

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 9 June 2020

**TIME COMMENCED:** 6:00 p.m.

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT

**PRESENT: MAYOR:**

Jo Sjoblom

**COUNCIL MEMBERS:**

Hayley Alberts  
Blair Halverson  
Angie Petty  
Quin Soderquist  
Wayne Winsor

**CITY RECORDER:**

Lisa Smith

**CITY ENGINEER:**

Brandon Jones

**CITY MANAGER:**

David Larson

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Edward Mueller, Nathan Harmston, James Durrant, Paul Sturm, Corinne Johnson, Joe Prantil, and Amy Mitchell.

Mayor Sjoblom called the meeting to order and welcomed those in attendance. She announced public is seated 6 ft. apart and there are clear dividers in between the City Council.

**COVID UPDATE:** Davis County has reported a 56.6% increase in cases with 83 cases total. 2.6% positive results of tests administered (goal is below 3%). South Weber City currently has 2 active cases.

**1. PLEDGE OF ALLEGIANCE:** Councilman Halverson

**2. PRAYER:** Councilman Soderquist

**3. PUBLIC COMMENT:** Please respectfully follow these guidelines:

- a. Individuals may speak once for 3 minutes or less
- b. Do not make remark from the audience
- c. State your name and address
- d. Direct comments to the entire council
- e. Note city council will not respond during the public comment period

**James Durrant, 7478 S. 1980 E.**, explained he is the manager for the Cedar Cove Subdivision Homes Owner's Association (HOA). He identified on a map the Cedar Cove Park which the HOA has been maintaining over the years. Recently he discovered South Weber City owns a portion of this park. He explained four of the sprinkler zones are controlled by the HOA's sprinkler box. He contacted Mark Larsen, public works director, to further discuss broken sprinkler heads. Mark Larsen told him the sprinklers need to be maintained by the HOA. Mr. Durrant suggested the city could share the existing sprinkler box or attach their own timer to the box. He requested the city maintain their sprinklers located in the Cedar Cove Park boundaries. David Larson, city manager, had previously spoken to Mark about the situation. He understood the city is to maintain sprinklers on the city property. It was decided David will work with Mr. Durrant to find a solution.

**Joe Prantil, 800 East Cottonwood Rod**, opposed the RV Park on Cottonwood Drive. He understood the city is moving forward, but he feared the city is afraid of litigation. He encouraged the city to develop some strong expectations and sanctions for not complying.

**Nate Harmston, 838 E. 6600 S.**, expressed the proposed RV Park will have a major impact on his life. He met with some of the city council members individually. He felt it was a bad idea for South Weber City. He echoed the need for severe ramifications for the developer.

**Michael Poff, 154 E. Harper Way**, addressed the RV Park development agreement. He verified the owner can adjust the number of short term and long term stays at any time. He wondered how that will affect the TUF funds. He believed residency was an issue and questioned how that would be addressed. He said the secondary access was confusing to him. It didn't look like the turnaround was wide enough. He was concerned about the fence. He reviewed the city ordinance for water use. He recommended another public hearing be held whenever an agenda item has been tabled.

**Paul Sturm, 2527 Deer Run Drive**, articulated South Weber City has tried to keep citizens informed and participating in city government considering the difficulty with the social distancing requirements surrounding the COVID Pandemic; however, he had issues with the planning commission meeting held on 3 June 2020 concerning Morty's Car Wash. Mr. Sturm submitted his written comments following city instructions regarding on-line meeting public comments. During the meeting he learned that the planning commission members had not received his written comments prior to the meeting and couldn't comment regarding the specifics he had addressed. Following the meeting, he was asked by the planning commission to send his comments directly to them because the city was not getting the information to them. He remarked there appears to be a disconnect in providing public comments to the city council and planning commission. He stated there were several agenda items that weren't shown as titles in the packet. He identified pages in the packet and corrections he felt should be made. He also identified questions he had concerning agenda items 9, 10, 11 of the planning commission meeting held on 23 May 2019 regarding the proposed RV Park at 852 E. Cottonwood Lane. (see citizen input #3 Sturm)

**Corinne Johnson, 8020 S. 2500 E.**, was grateful to address everyone in person. She asked to continue the ability of the citizens to meet in person in public meetings.

**Julie Losee, 2541 E. 8200 S.**, (read by Amy Mitchell) discussed her frustration with not being able to meet for city business in person. (see citizen input #5 Losee)

**Amy Mitchell, 1923 Deer Run Drive**, thanked the City Council for allowing public comment in person. She felt that public comments had been lost over time in meetings. She addressed her concerns with Morty’s Car Wash. She thought the car wash needed to be scaled back. She felt the packet was confusing. She wanted to know how the city will address the parking at Maverik with the car wash. She stated the entrance to the car wash should stand alone. She suggested reviewing the transitional use zone prior to approving anything on the Stephens property. She remarked the chain link fence between car wash and school was an oversight.

Mayor Sjoblom encouraged those with questions to contact the city council to receive answers.

**ACTION ITEMS:**

**4. APPROVAL OF CONSENT AGENDA:**

- **Minutes of 12 May 2020**
- **Minutes of 19 May 2020**
- **Minutes of 26 May 2020**

**Councilman Halverson moved to approve the consent agenda as written. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**Councilman Winsor moved to open the public hearing to amend the FY 2019-2020 Budget. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING \*\*\*\*\***

**5. Public Hearing: Open and Amend the FY 2019-2020 Budget**

Mayor Sjoblom reported the current city budget for 2019-2020 was adopted on August 20, 2019. During the fiscal year unanticipated changes and expenses have occurred. This year’s budget needs to be opened and amended to reflect those changes. To amend an adopted budget, a public hearing is required to afford citizens an opportunity to address the proposed changes.

Mark McRae, Finance Director, explained the necessary changes to the 2019-2020 budget. They were as follows:

General Fund Revenues

10-32-290	Plan Checks and Other Fees	+	\$80,000
10-34-270	Developer Pmts. For Improvements	+	\$95,000

General Fund Expenditures

10-43-110	Admin – Salaries	-	\$25,000
10-58-110	Planning – Salaries	+	\$25,000
10-58-312	Planning – Engineering	+	\$30,000
10-58-328	Planning – Inspections	+	\$50,000
10-60-416	Streets – Street Lights	+	\$70,000
10-70-110	Parks – Salaries	+	\$10,000
10-70-312	Parks – Engineering	+	\$10,000
10-70-270	Parks -Utilities	+	\$ 5,000

<u>FUND</u>	<u>Description</u>	<u>Account #</u>	<u>Amount</u>	<u>Comments</u>
<b>GENERAL FUND</b>				
<b>Revenues</b>				
	Plan Checks and Other Fees	10-32-290	80,000	High volume of development
	Developer Pmt. for Improvements	10-34-270	95,000	Street Lights and Mailboxes
	Total Increase in Revenues		<u>\$175,000</u>	
<b>Expenditures</b>				
	<u>Administration</u>			
	Salaries	10-43-110	(25,000)	Change in Development Coordinator position
	<u>Planning &amp; Zoning</u>			
	Salaries	10-58-110	25,000	Change in Development Coordinator position
	Engineering	10-58-312	30,000	High volume of development and General Plan
	Inspections	10-58-328	50,000	Use of 3rd party inspector and high volume
	<u>Streets</u>			
	Street Lights	10-60-416	70,000	Street Lights paid for by developers
	<u>Parks</u>			
	Salaries	10-70-110	10,000	Promotions and certifications
	Engineering	10-70-312	10,000	Wetlands restoration and Parks projects
	Utilities	10-70-270	5,000	One-time payment on detention basin
	Total Increase in Expenditures		<u>\$175,000</u>	

He discussed the amendment to the resolution in the packet to include the garbage can cost of \$16,000. There have been a lot of individuals moving into new homes which require cans. There will be a restriction on second cans until the supply arrives. In order to place the order, the money must be appropriated into this budget.

Mayor Sjoblom asked if there was any public comment. There was none.

**Councilman Winsor moved to close the public hearing to open and amend the FY 2019-2020 Budget. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the**

vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

\*\*\*\*\* PUBLIC HEARING CLOSED \*\*\*\*\*

Councilman Winsor moved to open the public hearing for Fiscal Year 2020-2021 Tentative Budget. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

6. Public Hearing: Fiscal Year 2020-2021 Tentative Budget: Mayor Sjoblom explained the city staff and the city council have worked together over the past several months to put together a balanced budget for all funds which is both fiscally responsible and meets the needs of the city for the fiscal year ending June 30, 2021. All cities in Utah are required to adopt a tentative budget outlining expected revenues and expenditures for the next fiscal year. The city council adopted its tentative budget for 2020-2021 on May 12, 2020. A public hearing was set for June 9, 2020 for public comment on the tentative budget.

Mark McRae, Finance Director, reported the following changes being proposed to the tentative budget:

**General Fund - Revenues – Property Tax** An increase of \$34,000 due to new growth figures from Davis County.

**General Fund - Revenues – Contribution from Fund Balance** An increase of \$51,000.

**General Fund – Administration – Professional & Tech. - Attorney** An increase of \$75,000 for a property rights attorney.

**General Fund-Fire-Salaries** An increase of \$10,000 due to an employee salary adjustment recommended by the finance committee and recalculation of 2020 budget amendment for captains and holidays.

**Capital Projects – Revenues – Contribution from Fund Balance** An increase of \$930,000.

**Capital Projects – Revenues – Developer Pmts. for Improv.** An increase of \$110,000 for developer share of streetlight installation.

**Capital Projects – Admin. – Improv. Other than Bldgs.** An increase of \$30,000 for audio/video upgrade of city council chambers.

**Capital Projects – Streets - Land** An increase of \$800,000 to purchase property for a new public works’ shop. This was being re-budgeted from fiscal year 2020.

**Capital Projects – Streets – Improv. Other than Bldgs.** An increase of \$210,000 for streetlight installation.

**Sewer Fund – Salaries** An increase of \$6,000 due to an employee salary adjustment recommended by the finance committee.

**Storm Drain Fund – Salaries** An increase of \$6,000 due to an employee salary adjustment recommended by the finance committee.

**Water Fund – Projects** An increase of \$565,000 in the Job Corp portion of the east bench transmission lines as per signed agreement. An increase of \$50,000 in the city portion of the east bench transmission line for property easements.

Councilman Soderquist asked about the \$800,000 budgeted in capital projects for a new public works' shop. Mark explained it will be left until after July 1, 2020 and moved to next year's budget.

Mayor Sjoblom asked if there was any public comment.

**Corinne Johnson, 8020 S. 2500 E.**, addressed the South Weber fire department budget. She was concerned about the high amount of money being spent in this department. She opined the city is overspending in this area. She discussed 35% of South Weber City tax revenue being spent in this department. She presented figures she had collected which compared various cities to South Weber City and the amount of money budgeted, tax revenue received, and money spent on their fire departments. She asked the public safety committee to look into the number of calls outside this city. (see citizen input #4 Johnson)

**Michael Poff, 154 E. Harper Way**, pointed out his cable bill taxes go to Riverdale City. He requested South Weber City review this issue this year. He asked how much of the general fund goes to streets and roads. He suggested prioritizing. He also suggested reviewing the TUF again. He cautioned being careful with salary surveys.

**Councilwoman Petty moved to close the public hearing for Fiscal Year 2020-2021 Tentative Budget. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

\*\*\*\*\* PUBLIC HEARING CLOSED \*\*\*\*\*

**7. Resolution 2020-23: Budget Amendments for the Fiscal Year Ending June 30, 2020:**

**Councilman Winsor moved to approve Resolution 2020-23: Budget Amendments for the Fiscal Year Ending June 30, 2020. Councilman Soderquist seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**8. Resolution 2020-03: Development Agreement for Riverside RV Resort:**

Mayor Sjoblom explained the city council originally reviewed the Riverside RV Park plans and conditional use permit (CUP) on December 10, 2019. After discussion, the council continued the item to January 28, 2020 and established a working committee to research, review, and recommend amendments to the CUP to the full council.

The working committee presented their work for council's consideration on January 28, 2020. They brought forward an amended CUP along with a proposed development agreement. Considering public comment, developer comment, and council discussion, the council continued the items and requested the working committee continue to work on some items that they did not feel were ready for consideration. Some outstanding items the council was hopeful to address in the meantime included but were not limited to city/county boundary, ingress/egress, fire protection & water system setup.

The committee has since met multiple times to discuss these and other issues relating to the development proposal. The final plans now include two points of ingress/egress, compliance with applicable fire codes, privately-owned water lines, and fencing along I-84 that will include a cable barrier and opaque masonry fence. The development agreement addresses the boundary line situation with approval on the undisputed acreage and contingent approval on the disputed acres based on a satisfactory resolution.

Councilman Halverson referenced a public comment inquiring how the fence and cable barrier requirement along the property line that borders Interstate 84 right-of-way line is justified in regard to setbacks. He remarked the setback is an exception on Interstate 84, which the developer had approved from UDOT and the fire department. He explained UDOT didn't put any restrictions, but the city added the fence and cable barrier requirement. The setbacks are being met on every other boundary except Interstate 84 property line. Brandon explained the city code requires 15% landscaping and the developer is providing 40%. The developer's landscape plan includes a lot of park-like landscaping. Councilwoman Petty had discussed the cable barrier fence with the fire department and was assured it is very strong and will protect visitors in the RV Park. Councilman Soderquist questioned exhibit C concerning the boundary area. Brandon pointed out the label was on page 141 of the packet. Councilwoman Petty explained the second egress is simply to get people out quickly, not necessarily RVs. The turnaround accommodates the fire truck. David Larson revealed in the case of a major evacuation, the main entrance and secondary access would be used. In case something was blocking the main entrance, then the secondary access would be used.

Councilman Winsor referenced a public comment concerning the transportation utility fee (TUF). He indicated even if the developer had every site as a short-term stay, there would still be a TUF collected. Councilman Winsor questioned item #15 in the development agreement concerning the length of stay which states, *15.1 Patrons. Developer shall not permit patrons to stay at the RV Park for more than one hundred twenty (120) consecutive days (the "Maximum Stay Period"). Any patron who stays for the Maximum Stay Period is required to adhere to a seven (7) day leave period before returning to stay at the RV Park (the "Leave Period").* Councilman Winsor asked what happens after 10 years. He recommended including the length of stay in the conditional use permit (CUP) as well. Councilman Halverson expressed none of the construction elements should have any expiration. Brandon Jones, city engineer, agreed. McKay Winkel, developer, understood the agreement was indefinite. He agreed with 120 days being on the CUP. He assumed the TUF would be forever.

Wade Budge, McKay Winkel's attorney, agreed with what McKay stated. Mr. Budge proposed changing the expiration date to be coterminous with the CUP. He explained if the CUP terminated, then the development agreement is terminated. He recommended making sure the development agreement went along with the CUP.

David clarified the development agreement is dependent on the CUP, but not the other way around. Mr. Budge stated they are linked together. He suggested amending the Development Agreement Paragraph 26.3 to read: *"The term of this Agreement shall run and be concurrent with the term of the conditional use permit (CUP) #2020-01."*

Councilwoman Alberts asked about the boundary resolution concerning the 3.32 acres ("Disputed Property"). She pointed out the development agreement states unless and until the

boundary issue is resolved between Uintah City and South Weber, the owner shall delay construction and improvements of any RV sites, cabin units, park models, or tiny homes upon the disputed property. Mr. Winkel stated they would probably have to move the green space into the 3.32-acre area. David explained the city code still applies.

Councilwoman Alberts asked Mr. Winkel to expand on development agreement item #7 Stream Alteration Permit. Mr. Winkel stated that was required for engineering and he applied for and received it.

Councilwoman Alberts queried how information will be given to the city on the TUF length of stay. Mr. Winkel commented their software will keep track of that information. David explained the utility fee is calculated based upon the actual length of stay. Councilwoman Petty specified if the owner fails to report the short-term stays (STS) and long-term stays (LTS), it does default to LTS. Councilman Halverson explained the city encourages as many STS as possible and still receives the transient tax. Mr. Winkel commented they make more money on the STS.

Discussion took place regarding page 4 of the development agreement item 13.1 paragraph 2 concerning long term occupancy and short-term occupancy.

**13.1 ERU Calculation Paragraph 2** - *The fee for this Development will be calculated based on the number of sites used for long-term stays ("LTS") versus short-term stays ("STS"). For purposes of this Agreement only, an LTS shall be considered a site where a guest has stayed thirty (30) consecutive days or more, and an STS is a site where a guest has stayed twenty-nine (29) consecutive days or less, including any vacant spaces. The determination of LTS versus STS shall be determined based on actual occupancy of the Development on the fifth (5th) day of each month.*

Councilwoman Alberts requested an explanation on 13.2 Long-term Stays and ERU Adjustment.

**13.2 Long-Term Stays and ERU Adjustment** *The Owner, in its sole and absolute discretion, may adjust the number of LTS up or down at any time. It shall be the Owner's responsibility to report the number of STS and LTS to the City for the preceding measured month by sending a snapshot report showing how many sites were occupied on the 5th day of the month by LTS vs STS. In the event that Owner fails to report the STS and LTS, the default maximum number of ERUs to be used for the TUF is sixty-nine (69) ERUs.*

Mr. Winkel explained the TUF will change and it will be available through the reports. For example, if an occupant comes in and stays 15 days through the reporting period, the RV Park would pay the short-term TUF, and if the occupant stayed another 20 days, the next month the RV Park would report the occupant as long-term. David remarked as soon as someone moves from being at the RV Park from 29 days to a long-term stay, the report will capture that information. He commented this is more of a report conversation and the software needed to gather this type of information for those reports. Councilman Soderquist understood what was meant but wanted to make sure what was written captures what was meant. Discussion took place regarding the monthly report and what date the report should be submitted. David expressed the report should identify over the last 30 days how many times an occupant went over 30 days.



Councilwoman Alberts questioned **13.2 Long-Term Stays and ERU Adjustment**. *The Owner, in its sole and absolute discretion, may adjust the number of LTS up or down at any time.* McKay explained the TUF will change based on the reports. David acknowledged this came about because at one time there was no discretion. Councilman Winsor suggested amending the sentence to read as follows: **13.2 Long-Term Stays and ERU Adjustment**. *The Owner, ~~in its sole and absolute discretion~~, may adjust the number of LTS up or down at any time.* Wade Budget, attorney for Mr. Winkel, agreed with the amendment.

Councilwoman Alberts addressed item #17 in the development agreement concerning landscaping and was concerned about the buffer along Interstate 84. She suggested adding that landscape needs continual upkeep to be maintained. Wade stated they will comply with the city ordinance in that regard. Councilwoman Petty voiced the developer will be subject to code enforcement. Councilman Soderquist suggested letting everyone know the boundary had been discussed at length with Uintah City.

Councilwoman Alberts asked if there was an easement for the access road. Mr. Winkel commented there will be a breakaway style gate with a sign for emergency access. David proclaimed that is noted in the plans. Councilwoman Alberts questioned item #26.4 **Agreement to Run with the Land** concerning if the property were sold would the agreement go with the property. David reported any new owner would be required to abide by the same development agreement.

**Brandon Jones, City Engineer's, review of 4 June 2020 is as follows:**

This memo addresses the proposed development of the Riverside RV Park. There are three elements needing approval for this development to proceed: 1) Conditional Use Permit (CUP) for use of the ground as a Recreational Vehicle Park (larger than 1 acre), 2) Development Agreement (DA), and 3) Final Construction Plans.

**CONDITIONAL USE PERMIT**

1. No comments.

**DEVELOPMENT AGREEMENT** The purpose of the Development Agreement is address in more detail elements that need additional clarity, direction or approval. The following are items dealing with some of the engineering and design elements. These are mentioned mainly for informational purposes.

2. **Boundary Resolution**. The overall property is 11.85 acres. There is a portion of the development adjacent to the river (about 3.32 acres) where the city's jurisdictional authority is in question. The DA would require that this area receive a determination that it lies within South Weber City before the ground could be developed and used as an RV Park (e.g. no construction of any park sites). Exhibit C shows where the County line is located in relationship to the proposed improvements.
3. **Flood Plain**. A Flood Plain Permit will be required for development in the flood plain. The 3 permanent structures will require an Elevation Certificate showing that they are at or above the Base Flood Elevation (BFE).
4. **Culinary water for Outdoor Use**. There are no pressure irrigation service providers near this development. Therefore, the use of culinary water for outdoor use would be authorized. The development would pay for all water used based on their metered usage.

5. Trail. A 15' wide easement will be dedicated by the developer to the Trails Foundation of Northern Utah (TFNU), and a 10' trail built by TFNU prior to occupancy.
6. Water, Sewer and Storm Drain Responsibility. All interior water main lines, fire hydrants and services will be private past the water meter servicing the development. All sewer mains and laterals will be private and connect to the Central Weber Sewer main. All elements of the storm drain system are private and connect to the UDOT storm drain line that discharges into the river.
7. Cottonwood Drive Waterline Project. The developer agrees to contribute \$35,000 towards South Weber City's portion of the project. The City agrees to complete the project by November 30, 2020.
8. Fire Flow. The required fire flow is 1,500 gpm and must be provided prior to any structures being built.
9. Transportation Utility Fee. The TUF will be charged based on a monthly report provided by the RV Park showing evidence of how many long-term stays vs. short-term stays occurred. The fee may be adjusted monthly accordingly. If no report is provided, the maximum fee will be charged.
10. Setback Exception. In exchange for the City allowing sites within the 75' setback, the developer will install a cable barrier fence and an opaque masonry fence along I-84. The cable barrier fence is intended to protect the occupants of the park against errant vehicles/trucks potentially running off the freeway. The masonry fence is intended to be an attractive element of the development as well as protect against park occupants (especially children) climbing the fence and getting into the freeway property.

#### FINAL PLANS

11. Two means of ingress/egress are being provided.
12. All other elements shown on the plans (dated May 19, 2020) meet the City Standards.

#### RECOMMENDATION

We recommend approval of the CUP, Development Agreement and Final Plans, as currently proposed.

#### **Barry Burton, City Planner's, review of 5 June 2020 is as follows:**

**PL 1. APPLICANT:** FM Winkel Family LLC

**PL 2. REQUEST:** Conditional Use approval for an RV Park next to the Weber River east of the bridge into Uintah.

**PL 3. GENERAL INFORMATION:** The Park will consist of 102 RV sites and 4 tent sites. Twenty-three of the RV sites will be Alternate Units (also called Park Units or tiny homes) that will be owned by the RV Park and rented. Seventy-nine will be back-in or pull-through spaces. This is well within the 174 spaces allowed by the ordinance on an 11.85-acre parcel. There will be three permanent buildings: an office building, a laundry building and a restroom/shower building. Amenities include a swimming pool and a pickle ball court. They are also allowing the installation of a public trail along the river to be constructed by others.

**PL 4. ORDINANCE COMPLIANCE:** The provisions of Section 10-7, Conditional Uses, apply to this proposal. Sections 10-7-3 and 10-7-5 are general provisions applying to all conditional

uses in non-residential zones. There are both subjective and objective provisions in these code sections. The objective requirements have been met. In my opinion, the subjective requirements have also been fulfilled.

Section 10-7F contains requirements specific to RV parks. There are several conditions listed in Section 10.7F.1 of the Zoning Ordinance that I believe have all been met. I also believe the requirements of Section 10.7F.2 have been fulfilled with one exception. Section 10.7F.2 states that:

***Setbacks:***

- 1. No trailer or service building or structure shall be placed or permitted within one hundred feet (100') of the road or street upon which the lot or area fronts, or within seventy-five feet (75') of any other boundary line.*
- 2. The Planning Commission or City Council can approve setbacks of less dimensions than required if in its review of the site plan of the proposed RV park it finds evidence of special landscape buffering that in its determination effectively: a) visually screens the park from adjoining land uses; b) mitigates adverse impact on and from the park; and c) provides for an attractive park-like setting. In no cases shall the setback distance be less than three feet (3').*

All of the RV sites adjacent to I-84 are less than 75' from the boundary of the property, but all are at least 100' from the shoulder of the freeway. For safety purposes, the developer is proposing a cable fence barrier along this property line. I believe the distance from these RV and tent sites to the nearest freeway lane as well as the proposed barrier fence, introduced landscaping and natural landscaping justify the granting of this reduction in setback.

**PL 5. FLOODPLAIN:** Much of this property, including the sites of the three permanent buildings, lies within the floodplain. According to FEMA Flood Insurance Rate Maps (FIRMs), the proposed finish floor elevations of these structures is at or above the Base Flood Elevation (BFE) as required. Developers will need to apply for a Floodplain Development Permit and, upon completion of the floors, provide an Elevation Certificate for each structure verifying it is at or above the BFE. The floodplain development permit requires that they show no rise in BFE as a result of the development. It would be issued by me as the Floodplain Administrator for the City. Elevation Certificates are provided by a licensed surveyor.

**PL 6. OTHER:** The developers are willing to grant an easement along the river for the purpose of a public trail. The trail, however, will be built by the Trails Foundation of Northern Utah (formerly Weber Pathways) later. Therefore, the Foundation will need an easement for public use along the trail alignment. We propose that those easements be surveyed after construction in order to have a more accurate description of the locations and that the easements be provided prior to occupancy. This is specified in a provision of the proposed development agreement.

Sewer, water and storm drain lines within the site will be privately owned and maintained. This is outlined in a provision of the proposed development agreement.

The one unresolved issue I see at this point is regarding the legal jurisdiction over the 3.32 acres of the site that may or may not be in Uintah City/Weber County. The developer is being tasked with resolving this issue by the development agreement. Mr. Winkel is requesting the entire site

plan be approved subject to the resolution of this issue. If he is subsequently successful in proving this property is in South Weber, no further action by the City would be required. If the Council agrees with this approach, I recommend they be allowed to proceed with installation of all utilities and roadways for the entire development, but not be allowed to construct any RV pads on the 3.32 acres. In this way, the City only approved the land use for the portion of the site unquestionably within its jurisdiction. They would only be installing private pipelines and private roads on the disputed property which any landowner can do without jurisdictional approval.

**PL 7. STAFF RECOMMENDATION:** I recommend the City Council approve this proposed conditional use with the following conditions:

- a. No RV sites be constructed on the disputed 3.32 acres until proof has been provided that the property is in South Weber.
- b. A Floodplain Development Permit be obtained for the 3 permanent structures.
- c. At the appropriate time, Elevation Certificates for the 3 structures will be provided.
- d. Approval of the accompanying development agreement.

**Councilwoman Petty moved to approve Resolution 2020-03: Development Agreement for Riverside RV Resort with the following amendments:**

1. Amend 13.2 *Long-Term Stays and ERU Adjustment*. *The Owner, in its sole and absolute discretion, may adjust the number of LTS up or down at any time. And indicate it will be a monthly report for STS versus LTS.*
2. Amend Paragraph 26.3 to read: *"The term of this Agreement shall run and be concurrent with the term of the conditional use permit (CUP) #2020-01."*

**Councilman Soderquist seconded the motion. Mayor Sjoblom called for the vote. Council members Halverson, Petty, Soderquist, and Winsor voted aye. Councilwoman Alberts voted nay. The motion carried 4 to 1.**

**9. Final Site and Improvement Plans: Riverside RV Resort:**

Councilwoman Alberts asked if parking stalls are within code. It was stated they are within code. The cable fence will be installed on the boundary line and inside that will be the masonry fence.

**Councilman Soderquist moved to approve the Final Site and Improvement Plans: Riverside RV Resort. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**10. Conditional Use Permit 2020-01: Riverside RV Resort:**

**Conditional Use Permit #2020-01**

**Applicant:** Riverside RV Park

**Proposed Use:** RV Park

**Address:** 855 E Cottonwood Drive, South Weber UT 84405

**Zone:** Commercial Recreation

Along with compliance to all applicable state and city codes, the conditional use permit has been approved with the following conditions:

1. 24-hour on-site management shall be provided.
2. Quiet hours shall be from 10:00 p.m. to 7:00 a.m.
3. RV Park rules must be posted on-site and given to all patrons.
4. Management must enforce park rules. Any changes to the park rules shall be provided to the City within 1 week.
5. Patrons shall stay for no more than one hundred twenty (120) consecutive day and must abide by a seven (7) day leave period before returning to stay at the RV Park.

David explained if the CUP is out of compliance with code, it will go through the proper process. Councilman Winsor wondered how the public would be assured of compliance to the conditions. David explained the city has a code enforcement officer. Mr. Winkel stated it will be a very well-run RV Park.

**Councilman Winsor moved to approve Conditional Use Permit 2020-01: Riverside RV Resort. Councilman Soderquist seconded the motion. Mayor Sjoblom asked if there was any comment.** Councilwoman Alberts commented this was a tough spot to be in. She was not on the council for these changes and choices but is now. She commented there are not likely any who have studied this development more than she had. She walked the property. She observed some of the concerns that she and many others have firsthand. She personally met and spoke with those who live closest to it. She listened to every past meeting concerning the changes and votes that took place leading to this point. She spent probably 15 hours doing a deep study of city code and finding things that still needed to be addressed. In fact, many of the changes made were due to those findings.

She appreciated some of the concession made by McKay, but still felt like it is less of an RV park and more of a mobile home park on wheels. She believed McKay has every intention of making this a beautiful park, but she worried if it ever got sold the new owner wouldn't have the same enthusiasm for a nice place and all the allowances.

~~She lamented many additions in the city make big promises but under deliver. Once everything is said and done, it is the citizens who must pay the price for any nuisance that the city did not address at the time catering instead to a developer or owner. She indicated the city has a habit of mandating the code be followed completely when it is in favor of the developer, and yet making concessions when it is in favor of the city. She expressed the owner changing long term and short term stays at will is not okay. There needs to be notice before changes are made, and she wanted a limited number of changes a year. There was nothing in the agreement about up keeping existing landscaping. The code requires a landscape buffer but says nothing about ensuring that landscape is continually maintained. This agreement ends in 10 years — then what? Why would we only want to make sure this RV Park does its due diligence for 10 years when it is expected to be within the city inevitably? Additionally, while the agreement expires, the RV Park wants to be grandfathered into the code. One of those needs to change. She also opposed the agreement moving with ownership. This agreement is with McKay based in good faith that are representative of McKay's diligence in this project. The city is not guaranteed the same philosophy with a new owner. Additionally, once again there are no teeth in this CUP. She refused to put the citizens through another CUP that cannot be enforced. For example, the RV~~

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~~Park rules say it will be given to each patron and the rules will be enforced, but what happens if they are not? What recourse does the city have?~~

~~Councilwoman Alberts stated, “We have had too many additions in the city that make big promises but under deliver. Once everything is said and done, it is our citizens who must pay price for the nuisance that the city did not address at the time catering instead to a developer or owner. We seem to have a habit of mandating the code to be followed completely when it is in favor of the developer, and yet make recessions when it is in favor of the city. I do not feel the owner changing long term and short term stays at will is okay. I think these TUF dispersants is going to be a difficult. I am also not okay with the agreement moving with new ownership. This agreement is with McKay based in good faith and are representative of McKay’s diligence to this project and his promise to focus on short term stays, we are not guaranteed the same philosophy with a new owner. Additionally, once again we have a CUP I feel has no teeth. I refuse to put our citizens through another CUP we cannot actually do anything with. It’s hard to know when we are being served platitudes. The CUP is a lose/lose situation for the city – revoking and having an abandoned RV park does not solve our problems. There are simply too many concerns for me.”~~

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**Mayor Sjoblom called for the vote. Council Members Halverson, Petty, Soderquist, and Winsor voted aye. Councilwoman Alberts voted nay. The motion carried 4 to 1.**

#### **11. Resolution 2020-24: 2020 Streetlight Installation Project:**

Mayor Sjoblom explained on May 28, 2020 at 2:00 pm., bids were opened for the 2020 Street light installation project. Five bids were received. The results of the bidding are shown on the enclosed bid tabulation. A few minor errors were found; however, these errors did not change the ranking of the bids.

The project entails installation of new city-purchased streetlights in subdivisions where developers have previously paid for them. There will be 18 residential and 21 intersection style streetlights installed. City engineer Brandon Jones recommended that the council award the project to **BIG BEAR ELECTRIC** with their bid of **\$183,980.00**. This recommendation is based upon the contractor’s experience in doing similar work, as well as a favorable recommendation from our streetlight supplier Carson Fillin (SSCO). Carson has been involved in several other projects with Big Bear Electric and highly recommends them.

