	Completed
May 4	Review results of Underwriter proposals with City staff	CITY, LYRB	Pending
May 5	Notify Underwriter of award. Update Calendar of Events and Distribution List	LYRB, CITY, BC	Pending
May 5	Distribute Term Sheet to solicit direct purchase offers	LYRB	
May 10	<p>LYRB completes debt service sizing/structuring analysis and formalizes the maximum parameters to send to Bond Counsel</p> <ul style="list-style-type: none"> Maximum Par Amount of Bonds to be Issued Maximum Maturity Date Maximum Discount Maximum Coupon Rate(s) Calculations of Outstanding Parity Bonds Total Estimated Payments over life of bonds (at time of notice) <p>Bond Counsel to begin drafting <u>SUPER PARAMETERS RESOLUTION</u> and related bond documents</p>	LYRB	
May 11	<p>Draft Bond Documents distributed to Financing Team (and for inclusion in City Council Packets for May 16th Meeting)</p> <ul style="list-style-type: none"> Preliminary Official Statement (POS) Indenture of Trust (Supplemental) Bond Purchase Agreement Super Parameters Resolution 	BC	
May 16	City Council Meeting (regularly scheduled) to consider <u>authorizing (Super Parameters) Resolution</u> and appointing pricing committee	CITY, LYRB	

¹ Preliminary, subject to change



DATE	EVENT	RESPONSIBLE PARTY	STATUS
May 19	Direct purchase bids due.	LYRB	
May 19	First publication of "Notice of Bonds to be Issued" and Notice of Public Hearing on June 6th. Publication begins 30-day public contestability period;	BC	
May 21	Second publication of Notice of Public Hearing to be published in the <i>Salt Lake Tribune</i> , including the date of Public Hearing: <u>June 6, 2017</u>	BC	
May 19*	Contact and schedule meeting(s) with Rating Agency(ies)	LYRB	
May 22*	Finalized Ratings Presentation distributed to Financing Team	LYRB	
May 25	Document Review Meeting (TBD and specific time scheduled)	BC, LYRB, CITY, UW	
June 6	Public Hearing to receive input from the public with respect to the issuance of the Series 2017 Water Revenue Bonds	CITY	
May 29	Distribute draft Bond Documents with changes from 5/25/17 Document Review Meeting	BC	
May 31*	Transmit Packets to Rating Agencies	LYRB	
June 18	Completion of 30-day Contest Period on the Bonds	LYRB	
June 5-6*	Meeting with Rating Agency in San Francisco	LYRB, CITY	
June 19*	Receive Bond Rating(s). Notify Underwriter and Bond Counsel	LYRB	
June 20*	Finalize Preliminary Official Statement (POS) and distribute to Underwriter	BC	
June 27*	Pre-Pricing Call	LYRB, CITY, UW	
June 28*	Bond Pricing and Pricing Wrap-up Call	LYRB, CITY, UW	
June 29	Distribute <i>draft</i> Closing Memo	LYRB	
June 30	Distribute <i>draft</i> Closing Documents	BC	
July 30*)	Distribute Final Official Statement	BC	
July 5	Pre-Closing	CITY, BC	
July 6	Closing	ALL PARTIES	

**If required for a public bond sale. Will not be required if a direct purchase is to be used.*

LEGEND

BC:	BOND COUNSEL – GILMORE & BELL, P.C.
CITY:	CITY STAFF AND OFFICIALS
UW:	UNDERWRITER – TO BE DETERMINED IF NEEDED
LYRB:	LEWIS YOUNG ROBERTSON & BURNINGHAM, INC. (FINANCIAL ADVISOR)
TRUSTEE:	TO BE DETERMINED



SERIES 2017 DISTRIBUTION LIST

SANDY CITY

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SANDY CITY

10000 Centennial Parkway

Sandy, Utah 84070

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Tom Ward, Public Utilities Director

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Helen Kurtz, City Treasurer

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E-mail: hkurtz@sandy.utah.gov

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David VanWagoner, Trust Administrator

Zions Bank Corporate Trust

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Facsimile: 855.547-5428
E-mail: david.vanwagoner@ionsbank.com



Staff Report

File #: 17-139, Version: 1

Date: 5/16/2017

Agenda Item Title:

Mr. Bruce Blanchard presenting budget concepts to the City Council.

