

SOUTH WEBER CITY COUNCIL AGENDA

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PUBLIC NOTICE is hereby given that the City Council of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Tuesday, January 10, 2023, in the Council Chambers at 1600 E. South Weber Dr. You may also email publiccomment@southwebercity.com for inclusion with the minutes.

OPEN (Agenda items may be moved in order or sequence to meet the needs of the Council.)

1. Pledge of Allegiance: Mayor Westbrook
2. Prayer: Councilman Dills
3. Public Comment: Please respectfully follow these guidelines.
 - a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
 - b. State your name & city and direct comments to the entire Council (They will not respond).

PRESENTATIONS

4. Employee Years of Service Recognition
 - a. Cole Fessler
 - b. Jake Judkins
5. Audit Report by Keddington and Christensen
6. Davis and Weber Counties Canal Company Secondary Water Rates
7. Planning Commission Goals
8. General RV Incentives

ACTION ITEMS

9. Consent Agenda
 - a. November 29 Minutes
 - b. December 13 Minutes
 - c. December Checks
 - d. November Budget to Actual
10. Ordinance 2023-01: City Standards
11. Resolution 23-01: Appoint 2023 Mayor Pro Tempore
12. Resolution 23-02: Appoint New Planning Commissioner
 - a. Oath Administered by City Recorder Lisa Smith
13. Resolution 23-03: Final Plat w/Phasing for Petersen Farms PUD at approx. 6950 S 475 E by Applicant Timothy Grubb.

REPORTS

14. New Business
15. Council & Staff
16. Adjourn

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder Lisa Smith (801-479-3177 ext. 2203) at least two days prior to the meeting.

The undersigned City Recorder for the municipality of South Weber City hereby certifies that a copy of the foregoing notice was mailed/emailed/posted to: City Office building, Family Activity Center, City Website <http://southwebercity.com/>, Utah Public Notice website <https://www.utah.gov/pmn/index.html>, Mayor and Council, and others on the agenda.

DATE: 01-03-2023

CITY RECORDER: Lisa Smith



#4 Service Years
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

January 10, 2023

PREPARED BY

Derek Tolman

Fire Chief

ITEM TYPE

Presentation

ATTACHMENTS

None

PRIOR DISCUSSION DATES

NA

AGENDA ITEM

Employee Years of Service Recognition

PURPOSE

Recognize Jake Judkins and Cole Fessler for 10 years of service to the community

RECOMMENDATION

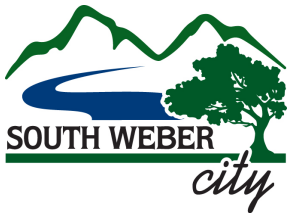
NA

BACKGROUND

Jake and Cole have been employees with the City for 10 years. Chief Tolman will be prepared to give a short presentation to recognize them for their years of service.

ANALYSIS

NA



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

January 10, 2023

PREPARED BY

Mark McRae
Finance Director

ITEM TYPE

Presentation

ATTACHMENTS

Audit Report and Financial
Statements

PRIOR DISCUSSION DATES

NA

AGENDA ITEM

#5 Audit Report by Keddington and Christensen

PURPOSE

Keddington & Christensen have completed their auditing procedures and are here to present the report of their findings along with the financial statements to the City Council.

RECOMMENDATION

Accept Report

BACKGROUND

At the end of each fiscal year, management is responsible for the preparation and fair presentation of the city's financial statements in accordance with accounting principles; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements.

The South Weber City Council has contracted the services of Keddington & Christensen, LLC to perform an independent audit of the statements and report their findings to the City Council. This audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

ANALYSIS

NA



FINANCIAL STATEMENTS

For the year ended June 30, 2022
Together with independent Auditor's Report

Prepared By:

David Larson, City Manager
Mark McRae, Finance Director

Mayor

Rod Westbroek

Councilmembers

Blair Halverson Angie Petty
Hayley Alberts Quinn Soderquist
Joel Dills

SOUTH WEBER CITY
FINANCIAL STATEMENTS
For The Year Ended June 30, 2022
Together With Independent Auditor's Report

**SOUTH WEBER CITY
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INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and
Members of City Council
South Weber City
South Weber City, Utah

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of the South Weber City, Utah (the City) as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the South Weber City, Utah, as of June 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements. Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time. We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other schedules and notes as noted on the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statement and schedules of budget to actual, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules of budget to actual are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Change in Accounting Principle

As described in Note 1 to the financial statements, the City adopted new accounting guidance, GASB Statement No. 87, *Leases*. Our opinion is not modified with respect to this matter.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 28, 2022, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

K&C, CPAs

K&C, Certified Public Accountants
Salt Lake City, Utah
December 28, 2022

FINANCIAL SECTION

**SOUTH WEBER CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended June 30, 2022**

The management team of South Weber City (the City) presents this narrative information on the City's financial statements. It contains an overview and analysis of the financial position and results of operations as of and for the twelve months ended June 30, 2022. As management of the City, we encourage readers to consider information contained in this discussion.

FINANCIAL HIGHLIGHTS

The assets of South Weber City exceeded its liabilities at the end of the current fiscal year by \$43,331,143 (net position). Of this amount, \$10,583,901 (unrestricted position) is available to meet ongoing obligations of citizens and creditors. Net position increased by \$2,023,555 from the prior year.

The City's Governmental activities reported a combined ending net position of \$21,353,729. Of that amount, \$2,657,943 is available for spending at the discretion of the City (unrestricted and undesignated fund balance).

The unassigned fund balance of the general fund at June 30, 2022, totaled \$940,351 and is 27.3% of the general fund total revenues for the year.

During the year, several projects were completed by the City. In addition, several developments were completed as well, upon which the related infrastructure was contributed to the City. Capital assets were added in the water, sewer, and storm sewer funds, as well as the general fixed assets of the City.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis serves as an introduction to South Weber City's basic financial statements: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also contains information in addition to the basic financial statements that will help the reader gain a more in-depth understanding of the City.

Government-wide financial statements give readers a broad overview of the entire City's financial position, and changes in financial position, similar to consolidated financial statements in a private sector business. These statements consist of the statement of net position and the statement of activities.

The statement of net position shows South Weber City's assets, liabilities and deferred outflows and inflows of resources, with the difference shown as net position. Increases or decreases over time in net position gives an indicator as to whether the financial condition of South Weber City is improving or declining.

The statement of activities shows the changes to net position that occurred during the most recent fiscal year. These changes are recorded on an accrual basis when the underlying event that causes the change occurs, regardless of when the cash transaction takes place.

Both of the government-wide financial statements distinguish between activities that are largely supported by taxes and intergovernmental revenue and those whose operations are entirely or largely financed by user charges and fees. The governmental activities for South Weber City include general government, streets, parks, recreation, and other departments. The business-type activities include water, garbage, storm sewer, and sewer operations.

The government-wide financial statements include only the financial statements of South Weber City. The City does not have any component units. The government-wide financial statements are found immediately following this discussion and analysis.

**SOUTH WEBER CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For the Year Ended June 30, 2022**

Fund financial statements are a set of closely related accounts that are used to maintain control over resources that have been segregated for specific activities or purposes. South Weber City, like other state and local governments, uses fund accounting to demonstrate compliance with finance-related legal requirements. All of the City's funds can be categorized into one of two categories: governmental funds and proprietary funds.

Governmental funds account for essentially the same activities as the governmental activities in the government-wide financial statements, but with a narrower focus. Governmental funds concentrate on near-term inflows and outflows of financial resources and the balances of spendable resources available to the government at the end of the fiscal year. This information can be useful in evaluating the government's short-term financing requirements.

Comparing similar information presented in the government-wide statements for the governmental activities with that presented in governmental funds statements can provide useful information because of the different focus of the two approaches. With the long-term focus of the government-wide statements, a reader may be able to better understand the long-term effects of the near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenue, expenditures, and changes in fund balance show reconciliation between the governmental funds' statements to the governmental activities in the government-wide statements to aid in the comparison.

South Weber City uses three major government funds, which are the general fund, special revenue recreation fund, and capital projects fund. The information on these funds is shown separately. The City has six nonmajor funds which are the park impact special revenue, road impact special revenue, recreation impact special revenue, public safety impact special revenue, and transportation utility fee special revenue fund. The City adopts an annual appropriated budget for all its governmental funds. Budgetary comparison schedules have been provided to demonstrate compliance with these budgets.

Within the proprietary funds are the enterprise funds. The enterprise funds report the same functions as the business-type activities in the government-wide financial statements. The enterprise funds maintained by South Weber City are the water, sewer, garbage, and storm sewer utility. The internal service fund is to account for the lease of vehicles.

Proprietary funds present the same information as in the government-wide statements, but in more detail. All of the proprietary funds are considered to be major funds of South Weber City.

Notes to the financial statements contain additional information important to a complete understanding of the information contained in the government-wide and fund financial statements. Notes to the financial statements are located after the statements for major funds as listed in the table of contents.

OTHER INFORMATION

Other information is contained in this report immediately following the notes to the financial statements and required supplementary information as listed in the table of contents.

**SOUTH WEBER CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For the Year Ended June 30, 2022**

GOVERNMENT-WIDE FINANCIAL ANALYSIS

	Comparative Summary of Net Position						Total % Change From Prior Year
	Governmental Activities		Business-type Activities		Total Activities		
	2022	2021	2022	2021	2022	2021	
Current and other assets	\$ 7,339,870	\$ 7,053,677	\$ 9,035,915	\$ 7,977,897	\$ 16,375,785	\$ 15,031,574	8.9%
Capital assets	18,326,221	15,901,278	15,731,264	16,258,995	34,057,485	32,160,273	5.9%
Total assets	25,666,091	22,954,955	24,767,179	24,236,892	50,433,270	47,191,847	6.9%
Total deferred outflows of resources	141,847	106,116	95,852	93,744	237,699	199,860	18.9%
Long-term liabilities outstanding	1,381,628	672,016	2,643,602	2,765,795	4,025,230	3,437,811	17.1%
Other liabilities	1,684,283	1,042,488	164,440	350,900	1,848,723	1,393,388	32.7%
Total liabilities	3,065,911	1,714,504	2,808,042	3,116,695	5,873,953	4,831,199	21.6%
Total deferred inflows of resources	1,388,298	1,210,897	77,575	42,023	1,465,873	1,252,920	17.0%
Net position:							
Net investment in capital assets	17,910,814	15,336,541	13,107,822	13,517,998	31,018,636	28,854,539	7.5%
Restricted	784,972	1,251,990	943,634	808,261	1,728,606	2,060,251	-16.1%
Unrestricted	2,657,943	3,547,139	7,925,958	6,845,659	10,583,901	10,392,798	1.8%
Total net position	\$ 21,353,729	\$ 20,135,670	\$ 21,977,414	\$ 21,171,918	\$ 43,331,143	\$ 41,307,588	4.9%

By far the largest component of South Weber City's net position, 72%, is its investment in capital assets. This figure represents the City's investment in land and improvements, buildings, machinery and equipment, roads, streetlights, and bridges, less any related outstanding debt that was used to acquire these assets. South Weber City uses these capital assets to provide services to citizens who live, work, pass through, or benefit in other ways from the City. By their nature, these assets are not available for future spending. Further, even though these capital assets are reported net of any related debt, resources needed to repay the debt must come from other sources, as the assets themselves cannot be used to satisfy the related obligations.

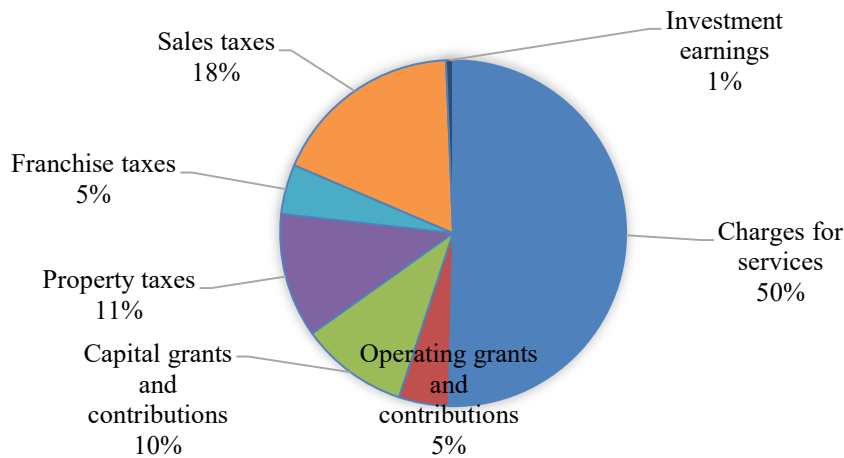
**SOUTH WEBER CITY
MANAGEMENT’S DISCUSSION AND ANALYSIS (Continued)
For the Year Ended June 30, 2022**

An additional part of net position, 4%, is assets that are subject to external restrictions on how they may be expended. The remaining 24% of net position can be used to meet the City’s ongoing obligations to its creditors and to citizens.

Comparative Changes in Net Position

	Governmental Activities		Business-type Activities		Total Activities		Total % Change From Prior Year
	2022	2021	2022	2021	2022	2021	
Revenues:							
Program revenues:							
Charges for services	\$ 1,140,368	\$ 1,169,641	\$ 3,390,858	\$ 5,850,664	\$ 4,531,226	\$ 7,020,305	-35.5%
Operating grants and contributions	419,142	632,854	-	-	419,142	632,854	-33.8%
Capital grants and contributions	561,518	1,234,609	342,784	985,195	904,302	2,219,804	-59.3%
General revenues:							
Property taxes	1,044,803	833,253	-	-	1,044,803	833,253	25.4%
Franchise taxes	418,073	417,267	-	-	418,073	417,267	0.2%
Sales taxes	1,608,842	1,463,432	-	-	1,608,842	1,463,432	9.9%
Other revenue	17,760	-	-	-	17,760	-	0.0%
Gain on sale of assets	4,500	-	-	-	4,500	-	0.0%
Investment earnings	25,406	20,266	35,278	34,381	60,684	54,647	11.0%
Total revenues	\$ 5,240,412	\$ 5,771,322	\$ 3,768,920	\$ 6,870,240	\$ 9,009,332	\$ 12,641,562	-28.7%

GOVERNMENT TOTAL REVENUES

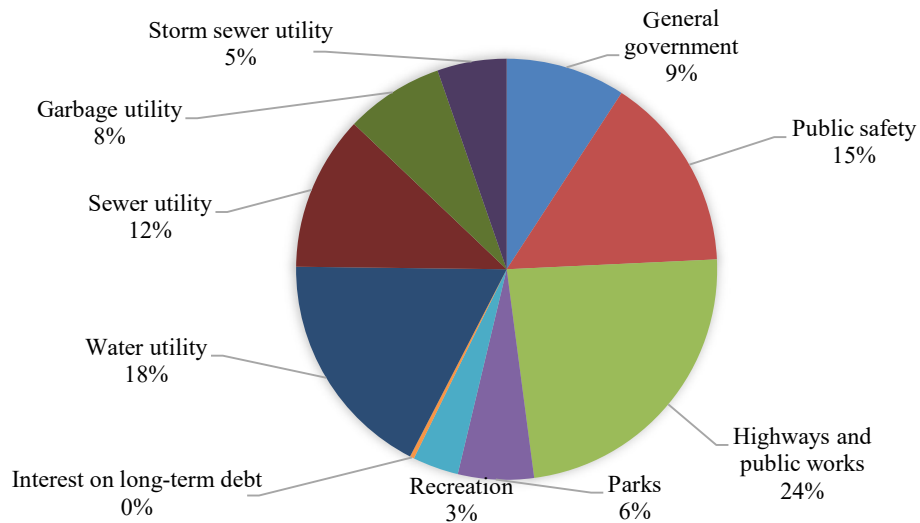


SOUTH WEBER CITY MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued) For the Year Ended June 30, 2022

Comparative Changes in Net Position (Continued)

	Governmental Activities		Business-type Activities		Total Activities		Total % Change From Prior Year
	2022	2021	2022	2021	2022	2021	
Expenses:							
General government	\$ 642,223	\$ 699,154	\$ -	\$ -	\$ 642,223	\$ 699,154	-8.1%
Public safety	1,051,597	1,003,077	-	-	1,051,597	1,003,077	4.8%
Highways and public works	1,653,351	916,048	-	-	1,653,351	916,048	80.5%
Parks	406,570	402,287	-	-	406,570	402,287	1.1%
Recreation	245,736	228,401	-	-	245,736	228,401	7.6%
Interest on long-term debt	22,876	25,617	-	-	22,876	25,617	-10.7%
Water services	-	-	1,229,846	3,576,824	1,229,846	3,576,824	-65.6%
Sewer services	-	-	833,195	837,567	833,195	837,567	-0.5%
Garbage services	-	-	528,704	417,447	528,704	417,447	26.7%
Storm sewer services	-	-	371,679	317,552	371,679	317,552	17.0%
Total expenses	4,022,353	3,274,584	2,963,424	5,149,390	6,985,777	8,423,974	-17.1%
Change in net position before transfers	1,218,059	2,496,738	805,496	1,720,850	2,023,555	4,217,588	108.4%
Change in net position	1,218,059	2,496,738	805,496	1,720,850	2,023,555	4,217,588	-52.0%
Net position - beginning	20,135,670	17,638,932	21,171,918	19,451,068	41,307,588	37,090,000	11.4%
Net position - end of year	\$ 21,353,729	\$ 20,135,670	\$ 21,977,414	\$ 21,171,918	\$ 43,331,143	\$ 41,307,588	4.9%

GOVERNMENT TOTAL EXPENDITURES/EXPENSES



**SOUTH WEBER CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For the Year Ended June 30, 2022**

GOVERNMENTAL AND BUSINESS-TYPE ACTIVITIES

Governmental activities net position increased by \$1,218,059 for the year ended June 30, 2022. The major reason for the increase resulted from assets contributed to the City from developers, ARPA Act funding, and increases in Sales tax and Property tax.

Business-type activities contributed an increase of \$805,496 in net position. The most significant reason for this increase in business-type activities is contributed assets from developers, and charges from services for water, sewer, and garbage utilities.

The City received \$60,684 in investment earnings and \$546,684 in impact fees during the year between governmental and business-type activities.

FINANCIAL ANALYSIS OF SOUTH WEBER CITY'S FUNDS

South Weber City's governmental funds provide information on the short-term resource inflows and outflows and account balances at the end of the fiscal year. The total fund balance is a measure of total available resources. The unrestricted portion of this total fund balance is a measure of the available spendable resources on June 30, 2022.

For the period ended June 30, 2022, the City's governmental funds reported combined fund balances in the amount of \$4,219,231. Of the total balance at year-end, \$940,351 is unassigned. The governmental funds also have portions of the fund balance restricted, committed and assigned for various reasons, i.e., class "C" road and impact fee funds.

The special revenue recreation fund has a fund balance of \$574,686 an increase of \$99,074 from the prior year mainly due to programs being cancelled because of COVID-19 restrictions in 2021. The special revenue transportation fund has a fund balance of \$490,527 an increase of \$923 from the prior year. The capital projects fund has a fund balance of \$1,392,116, a decrease of \$755,612 from the prior year, due to projects being postponed to fiscal year 2022, and the implementation of a capital lease program for vehicles and major equipment.

The General Fund is the main operating fund for South Weber City. On June 30, 2022, the general fund's unassigned fund balance was \$940,351. Total fund balance of the general fund for South Weber City increased by \$502,241. A useful measure of liquidity is to compare the unrestricted fund balance and the total fund balance to expenditures (including operating transfers out) for the year. Unassigned fund balance for general fund was 32% of total expenditures.

The City's proprietary funds statements provide the same type of information found in the government-wide financial statements, but in more detail. Unrestricted net position of the City's major proprietary funds totaled \$7,925,958. Discussions about the finances of these funds are addressed in the City's business-type activities.

BUDGETARY HIGHLIGHTS

The general fund was amended to recognize additional Sales Tax and miscellaneous revenue received. Overall, the general fund was under budgeted expenditures by \$332,206.

The special revenue recreation fund budget was amended by only \$10,000 during the year, and actual expenditures were less than budgeted expenditures by \$14,301. The COVID-19 pandemic caused the cancellation of some recreation programs.

The capital projects fund budget was increased for additional planned projects. Most significant was the Canyon Meadows Park West Project which did not commence until July 2021. The actual expenditures in this fund were \$108,345 less than the budgeted amounts.

The fund balance in the Park Impact Fee Fund had an ending balance of \$0.00. This was a decrease of \$761,726 due to the Canyon Meadows Park West Project.

**SOUTH WEBER CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For the Year Ended June 30, 2022**

The remaining special revenue funds budgeted expenditures did not see any significant increases besides transfers out to the general and capital projects funds as reimbursement of impact fee qualifying expenses in those funds.

The City had a joint project with the Department of Labor for the replacement of the water line at the Job Corp facility (DOL portion) and the East Bench Transmission line (city portion). The Job Corp project was completed in the 2021 fiscal year and the city portion was started in this fiscal year. This is reflected in the Water Fund.

CAPITAL ASSET AND DEBT ADMINISTRATION

South Weber City's investment in capital assets for its governmental and business type activities has a combined total of \$34,057,485 (net of \$17,365,294 accumulated depreciation) at June 30, 2022. Types of assets included in this category are land, buildings, improvements, vehicles, machinery, equipment, roads (including curb and gutter), streetlights, traffic signals, water, waste water, and sewer. The City's investment in net capital assets equals 68% of total assets.

Major capital asset activities are included in the following table:

	Governmental Activities		Business-type Activities		Total Activities		Total % Change From Prior Year
	2022	2021	2022	2021	2022	2021	
Land and water rights	\$ 5,464,211	\$ 5,248,567	\$ -	\$ -	\$ 5,464,211	\$ 5,248,567	4.1%
Buildings	3,075,860	3,075,860	298,262	298,262	3,374,122	3,374,122	0.0%
Improvements other than buildings	16,963,559	15,301,618	22,162,601	22,049,303	39,126,160	37,350,921	4.8%
Vehicles	2,294,181	1,402,051	22,250	22,250	2,316,431	1,424,301	62.6%
Machinery and equipment	417,345	310,238	356,165	356,165	773,510	666,403	16.1%
Construction in process	355,193	-	13,152	-	368,345	-	100.0%
Less: Accumulated Depreciation	(10,244,128)	(9,437,056)	(7,121,166)	(6,466,985)	(17,365,294)	(15,904,041)	9.2%
Net Book Value	\$ 18,326,221	\$ 15,901,278	\$ 15,731,264	\$ 16,258,995	\$ 34,057,485	\$ 32,160,273	5.9%

On June 30, 2022 South Weber City's total debt amounted to \$3,117,442 of which \$2,623,442 was incurred by the City's business-type activities and the remaining \$589,000 was incurred by the City's governmental units. The City's debt consists of revenue bonds and is secured by specific revenue sources (i.e., sales taxes and water).

Additional information on South Weber City's capital assets and debt can be found in Notes 4 and 6 in the notes to the City's basic financial statements.

Debt Outstanding	Governmental Activities		Business-type Activities		Total Activities		Total % Change From Prior Year
	2022	2021	2022	2021	2022	2021	
Revenue Bonds	\$ 494,000	\$ 589,000	\$ 2,623,442	\$ 2,740,997	\$ 3,117,442	\$ 3,329,997	-6.4%
Total debt outstanding	\$ 494,000	\$ 589,000	\$ 2,623,442	\$ 2,740,997	\$ 3,117,442	\$ 3,329,997	-6.4%

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

As of October 2022,, the state unemployment rate was 2.1%, a decrease from 2.2% the previous year. Currently, South Weber City is experiencing moderate economic growth and has not been seriously impacted financially by the pandemic. Sales tax has remained strong during the pandemic as South Weber has benefited from the shift from brick-and-mortar sales to on-line sales. The City is expecting a slowing of residential building and additional subdivisions that could bring more property taxes into the City in future years since the land was previously farm property subject to the greenbelt provisions. In August 2019, the City held a Truth-in-Taxation

hearing. Following the hearing the City Council approved a 99% increase in the property tax rate. South Weber City had not increased its property tax rate in over 40 years. A Truth-in-Taxation hearing was held in August 2021. The purpose was to transfer the paramedic portion of property taxes from the County to the City. Paramedic service was previously provided by the Davis County Sheriff's office. The rates and fees for most services remained constant for fiscal year 2022 compared with fiscal year 2021.

**SOUTH WEBER CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS (Continued)
For the Year Ended June 30, 2022**

REQUEST FOR INFORMATION

This financial report is designed to give its readers a general overview of the South Weber City's finances. Questions regarding any information contained in this report or requests for additional financial information should be addressed to South Weber City, 1600 East South Weber Drive, South Weber City, Utah 84405.