ENGINEER'S ESTIMATE		Big Bear Electric Inc.		Hunt Electric		B. Jackson Construction & Engineering Inc.		Sorensen, Craig F. Construction Inc.		Royalty Services Group Inc.	
Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
\$ 10,000.00	\$ 10,000.00	\$ 5,500.00	\$ 5,500.00	\$ 2,968.00	\$ 2,968.00	\$ 6,000.00	\$ 6,000.00	\$ 7,630.00	\$ 7,630.00	\$ 30,626.00	\$ 30,626.00
\$ 7,000.00	\$ 7,000.00	\$ 6,850.00	\$ 6,850.00	\$ 14,057.00	\$ 14,057.00	\$ 10,400.00	\$ 10,400.00	\$ 1,825.00	\$ 1,825.00	\$ 2,800.00	\$ 2,800.00
\$ 10.00	\$ 34,000.00	\$ 26.00	\$ 88,400.00	\$ 18.75	\$ 63,750.00	\$ 26.00	\$ 88,400.00	\$ 26.50	\$ 90,100.00	\$ 60.28	\$ 204,952.00
\$ 750.00	\$ 50,250.00	\$ 450.00	\$ 30,150.00	\$ 319.00	\$ 21,373.00	\$ 850.00	\$ 56,950.00	\$ 750.00	\$ 50,250.00	\$ 441.78	\$ 29,599.26
\$ 750.00	\$ 750.00	\$ 450.00	\$ 450.00	\$ 940.00	\$ 940.00	\$ 850.00	\$ 850.00	\$ 705.00	\$ 705.00	\$ 684.32	\$ 684.32
\$ 2,000.00	\$ 36,000.00	\$ 950.00	\$ 17,100.00	\$ 1,523.00	\$ 27,414.00	\$ 1,700.00	\$ 30,600.00	\$ 2,200.00	\$ 39,600.00	\$ 1,656.66	\$ 29,819.88
\$ 2,500.00	\$ 52,500.00	\$ 950.00	\$ 19,950.00	\$ 1,847.00	\$ 38,787.00	\$ 2,000.00	\$ 42,000.00	\$ 2,475.00	\$ 51,975.00	\$ 2,310.56	\$ 48,521.76
\$ 4.00	\$ 4,800.00	\$ 5.00	\$ 6,000.00	\$ 9.23	\$ 11,076.00	\$ 4.00	\$ 4,800.00	\$ 5.00	\$ 6,000.00	\$ 5.60	\$ 6,720.00
\$ 5.00	\$ 2,000.00	\$ 8.25	\$ 3,300.00	\$ 19.97	\$ 7,988.00	\$ 13.00	\$ 5,200.00	\$ 15.00	\$ 6,000.00	\$ 12.60	\$ 5,040.00
\$ 7.00	\$ 5,600.00	\$ 7.85	\$ 6,280.00	\$ 17.74	\$ 14,192.00	\$ 11.00	\$ 8,800.00	\$ 14.00	\$ 11,200.00	\$ 8.82	\$ 7,056.00
\$	202,900.00	\$	183,980.00	\$	202,545.00	\$	254,000.00	\$	265,285.00	\$	365,819.22

**Councilman Halverson moved to approve Resolution 2020-24: 2020 Streetlight Installation Project to accept the bid and award the project contract to Big Bear Electric for \$183,980.00. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

Councilwoman Alberts thanked the municipal committee and city staff for all their work on this project.

**12. Fraud Risk Assessment:**

Mayor Sjoblom reported the state auditor has issued a new requirement that each local government entity will need to complete an annual fraud risk assessment the end of each fiscal year starting with the current fiscal year. The governing board of each entity may assign a board member, staff member, volunteer, or paid professional to complete the assessment on their behalf. The chief administrative officer and chief financial officer must certify the assessment. The completed and certified assessment must be presented to the governing board prior to the end of the fiscal year. The purpose of this agenda item was for the Council to assign an individual to complete this assessment.

**Councilwoman Petty moved to appoint Mark McRae, finance director, to complete the Fraud Risk Assessment by the end of the fiscal year. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**13. Resolution 2020-25: Legal Services Contract:**

Mayor Sjoblom expressed South Weber City needs legal advice from a firm with land use expertise. The city staff reached out to firms with known experience in these matters and received offers from three different firms: Snow Christensen & Martineau, Parsons Behle & Latimer, and Jones Waldo. After a review of each firm’s experience and qualifications, discussions with the individual attorneys who would be working with the city, and an evaluation of the hourly rates of each firm; the city staff recommended engaging the services of Snow Christensen & Martineau. Although all three firms have knowledge and experience that would benefit South Weber City, Snow Christensen & Martineau will provide a three-person team of experienced attorneys at the lowest hourly rate of the three firms.

Councilwoman Alberts asked what the rates were. David reported Parsons Behle & Latimer is \$280/hr. and Jones and Waldo is \$350/hr.

**Councilman Halverson moved to approve Resolution 2020-25 for Snow, Christensen, & Martineau: Legal Services Contract. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

#### **DISCUSSION ITEMS:**

##### **14. Northern City Boundary**

Mayor Sjoblom reported Uintah City recently approached South Weber City about discussing the two cities' common boundary. Mayor Sjoblom, City Manager David Larson, and City Planner Barry Burton met with representatives from Uintah City on May 5 and determined that a joint working group with four representatives from each city would get together and develop a joint resolution between both cities that would clarify the boundary and could go before both city councils for consideration.

South Weber City's representatives on the working group are Mayor Sjoblom, Barry Burton, Councilmember Blair Halverson, and Planning Commission Chair Rob Osborne. They met with Uintah City representatives as a working group on May 21 to begin discussions. Mayor Sjoblom reported on those discussions during the May 26 City Council Meeting.

*It has been determined that the boundary should cross I-84 at the east end of the northernmost Geneva Gravel Pit, follow along the north side of I-84 (next to the freeway) west until it reaches the east end of the McKay Winkel property, and follow the current river alignment until approximately Adams Ave where it follows a section line westward to the rear lot line of the last house on the north side of the west end of Harper Way. At that point, it would follow the south right-of-way line of I-84 to the Riverdale City boundary.*

This discussion item was a chance for the entire city council to provide input to the members of the working group as they continue to represent the city in discussions with Uintah City to prepare a joint resolution to come before the council at a future date. Councilman Halverson asked about the Layne Kap property next to Riverdale City. David understood there are issues with that parcel, but the city needs to approach Riverdale. Councilwoman Petty identified the proposed new city/county boundary on the map. David discussed city boundaries are generally based on city services and so this has been the driving force behind this discussion. Councilwoman Petty asked if Uintah City could provide services to the RV Park. Councilman Halverson did ask that question to the Uintah mayor. David pointed out that is a question the mayor from Uintah would need to answer. He stated as we move forward the working committee will continue to meet together. A metes and bounds description will be put together. Ultimately, a joint resolution declaring the boundary will come before each council for approval. Councilwoman Alberts asked about the possibility of shared funds with Uintah concerning maintenance of Cottonwood Drive. She suggested it as a compromise for South Weber City taking over the service of the RV Park. Councilman Soderquist recommended looking at the location of the Weber River. He asked if South Weber City and Uintah City agree but the counties don't agree. David expressed the city boundary doesn't need to follow the county boundary.



**REPORTS:**

**15. New Business:** Councilman Winsor recommended the city put together a task force to discuss possible location for a new city office building. Councilman Halverson agreed. It was decided the admin/finance committee would take on this task.

Mayor Sjoblom expressed the need for the Red Hawk HOA to maintain the corner piece of property along 8200 South.

Councilwoman Alberts suggested public/safety committee look into Corinne Johnson's concerns with the fire department.

Councilman Soderquist asked if Maverik had been consulted about the entrance for Morty's Car Wash. Brandon stated Maverik signed an easement. It was decided David will work with Mark Larsen and the Cedar Cove HOA concerning the sprinkling system concerns at Cedar Cove Park. Councilman Soderquist commented Mark told him he wants to make sure the system is up to city code.

**16. Council & Staff:****Mayor's Items:**

1. Facts from the Wasatch Front Regional Council Committee Meeting: In the past 3 months:
  - a. Fuel tax: - 13%
  - b. E-commerce: +40%
  - c. Telecommuting: +40%
  - d. Transit use: -70%
  - e. Bicycle and Open Space use: +100%
  - f. Freeway volumes: -40%
  - g. Travel time by auto: -15%
  - h. Air Emissions: -38%
2. Rapid growth predicted for the Wasatch front will likely not decrease due to COVID but could possibly be accelerated due to economy of Utah.

**Councilman Halverson:** reported on the planning commission meeting on 3 June 2020. The conditional use permit and final plat were approved for Morty's Car Wash. There was public comment concerning this item.

**Councilwoman Alberts:** explained the public relations committee met to discuss an upgrade for the audio sound system for city hall. They are looking at options for possible two-way communication. On 7 July 2020 there will be a town hall meeting. She appreciated the service from the municipal utilities committee. She reported the country fair days committee decided to go forward with modified celebration.

**Councilman Soderquist:** revealed the admin committee met twice to discuss salaries. He met with the gravel pit committee. They have done many things to mitigate dust. They have delayed the start time to accommodate high winds.

**Councilwoman Petty:** reported the parks and recreation committee met with the train club. They will do a train ride in June with restrictions. The wetland restoration project must be completed by 1 July 2020. David explained any known entities that have participated in putting fill there are being contacted.

**Councilman Winsor:** explained the town hall meeting on 7 July 2020 will be a panel discussion concerning fiber. They have asked a few members of the community to sit on the panel to discuss options for the city. This will be an informative discussion. The utilities committee is continuing to discuss option for the streetlight improvement project. They will report on the public works building soon. The mosquito abatement committee will meet this Thursday. There are no active cases of West Nile virus in Utah.

**City Manager, David Larson:** reported on June 24<sup>th</sup> & June 25<sup>th</sup> there will be a general plan open house. The city council meeting will be cancelled on June 23<sup>rd</sup> and moved to June 30<sup>th</sup>.

**City Recorder, Lisa Smith:** announced the town hall meeting will need to be noticed.

**CLOSED SESSION:** Councilwoman Petty moved to adjourn the council meeting at 9:07 p.m. and go into a closed session held pursuant to the provision of UCA Section 52-4-205(1)(d) to discuss the purchase, exchange, or lease of real property. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**RECONVENE:** Councilman Winsor moved to reconvene the council meeting at 10:01 p.m. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**ADJOURN:** Councilman Winsor moved to adjourn the council meeting at 10:02 p.m. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**APPROVED:** \_\_\_\_\_ Date 07-21-2020  
Mayor: Jo Sjoblom

\_\_\_\_\_  
Transcriber: Michelle Clark

\_\_\_\_\_

Attest: City Recorder: Lisa Smith

[Amendment requested by Councilwoman Alberts on 07-20-2020](#)

DRAFT

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 16 June 2020

**TIME COMMENCED:** 6:00 p.m.

**LOCATION:** South Weber City Office at 1600 East South Weber Drive, South Weber, UT

**PRESENT: MAYOR:**

Jo Sjoblom

**COUNCIL MEMBERS:**

Hayley Alberts  
Blair Halverson  
Angie Petty  
Quin Soderquist (excused at 7:01 p.m.)  
Wayne Winsor

**CITY RECORDER:**

Lisa Smith

**FINANCE DIRECTOR:**

Mark McRae

**CITY MANAGER:**

David Larson

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Paul Sturm, Amy Mitchell, Corinne Johnson, TG George, and Edward Mueller.

Mayor Sjoblom called the meeting to order and welcomed those in attendance.

**1. PLEDGE OF ALLEGIANCE:** Councilwoman Alberts

**2. PRAYER:** Councilwoman Petty

**3. COVID UPDATE:**

1. Davis Co Health hired 20 more employees to keep up with increased demand on time.
2. 65.7% of cases in Davis County are from known contacts
  - a. Good statistic – travel cases are down
  - b. Workplace exposure is increasing - becoming a bigger concern
3. Currently no active cases in South Weber City
4. Unemployment rate in Davis County dropping – 8.9%
5. 73% hospital utilization
  - a. Down a bit from last week
  - b. Don't want to get to 90%
6. Antibody testing done by Red Cross indicates only 2% of public has immunity
  - a. Herd immunity – 80%
7. Increase of high-risk cases in Davis County

Quin – Davis County Health still working on statistics to show % of cases or deaths with underlying conditions – hopefully, next week

**4. PUBLIC COMMENT: Please respectfully follow these guidelines:**

- a. Individuals may speak once for 3 minutes or less**
- b. Do not make remark from the audience**
- c. State your name and address**
- d. Direct comments to the entire Council**
- e. Note City Council will not respond during the public comment period**

**Amy Mitchell, 1923 Deer Run Drive**, professed she had heard accusations of false information being put out into the community. She announced anything she has researched is 100% accurate. She did not want a connection to Layton City. She was concerned about getting everyone to complete the city survey. She worried about the budget and spending money to upgrade the sewer. She inquired why the city needs a new public works building. She was remiss about code enforcement for the RV Park. She identified the quiet hours for the RV Park are from 10:00 p.m. to 7:00 a.m. and requested the car wash have the same quiet hours.

**Corinne Johnson, 8020 S. 2500 E.**, acknowledged she sent an email to the city council with her comments. Following up on her comments from last week, she queried how many calls the fire department received and from where. She was unhappy about how much money is being spent on the fire department. She reported she belongs to an organization who is trying to inform the public and those comments reflect greatly on the leadership of the community. She reiterated the information they disseminate is accurate.

Councilman Winsor thanked Corinne for her comments concerning the fire department. The safety committee will be meeting to discuss some of her concerns. He cited 450-460 calls for the fire department. Of those calls 25 were outside of South Weber jurisdiction. Meanwhile, 17 calls responded to help South Weber City from other agencies (all were fire but three). The city charges for ambulance services and it all comes back to the city. He reported South Weber City fire department has mutual aid agreements with other entities. Morgan City has now improved their fire department. He reminded those in attendance, at one time, South Weber City needed outside help. He discussed Price City. Price City has twice the population of South Weber City and their resources are different. They have a few administrators, but the majority of their fire department are volunteers, which is what South Weber City was up until 2017. South Weber City has part-time fire fighters 24/7. He then discussed Corinne's concerns with the budget. He explained the main cost in the fire department budget is wages. The normal rotation is to have an average of two people at the building 24/7. He commented they are still looking at the data and still need more time to answer all her questions. Mayor Sjoblom stated there is an email from Derek Tolman to Corinne Johnson concerning a GRAMA request.

**ACTION ITEMS:****5. APPROVAL OF CONSENT AGENDA:**

- **May Check Register**
- **April Budget to Actual**

**Councilman Soderquist moved to approve the consent agenda as written. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**6. Resolution 2020-26: Certified Tax Rate**

Mayor Sjoblom reported each year Davis County looks at all properties in the city and determines their assessed value. They work with the state to determine the certified tax rate for the city. The rate is determined by taking the dollar amount levied last year divided by the current assessed value and then adding an additional amount for new growth. The city must adopt this certified tax rate to allow the county to collect property taxes in the city's behalf and distribute them to city once collected. Last year's rate was .001441 and is .001403 for 2020. This rate should generate \$754,000 in property taxes. This will be an increase of about \$53,000 coming solely from new growth.

Councilman Winsor discussed the tax rate going up 100% last year which was difficult for many people to understand. He pointed out the certified tax rate decrease. He suggested looking at the rates every year to make sure South Weber has what they need. Mayor Sjoblom remarked she had one resident ask her to raise taxes because of COVID.

**Councilwoman Petty moved to approve Resolution 2020-26 to adopt the certified tax rate of .001403 for the 2020 assessment of property taxes in South Weber City. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**7. Resolution 2020-27: Fiscal Year 2021 Final Budget with Consolidated Fee Schedule**

Mayor Sjoblom acknowledged all cities in Utah are required to adopt a city budget outlining expected revenues and expenditures for the next fiscal year. Staff and the city council have worked together over the past several months to put together a balanced budget for all funds which is fiscally responsible and meets the needs of the city for the fiscal year ending June 30, 2021. A public hearing was held on June 9, 2020 for public comment on the tentative budget. Included as part of the budget is the comprehensive fee schedule which will also become effective July 1, 2020.

Mark McRae, finance director, explained he had worked on the budget for the last several months. It was developed by city staff and various committee members. The city council and mayor have discussed everything in the budget. There has been a lot of discussion and the city has tried to hold expenses down. Everything was looked at very carefully, including every invoice. There are state policies and procedures in place which the city follows. He identified changes made to the consolidated fee schedule.

Mayor Sjoblom attended all of the committee meetings and vouched for the attention given to budget items. Mark thanked the city staff, city council, and mayor for their help. Mayor Sjoblom thanked the Mark McRae and David Larson for their help.

The following changes have been made since the adoption of the tentative budget:

**General Fund - Revenues – Property Tax**

An increase of \$34,000 due to new growth figures from Davis County.

**General Fund - Revenues – Contribution from Fund Balance**

An increase of \$51,000

**General Fund – Administration – Professional & Tech. - Attorney**

An increase of \$75,000 for property rights attorney

**General Fund-Fire-Salaries**

An increase of \$10,000 due to an employee salary adjustment recommended by the Finance Committee and recalculation of 2020 budget amendment for captains and holidays.

**Capital Projects – Revenues – Contribution from Fund Balance**

An increase of \$935,000.

**Capital Projects – Revenues – Developer Pmts. for Improv.**

An increase of \$110,000 for developer share of streetlight installation.

**Capital Projects – Admin. – Improv. Other than Bldgs.**

An increase of \$35,000 for audio/video upgrade of city council chambers.

**Capital Projects – Streets - Land**

An increase of \$800,000 to purchase property for new public works' shop. This is being re-budgeted from fiscal year 2020.

**Capital Projects – Streets – Improv. Other than Bldgs.**

An increase of \$210,000 for streetlight installation.

**Sewer Fund – Salaries**

An increase of \$6,000 due to an employee salary adjustment recommended by the finance committee.

**Storm Drain Fund – Salaries**

An increase of \$6,000 due to an employee salary adjustment recommended by the finance committee.

**Water Fund – Projects**

An increase of \$565,000 in the Job Corp portion of the east bench transmission lines as per signed agreement. An increase of \$50,000 in the city portion of the east bench transmission line for property easements.

Councilman Winsor reviewed a question brought to him concerning the fire chief salary. He communicated the analysis used to come up with those numbers. It is based on the hourly rate without any benefits.

Councilwoman Alberts communicated the city will not be raising taxes this year, but it is something that needs to be reviewed so that we can keep up and not have another large increase. The city is not going to pass on to residents a garbage or sewer fee increase this year. Mark stated the city will absorb the increase from the sewer district. The fees from Robinson Waste did go up, but they decided the city will absorb that cost increase as well. He discussed the maximum the city can save in the general fund is 25%. If it is over 25%, funds can be transferred to the capital project funds. He stated this is watched very closely. If sales taxes are affected by COVID, next year that may need to be adjusted.

Councilwoman Alberts questioned the sewer capacity. David Larson, city manager, explained the capital facilities plan identifies future projects and gives direction on what needs to be upgraded. The impact fee plan identifies which projects are eligible for impact fees. Money was set aside for a sewer trunk line upsize because the capital facilities plan identified the need to maintain the system as the city grows. The actual flows show there is additional capacity that was not modeled. The city held off on doing the Cottonwood Cove trunk line for a couple of years so that data could be gathered. Councilman Winsor stated the trunk line is not being increased for the Lofts or any other projects. The model is conservative. There is ample capacity in the sewer system to meet the general plan. Metering has taken place and data has been

collected. David reported the sewer fund is stand alone, and the water fund is stand alone. The \$900,000 budgeted will stay in the sewer fund.

Councilwoman Alberts inquired about \$327,000 moved to the capital projects fund. She asked for detailed information concerning South Bench Drive expenditures.

Councilwoman Alberts asked about recreational impact fees. Mark explained when the family activity center was built it was bonded. The impact fee included future growth. The cost for both buildings were eligible for impact fees.

Councilwoman Alberts advised the fire department's \$35,000 for the gurney needs to be addressed. She would like to put that item on hold until residents' questions are addressed.

Councilman Winsor conveyed the need for a public works' shop. He explained the difficulty with the existing location and storage of salt, rock, gas, etc. The committee looked at 30 possible locations and used specific criteria for rating them. They narrowed it down to 10 locations. Councilman Halverson conveyed the city can sell the current facility. This purchase was budgeted last year and moved to this year. Councilman Winsor commented there are no immediate plans or need for a new city hall. Councilwoman Alberts stated a new public works' facility will help to store vehicles etc. Councilman Winsor indicated the project would be accomplished in phases. Deliberation took place regarding the public safety committee reviewing the fire department gurney purchase. Mayor Sjoblom wanted the public to be aware the city is taking the possible affects from COVID seriously.

**Councilman Winsor moved to approve Resolution 2020-27 Fiscal Year 2021 Final Budget with Consolidated Fee Schedule with an amendment to ask city staff to freeze any expenditure of a \$35,000 gurney purchase until the public safety committee has reviewed it and brought it back to the city council for consideration. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

Councilman Winsor thanked the city staff and public for their help. The city council agreed. Mayor Sjoblom described the city not having the ramifications other cities have had with issues such as COVID etc. She stated South Weber City is in good shape.

**Mayor Sjoblom excused Councilman Soderquist from the meeting at 7:01 p.m.**

#### **REPORTS:**

**8. New Business:** Councilman Winsor discussed the city council receiving department reports, but the public not getting that type of information. He suggested posting monthly reports on the city website, email update, etc. He charged the public relations committee to look at possibilities. David disclosed a staff meeting was held today in which they discussed reporting this type of information to the community.

**Open House for General Plan:** David reported there will be proper physical distancing. They will encourage masks but not require them.



**9. Council & Staff:**

**Mayor's Sjoblom:** recounted that last Thursday David Larson, Blair Halverson, Wayne Winsor, and she met with new land use attorneys Snow Christensen and Martineau. They felt really good about them. They are excited to delve into the material and find answers and solutions for South Weber City with regard to our short-term rental predicament. The city is looking at a request for proposals for full time counsel.

Coronavirus Aid, Relief, and Economic Security Act (CARES) - \$222,593 is the first tranche (or portion of the grant) allocated to South Weber City for COVID related expenses:

1. Maximum amount is not guaranteed
2. Must spend the funds by 30 November 2020
3. Only reimbursed for necessary COVID expenditures
4. Davis County is asking if cities would be willing to pool funds to reach out to more businesses in Davis County and use funds more fully and efficiently
5. South Weber City currently has recorded \$3500 used for COVID related expenses – not guaranteed to be funded.

Mayor Sjoblom asked the city council if they have an opinion on whether or not South Weber City should give funds to Davis County for businesses. Councilman Halverson expressed the cost for the city livestreaming should come out of these funds. He suggested making sure the fire department has essential items they need before returning any funds to Davis County. Mayor Sjoblom suggested the safety committee discuss this item further. It was decided David will reach out to Curtis Koch of Davis County to get more information on the request.

**Councilman Halverson:** reported the planning commission met on 11 June 2020 and listened to a presentation for the Stephens' property. The developer was directed to bring something different back to the table. The planning commission will continue to meet over Zoom depending on Governor Herbert's order. The planning commission will begin reviewing city ordinance and zoning in July. Councilman Halverson and Councilwoman Petty suggested the planning commission draft a noise ordinance.

**Councilman Winsor:** attended the mosquito abatement meeting. Mosquitos are currently out and about. A resident reached out to him concerning streetlights broken on the freeway on and off ramps. He thanked the public for feedback and involvement.

**City Manager David Larson:** gave an update on the wetland restoration project. There will be large piles of dirt on the west side, but they won't remain there forever. He also reported the finance department and public works department found an option to get garbage cans before the end of the fiscal year.

**ADJOURN:** Councilwoman Petty moved to adjourn the council meeting at 7:37 p.m. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, ~~Soderquist~~ and Winsor voted aye. The motion carried.

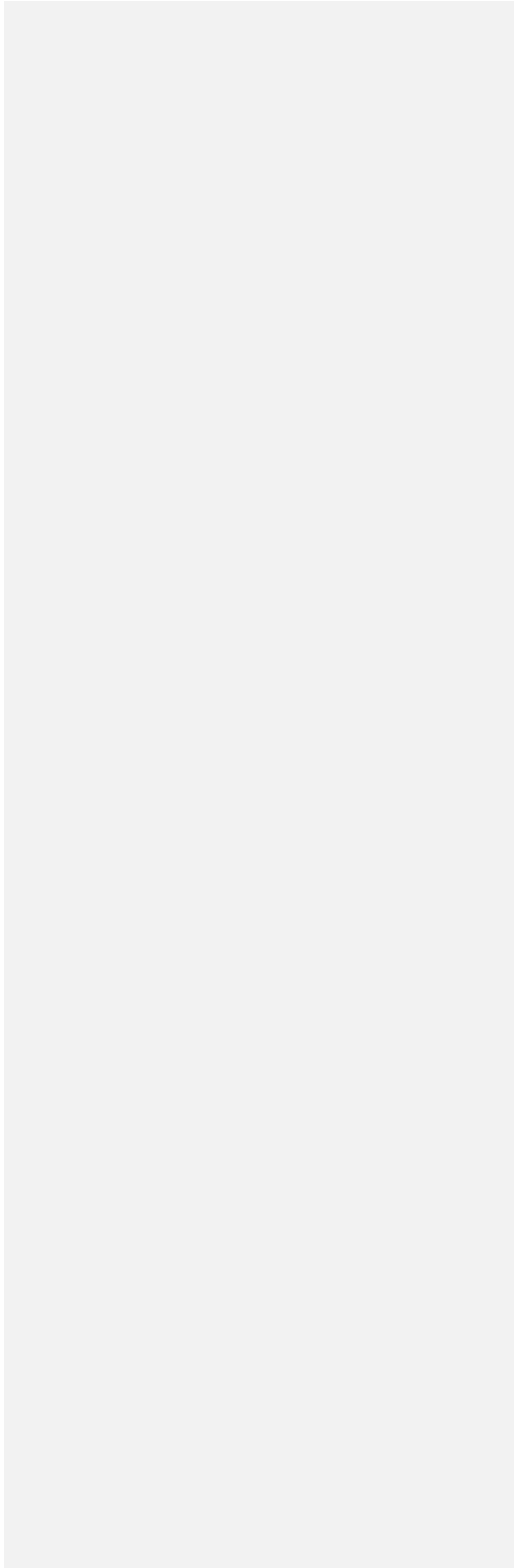
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**APPROVED:** \_\_\_\_\_ Date 07-21-2020  
Mayor: Jo Sjoblom

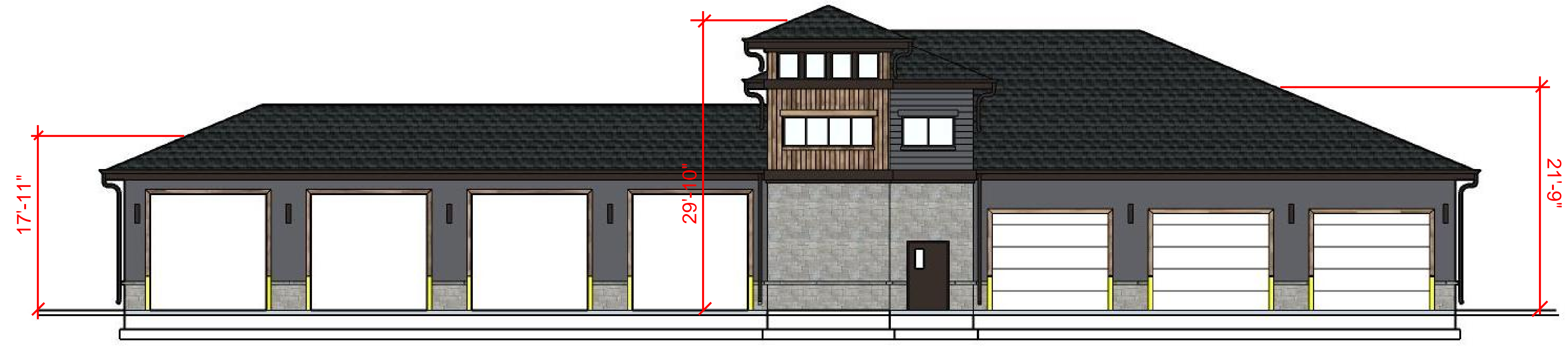
\_\_\_\_\_  
Transcriber: Michelle Clark

Attest: \_\_\_\_\_  
City Recorder: Lisa Smith

DRAFT



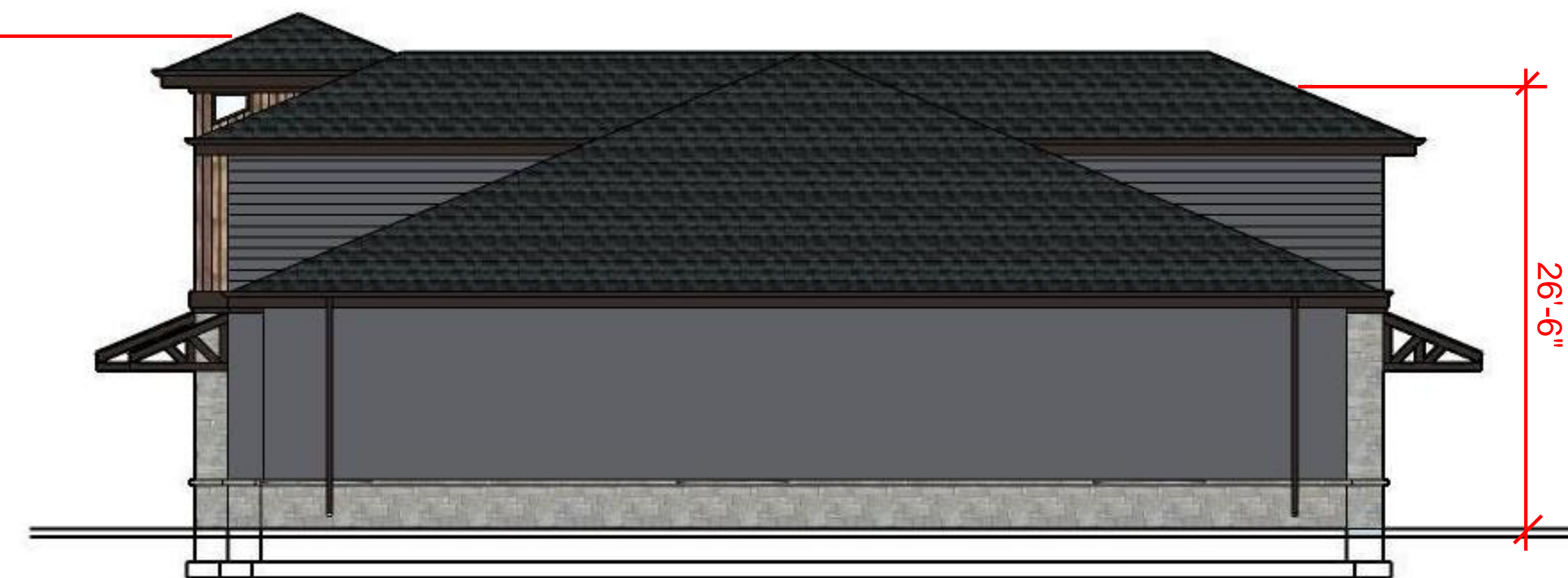
FINISH SCHEDULE	
CALLOUT	NOTE
1	ARCHITECTURAL GRADE SHINGLE ROOF
2	1" E.I.F.S. OVER CONCRETE FILLED PVC WALL SYSTEM
3	SYNTHETIC STONE VENEER
4	PRE-FINISHED ALUMINUM RAIN GUTTER AND DOWNSPOUT
5	VENDING MACHINES - SEE EQUIPMENT PLAN
6	1" INSULATED GLASS IN CLAY COLORED VINYL FRAME
7	STEEL PIPE BOLLARD
8	POLYCARBONATE SECTIONAL DOOR
9	PAINTED HOLLOW METAL DOOR
10	1" E.I.F.S. OVER WOOD FRAMED WALLS



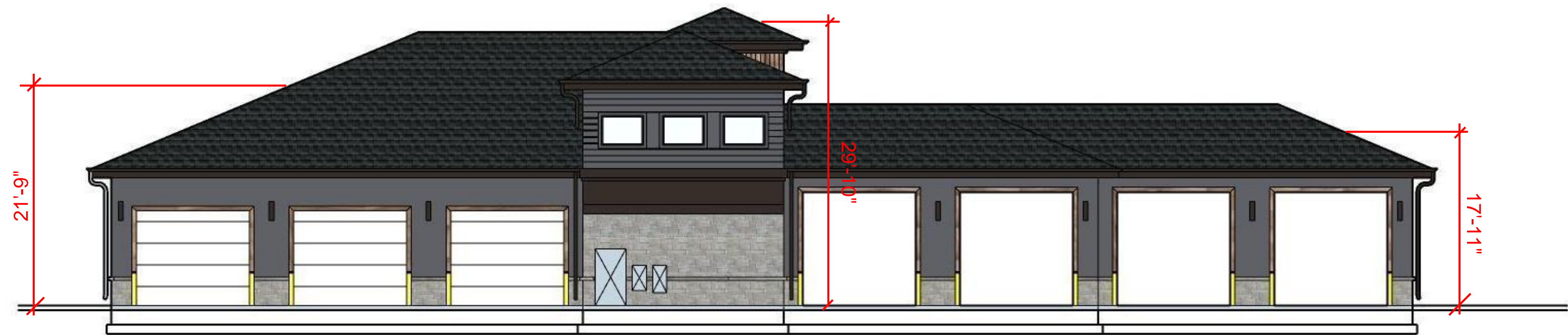
1 EAST  
A2.1  
**EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