Presenter:

Bruce Blanchard

Description/Background:

Bruce Blanchard will present a couple of possible budget reports that he believes answers many of the questions that fellow citizens ask him about how Sandy City is spending their tax dollars. The first is about the various functions of city government, their importance to the citizen, how much money is being spent on each of those functions and what is their individual rate of growth. Then there will be a report on employee benefits and compensation addressing further citizen requests for information.



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 17-140, Version: 1

Date: 5/16/2017

Agenda Item Title:

Council Member McCandless presenting a letter addressing homeless services.

Presenter:

Council Member McCandless

Dear members of the Shelter the Homeless Board and the State Homeless Coordinating Committee:

As community leaders of the neighborhoods along the Jordan River, we express our appreciation for the commitment you continue to show to find better solutions for homelessness in our state. We applaud state and local leaders who have sought improvements to the tools we provide our homeless population to help them get back on their feet, while being responsive to the impacts of homelessness on our businesses, neighborhoods, and community as a whole.

As the new process moves forward, establishing a new resource center along the Jordan River Parkway in South Salt Lake, we encourage a continued thoughtful approach for how best to mitigate impacts to surrounding neighborhoods while providing more effective homeless services. This is particularly important along the Jordan River Parkway.

Since 1971, cities and the county have put extensive effort and funding toward enhancing and preserving the Jordan River Parkway as an inviting recreational greenway, an economic development driver, and a healthy riparian ecosystem. It is an integral component of our communities, an extension of our backyards, and an actively used transportation alternative. In short - it is a gem of open space in the heart of Salt Lake County.

We have invested more than \$22 million in the trail in the past seven years alone, creating a 45-mile trail. It extends from Utah Lake to the Great Salt Lake, providing countless families safe and healthy outdoor recreation close to home. Trail users take their families and young children on walks to enjoy the natural beauty, recreation enthusiasts use the trail for exercise and even commuting, and a multitude of plant and animal life thrives in this protected natural environment.

With such extensive financial investment spanning more than 40 years, and such a beautiful piece of open space for our residents, we all recognize the need to continue to preserve this investment. We are committed to finding better solutions to empower our homeless residents to overcome a challenging circumstance. We are equally committed to preserving community resources that may be impacted.

We believe that a high-risk homeless population abutting the Jordan River Parkway trail could impact trail users, or make the public more afraid to use the trail in this area. Our goal has been to increase safety and help residents feel more comfortable walking and biking on the trail. This new resource center has the potential to drastically impact our goals for the parkway. We would request that you designate a lower risk population(s) at this particular shelter since it is the only shelter directly abutting designated open space for public use. If the homeless resource center was located next to Bonneville Shoreline Trail or Dimple Dell Trail, surely the public would expect a thorough dialogue about the best population to house there. We look forward to participating in that discussion as it relates to the Jordan River Parkway.

In Utah, we take care of our people and we take care of our investments. We believe we can do both with great success, if we have a thoughtful conversation about the population best suited to become new neighbors with this great regional asset, and the best mitigation to protect it for future generations.

Sincerely,

(Signed by state, county and city elected officials)



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 17-127, Version: 1

Date: 5/16/2017

Agenda Item Title:

Council Member Nicholl recommending General Plan amendment.

Presenter:

Council Member Nicholl

This item was continued from 5/9/17 to 5/16/17.

Purposed language to be included in the Goals and Policies in the General Plan under **URBAN DESIGN**,
Goal: 7.0 PRESERVE, ENHANCE AND INTEGRATE NATURAL OPEN SPACES INTO THE URBAN FABRIC OF SANDY CITY.

***4.5** Preserve the neighborhood character of existing rural areas (i.e. Dimple Dell, etc.) by maintaining the open look and atmosphere of large lots with animal rights along major corridors of these areas and all areas viewed from within the Dimple Dell Park. Encourage open style split-rail fencing, berks, and landscaping along the edges. Also, encourage deeper setback of all buildings from these public view corridors to ensure the open feeling of the area is preserved.*