BASIC FINANCIAL STATEMENTS

SOUTH WEBER CITY
STATEMENT OF NET POSITION
June 30, 2022

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
Assets:			
Cash and cash equivalents	\$ 3,717,086	\$ 7,460,065	\$ 11,177,151
Receivables:			
Property, franchise, and excise taxes	1,609,646	-	1,609,646
Accounts receivable	40,653	282,146	322,799
Prepaid expenses	60,962	182,569	243,531
Internal balances	(70,000)	70,000	-
Restricted:			
Cash and cash equivalents	1,658,974	985,645	2,644,619
Receivables - Class "C" road funds	100,585	-	100,585
Capital assets not being depreciated:			
Land and water rights	5,464,211	-	5,464,211
Construction in process	355,193	13,152	368,345
Capital assets, net of accumulated depreciation:			
Buildings	1,765,767	156,585	1,922,352
Improvements other than buildings	8,985,974	15,347,602	24,333,576
Machinery and equipment	1,537,434	213,925	1,751,359
Vehicles	217,642	-	217,642
Net pension asset	221,964	55,490	277,454
Total Assets	<u>25,666,091</u>	<u>24,767,179</u>	<u>50,433,270</u>
Deferred Outflows of Resources			
Deferred loss on refunding	20,219	65,445	85,664
Deferred outflows relating to pensions	121,628	30,407	152,035
Total Deferred Outflows of Resources	<u>141,847</u>	<u>95,852</u>	<u>237,699</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 25,807,938</u>	<u>\$ 24,863,031</u>	<u>\$ 50,670,969</u>

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
STATEMENT OF NET POSITION (Continued)
June 30, 2022

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
Liabilities:			
Accounts payable	\$ 595,700	\$ 113,196	\$ 708,896
Accrued liabilities	106,660	-	106,660
Accrued interest	7,336	9,233	16,569
Unearned revenue	889,997	41,495	931,492
Restricted liabilities:			
Developer and customer deposits	84,590	516	85,106
Noncurrent liabilities:			
Due within one year	309,733	112,044	421,777
Due in more than one year	1,071,895	2,531,558	3,603,453
Total Liabilities	<u>3,065,911</u>	<u>2,808,042</u>	<u>5,873,953</u>
Deferred Inflows of Resources			
Deferred revenue - property taxes	1,078,000	-	1,078,000
Deferred inflows relating to pensions	310,298	77,575	387,873
Total Deferred Inflows of Resources	<u>1,388,298</u>	<u>77,575</u>	<u>1,465,873</u>
Net Position			
Net investment in capital assets	17,910,814	13,107,822	31,018,636
Restricted for:			
Impact fees	206,014	943,634	1,149,648
Roads	578,958	-	578,958
Unrestricted	2,657,943	7,925,958	10,583,901
Total Net Position	<u>21,353,729</u>	<u>21,977,414</u>	<u>43,331,143</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 25,807,938</u>	<u>\$ 24,863,031</u>	<u>\$ 50,670,969</u>

The notes to the basic financial statements are an integral part of this statement.

**SOUTH WEBER CITY
STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2022**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position			
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary Government:							
Government Activities							
General government	\$ 642,223	\$ 349,571	\$ 70,570	\$ 137,213	\$ (84,869)	\$ -	\$ (84,869)
Public safety	1,051,597	59,019	10,976	113,498	(868,104)	-	(868,104)
Highways and public works	1,653,351	440,707	337,596	184,817	(690,231)	-	(690,231)
Parks	406,570	2,253	-	90,128	(314,189)	-	(314,189)
Recreation	245,736	288,818	-	35,862	78,944	-	78,944
Interest on long-term debt	22,876	-	-	-	(22,876)	-	(22,876)
Total Governmental Activities	4,022,353	1,140,368	419,142	561,518	(1,901,325)	-	(1,901,325)
Business-type Activities							
Water utility	1,229,846	1,620,988	-	113,832	-	504,974	504,974
Sewer utility	833,195	1,045,057	-	181,919	-	393,781	393,781
Garbage utility	528,704	519,805	-	-	-	(8,899)	(8,899)
Storm sewer utility	371,679	205,008	-	47,033	-	(119,638)	(119,638)
Total Business-type Activities	2,963,424	3,390,858	-	342,784	-	770,218	770,218
Total Government	\$ 6,985,777	\$ 4,531,226	\$ 419,142	\$ 904,302	(1,901,325)	770,218	(1,131,107)
General Revenues:							
					1,044,803	-	1,044,803
					418,073	-	418,073
					1,608,842	-	1,608,842
					17,760	-	17,760
					25,406	35,278	60,684
					4,500	-	4,500
					-	-	-
					-	-	-
					3,119,384	35,278	3,154,662
					1,218,059	805,496	2,023,555
					20,135,670	21,171,918	41,307,588
					\$ 21,353,729	\$ 21,977,414	\$ 43,331,143

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
BALANCE SHEET - GOVERNMENTAL FUNDS
June 30, 2022

	General Fund	Special Revenue Funds		Capital Projects Fund	Nonmajor Governmental Funds	Totals
		Recreation Fund	Transportation Fund			
Assets						
Cash and cash equivalents	\$ 581,852	\$ 577,823	\$ 442,397	\$ 1,901,286	\$ -	\$ 3,503,358
Accounts receivable	-	-	40,653	-	-	40,653
Property, franchise, and excise tax receivable	1,543,416	-	-	-	-	1,543,416
Receivables, other	66,230	-	24,306	-	-	90,536
Prepays	60,962	-	-	-	-	60,962
Restricted assets:						
Cash and cash equivalents	1,096,369	-	-	356,591	206,014	1,658,974
Receivables - Class "C" road monies	76,279	-	-	-	-	76,279
Total Assets	\$ 3,425,108	\$ 577,823	\$ 507,356	\$ 2,257,877	\$ 206,014	\$ 6,974,178
Liabilities						
Accounts payable	\$ 66,487	\$ 3,137	\$ 16,906	\$ 509,170	\$ -	\$ 595,700
Accrued liabilities	106,660	-	-	-	-	106,660
Unearned revenue	533,406	-	-	356,591	-	889,997
Restricted liabilities:						
Developer and customer deposits	84,590	-	-	-	-	84,590
Total Liabilities	791,143	3,137	16,906	865,761	-	1,676,947
Deferred Inflows of Resources						
Unavailable revenue - construction receivables	-	-	-	-	-	-
Unavailable revenue - property taxes	1,078,000	-	-	-	-	1,078,000
Total Deferred Inflows of Resources	1,078,000	-	-	-	-	1,078,000
Fund Balances						
Nonspendable						
Prepays	60,962	-	-	-	-	60,962
Restricted						
Class "C" roads	554,652	-	-	-	-	554,652
Impact fees	-	-	-	-	206,014	206,014
Assigned						
Recreation	-	574,686	-	-	-	574,686
Transportation	-	-	490,450	-	-	490,450
Capital improvements	-	-	-	1,392,116	-	1,392,116
Unassigned	940,351	-	-	-	-	940,351
Total Fund Balances	1,555,965	574,686	490,450	1,392,116	206,014	4,219,231
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 3,425,108	\$ 577,823	\$ 507,356	\$ 2,257,877	\$ 206,014	\$ 6,974,178

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL
FUNDS TO THE STATEMENT OF NET POSITION
June 30, 2022

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balance - governmental funds	\$ 4,219,231
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	18,326,221
Deferred outflows of resources relating to refunding are not financial resources and, therefore, are not reported in the funds.	20,219
Long-term liabilities, including bond payable, and compensated absences are not due and payable in the current period and therefore are not recorded in the funds.	(1,381,628)
Accrued interest expense is not due and payable in the current period and therefore is not recorded in the funds.	(7,336)
The internal service fund is used by management to charge costs for leased vehicles . The assets and liabilities are of the internal service fund are included in the governmental activities in the Statement of Net Position	143,728
Pension assets and liabilities along with the corresponding deferred inflows and outflows are not collectable or payable in the current period and therefore are not recorded in the funds.	<u>33,294</u>
Net position - governmental activities	<u><u>\$ 21,353,729</u></u>

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES – GOVERNMENTAL FUNDS
For the Year Ended June 30, 2022

	General Fund	Special Revenue Funds		Capital Projects Fund	Nonmajor Governmental Funds	Totals
		Recreation Fund	Transportation Fund			
Revenues						
General property taxes	\$ 1,044,802	\$ -	-	\$ -	\$ -	\$ 1,044,802
Sales, use, and excise taxes	1,188,972	-	137,630	300,000	-	1,626,602
Franchise taxes	418,073	-	-	-	-	418,073
Impact fees	-	-	-	-	317,198	317,198
Licenses	205,237	-	-	-	-	205,237
Fines	117,016	-	-	-	-	117,016
Charges for services	153,269	288,818	440,707	-	-	882,794
Interest income	10,363	1,984	1,237	6,467	4,753	24,804
Intergovernmental	268,572	-	80,000	107,107	-	455,679
Contributions	-	-	-	207,783	-	207,783
Miscellaneous revenue	27,318	-	-	-	-	27,318
Total Revenues	3,433,622	290,802	659,574	621,357	321,951	5,327,306
Expenditures						
Current:						
General government	751,806	-	-	-	-	751,806
Public safety	1,034,110	-	-	-	-	1,034,110
Public works	729,983	-	658,651	-	-	1,388,634
Parks	315,626	-	-	-	-	315,626
Recreation	-	219,724	-	-	-	219,724
Capital expenditures	-	-	-	2,232,656	-	2,232,656
Debt service:						
Principal	26,600	68,400	-	-	-	95,000
Interest and fiscal charges	5,668	14,575	-	-	-	20,243
Total Expenditures	2,863,793	302,699	658,651	2,232,656	-	6,057,799
Excess (Deficiency) of Revenues Over (Under) Expenditures	569,829	(11,897)	923	(1,611,299)	321,951	(730,493)
Other Financing Sources (Uses)						
Transfer in	6,412	110,971	-	855,687	-	973,070
Transfer out	(75,000)	-	-	-	(898,070)	(973,070)
Total Other Financing Sources (Uses)	(68,588)	110,971	-	855,687	(898,070)	-
Net Change in Fund Balances	501,241	99,074	923	(755,612)	(576,119)	(730,493)
Fund Balance, Beginning	1,054,724	475,612	489,527	2,147,728	782,133	4,949,724
Fund Balance, Ending	\$ 1,555,965	\$ 574,686	\$ 490,450	\$ 1,392,116	\$ 206,014	\$ 4,219,231

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2022

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ (730,493)
Governmental funds have reported capital outlays, past and present, as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	(807,072)
Governmental funds report current capital outlays as expenditures. However, these expenditures are reported as capital assets in the statement of net position.	2,339,886
Government funds have proceeds from the sale of assets as revenue. However, in the activities it reports the gain or loss on the sale of assets.	
Repayment of bond principal is an expenditure in the funds, but the repayment reduces long-term liabilities in the statement of net position.	95,000
The amortization of deferred outflows relating to bond refunding loss is not recorded in the governmental funds.	(4,044)
In the statement of activities, accrued interest on debt is recorded.	1,411
The accumulation of accrued leave does not require the use of current financial resources and therefore is not recorded as an expenditure in the Governmental Funds.	9,350
The internal service fund had current year gains. These funds are eliminated at the wide level and their associated gains are reallocated to applicable functional expenses.	202,102
Changes in the pension asset and liability accounts are not recorded in the funds rather they are recorded in the statement of activities	<u>111,919</u>
Change in net position - governmental activities	<u><u>\$ 1,218,059</u></u>

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
STATEMENT OF NET POSITION – PROPRIETARY FUNDS (Continued)
June 30, 2022

	Business-type Activities - Enterprise Funds				Total Enterprise	Governmental Activities - Internal Service Fund
	Water	Sewer	Garbage	Storm Sewer		
Assets:						
Current Assets:						
Cash and cash equivalents	\$ 2,937,240	\$ 3,631,951	\$ 467,102	\$ 423,772	\$ 7,460,065	\$ 213,728
Accounts receivable	143,708	71,051	48,090	19,297	282,146	-
Other receivables	-	-	-	-	-	-
Prepaid expenses	182,569	-	-	-	182,569	-
Restricted cash and cash equivalents	120,562	823,588	-	41,495	985,645	-
Total Current Assets	<u>3,384,079</u>	<u>4,526,590</u>	<u>515,192</u>	<u>484,564</u>	<u>8,910,425</u>	<u>213,728</u>
Noncurrent Assets:						
Property and equipment						
Construction in process	13,152	-	-	-	13,152	-
Buildings	298,262	-	-	-	298,262	-
Improvements, other than buildings	9,343,204	6,906,234	-	5,913,163	22,162,601	-
Machinery and equipment	356,165	-	-	-	356,165	-
Vehicles	22,250	-	-	-	22,250	892,130
Less: Accumulated depreciation	(2,928,268)	(2,285,623)	-	(1,907,275)	(7,121,166)	-
Total property and equipment	<u>7,104,765</u>	<u>4,620,611</u>	<u>-</u>	<u>4,005,888</u>	<u>15,731,264</u>	<u>892,130</u>
Total Noncurrent Assets	<u>7,126,961</u>	<u>4,642,807</u>	<u>-</u>	<u>4,016,986</u>	<u>15,786,754</u>	<u>892,130</u>
Total Assets	<u>10,511,040</u>	<u>9,169,397</u>	<u>515,192</u>	<u>4,501,550</u>	<u>24,697,179</u>	<u>1,105,858</u>
Deferred Outflows of Resources:						
Deferred loss on refunding	65,445	-	-	-	65,445	-
Deferred outflows relating to pensions	12,163	12,163	-	6,081	30,407	-
Total Deferred Outflows of Resources	<u>77,608</u>	<u>12,163</u>	<u>-</u>	<u>6,081</u>	<u>95,852</u>	<u>-</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 10,588,648</u>	<u>\$ 9,181,560</u>	<u>\$ 515,192</u>	<u>\$ 4,507,631</u>	<u>\$ 24,793,031</u>	<u>\$ 1,105,858</u>

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
STATEMENT OF NET POSITION – PROPRIETARY FUNDS (Continued)
June 30, 2022

	Business-type Activities - Enterprise Funds				Total Enterprise	Governmental Activities - Internal Service Fund
	Water	Sewer	Garbage	Storm Sewer		
Liabilities:						
Current Liabilities:						
Accounts payable	\$ 50,671	\$ 19,288	\$ 37,370	\$ 5,867	\$ 113,196	\$ -
Accrued liabilities	-	-	-	-	-	-
Accrued interest	9,233	-	-	-	9,233	-
Unearned revenue	-	-	-	41,495	41,495	-
Restricted liabilities:						
Developer and customer deposits	516	-	-	-	516	-
Current portion of compensated absences	5,536	4,436	-	2,072	12,044	-
Current portion of bonds payable	100,000	-	-	-	100,000	-
Current portion of lease payable	-	-	-	-	-	184,410
Total Current Liabilities	<u>165,956</u>	<u>23,724</u>	<u>37,370</u>	<u>49,434</u>	<u>276,484</u>	<u>184,410</u>
Noncurrent Liabilities:						
Compensated absences	3,623	2,958	154	1,381	8,116	-
Bonds payable	2,523,442	-	-	-	2,523,442	-
Lease payable	-	-	-	-	-	649,346
Total Noncurrent Liabilities	<u>2,527,065</u>	<u>2,958</u>	<u>154</u>	<u>1,381</u>	<u>2,531,558</u>	<u>649,346</u>
Total Liabilities	<u>2,693,021</u>	<u>26,682</u>	<u>37,524</u>	<u>50,815</u>	<u>2,808,042</u>	<u>833,756</u>
Deferred Inflows of Resources:						
Deferred inflows relating to pensions	31,030	31,030	-	15,515	77,575	-
	<u>31,030</u>	<u>31,030</u>	<u>-</u>	<u>15,515</u>	<u>77,575</u>	<u>-</u>
Net Position:						
Net investment in capital assets	4,481,323	4,620,611	-	4,005,888	13,107,822	58,374
Restricted:						
Impact fees	120,046	823,588	-	-	943,634	-
Unrestricted	3,263,228	3,679,649	477,668	435,413	7,855,958	213,728
Total Net Position	<u>7,864,597</u>	<u>9,123,848</u>	<u>477,668</u>	<u>4,441,301</u>	<u>21,907,414</u>	<u>272,102</u>
Total Liabilities, Deferred Inflows, and Net Position	<u>\$ 10,588,648</u>	<u>\$ 9,181,560</u>	<u>\$ 515,192</u>	<u>\$ 4,507,631</u>	<u>\$ 24,793,031</u>	<u>\$ 1,105,858</u>
Net Position Reconciliation from Proprietary Funds to Business-type Activities on the Statement of Net Position:						
Adjustment for the cumulative internal balance from the net activity between internal service funds and enterprise funds					70,000	
					<u>\$ 21,977,414</u>	
						Net Position of Business-type activities

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN
FUND NET POSITION – PROPRIETARY FUNDS
For the Year Ended June 30, 2022

	Business-type Activities - Enterprise Funds				Total Enterprise	Governmental Activities - Internal Service Fund
	Water	Sewer	Garbage	Storm Sewer		
Operating Revenues:						
Sales and charges for services	\$ 1,621,038	\$ 1,045,057	\$ 519,805	\$ 204,208	\$ 3,390,108	\$ 267,000
Total Operating Revenues	1,621,038	1,045,057	519,805	204,208	3,390,108	267,000
Operating Expenses:						
Personnel services	166,255	149,804	38,462	81,061	435,582	-
Supplies	619,124	26,205	482,970	42,250	1,170,549	-
Purchased services	44,014	508,583	7,272	33,242	593,111	-
Capital outlay	72,260	6,246	-	-	78,506	-
Depreciation and amortization	284,699	148,357	-	221,126	654,182	-
Total operating expenses	1,186,352	839,195	528,704	377,679	2,931,930	-
Operating income	434,686	205,862	(8,899)	(173,471)	458,178	267,000
Nonoperating revenue (expense):						
Interest income	10,989	19,985	2,218	2,086	35,278	602
Gain (loss) on disposal of assets	-	-	-	-	-	4,500
Other income	(50)	-	-	800	750	-
Interest expense	(101,494)	-	-	-	(101,494)	-
Total nonoperating revenues (expenses)	(90,555)	19,985	2,218	2,886	(65,466)	5,102
Income (loss) before capital contributions and transfers	344,131	225,847	(6,681)	(170,585)	392,712	272,102
Capital Contributions:						
Grants and other contributions	44,970	55,800	-	12,528	113,298	-
Impact fee income	68,862	126,119	-	34,505	229,486	-
Total Capital Contributions	113,832	181,919	-	47,033	342,784	-
Change in net position	457,963	407,766	(6,681)	(123,552)	735,496	272,102
Net position, beginning	7,406,634	8,716,082	484,349	4,564,853	21,171,918	-
Net position, ending	\$ 7,864,597	\$ 9,123,848	\$ 477,668	\$ 4,441,301	\$ 21,907,414	\$ 272,102
Reconciliation from Proprietary Funds to Business-type Activities on the Statement of Activities:						
Adjustment to eliminate the current fiscal year's internal service funds net income from internal customer applicable to business-type activities					70,000	
					<u>\$ 21,977,414</u>	

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS
For the Year Ended June 30, 2022

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal	
	Water	Sewer	Garbage	Storm Sewer	Total Enterprise	Service Fund
Cash Flows From Operating Activities						
Receipts from customers and users	\$ 2,623,584	\$ 1,060,722	\$ 518,661	\$ 203,626	\$ 4,406,593	\$ -
Receipts from interfund services provided	-	-	-	-	-	267,000
Payments to suppliers and service providers	(761,317)	(651,261)	(486,818)	(67,226)	(1,966,622)	-
Payments to suppliers and service providers - DOL	-	-	-	-	-	-
Payments to employees and related benefits	(184,356)	(157,194)	(38,462)	(86,104)	(466,116)	-
Payments to other funds for services provided	(58,000)	(6,000)	-	(6,000)	(70,000)	-
Net cash flows from operating activities	<u>1,619,911</u>	<u>246,267</u>	<u>(6,619)</u>	<u>44,296</u>	<u>1,903,855</u>	<u>267,000</u>
Cash Flows From Capital and Related Financing Activities						
Acquisition and construction of capital assets	(13,153)	-	-	-	(13,153)	-
Principal paid on bonds and leases	(100,000)	-	-	-	(100,000)	(58,374)
Deposit to refunding escrow	-	-	-	-	-	-
Proceeds from sale of assets	-	-	-	-	-	4,500
Interest Paid	(115,703)	-	-	-	(115,703)	-
Impact fees received	68,862	126,119	-	35,305	230,286	-
Net cash flows from capital and related financing activities	<u>(159,994)</u>	<u>126,119</u>	<u>-</u>	<u>35,305</u>	<u>1,430</u>	<u>(53,874)</u>
Cash Flows From Investing Activities						
Interest on deposits	10,989	19,985	2,218	2,086	35,278	602
Net cash flows from investing activities	<u>10,989</u>	<u>19,985</u>	<u>2,218</u>	<u>2,086</u>	<u>35,278</u>	<u>602</u>
Net Increase (Decrease) In Cash and Cash Equivalents	1,470,906	392,371	(4,401)	81,687	1,940,563	213,728
Cash and Cash Equivalents, Beginning	<u>1,586,896</u>	<u>4,063,168</u>	<u>471,503</u>	<u>383,580</u>	<u>6,505,147</u>	<u>-</u>
Cash and Cash Equivalents, Ending	<u>\$ 3,057,802</u>	<u>\$ 4,455,539</u>	<u>\$ 467,102</u>	<u>\$ 465,267</u>	<u>\$ 8,445,710</u>	<u>\$ 213,728</u>

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS (Continued)
For the Year Ended June 30, 2022

	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Fund	
	Water	Sewer	Garbage	Storm Sewer	Total Enterprise	Service Fund
Reconciliation of operating income to net cash flows from operating activities						
Operating income (loss)	\$ 434,686	\$ 205,862	\$ (8,899)	\$ (173,471)	\$ 458,178	\$ 267,000
Adjustments to reconcile operating income to net cash flows from operating activities:						
Depreciation expense	284,699	148,357	-	221,126	654,182	-
(Increase) Decrease in accounts receivables	4,258	15,665	(1,144)	(582)	18,197	-
(Increase) Decrease in other accounts receivables	998,288	-	-	-	998,288	-
(Increase) Decrease in prepaids	(8,451)	-	-	-	(8,451)	-
(Increase) Decrease in net pension asset	(22,196)	(22,196)	-	(11,098)	(55,490)	-
(Increase) Decrease in deferred outflows related to pension	(470)	(3,659)	-	(1,829)	(5,958)	-
Increase (Decrease) in accounts payable	(72,549)	(113,318)	3,506	3,395	(178,966)	-
Increase (Decrease) in accrued liabilities	(2,919)	(2,909)	(82)	(1,129)	(7,039)	-
Increase (Decrease) in compensated absences	(3,539)	4,109	-	705	1,275	-
Increase (Decrease) in net pension liability	(2,828)	(2,057)	-	(1,028)	(5,913)	-
Increase (Decrease) in deferred inflows related to pension	10,932	16,413	-	8,207	35,552	-
Net cash flows from operating activities	<u>\$ 1,619,911</u>	<u>\$ 246,267</u>	<u>\$ (6,619)</u>	<u>\$ 44,296</u>	<u>\$ 1,903,855</u>	<u>\$ 267,000</u>
Schedule of Non-cash capital and Related Financing Activity:						
Non-cash contribution of assets from developers	\$ 44,970	\$ 55,800	\$ -	\$ 12,528	\$ 113,298	\$ -

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

South Weber City (City) was incorporated on August 1, 1936. The City operates under a mayor-council form of government and provides the following services as authorized by its charter: public safety, highways and streets, parks, recreation, planning and zoning, water, sewer, storm sewer, and general administrative. The financial statements of South Weber City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies.

(A) The Reporting Entity

For financial reporting purposes, the reporting entity includes all funds, agencies, and authorities for which the City holds corporate powers, and all component units for which the City is financially accountable. GASB has established criteria to consider in determining financial accountability. The criteria are: appointment of a majority of the voting members of an organization's governing board and, either (1) the City has the ability to impose its will on the organization or, (2) there is potential for the organization to provide specific financial benefits, or impose specific financial burdens on, the City. The City currently does not have any component units.

(B) Government-Wide and Fund Financial Statements

The Statement of Net Positions presents the City's assets and liabilities, with the difference reported as net position. Net positions are restricted when constraints placed upon them are either externally imposed or are imposed by constitutional provisions or enabling legislation. The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable within a specific function. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function; and 2) grants and contributions that are restricted to meeting the operation or capital requirements of a particular function. Taxes and other revenues not meeting the definition of program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

(C) Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The use of financial resources to acquire capital assets are reported as assets in the government-wide financial statements, whereas those financial resources are reported as expenditures in the governmental fund financial statements. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, whereas they are reported as another financing source in the governmental fund financial statements. Amounts paid to reduce long-term debt in the government-wide financial statements are reported as a reduction of the related liability, whereas the amounts paid are reported as expenditures in the governmental fund statements.

**SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(C) Measurement Focus and Basis of Accounting (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter (generally within sixty days) to pay liabilities of the current period. Expenditures are generally recorded when a liability is incurred, as under the accrual method of accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments are recorded when payment is due.

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows, liabilities, deferred inflows, revenues, fund balance, revenues, and expenditures or expenses as appropriate.