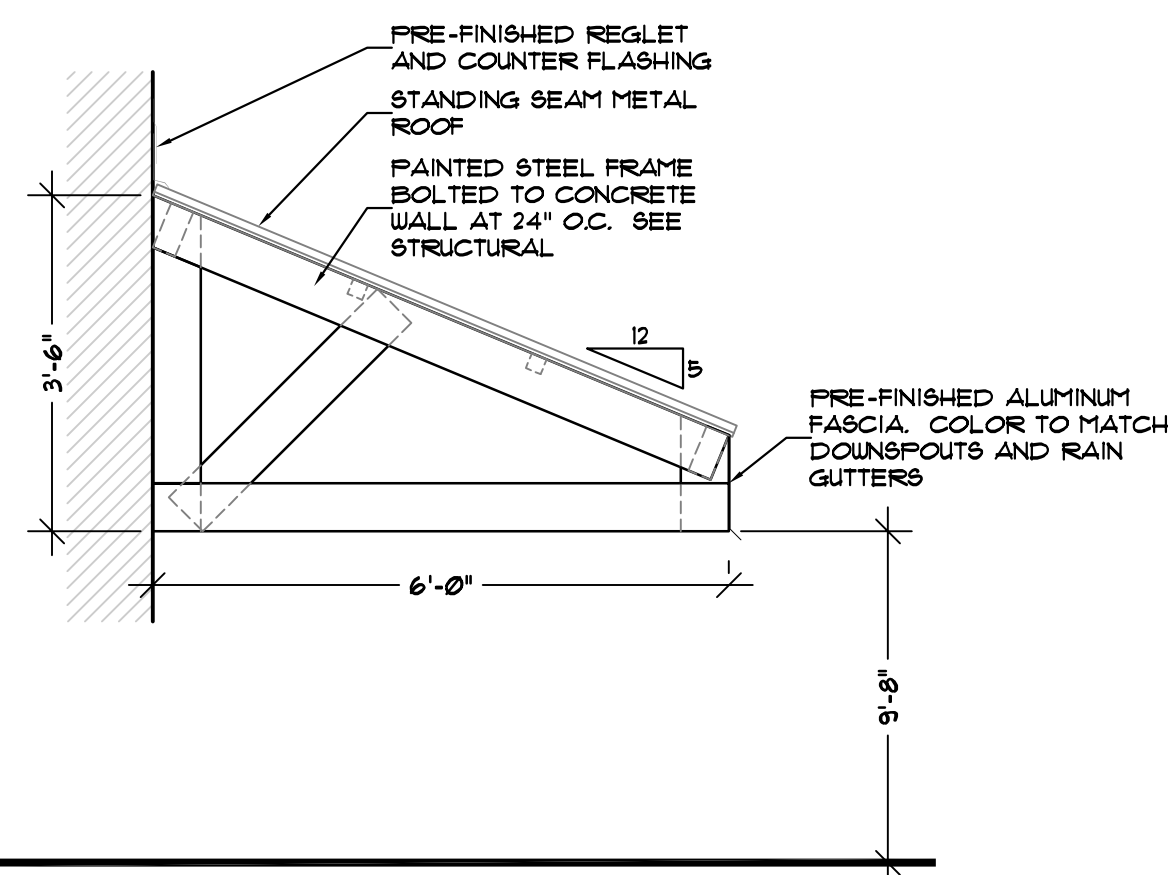
2 SOUTH  
A2.1  
**EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



3 NORTH  
A2.1  
**EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



4 WEST  
A2.1  
**EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



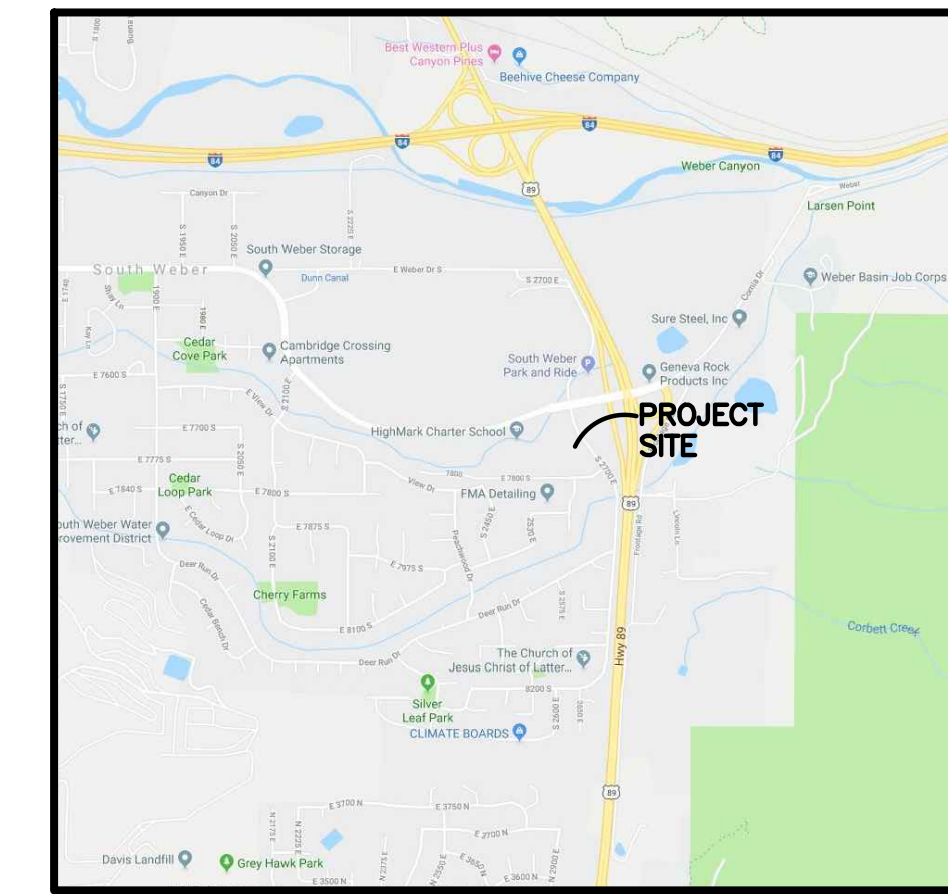
5 CANOPY DETAIL  
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**Project Narrative/Notes/Revisions**

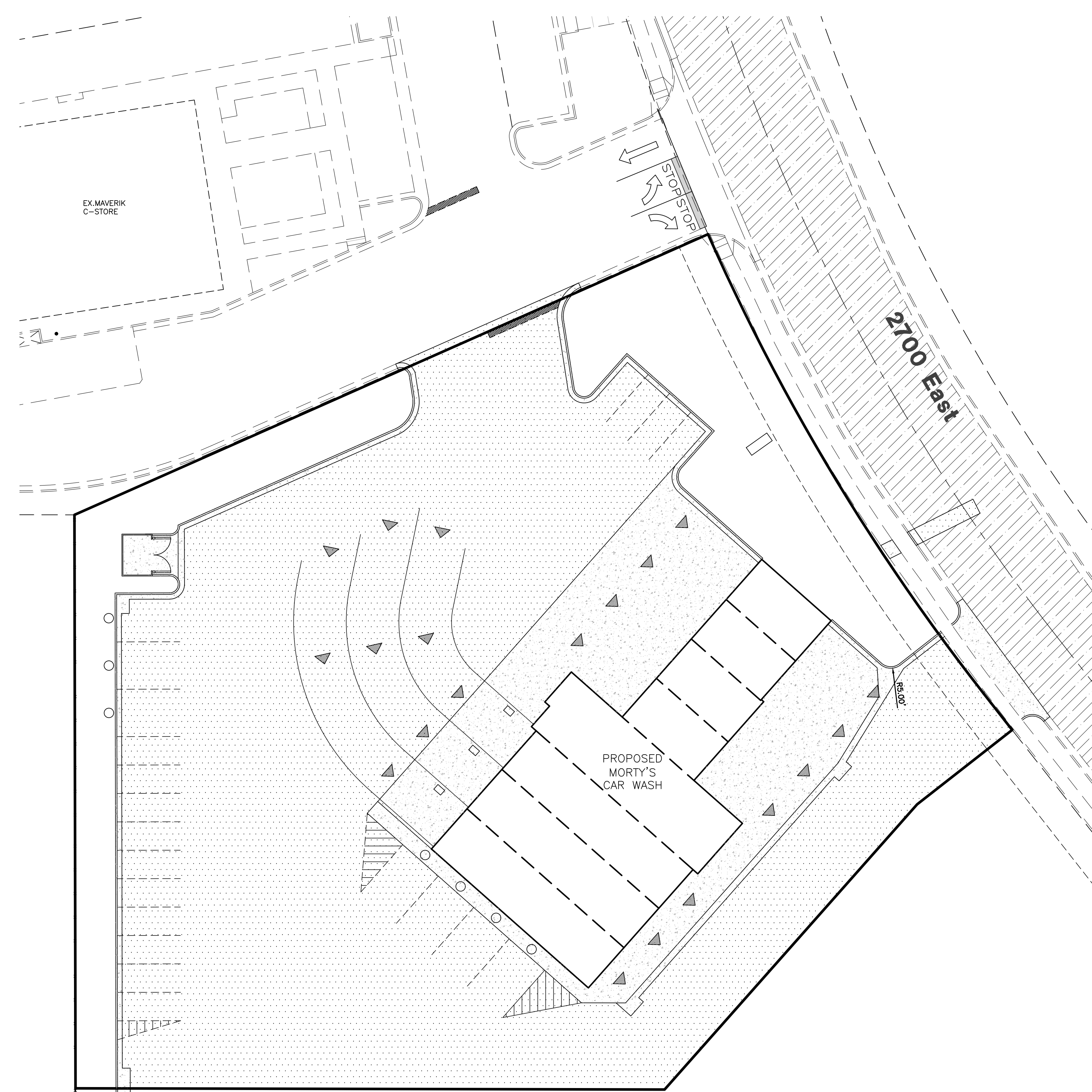
1. 03/13/20 JM - COMPLETED DESIGN FOR CLIENT & CITY REVIEW.
2. 04/14/20 JM - ADJUSTED THE MONUMENT SIGN.
3. 05/19/20 JM - REVISED PER CITY COMMENTS.
4. 06/08/20 JM - REVISED PER GAS COMMENTS.

# Morty's Car Wash Frontage Road Improvement Plans

SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
MARCH 2020



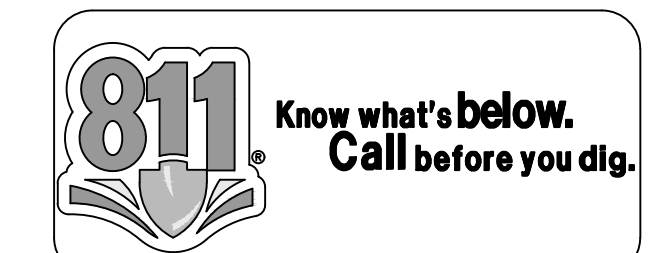
**Vicinity Map**  
NOT TO SCALE



SITE DATA	
PARKING:	14 STALLS PROVIDED 9 STALLS W/VACUUMS
PARCEL AREA:	56,440 S.F. (1.30 ACRES)
BUILDING AREA:	6,831 S.F.
ASPHALT AREA:	40,312 S.F. (0.93 ACRES)
LANDSCAPE AREA:	9,297 S.F. (0.21 ACRES)
LS RATIO:	16.5%

**Sheet Index**

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend
- Sheet 3 - Existing/Demolition Plan
- Sheet 4 - Proposed Site Plan
- Sheet 5 - Grading/Utility Plan
- Sheet 6 - Civil Details
- Sheet 7 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 8 - Storm Water Pollution Prevention Plan Details
- Sheet 9 - Landscape Plan
- Sheet 10 - Irrigation Plan
- Sheet 11 - Irrigation Details

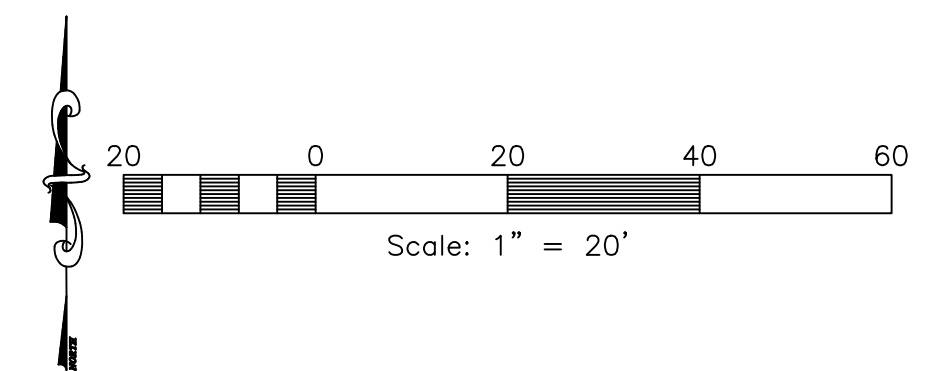


**Engineer's Notice To Contractors**  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

**Developer Contact:**  
Scott Mortensen  
801-850-2360  
scottm3management@gmail.com

**Project Contact:**  
Project Manager: Nate Reeve  
Project Engineer: Ken Hunter

**WARNING: HIGH PRESSURE PIPELINES**  
NO EXCAVATION OR CONSTRUCTION IN THIS AREA WITH ONE-CALL AND WITHOUT CONTACTING PHILLIPS 66 PIPELINE LLC(P66PL) AT (303) 376-4384.



**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 871-3100 www.reeve-assoc.com

**IRA**  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	03/13/20	JM - COMPLETED
	04/14/20	JM - MONUMENT SIGN
	05/19/20	JM - CITY COMMENTS

**Morty's Car Wash  
Frontage Road**  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Cover/Index Sheet**



**Project Info.**

Engineer:	J. NATE REEVE
Drafter:	J. MEYERS
Begin Date:	MARCH 2020
Name:	MORTY'S CAR WASH SOUTH WEBER
Number:	7307-01

### General Notes:

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT, ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, CONSTRUCTION, ASPHALT SECTION, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT REQUIRED BY THE CITY AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE PREFERES OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR AN INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT OF HIS OWN INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPAIRING OR REPLACING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REFINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

### Utility Notes:

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

### Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

NOTE:  
1. SAWCUT EXISTING ASPHALT INSIDE FROM OUTER EDGE FOR TACK SEAL OF NEW ASPHALT  
2. CONTRACTOR TO VERIFY 2% MIN. AND 5% MAX SLOPE FROM EDGE OF ASPHALT TO LIP OF GUTTER

### Survey Control Note:

THE CONTRACTOR OR SURVEYOR SHALL BE RESPONSIBLE FOR FOLLOWING THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) MODEL STANDARDS FOR ANY SURVEYING OR CONSTRUCTION LAYOUT TO BE COMPLETED USING REEVE & ASSOCIATES, INC. SURVEY DATA OR CONSTRUCTION IMPROVEMENT PLANS. PRIOR TO PROCEEDING WITH CONSTRUCTION STAKING, THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON AN ALTA SURVEY, IMPROVEMENT PLAN, OR ANY ELECTRONIC DATA PROVIDED. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN FIVE (5) EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY REEVE & ASSOCIATES, INC. AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION STAKING.

### Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

### Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

#### EXPOSED SLOPES:

- ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
  - B) TRACKING STRAW PERPENDICULAR TO SLOPES
  - C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Legend					
	= PROPOSED SECONDARY WATER LATERAL		= PROPOSED WATER METER	PP	= POWER/UTILITY POLE
	= PROPOSED LAND DRAIN LATERAL		= EXISTING WATER METER	P.U.E.	= PUBLIC UTILITY EASEMENT
	= PROPOSED WATER LATERAL		= PROPOSED CATCH BASIN	RCP	= REINFORCED CONCRETE PIPE
	= PROPOSED SEWER LATERAL		= EXISTING CATCH BASIN	RIM	= RIM OF MANHOLE
	= PROPOSED CULINARY WATER LINE		= DRAINAGE SWALE	R.O.W.	= RIGHT-OF-WAY
	= EXISTING CULINARY WATER LINE		= PLUG W/ 2" BLOW-OFF	SD	= STORM DRAIN
	= PROPOSED SECONDARY WATER LINE		= PLUG & BLOCK	SS	= SANITARY SEWER
	= EXISTING SECONDARY WATER LINE		= STREET LIGHT	TBC	= TOP BACK OF CURB
	= PROPOSED SANITARY SEWER LINE		= SIGN	TOA	= TOP OF ASPHALT
	= EXISTING SANITARY SEWER LINE	BLDG	= BUILDING	TOC	= TOP OF CONCRETE
	= PROPOSED STORM DRAIN LINE	C&G	= CURB & GUTTER	TOFF	= TOP OF FINISHED FLOOR
	= EXISTING STORM DRAIN LINE	CB	= CATCH BASIN	TOI	= TOP OF PUMP ISLAND
	= PROPOSED LAND DRAIN LINE	C.F.	= CUBIC FEET	TSW	= TOP OF SIDEWALK
	= EXISTING LAND DRAIN LINE	C.F.S.	= CUBIC FEET PER SECOND	W	= CULINARY WATER
	= PROPOSED IRRIGATION LINE	FC	= FENCE CORNER	WM	= WATER METER
	= EXISTING IRRIGATION LINE	FF	= FINISH FLOOR		= EXISTING ASPHALT PAVEMENT
	= FENCE LINE	FFE	= FINISH FLOOR ELEVATION		= PROPOSED ASPHALT PAVEMENT
	= PROPOSED FIRE HYDRANT	FG	= FINISHED GRADE		= PROPOSED CONCRETE
	= EXISTING FIRE HYDRANT	FH	= FIRE HYDRANT		= PROPOSED GRAVEL
	= PROPOSED MANHOLE	FL	= FLOW LINE	4800	= EXISTING CONTOUR GRADE
	= EXISTING MANHOLE	GB	= GRADE BREAK	4800	= PROPOSED CONTOUR GRADE
	= PROPOSED SEWER CLEAN-OUT	INV	= INVERT		
	= PROPOSED GATE VALVE	L.F.	= LINEAR FEET		
	= EXISTING GATE VALVE	NG	= NATURAL GRADE		

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REVISIONS	DATE	DESCRIPTION
	03/13/20	JM - COMPLETED
	04/14/20	JM - MONUMENT SIGN
	05/18/20	JM - CITY COMMENTS

**Morty's Car Wash**  
**Frontage Road**  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Notes/Legend/  
Street Cross-Section**

**PROFESSIONAL ENGINEER**  
 J. NATE REEVE  
 375328  
 07/21/2020  
 STATE OF UTAH

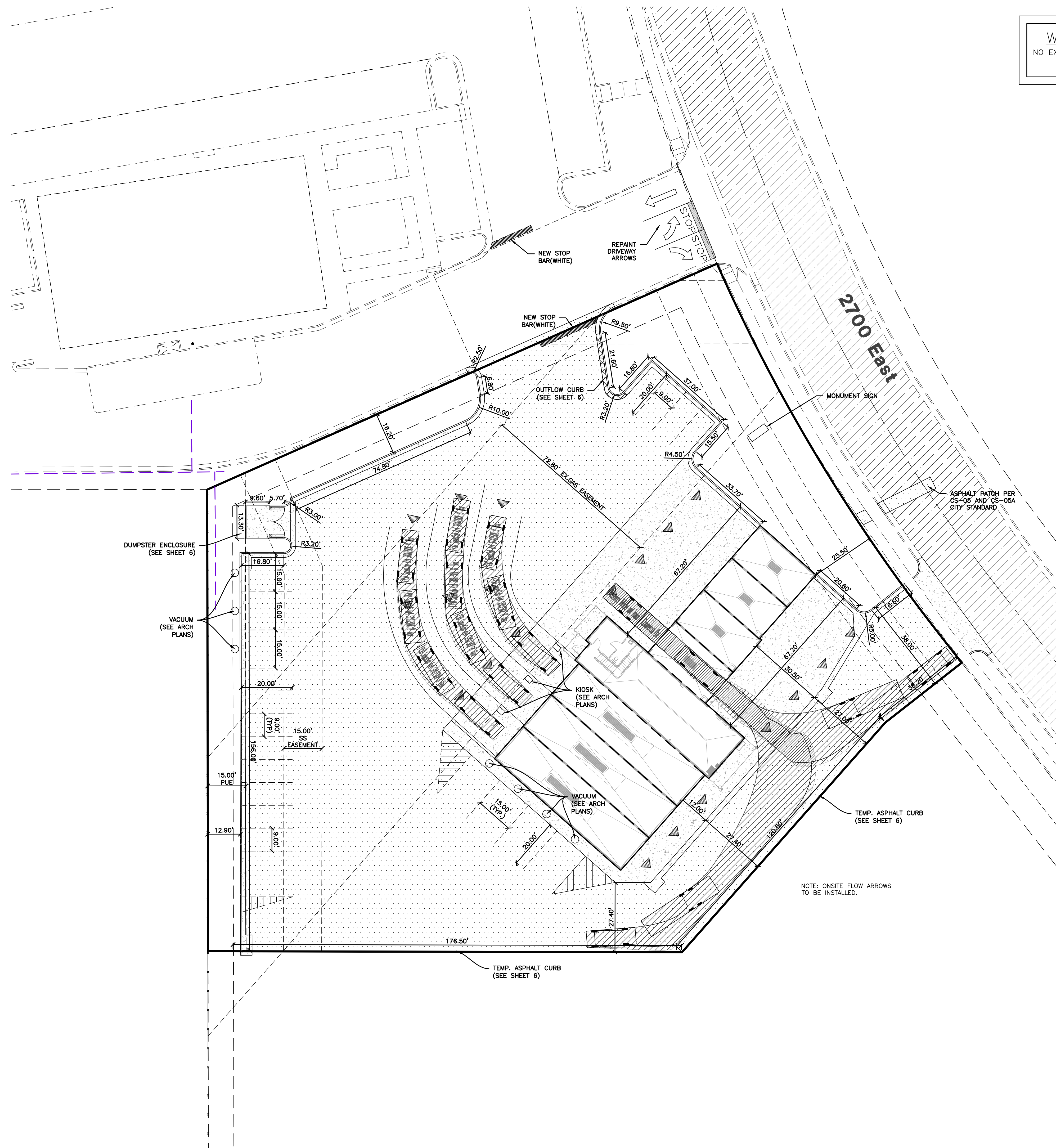
**Project Info.**

Engineer:	J. NATE REEVE
Drafter:	J. MEYERS
Begin Date:	MARCH 2020
Name:	MORTY'S CAR WASH SOUTH WEBER
Number:	7307-01

Sheet	<b>11</b>
<b>2</b>	Sheets



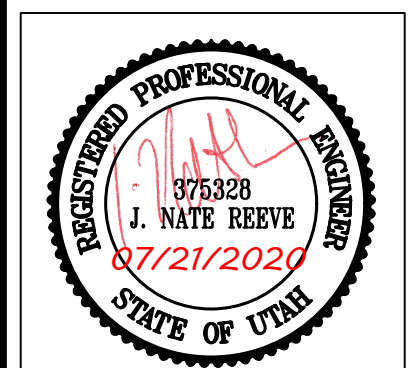
**WARNING: HIGH PRESSURE PIPELINES**  
 NO EXCAVATION OR CONSTRUCTION IN THIS AREA WITH ONE-CALL AND WITHOUT CONTACTING PHILLIPS 66 PIPELINE LLC(P66PL) AT (303) 376-4384.



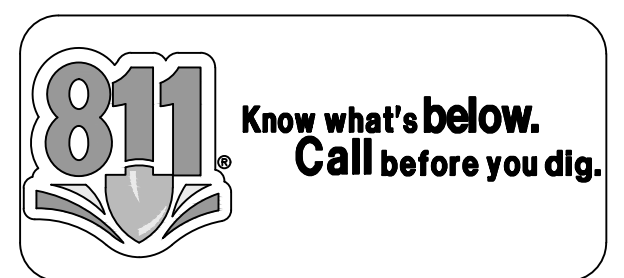
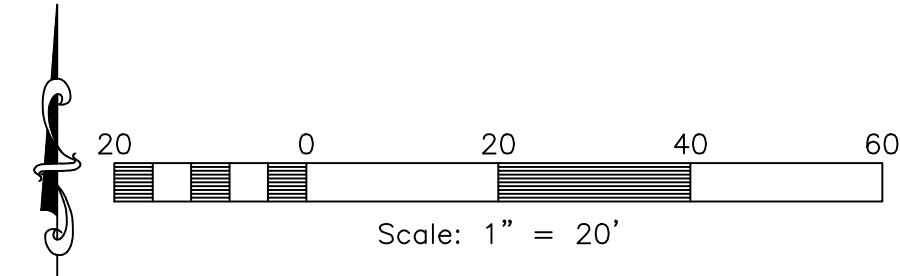
**Reeve & Associates, Inc.**  
**IRA**  
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04/14/20 JM	MONUMENT SIGN	
05/18/20 JM	CITY COMMENTS	

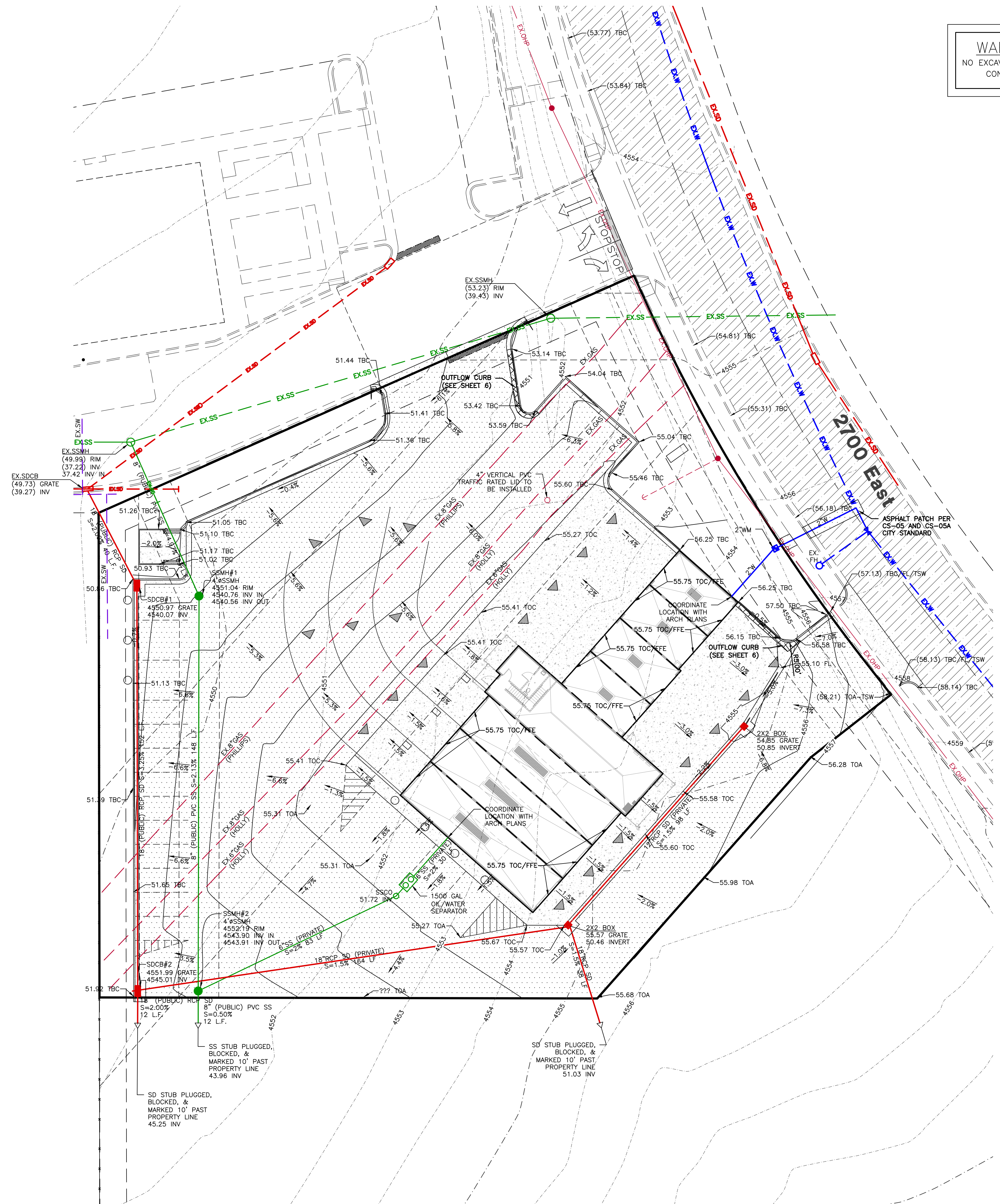
**Morty's Car Wash**  
**Frontage Road**  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
**Proposed Site Plan**



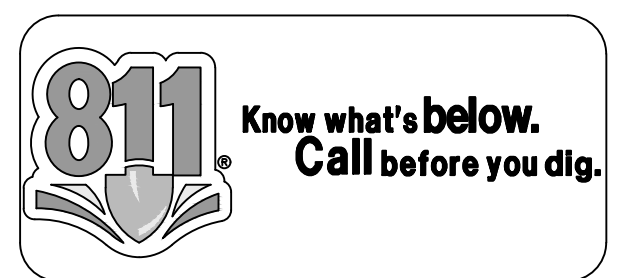
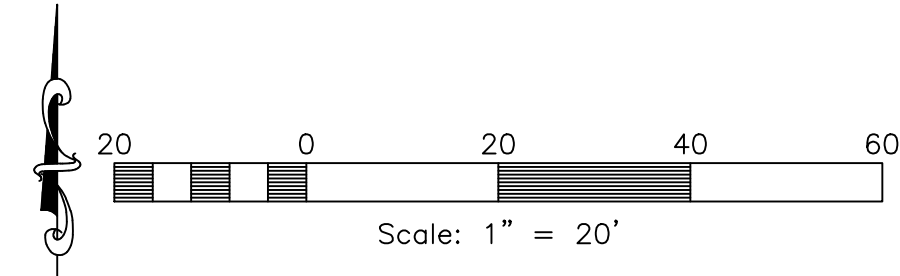
**Project Info.**  
 Engineer: J. NATE REEVE  
 Drafter: J. MEYERS  
 Begin Date: MARCH 2020  
 Name: MORTY'S CAR WASH SOUTH WEBER  
 Number: 7307-01



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NOTE: PROJECT TO COMPLY WITH CMT GEOTECHNICAL REPORT



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	05/18/20 JM	CITY COMMENTS

**Morty's Car Wash Frontage Road**  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
**Grading/Utility Plan**

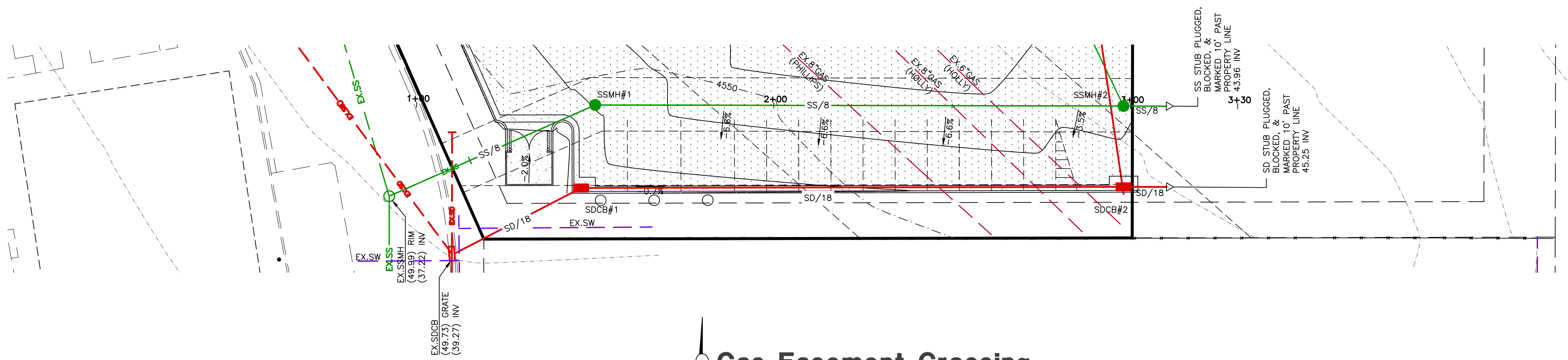


**Project Info.**

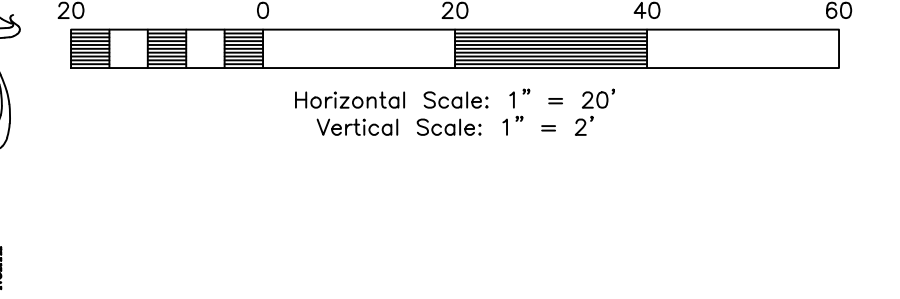
Engineer:	J. NATE REEVE
Drafter:	J. MEYERS
Begin Date:	MARCH 2020
Name:	MORTY'S CAR WASH SOUTH WEBER
Number:	7307-01

Sheet	<b>11</b>
<b>5</b>	Sheets

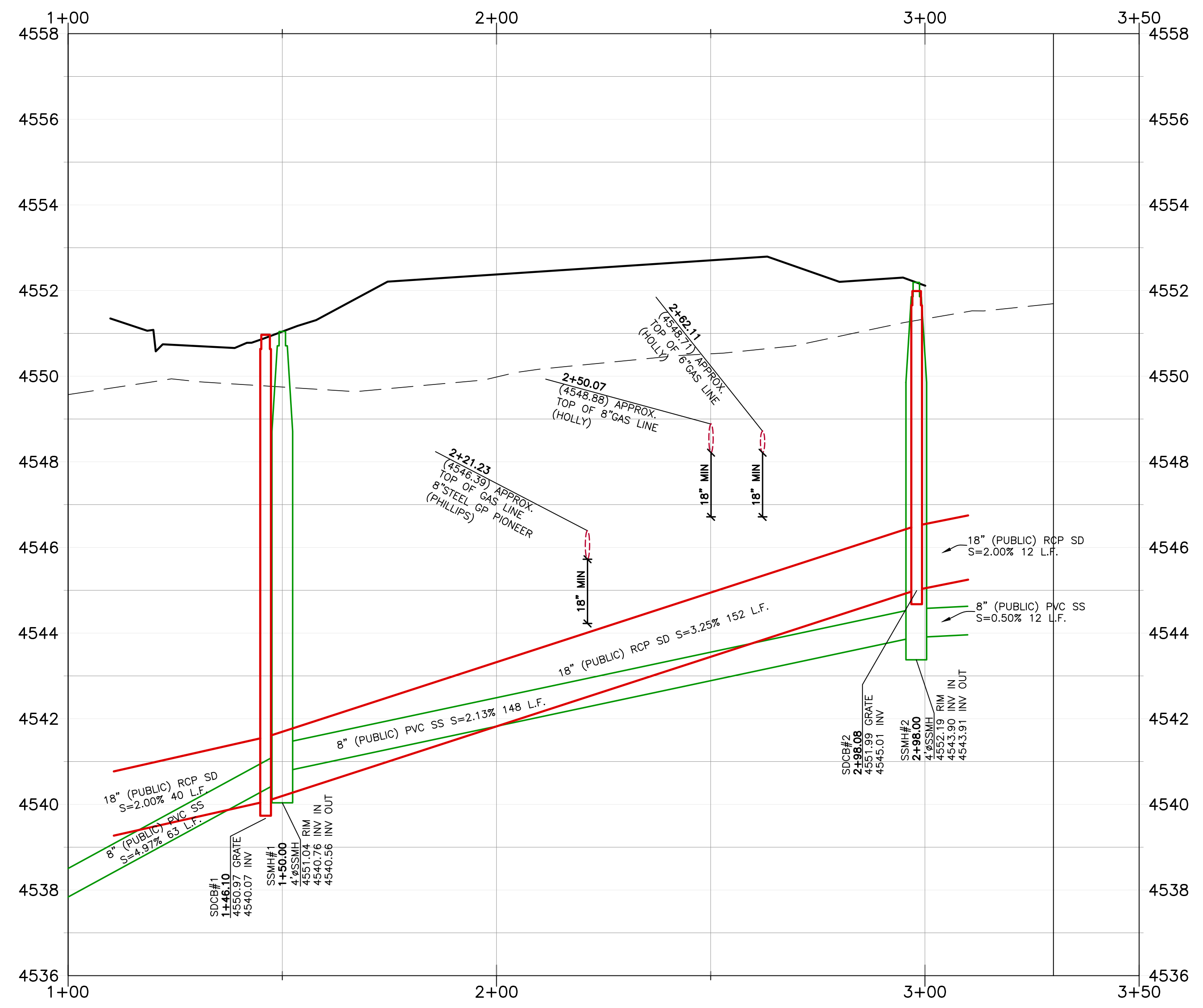




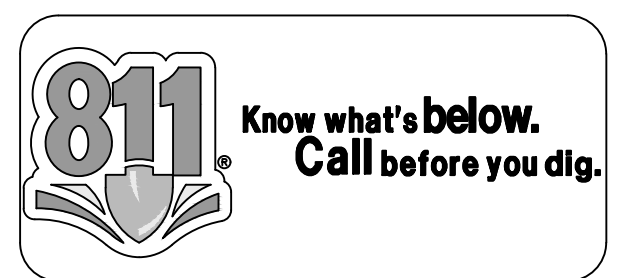
### Gas Easement Crossing



- Notes:**
- For planning purposes please notify Phillips 66 Pipeline LLC ("Permitter"), for line marking, depth probing, and prior to start of any construction activities in the pipeline right-of-way. The following guidelines apply to Permittee and any contractors, agents and/or representatives it uses for construction activities conducted in Permitter's right-of-way and/or affecting Permitter's pipelines:
  - The Permittee is required by State law to contact the local One-Call Center at least 48 hours prior to any excavation taking place near the pipeline(s).
  - Permittee shall conduct their activities in compliance with Permitter's Design Guidelines as well as any applicable encroachment agreement in place with Permitter and/or the terms of the Construction Guidelines contained herein.
  - The continued integrity of Permitter's pipelines and the safety of all individuals in the area of proposed work near Permitter's Facilities are of the utmost importance. Therefore, Permittee shall meet with Permitter representatives prior to construction to provide and receive notification listings for appropriate area operations and emergency personnel. Permitter's on-site representative shall require discontinuation of any work that, in their opinion, endangers the operation or safety of personnel, pipelines, or facilities.
  - The use of probing rods for pipeline locating shall be performed by Permitter representatives only to ensure no damage to the pipeline coating. If additional work besides probing is necessary to locate the pipeline, this shall be done at the Permittee's expense under Permitter supervision.
  - Notification shall be given to Permitter at least 72 hours before start of construction. A schedule of activities for the duration of the project shall be made available at that time to facilitate the scheduling of Permitter's work site representative. Any Permittee schedule changes shall be provided to Permitter immediately.
  - Permittee shall not commence work within twenty-five (25) feet of a Permitter pipeline or aboveground appurtenance without a Permitter representative being on site (unless otherwise agreed to by Permitter). The Permitter reserves the right to have an inspector or representative on the job to oversee all construction within this distance. Depending on size and scope of the work, a Permitter inspector may be an additional cost to the Permittee.
  - Heavy-wheeled equipment over 10,000 lbs or tracked equipment over 60,000 lbs working on or near pipeline (e.g. dump trucks, backhoe, trackhoe, crane, bulldozer, logging truck, etc) shall not be allowed to operate directly over Permitter pipelines or in Permitter ROW unless written approval is obtained from Permitter. Heavy-wheeled equipment shall only be allowed to cross Permitter pipelines at locations designated by Permitter. The Permittee shall comply with all precautionary measures required by Permitter to protect its pipelines. When inclement weather exists, provision shall be made to compensate for soil displacement due to subsidence of tires.
  - Prior to each excavation, an authorized Permitter representative shall evaluate the proposed excavation to determine if a risk assessment is required. Maps, drawings, and/or records shall be readily available during the assessment and excavations.
  - During installation of underground pipelines or facilities with drilling or boring technology, an authorized Permitter representative shall have the right to evaluate and approve the drilling plan. For crossings, excavate an observation hole parallel to and approximately 5 ft on one or both sides of Permitter's pipeline(s) extending at least 1 ft below the pipeline or bore, whichever is shallowest. The observation hole(s) are to be monitored during both the pilot bore and back reaming.
  - Excavation or grading that might result in erosion or that could render the ROW inaccessible shall not be permitted unless the Permittee agrees to restore the area to its original condition and provide protection to Permitter's facility.
  - Permittee will remove cutting teeth from excavation equipment bucket when within 10 feet of Permitter's pipeline(s). Mechanical excavation will cease, and only hand excavation shall be permitted, within 18 inches of a crude oil or product pipeline and within 24 inches of a line containing Highly Volatile Liquids (HVL). Excavation will not be allowed to continue until the Permitter's pipeline, valves, and/or fittings top and sides are visible to the spotter. However, proceed with extreme caution when within three (3) feet of the pipe.
  - Permittee shall maintain a minimum of 48 inches of soil cover over Permitter's pipeline(s) across the entire width of the Encroachment. If sufficient cover does not currently exist, then at Permitter's sole cost and expense, the line shall be lowered or additional cover provided for placement over the ROW. Cover over the lines may not exceed 6 feet without Permitter's prior written approval. The method of achieving the required depth of cover shall be at Permitter's sole discretion. Projects/modifications may include over excavating to achieve the final grade. If the project includes over excavating to achieve the final grade, pipeline protective measures shall be discussed and agreed to in advance by the Permitter and the Permittee.
  - Temporary support of any exposed Permitter pipeline by Permittee may be necessary if required by Permitter on-site representative to complete construction of crossing. Depending on the size and the amount of exposed Permitter pipeline, additional pipeline support may be necessary to protect the pipeline from stresses that may be caused by the settling of the soil and pipeline after excavation. Consult a Permitter representative prior to the commencement of excavation for further details as to what may be required.
  - No "Non-Explosive" seismic testing or construction equipment with steady state vibrator, intermittent vibrator, or thumper sources shall be conducted within 150 feet of Permitter's pipeline without Permitter written approval. A vibration analysis will need to be conducted to ensure no potential damage to the pipeline. Work shall only resume with written approval from the Permitter.
  - No blasting shall be allowed within 1320 feet of Permitter's facilities without Permitter written approval. Notification of blasting shall be given to Permitter including a complete blasting plan. A pre-blast meeting shall be conducted by the organization responsible for blasting. Permitter shall have a signed and executed blasting indemnification agreement before authorized permission to blast can be given. A written emergency plan shall be provided by the organization responsible for blasting.



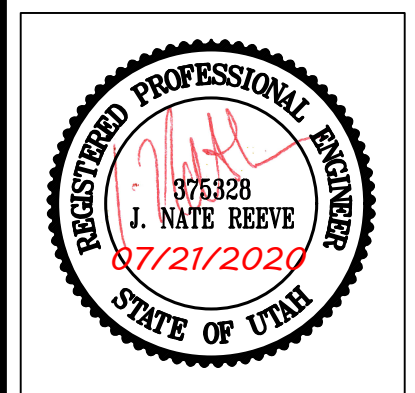
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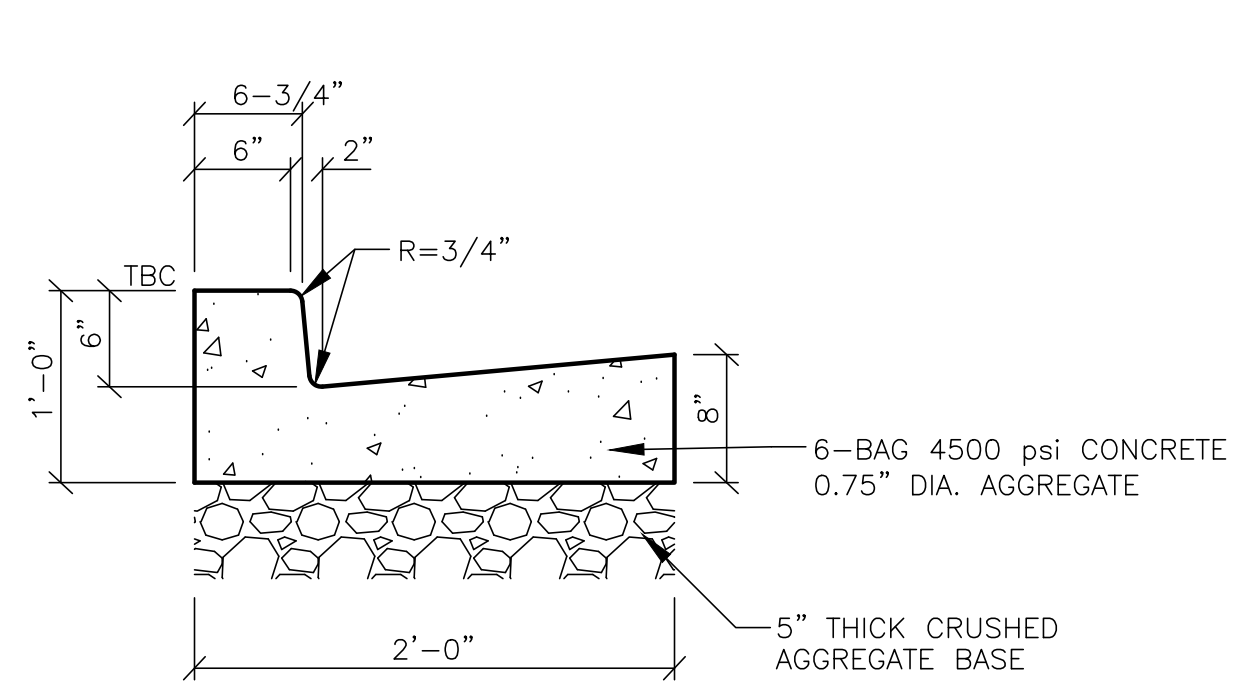
**Morty's Car Wash**  
**Frontage Road**  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
**Grading/Utility Plan**



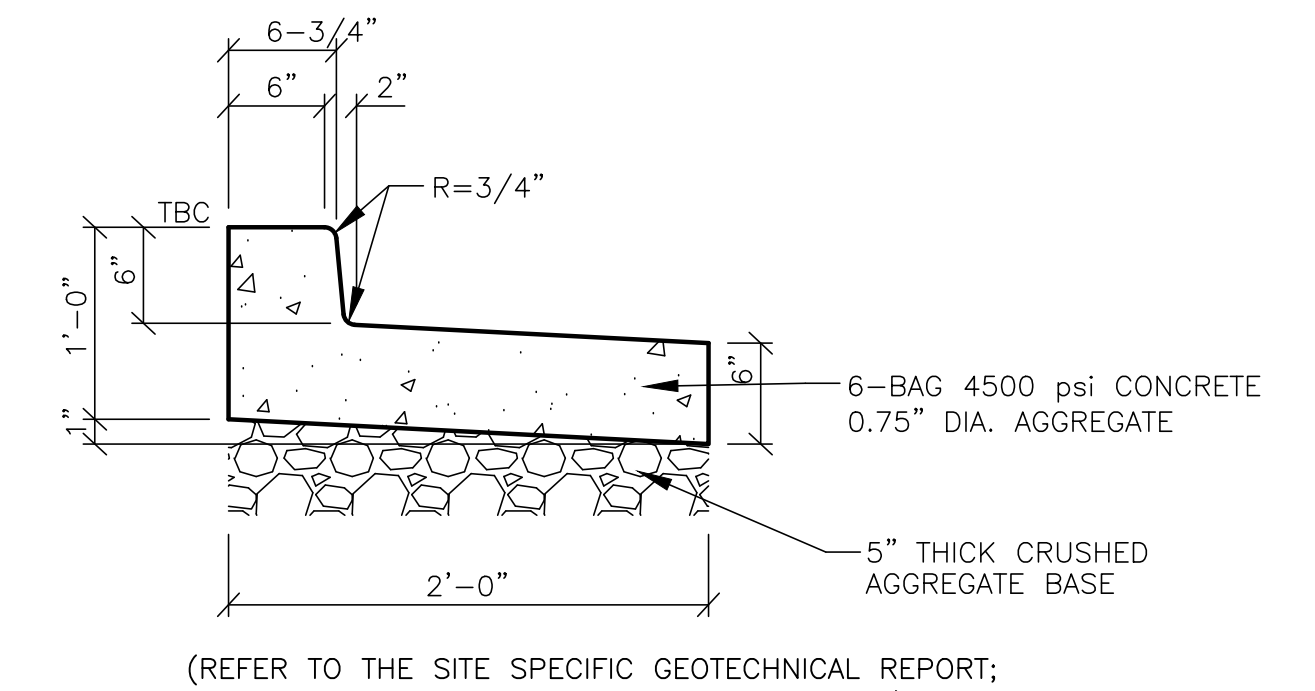
**Project Info.**

Engineer:	J. NATE REEVE
Drafter:	J. MEYERS
Begin Date:	MARCH 2020
Name:	MORTY'S CAR WASH SOUTH WEBER
Number:	7307-01

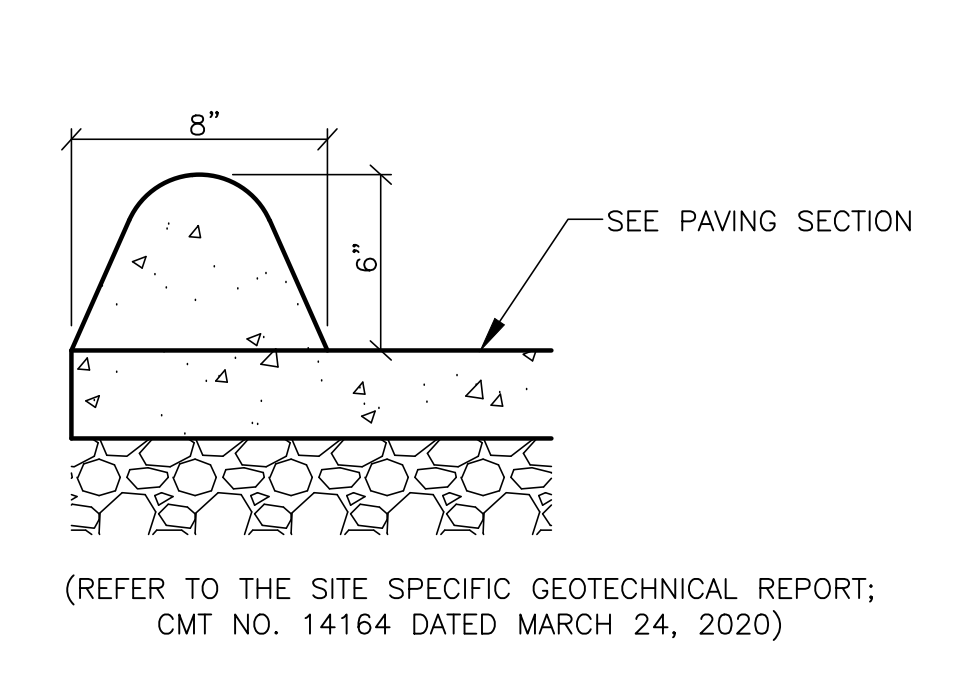
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<b>5.1</b>	Sheets



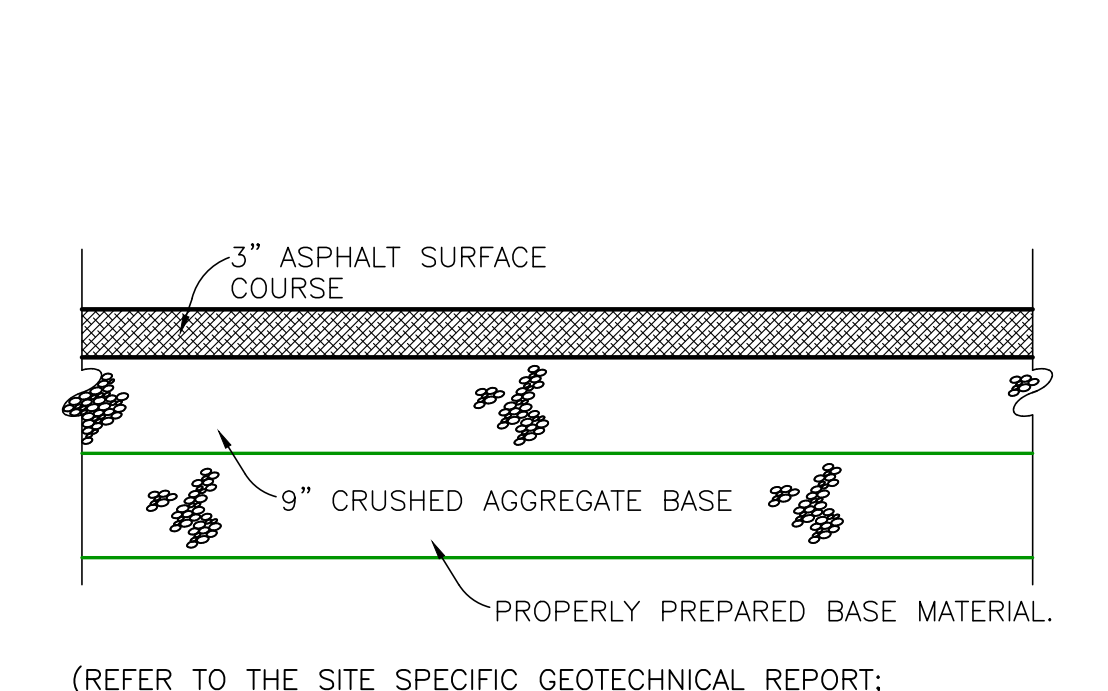
**On-Site 'L' Type Curb & Gutter**  
SCALE: NONE  
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;  
CMT NO. 14164 DATED MARCH 24, 2020)



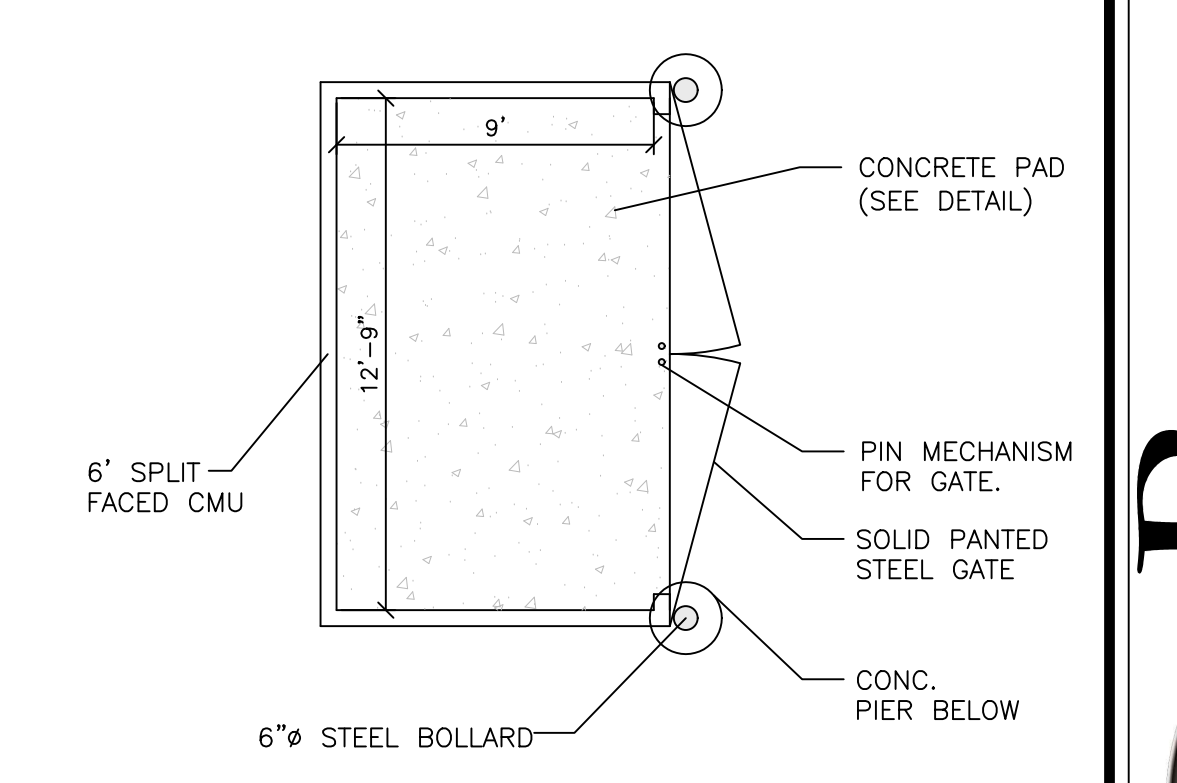
**On-Site Outfall 'L' Curb & Gutter**  
SCALE: NONE  
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;  
CMT NO. 14164 DATED MARCH 24, 2020)



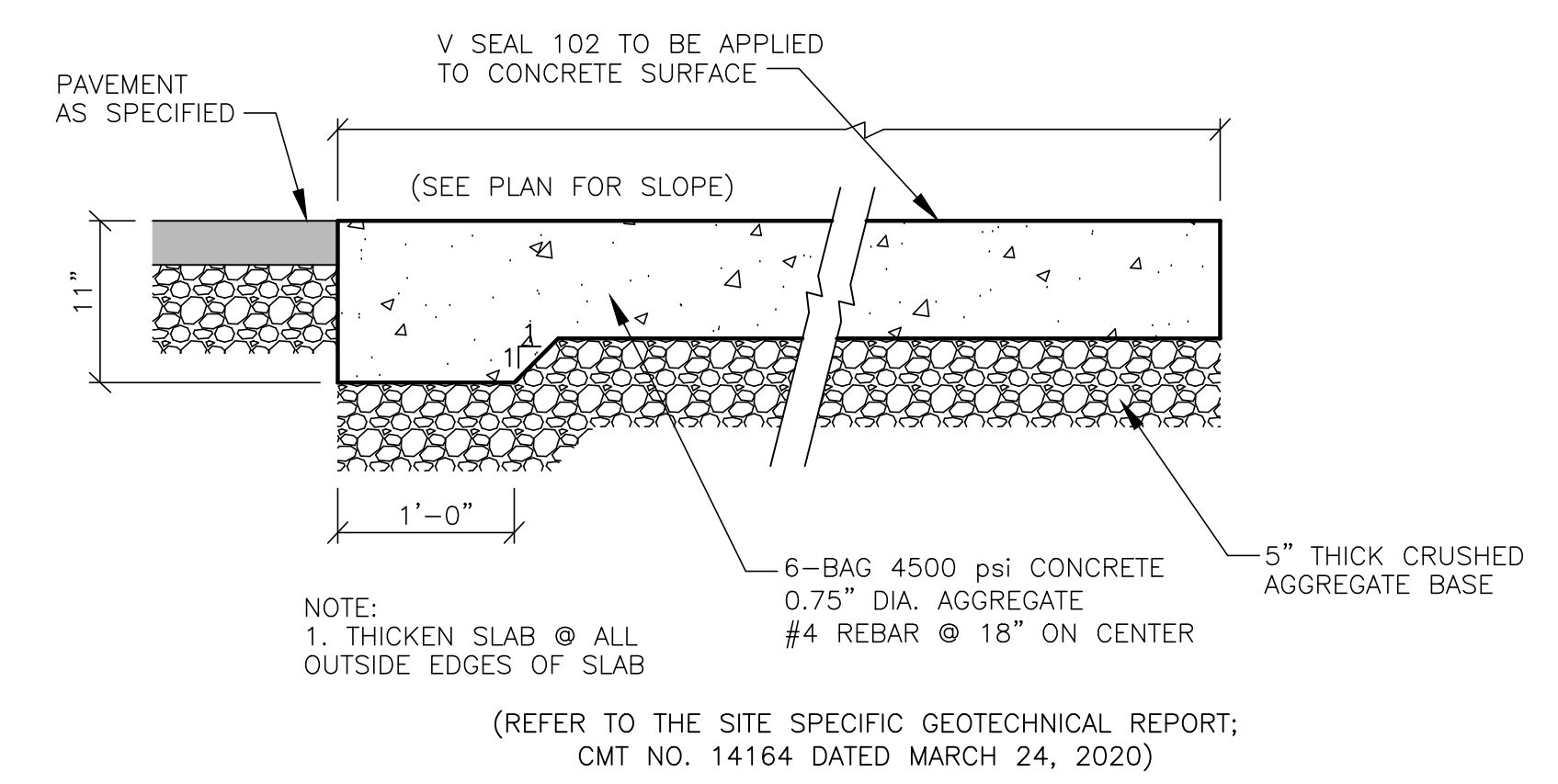
**Temp. Asphalt Curb**  
SCALE: NONE  
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;  
CMT NO. 14164 DATED MARCH 24, 2020)



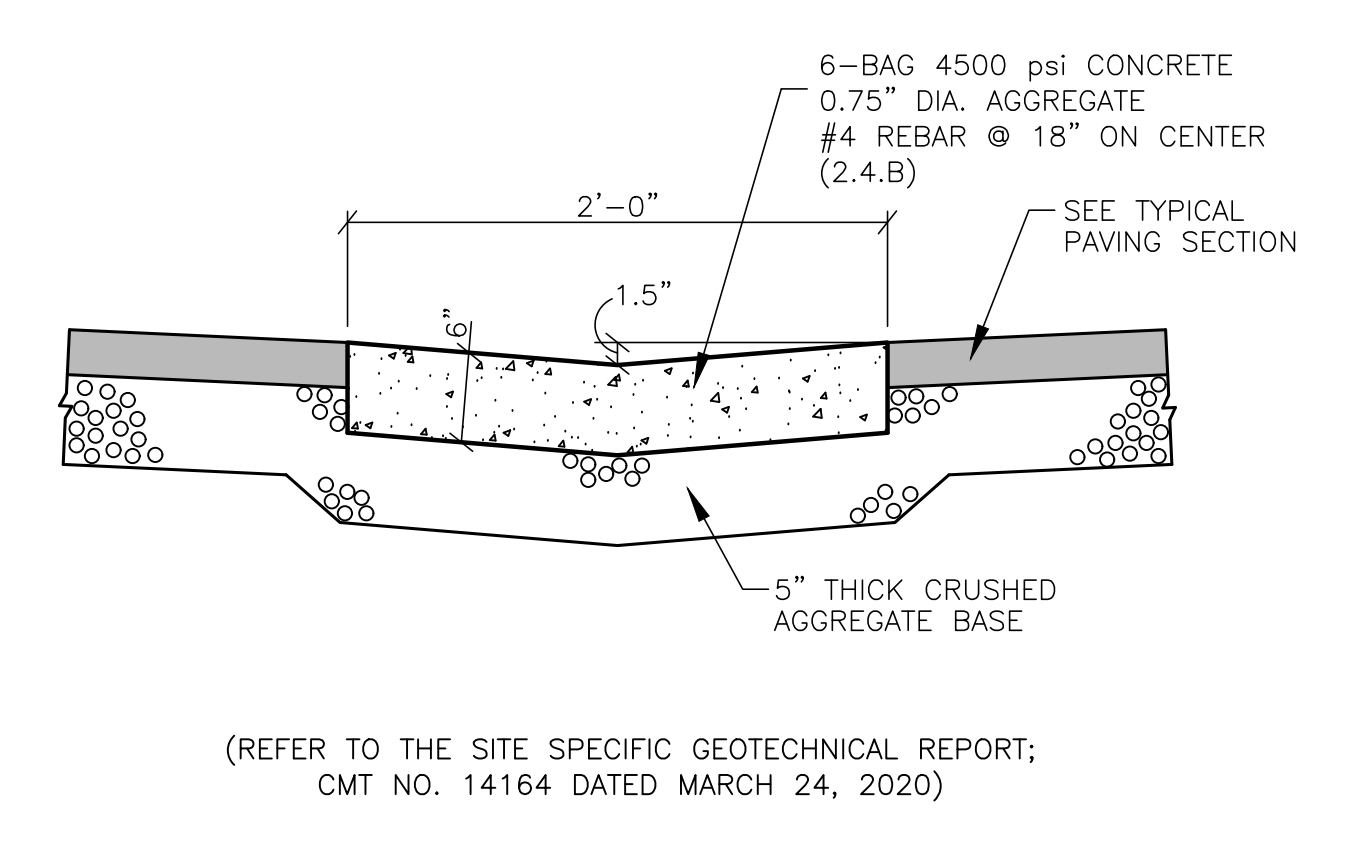
**Typical On-Site Asphalt Paving**  
SCALE: NONE  
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;  
CMT NO. 14164 DATED MARCH 24, 2020)