The City reports the following major governmental funds:

General Fund - The General Fund is used to account for all financial resources of the City not accounted for by a separate, specialized fund.

Recreation Fund - Special Revenue Fund is used to account for the sports and recreation functions of the City.

Transportation Fund - Special Revenue Funds is use to account for road funds.

Capital Projects Fund- The Capital Projects Fund is used to account for financial resources used for the acquisition or construction of major capital improvements (other than those financed by proprietary funds).

The City reports the following major enterprise funds:

Water Utility Fund - is used to account for the water services provided.

Sewer Utility Fund - is used to account for the sewer services provided.

Garbage Utility Fund - is used to account for the garbage services provided.

Storm Sewer Utility Fund - is used to account for the storm sewer services provided.

In addition, the City reports the following fund type.

Internal Service Fund - is used to account for fleet leases.

As a general rule the effect of inter-fund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments to the General Fund by the Enterprise Funds for providing administrative, billing, and repair services for such funds. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operation. The principal operating revenues of the enterprise funds are charges to customers of the system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(D) Budgets

Annual budgets are prepared and adopted before June 22 for the fiscal year commencing the following July 1, in accordance with the Uniform Fiscal Procedures Act for Utah Cities. State law requires budgeted revenues to equal budgeted expenditures, and legal control is exercised at the department level. Once a budget has been adopted, it remains in effect until it has been formally revised. Budgets for the general fund, special revenue, and capital projects funds are legally required, prepared and adopted on the modified accrual basis of accounting. Therefore, no reconciliation between budgetary schedules and the GAAP statements is required.

The Budgetary Comparison schedules presented in this section of the report are for the City's general fund and major special revenue funds. Original budgets represent the revenue estimates and spending authority authorized by the City Council prior to July 1. Final budgets represent the original budget amounts plus any amendments made to the budget during the year by the City Council through formal resolution. Final budgets do not include unexpended balances from the prior year because such balances automatically lapse to unreserved fund balance at the end of each year.

Utah State allows for any undesignated fund balances in excess of 5% of total revenue of the general fund to be utilized for budget purposes. The law also allows for the accumulation of a fund balance in the general fund in an amount equal to 35% of the total estimated revenue of the general fund. In the event that the fund balance, at the end of the fiscal year, is in excess of that allowed, the City has one year to determine an appropriate use and then the excess must be included as an available resource in the general fund budget.

(E) Taxes

In connection with budget adoption, an annual tax ordinance establishing the tax rate is adopted before June 22 and the City Recorder is to certify the tax rate to the County Auditor before June 22. Budgets for the general, special revenue, debt service and capital projects funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). The above procedures are authorized by the Utah Code Sections 10-6-109 through 10-6-135.

All property taxes levied by the City are assessed and collected by Davis County. Taxes are attached as an enforceable lien as of January 1, are levied as of October 1, and are due November 30; any delinquent taxes are subject to a penalty. Unless the delinquent taxes and penalties are paid before January 15, a lien is attached to the property, and the amount of taxes and penalties bears interest from January 1 until paid. If after five years, delinquent taxes have not been paid, the County sells the property at a tax sale. Tax collections are remitted to the City from the County on a monthly basis.

(F) Capital Assets

Capital assets, which include land, buildings, property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$10,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

**SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(F) Capital Assets (Continued)

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Capital assets are carried at cost or estimated historical cost. Depreciation of these assets is computed by use of the straight-line method over their estimated useful lives as follows:

Buildings	30-40 years
Improvements, other than buildings	5-40 years
Machinery and equipment, including leased property under capital leases	5-20 years
Infrastructure roads, signals, lights, and bridges	25-40 years
Water and sewer lines	20-100 years
Vehicles	5-10 years

(G) Long-Term Obligation

In the government-wide financial statements and proprietary fund types, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position.

(H) Equity Classifications

Equity is classified in the government-wide financial statements as net position and is displayed in three components:

- a. Net investment in capital assets - consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position - consists of net positions with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.
- c. Unrestricted net position - All other net position that do not meet the definition of "restricted" or "net investment in capital assets."

In the fund financial statements, governmental fund equity is classified as fund balance. Fund balance is further classified as Nonspendable, Restricted, Committed, Assigned or Unassigned.

Nonspendable fund balance classification includes amounts that cannot be spent because they are either (a) not in spendable form, or (b) legally or contractually required to be maintained intact.

Restricted fund balance classifications are restricted by enabling legislation. Also reported if, (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation.

Committed fund balance classification includes those funds that can only be used for specific purposes pursuant to constraints imposed by formal action of the governments highest level of decision-making authority, the City Council. Fund balance commitments can only be removed or changed by the same type of action (for example, resolution) of the City Council.

**SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(H) Equity Classifications (Continued)

Assigned fund balance classifications include amounts that are constrained by the government's intent to be used for specific purposes but are neither restricted nor committed. The City Council authorizes such assignments. Also includes all remaining amounts that are reported in governmental funds, other than the general fund that are not classified as nonspendable, restricted nor committed or in the General Fund, that are intended to be used for specific purposes.

Unassigned fund balance classification is the residual classification for the General Fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the General Fund.

When both restricted and unrestricted resources are available for use, it is the City's policy to use the budget process to determine when restricted resources will be used. Although restricted resources may be available for an eligible expenditure, other resources may be used if the city considers a different expenditure would be a more appropriate use of the restricted resources. It is the City's policy to generally use committed funds first then assigned funds and lastly use unassigned funds when all are available for use in satisfying the expenditure. Exceptions to this may be made during the budget process.

Proprietary Fund equity is classified the same as in the government-wide statements.

(I) Cash and Cash Equivalents

The City considers all cash and investments with original maturities of three months or less to be cash and cash equivalents. For the purpose of the statement of cash flows, cash and cash equivalents are defined as the cash and cash equivalent accounts and the restricted cash and cash equivalents accounts.

Cash includes amounts in demand deposits as well as short-term investments with a maturity date of three months or less when acquired by the City.

(J) Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

(K) Deferred outflows/inflows of resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City reports deferred outflows of resources for the following items: deferred loss on refunding of debt, and items relating to the City's pension plans with the Utah Retirement Systems (URS).

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The governmental funds report unavailable revenue from one source: property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. In addition to this, the City reports deferred inflows of resources relating to the City's pension plans with the URS.

**SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(L) Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/ deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported fair value.

(M) Prepaid

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

(N) GASB 87 Leases

During the current fiscal year, GASB Statement No. 87, Leases, became effective and the City therefore implemented the new standard. This Statement addresses accounting for lease arrangements from both the lessor and lessee perspective. The implementation has no impact on the City's beginning fund balance/net position as the leased asset and lease liability were reported at a very similar balance.

NOTE 2 CASH AND INVESTMENTS

The City maintains a cash and investment pool that is available for use by all funds. Cash includes amounts in demand deposits, a municipal money market account, and the Utah State Treasurer's investment pool (PTIF) which are considered demand deposits. All cash, demand deposits, money market accounts, and PTIF funds, are considered cash and cash equivalents.

Deposits and investments for the City are governed by the Utah Money Management Act (*Utah Code Annotated*, Title 51, Chapter 7, "the Act") and by rules of the Utah Money Management Council ("the Council"). Following are discussions of the City's exposure to various risks related to its cash management activities.

Custodial credit risk – deposits is the risk that in the event of bank failure, the City's deposits may not be recovered. The City's policy for managing custodial credit risk is to adhere to the Money Management Act. The Act requires all deposits of the City to be in a *qualified depository*, defined as any financial institution whose deposits are insured by an agency of the federal government and which has been certified by the Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Money Management Council. As of June 30, 2022, \$1,269,903 of the City's bank balances of \$1,527,631 (excluding PTIF) was uninsured and uncollateralized.

Credit risk is the risk that the counterparty to an investment will not fulfill its obligations. The City's policy for limiting the credit risk of investments is to comply with the Money Management Act. The Act requires investment transactions to be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities. Permitted investments include deposits of qualified depositories; repurchase agreements; commercial paper that is classified as "first-tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investor Services or Standard & Poors; banker acceptances; obligations of the U.S. Treasury and U.S. government sponsored enterprises; bonds and notes of political subdivisions of the State of Utah; fixed rate corporate obligations and variable rate securities rated "A" or higher by two nationally recognized statistical rating organizations as defined in the Act.

The City is authorized to invest in the Utah Public Treasurer's Investment Fund (PTIF) which is a voluntary external pooled investment fund managed by the Utah State Treasurer's Office and subject to the Act and Council requirements. The PTIF is not registered with the SEC as an investment company, is not rated, and deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah. The PTIF operates

**SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)**

NOTE 2 CASH AND INVESTMENTS (Continued)

and reports to participants on an amortized cost basis. The income, gains and losses, net of administration fees, of the PTIF are allocated based upon the participants’ average daily balances.

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets.
- *Level 2:* Observable inputs other than quoted market prices.
- *Level 3:* Unobservable inputs.

For the year ended June 30, 2022, the City had cash balances of \$12,518,540 deposited in the PTIF. The fair value of the PTIF is \$12,466,821. The City has elected to report the PTIF balances at cost as it approximates fair value.

Concentration of credit risk is the risk of loss attributed to the magnitude of a government’s investment in a single issuer. The City’s investment in the PTIF has no concentration of credit risk as the PTIF is an external investment pool managed by the Utah State Treasurer.

Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the fair value of an investment. The City has no formal policy regarding interest rate risk. The City manages its exposure to declines in fair value by investing mainly in the PTIF and by adhering to the Money Management Act. The Act requires that the remaining term to maturity may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity of commercial paper to 270 days or less and fixed rate negotiable deposits and corporate obligations to 365 days or less.

Following are the City’s cash on hand and on deposit at June 30, 2022:

	Carrying Amount
Cash on hand and on deposit:	
Cash on hand	\$ 1,700
Cash on deposit	1,301,530
Utah State Treasurer's investment pool accounts	12,518,540
Total cash on hand and deposit	\$ 13,821,770

NOTE 3 RESTRICTED ASSETS

Certain assets are restricted to use for the following purposes as of June 30, 2022:

Performance bonds	\$ 85,106
Class "C" road funds	578,958
Unspent grant	356,591
Developer deposits	574,901
Impact fees	1,149,648
Restricted assets	\$ 2,745,204

SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 4 CAPITAL ASSETS

A summary of changes in capital assets for the year ended June 30, 2022, is as follows:

	<u>Balance</u> <u>June 30, 2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>June 30, 2022</u>
Governmental Activities				
Capital assets, not being depreciated				
Land	\$ 5,248,567	\$ 215,644	\$ -	\$ 5,464,211
Construction in process	-	355,193	-	355,193
Total capital assets, not being depreciated	<u>5,248,567</u>	<u>570,837</u>	<u>-</u>	<u>5,819,404</u>
Capital assets, being depreciated				
Buildings	3,075,860	-	-	3,075,860
Improvements other than buildings	15,301,618	1,661,941	-	16,963,559
Equipment	310,238	107,107	-	417,345
Vehicles	1,402,051	892,130	-	2,294,181
Total capital assets, being depreciated	<u>20,089,767</u>	<u>2,661,178</u>	<u>-</u>	<u>22,750,945</u>
Less accumulated depreciation for				
Buildings	(1,248,571)	(61,521)	-	(1,310,092)
Improvements other than buildings	(7,399,695)	(577,891)	-	(7,977,586)
Equipment	(167,843)	(31,860)	-	(199,703)
Vehicles	(620,947)	(135,800)	-	(756,747)
Total accumulated depreciation	<u>(9,437,056)</u>	<u>(807,072)</u>	<u>-</u>	<u>(10,244,128)</u>
Total capital assets, being depreciated, net	<u>10,652,711</u>	<u>1,854,106</u>	<u>-</u>	<u>12,506,817</u>
Governmental activities capital assets, net	<u>\$ 15,901,278</u>	<u>\$ 2,424,943</u>	<u>\$ -</u>	<u>\$ 18,326,221</u>

The Business-type Activities property, plant and equipment consist of the following on June 30, 2022:

	<u>Balance</u> <u>June 30, 2021</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>June 30, 2022</u>
Business-type Activities				
Capital assets, not being depreciated				
Construction in process	\$ -	\$ 13,152	\$ -	\$ 13,152
Total capital assets, not being depreciated	<u>-</u>	<u>13,152</u>	<u>-</u>	<u>13,152</u>
Capital assets, being depreciated				
Buildings	298,262	-	-	298,262
Improvements other than buildings	22,049,303	113,298	-	22,162,601
Equipment	356,165	-	-	356,165
Vehicles	22,250	-	-	22,250
Total capital assets, being depreciated	<u>22,725,980</u>	<u>113,298</u>	<u>-</u>	<u>22,839,278</u>
Less accumulated depreciation for				
Buildings	(134,220)	(7,457)	-	(141,677)
Improvements other than buildings	(6,199,849)	(615,150)	-	(6,814,999)
Equipment	(112,420)	(29,820)	-	(142,240)
Vehicles	(20,495)	(1,755)	-	(22,250)
Total accumulated depreciation	<u>(6,466,984)</u>	<u>(654,182)</u>	<u>-</u>	<u>(7,121,166)</u>
Total capital assets, being depreciated, net	<u>16,258,996</u>	<u>(540,884)</u>	<u>-</u>	<u>15,718,112</u>
Business-type activities capital assets, net	<u>\$ 16,258,996</u>	<u>\$ (527,732)</u>	<u>\$ -</u>	<u>\$ 15,731,264</u>

SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 4 CAPITAL ASSETS (Continued)

Depreciation expense was charged to functions/programs for the year ended June 30, 2022 as follows:

Governmental Activities	
General government	\$ 66,016
Public safety	70,517
Highways and public works	539,189
Parks	93,244
Recreation	<u>38,106</u>
Total depreciation expense - governmental activities	<u>\$ 807,072</u>
Business-type Activities	
Water services	\$ 284,699
Sewer services	148,357
Storm sewer services	<u>221,126</u>
Total depreciation expense - business-type activities	<u>\$ 654,182</u>
Combined depreciation expense	<u>\$ 1,461,254</u>

NOTE 5 COMPENSATED ABSENCES

Accumulated unpaid vacation, compensatory leave pay and other employee benefit amounts are accrued when incurred in proprietary funds (using the accrual basis of accounting). The total compensated absences liability is reported in the government wide financial statements as long-term debt in accordance with the Governmental Accounting Standards. Based on historical estimates, the City estimates that \$44,367 of the compensated absences balance will be due in the next year. The General fund and the Proprietary funds typically liquidates the liability for compensated absences.

NOTE 6 LONG-TERM LIABILITIES

The following is summary of long-term debt transactions of the City for the year ended June 30, 2022:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due within One Year</u>
Governmental Activities					
Sales Tax Revenue Bond, Series 2012	\$ 589,000	\$ -	\$ (95,000)	\$ 494,000	\$ 93,000
Total governmental bonds payable	589,000			494,000	93,000
Capital Leases	-	892,130	(58,374)	833,756	184,410
Compensated absences	63,222	36,165	(45,515)	53,872	32,323
Net pension liability	<u>19,794</u>	<u>-</u>	<u>(19,794)</u>	<u>-</u>	<u>-</u>
Total governmental long-term liabilities	<u>\$ 672,016</u>	<u>\$ 928,295</u>	<u>\$ (123,683)</u>	<u>\$ 1,381,628</u>	<u>\$ 309,733</u>

SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 6 LONG-TERM LIABILITIES (Continued)

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due within One Year</u>
Business-type Activities					
Water Revenue Refunding, Series 2017	\$ 2,425,000	\$ -	\$ (100,000)	2,325,000	\$ 100,000
Bond Premium, Series 2017	315,997	-	(17,555)	298,442	-
Total business-type bonds payable	2,740,997			2,623,442	100,000
Compensated absences	18,885	19,625	(18,350)	20,160	12,044
Net pension liability	5,913	-	(5,913)	-	-
Total business-type long-term liabilities	<u>\$ 2,765,795</u>	<u>\$ 19,625</u>	<u>\$ (24,263)</u>	<u>\$ 2,643,602</u>	<u>\$ 112,044</u>

The two revenue bonds are direct placement revenue bonds and contain a significant default provision wherein if the City does not pay the scheduled principal and interest payments the bondholder may require the City to increase rates sufficient to comply with the bond requirements or may petition the court to appoint a receiver. In addition, the bonds have an acceleration clause wherein upon default the bonds shall bear an interest at the rate of 18% until the default is cured.

The City does not have any unused lines of credit.

Sales Tax Revenue Refunding Bonds, Series 2012

The Sales Tax Revenue Refunding Bonds, Series 2012 were issued in February 2012. Original issuance amount of \$1,312,000 and carry interest at 2.970%. Interest payments are due semi-annually in January and July, with principal payments due annually in January, and mature in January 2027. The Sales Tax Revenue Refunding Bonds, Series 2012 were issued to refund a portion of the Sales Tax Revenue Bonds, Series 2004. Bonds are secured by sales tax revenues.

The annual debt service requirements to maturity, including principal and interest, for the Sales Tax Revenue Refunding Bonds, Series 2012, as of June 30, 2022 are as follows:

<u>Year Ending June 30,</u>	<u>Sales Tax Refunding Bonds, Series 2012</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 93,000	\$ 14,672	\$ 107,672
2024	97,000	11,910	108,910
2025	101,000	9,029	110,029
2026	100,000	6,029	106,029
2027	103,000	3,059	106,059
Total	<u>\$ 494,000</u>	<u>\$ 44,699</u>	<u>\$ 538,699</u>

SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 6 LONG-TERM LIABILITIES (Continued)

Water Revenue Refunding Bonds, Series 2017

The Water Revenue Refunding Bonds, Series 2017 were issued in December 2017 to refund the Series 2010 Water Revenue Bonds. The \$2,800,000 refunding revenue bonds carry interest ranging from 2.0% to 5.0%. Interest payments are due semi-annually in June and December, with principal payments due annually in June, and matures in June 2039. The issuance of the Series 2017 bonds generated a premium of \$386,217. The bond proceeds, including the premium, together with funds from the debt service reserve account for the Series 2010 bonds were deposited into an escrow account which will be used to pay down the balance of the Series 2010 bonds, and ultimately retired those bonds when those bonds matured in June 2020. The advance refunding resulted in a deferred loss on refunding of \$84,695. The premium and deferred loss on refunding will be amortized over the life of the bonds. Bonds are secured by the revenues of the water department.

The annual debt service requirements to maturity as of June 30, 2022 are as follows:

<u>Year Ending June 30,</u>	<u>Water Revenue Bonds, Series 2017</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 100,000	\$ 123,000	\$ 223,000
2024	100,000	118,500	218,500
2025	110,000	114,700	224,700
2026	115,000	110,700	225,700
2027	120,000	106,500	226,500
2028-2032	680,000	445,000	1,125,000
2033-2037	870,000	270,750	1,140,750
2038-2039	230,000	49,250	279,250
Total	\$ 2,325,000	\$ 1,338,400	\$ 3,663,400

Leases

The City utilizes leases when deemed appropriate or necessary. Leased assets are included in capital assets in the appropriate category.

As of June 30, 2022, the City held leased asset balances as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
Governmental Activities				
Leases being depreciated:				
Leased vehicles	\$ -	\$ 892,130	\$ -	\$ 892,130
Total leases being depreciated	-	892,130	-	892,130
Less accumulated depreciation for:				
Leased vehicles	-	-	-	-
Total accumulated depreciated	-	-	-	-
Total leaes being depreciated , net	\$ -	\$ 892,130	\$ -	\$ 892,130

SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 6 LONG-TERM LIABILITIES (Continued)

Leases payable outstanding as of June 30, 2022 are as follows:

<u>Purpose</u>	<u>Interest Rate</u>	<u>Amount</u>
Vehicles	3.35%	\$ 833,756

Leases payable debt service requirements to maturity are as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 184,410	\$ 25,394	\$ 209,804
2024	112,336	21,753	134,089
2025	116,100	17,990	134,090
2026	119,990	14,100	134,090
2027	<u>300,920</u>	<u>10,081</u>	<u>311,001</u>
Total	<u>\$ 833,756</u>	<u>\$ 89,318</u>	<u>\$ 923,074</u>

NOTE 7 CONSTRUCTION COMMITMENTS

The City had the following construction commitment on June 30, 2022.

<u>Project</u>	<u>Contract Amount</u>	<u>Paid to Date</u>	<u>Commitment Outstanding</u>
Construction projects and improvements	<u>\$ 1,888,620</u>	<u>\$ 1,714,920</u>	<u>\$ 173,700</u>
	<u>\$ 1,888,620</u>	<u>\$ 1,714,920</u>	<u>\$ 173,700</u>

SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 8 TRANSFERS

During the year transfers were made which will not be repaid. Interfund transfers for the year ended June 30, 2022 are as follows:

	<u>Out</u>	<u>In</u>
Governmental funds:		
General fund	\$ 75,000	\$ 6,412
Capital improvements fund	-	855,687
Recreation fund	-	110,971
Park impact fee fund	855,687	-
Recreation impact fee fund	35,971	-
Public safety impact fee fund	6,412	-
	<u>\$ 973,070</u>	<u>\$ 973,070</u>

The purpose of the interfund transfers is as follows:

 General Fund transfer to the recreation fund to assist with recreation funding.

 Public Safety impact fees transferred to the General Fund to fund the bond payment on the fire station.

 Recreation impact fees transferred to the Recreation Fund to fund the bond payment on the Family Activity Center.

 Park Impact fees and General Fund revenue transferred to the capital projects fund to assist with park upgrades and expansions.

NOTE 9 RETIREMENT PLANPlan Description

Eligible plan participants are provided with pensions through the Utah Retirement Systems. Utah Retirement Systems are comprised of the following Pension Trust Funds:

Defined Benefit Plans

- Public Employees Noncontributory Retirement System (Noncontributory System); is a multiple employer, cost sharing, public employee retirement system.
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple employer, cost sharing, public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The System's defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S. Salt Lake City, Utah 84102 or visiting the website: www.urs.org.

SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 RETIREMENT PLAN (Continued)Benefits Provided

URS provides retirement, disability, and death benefits. Retirement benefits are as follows:

System	Final Average Salary	Years of Service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 Years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Tier 2 Public Employees System	Highest 5 Years	35 years any age 20 years age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%

* With actuarial reductions.

** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases no met may be carried forward to subsequent years.

Contribution Rate Summary

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Utah State Retirement Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2022 are as follows:

	<u>Employee Paid</u>	<u>Employer Contribution Rates</u>	<u>Employer Rate for 401(k) Plan</u>
Contributory System			
111 - Local Government Div - Tier 2	N/A	16.07%	0.62%
Noncontributory System			
15 - Local Government Div - Tier 1	N/A	18.47%	N/A
Tier 2 DC Only			
211 - Local Government	N/A	6.69%	10.00%

Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 RETIREMENT PLAN (Continued)

For fiscal year ended June 30, 2022, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	\$ 59,445	N/A
Tier 2 Public Employees System	76,653	-
Tier 2 DC Only System	2,764	N/A
Total Contributions	<u>\$ 138,862</u>	<u>\$ -</u>

Contributions reported are the URS Board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

Combined Pension Assets, Liabilities, Expense, and Deferred Outflows and Inflows of Resources Relating to Pensions

At June 30, 2022, we reported a net pension asset of \$277,454 and a net pension liability of \$0.

	(Measurement Date): December 31, 2021				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2019	Change (Decrease)
Noncontributory System	\$ 267,484	\$ -	0.0467049%	0.0440812%	0.0026237%
Tier 2 Public Employees System	9,970	-	0.0235571%	0.0215236%	0.0020335%
Total Net Pension Asset / Liability	<u>\$ 277,454</u>	<u>\$ -</u>			

The net pension asset and liability was measured as of December 31, 2021, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2021 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2022, we recognized pension expense of (\$4,784).

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 32,860	\$ 1,285
Changes in assumptions	34,401	1,821
Net difference between projected and actual earnings on pension plan investments	-	384,766
Changes in proportion and differences between contributions and proportionate share of contributions	14,678	-
Contributions subsequent to the measurement date	70,096	-
Total	<u>\$ 152,035</u>	<u>\$ 387,872</u>

SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 RETIREMENT PLAN (Continued)

\$ 70,096 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (inflows) of Resources
2022	\$ (58,567)
2023	(105,016)
2024	(91,169)
2025	(62,304)
2026	1,945
Thereafter	9,178

Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2022, we recognized pension expense of (\$39,417)).

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 28,016	\$ -
Changes in assumptions	25,104	1,727
Net difference between projected and actual earnings on	-	360,131
Changes in proportion and differences between	8,979	-
Contributions subsequent to the measurement date	30,078	-
Total	<u>\$ 92,177</u>	<u>\$ 361,858</u>

\$ 30,078 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021.

SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 RETIREMENT PLAN (Continued)

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (inflows) of Resources
2022	\$ (53,950)
2023	(99,094)
2024	(86,877)
2025	(59,877)
2026	-
Thereafter	-

Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2022, we recognized pension expense of \$34,633).