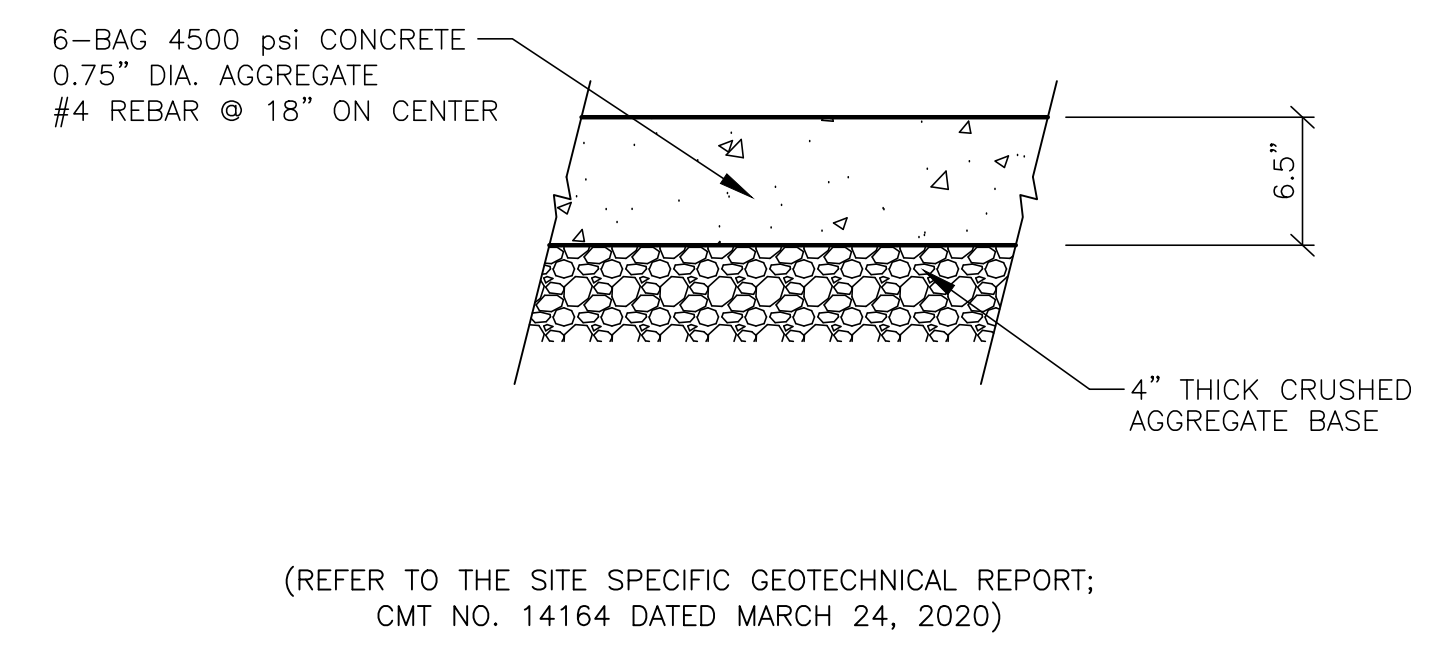
**Trash Enclosure Details**



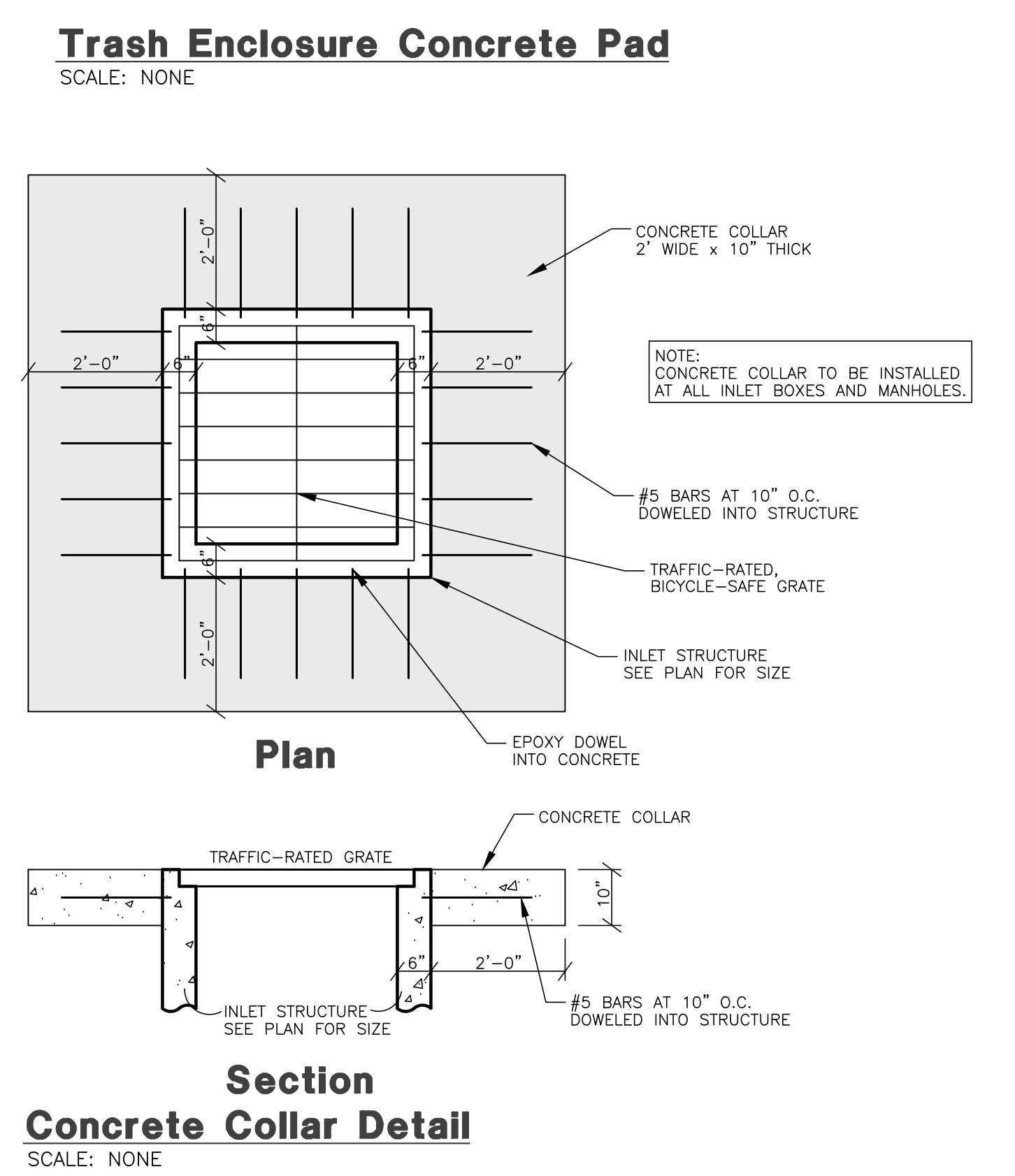
**Concrete Pavement Around Building**  
SCALE: NONE  
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;  
CMT NO. 14164 DATED MARCH 24, 2020)



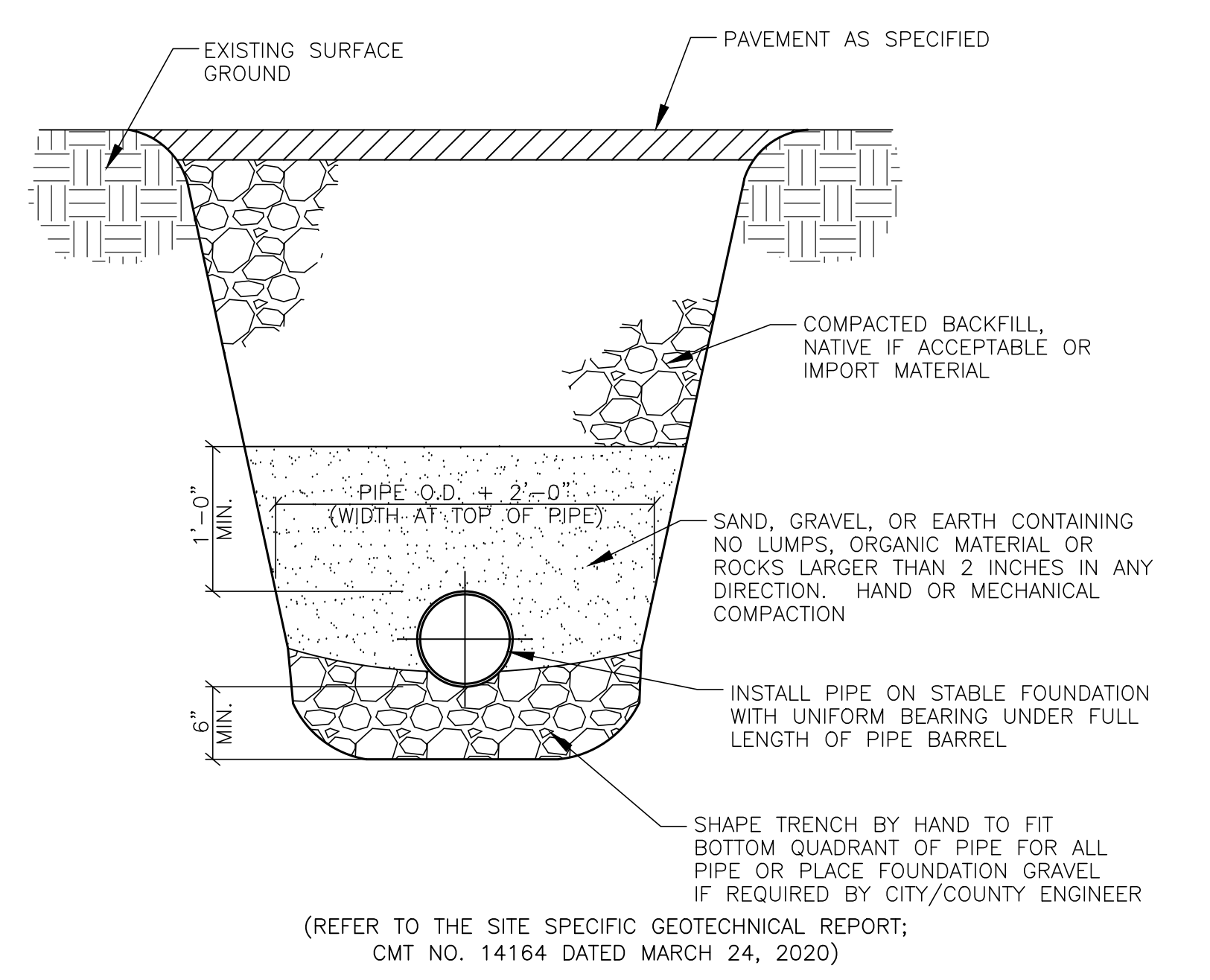
**2' Concrete Waterway**  
SCALE: NONE  
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;  
CMT NO. 14164 DATED MARCH 24, 2020)



**Concrete Pad**  
SCALE: NONE  
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;  
CMT NO. 14164 DATED MARCH 24, 2020)



**Trash Enclosure Concrete Pad**  
SCALE: NONE



**Typical On-Site Pipe Bed Section**  
SCALE: NONE  
(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;  
CMT NO. 14164 DATED MARCH 24, 2020)

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REVISIONS	DATE	DESCRIPTION
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**Morty's Car Wash**  
Frontage Road  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Civil Details**

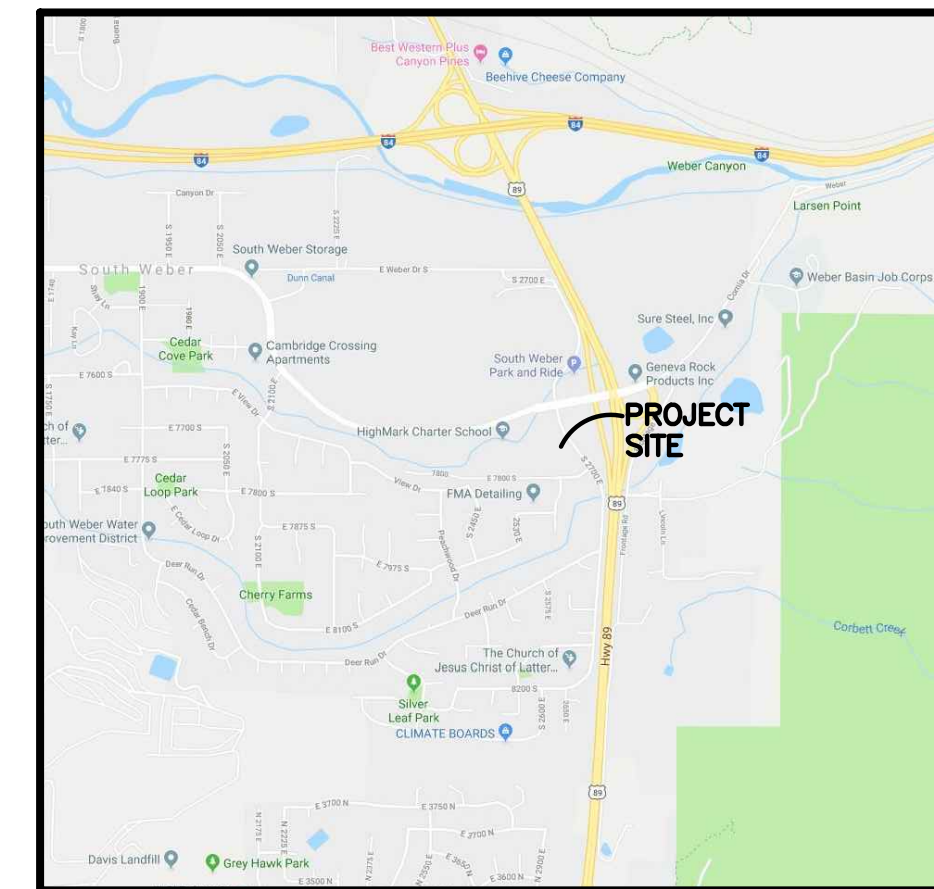
**Project Info.**

Engineer: J. NATE REEVE  
 Drafter: J. MEYERS  
 Begin Date: MARCH 2020  
 Name: MORTY'S CAR WASH SOUTH WEBER  
 Number: 7307-01

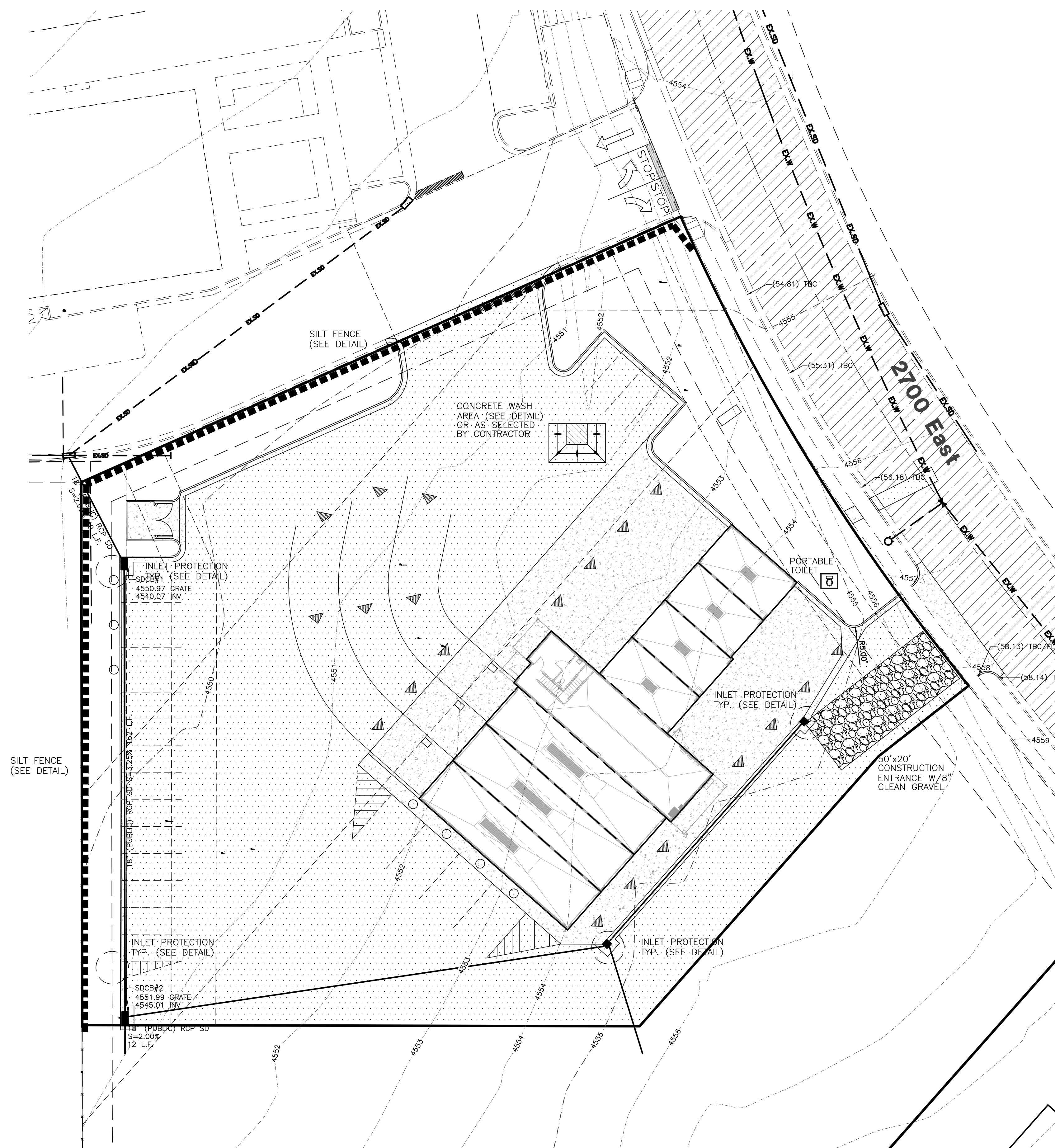
Sheet	<b>11</b>
<b>6</b>	Sheets

# Morty's Car Wash Frontage Road Storm Water Pollution Prevention Plan Exhibit

SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
MARCH 2020

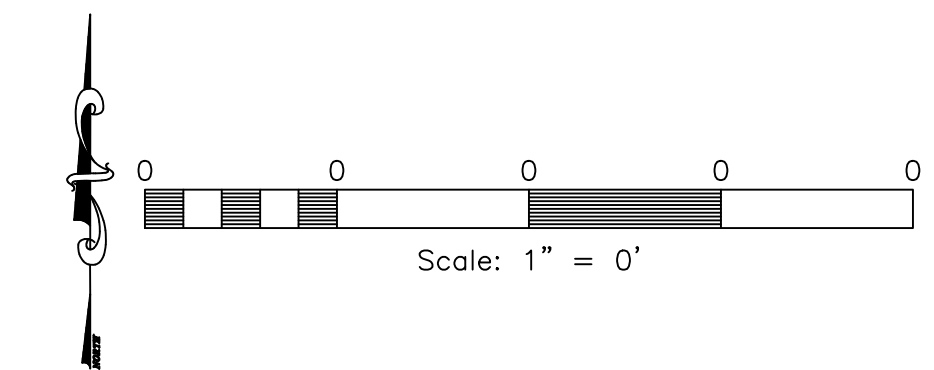


Vicinity Map  
NOT TO SCALE



ALL VEHICLES EXITING SITE TO PROCEED THROUGH CONSTRUCTION ENTRANCE TO REDUCE AMOUNTS OF SEDIMENT TRACKED ONTO ROADWAYS.

STREETS TO BE SWEEPED WITHIN 1000 FEET OF CONSTRUCTION ENTRANCE DAILY IF NECESSARY



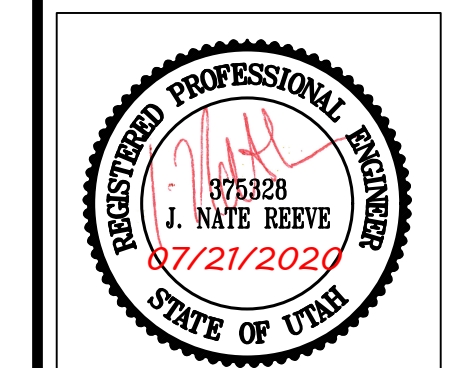
Construction Activity Schedule	
- PROJECT LOCATION.....	SOUTH WEBER CITY, DAVIS COUNTY, UTAH
- PROJECT BEGINNING DATE.....	APRIL 2020
- BMP'S DEPLOYMENT DATE.....	APRIL 2020
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....	TBD
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER	

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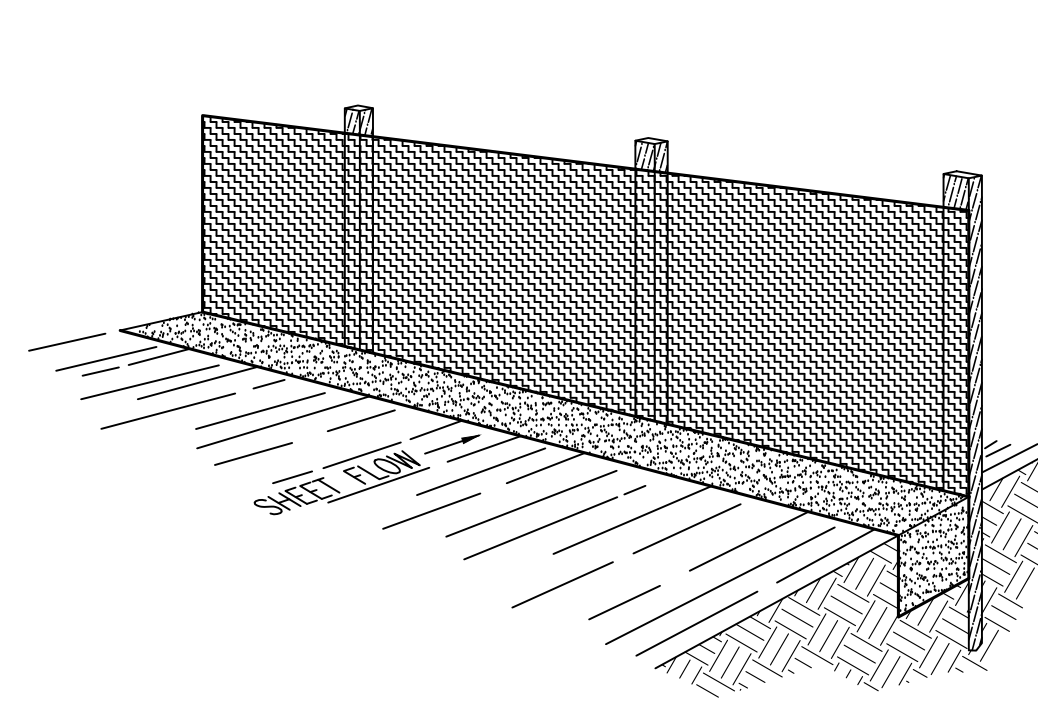
**Morty's Car Wash  
Frontage Road  
Storm Water Pollution  
Prevention Plan Exhibit**  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH



Project Info.	
Engineer:	J. NATE REEVE
Drafter:	J. MEYERS
Begin Date:	MARCH 2020
Name:	MORTY'S CAR WASH SOUTH WEBER
Number:	7307-01

**Notes:**

- Describe all BMP's to protect storm water inlets:  
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
- Describe BMP's to eliminate/reduce contamination of storm water from:
  - Equipment / building / concrete wash areas:  
To be performed in designated areas only and surrounded with silt fence barriers.
  - Soil contaminated by soil amendments:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Areas of contaminated soil:  
If any contaminants are found or generated, contact environmental engineer and contacts listed.
  - Fueling area:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle maintenance areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Vehicle parking areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Equipment storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Materials storage areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Waste containment areas:  
To be performed in designated areas only and surrounded with silt fence.
  - Service areas:  
To be performed in designated areas only and surrounded with silt fence.
- BMP's for wind erosion:  
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
- Construction Vehicles and Equipment:
  - Maintenance
    - Maintain all construction equipment to prevent oil or other fluid leaks.
    - Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.
    - Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
    - Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
    - Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.
  - Fueling
    - If fueling must occur on-site, use designated areas away from drainage.
    - Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.
    - Cover retention area with an impervious material and install in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.
    - Use drip pans for any oil or fluid changes.
  - Washing
    - Use as little water as possible to avoid installing erosion and sediment controls for the wash area.
    - If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.
    - Use phosphate-free, biodegradable soaps.
    - Do not permit steam cleaning on-site.
- Spill Prevention and Control
  - Minor Spills:  
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:
    - Contain the spread of the spill.
    - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).
    - If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.
    - If the spill occurs during rain, cover the impacted area to avoid runoff.
    - Record all steps taken to report and contain spill.
  - Major Spills:  
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
- Post Roadway / Utility Construction
  - Maintain good housekeeping practices.
  - Enclose or cover building material storage areas.
  - Properly store materials such as paints and solvents.
  - Store dry and wet materials under cover, away from drainage areas.
  - Avoid mixing excess amounts of fresh concrete or cement on-site.
  - Perform washout of concrete trucks offsite or in designated areas only.
  - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
  - Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.
  - All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.
  - Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
- Erosion Control Plan Notes
  - The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.
  - A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.
  - Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.
  - Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. This should be confirmed by survey or other means acceptable to the engineer of record.
  - All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.
  - Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.
  - All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.
  - The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.
  - Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.
  - Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
- Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.
  - Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.
  - Part II.D.4.C identifies the minimum inspection report requirements.
  - Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



**Perspective View**

Figure 2

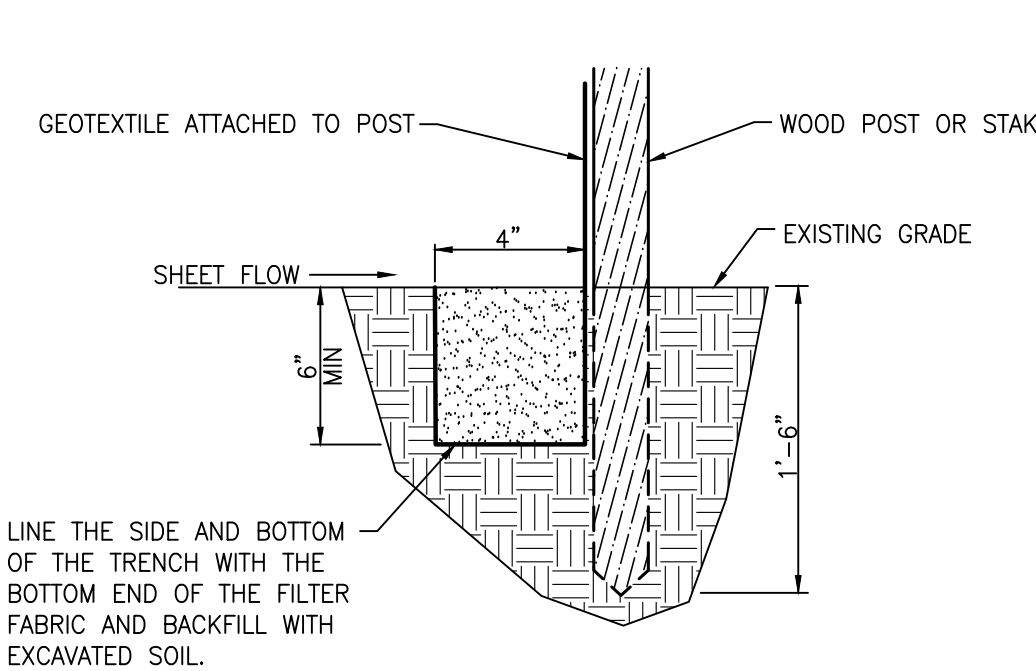
**INSTALLATION**

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)	
Slope Steepness (%)	Max. Slope Length m (ft)
<2%	30.5m (100ft)
2-5%	22.9m (75ft)
5-10%	15.2m (50ft)
10-20%	7.6m (25ft)
>20%	4.5m (15ft)

**PREFABRICATED SILT FENCE ROLLS**

- \*Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- \*Unroll the silt fence, positioning the post against the downstream wall of the trench.
- \*Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
- \*Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- \*Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.



**Section**

LINE THE SIDE AND BOTTOM OF THE TRENCH WITH THE BOTTOM END OF THE FILTER FABRIC AND BACKFILL WITH EXCAVATED SOIL.

**INSPECTION**

- \*Inspect the silt fence daily during periods of rainfall, immediately after significant rainfall event and weekly during periods of no rainfall. Make any repairs immediately.
- \*When sediment deposits behind the silt fence are one-third of the fence height, remove and properly dispose of the silt accumulations. Avoid damage to the fabric during cleanout.

**REMOVAL**

- \*Silt fence should not be removed until construction ceases and the upslope area has been properly stabilized and/or revegetated.

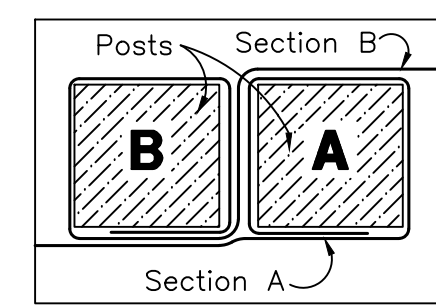
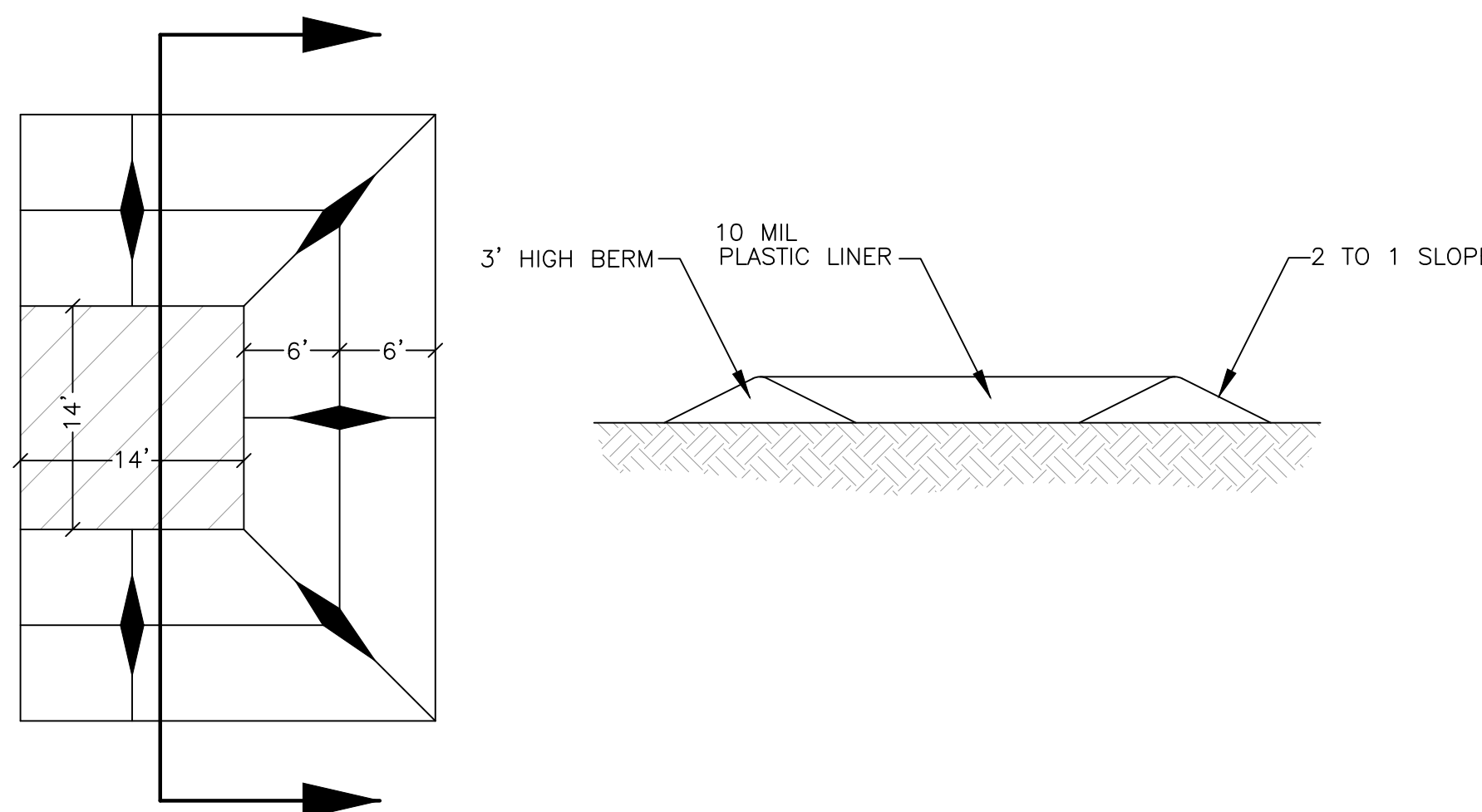