At June 30, 2022, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 4,844	\$ 1,285
Changes in assumptions	9,297	94
Net difference between projected and actual earnings on	-	24,635
Changes in proportion and differences between	5,700	-
Contributions subsequent to the measurement date	40,017	-
Total	<u>\$ 59,858</u>	<u>\$ 26,014</u>

\$ 40,017 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2021.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (inflows) of Resources
2022	\$ (4,616)
2023	(5,922)
2024	(4,292)
2025	(2,466)
2026	1,945
Thereafter	9,178

SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)

NOTE 9 RETIREMENT PLAN (Continued)

Actuarial Assumptions

The total pension liability in the December 31, 2021, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 Percent
Salary Increases	3.25 – 9.25 percent, average, including inflation
Investment Rate of Return	6.85 percent, net of pension plan investment expense, including inflation

Mortality rates were adopted from an actuarial experience study dated January 1, 2020. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using 80% of the ultimate rates from the MP-2019 improvement assumption using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively

The actuarial assumptions used in the January 1, 2021, valuation were based on the results of an actuarial experience study for the five year period ending December 31, 2019.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Expected Return Arithmetic Basis		
	Target Allocation	Real Return Arithmetic Basis	Long-Term expected portfolio real rate of return
Equity securities	37%	6.58%	2.43%
Debt securities	20%	-0.28%	-0.06%
Real assets	15%	5.77%	0.87%
Private equity	12%	9.85%	1.18%
Absolute return	16%	2.91%	0.47%
Cash and cash equivalents	0%	-1.01%	0.00%
Totals	100%		4.89%
		Inflation	2.50%
		Expected arithmetic nominal return	7.39%

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50%, a real return of 4.45% that is net of investment expense.

**SOUTH WEBER CITY
NOTES TO FINANCIAL STATEMENTS (Continued)**

NOTE 9 RETIREMENT PLAN (Continued)

Discount Rate

The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate, and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current, active, and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments, to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate. The discount rate was reduced from 6.95% to 6.85% from the prior measurement date.

Sensitivity of the Proportionate Share of the Net Pension Asset and Liability to Changes in the Discount Rate

The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.85 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.85 percent) or 1-percentage-point higher (7.85 percent) than the current rate:

System	1% Decrease (5.85%)	Discount Rate (6.85%)	1% Increase (7.85%)
Noncontributory System	\$ 143,834	\$ (267,484)	\$ (610,649)
Tier 2 Public Employees System	59,405	(9,970)	(63,236)
Total	<u>\$ 203,239</u>	<u>\$ (277,454)</u>	<u>\$ (673,885)</u>

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued URS financial report.

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

South Weber City participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:

- 401(k) Plan
- Roth IRA Plan

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for fiscal year ended June 30, were as follows:

	2022	2021	2020
401(k) Plan			
Employer Contributions	\$ 47,647	\$ 48,492	\$ 46,061
Employee Contributions	46,954	53,912	53,960
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	2,300	5,980	-

REQUIRED SUPPLEMENTAL INFORMATION

SOUTH WEBER CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with final budget
	Original	Final		
Revenues				
General property taxes	\$ 973,000	\$ 993,000	\$ 1,044,802	\$ 51,802
Sales, use, and excise taxes	900,000	947,000	1,188,972	241,972
Franchise taxes	412,000	412,000	418,073	6,073
Licenses	398,000	398,000	205,237	(192,763)
Fines	90,000	90,000	117,016	27,016
Charges for services	170,000	170,000	153,269	(16,731)
Interest income	10,000	10,000	10,363	363
Intergovernmental	166,500	169,500	268,572	99,072
Miscellaneous revenue	30,500	40,500	27,318	(13,182)
Total Revenues	<u>3,150,000</u>	<u>3,230,000</u>	<u>3,433,622</u>	<u>203,622</u>
Expenditures				
General government				
Administrative	686,000	691,000	624,543	66,457
Legislative	62,000	70,000	50,747	19,253
Judicial	100,000	100,000	76,516	23,484
Public works				
Building inspection	496,000	502,000	499,354	2,646
Streets	314,000	314,000	230,629	83,371
Public safety				
Police and animal control	333,000	333,000	273,740	59,260
Fire protection	719,000	794,000	760,370	33,630
Parks	345,000	360,000	315,626	44,374
Debt service:				
Principal	27,000	27,000	26,600	400
Interest	5,000	5,000	5,669	(669)
Total Expenditures	<u>3,087,000</u>	<u>3,196,000</u>	<u>2,863,794</u>	<u>332,206</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>63,000</u>	<u>34,000</u>	<u>569,828</u>	<u>535,828</u>
Other Financing Sources (Uses)				
Transfer in	12,000	22,000	6,413	(15,587)
Transfer out	(75,000)	(75,000)	(75,000)	-
Total Other Financing Sources (Uses)	<u>(63,000)</u>	<u>(53,000)</u>	<u>(68,587)</u>	<u>(15,587)</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ (19,000)</u>	501,241	<u>\$ 520,241</u>
Fund Balance, Beginning			<u>1,054,724</u>	
Fund Balance, Ending			<u>\$ 1,555,965</u>	

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES – BUDGET AND ACTUAL – RECREATION SPECIAL REVENUE FUND
For the Year Ended June 30, 2022

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Charges for services	\$ 156,000	\$ 160,000	\$ 288,818	\$ 128,818
Interest income	4,000	4,000	1,984	(2,016)
Total Revenues	<u>160,000</u>	<u>164,000</u>	<u>290,802</u>	<u>126,802</u>
Expenditures				
Recreation	229,000	236,000	219,724	16,276
Debt service:				
Principal	68,400	68,400	68,400	-
Interest	12,600	12,600	14,575	(1,975)
Total Expenditures	<u>310,000</u>	<u>317,000</u>	<u>302,699</u>	<u>14,301</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(150,000)</u>	<u>(153,000)</u>	<u>(11,897)</u>	<u>141,103</u>
Other Financing Sources (Uses)				
Transfer in	141,000	141,000	110,971	(30,029)
Total Other Financing Sources (Uses)	<u>141,000</u>	<u>141,000</u>	<u>110,971</u>	<u>(30,029)</u>
Net Change in Fund Balance	<u>\$ (9,000)</u>	<u>\$ (12,000)</u>	99,074	<u>\$ 111,074</u>
Fund Balance, Beginning			<u>475,612</u>	
Fund Balance, Ending			<u>\$ 574,686</u>	

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCES – BUDGET AND ACTUAL – TRANSPORTATION SPECIAL REVENUE
FUND
For the Year Ended June 30, 2022

	<u>Budgeted Amounts</u>		<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Sales tax - local option	\$ 80,000	\$ 80,000	\$ 137,630	\$ 57,630
Intergovernmental	80,000	80,000	80,000	-
Charges for services - road fee	420,000	420,000	440,707	20,707
Interest income	2,000	2,000.00	1,237	(763)
Total Revenues	<u>582,000</u>	<u>582,000</u>	<u>659,574</u>	<u>77,574</u>
Expenditures				
Public safety	<u>892,000</u>	<u>892,000</u>	<u>658,651</u>	<u>233,349</u>
Total Expenditures	<u>892,000</u>	<u>892,000</u>	<u>658,651</u>	<u>233,349</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(310,000)</u>	<u>(310,000)</u>	<u>923</u>	<u>310,923</u>
Other Financing Sources (Uses)				
Contributions	<u>10,000</u>	<u>10,000</u>	<u>-</u>	<u>(10,000)</u>
Total Other Financing Sources (Uses)	<u>10,000</u>	<u>10,000</u>	<u>-</u>	<u>(10,000)</u>
Net Change in Fund Balance	<u>\$ (300,000)</u>	<u>\$ (300,000)</u>	<u>923</u>	<u>\$ 300,923</u>
Fund Balance, Beginning			<u>489,527</u>	
Fund Balance, Ending			<u>\$ 490,450</u>	

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
SCHEDULE OF PROPORTIONATE SHARE OF
THE PENSION LIABILITY
UTAH RETIREMENT SYSTEMS
Measurement Date of December 31, 2021
June 30, 2022
Last 10 Fiscal Years*

For the year ended December 31,	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	Plan fiduciary net position as a percentage of total pension liability(asset)
Noncontributory Retirement System					
2021	0.0467049%	\$ (267,484)	\$ 305,074	-87.68%	108.7%
2020	0.0440812%	22,611	301,378	7.50%	99.2%
2019	0.0426931%	160,905	287,168	56.03%	93.7%
2018	0.0423883%	312,136	290,780	107.34%	87.0%
2017	0.0469185%	205,564	352,474	58.32%	91.9%
2016	0.0504895%	324,204	399,151	81.22%	87.3%
2015	0.0572056%	323,697	457,570	70.74%	87.8%
2014	0.0486916%	211,430	384,233	55.03%	90.2%
Tier 2 Public Employees Retirement System					
2021	0.0235571%	\$ (9,970)	\$ 437,090	-2.28%	103.8%
2020	0.0215236%	3,096	344,029	0.90%	98.3%
2019	0.0229183%	5,154	318,488	1.62%	96.5%
2018	0.0230247%	9,861	268,358	3.67%	90.8%
2017	0.0183092%	1,614	179,039	0.90%	97.4%
2016	0.0180146%	2,010	147,733	1.36%	95.1%
2015	0.0206238%	(45)	133,243	-0.03%	100.2%
2014	0.2582740%	(783)	126,524	-0.62%	103.5%

* This schedule will be built out prospectively to show a 10-year history.

See notes to required supplementary information

SOUTH WEBER CITY
SCHEDULE OF CONTRIBUTIONS
UTAH RETIREMENT SYSTEMS
June 30, 2022
Last 10 Fiscal Years*

As of fiscal year ended June 30,	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll
Noncontributory System					
2022	\$ 59,445	\$ 59,445	\$ -	\$ 321,848	18.47%
2021	54,368	54,368	-	294,359	18.47%
2020	56,060	56,060	-	303,520	18.47%
2019	50,305	50,305	-	272,670	18.45%
2018	62,139	62,139	-	336,430	18.47%
2017	63,880	63,880	-	345,860	18.47%
2016	85,487	85,487	-	467,173	18.30%
2015	76,280	76,280	-	429,160	17.77%
2014	71,335	71,335	-	413,474	17.25%
Tier 2 Public Employees System*					
2022	\$ 76,653	\$ 76,653	\$ -	\$ 479,827	15.98%
2021	60,716	60,716	-	384,278	15.80%
2020	51,614	51,614	-	330,284	15.63%
2019	46,657	46,657	-	300,889	15.51%
2018	32,651	32,651	-	216,091	15.11%
2017	22,503	22,503	-	150,925	14.91%
2016	21,380	21,380	-	143,386	14.91%
2015	17,885	17,885	-	103,673	17.25%
2014	14,123	14,123	-	76,308	18.51%
Tier 2 Public Employees DC Only System*					
2022	\$ 2,764	\$ 2,764	\$ -	\$ 41,318	6.69%
2021	2,583	2,583	-	38,617	6.69%
2020	2,763	2,763	-	41,294	6.69%
2019	2,817	2,817	-	42,110	6.69%
2018	2,760	2,760	-	41,251	6.69%
2017	4,040	4,040	-	60,469	6.68%
2016	949	949	-	92,255	1.03%
2015	534	534	-	87,277	0.61%
2014	-	-	-	83,188	0.00%

* Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems.

** This schedule will be built out prospectively to show a 10-year history. Contributions as a percentage of covered-payroll may be different than the board certified rate due to rounding and other administrative issues.

See notes to required supplementary information

SOUTH WEBER CITY
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
For the Year Ended June 30, 2022

URS Pension Plan - Changes in Assumptions

The investment return assumption was decreased by 0.10% to 6.85% for use in the January 1, 2021 actuarial valuation. This assumption change was based on analysis performed by the actuary and adopted by the Utah State Retirement Board. In aggregate, this assumption change resulted in a \$509 million increase in the total Pension Liability, which is about 1.3% of the total Pension Liability as of December 31, 2020 for all system combined. The demographic assumptions were reviewed and updated in the January 1, 2020 actuarial valuation and are currently scheduled to be reviewed in the year 2023.

SUPPLEMENTAL INFORMATION

SOUTH WEBER CITY
COMBINING BALANCE SHEET – NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended June 30, 2022

	<u>Park Impact Fee Fund</u>	<u>Road Impact Fee Fund</u>	<u>Recreation Impact Fee Fund</u>	<u>Public Safety Impact Fee Fund</u>	<u>Total Nonmajor Governmental Funds</u>
Assets:					
Cash and cash equivalents	\$ -	\$ 206,014	\$ -	\$ -	\$ 206,014
Total assets	<u>\$ -</u>	<u>\$ 206,014</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 206,014</u>
Liabilities:					
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances:					
Assigned for capital improvements	-	206,014	-	-	206,014
Total fund balances	<u>-</u>	<u>206,014</u>	<u>-</u>	<u>-</u>	<u>206,014</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ -</u>	<u>\$ 206,014</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 206,014</u>

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended June 30, 2022

	Park Impact Fee Fund	Road Impact Fee Fund	Recreation Impact Fee Fund	Public Safety Impact Fee Fund	Total Nonmajor Governmental Funds
Revenues:					
Impact fees	\$ 90,128	\$ 184,817	\$ 35,862	\$ 6,391	\$ 317,198
Interest income	3,833	790	109	21	4,753
Total Revenues	<u>93,961</u>	<u>185,607</u>	<u>35,971</u>	<u>6,412</u>	<u>321,951</u>
Expenditures:					
Public works	-	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>93,961</u>	<u>185,607</u>	<u>35,971</u>	<u>6,412</u>	<u>321,951</u>
Other Sources (Uses)					
Transfers out	<u>(855,687)</u>	-	<u>(35,971)</u>	<u>(6,412)</u>	<u>(898,070)</u>
Total Other Sources (Uses)	<u>(855,687)</u>	-	<u>(35,971)</u>	<u>(6,412)</u>	<u>(898,070)</u>
Net Change in Fund Balance	(761,726)	185,607	-	-	(576,119)
Fund Balance, Beginning	<u>761,726</u>	<u>20,407</u>	<u>-</u>	<u>-</u>	<u>782,133</u>
Fund Balance, Ending	<u>\$ -</u>	<u>\$ 206,014</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 206,014</u>

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL – CAPITAL PROJECTS FUND
For the Year Ended June 30, 2022

	<u>Budgeted Amounts</u>		<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Sales tax	\$ 200,000	\$ 200,000	\$ 300,000	\$ 100,000
Interest income	5,000	5,000	6,467	1,467
Intergovernmental	-	-	107,107	107,107
Contributions	-	68,000	207,783	139,783
Total Revenues	<u>205,000</u>	<u>273,000</u>	<u>621,357</u>	<u>348,357</u>
Expenditures				
Capital outlay	<u>1,920,000</u>	<u>2,341,000</u>	<u>2,232,656</u>	<u>108,344</u>
Total Expenditures	<u>1,920,000</u>	<u>2,341,000</u>	<u>2,232,656</u>	<u>108,344</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>(1,715,000)</u>	<u>(2,068,000)</u>	<u>(1,611,299)</u>	<u>456,701</u>
Other Financing Sources (Uses)				
Transfer in	<u>1,083,000</u>	<u>1,083,000</u>	<u>855,687</u>	<u>(227,313)</u>
Total Other Financing Sources (Uses)	<u>1,083,000</u>	<u>1,083,000</u>	<u>855,687</u>	<u>(227,313)</u>
Net Change in Fund Balance	<u>\$ (632,000)</u>	<u>\$ (985,000)</u>	<u>(755,612)</u>	<u>\$ 229,388</u>
Fund Balance, Beginning			<u>2,147,728</u>	
Fund Balance, Ending			<u>\$ 1,392,116</u>	

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL – NONMAJOR PARK IMPACT FEE FUND
For the Year Ended June 30, 2022

	<u>Budgeted Amounts</u>		<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Impact fees	\$ 165,000	\$ 165,000	\$ 90,128	\$ (74,872)
Interest income	1,000	1,000	3,833	2,833
Total Revenues	<u>166,000</u>	<u>166,000</u>	<u>93,961</u>	<u>(72,039)</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>166,000</u>	<u>166,000</u>	<u>93,961</u>	<u>(72,039)</u>
Other Financing Sources (Uses)				
Transfer out	<u>(943,000)</u>	<u>(943,000)</u>	<u>(855,687)</u>	<u>87,313</u>
Total Other Financing Sources (Uses)	<u>(943,000)</u>	<u>(943,000)</u>	<u>(855,687)</u>	<u>87,313</u>
Net Change in Fund Balance	<u>\$ (777,000)</u>	<u>\$ (777,000)</u>	<u>(761,726)</u>	<u>\$ 15,274</u>
Fund Balance, Beginning			<u>761,726</u>	
Fund Balance, Ending			<u>\$ -</u>	

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND
BALANCE – BUDGET AND ACTUAL – NONMAJOR ROAD IMPACT FEE FUND
For the Year Ended June 30, 2022

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Impact fees	\$ 140,000	\$ 140,000	\$ 184,817	\$ 44,817
Interest income	-	-	790	790
Total Revenues	<u>140,000</u>	<u>140,000</u>	<u>185,607</u>	<u>45,607</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>140,000</u>	<u>140,000</u>	<u>185,607</u>	<u>45,607</u>
Other Financing Sources (Uses)				
Transfer out	<u>(140,000)</u>	<u>(140,000)</u>	-	<u>140,000</u>
Total Other Financing Sources (Uses)	<u>(140,000)</u>	<u>(140,000)</u>	-	<u>140,000</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ -</u>	185,607	<u>\$ 185,607</u>
Fund Balance, Beginning			<u>20,407</u>	
Fund Balance, Ending			<u>\$ 206,014</u>	

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL –
NONMAJOR RECREATION IMPACT FEE FUND
For the Year Ended June 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with final budget
	Original	Final		
Revenues				
Impact fees	\$ 65,000	\$ 65,000	\$ 35,862	\$ (29,138)
Interest income	1,000	1,000	109	(891)
Total Revenues	<u>66,000</u>	<u>66,000</u>	<u>35,971</u>	<u>(30,029)</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>66,000</u>	<u>66,000</u>	<u>35,971</u>	<u>(30,029)</u>
Other Financing Sources (Uses)				
Transfer out	<u>(66,000)</u>	<u>(66,000)</u>	<u>(35,971)</u>	<u>30,029</u>
Total Other Financing Sources (Uses)	<u>(66,000)</u>	<u>(66,000)</u>	<u>(35,971)</u>	<u>30,029</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>
Fund Balance, Beginning			<u>-</u>	
Fund Balance, Ending			<u>\$ -</u>	

The notes to the basic financial statements are an integral part of this statement.

SOUTH WEBER CITY
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL –
NONMAJOR PUBLIC SAFETY IMPACT FEE FUND
For the Year Ended June 30, 2022

	<u>Budgeted Amounts</u>		<u>Actual</u> <u>Amounts</u>	<u>Variance with</u> <u>final budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
Impact fees	\$ 12,000	\$ 12,000	\$ 6,391	\$ (5,609)
Interest income	-	-	21	21
Total Revenues	<u>12,000</u>	<u>12,000</u>	<u>6,412</u>	<u>(5,588)</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	<u>12,000</u>	<u>12,000</u>	<u>6,412</u>	<u>(5,588)</u>
Other Financing Sources (Uses)				
Transfer out	<u>(12,000)</u>	<u>(12,000)</u>	<u>(6,412)</u>	<u>5,588</u>
Total Other Financing Sources (Uses)	<u>(12,000)</u>	<u>(12,000)</u>	<u>(6,412)</u>	<u>5,588</u>
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	<u>\$ -</u>
Fund Balance, Beginning			<u>-</u>	
Fund Balance, Ending			<u>\$ -</u>	

The notes to the basic financial statements are an integral part of this statement.

COMPLIANCE REPORTS

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS***

Honorable Mayor and
Members of the City Council
South Weber City
South Weber, Utah

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund of the City of South Weber City, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise South Weber City's (the City) basic financial statements, and have issued our report thereon dated December 28, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be *material weaknesses* or *significant deficiencies*. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be *material weaknesses*. However, *material weaknesses* may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instance of noncompliance or other matters that is required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

K&C, CPAs

K&C, Certified Public Accountants
Salt Lake City, Utah
December 28, 2022

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND
REPORT ON INTERNAL CONTROL OVER COMPLIANCE
AS REQUIRED BY THE *STATE COMPLIANCE AUDIT GUIDE***

Honorable Mayor and
Members of the City Council
South Weber City
South Weber, Utah

Report on Compliance

We have audited the South Weber City's compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor, that could have a direct and material effect on the City for the year ended June 30, 2022.

State compliance requirements were tested for the year ended June 30, 2022, in the following areas:

Budgetary Compliance	Fund Balance
Restricted Taxes	Fraud Risk Assessment
Governmental Fees	Justice Court
Utah Retirement Systems	Public Treasurer's Bond

Management's Responsibility

Management is responsible for compliance with the state requirements referred to above.

Auditor's Responsibility

Our responsibility is to express an opinion on South Weber City's compliance based on our audit of the compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the *State Compliance Audit Guide*. Those standards and the *State Compliance Audit Guide* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the state compliance requirements referred to above that could have a direct and material effect on a state compliance requirement occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance of each state compliance requirement referred to above. However, our audit does not provide a legal determination of the City's compliance with those requirements.

Opinion on Compliance

In our opinion, South Weber City complied, in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2022.

Other Matters

The results of our auditing procedures disclosed an area of noncompliance, which is required to be reported in accordance with the *State Compliance Audit Guide* and which is described in the accompanying schedule of findings and recommendations. Our opinion on compliance is not modified with respect to this matter.

The City's responses to the noncompliance findings identified in our audit are described in the accompanying schedule of findings and recommendations. The City's responses were not subject to the auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the responses.

Report on Internal Control over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the state compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the state compliance requirements referred to above to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance with those state compliance requirements and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide*, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a general state or major state program compliance requirement on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a general state or major state program compliance requirement will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a general state or major state program compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

We noted a matter involving internal control over compliance which we are submitting for your consideration. This matter is described in the accompanying schedule of findings and recommendations.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on requirements of the *State Compliance Audit Guide*. Accordingly, this report is not suitable for any other purpose.

K&C, CPAs

K&C, Certified Public Accountants
Salt Lake City, Utah
December 28, 2022

**SOUTH WEBER CITY
SCHEDULE OF FINDINGS AND RECOMMENDATIONS**

Utah State Compliance

2022-01 Budgetary Compliance

Condition: During our test work, we noted the Storm Sewer Fund’s total actual expenses of \$377,679 exceeded the funds final amended budget of \$309,000 by \$68,679

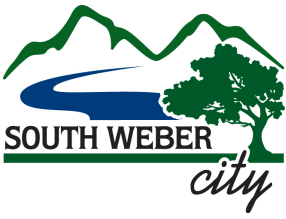
Criteria State Code section 10-6-123 say “City officers may not make or incur expenditures or encumbrances in excess of total appropriations for any department in the budget as adopted or as subsequently amended. “

Cause: This appears to be an oversight of the City.

Effect: The Storm Sewer fund expenses were in excess of the final amended budget.

Recommendation: We recommend the City monitor more closely the expenses in the Storm Sewer fund to ensure expenses are within the final amended budget.

Response: Staff agrees with the auditor determinations. The City underestimated depreciation, a noncash expenditure.



#6 DWCCC
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

January 10, 2023

PREPARED BY

David Larson
City Manager

ITEM TYPE

Presentation

ATTACHMENTS

South Weber 2023 SW
Rate Schedule

PRIOR DISCUSSION DATES

NA

AGENDA ITEM

Davis and Weber Counties Canal Company Secondary Water Rates

PURPOSE

Receive information from Davis & Weber Counties Canal Company (DWCCC) regarding their updated fee schedule

RECOMMENDATION

NA

BACKGROUND

DWCCC representatives will provide information in the meeting via a presentation. They have indicated that a secondary water rate analysis/study has been completed and they have determined the fee schedule needed to implement for this water season. As per our agreement with DWCCC, the City needs to be aware of their updated fee schedule as it was part of the original agreement.

ANALYSIS

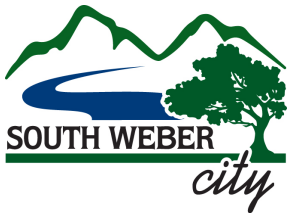
N/A

NEW RATE SCHEDULE

Recommended Rates: South Weber

Lot Size in Acres		Reflects Increases in Assessments
From	To	1-inch Connection
0	0.33	\$313
> 0.33	0.50	\$368
> 0.50	0.75	\$409
> 0.75	1.00	\$449

■ Does not include local collections fees



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

January 10, 2023

PREPARED BY

Trevor Cahoon
Community Services Dir.

ITEM TYPE

Presentation

ATTACHMENTS

N/A

PRIOR DISCUSSION DATES

N/A

AGENDA ITEM

Planning Commission Goals

PURPOSE

Jeremy Davis, Planning Commission Chair, will present items for the City Council to review as potential goals for the Planning Commission in 2023.

RECOMMENDATION

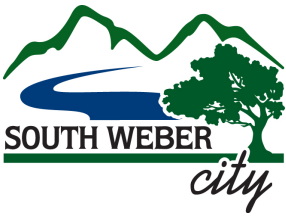
The Planning Commission recommends that they work on integration of water in the General Plan and reviewing the sensitive land areas and how to provide standards in city codes and what is the appetite to develop on a hillside.

BACKGROUND

The Planning Commission has discussed options for them to advise the council on the General Plan and land use issues in the November and December 2022 Planning Commission Meetings.

ANALYSIS

N/A



#8 RV Incentives
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

January 10, 2023

PREPARED BY

David Larson
City Manager

ITEM TYPE

Presentation

ATTACHMENTS

South Weber 2023 SW
Rate Schedule

PRIOR DISCUSSION DATES

NA

AGENDA ITEM

General RV Incentives

PURPOSE

Representatives of General RV, who are actively pursuing development within South Weber City, will present and answer questions regarding their request for development incentives

RECOMMENDATION

NA

BACKGROUND

The company General RV has submitted a proposal for an RV retail sales development on the commercially zoned property just off I-84 along the north side of Old Fort Road. In late November, they also submitted an official letter of request for development incentives from the City to assist the project's completion and support its desired success.

This is the first chance the City Council has had to discuss this request with the developer in a public meeting. Mayor Westbroek and staff members David Larson and Trevor Cahoon were able to discuss the requested items in a digital meeting with General RV's representative Kevin Schonscheck on December 20 to better understand the request.

ANALYSIS

All items requested would be in the form of a post-performance incentive through tax increment financing (TIF). In other words, the development of an RV dealership in the City would generate additional revenue to the City, some of which would be reimbursed if an agreement is reached between the City and General RV.

The official request letter includes the following:

- 10 year property tax reimbursement
- Waiver of impact fees due for the project
- Reimbursement of public infrastructure improvements

These types of incentive requests are typically viewed one of two different ways – (1) the City loses revenue that would have otherwise been received or (2) the City is gaining revenue that would not have been received without the incentive. Ultimately, the City Council gets to determine whether the City is willing to enter into an incentive agreement for this project. The decision regarding whether the City will



agree to or negotiate the incentive is separate and distinct from the approval process of the project itself.

KIRTON | McCONKIE

Xanna DeGooyer
50 E. South Temple, Suite 400
Salt Lake City, UT 84111
xdegooyer@kmclaw.com
(801) 239-3149

November 21, 2022

Trevor Cahoon
Community & Planning Director
South Weber City
1600 E South Weber Drive
South Weber, Utah 84405

Re: General RV Center – request for tax abatement and reimbursement for public infrastructure

Dear Mr. Cahoon,

We represent General RV Center (“General RV”) with respect to a proposed development of a new sales and service center (the “Project”) in South Weber City (“City”). We expect that the Project, if completed, will be a significant benefit to the City and the community and understand the City may be amenable to providing incentives to General RV in order to allow the Project to move forward.

We expect that the Project will result in numerous benefits for the City. At this time, the Project is expected to generate approximately 105 new jobs in the first three years, each with an average annual salary of at least \$70,000 per year, and over One Hundred Million Dollars in annual revenue by the third year, which will result in significant additional tax revenue for the City. Moreover, the Project will be a further benefit to the community by creating opportunities for specialized job training and career growth, including education through the RV Technical Institute. Nevertheless, as you are likely aware, South Weber currently has little commercial development within the City limits largely due to the high costs of developing and operating within the City. Therefore, in order to help offset some of these costs and provide an incentive to attract new commercial development within the City, General RV is requesting the following: (i) a property tax abatement for a period of ten (10) years (ii) waiver of any impact fees owed with respect to the Project, and (iii) reimbursement by the City for requested public infrastructure improvements in the amount of approximately \$1,429,200.00, which includes approximately \$244,200.00 in costs for additional irrigation piping, \$45,000.00 in costs for a new sidewalk/walking path, \$40,000.00 in costs for a new landscaped park strip and \$1,100,000.00 for a new CMU firewall. We anticipate these incentives will cost little to the City compared to the additional tax revenue anticipated upon completion of the Project, which we expect will take only four years to pay back to the City through the additional tax revenue, and will allow the Project to move forward for the mutual benefit of both the City and General RV.

We look forward to discussing these proposed incentives with you further.

Sincerely,



Xanna DeGooyer

Cc: Jessica Rancie (via email)
Kevin Schonsheck (via email)
John Balice (via email)

SOUTH WEBER CITY JOINT CITY COUNCIL & PLANNING COMMISSION MEETING

DATE OF MEETING: 29 November 2022

TIME COMMENCED: 6:03 p.m.

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

PRESENT: MAYOR:

Rod Westbroek

COUNCIL MEMBERS:

**Hayley Alberts
Joel Dills
Blair Halverson
Angie Petty
Quin Soderquist (excused)**

COMMISSIONERS:

**Gary Boatright
Jeremy Davis (excused)
Julie Losee
Marty McFadden (excused)
Taylor Walton (excused)**

FINANCE DIRECTOR:

Mark McRae

CITY MANAGER:

David Larson

COMMUNITY SERVICES DIR:

Trevor Cahoon

CITY RECORDER:

Lisa Smith

PR ASSISTANT:

Shaelee King

Minutes: Michelle Clark

ATTENDEES: Paul Sturm

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

1. Pledge of Allegiance: Mayor Westbroek

2. Prayer: Councilman Halverson

DISCUSSION ITEMS:

3. Development Process

City Manager David Larson announced the hope is to candidly review and discuss the development approval process as outlined in city code so that City Council members, Planning Commissioners, staff, and residents can all better understand the project approval process and development stages. Staff provided a list of definitions of words used throughout the development approval process and a table identifying who approves the various elements of a proposed development and when that approval is obtained for review prior to the discussion.

City code outlines all the proposed project elements that must be approved prior to construction work beginning on the project and when in the approval process those elements should be reviewed/considered. The table provided acts as a summary of staff's review of the approval process in city code. There are two main elements that must be approved prior to someone developing their land – (1) a plat and (2) a development plan, hereafter referred to as “the plan”. The plat creates a buildable lot, and the development plan will include the following items depending on the land use type: public improvement plans, architectural design, landscape plan, lighting plan, and site plan.

City Council's authority lies with establishing the General Plan, zoning for the property, and the plat. Planning Commission, as the land use authority, is tasked with all aspects of the development plan except the improvement plan. Staff is tasked with verifying a complete submission is received and reviewing the public improvement plan.

Community Services Director Trevor Cahoon queried if there are any questions or concerns on the packet material. He reported his presentation will include an overview of those items. He acknowledged there can be confusion as to what happens first. He identified the stages of development which include general planning, concept/sketch, preliminary, final, and construction. There are elements that *can be* a separate process – rezone, site plan, landscape plan, and architectural review. Mr. Larson added this can create confusion because every plan is different. Mr. Cahoon discussed every development begins with whether or not it meets the general plan. If not, a rezone request may take place. He expressed the concept/sketch plan meeting includes several items being discussed/reviewed. Mr. Larson added there is a plat and a plan that go through the approval process separately. The City Council approves the final plat, and the Planning Commission approves the plan.

Councilman Halverson voiced concern with the Planning Commission approving the preliminary plat and then it goes before the City Council and the Council may deny it. He articulated a contractor spends a lot of time and money during the preliminary process. Commissioner Losee discussed the difficulty of a developer bypassing the Planning Commission for approval by the City Council. Commissioner Boatright expressed he relies on the city staff who has the knowledge and expertise. He conveyed his appreciation to Trevor Cahoon for the summaries included in the meeting packets.

Discussion continued to the General Plan. Commissioner Boatright expressed many of the residents do not understand the city's General Plan is a living document that is used as a guideline. Mr. Larson vocalized other cities allow for a code change request and a General Plan amendment when a plan does not coincide. Councilman Halverson noted the voluminous time it

takes to amend the General Plan. Councilwoman Alberts queried if the preliminary plan process should be amended. Mr. Cahoon replied that city code states the preliminary subdivision plat is approved by the Planning Commission. Mr. Larson reviewed the distinction between administrative and legislative decisions. He noted there is a general desire to have Planning Commission involved earlier in the preliminary process. It was suggested preliminary plans added as a discussion item on the agenda when there is a larger development. Councilwoman Petty favored educating the developer on the preliminary process.

4. Land Use Code Change Recommendation Process

The City Council is the legislative authority in the city and the only body to establish or alter city code, including all land use regulations. Planning Commission is the land use authority as established by state law and city code. Staff assists both bodies in their respective roles. Individuals from all three entities may run across sections of city code related to land use that they feel should be considered by the City Council for amendment.

Below are a few questions for the Council and Planning Commission’s consideration and discussion/direction:

- What is the proper process for land use code changes to be recommended to the City Council?
- When the Planning Commission recognizes a section of code they feel should be reviewed, do they take that up themselves with staff’s assistance, direct the Code Committee to workshop it and bring it back to them, or do something else?
- Should all land use code recommendations go through the Code Committee?
- Should representatives on the Code Committee be changed periodically?

Mayor Westbroek suggested if Planning Commission finds concerns with city code, they should direct those concerns to the Code Committee which meets twice a month. Council directed the Planning Commission should recommend inefficiencies to the City Council and the Council will direct the Code Committee. Commissioner Boatright proposed the representative on the Code Committee serve for at least a year.

ADJOURN: Councilwoman Petty moved to adjourn the meeting at 8:17 p.m. Councilwoman Alberts seconded the motion. Mayor Westbroek called for a roll call vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

APPROVED: _____ **Date** 01-10-2023

Mayor: Rod Westbroek

Transcriber: Michelle Clark

Attest: _____ **City Recorder: Lisa Smith**

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 13 December 2022

TIME COMMENCED: 6:04 p.m.

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

PRESENT: MAYOR:

Rod Westbroek

COUNCIL MEMBERS:

Hayley Alberts
Joel Dills
Blair Halverson
Angie Petty
Quin Soderquist (excused)

FINANCE DIRECTOR:

Mark McRae

CITY MANAGER:

David Larson

COMMUNITY SERVICES DIR:

Trevor Cahoon

CITY ENGINEER:

Brandon Jones

CITY ATTORNEY:

Jayme Blakesley

CITY RECORDER:

Lisa Smith (excused)

DEPUTY RECORDER:

Kelli Bybee

PR ASSISTANT:

Shaelee King

Minutes: Michelle Clark

ATTENDEES: Paul Sturm, Michael Grant, Jeffrey & Stacie Eddings, Doug Bitton, Joseph Cook, Jeff Butts, and Henry De Varona.

Mayor Westbroek called the meeting to order, welcomed those in attendance and excused Councilman Soderquist from tonight's meeting.

1. Pledge of Allegiance: Councilman Halverson

2. Prayer: Mayor Westbroek

3. Public Comment: Please respectfully follow these guidelines.

- a. Individuals may speak once for 3 minutes or less: Do not remark from the audience.
- b. State your name & city and direct comments to the entire Council (They will not respond).

Paul Sturm, of South Weber City, referenced agenda item #8 (Deer Run Investment Draft Development Agreement). Having followed this project for the past 3.5 years, Mr. Sturm suggested the City Council and city staff, who have not been involved with “The Lofts” project since its beginning, better familiarize themselves with its history. He highlighted items discussed in previous Planning Commission and City Council meetings which included a possible daycare. He noted amendments have been made to the number of units and commercial square footage. Mr. Sturm offered opinion that the proposed design does not meet the citizens’ desires and suggested the city seek legal advice concerning a development within a C-O Zone without any commercial. He recommended no more than 25% of the units as rentals, complained twenty-foot driveways are too small, and established 4-plexes are the largest unit size the city should allow in order to keep a neighborhood feel.

Michael Grant, of South Weber City, reviewed in 2017 a meeting was held in which Laurie Gale, original property owner of the property located at 7700 S 2700 E, requested a zone change to the property for a daycare center. The property was rezoned to the C-O Zone. Within a couple of years the property was purchased by Deer Run Investments, LLC and proposed 74 units on the parcel. Because of parking requirements, the project was downsized to 62 units. The developer is now requesting 42 units with no commercial. Mr. Grant petitioned Deer Run Investments develop 62 units with the commercial overlay or apply for an R-7 rezone request. He pronounced the location of the podium makes it difficult for the presenter to see the entire panel.

Jeffrey Eddings, of South Weber City, stated he favored the requested lower density for the Deer Run property but questioned the sudden change. He expressed concern with playground/dog park located east of his property. He thanked the City Council for their service and charged that they keep the residents surrounding this development in consideration.

Doug Bitton, of South Weber City, also addressed the Deer Run Investment Draft Development Agreement. He urged the amenities be included in a center. He thanked the City Council, city staff, and public safety for all their support and service in making decisions on behalf on the city. He expressed concern that manholes are covered and secured. He mentioned the public service of Mayor Westbroek’s father, Herman Westbroek, who was a long-time resident of the city and one of the first inspectors.

PRESENTATIONS

4. Strategic Plan Report

Mayor Westbroek acknowledged the development of the city’s strategic plan and the opportunity the City Council now has to review it and make any necessary amendments to it. He then turned the time over to City Manager David Larson who explained the city established its first strategic plan in January 2020, which was mainly an operational action plan connecting the city’s vision to the daily operations of the city. It identified strategic objectives, high level goals within each objective, plans and projects to accomplish those goals, and specific tasks to carry out the plans.

The City Council reviews and updates the strategic plan annually during the planning/budget retreat in late January or early February. In 2022, the City pivoted the purpose of the strategic plan from mainly operational to a broader, long-range goal oriented and initiative-based plan.

Mr. Larson highlighted the strategic plan includes six strategic directives with goals and success measures identified for each directive. Specific initiatives and tasks have been identified to help accomplish those goals and meet those success measures. The meeting packet included a status report for the initiatives and tasks of the plan. Mayor Westbrook thanked the city staff and Council for their efforts in developing, overseeing, and keeping information updated on the plan.

ACTION ITEMS

5. Consent Agenda

- **November 15, 2022 Minutes**
- **November Check Register**
- **October Budget to Actual**
- **2023 Meeting Schedule**

Councilwoman Petty moved to approve the consent agenda as written. Councilman Halverson seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, and Petty voted aye. The motion carried.

6. Resolution 22-51: Final Acceptance of Freedom Landing Phase 3

Freedom Landing Subdivision Phase 3 was granted conditional acceptance on June 22, 2021, which started the 1-year guarantee period. In accordance with City code a written request for acceptance was made and Jones & Associates has inspected the public improvements and found them to be in good working order and meeting the adopted city standards. It is the recommendation of Jones & Associates that the City Council grant “Final Acceptance” of all the public improvements associated with the Freedom Landing Subdivision Phase 3. Once Final Acceptance is granted, the previously held 10% guarantee amount of \$9,831.30 can be released, as well as any other remaining funds still left in the account. The accounts can be permanently closed.

Councilwoman Petty moved to approve Resolution 22-51: Final Acceptance of Freedom Landing Phase 3. Councilman Dills seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, and Petty voted aye. The motion carried.

7. Resolution 22-52: Final Acceptance of Hidden Valley Meadows Phases 1, 2, and 3

Hidden Valley Meadows Phases 1, 2, and 3 were granted conditional acceptance on August 19, 2021, which started the 1-year guarantee period. All improvements in this subdivision are public improvements, with the exception of yard drains. The subdivider has requested acceptance in writing and Jones & Associates has inspected the public improvements and have found them to be in good working order and meeting the adopted city standards. It is the recommendation of Jones & Associates that the City Council grant “Final Acceptance” of all the public improvements associated with the Hidden Valley Meadows Subdivision, Phases 1, 2, and 3. Once Final Acceptance is granted, the previously held 10% guarantee amounts of \$71,327.60 for Phase 1 and \$72,823.65 for Phases 2 and 3 can be released, as well as any other remaining funds still left in the accounts. The accounts can be permanently closed.

Councilman Halverson queried if all the yards drains were installed. City Engineer Brandon Jones confirmed they were completed according to the plans.

Councilwoman Petty moved to approve Resolution 22-52: Final Acceptance of Hidden Valley Meadows Phases 1, 2, and 3. Councilwoman Alberts seconded the motion. Mayor Westbrook called for a roll call vote. Council Members Alberts, Dills, Halverson, and Petty voted aye. The motion carried.

DISCUSSION ITEMS

8. Deer Run Investment Draft Development Agreement

Deer Run Investments has an approved Development Agreement and project located at approximately 7700 S 2700 E. This project is currently in the Commercial-Overlay Zone and has an entitled use of 74 residential units and 28,000 sq. ft. of commercial space, commonly referred to as “The Lofts”.

The developer has since reached out to the city and requested to redesign the project. In a meeting with the City Council the developer presented an alternative site plan and asked if they can begin the process of a development agreement. City Council directed Mayor Westbrook to convene a Development Agreement Committee and begin the process of negotiations. The developer submitted a draft development agreement to the city. The committee met and reviewed the recommendations, and sent their revisions on to the developer. Through the conversations, the main concerns expressed by the committee were the look and feel of the units and the spacing of the buildings. Overall, the terms of the agreement are close to what was discussed in the City Council Meeting with the developer directly. Some items the Development Agreement Committee and the developer saw differently are as follows:

- **Number of Units:** The Developer is requesting a total of 41 units to be approved upon the acreage. The committee feels this density number, although less than the current entitled use, is quite large and requested the number be 10 units an acre.
- **Setbacks:** The developer has requested setbacks be measured from each building at 10 feet, excepting a side setback of 5 feet from the back of the sidewalk (or 10 feet from back of curb). The committee feels that although the density of this project is smaller than the current density, the single-family attached (townhome) use does spread the density across the entire site which will make the project feel denser than the approved use. The committee recommends 10 feet from the back of the sidewalk.
- **Structure Height:** Overall staff does not have an issue with the height of the building as it is less than the approved project. Building height has an effect on fire code requirements and the developer will be required to adhere to those requirements. Taller buildings do affect city operations as it pertains to availability of a ladder truck to access taller stories.
- **Homeowners Association (HOA) Rental Regulation:** The committee requested the developer reduce the amount of rentals allowed in the HOA to no more than 25% of the available units. The developer was not comfortable limiting the amount; however, suggested an amount of no more than 50%. Their reasoning being the requirements for FHA financing lists a recommended amount of over 50% owner occupied.

Joseph Cook of Deer Run Investments LLC introduced Jeff Butts and Henry De Varona. Mr. Cook highlighted items proposed by the city as per his notes which included: three means of access as per fire code, continuous sidewalks on all private streets, 24,000 sq. ft. of open space,

individual water meters to each unit, traffic letter update, R-7 rezone with bonus density, 25 ft. driveways, 32 ft. wide alleyways, 10 ft. setbacks, 38 ft. building height, design standards articulations with differentiation, 4-plexes, 18 ft. garage doors, 22 ft. x 22 ft. garage, no flat roofs, rock or brick wainscoting, no aluminum siding, 6 ft. privacy fence, and guest parking with pedestrian access. Mr. Cook reported his civil engineer was able to accomplish all of these items except the 25 ft. driveway. He requested a 20 ft. driveway given the parking stalls are 20 ft. He acknowledged instead of all 4-plexes, they have two 5-plexes and a 6-plex on the proposed site plan.

Councilwoman Petty referenced the site plan exhibit unit #301 & unit #302 without driveways. She queried where the snow will be placed upon removal. Mayor Westbrook and Councilman Dills also questioned the plan for snow. Mr. Cook replied they can get creative and place the snow on the green areas. Councilman Halverson verified without driveways units #301 and #302 would not meet the agreement. Councilwoman Petty suggested replacing units #301 & unit #302 with the playground etc. She voiced concern with the noise from the pickleball courts. Mayor Westbrook agreed with Councilwoman Petty and added removing unit #301 & #302 will allow for an area to compile the snow.

Councilman Dills wondered why the detention basin area was included in the density calculations. City Engineer Brandon Jones explained it is the storm water retention and sewer system for the development. Councilman Dills inquired if the city code allows for property to be included in density calculation that is not attached to the project itself. Mr. Cahoon replied there is not specific language in the city code stating it can or cannot be used.

Councilman Dills then questioned how garbage collection will be handled. The developer identified the area on the site plan where trucks will have access. Discussion took place regarding city code and the maximum number of units allowed. Mr. Cahoon reported current city code allows for a maximum of 12 units per structure, but there is a drafted ordinance with a maximum of 4 units per structure. The developer has not made official application for this development; therefore, the developer does not have an entitled use. Although it can be argued they have initiated the process because the development agreement process has begun. Councilman Dills stated the city also initiated the process with the changing of the R-7 ordinance. Mr. Cahoon explained the developer has access to the city code in place at the time of application pending the determination of where the code is. However, this property is not an R-7 use but a C-O use currently. City Attorney Jayme Blakesley explained the property is currently zoned C-O and is subject to the development agreement. He understands the city is considering applying the R-7 standard to the development agreement with some modifications. Mr. Blakesley provided some clarity. Councilman Halverson added the new development agreement will require the developer to apply for the R-7 Zone. Mr. Blakesley revealed a development agreement is a negotiated zoning change.

Councilman Dills questioned the garage door size and reminded the developer that nothing can hang over sidewalks. Councilman Halverson mentioned the committee recommended 10 ft. setback from the back of sidewalk and this site plan still shows the 5 ft. Council echoed they will require 10 feet. Councilwoman Alberts pronounced with the limited parking visitors will be parking on Deer Run Drive and 7800 South. Her concern was for future residents. She then discussed the rental ratio. Councilwoman Alberts agreed with removing units #301 and #302 to allow for green space and moving the playground/dog park amenities from the detention basin to this location. As an aside, she reminded the developer they are responsible for shoveling the

sidewalk on 2700 E. which has not been done consistently and children walking home from HighMark Charter School are having problems.

Councilman Halverson conveyed if the city is not getting commercial, he is firm at the bonus density of up to 10. He suggested if the developer does not want to apply for the R-7 Zone, then they should build what is already approved. Councilwoman Alberts agreed. Councilman Halverson then noted the location of the structures in item 9 of the development agreement need 10 ft. setback from back of sidewalk. He communicated the height of the structures is ambiguously written. He voiced concerns because of the slope of the property, the structure can be pretty tall. Councilman Halverson advocated for 25 ft. driveways and agreed with removing units #301 and #302 because they do not have a driveway. He related the wainscoting needs to specify the use of rock or brick. Mr. Cahoon added the agreement requires an exhibit with the drawings of the facade. Councilman Halverson requested it be placed in writing as well.

Mr. Cook remarked he will lose multiple units if the 10 ft. setback is required. Councilman Dills noted the large size of the units will increase the population which will create more impact on the city. The developer stated each unit is planned with only two drivers. Councilman Dills voiced as soon as the developer is finished the weight is put on a Homeowners Association. He favored working with the developer to create a quality project for not only the developer, but people who will be living there. Mr. Cook suggested possible units that could be removed which would allow for more parking and drop the project down to 37 units. He was also agreeable to removing units #301 and #302 moving the playground/dog park to this location. Discussion followed regarding the pickleball court and reducing the size of the 6-plex which would also allow for snow removal locations. The detention basin should remain green space with grass and trees.

Mr. Cahoon reviewed when application is made, the development schedule will include review by the Planning Commission with required public notices for public hearing, and then examination by the City Council. Councilwoman Petty recommended the developer remove six units which would be lower density to twelve units per acre. Mr. Cook rebutted with 37 units and include more parking. Councilman Halverson added by going to 35 units it would allow for more parking stalls. Councilwoman Petty indicated removing the dog park would allow for more parking as well. Mayor Westbrook agreed on the need for more parking. Councilman Halverson voiced he will not approve any request higher than R-12 which is 35 units.

REPORTS

9. New Business (None)

10. Council & Staff

Mayor Westbrook: related he attended an educational conference in regard to waste management and the importance of recycling. He requested the City Council consider options for South Weber City and a possible recycling program. He suggested discussing this item more at the city retreat in January.

Councilman Dills: queried where the City Council might recommend flex office space within the city and its zoning. Mr. Cahoon suggested the possibility of creating flex business zone and allowed uses within that zone.

Councilwoman Petty: announced Breakfast with Santa will be held Saturday, December 17th from 8 a.m. to 9:30 a.m. at the Family Activity Center. Cost is \$2 per person. Tickets are available on the city website or can be purchased at the door with cash.

Community Services Director Trevor Cahoon: reported the Planning Commission met to review the R-5 Zone with an R-7 overlay. They also recommended Peterson Farms PUD amended plat for approval and examined updating city standards. The state is requiring minor changes to the moderate-income housing plan including more obtainable dates on the capital facilities plan for infrastructure. He is waiting to hear back from the state as to whether it needs to be included in the city’s General Plan.

City Manager David Larson: announced he attended a meeting with Mark Larsen and Jones & Associates concerning rules that have been changed for lead and copper. The Public Works Department will be required to complete an inventory of the entire system by September 2024.