Figure 1:  
Top View of  
Roll-to-Roll Connection

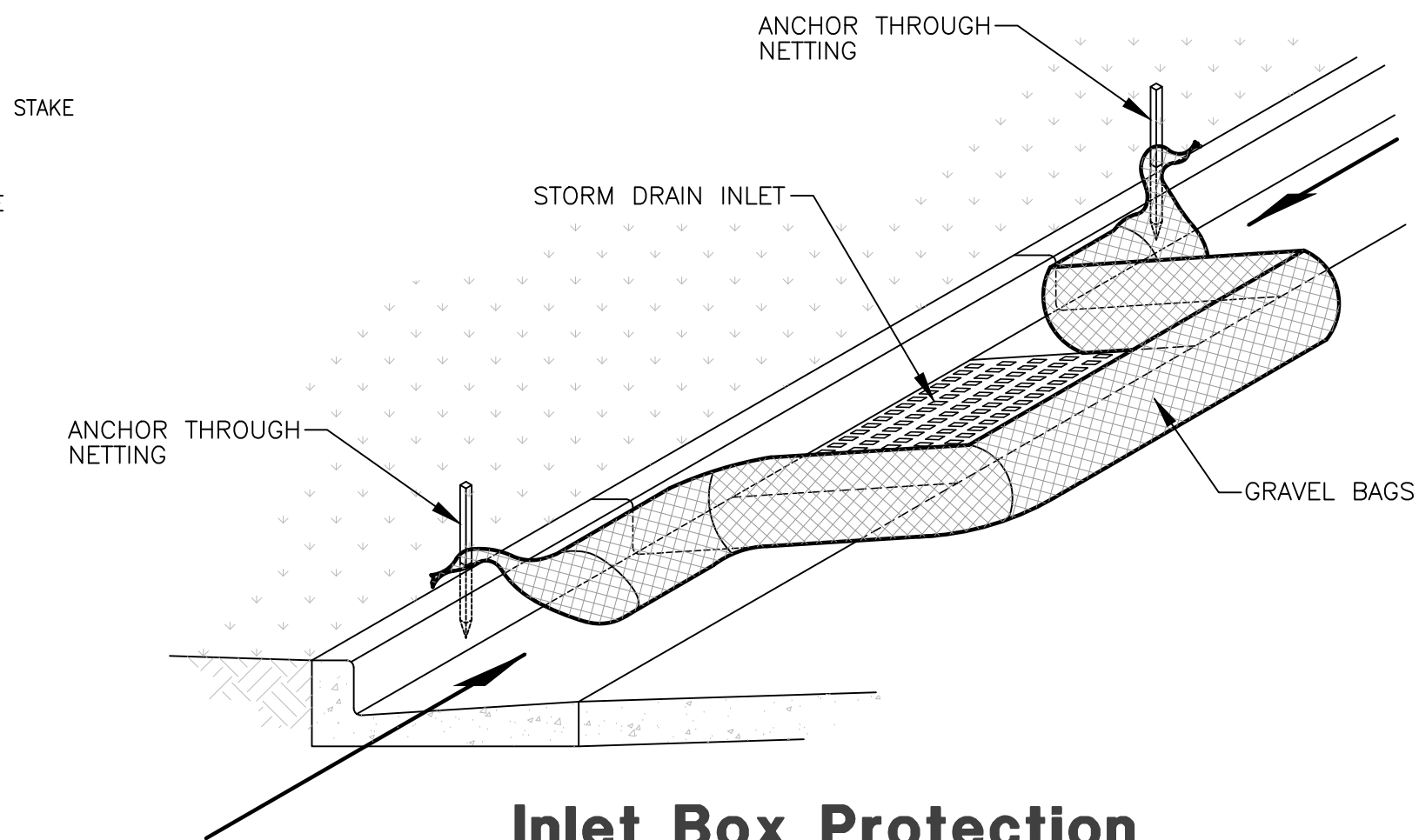
**Silt Fence Detail**

SCALE: NONE

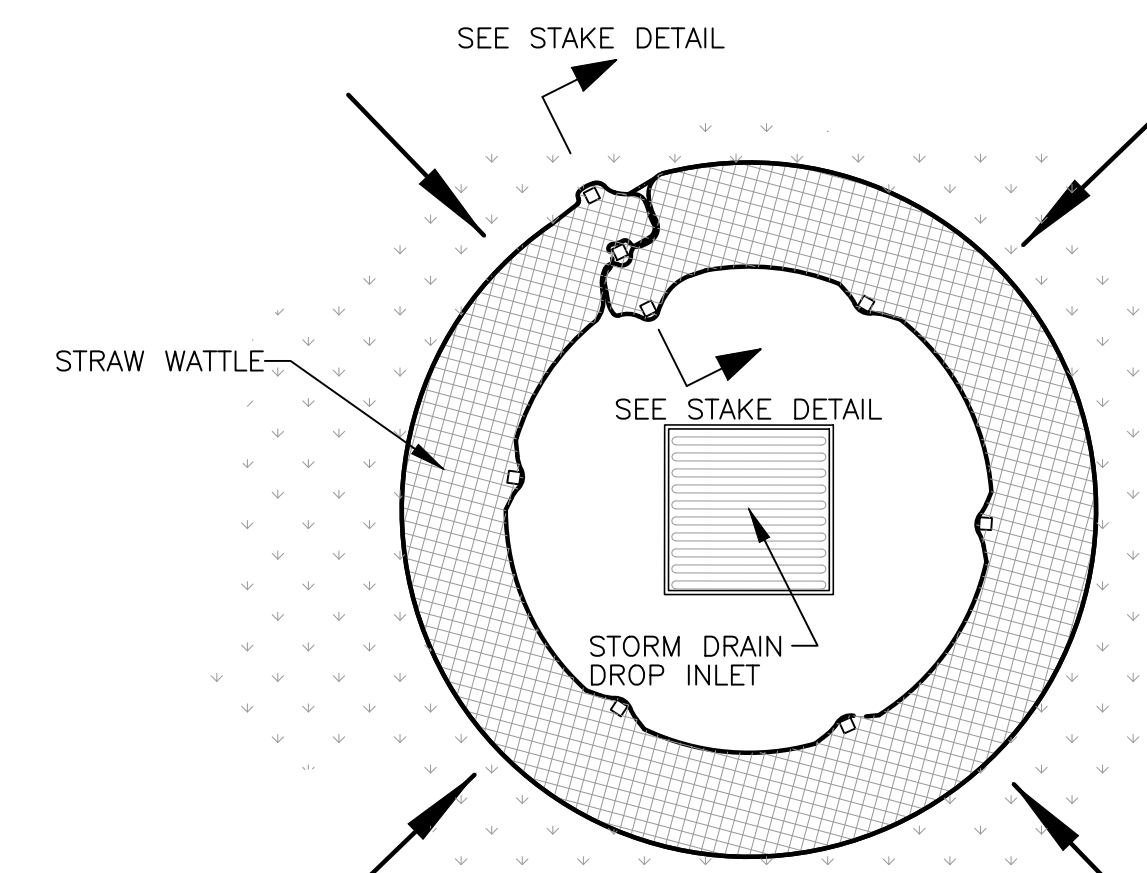


**Concrete Washout Area  
w/ 10 mil Plastic Liner**

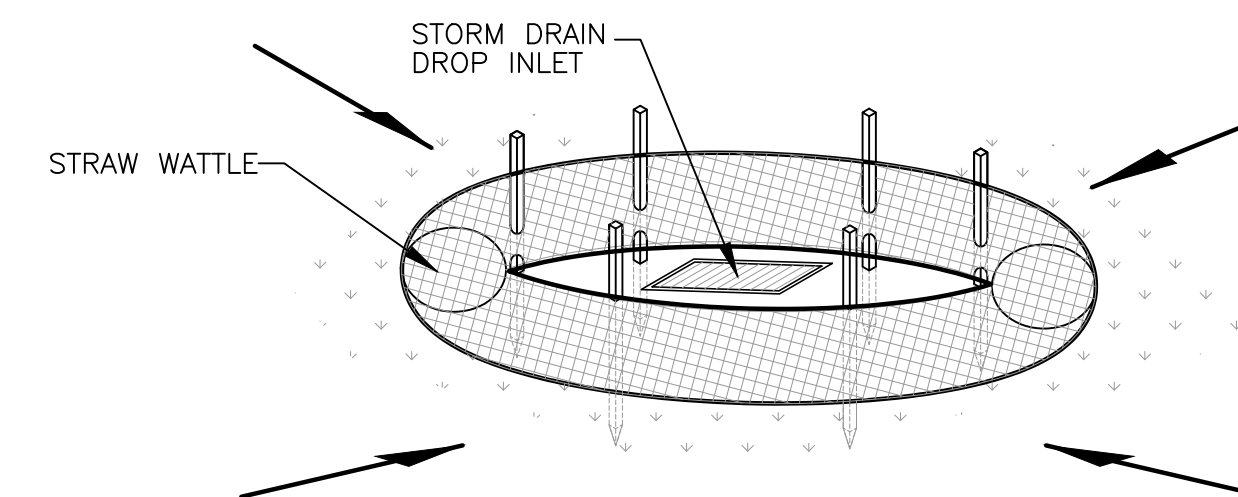
SCALE: NONE



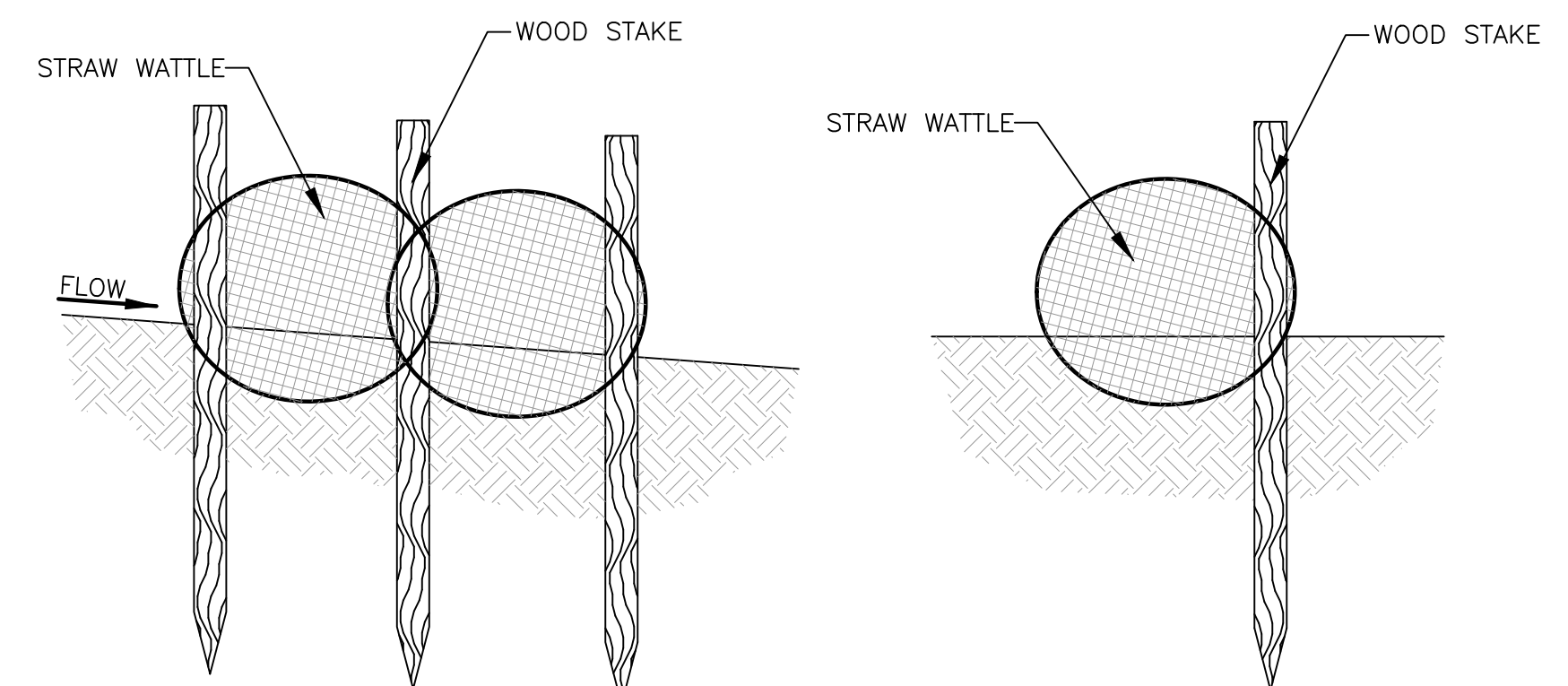
**Inlet Box Protection**



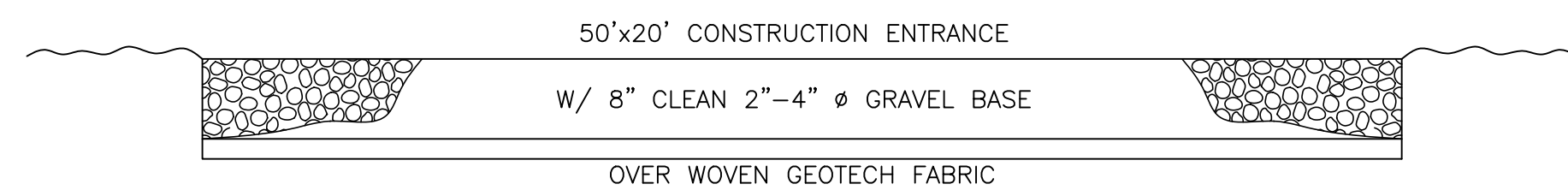
**Plan View**



**Drop Inlet Protection**



**Stake Detail**



**Cross Section 50' x 20' Construction Entrance**

**Reeve & Associates, Inc.**  
**IRA**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 621-3100 www.reeve-associ.com  
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	03/13/20 JM	COMPLETED
	04/14/20 JM	MONUMENT SIGN
	05/18/20 JM	CITY COMMENTS

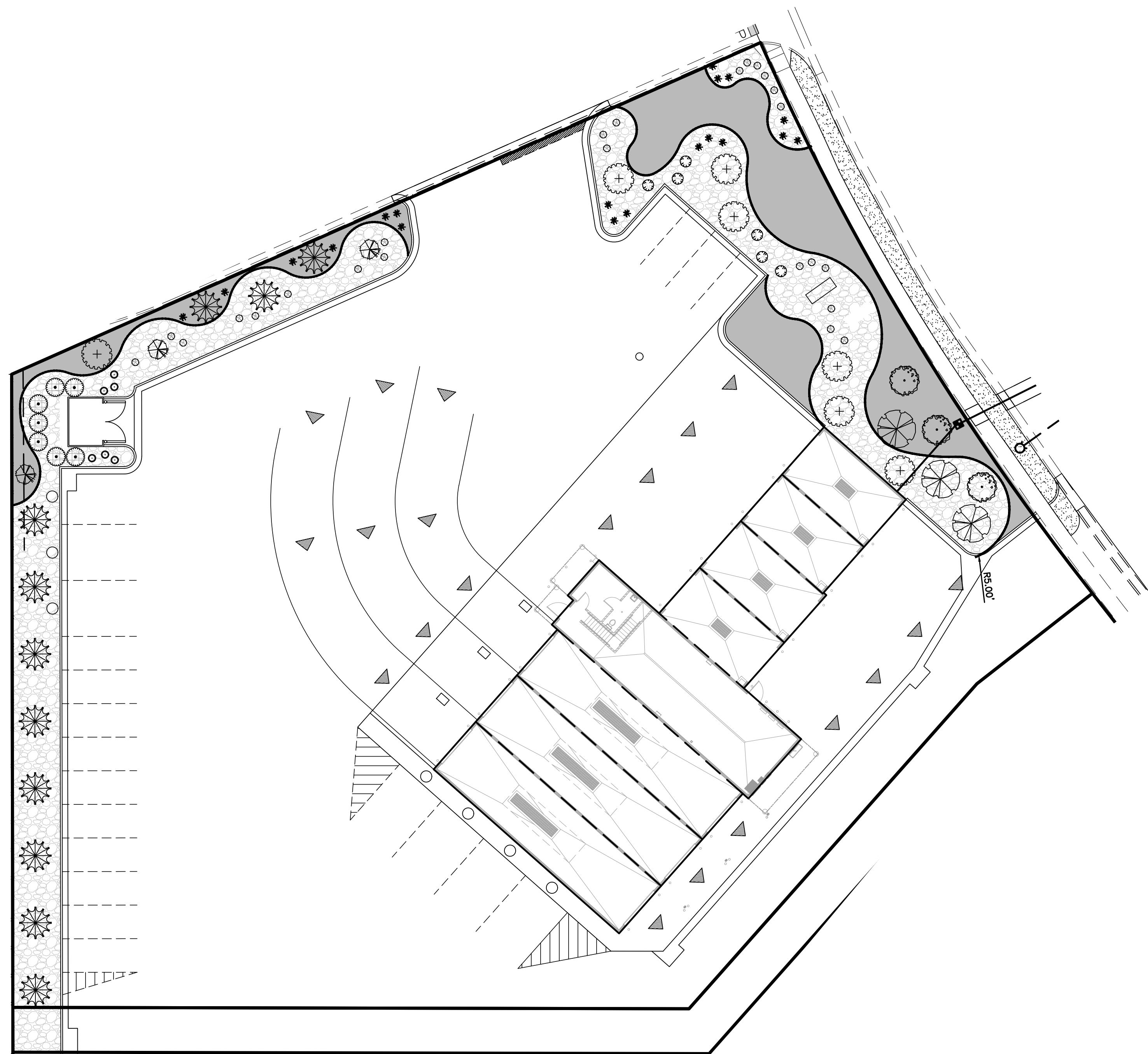
**Morty's Car Wash**  
**Frontage Road**  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
**Storm Water Pollution Prevention Plan Details**

**REGISTERED PROFESSIONAL ENGINEER**  
 375328  
**J. NATE REEVE**  
 8/7/21/2020  
 STATE OF UTAH

**Project Info.**

Engineer:	J. NATE REEVE
Drafter:	J. MEYERS
Begin Date:	MARCH 2020
Name:	MORTY'S CAR WASH SOUTH WEBER
Number:	7307-01

Sheet	<b>11</b>
<b>8</b>	Sheets



**TREES Plant Table**

Quant	Symbol	Scientific Name	Common Name	Size
11		Forsythia 'Northern Sun'	Northern Sun Forsythia	6' Ht
3		Ginkgo biloba 'Goldspire'	Goldspire Ginkgo	2" cal.
3		Malus 'Red Barron'	Red Barron Crabapple	2" cal.
7		Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	10 gal.

**SHRUBS**

Quant	Symbol	Scientific Name	Common Name	Size
7		Buddleia davidii 'Royal Red'	Royal Red Butterfly Bush	5 gal.
3		Prunus x cistena 'UCONNPC001'	Darkstar Purple Sand Cherry	5 gal.
6		Spiraea bumalda 'Gold Mound'	Gold Mound Spirea	5 gal.

**PERENNIALS**

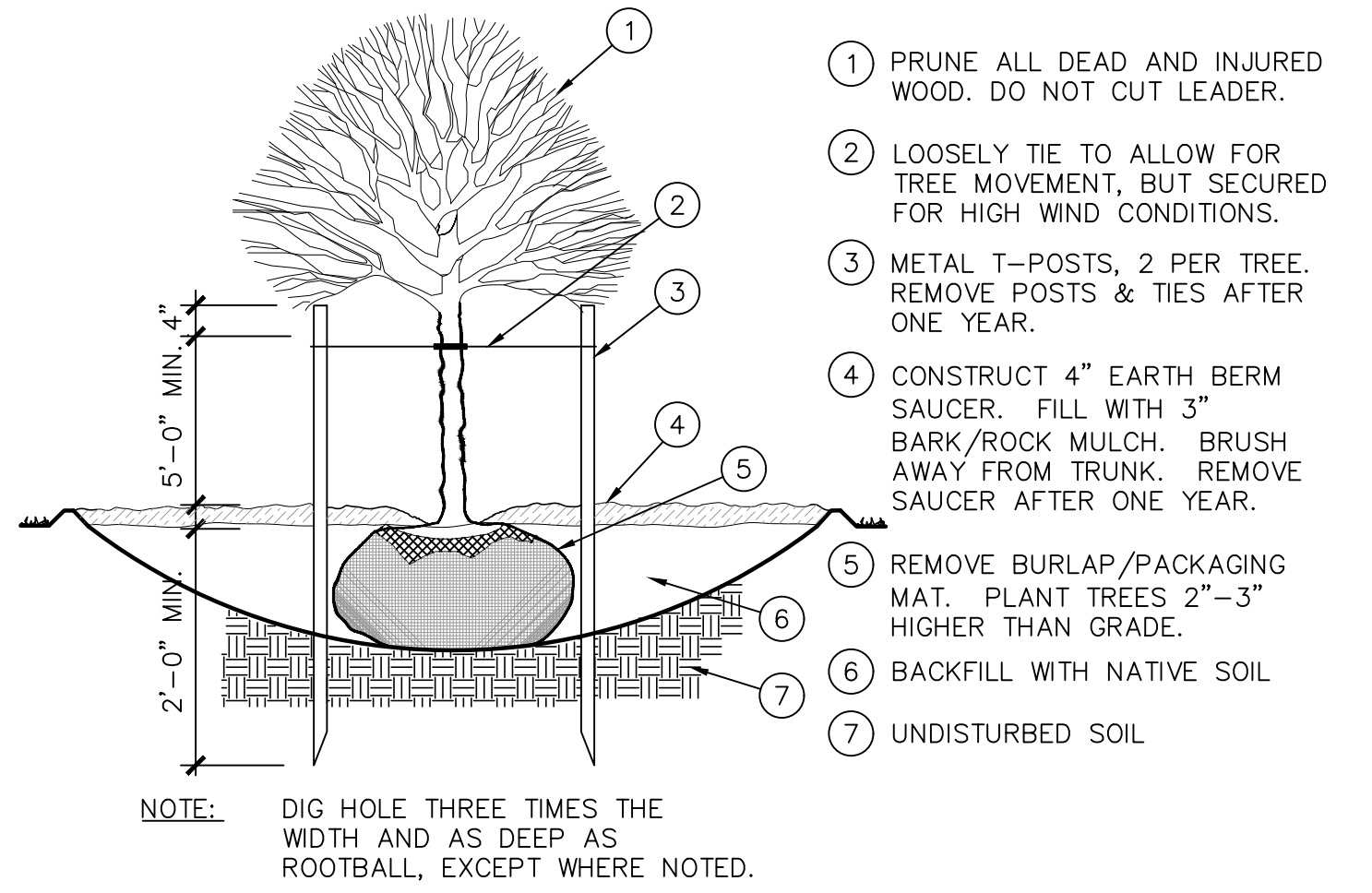
Quant	Symbol	Scientific Name	Common Name	Size
6		Achillea millefolium 'Paprika'	Paprika Yarrow	1 gal.
19		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
24		Lavandula angustifolia 'Munstead'	Munstead Lavender	1 gal.

**OTHER**

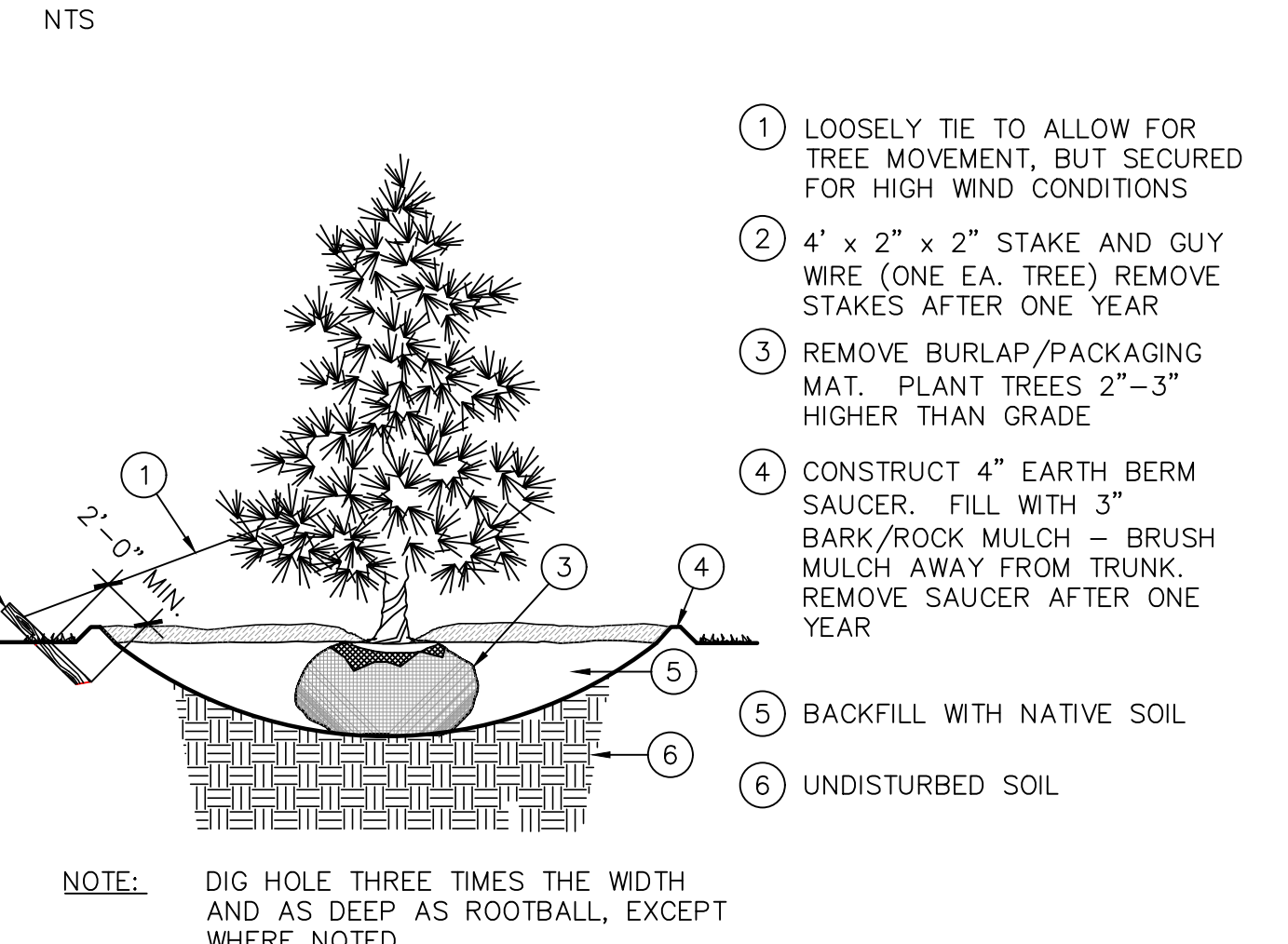
Symbol	Description
	Rock Mulch— 2"-4" Diameter, 3" Depth— Tan Color to match stone on building. Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.
	Rock Mulch— 1"-2" Diameter, 3" Depth— Dark Gray Color to match siding. Place over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.
	Turf Grass— Sod Kentucky Bluegrass Mix — 3 Species Minimum from a reputable supplier.
	Concrete Curbing— 6"x6"

**PLANTING NOTES**

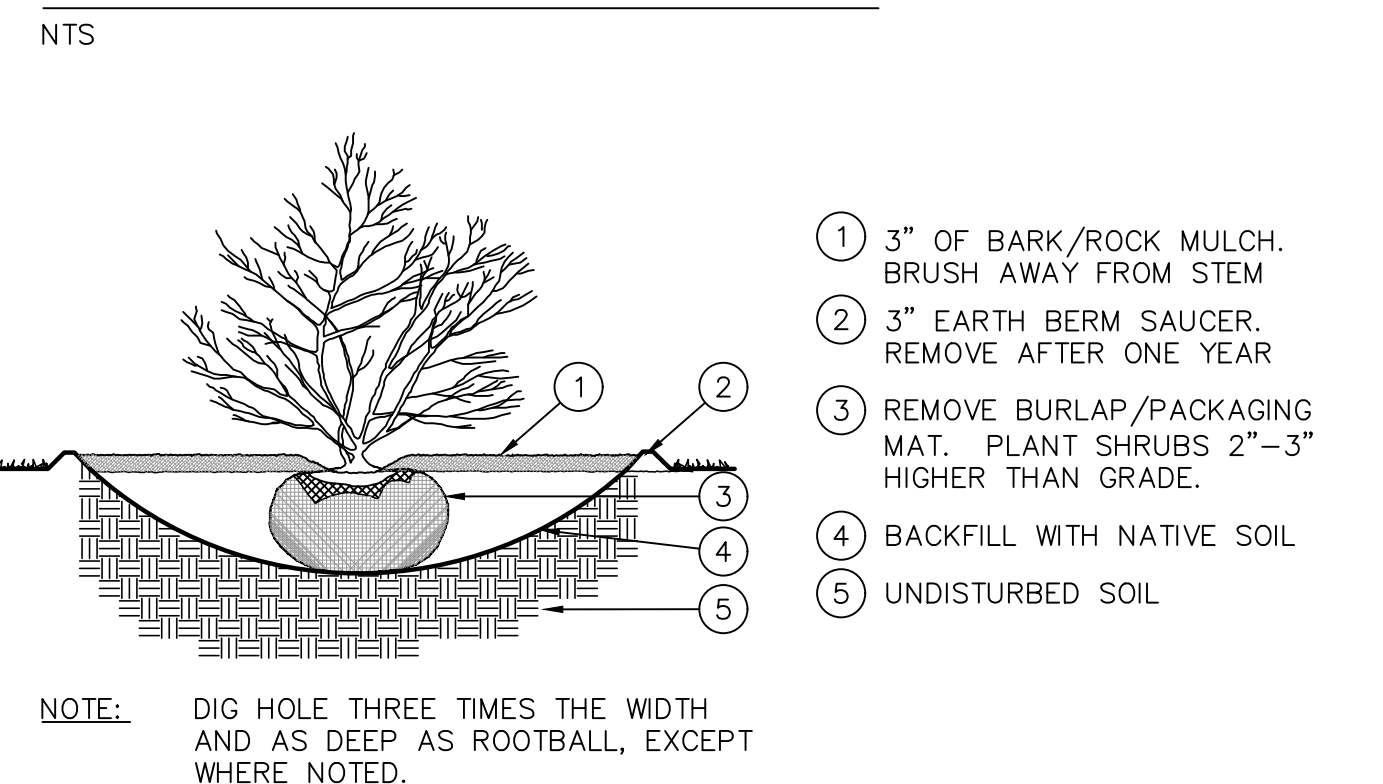
- This planting plan is diagrammatic and plant locations are approximate.
- Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
- Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
- Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
- Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
- All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
- Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
- Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
- Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
- Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
- Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.