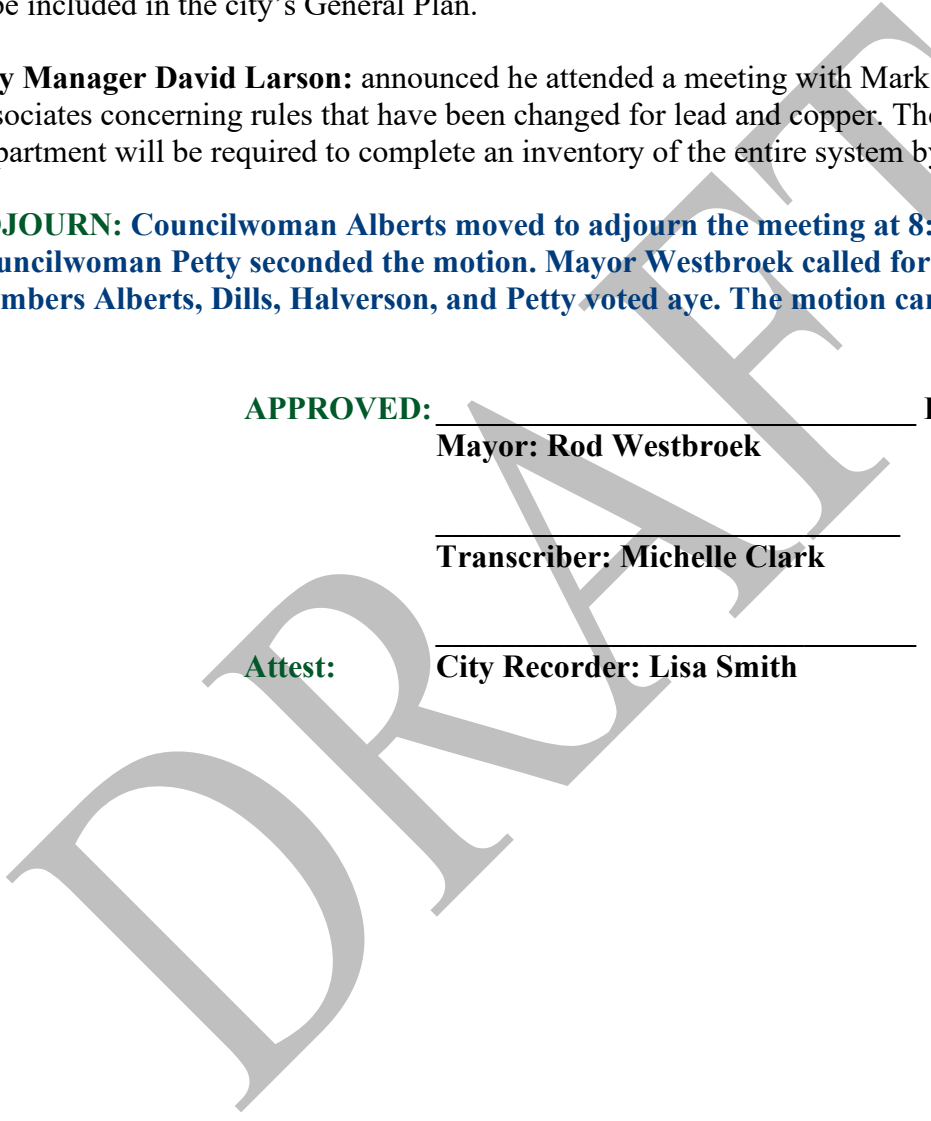
ADJOURN: Councilwoman Alberts moved to adjourn the meeting at 8:04 p.m. Councilwoman Petty seconded the motion. Mayor Westbrook called for a vote. Council Members Alberts, Dills, Halverson, and Petty voted aye. The motion carried.

APPROVED: _____ **Date** 1-10-2023

Mayor: Rod Westbrook

Transcriber: Michelle Clark

Attest: _____
City Recorder: Lisa Smith



Report Criteria:
 Report type: GL detail

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
12/22/22	45116	Advanced Lining LLC	11/30/22	Manhole lining Maverick	5240490	5,500.00	Advanced Lining LLC
12/22/22	45116	Advanced Lining LLC	11/30/22	Manhole lining Old Fort Road	5240490	5,000.00	Advanced Lining LLC
Total 45116:						10,500.00	
12/01/22	45031	AIRGAS USA LLC	11/04/22	Gas for welder	1060411	49.30	AIRGAS USA LLC
Total 45031:						49.30	
12/22/22	45117	AIRGAS USA LLC	12/01/22	Torch Handle and Heating Nozzle	1060250	336.82	AIRGAS USA LLC
Total 45117:						336.82	
12/22/22	45118	All Traffic Solutions	11/29/22	TraffiCloud Software Renewal	1060410	1,575.00	All Traffic Solutions
12/22/22	45118	All Traffic Solutions	11/01/22	Violator Alert speed sign (3)	1060410	1,050.00	All Traffic Solutions
Total 45118:						2,625.00	
12/15/22	45080	BELL JANITORIAL SUPPLY	11/30/22	Trash can liners for city hall (8 cases)	1043262	275.26	BELL JANITORIAL SUPPLY
Total 45080:						275.26	
12/22/22	45119	BELL JANITORIAL SUPPLY	12/02/22	Soap for FAC - 1 case	2071240	89.55	BELL JANITORIAL SUPPLY
Total 45119:						89.55	
12/15/22	45081	BIRT, LARRY	12/09/22	Referee 12/8	2071488	48.00	BIRT, LARRY
Total 45081:						48.00	
12/22/22	45120	Birt, Logan	12/01/22	Referee: 11/10, 11/15 & 11/17	2071488	120.00	Birt, Logan
Total 45120:						120.00	
12/15/22	45082	Blomquist Hale c/o Myrna	12/01/22	EAP Coverage - December 2022	1043135	201.65	BLOMQUIST HALE CONSULTING INC.

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 45082:						201.65	
12/22/22	45121	Blue Stakes of Utah	11/30/22	Blue Stakes - November 2022	5140490	78.30	BLUE STAKES OF UTAH
Total 45121:						78.30	
12/01/22	45032	Burtts, Madison	11/23/22	Referee 11/8, 11/10, 11/15, 11/17 11/22	2071488	285.00	Burtts, Madison
Total 45032:						285.00	
12/15/22	45083	Burtts, Madison	12/09/22	Referee 12/1, 12/8	2071488	120.00	Burtts, Madison
Total 45083:						120.00	
12/01/22	45033	C & C Construction Containers	11/05/22	Bathroom Rental (4) for parks	1070261	455.08	C & C Construction Containers
Total 45033:						455.08	
12/22/22	45122	CHEMTECH-FORD LABORATORIES	12/07/22	Sampling - 4th Quarter Disinfection Byproducts	5140480	550.00	CHEMTECH-FORD LABORATORIES
Total 45122:						550.00	
12/01/22	45034	CHRISTENSEN, KEITH	11/28/22	5 Year Anniversary	1057120	250.00	CHRISTENSEN, KEITH
Total 45034:						250.00	
12/15/22	45084	CINTAS CORPORATION	12/01/22	First Aid - FAC - November 2022	2071240	29.83	CINTAS CORPORATION
Total 45084:						29.83	
12/22/22	45123	CINTAS CORPORATION	11/30/22	First Aid - Shops - December 2022	1060260	103.14	CINTAS CORPORATION
Total 45123:						103.14	
12/01/22	45035	CINTAS CORPORATION LOC 180	11/09/22	MATS/TOWELS	1060250	17.76	CINTAS CORPORATION LOC 180
12/01/22	45035	CINTAS CORPORATION LOC 180	11/09/22	PW Uniforms - 11/09/2022	5240140	11.13	CINTAS CORPORATION LOC 180
12/01/22	45035	CINTAS CORPORATION LOC 180	11/09/22	PW Uniforms - 11/09/2022	5140140	22.28	CINTAS CORPORATION LOC 180
12/01/22	45035	CINTAS CORPORATION LOC 180	11/09/22	PW Uniforms - 11/09/2022	5440140	11.13	CINTAS CORPORATION LOC 180
12/01/22	45035	CINTAS CORPORATION LOC 180	11/09/22	PW Uniforms - 11/09/2022	1060140	22.28	CINTAS CORPORATION LOC 180

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
12/01/22	45035	CINTAS CORPORATION LOC 180	11/09/22	PW Uniforms - 11/09/2022	1070140	44.55	CINTAS CORPORATION LOC 180
12/01/22	45035	CINTAS CORPORATION LOC 180	11/09/22	PW Uniforms - 11/09/2022	1058140	22.29	CINTAS CORPORATION LOC 180
12/01/22	45035	CINTAS CORPORATION LOC 180	11/16/22	MATS/TOWELS	1060250	17.76	CINTAS CORPORATION LOC 180
12/01/22	45035	CINTAS CORPORATION LOC 180	11/16/22	PW Uniforms - 11/16/2022	5240140	11.13	CINTAS CORPORATION LOC 180
12/01/22	45035	CINTAS CORPORATION LOC 180	11/16/22	PW Uniforms - 11/16/2022	5140140	22.28	CINTAS CORPORATION LOC 180
12/01/22	45035	CINTAS CORPORATION LOC 180	11/16/22	PW Uniforms - 11/16/2022	5440140	11.13	CINTAS CORPORATION LOC 180
12/01/22	45035	CINTAS CORPORATION LOC 180	11/16/22	PW Uniforms - 11/16/2022	1060140	22.28	CINTAS CORPORATION LOC 180
12/01/22	45035	CINTAS CORPORATION LOC 180	11/16/22	PW Uniforms - 11/16/2022	1070140	44.55	CINTAS CORPORATION LOC 180
12/01/22	45035	CINTAS CORPORATION LOC 180	11/16/22	PW Uniforms - 11/16/2022	1058140	22.29	CINTAS CORPORATION LOC 180
Total 45035:						302.84	
12/08/22	45064	CINTAS CORPORATION LOC 180	11/22/22	MATS/TOWELS	1060250	17.76	CINTAS CORPORATION LOC 180
12/08/22	45064	CINTAS CORPORATION LOC 180	11/22/22	PW Uniforms - 11/22/2022	5240140	11.13	CINTAS CORPORATION LOC 180
12/08/22	45064	CINTAS CORPORATION LOC 180	11/22/22	PW Uniforms - 11/22/2022	5140140	22.28	CINTAS CORPORATION LOC 180
12/08/22	45064	CINTAS CORPORATION LOC 180	11/22/22	PW Uniforms - 11/22/2022	5440140	11.13	CINTAS CORPORATION LOC 180
12/08/22	45064	CINTAS CORPORATION LOC 180	11/22/22	PW Uniforms - 11/22/2022	1060140	22.28	CINTAS CORPORATION LOC 180
12/08/22	45064	CINTAS CORPORATION LOC 180	11/22/22	PW Uniforms - 11/22/2022	1070140	44.55	CINTAS CORPORATION LOC 180
12/08/22	45064	CINTAS CORPORATION LOC 180	11/22/22	PW Uniforms - 11/22/2022	1058140	22.29	CINTAS CORPORATION LOC 180
12/08/22	45064	CINTAS CORPORATION LOC 180	11/30/22	MATS/TOWELS	1060250	17.76	CINTAS CORPORATION LOC 180
12/08/22	45064	CINTAS CORPORATION LOC 180	11/30/22	PW Uniforms - 11/30/2022	5240140	11.13	CINTAS CORPORATION LOC 180
12/08/22	45064	CINTAS CORPORATION LOC 180	11/30/22	PW Uniforms - 11/30/2022	5140140	22.28	CINTAS CORPORATION LOC 180
12/08/22	45064	CINTAS CORPORATION LOC 180	11/30/22	PW Uniforms - 11/30/2022	5440140	11.13	CINTAS CORPORATION LOC 180
12/08/22	45064	CINTAS CORPORATION LOC 180	11/30/22	PW Uniforms - 11/30/2022	1060140	22.28	CINTAS CORPORATION LOC 180
12/08/22	45064	CINTAS CORPORATION LOC 180	11/30/22	PW Uniforms - 11/30/2022	1070140	44.55	CINTAS CORPORATION LOC 180
12/08/22	45064	CINTAS CORPORATION LOC 180	11/30/22	PW Uniforms - 11/30/2022	1058140	22.29	CINTAS CORPORATION LOC 180
Total 45064:						302.84	
12/22/22	45124	CINTAS CORPORATION LOC 180	12/07/22	MATS/TOWELS	1060250	17.76	CINTAS CORPORATION LOC 180
12/22/22	45124	CINTAS CORPORATION LOC 180	12/07/22	PW Uniforms - 12/07/2022	5240140	19.62	CINTAS CORPORATION LOC 180
12/22/22	45124	CINTAS CORPORATION LOC 180	12/07/22	PW Uniforms - 12/07/2022	5140140	39.25	CINTAS CORPORATION LOC 180
12/22/22	45124	CINTAS CORPORATION LOC 180	12/07/22	PW Uniforms - 12/07/2022	5440140	19.62	CINTAS CORPORATION LOC 180
12/22/22	45124	CINTAS CORPORATION LOC 180	12/07/22	PW Uniforms - 12/07/2022	1060140	39.25	CINTAS CORPORATION LOC 180
12/22/22	45124	CINTAS CORPORATION LOC 180	12/07/22	PW Uniforms - 12/07/2022	1070140	78.49	CINTAS CORPORATION LOC 180
12/22/22	45124	CINTAS CORPORATION LOC 180	12/07/22	PW Uniforms - 12/07/2022	1058140	39.25	CINTAS CORPORATION LOC 180
Total 45124:						253.24	
12/15/22	45085	Clippinger, Dominic	12/01/22	Reimbursement for employee apparel item	1058140	50.00	Clippinger, Dominic

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SOUTH WEBER CITY

Check Register - Council Approval w/ inv date
Check Issue Dates: 12/1/2022 - 12/31/2022

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 45085:						50.00	
12/01/22	45036	Cole Fessler	11/28/22	10 Year Anniversary	1057120	500.00	Fessler, Cole
Total 45036:						500.00	
12/15/22	45086	COLONIAL FLAG SPECIALTY CO INC	12/07/22	Flag Rotation - Memorial Park November 2022	1070261	152.00	COLONIAL FLAG SPECIALTY CO INC
Total 45086:						152.00	
12/01/22	45037	Core and Main	11/02/22	FLG KIT (4)	5140490	384.92	Core and Main
12/01/22	45037	Core and Main	11/03/22	Special Pump Stick Kit	1070250	344.40	Core and Main
Total 45037:						729.32	
12/22/22	45125	Core and Main	11/11/22	Meter adapters (24)	5140490	843.36	Core and Main
12/22/22	45125	Core and Main	11/11/22	Water meter parts	5140490	1,596.48	Core and Main
12/22/22	45125	Core and Main	11/21/22	Soft K Copper Tube (100)	5140490	972.10	Core and Main
Total 45125:						3,411.94	
12/22/22	45126	Custom Lighting Services LLC	11/18/22	Streetlight Maintenance (1 Hour)	1060416	84.67	Custom Lighting Services LLC
12/22/22	45126	Custom Lighting Services LLC	11/18/22	Streetlight Maintenance (1 Hour) and pod box in	1060416	164.67	Custom Lighting Services LLC
12/22/22	45126	Custom Lighting Services LLC	11/18/22	Streetlight Maintenance (1 Hour)	1060416	84.67	Custom Lighting Services LLC
Total 45126:						334.01	
12/15/22	45087	DAVIS COUNTY GOVERNMENT	12/01/22	Law Enforcement Services - December 2022	1054310	22,111.53	DAVIS COUNTY GOVERNMENT
12/15/22	45087	DAVIS COUNTY GOVERNMENT	12/01/22	Fire Dispatch Fees - Dec 2022	1057370	958.04	DAVIS COUNTY GOVERNMENT
12/15/22	45087	DAVIS COUNTY GOVERNMENT	12/05/22	Baliff Services - November 2022	1042317	377.00	DAVIS COUNTY GOVERNMENT
Total 45087:						23,446.57	
12/22/22	45127	DAVIS COUNTY GOVERNMENT	11/30/22	Animal Control - November 2022	1054311	2,010.65	DAVIS COUNTY GOVERNMENT
Total 45127:						2,010.65	
12/08/22	45065	DE LAGE LANDEN	12/01/22	COPIER MAINT AGREEMENT - SHARP	1042240	32.82	DE LAGE LANDEN
12/08/22	45065	DE LAGE LANDEN	12/01/22	COPIER MAINT AGREEMENT - SHARP	1043240	76.57	DE LAGE LANDEN

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SOUTH WEBER CITY

Check Register - Council Approval w/ inv date
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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
12/08/22	45065	DE LAGE LANDEN	12/01/22	COPIER MAINT AGREEMENT - SHARP	5140240	54.70	DE LAGE LANDEN
12/08/22	45065	DE LAGE LANDEN	12/01/22	COPIER MAINT AGREEMENT - SHARP	5240240	54.69	DE LAGE LANDEN
Total 45065:						218.78	
12/15/22	45088	DR. SUMMER GRACE DO	12/07/22	Medical Director Contract - March 2022 - Nove	1057370	6,000.00	DR. SUMMER GRACE DO
Total 45088:						6,000.00	
12/01/22	45038	DURKS PLUMBING	11/08/22	Chan-nel-lock-plier (2)	1070250	43.92	DURKS PLUMBING
Total 45038:						43.92	
12/15/22	45089	Elwell Consulting Group PLLC	12/05/22	SWC Multi-Hazard Mitigation Plan - November	1054320	9,047.98	Elwell Consulting Group PLLC
Total 45089:						9,047.98	
12/22/22	45128	Eriks North America, Inc.	11/30/22	Steel Coupler 1/2" and 3/4"	1070261	77.97	Eriks North America, Inc.
Total 45128:						77.97	
12/15/22	45090	Executech	12/01/22	IT Services - December 2022	1043308	773.00	EXECUTECH
12/15/22	45090	Executech	11/30/22	Antivirus, Backup, Email - November 2022	1043350	1,521.05	EXECUTECH
Total 45090:						2,294.05	
12/01/22	45039	Fowers, Drake	11/23/22	Referee 11/7, 11/9, 11/16, 11/21	2071480	130.00	Fowers, Drake
Total 45039:						130.00	
12/15/22	45091	Fowers, Drake	11/28/22	Referee 11/28, 12/7	2071480	50.00	Fowers, Drake
Total 45091:						50.00	
12/15/22	45092	FREEDOM MAILING SERVICES INC.	11/30/22	Utility Billing - November 2022	5140370	614.62	FREEDOM MAILING SERVICES INC.
12/15/22	45092	FREEDOM MAILING SERVICES INC.	11/30/22	Utility Billing - November 2022	5240370	427.56	FREEDOM MAILING SERVICES INC.
12/15/22	45092	FREEDOM MAILING SERVICES INC.	11/30/22	Utility Billing - November 2022	5340370	200.42	FREEDOM MAILING SERVICES INC.
12/15/22	45092	FREEDOM MAILING SERVICES INC.	11/30/22	Utility Billing - November 2022	5440370	93.54	FREEDOM MAILING SERVICES INC.

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 45092:						1,336.14	
12/22/22	45129	Fuel Network - UTAH DGO Fleet Operations	12/01/22	Water	5140256	1,095.21	Fuel Network - UTAH DGO Fleet Operations
12/22/22	45129	Fuel Network - UTAH DGO Fleet Operations	12/01/22	Streets	1060256	341.82	Fuel Network - UTAH DGO Fleet Operations
12/22/22	45129	Fuel Network - UTAH DGO Fleet Operations	12/01/22	Storm Drain	5440256	113.35	Fuel Network - UTAH DGO Fleet Operations
12/22/22	45129	Fuel Network - UTAH DGO Fleet Operations	12/01/22	Sewer	5240256	239.92	Fuel Network - UTAH DGO Fleet Operations
12/22/22	45129	Fuel Network - UTAH DGO Fleet Operations	12/01/22	Planning	1058256	446.67	Fuel Network - UTAH DGO Fleet Operations
12/22/22	45129	Fuel Network - UTAH DGO Fleet Operations	12/01/22	Parks	1070256	558.73	Fuel Network - UTAH DGO Fleet Operations
12/22/22	45129	Fuel Network - UTAH DGO Fleet Operations	12/01/22	Fire	1057256	472.35	Fuel Network - UTAH DGO Fleet Operations
Total 45129:						3,268.05	
12/01/22	45040	GAYLORD, LUTHER	11/18/22	Court Interpreter 11/18/22 225400870 22540081	1042610	90.00	GAYLORD, LUTHER
Total 45040:						90.00	
12/01/22	45041	Goff, Ryder	11/23/22	Referee: 10/9	2071480	20.00	Goff, Ryder
Total 45041:						20.00	
12/01/22	45042	GRAINGER	11/09/22	Combination padlock (12)	5140250	212.40	GRAINGER
Total 45042:						212.40	
12/01/22	45043	GREAT BASIN TURF PRODUCTS	11/03/22	Fertilize (24)	1070261	2,640.00	GREAT BASIN TURF PRODUCTS
Total 45043:						2,640.00	
12/22/22	45130	GRIFFIN FAST LUBE/MYFLEETCENTER	11/30/22	Oil Change Public Works Truck	5240250	143.24	GRIFFIN FAST LUBE/MYFLEETCENTER
Total 45130:						143.24	
12/01/22	45044	GSH GEOTECHNICAL INC.	11/30/22	Geotechnical Study - Public Works Facility	4560730	5,900.00	GSH GEOTECHNICAL INC.
Total 45044:						5,900.00	
12/15/22	45093	Hayes Godfrey Bell, PC	11/30/22	Attorney Services - November 2022	1043313	2,554.50	Hayes Godfrey Bell, PC

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 45093:						2,554.50	
12/15/22	45094	Henry Schein, Inc.	12/08/22	Epinephrine Inj Syr 10ml (box)	1057450	109.50	Henry Schein, Inc.
Total 45094:						109.50	
12/01/22	45045	HERRICK INDUSTRIAL SUPPLY	11/04/22	Metal Blade (6)	1070250	16.52	HERRICK INDUSTRIAL SUPPLY
Total 45045:						16.52	
12/08/22	45066	Intermountain Workmed	11/15/22	DOT - Physical - Public Works	1058620	70.00	Intermountain Workmed
Total 45066:						70.00	
12/15/22	45095	Intermountain Workmed	12/01/22	Drug Screening	1057137	15.00	Intermountain Workmed
12/15/22	45095	Intermountain Workmed	12/01/22	DOT Physical Exam - Parks	1070137	70.00	Intermountain Workmed
Total 45095:						85.00	
12/22/22	45131	Intermountain Workmed	12/01/22	DOT - Physical - Parks	1070137	70.00	Intermountain Workmed
Total 45131:						70.00	
12/15/22	45096	JACKSON SPORTS	12/12/22	Shirts for Comp Basketball Champions	2071488	155.00	JACKSON SPORTS
Total 45096:						155.00	
12/01/22	45046	Jacob Judkins	11/28/22	10 Year Anniversary	1057120	500.00	Judkins, Jacob
Total 45046:						500.00	
12/01/22	45047	JOHNSON ELECTRIC	10/31/22	Lighting Material for Shop	1060271	1,355.79	JOHNSON ELECTRIC
Total 45047:						1,355.79	
12/22/22	45132	JOHNSON ELECTRIC	11/15/22	Pump House wiring labor (2 hours)	5140490	170.00	JOHNSON ELECTRIC
Total 45132:						170.00	

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
12/22/22	45133	KASTLE ROCK EXCAVATING INC	12/08/22	Fire Hydrant Replacement 7714 S 1700 E labor	5140485	3,200.00	KASTLE ROCK EXCAVATING INC
Total 45133:						3,200.00	
12/15/22	45097	Keddington & Christensen, LLC	12/06/22	Audit Services - 2022	1043309	10,000.00	Keddington & Christensen, LLC
Total 45097:						10,000.00	
12/15/22	45098	KEYES ADMINISTRATORS	12/10/22	HRA Fee - October, November, December 202	1043136	75.00	KEYES ADMINISTRATORS
Total 45098:						75.00	
12/22/22	45134	KEYES ADMINISTRATORS	12/08/22	HRA Plan Reimbursement Funding	1043136	3,000.00	KEYES ADMINISTRATORS
Total 45134:						3,000.00	
12/22/22	45135	Kirk Mobile Repair Inc	12/02/22	Repair window on PW-10 Case Backhoe 580SN	1060250	768.77	Kirk Mobile Repair Inc
12/22/22	45135	Kirk Mobile Repair Inc	12/02/22	Repair on PW-10 Case Backhoe 580SN	1060250	230.00	Kirk Mobile Repair Inc
Total 45135:						998.77	
12/08/22	45067	Kirt Kynaston	11/01/22	Canyon Meadows Bike Track	4570730	1,627.50	Kirt Kynaston
Total 45067:						1,627.50	
12/15/22	45099	Lauryn Ava Hall	12/08/22	Referee 12/8	2071488	34.00	Lauryn Ava Hall
Total 45099:						34.00	
12/22/22	45136	Lauryn Ava Hall	12/01/22	Referee: 11/8, 11/10 & 11/15	2071488	102.00	Lauryn Ava Hall
Total 45136:						102.00	
12/15/22	45100	Layton, Kaylie	11/23/22	Referee: 11/23, 11/28, 11/30, 12/5	2071480	130.00	Layton, Kaylie
Total 45100:						130.00	
12/22/22	45137	Layton, Kaylie	12/01/22	Referee 11/4 & 11/21	2071480	70.00	Layton, Kaylie

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 45137:						70.00	
12/22/22	45138	LES SCHWAB TIRE CENTER	12/06/22	Backhoe Tire Repair	1060250	130.99	LES SCHWAB TIRE CENTER
12/22/22	45138	LES SCHWAB TIRE CENTER	12/12/22	Tire tube and repair for Backhoe	1060250	319.97	LES SCHWAB TIRE CENTER
Total 45138:						450.96	
12/15/22	45101	Linde Gas & Equipment Inc	11/22/22	Oxygen	1057450	217.26	Linde Gas & Equipment Inc
Total 45101:						217.26	
12/15/22	45102	Lindsay Douglas Construction	12/13/22	Refund of Completion Bond SWC210323038-R	1021340	500.00	Lindsay Douglas Construction
Total 45102:						500.00	
12/01/22	45048	McFarland, Zachary	06/28/22	Years of Service Recognition	1060110	500.00	McFarland, Zachary
Total 45048:						500.00	
12/15/22	45103	Mitel	12/01/22	Telecom service - January 2023	1043280	874.69	Mitel
Total 45103:						874.69	
12/22/22	45139	Mount Olympus Pro Audio LLC	12/01/22	Fire Station Alerting Installation	4557740	39,167.04	Mount Olympus Pro Audio LLC
Total 45139:						39,167.04	
12/01/22	45049	NATIONAL BATTERY SALES	11/01/22	Lithium Battery	1070250	11.96	NATIONAL BATTERY SALES
Total 45049:						11.96	
12/01/22	45050	OREILLY AUTOMOTIVE, INC.	11/08/22	Grease for Shop (Plows)	1060250	63.92	OREILLY AUTOMOTIVE, INC.
Total 45050:						63.92	
12/08/22	45068	OREILLY AUTOMOTIVE, INC.	11/16/22	Battery (1)	1057250	127.89	OREILLY AUTOMOTIVE, INC.
Total 45068:						127.89	

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
12/15/22	45104	OREILLY AUTOMOTIVE, INC.	11/23/22	Hatch Support	1057250	60.30	OREILLY AUTOMOTIVE, INC.
12/15/22	45104	OREILLY AUTOMOTIVE, INC.	12/10/22	Wiper fluid	1057250	18.54	OREILLY AUTOMOTIVE, INC.
Total 45104:						78.84	
12/22/22	45140	OREILLY AUTOMOTIVE, INC.	11/30/22	5 Gallon hydraulic oil	1060250	69.99	OREILLY AUTOMOTIVE, INC.
12/22/22	45140	OREILLY AUTOMOTIVE, INC.	11/30/22	5 Gallon hydraulic oil (3 buckets)	1060250	209.97	OREILLY AUTOMOTIVE, INC.
Total 45140:						279.96	
12/01/22	45051	PEHP PREMIUMS	11/20/22	PEHP Premiums - November	1043135	5,660.51	PEHP PREMIUMS
12/01/22	45051	PEHP PREMIUMS	11/20/22	PEHP Premiums - November	1058135	3,686.56	PEHP PREMIUMS
12/01/22	45051	PEHP PREMIUMS	11/20/22	PEHP Premiums - November	1060135	757.01	PEHP PREMIUMS
12/01/22	45051	PEHP PREMIUMS	11/20/22	PEHP Premiums - November	1070135	2,077.12	PEHP PREMIUMS
12/01/22	45051	PEHP PREMIUMS	11/20/22	PEHP Premiums - November	2071135	78.75	PEHP PREMIUMS
12/01/22	45051	PEHP PREMIUMS	11/20/22	PEHP Premiums - November	5140135	107.44	PEHP PREMIUMS
12/01/22	45051	PEHP PREMIUMS	11/20/22	PEHP Premiums - November	5240135	2,077.12	PEHP PREMIUMS
12/01/22	45051	PEHP PREMIUMS	11/20/22	PEHP Premiums - November	5440135	2,077.12	PEHP PREMIUMS
12/01/22	45051	PEHP PREMIUMS	11/20/22	PEHP Premiums - November	1022500	1,694.60	PEHP PREMIUMS
12/01/22	45051	PEHP PREMIUMS	11/20/22	PEHP Premiums - November	1022502	124.50	PEHP PREMIUMS
12/01/22	45051	PEHP PREMIUMS	11/20/22	PEHP Premiums - November	1022503	16.66	PEHP PREMIUMS
Total 45051:						18,357.39	
12/01/22	45052	Peters, Jeff	11/09/22	Years of Service Recognition	1057120	250.00	Peters, Jeff
Total 45052:						250.00	
12/15/22	45105	Peterson, Maryn	12/01/22	Mileage Reimbursement (70)	1043230	43.75	Peterson, Maryn
12/15/22	45105	Peterson, Maryn	12/12/22	Reimbursement for gift for Lisa Smith	1043610	96.53	Peterson, Maryn
Total 45105:						140.28	
12/22/22	45141	POST ASPHALT & CONSTRUCTION	12/05/22	Cottonwood Drive Paving Project	5676730	797.50	POST ASPHALT & CONSTRUCTION
12/22/22	45141	POST ASPHALT & CONSTRUCTION	12/06/22	Fire Station Driveway Project Est. 2	4557730	72,211.88	POST ASPHALT & CONSTRUCTION
Total 45141:						73,009.38	
12/15/22	45106	Quench USA, Inc	12/01/22	Ice Machine Lease - December 2022	1057260	300.90	Quench USA Inc

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 45106:						300.90	
12/15/22	45107	ROBINSON WASTE SERVICES INC	11/30/22	Garbage Collection - October 2022	5340492	14,529.59	ROBINSON WASTE SERVICES INC
Total 45107:						14,529.59	
12/01/22	45053	ROPER BUILDINGS	11/01/22	Fire Aux Bldg - Poles and change orders	4557730	10,416.00	ROPER BUILDINGS
Total 45053:						10,416.00	
12/22/22	45142	RUSH TRUCK CENTER	11/30/22	Wiper blades for public works truck	1060250	31.78	RUSH TRUCK CENTER
Total 45142:						31.78	
12/01/22	45054	Schenck, Kyler Nelson	11/23/22	Referee: 11/16	2071480	35.00	Schenck, Kyler Nelson
Total 45054:						35.00	
12/15/22	45108	Schenck, Kyler Nelson	12/07/22	Referee: 12/7	2071480	30.00	Schenck, Kyler Nelson
Total 45108:						30.00	
12/22/22	45143	Shums Coda Associates	11/28/22	Building Inspector - October 2022	1058326	2,835.00	Shums Coda Associates
12/22/22	45143	Shums Coda Associates	12/19/22	Building Inspector - November 2022	1058326	2,345.00	Shums Coda Associates
Total 45143:						5,180.00	
12/01/22	45055	SMITH AND EDWARDS COMPANY	11/01/22	Credit on Returned Clothing	5140140	81.45	SMITH AND EDWARDS COMPANY
12/01/22	45055	SMITH AND EDWARDS COMPANY	11/22/22	Steel Toe Boot (Mcfarland)	1060140	137.00	SMITH AND EDWARDS COMPANY
12/01/22	45055	SMITH AND EDWARDS COMPANY	11/22/22	Boots (Soderquist)	5140140	151.99	SMITH AND EDWARDS COMPANY
12/01/22	45055	SMITH AND EDWARDS COMPANY	11/22/22	Boots (Christensen)	5140140	151.99	SMITH AND EDWARDS COMPANY
Total 45055:						359.53	
12/22/22	45144	Stake Center Locating Inc.	12/05/22	Blue Staking of street lights (16)	1060416	240.00	Stake Center Locating Inc.
Total 45144:						240.00	
12/01/22	45056	STAKER PARSON MATERIALS AND CONS	11/04/22	Credit - Kerry Brooke Dr	5140490	16.11	STAKER PARSON MATERIALS AND CONSTRUCT

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
12/01/22	45056	STAKER PARSON MATERIALS AND CONS	11/14/22	Road Base (24 Ton) - Posse Grounds Vandalis	1070261	336.47	STAKER PARSON MATERIALS AND CONSTRUCT
12/01/22	45056	STAKER PARSON MATERIALS AND CONS	11/15/22	Road Base (4 Ton) water leak	5140490	59.46	STAKER PARSON MATERIALS AND CONSTRUCT
12/01/22	45056	STAKER PARSON MATERIALS AND CONS	11/17/22	Washed Rock (8 Ton) - Streets	5140490	172.60	STAKER PARSON MATERIALS AND CONSTRUCT
Total 45056:						552.42	
12/08/22	45069	STAKER PARSON MATERIALS AND CONS	11/18/22	Road Base -Posse Grounds Vandalism	1070261	139.61	STAKER PARSON MATERIALS AND CONSTRUCT
Total 45069:						139.61	
12/22/22	45145	STAKER PARSON MATERIALS AND CONS	12/02/22	Washed Rock (15 ton) Road base (9 ton) water	5140490	434.71	STAKER PARSON MATERIALS AND CONSTRUCT
12/22/22	45145	STAKER PARSON MATERIALS AND CONS	12/05/22	Road Base (8 ton) - water leak	5140490	110.02	STAKER PARSON MATERIALS AND CONSTRUCT
Total 45145:						544.73	
12/01/22	45057	Sunrise Environmental Scientific	10/25/22	Shipping for Enduro Lube	1060250	22.29	Sunrise Environmental Scientific
Total 45057:						22.29	
12/08/22	45070	SWEEP N UTAH	11/22/22	Street Sweep - (3 Days) - November 2022	1060410	6,800.00	SWEEP N UTAH
Total 45070:						6,800.00	
12/01/22	45058	Team Green	11/14/22	Weed Control (28 acres)	1070261	1,680.00	Team Green
Total 45058:						1,680.00	
12/15/22	45109	The Bancorp Bank	11/30/22	60 Month Lease: 2022 Toyota Tundra SR5 Crew	6060960	6,356.90	The Bancorp Bank
Total 45109:						6,356.90	
12/01/22	45059	UNIFIRST CORPORATION	11/18/22	Towels for FAC	2071241	20.60	UNIFIRST CORPORATION
12/01/22	45059	UNIFIRST CORPORATION	11/25/22	Towels and Rugs for FAC	2071241	75.63	UNIFIRST CORPORATION
Total 45059:						96.23	
12/15/22	45110	UNIFIRST CORPORATION	12/02/22	Towels for FAC	2071241	20.60	UNIFIRST CORPORATION
12/15/22	45110	UNIFIRST CORPORATION	12/09/22	Rugs and Towels for FAC	2071241	75.63	UNIFIRST CORPORATION

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 45110:						96.23	
12/15/22	45111	USDA Forest Service c/o US Bank	12/13/22	Annual Land Use Fee for Water Transmission Li	5140490	319.12	USDA Forest Service c/o US Bank
Total 45111:						319.12	
12/22/22	45146	USDA Forest Service c/o US Bank	12/01/22	Annual Land Use Fee for Water Transmission Li	5140490	121.25	USDA Forest Service c/o US Bank
Total 45146:						121.25	
12/22/22	45147	UTAH RETIREMENT SYSTEMS	12/12/22	401k Contributions	1043130	13,233.67	UTAH RETIREMENT SYSTEMS
Total 45147:						13,233.67	
12/08/22	45071	UTAH STATE TREASURER	12/01/22	Court Surcharge Remittance - November 2022	1035100	8,037.78	UTAH STATE TREASURER
Total 45071:						8,037.78	
12/15/22	45112	VANGUARD CLEANING SYSTEMS OF U	12/01/22	Janitorial service - December 2022	1043262	395.00	VANGUARD CLEANING SYSTEMS OF U
Total 45112:						395.00	
12/01/22	45060	VERIZON WIRELESS	11/08/22	Public Works Air Card -October 2022	5140280	40.01	VERIZON WIRELESS
Total 45060:						40.01	
12/08/22	45072	Visionary Homes	12/01/22	Refund of Completion Bond SWC220608051-R	1021340	500.00	Visionary Homes
Total 45072:						500.00	
12/15/22	45113	Visionary Homes	12/08/22	Refund of Completion Bond SWC220608052-R	1021340	500.00	Visionary Homes
Total 45113:						500.00	
12/15/22	45114	WASATCH INTEGRATED WASTE MGMT	11/01/22	Garbage Collection - October 2022	5340492	23,140.80	WASATCH INTEGRATED WASTE MGMT
Total 45114:						23,140.80	
12/22/22	45148	WASATCH INTEGRATED WASTE MGMT	11/30/22	Misc. Waste - November 2022	5340492	17.40	WASATCH INTEGRATED WASTE MGMT

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 45148:						17.40	
12/01/22	45061	WEBER BASIN WATER	11/15/22	Annual Water Charges 2023	5140481	188,197.50	WEBER BASIN WATER
12/01/22	45061	WEBER BASIN WATER	11/15/22	Annual Water Charges 2023	5115100	188,197.49	WEBER BASIN WATER
Total 45061:						376,394.99	
12/22/22	45149	WEBER BASIN WATER	11/17/22	0071737 - Hidden Oak Holding Pond Annual W	1070270	129.68	WEBER BASIN WATER
12/22/22	45149	WEBER BASIN WATER	11/17/22	0071766 - Cedar Bench Park Annual Water Cha	1070270	430.37	WEBER BASIN WATER
12/22/22	45149	WEBER BASIN WATER	11/17/22	0071792 - Silver Leaf Holding Pond Annual Wat	1070270	497.26	WEBER BASIN WATER
12/22/22	45149	WEBER BASIN WATER	11/17/22	0071818 - Nathan Locke Park Annual Water Ch	1070270	249.46	WEBER BASIN WATER
12/22/22	45149	WEBER BASIN WATER	11/17/22	0071842 - Well house on Church St Annual Wat	1070270	210.63	WEBER BASIN WATER
12/22/22	45149	WEBER BASIN WATER	11/17/22	0071990 - Water Tank Annual Water Charges	1070270	592.28	WEBER BASIN WATER
Total 45149:						2,109.68	
12/01/22	45062	WILKINSON SUPPLY	11/11/22	Adapter, Caster Axle (2)	1070250	34.05	WILKINSON SUPPLY
Total 45062:						34.05	
12/01/22	45063	Winsor, McKenna	11/30/22	Reimbursement for Youth Council Retreat - Wal	1041494	54.54	Winsor, McKenna
12/01/22	45063	Winsor, McKenna	11/30/22	Reimbursement for Youth Council Retreat - Pap	1041494	38.60	Winsor, McKenna
Total 45063:						93.14	
12/15/22	45115	Woods, Denise	12/06/22	Reimbursement DMWRA luncheon recorders lu	1043230	15.00	Woods, Denise
Total 45115:						15.00	
12/08/22	45073	Yesco LLC	11/22/22	Remove and Install Sign	1043740	3,645.50	Yesco LLC
Total 45073:						3,645.50	
12/22/22	45150	Young Ford in Morgan	11/10/22	Oil change Public works truck	1070250	129.95	Young Ford in Morgan
Total 45150:						129.95	
12/08/22	45074	ZIONS BANK PUBLIC FINANCE	12/01/22	Transportation Impact Fees 2022	5676730	3,750.00	ZIONS BANK PUBLIC FINANCE

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
						3,750.00	
						717,324.57	

Approval Date: _____

Mayor _____

City Recorder: _____

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>						
10-31-100	CURRENT YEAR PROPERTY TAXES	24,406.00	41,786.16	1,078,000.00	1,036,213.84	3.9
10-31-120	PRIOR YEAR PROPERTY TAXES	93.44	(1.58)	10,000.00	10,001.58	.0
10-31-200	FEE IN LIEU - VEHICLE REG	3,754.02	18,200.92	50,000.00	31,799.08	36.4
10-31-300	SALES AND USE TAX	136,135.32	397,279.68	1,100,000.00	702,720.32	36.1
10-31-305	TRANSPORTATION - LOCAL OPTION	.00	.00	.00	.00	.0
10-31-309	RAP TAX	6,643.52	19,497.25	20,000.00	502.75	97.5
10-31-310	FRANCHISE/OTHER	49,641.63	131,343.14	420,000.00	288,656.86	31.3
	TOTAL TAXES	220,673.93	608,105.57	2,678,000.00	2,069,894.43	22.7
<u>LICENSES AND PERMITS</u>						
10-32-100	BUSINESS LICENSE AND PERMITS	3,277.00	4,307.00	8,000.00	3,693.00	53.8
10-32-210	BUILDING PERMITS	244.00	28,396.80	240,000.00	211,603.20	11.8
10-32-290	PLAN CHECK AND OTHER FEES	47.00	10,908.06	44,000.00	33,091.94	24.8
10-32-310	EXCAVATION PERMITS	.00	94.00	.00	(94.00)	.0
	TOTAL LICENSES AND PERMITS	3,568.00	43,705.86	292,000.00	248,294.14	15.0
<u>INTERGOVERNMENTAL REVENUE</u>						
10-33-400	STATE GRANTS	.00	.00	.00	.00	.0
10-33-500	FEDERAL GRANTS - CARES/ARPA	.00	.00	78,000.00	78,000.00	.0
10-33-550	WILDLAND FIREFIGHTING	.00	.00	214,000.00	214,000.00	.0
10-33-560	CLASS "C" ROAD ALLOTMENT	62,952.22	105,104.24	110,000.00	4,895.76	95.6
10-33-580	STATE LIQUOR FUND ALLOTMENT	.00	.00	7,000.00	7,000.00	.0
	TOTAL INTERGOVERNMENTAL REVENUE	62,952.22	105,104.24	409,000.00	303,895.76	25.7
<u>CHARGES FOR SERVICES</u>						
10-34-100	ZONING & SUBDIVISION FEES	50.00	820.00	15,000.00	14,180.00	5.5
10-34-105	SUBDIVISION REVIEW FEE	.00	19,417.89	60,000.00	40,582.11	32.4
10-34-250	BLDG RENTAL/PARK USE (BOWERY)	.00	615.00	.00	(615.00)	.0
10-34-254	AUDIT ADJUSTMENT TO SERVICES	.00	.00	.00	.00	.0
10-34-270	DEVELOPER PMTS FOR IMPROV.	.00	.00	5,000.00	5,000.00	.0
10-34-560	AMBULANCE SERVICE	3,444.25	18,411.66	63,000.00	44,588.34	29.2
10-34-760	YOUTH CITY COUNCIL	.00	.00	.00	.00	.0
10-34-910	ADMINISTRATIVE SERVICES CHARGE	.00	.00	277,000.00	277,000.00	.0
	TOTAL CHARGES FOR SERVICES	3,494.25	39,264.55	420,000.00	380,735.45	9.4

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES AND FORFEITURES</u>					
10-35-100 FINES	11,442.17	60,739.80	100,000.00	39,260.20	60.7
TOTAL FINES AND FORFEITURES	11,442.17	60,739.80	100,000.00	39,260.20	60.7
<u>MISCELLANEOUS REVENUE</u>					
10-36-100 INTEREST EARNINGS	39,519.88	146,116.59	11,000.00	(135,116.59)	1328.3
10-36-300 NEWSLETTER SPONSORS	.00	.00	.00	.00	.0
10-36-400 SALE OF ASSETS	.00	.00	.00	.00	.0
10-36-900 SUNDRY REVENUES	728.54	2,529.18	31,500.00	28,970.82	8.0
10-36-901 FARMERS MARKET	.00	.00	.00	.00	.0
10-36-905 MISC - COURT CONV FEE	426.00	1,833.00	.00	(1,833.00)	.0
TOTAL MISCELLANEOUS REVENUE	40,674.42	150,478.77	42,500.00	(107,978.77)	354.1
<u>CONTRIBUTIONS AND TRANSFERS</u>					
10-39-091 TRANSFER FROM CAPITAL PROJECTS	.00	.00	.00	.00	.0
10-39-100 FIRE AGREEMENT/JOB CORPS	.00	.00	3,500.00	3,500.00	.0
10-39-110 FIRE AGREEMENT/COUNTY	.00	.00	3,000.00	3,000.00	.0
10-39-800 TFR FROM IMPACT FEES	.00	.00	12,000.00	12,000.00	.0
10-39-900 FUND BALANCE TO BE APPROPRIATE	.00	.00	.00	.00	.0
10-39-910 TRANSFER FROM CLASS "C" RES.	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	18,500.00	18,500.00	.0
TOTAL FUND REVENUE	342,804.99	1,007,398.79	3,960,000.00	2,952,601.21	25.4

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>					
10-41-005 SALARIES - COUNCIL & COMMISSIO	1,200.00	6,000.00	28,000.00	22,000.00	21.4
10-41-131 EMPLOYEE BENEFIT-EMPLOYER FICA	91.80	459.00	2,200.00	1,741.00	20.9
10-41-133 EMPLOYEE BENEFIT - WORK. COMP.	136.98	136.98	1,000.00	863.02	13.7
10-41-134 EMPLOYEE BENEFIT - UI	.00	21.60	.00	(21.60)	.0
10-41-140 UNIFORMS	.00	.00	.00	.00	.0
10-41-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	5,181.64	4,000.00	(1,181.64)	129.5
10-41-230 TRAVEL & TRAINING	.00	410.00	13,000.00	12,590.00	3.2
10-41-240 OFFICE SUPPLIES AND EXPENSE	.00	.00	200.00	200.00	.0
10-41-370 PROFESSIONAL/TECHNICAL SERVICE	.00	3.00	.00	(3.00)	.0
10-41-494 YOUTH CITY COUNCIL	726.72	959.78	5,000.00	4,040.22	19.2
10-41-620 MISCELLANEOUS	.00	365.13	5,100.00	4,734.87	7.2
10-41-740 EQUIPMENT	.00	.00	.00	.00	.0
10-41-925 TRANSFER TO COUNTRY FAIR DAYS	.00	7,500.00	7,500.00	.00	100.0
TOTAL LEGISLATIVE	2,155.50	21,037.13	66,000.00	44,962.87	31.9
<u>JUDICIAL</u>					
10-42-004 JUDGE SALARY	1,206.52	6,161.70	16,000.00	9,838.30	38.5
10-42-110 EMPLOYEE SALARIES	.00	.00	.00	.00	.0
10-42-130 EMPLOYEE BENEFIT - RETIREMENT	195.34	976.70	4,000.00	3,023.30	24.4
10-42-131 EMPLOYEE BENEFIT-EMPLOYER FICA	92.30	471.38	2,000.00	1,528.62	23.6
10-42-133 EMPLOYEE BENEFIT - WORK. COMP.	151.49	151.49	500.00	348.51	30.3
10-42-134 EMPLOYEE BENEFIT - UI	1.81	1.81	.00	(1.81)	.0
10-42-135 EMPLOYEE BENEFIT - HEALTH INS.	.00	.00	.00	.00	.0
10-42-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	106.25	700.00	593.75	15.2
10-42-230 TRAVEL & TRAINING	.00	818.42	5,000.00	4,181.58	16.4
10-42-240 OFFICE SUPPLIES & EXPENSE	(42.94)	147.37	600.00	452.63	24.6
10-42-243 COURT REFUNDS	.00	.00	.00	.00	.0
10-42-280 TELEPHONE	.00	.00	500.00	500.00	.0
10-42-313 PROFESSIONAL/TECH. - ATTORNEY	.00	3,100.00	10,000.00	6,900.00	31.0
10-42-317 PROFESSIONAL/TECHNICAL-BAILIFF	489.50	489.50	4,000.00	3,510.50	12.2
10-42-350 SOFTWARE MAINTENANCE	73.00	365.00	800.00	435.00	45.6
10-42-550 BANKING CHARGES	153.08	938.42	900.00	(38.42)	104.3
10-42-610 MISCELLANEOUS	110.00	438.00	1,000.00	562.00	43.8
10-42-740 EQUIPMENT	.00	.00	.00	.00	.0
TOTAL JUDICIAL	2,430.10	14,166.04	46,000.00	31,833.96	30.8