**DECIDUOUS TREE PLANTING**



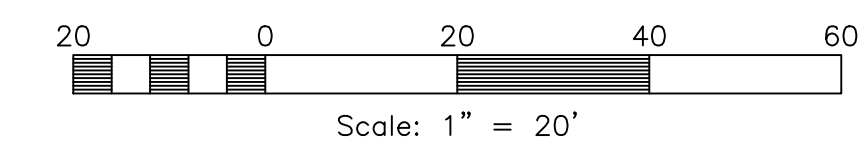
**CONIFEROUS TREE PLANTING**



**SHRUB PLANTING**

**SITE DATA**

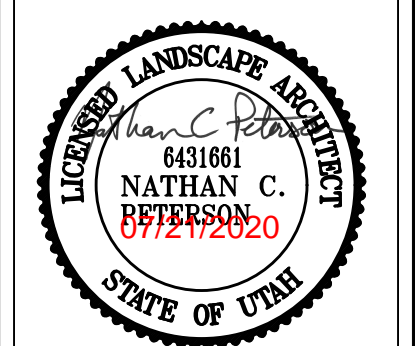
PARKING:	14 STALLS PROVIDED 9 STALLS W/VACUUMS
PARCEL AREA:	56,440 S.F. (1.30 ACRES)
BUILDING AREA:	6,831 S.F.
ASPHALT AREA:	40,312 S.F. (0.93 ACRES)
LANDSCAPE AREA:	9,297 S.F. (0.21 ACRES)
LS RATIO:	16.5%



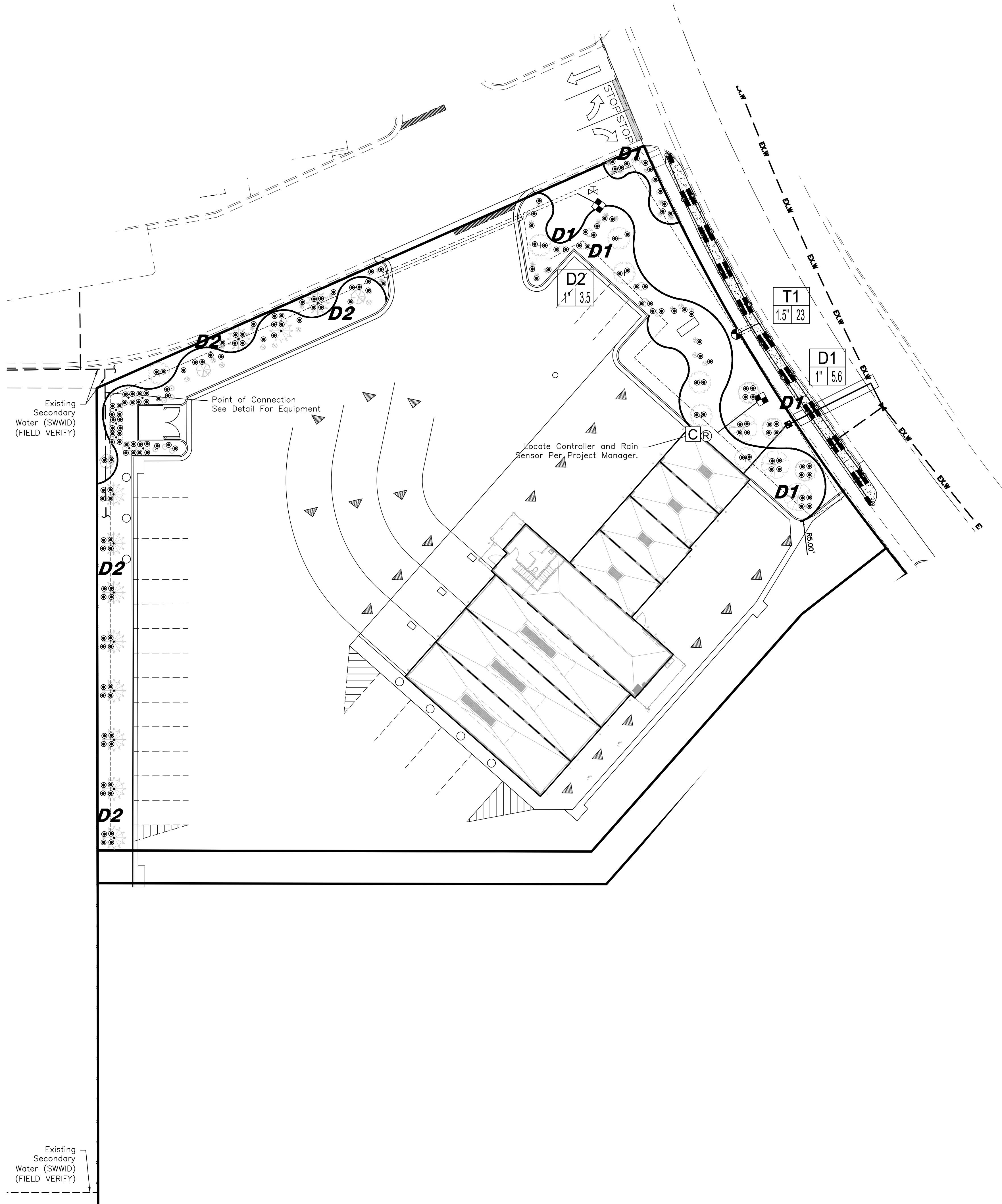
**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 621-1000 FAX: (801) 621-2666 www.reeve-assoc.com  
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REVISIONS	DATE	DESCRIPTION
3-20-2020	Moved Trees (Cab Lines)	
5-19-2020	City Comments	

**South Weber Business Park & Townhomes**  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
**Car Wash Landscape Plan**



**Project Info.**  
 Landscape Architect: Nathan Peterson  
 Drafter: N. Peterson  
 Begin Date: FEBRUARY 2019  
 Name: PARCEL # 13-034-0065  
 Number: 7307-01

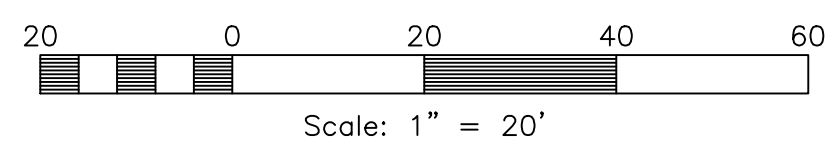
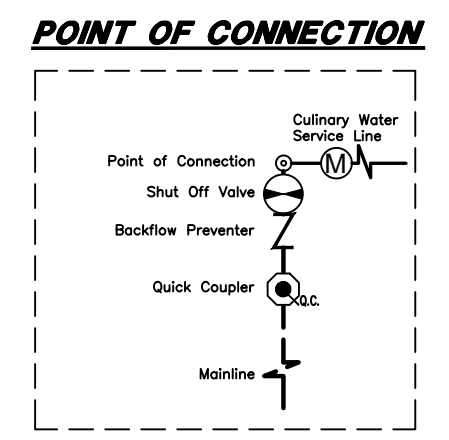


**IRRIGATION SCHEDULE**

RADIUS	SYMBOL	PSI	MANUFACT.	CATALOG #	DESCRIPTION
SPRAY	QU. HALF FULL				HEAD; NOZZLE
4'X15'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 15RCS/LCS
4'X30'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 15SST
EQUIP.	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION	
		FORD	BC11-444SWM-NL	STOP AND WASTE	
		WILKINS	975XL2	BACKFLOW PREVENTION ASSEMBLY	
		STRONGBOX	SBBC-30AL	ALUMINUM BACKFLOW ENCLOSURE	
		RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE	
		FORD	B111-333-NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY	
		RAINBIRD	ESP LXME	120 VAC-INDOOR/OUTDOOR CONTROLLER	
		RAINBIRD	WR2-RC	WIRELESS RAIN SENSOR	
		RAINBIRD	XCZ-100-PRB-COM	DRIP REMOTE CONTROL VALVE	
		RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE	
PIPE	SYMBOL	CATALOG #	DESCRIPTION		
	SCH. 40	PVC MAIN LINE	1.5" PRESSURIZED IRRIGATION MAIN LINE		
	SCH. 40	PVC LATERAL LINE	IRRIGATION LINE; SIZE AS FOLLOWS: 3/4" (0-8 gpm), 1" (8-12 gpm), 1 1/4" (12-22 gpm), 1 1/2" (22-30 gpm), 2" (30-50 gpm)		
	SCH. 40	PVC SLEEVE	2 X DIA. - USE UNDER PAVEMENT		
DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION	
		RAINBIRD	XB-T-20-PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR 1 EMITTER PER 1 GALLON PLANT 2 EMITTERS PER 5 GALLON PLANT 4 EMITTERS PER TREE (OUTSIDE TURF AREAS)	
		PVC/POLY	DRIP LATERAL LINE	1/2"-3/4" LATERAL SUPPLY LINE	

**LABELS**

	VALVE NO
	GALLONS PER MINUTE
	VALVE SIZE
<b>D1</b>	DRIP IRRIGATION ZONE



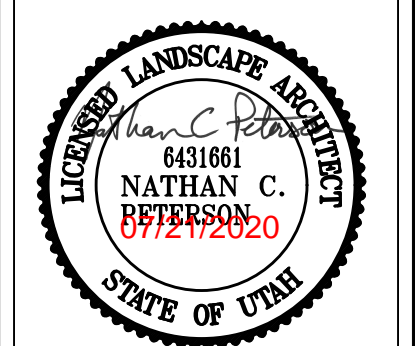
**Reeve & Associates, Inc.**  
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**REVISIONS**

DATE	DESCRIPTION
3-20-2020	Moved Trees (Grab Lines)
5-19-2020	City Comments

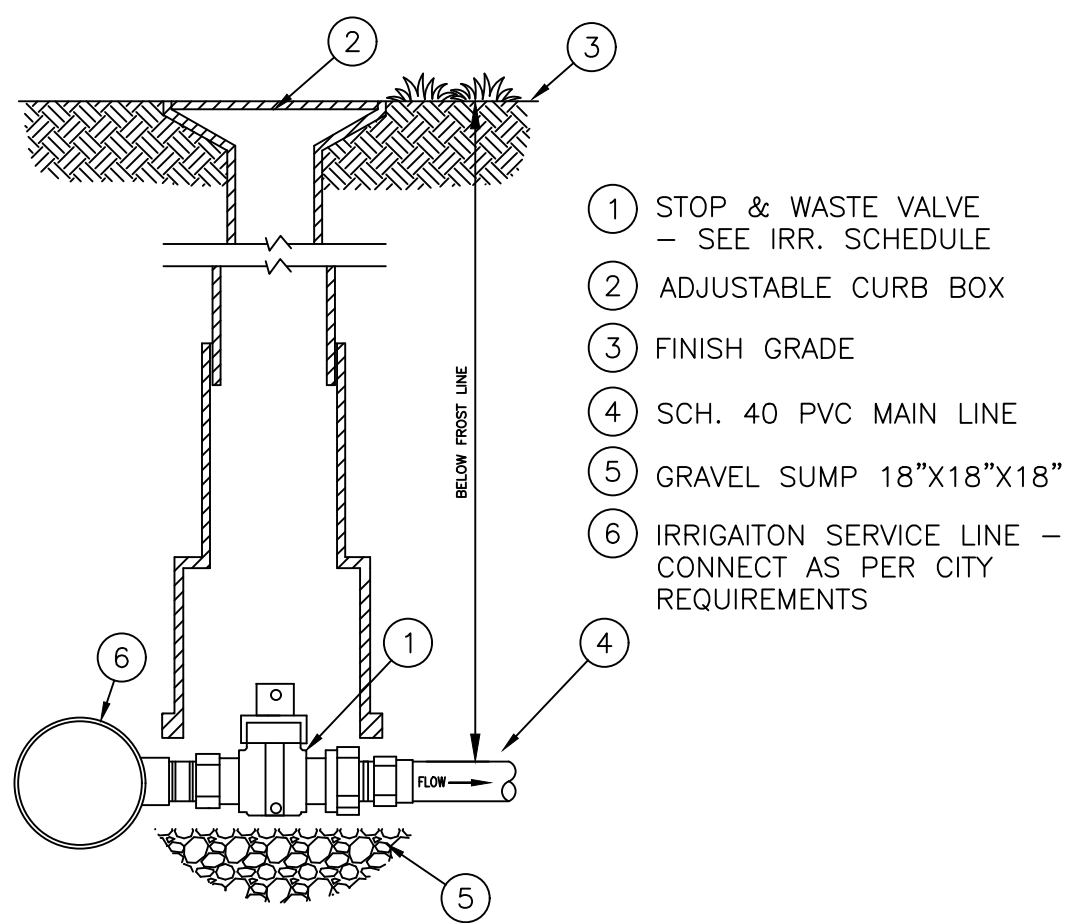
**South Weber  
 Business Park & Townhomes**  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Car Wash Irrigation Plan**



**Project Info.**  
 Landscape Architect: Nathan Peterson  
 Drafter: N. Peterson  
 Begin Date: FEBRUARY 2019  
 Name: PARCEL # 13-034-0065  
 Number: 7307-01

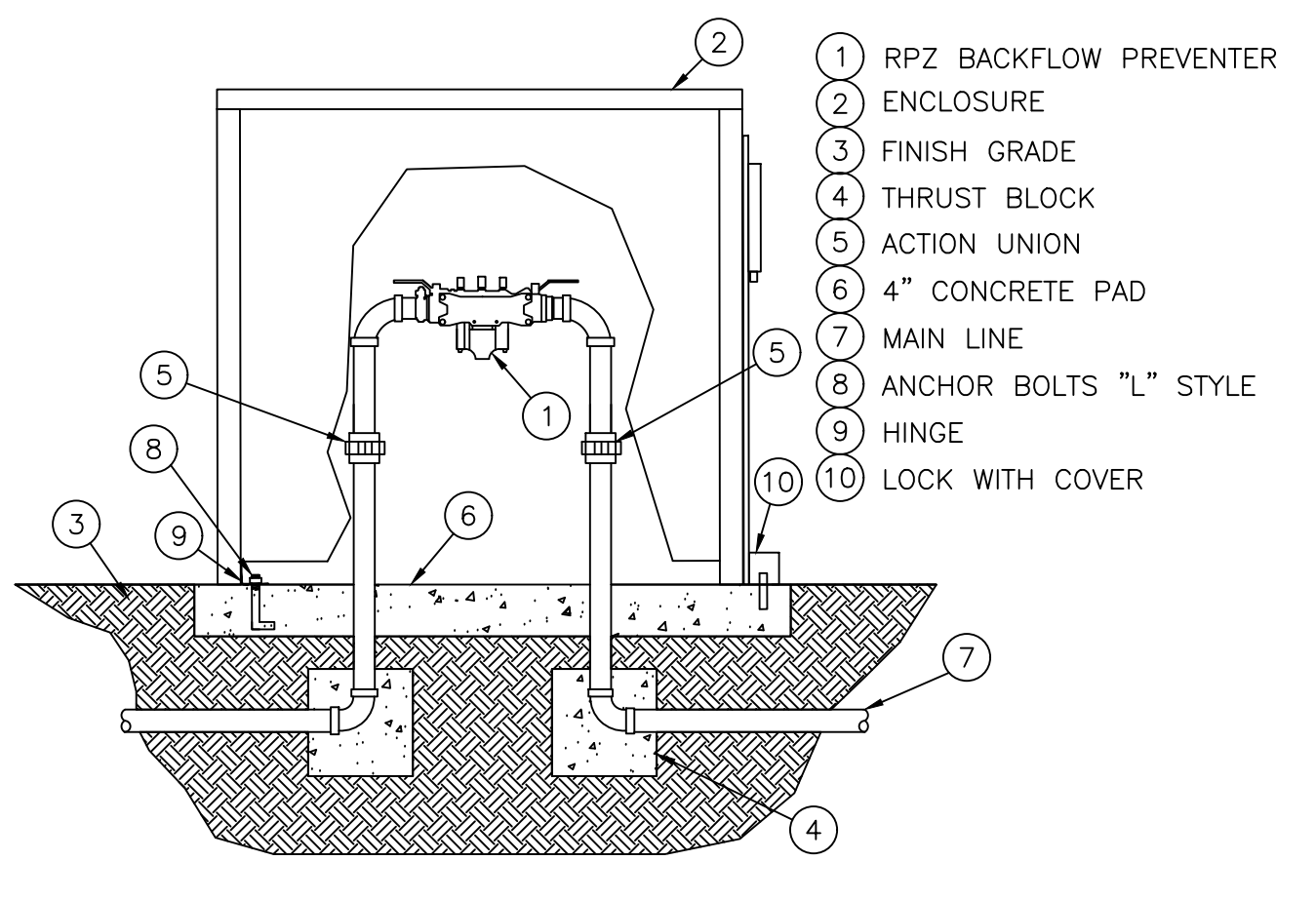
Sheet **11**  
 10 Sheets



- 1 STOP & WASTE VALVE - SEE IRR. SCHEDULE
- 2 ADJUSTABLE CURB BOX
- 3 FINISH GRADE
- 4 SCH. 40 PVC MAIN LINE
- 5 GRAVEL SUMP 18"X18"X18"
- 6 IRRIGATION SERVICE LINE - CONNECT AS PER CITY REQUIREMENTS

**STOP & WASTE ASSEMBLY**

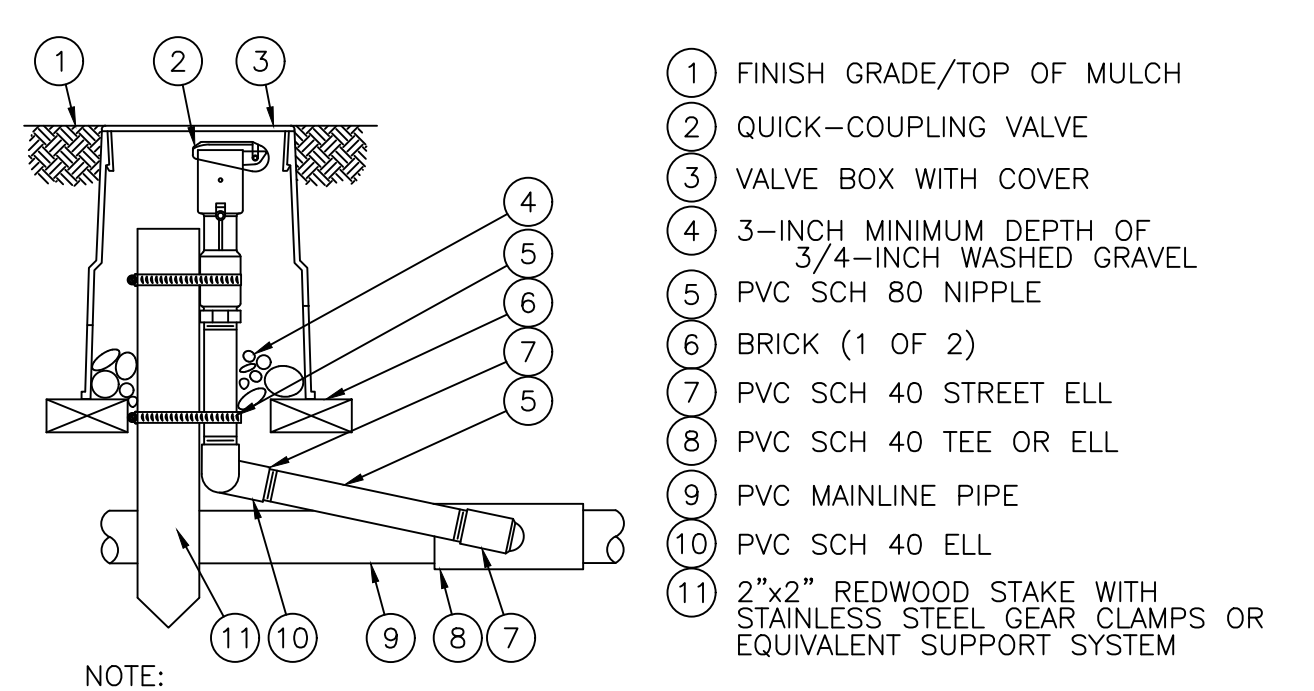
N.T.S.



- 1 RPZ BACKFLOW PREVENTER
- 2 ENCLOSURE
- 3 FINISH GRADE
- 4 THRUST BLOCK
- 5 ACTION UNION
- 6 4" CONCRETE PAD
- 7 MAIN LINE
- 8 ANCHOR BOLTS "L" STYLE
- 9 HINGE
- 10 LOCK WITH COVER

**BACKFLOW PREVENTER**

N.T.S.

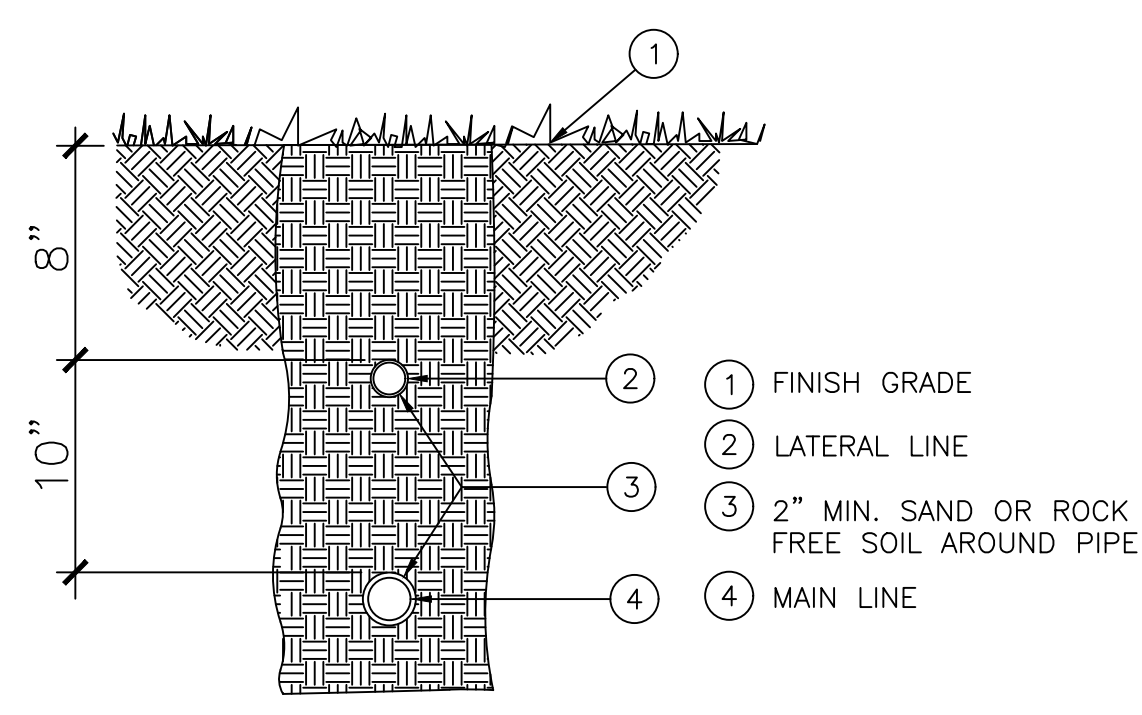


- 1 FINISH GRADE/TOP OF MULCH
- 2 QUICK-COUPLING VALVE
- 3 VALVE BOX WITH COVER
- 4 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 5 PVC SCH 80 NIPPLE
- 6 BRICK (1 OF 2)
- 7 PVC SCH 40 STREET ELL
- 8 PVC SCH 40 TEE OR ELL
- 9 PVC MAINLINE PIPE
- 10 PVC SCH 40 ELL
- 11 2"x2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

**QUICK COUPLING VALVE**

N.T.S.

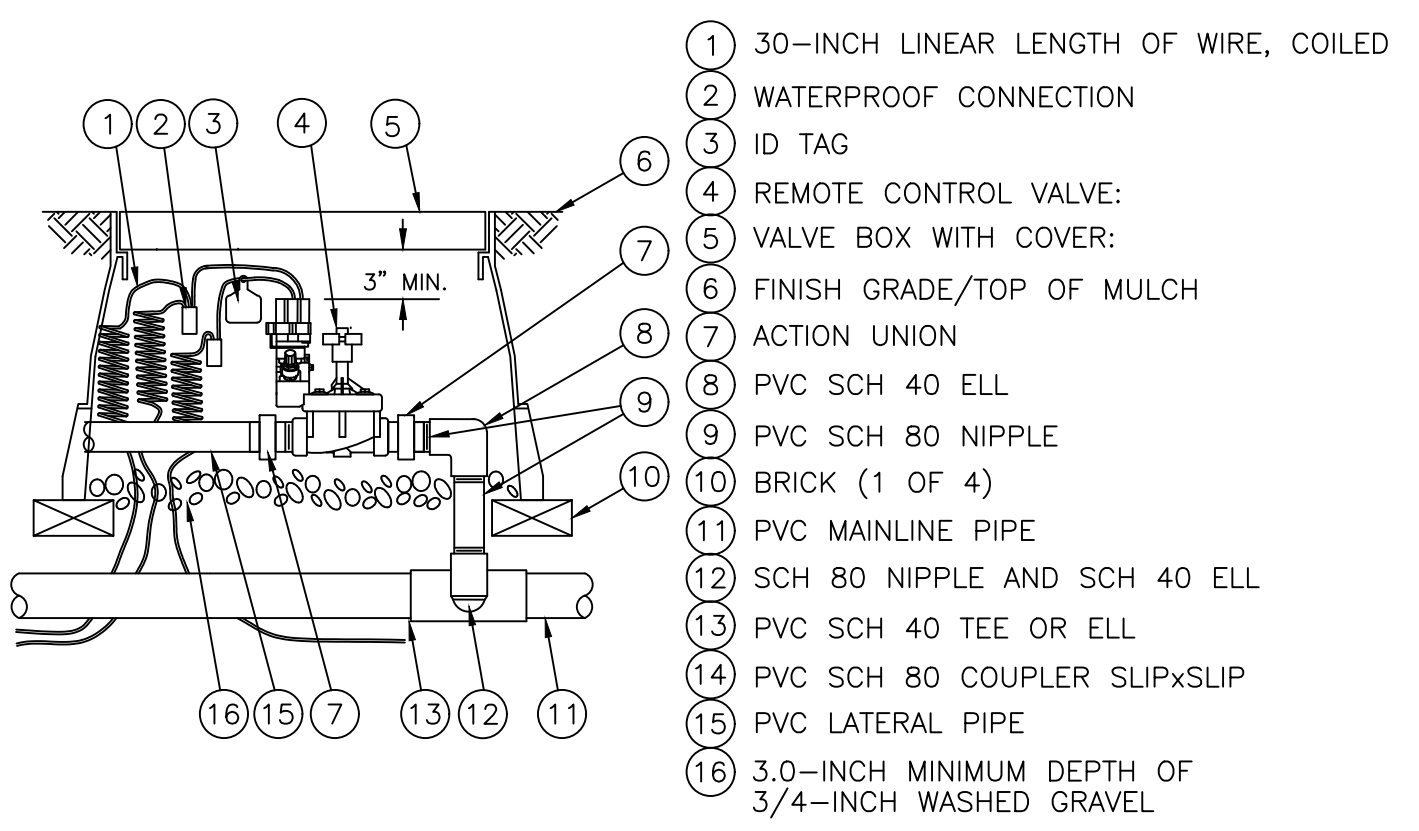
NOTE: FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.



- 1 FINISH GRADE
- 2 LATERAL LINE
- 3 2" MIN. SAND OR ROCK FREE SOIL AROUND PIPE
- 4 MAIN LINE

**TRENCH SECTION**

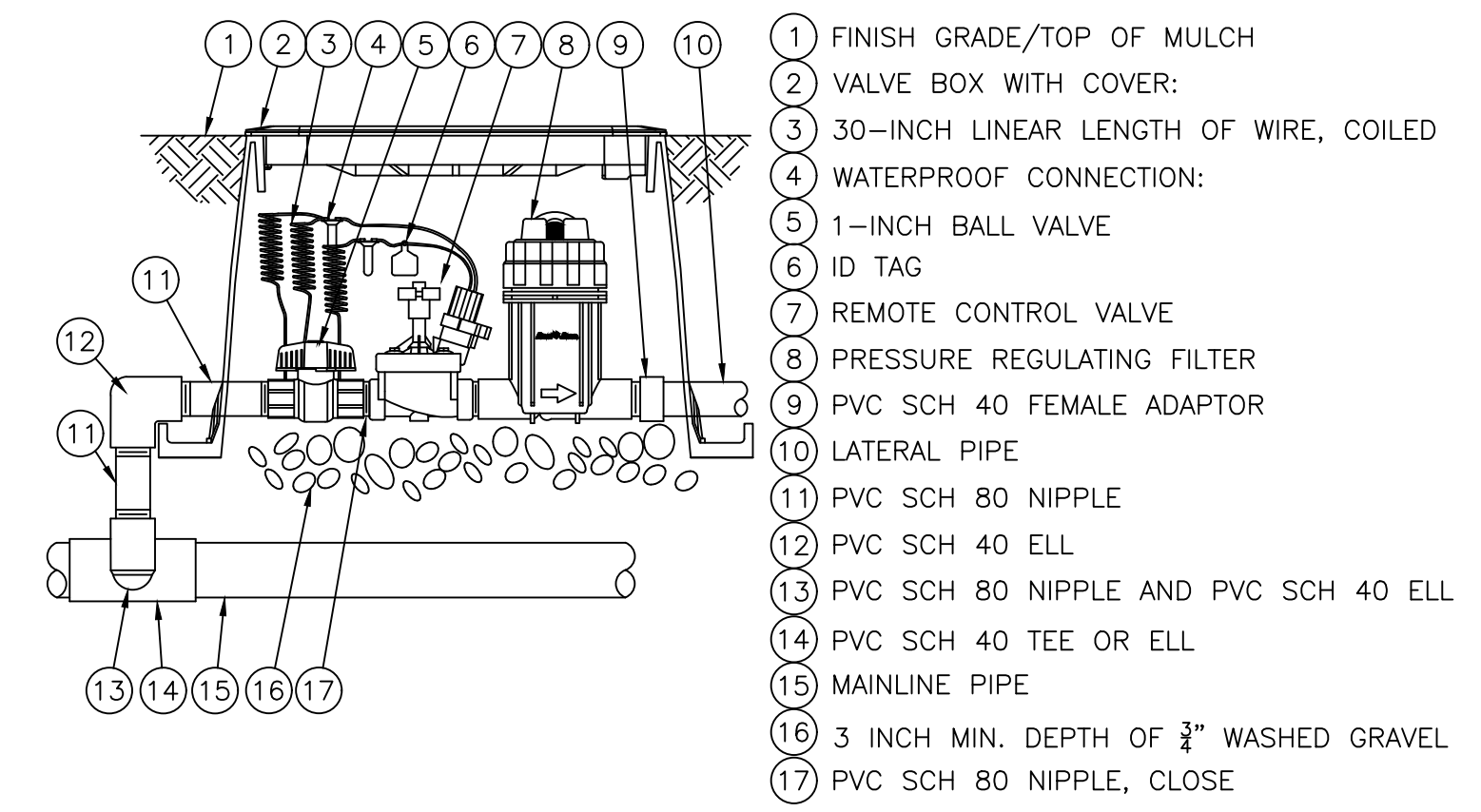
N.T.S.



- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION
- 3 ID TAG
- 4 REMOTE CONTROL VALVE: VALVE BOX WITH COVER:
- 5 FINISH GRADE/TOP OF MULCH
- 6 ACTION UNION
- 7 PVC SCH 40 ELL
- 8 PVC SCH 80 NIPPLE
- 9 PVC SCH 80 NIPPLE
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE AND SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 80 COUPLER SLIPxSLIP
- 15 PVC LATERAL PIPE
- 16 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

**REMOTE CONTROL VALVE**

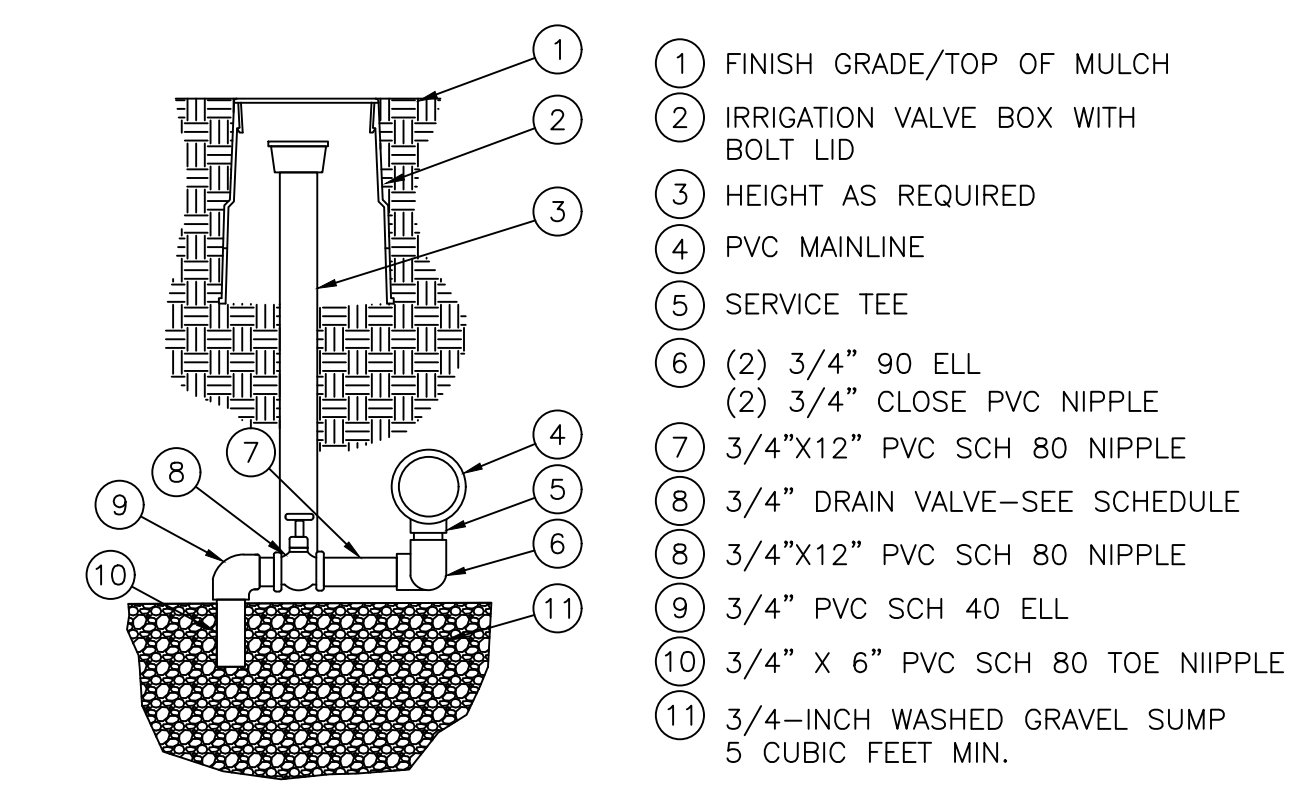
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER:
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION:
- 5 1-INCH BALL VALVE
- 6 ID TAG
- 7 REMOTE CONTROL VALVE
- 8 PRESSURE REGULATING FILTER
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3 INCH MIN. DEPTH OF 3/4" WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE

**REMOTE CONTROL DRIP VALVE**

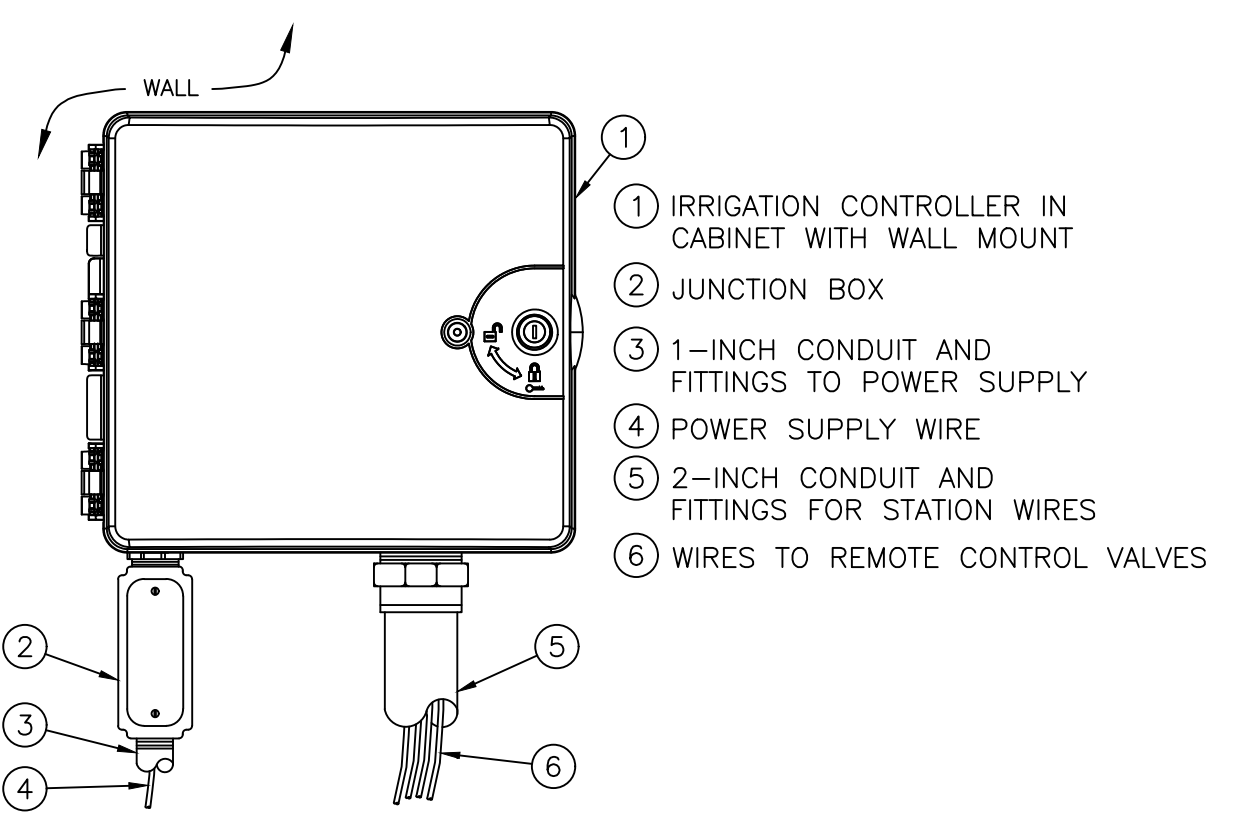
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
- 2 IRRIGATION VALVE BOX WITH BOLT LID
- 3 HEIGHT AS REQUIRED
- 4 PVC MAINLINE
- 5 SERVICE TEE
- 6 (2) 3/4" 90 ELL (2) 3/4" CLOSE PVC NIPPLE
- 7 3/4"x12" PVC SCH 80 NIPPLE
- 8 3/4" DRAIN VALVE-SEE SCHEDULE
- 9 3/4"x12" PVC SCH 80 NIPPLE
- 10 3/4" PVC SCH 40 ELL
- 11 3/4" X 6" PVC SCH 80 TOE NIPPLE
- 12 3/4-INCH WASHED GRAVEL SUMP 5 CUBIC FEET MIN.

**MANUAL DRAIN VALVE**

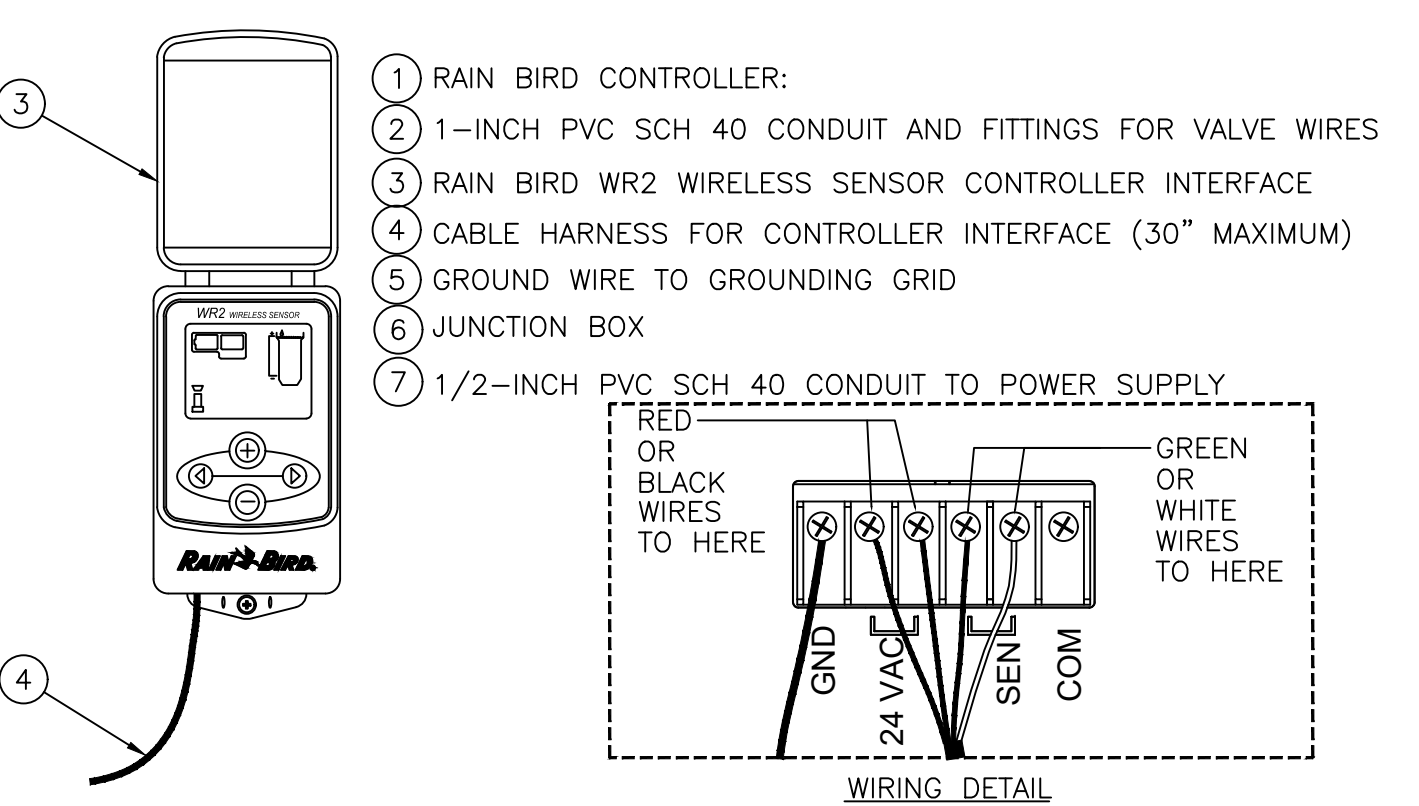
N.T.S.



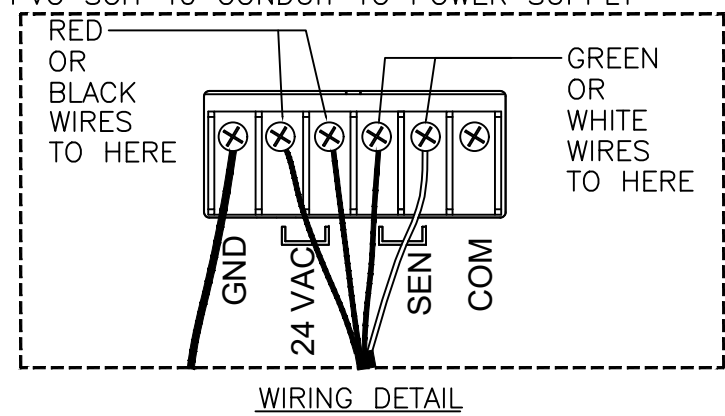
- 1 IRRIGATION CONTROLLER IN CABINET WITH WALL MOUNT
- 2 JUNCTION BOX
- 3 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
- 4 POWER SUPPLY WIRE
- 5 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
- 6 WIRES TO REMOTE CONTROL VALVES

**IRRIGATION CONTROLLER**

N.T.S.

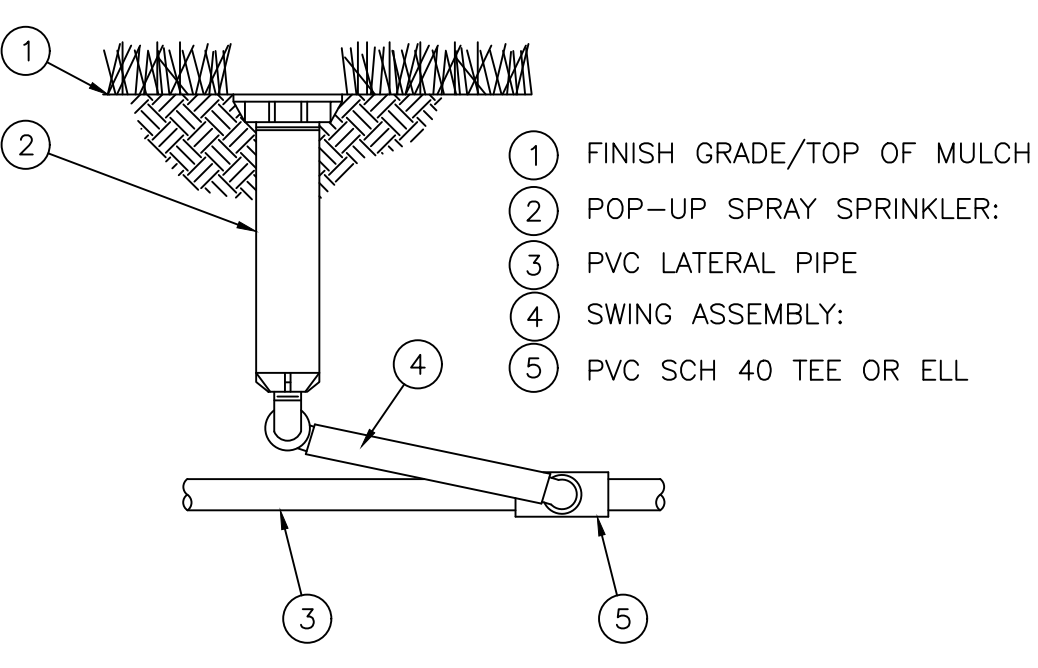


- 1 RAIN BIRD CONTROLLER:
- 2 1-INCH PVC SCH 40 CONDUIT AND FITTINGS FOR VALVE WIRES
- 3 RAIN BIRD WR2 WIRELESS SENSOR CONTROLLER INTERFACE
- 4 CABLE HARNESS FOR CONTROLLER INTERFACE (30" MAXIMUM)
- 5 GROUND WIRE TO GROUNDING GRID
- 6 JUNCTION BOX
- 7 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY



**WIRELESS RAIN SENSOR**

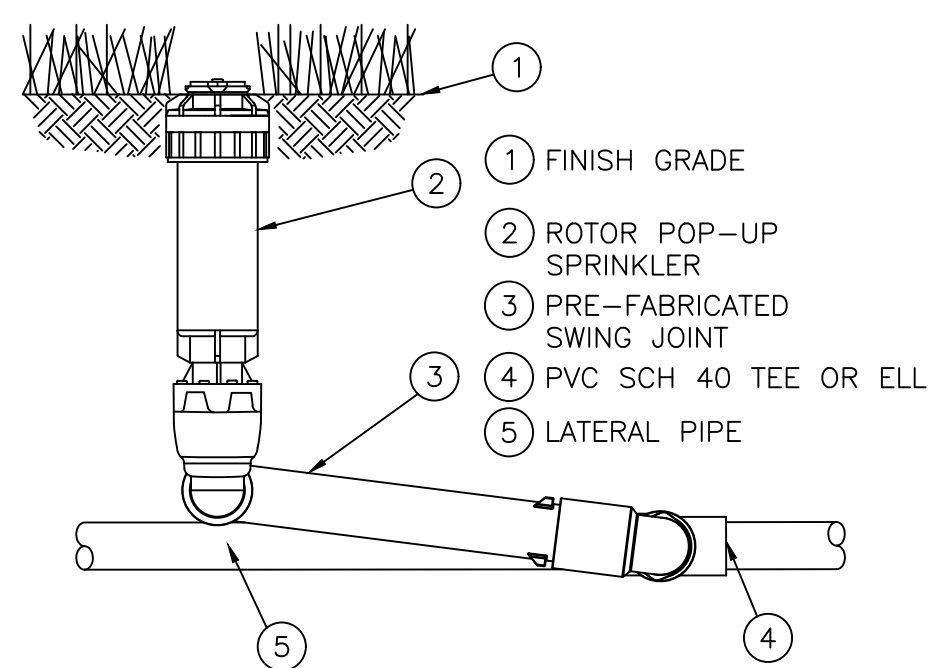
N.T.S.



- 1 FINISH GRADE/TOP OF MULCH
- 2 POP-UP SPRAY SPRINKLER:
- 3 PVC LATERAL PIPE
- 4 SWING ASSEMBLY:
- 5 PVC SCH 40 TEE OR ELL

**POP-UP SPRAY HEAD**

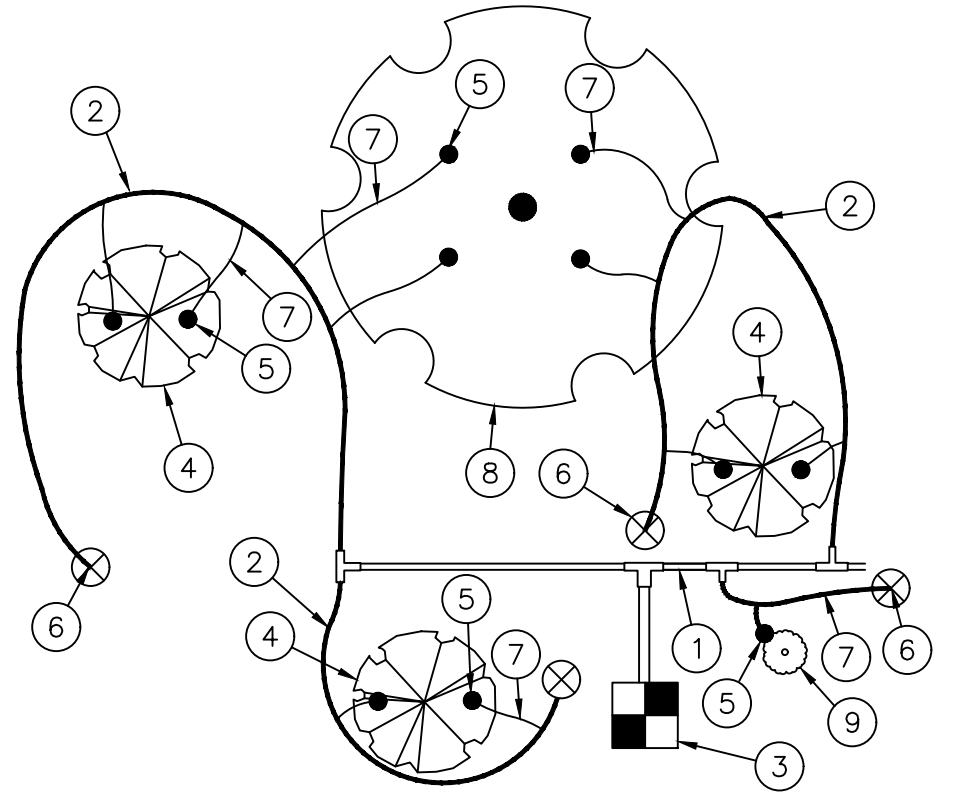
N.T.S.



- 1 FINISH GRADE
- 2 ROTOR POP-UP SPRINKLER
- 3 PRE-FABRICATED SWING JOINT
- 4 PVC SCH 40 TEE OR ELL
- 5 LATERAL PIPE

**ROTOR POP-UP HEAD**

N.T.S.



- 1 SCH. 40 PVC LATERAL
- 2 1/2" SOLID DRIP TUBING OR EQUIV. LENGTH NOT TO EXCEED 250'
- 3 DRIP VALVE ASSEMBLY. SEE DETAIL
- 4 TYPICAL SHRUB
- 5 DRIP EMITTER ASSEMBLY (SEE DETAIL THIS SHEET)
- 6 AUTOMATIC FLUSH VALVE. SEE DETAIL THIS SHEET
- 7 1/4" VINYL DISTRIBUTION TUBING (MAX. LENGTH IS 4')
- 8 TYPICAL TREE
- 9 TYPICAL PERENNIAL

NOTE: \*WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB.

**DRIP ZONE LAYOUT**

N.T.S.

**IRRIGATION NOTES**

1. This irrigation plan is diagrammatic and equipment locations are approximate. Equipment and piping may be shown outside landscape areas for graphic purposes only.
2. Place sleeves where piping crosses under paved areas prior to being paved. Sleeves shall be twice the diameter of the largest irrigation line to be sleeved.
3. The intention of the Contracting Officer's rep and consultant is to have constructed, under the construction contract, a complete project ready for use. The general contractor and his sub-contractors should view these documents accordingly. Any apparent question, incomplete area, areas of discrepancy or contradiction in these documents should be brought to the attention of the Contracting Officer's rep prior to bidding. By submitting a bid on this project, the bidder certifies that he has fully informed himself of the requirements of the construction drawings, as they relate to his work, and has read and understands the notes and specifications. Also, that any questions, incomplete areas, discrepancies or contradictions have been brought to the attention of the Contracting Officer's rep and that they have been resolved.
4. Willful installation of this work when it is obvious there exists job/site conditions or discrepancies on the plans that are detrimental to the project and that should be brought to the attention of the Contracting Officer's rep will be back-charged to the installer. The installer assumes full responsibility to correct the work at his own expense if he fails to give the required notification for resolution.
5. Existing landscape outside the limits of disturbance shall be protected and repaired, if damaged, at no additional cost to the owner.
6. Refer to irrigation schedule and details for more information.
7. Hand trenching only shall occur within the drip line of existing trees. Machine trenching is strictly prohibited.
8. Consult with General Contractor, in conjunction with the design team, before cutting through tree roots 2" or larger.
9. Spray, rotor and rotary heads are intended to provide head to head coverage with minimal over-spray onto non-irrigated areas.
10. Quantities provided are for convenience only. The contractor is required to verify quantities and adjust bid and construction accordingly. If major discrepancies exist, notify Contracting Officer's rep immediately.
11. Water pressure shall be verified on site by landscape contractor.
12. See Irrigation schedule for lateral line sizing, typical for all irrigated areas.

**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: (801) 621-1000 FAX: (801) 621-2666 www.reeve-assoc.com  
 LAND PLANNERS • LAND ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
	3-20-2020	Moved Trees (Grab Lines)
	5-19-2020	City Comments

**South Weber**  
**Business Park & Townhomes**  
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH  
**Car Wash Irrigation Details**



**Project Info.**  
 Landscape Architect: Nathan Peterson  
 Drafter: N. Peterson  
 Begin Date: FEBRUARY 2019  
 Name: PARCEL # 13-034-0065  
 Number: 7307-01



**HOLLY ENERGY PARTNERS**

July 20<sup>th</sup>, 2020

Mr. Scott Mortensen  
Morty's Car Wash  
Lot 21 S 2700 E  
South Weber, UT 84405

Dear Mr. Mortensen,

After review of your project by our integrity management engineering team. Holly Energy Partners has determined that we do not have any objections to your project, based on the plans that have been submitted to us.

If there are any changes to your project, please let us know as soon as possible, so they can be reviewed again. HEP will be preparing an encroachment agreement to be executed by HEP and Morty's Car Wash. This agreement will be recorded and include the final plans that have been provided to HEP.

If you have any question my contact information is below.

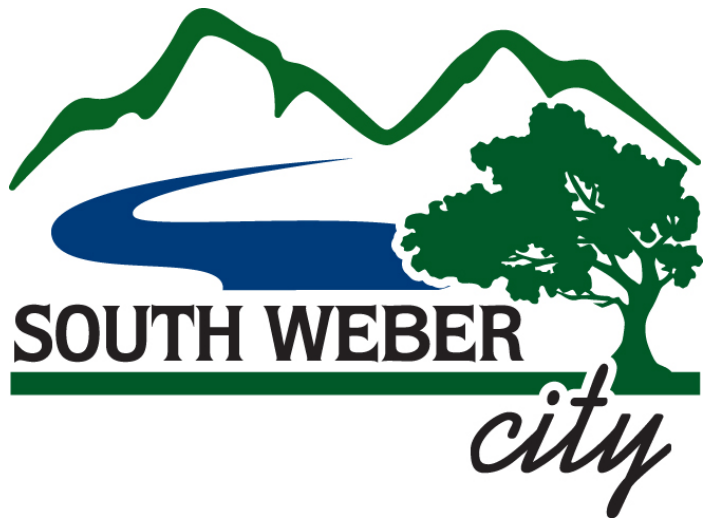
Sincerely,

Paul Smith  
Senior Manager – Right of Way  
311 W Quay  
Artesia, NM 88210  
575-748-8946 (Office Phone)  
[David.Smith2@Hollyenergy.com](mailto:David.Smith2@Hollyenergy.com)

Corporate Office  
2828 N. Hardwood Street, Suite 1300  
Dallas, Texas 75201  
214-871-3555

Operations Office  
P.O. Box 1260  
Artesia, New Mexico 88210  
575-478-4000

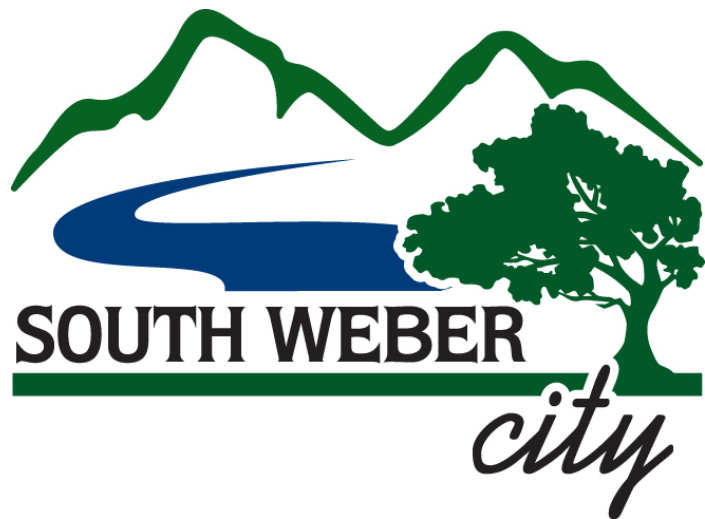




# City Council Meeting

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JULY 21, 2020



# Morty's Car Wash

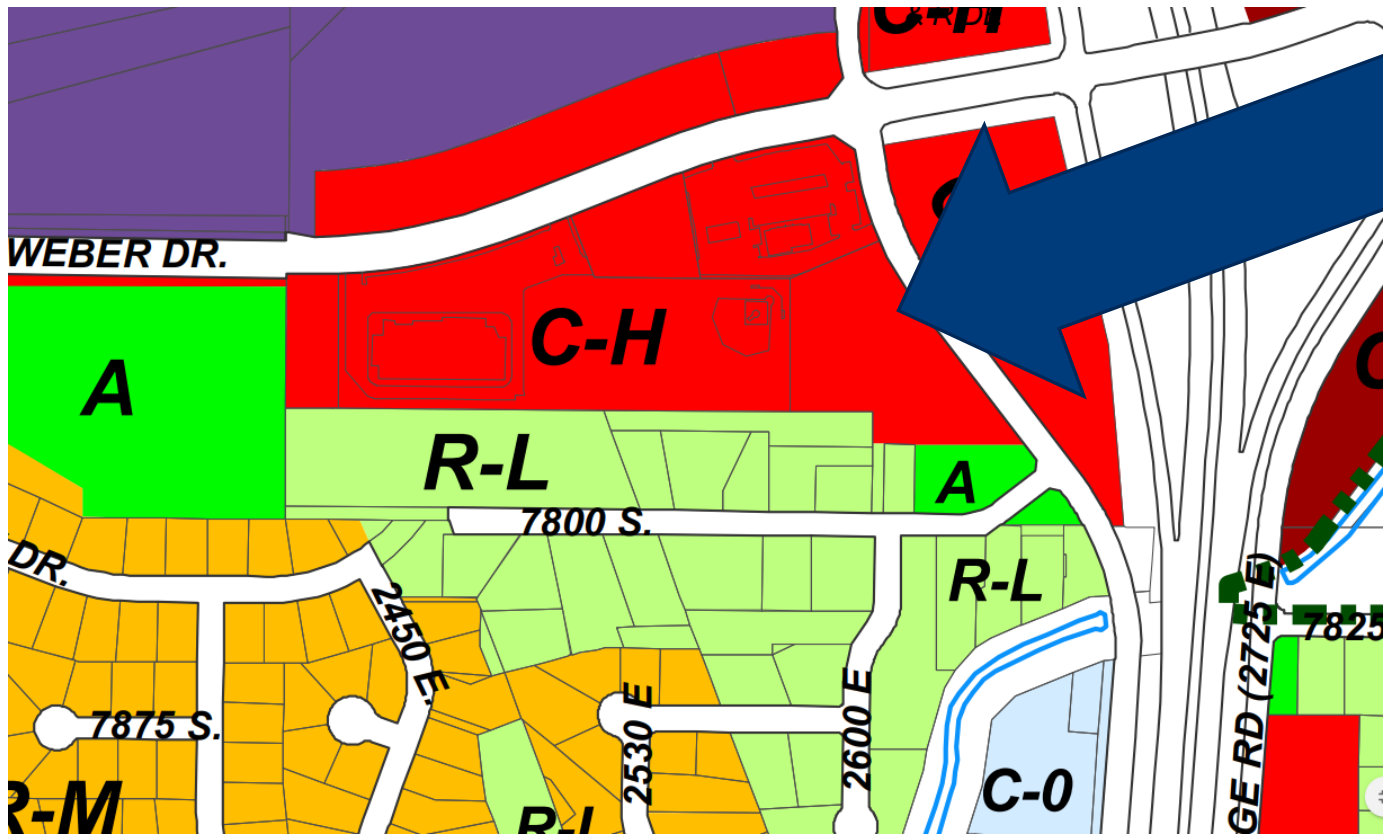
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DEVELOPMENT PROPOSAL – 4 AGENDA ITEMS

CITY COUNCIL MEETING

JULY 21, 2020

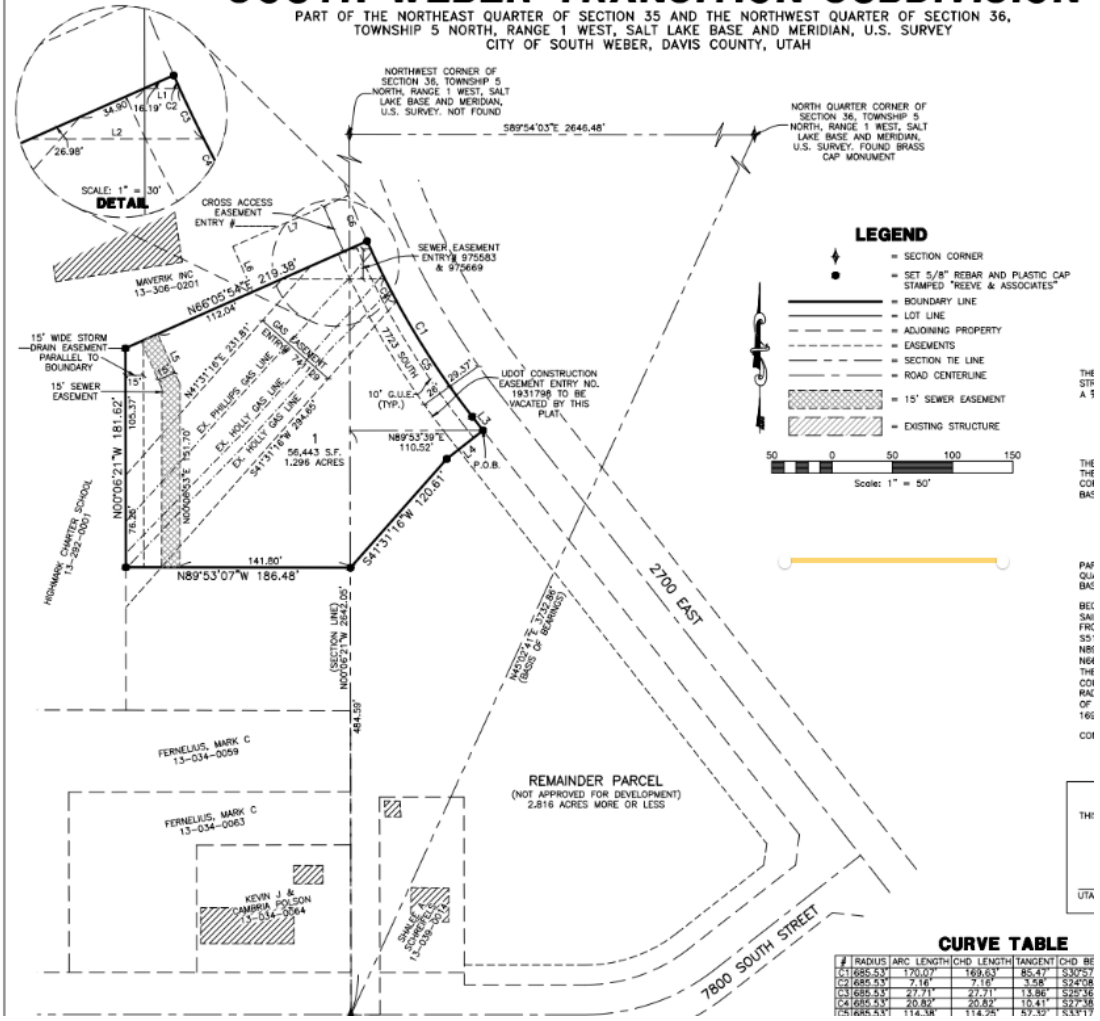




Item 6  
Rezone from CH to C  
Lot 1 of South Weber Transition Subdivision

# SOUTH WEBER TRANSITION SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH



**CURVE TABLE**

#	RADIUS	ARC LENGTH	CHD. LENGTH	TANGENT	CHD. BE
C1	685.53'	120.10'	169.83'	85.47'	S33°57'
C2	685.53'	7.16'	7.16'	3.58'	S24°08'
C3	685.53'	27.71'	27.71'	13.86'	S26°36'
C4	685.53'	20.82'	20.82'	10.41'	S27°46'
C5	685.53'	114.34'	114.25'	57.52'	S31°17'

Item 7  
Final Plat  
Creates Lot 1



# Conditional Use Permit #2020-02

**Applicant:** Scott Mortensen

**Business:** Morty's Car Wash, LLC

**Address:** 7700 S 2700 E

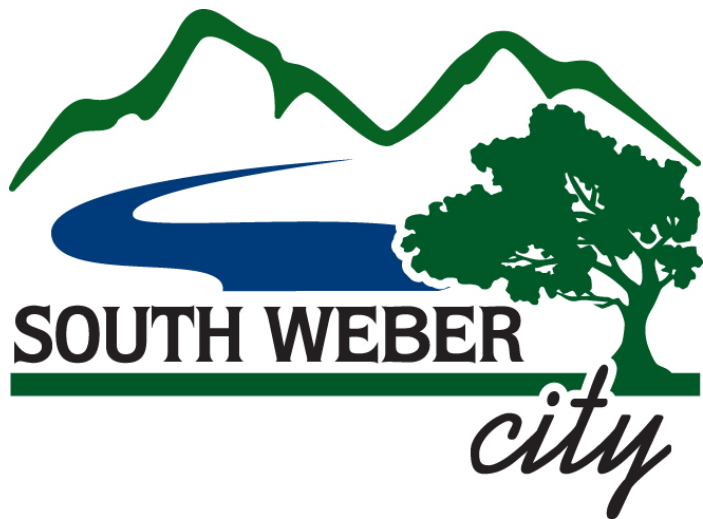
**Location:** Lot 1 South Weber Transition

**Zone:** Commercial (C)

**Proposed Use:** Car Wash

1. **Hours of Operation:** Automatic bays and vacuums are to be closed from 11:00 pm to 5:00 am. Self-serve bays may stay open.
2. **Bays:** There shall be allowed no more than three automatic bays and four self-serve bays.
3. **Review:** There shall be a six-month review before the planning commission from the date of opening.

Item 9  
Conditional Use Permit



# Budget Amendment

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PUBLIC HEARING



Capital Projects Fund Revenues				
45-33-500	Federal Grants - CARES Act		+	\$40,000
45-39-389	Fund Balance to be Appropriated		-	\$35,000
Capital Projects fund Expenditures				
45-43-730	Admin – Improv. Other Than Buildings		+	\$ 5,000
Water Fund Revenues				
51-33-500	Federal Grants - CARES Act		+	\$30,000
Water Fund Expenditures				
51-40-540	Customer Assistance Program		+	\$30,000

# Budget Amendments