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATIVE</u>					
10-43-110 FULL-TIME EMPLOYEE SALARIES	27,890.37	148,828.19	363,000.00	214,171.81	41.0
10-43-120 PART-TIME EMPLOYEE SALARIES	4,432.77	15,899.65	71,000.00	55,100.35	22.4
10-43-125 EMPLOYEE INCENTIVE	.00	.00	.00	.00	.0
10-43-130 EMPLOYEE BENEFIT - RETIREMENT	4,691.10	24,081.23	102,000.00	77,918.77	23.6
10-43-131 EMPLOYEE BENEFIT-EMPLOYER FICA	2,483.07	12,831.39	34,000.00	21,168.61	37.7
10-43-133 EMPLOYEE BENEFIT - WORK. COMP.	2,330.09	2,530.09	7,000.00	4,469.91	36.1
10-43-134 EMPLOYEE BENEFIT - UI	(613.08)	(569.92)	.00	569.92	.0
10-43-135 EMPLOYEE BENEFIT - HEALTH INS.	5,999.00	33,748.63	77,000.00	43,251.37	43.8
10-43-136 HRA REIMBURSEMENT - HEALTH INS	.00	75.00	3,500.00	3,425.00	2.1
10-43-137 EMPLOYEE TESTING	.00	34.95	.00	(34.95)	.0
10-43-140 UNIFORMS	.00	49.02	.00	(49.02)	.0
10-43-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	819.00	3,500.00	2,681.00	23.4
10-43-220 PUBLIC NOTICES	.00	1,577.42	6,000.00	4,422.58	26.3
10-43-230 TRAVEL & TRAINING	400.00	9,569.63	20,000.00	10,430.37	47.9
10-43-240 OFFICE SUPPLIES & EXPENSE	3.16	3,258.37	9,000.00	5,741.63	36.2
10-43-250 EQUIPMENT - SUPPLIES AND MAINT	.00	706.38	6,500.00	5,793.62	10.9
10-43-252 EQUIPMENT MAINT. - CASELLE	.00	.00	.00	.00	.0
10-43-253 EQUIPMENT MAINT. - SOFTWARE	.00	.00	.00	.00	.0
10-43-256 FUEL EXPENSE	.00	30.61	.00	(30.61)	.0
10-43-262 GENERAL GOVERNMENT BUILDINGS	670.26	2,694.57	7,500.00	4,805.43	35.9
10-43-270 UTILITIES	369.66	1,710.77	6,000.00	4,289.23	28.5
10-43-280 TELEPHONE	753.27	6,814.61	18,000.00	11,185.39	37.9
10-43-308 PROFESSIONAL & TECH - I.T.	773.00	5,900.25	33,000.00	27,099.75	17.9
10-43-309 PROFESSIONAL & TECH - AUDITOR	.00	.00	15,000.00	15,000.00	.0
10-43-310 PROFESSIONAL/TECH. - PLANNER	.00	.00	.00	.00	.0
10-43-311 PRO & TECH - ECO DEVELOPMENT	.00	.00	.00	.00	.0
10-43-312 PROFESSIONAL & TECH. - ENGINEER	.00	.00	.00	.00	.0
10-43-313 PROFESSIONAL/TECH. - ATTORNEY	2,554.50	16,805.00	70,000.00	53,195.00	24.0
10-43-314 ORDINANCE CODIFICATION	.00	1,784.95	5,000.00	3,215.05	35.7
10-43-316 ELECTIONS	.00	.00	.00	.00	.0
10-43-319 PROF./TECH. -SUBD. REVIEWS	.00	.00	.00	.00	.0
10-43-329 CITY MANAGER FUND	.00	1,654.18	5,000.00	3,345.82	33.1
10-43-350 SOFTWARE MAINTENANCE	1,740.05	11,107.24	26,000.00	14,892.76	42.7
10-43-510 INSURANCE & SURETY BONDS	.00	(1,206.95)	46,000.00	47,206.95	(2.6)
10-43-550 BANKING CHARGES	.00	574.78	1,000.00	425.22	57.5
10-43-610 MISCELLANEOUS	.00	345.00	4,000.00	3,655.00	8.6
10-43-620 MISCELLANEOUS	.00	.00	.00	.00	.0
10-43-621 CONTRIBUTIONS & DONATIONS	.00	.00	.00	.00	.0
10-43-625 CASH OVER AND SHORT	(2.00)	3.53	.00	(3.53)	.0
10-43-720 BUILDINGS	.00	.00	.00	.00	.0
10-43-740 EQUIPMENT	3,645.50	10,045.39	19,000.00	8,954.61	52.9
10-43-745 EQUIPMENT COSTING OVER \$500	.00	.00	.00	.00	.0
10-43-841 TRANSFER TO RECREATION FUND	.00	.00	75,000.00	75,000.00	.0
10-43-900 ADDITION TO FUND BALANCE	.00	.00	109,000.00	109,000.00	.0
10-43-910 TRANSFER TO CAP. PROJ. FUND	.00	.00	70,000.00	70,000.00	.0
TOTAL ADMINISTRATIVE	58,120.72	311,702.96	1,212,000.00	900,297.04	25.7

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC SAFETY</u>					
10-54-310 SHERIFF'S DEPARTMENT	22,111.53	116,299.65	266,000.00	149,700.35	43.7
10-54-311 ANIMAL CONTROL	2,010.65	10,053.25	25,000.00	14,946.75	40.2
10-54-320 EMERGENCY PREPAREDNESS	1,392.50	15,587.97	57,000.00	41,412.03	27.4
10-54-321 LIQUOR LAW ENFORCEMENT	.00	.00	7,000.00	7,000.00	.0
TOTAL PUBLIC SAFETY	25,514.68	141,940.87	355,000.00	213,059.13	40.0
<u>FIRE PROTECTION</u>					
10-57-110 FULL-TIME EMPLOYEE SALARIES	6,007.70	32,634.65	95,000.00	62,365.35	34.4
10-57-120 PART-TIME EMPLOYEE SALARIES	42,362.32	205,486.11	605,000.00	399,513.89	34.0
10-57-130 EMPLOYEE BENEFIT - RETIREMENT	1,293.46	7,197.16	20,000.00	12,802.84	36.0
10-57-131 EMPLOYEE BENEFIT-EMPLOYER FICA	3,721.78	18,463.14	54,000.00	35,536.86	34.2
10-57-133 EMPLOYEE BENEFIT - WORK. COMP.	10,697.38	10,697.38	32,000.00	21,302.62	33.4
10-57-134 EMPLOYEE BENEFIT - UI	68.01	244.87	.00	(244.87)	.0
10-57-135 EMPLOYEE BENEFIT - HEALTH INS.	1,946.80	2,146.80	.00	(2,146.80)	.0
10-57-137 EMPLOYEE TESTING	.00	99.75	1,000.00	900.25	10.0
10-57-140 UNIFORMS	475.45	4,012.07	12,000.00	7,987.93	33.4
10-57-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	720.24	1,000.00	279.76	72.0
10-57-230 TRAVEL & TRAINING	.00	2,698.88	37,000.00	34,301.12	7.3
10-57-240 OFFICE SUPPLIES & EXPENSE	.00	394.99	2,500.00	2,105.01	15.8
10-57-250 EQUIPMENT SUPPLIES & MAINT.	188.19	11,896.16	24,000.00	12,103.84	49.6
10-57-256 FUEL EXPENSE	.00	2,395.23	6,000.00	3,604.77	39.9
10-57-260 BUILDINGS & GROUNDS MAINT.	(23.51)	15,310.83	16,000.00	689.17	95.7
10-57-270 UTILITIES	515.23	2,112.42	7,000.00	4,887.58	30.2
10-57-280 TELEPHONE	327.39	3,342.37	9,000.00	5,657.63	37.1
10-57-350 SOFTWARE MAINTENANCE	73.00	2,760.20	8,500.00	5,739.80	32.5
10-57-370 PROFESSIONAL & TECH. SERVICES	958.04	4,876.00	18,000.00	13,124.00	27.1
10-57-375 PARAMEDIC SERVICES	.00	.00	.00	.00	.0
10-57-450 SPECIAL PUBLIC SAFETY SUPPLIES	426.11	26,676.44	30,000.00	3,323.56	88.9
10-57-530 INTEREST EXPENSE	.00	5,281.66	5,000.00	(281.66)	105.6
10-57-550 BANKING CHARGES	.00	85.35	500.00	414.65	17.1
10-57-622 HEALTH & WELLNESS EXPENSES	.00	.00	1,500.00	1,500.00	.0
10-57-740 EQUIPMENT	.00	5,038.00	5,000.00	(38.00)	100.8
10-57-745 EQUIPMENT COSTING OVER \$500	.00	.00	.00	.00	.0
10-57-811 BOND PRINCIPAL	.00	.00	27,000.00	27,000.00	.0
TOTAL FIRE PROTECTION	69,037.35	364,570.70	1,017,000.00	652,429.30	35.9

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY SERVICES</u>					
10-58-004 SUPERVISOR SALARIES	.00	.00	.00	.00	.0
10-58-110 FULL-TIME EMPLOYEE SALARIES	18,690.97	93,639.56	239,000.00	145,360.44	39.2
10-58-120 PART-TIME EMPLOYEE SALARIES	3,998.09	24,259.34	67,000.00	42,740.66	36.2
10-58-130 EMPLOYEE BENEFIT - RETIREMENT	4,334.10	22,472.81	65,000.00	42,527.19	34.6
10-58-131 EMPLOYEE BENEFIT-EMPLOYER FICA	1,737.15	9,354.62	24,000.00	14,645.38	39.0
10-58-132 EMPLOYEE BENEFIT - 401K PLAN	.00	.00	.00	.00	.0
10-58-133 EMPLOYEE BENEFIT - WORK. COMP.	2,576.85	2,576.85	8,000.00	5,423.15	32.2
10-58-134 EMPLOYEE BENEFIT - UI	32.69	40.15	.00	(40.15)	.0
10-58-135 EMPLOYEE BENEFIT - HEALTH INS.	4,179.43	20,708.90	80,000.00	59,291.10	25.9
10-58-137 EMPLOYEE TESTING	52.00	82.45	.00	(82.45)	.0
10-58-140 UNIFORMS	111.45	1,124.77	3,200.00	2,075.23	35.2
10-58-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	267.95	1,000.00	732.05	26.8
10-58-230 TRAVEL & TRAINING	.00	5,910.57	19,000.00	13,089.43	31.1
10-58-240 OFFICE SUPPLIES	.00	3,817.24	8,000.00	4,182.76	47.7
10-58-250 EQUIPMENT SUPPLIES & MAINT.	260.37	1,376.99	5,000.00	3,623.01	27.5
10-58-255 VEHICLE LEASE	.00	.00	.00	.00	.0
10-58-256 FUEL EXPENSE	.00	947.84	3,000.00	2,052.16	31.6
10-58-280 TELEPHONE	211.00	2,437.76	1,800.00	(637.76)	135.4
10-58-310 PROFESSIONAL & TCH. - PLANNER	.00	.00	.00	.00	.0
10-58-311 PROFESSIONAL & TECH - ECODEV	.00	.00	.00	.00	.0
10-58-312 PROFESSIONAL & TECH. - ENGINR	.00	12,318.50	55,000.00	42,681.50	22.4
10-58-319 PROF./TECH. -SUBD. REVIEWS	.00	15,734.75	60,000.00	44,265.25	26.2
10-58-325 PROFESSIONAL/TECHICAL - MAPS/G	2.40	2,309.95	12,000.00	9,690.05	19.3
10-58-326 PROF. & TECH. - INSPECTIONS	2,835.00	10,360.00	40,000.00	29,640.00	25.9
10-58-350 SOFTWARE MAINTENANCE	.00	7,196.64	17,000.00	9,803.36	42.3
10-58-370 PROFESSIONAL & TECH. SERVICES	.00	.00	.00	.00	.0
10-58-380 ABATEMENTS	.00	.00	10,000.00	10,000.00	.0
10-58-620 MISCELLANEOUS	70.00	1,167.62	9,500.00	8,332.38	12.3
10-58-740 EQUIPMENT	.00	1,824.09	2,500.00	675.91	73.0
TOTAL COMMUNITY SERVICES	39,091.50	239,929.35	730,000.00	490,070.65	32.9

SOUTH WEBER CITY CORPORATION
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 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

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GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS</u>						
10-60-110	FULL-TIME EMPLOYEE SALARIES	3,421.96	17,817.47	46,000.00	28,182.53	38.7
10-60-120	PART-TIME EMPLOYEE SALARIES	1,868.86	6,285.38	30,000.00	23,714.62	21.0
10-60-130	EMPLOYEE BENEFIT - RETIREMENT	657.02	3,364.81	10,000.00	6,635.19	33.7
10-60-131	EMPLOYEE BENEFIT-EMPLOYER FICA	402.14	1,902.32	6,000.00	4,097.68	31.7
10-60-133	EMPLOYEE BENEFIT - WORK. COMP.	809.60	809.60	3,000.00	2,190.40	27.0
10-60-134	EMPLOYEE BENEFIT - UI	7.47	36.37	.00	(36.37)	.0
10-60-135	EMPLOYEE BENEFIT - HEALTH INS.	777.27	3,878.35	.00	(3,878.35)	.0
10-60-137	EMPLOYEE TESTING	.00	70.00	400.00	330.00	17.5
10-60-140	UNIFORMS	248.40	788.48	800.00	11.52	98.6
10-60-230	TRAVEL & TRAINING	.00	.00	2,000.00	2,000.00	.0
10-60-250	EQUIPMENT SUPPLIES & MAINT.	1,206.58	10,410.81	6,000.00	(4,410.81)	173.5
10-60-255	VEHICLE LEASE	.00	.00	.00	.00	.0
10-60-256	FUEL EXPENSE	.00	558.70	5,600.00	5,041.30	10.0
10-60-260	BUILDINGS & GROUNDS MAINT.	211.30	1,121.72	3,000.00	1,878.28	37.4
10-60-271	UTILITIES - STREET LIGHTS	2,730.56	12,180.91	45,000.00	32,819.09	27.1
10-60-280	TELEPHONE	50.00	364.79	.00	(364.79)	.0
10-60-312	PROFESSIONAL & TECH. - ENGINR	.00	459.50	20,000.00	19,540.50	2.3
10-60-325	PROFESSIONAL/TECHICAL - MAPS/G	.00	.00	5,000.00	5,000.00	.0
10-60-350	SOFTWARE MAINTENANCE	73.00	365.00	3,000.00	2,635.00	12.2
10-60-370	PROFESSIONAL & TECH. SERVICES	.00	.00	400.00	400.00	.0
10-60-410	SPECIAL HIGHWAY SUPPLIES	9,425.00	12,475.86	35,000.00	22,524.14	35.7
10-60-411	SNOW REMOVAL SUPPLIES	49.30	70.26	45,000.00	44,929.74	.2
10-60-415	MAILBOXES & STREET SIGNS	.00	481.53	20,000.00	19,518.47	2.4
10-60-416	STREET LIGHTS	634.01	7,117.81	20,000.00	12,882.19	35.6
10-60-420	WEED CONTROL	.00	1,059.95	1,500.00	440.05	70.7
10-60-422	CROSSWALK/STREET PAINTING	.00	.00	5,000.00	5,000.00	.0
10-60-424	CURB & GUTTER RESTORATION	.00	.00	.00	.00	.0
10-60-550	BANKING CHARGES	.00	85.35	300.00	214.65	28.5
	TOTAL STREETS	22,572.47	81,704.97	313,000.00	231,295.03	26.1

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS</u>					
10-70-110	FULL-TIME EMPLOYEE SALARIES (7,557.82)	29,711.35	91,000.00	61,288.65	32.7
10-70-120	PART-TIME EMPLOYEE SALARIES	1,576.64	9,000.00	1,727.98	80.8
10-70-130	EMPLOYEE BENEFIT - RETIREMENT (1,734.08)	5,539.94	17,000.00	11,460.06	32.6
10-70-131	EMPLOYEE BENEFIT-EMPLOYER FICA (577.29)	2,884.67	8,000.00	5,115.33	36.1
10-70-133	EMPLOYEE BENEFIT - WORK. COMP.	1,254.24	3,000.00	1,745.76	41.8
10-70-134	EMPLOYEE BENEFIT - UI (12.37)	67.39	.00	(67.39)	.0
10-70-135	EMPLOYEE BENEFIT - HEALTH INS.	990.90	37,000.00	25,615.81	30.8
10-70-137	EMPLOYEE TESTING	.00	400.00	339.10	15.2
10-70-140	UNIFORMS	222.75	2,700.00	788.72	70.8
10-70-230	TRAVEL & TRAINING	.00	4,000.00	4,000.00	.0
10-70-250	EQUIPMENT SUPPLIES & MAINT.	1,716.98	15,000.00	6,992.36	53.4
10-70-255	VEHICLE LEASE	.00	.00	.00	.0
10-70-256	FUEL EXPENSE	.00	1,198.67	4,801.33	20.0
10-70-260	BUILDINGS & GROUNDS MAINT.	.00	3,000.00	2,829.18	5.7
10-70-261	GROUNDS SUPPLIES & MAINTENANCE	5,332.05	41,665.11	(2,665.11)	106.8
10-70-270	UTILITIES	2,730.36	9,000.00	4,445.63	50.6
10-70-280	TELEPHONE (125.00)	525.42	1,600.00	1,074.58	32.8
10-70-312	PROFESSIONAL & TECH. - ENGINR	.00	19,000.00	18,888.75	.6
10-70-350	SOFTWARE MAINTENANCE	73.00	365.00	635.00	36.5
10-70-430	TRAILS/ TREES	.00	20,000.00	19,781.75	1.1
10-70-435	SAFETY INCENTIVE PROGRAM	.00	.00	.00	.0
10-70-550	BANKING CHARGES	.00	300.00	214.65	28.5
10-70-626	UTA PARK AND RIDE	52.85	15,000.00	14,735.06	1.8
10-70-730	IMPROVEMENTS OTHER THAN BLDGS	.00	.00	.00	.0
10-70-740	EQUIPMENT	.00	.00	.00	.0
10-70-960	TRRR FROM STORM DRAIN - REIMB.	.00	.00	(80,000.00)	.0
	TOTAL PARKS	3,943.21	221,000.00	103,747.20	53.1
	TOTAL FUND EXPENDITURES	222,865.53	3,960,000.00	2,667,695.18	32.6
	NET REVENUE OVER EXPENDITURES	119,939.46	(284,906.03)	284,906.03	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

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RECREATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION REVENUE</u>					
20-34-720 RENTAL - ACTIVITY CENTER	1,710.00	7,360.00	11,000.00	3,640.00	66.9
20-34-751 MEMBERSHIP FEES	2,249.00	7,863.00	21,000.00	13,137.00	37.4
20-34-752 COMPETITION LEAGUE FEES	.00	6,840.00	22,500.00	15,660.00	30.4
20-34-753 MISC REVENUE	68.00	218.00	2,000.00	1,782.00	10.9
20-34-754 COMPETITION BASEBALL	.00	.00	500.00	500.00	.0
20-34-755 BASKETBALL	2,758.00	11,857.00	14,000.00	2,143.00	84.7
20-34-756 BASEBALL & SOFTBALL	.00	49.00	8,000.00	7,951.00	.6
20-34-757 SOCCER	.00	7,728.00	9,000.00	1,272.00	85.9
20-34-758 FLAG FOOTBALL	.00	3,680.00	4,000.00	320.00	92.0
20-34-759 VOLLEYBALL	.00	1,002.00	2,000.00	998.00	50.1
20-34-760 WRESTLING	.00	.00	2,000.00	2,000.00	.0
20-34-761 PICKLEBALL	.00	.00	.00	.00	.0
20-34-811 SALES TAX BOND PMT-RESTRICTED	.00	.00	.00	.00	.0
20-34-841 GRAVEL PIT FEES	.00	30,807.44	95,000.00	64,192.56	32.4
TOTAL RECREATION REVENUE	6,785.00	77,404.44	191,000.00	113,595.56	40.5
<u>SOURCE 36</u>					
20-36-895 RENTAL OF UNIFORMS AND EQUIP	.00	.00	.00	.00	.0
TOTAL SOURCE 36	.00	.00	.00	.00	.0
<u>SOURCE 37</u>					
20-37-100 INTEREST EARNINGS	.00	.00	4,000.00	4,000.00	.0
TOTAL SOURCE 37	.00	.00	4,000.00	4,000.00	.0
<u>CONTRIBUTIONS & TRANSFERS</u>					
20-39-091 TRANSFER FROM CAPITAL PROJECTS	.00	.00	.00	.00	.0
20-39-470 TRANSFER FROM OTHER FUNDS	.00	.00	83,000.00	83,000.00	.0
20-39-800 TRANSFER FROM IMPACT FEE FUND	.00	.00	48,000.00	48,000.00	.0
20-39-900 FUND BALANCE TO BE APPROPRIATE	.00	.00	66,000.00	66,000.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	197,000.00	197,000.00	.0
TOTAL FUND REVENUE	6,785.00	77,404.44	392,000.00	314,595.56	19.8

SOUTH WEBER CITY CORPORATION
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 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

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RECREATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION EXPENDITURES</u>					
20-71-110 FULL-TIME EMPLOYEE SALARIES	4,096.30	23,271.62	56,000.00	32,728.38	41.6
20-71-120 PART-TIME EMPLOYEE SALARIES	4,945.25	21,771.65	60,000.00	38,228.35	36.3
20-71-130 EMPLOYEE BENEFIT - RETIREMENT	786.49	4,791.07	11,000.00	6,208.93	43.6
20-71-131 EMPLOYEE BENEFIT-EMPLOYER FICA	722.52	3,687.16	8,000.00	4,312.84	46.1
20-71-133 EMPLOYEE BENEFIT - WORK. COMP.	796.60	796.60	3,000.00	2,203.40	26.6
20-71-134 EMPLOYEE BENEFIT - UI	14.57	63.02	.00	(63.02)	.0
20-71-135 EMPLOYEE BENEFIT - HEALTH INS.	506.73	2,401.87	11,000.00	8,598.13	21.8
20-71-137 EMPLOYEE TESTING	.00	.00	500.00	500.00	.0
20-71-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	.00	.00	.0
20-71-230 TRAVEL & TRAINING	.00	.00	1,500.00	1,500.00	.0
20-71-240 OFFICE SUPPLIES AND EXPENSE	52.64	358.29	1,000.00	641.71	35.8
20-71-241 MATERIALS & SUPPLIES	192.46	890.66	3,000.00	2,109.34	29.7
20-71-250 EQUIPMENT SUPPLIES & MAINT.	175.00	122.62	1,000.00	877.38	12.3
20-71-256 FUEL EXPENSE	.00	52.89	200.00	147.11	26.5
20-71-262 GENERAL GOVERNMENT BUILDINGS	.00	.00	12,000.00	12,000.00	.0
20-71-270 UTILITIES	24.74	5,966.27	10,000.00	4,033.73	59.7
20-71-280 TELEPHONE	398.88	1,643.93	4,000.00	2,356.07	41.1
20-71-331 PROMOTIONS	.00	761.47	3,500.00	2,738.53	21.8
20-71-340 PROGRAM OFFICIALS	.00	.00	.00	.00	.0
20-71-350 SOFTWARE MAINTENANCE	73.00	365.00	1,000.00	635.00	36.5
20-71-370 PROFESSIONAL/TECHNICAL SERVICE	.00	.00	.00	.00	.0
20-71-480 REC BASKETBALL	577.50	2,246.00	11,500.00	9,254.00	19.5
20-71-481 BASEBALL & SOFTBALL	.00	375.00	7,500.00	7,125.00	5.0
20-71-482 SOCCER	.00	2,968.60	4,500.00	1,531.40	66.0
20-71-483 FLAG FOOTBALL	.00	1,924.50	3,000.00	1,075.50	64.2
20-71-484 VOLLEYBALL	.00	1,156.56	2,000.00	843.44	57.8
20-71-485 SUMMER FUN	.00	.00	2,000.00	2,000.00	.0
20-71-486 SR LUNCHEON	.00	.00	2,000.00	2,000.00	.0
20-71-488 COMPETITION BASKETBALL	497.00	1,184.00	12,000.00	10,816.00	9.9
20-71-489 COMPETITION BASEBALL	.00	.00	300.00	300.00	.0
20-71-491 FLY FISHING	.00	.00	.00	.00	.0
20-71-492 WRESTLING	.00	.00	2,000.00	2,000.00	.0
20-71-510 INSURANCE & SURETY BONDS	.00	.00	.00	.00	.0
20-71-530 INTEREST EXPENSE	.00	2,053.98	16,000.00	13,946.02	12.8
20-71-550 BANKING CHARGES	83.01	1,033.25	1,500.00	466.75	68.9
20-71-610 MISCELLANEOUS	.00	198.87	1,000.00	801.13	19.9
20-71-625 CASH OVER AND SHORT	.00	(4.00)	.00	4.00	.0
20-71-740 EQUIPMENT	.00	1,258.79	40,000.00	38,741.21	3.2
20-71-811 BOND PRINCIPAL	.00	.00	65,000.00	65,000.00	.0
20-71-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
20-71-915 TRANSFER TO ADMIN. SERVICES	.00	.00	35,000.00	35,000.00	.0
TOTAL RECREATION EXPENDITURES	13,942.69	81,339.67	392,000.00	310,660.33	20.8
TOTAL FUND EXPENDITURES	13,942.69	81,339.67	392,000.00	310,660.33	20.8
NET REVENUE OVER EXPENDITURES	(7,157.69)	(3,935.23)	.00	3,935.23	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

SEWER IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
21-37-100	INTEREST EARNINGS	.00	.00	.00	.00	.0
21-37-200	IMPACT FEES	.00	19,065.00	400,000.00	380,935.00	4.8
	TOTAL REVENUE	.00	19,065.00	400,000.00	380,935.00	4.8
<u>CONTRIBUTIONS & TRANSFERS</u>						
21-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	.00	19,065.00	400,000.00	380,935.00	4.8

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

SEWER IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
21-40-760	SEWER IMPACT FEE PROJECTS	.00	.00	215,000.00	215,000.00	.0
	TOTAL EXPENDITURES	.00	.00	215,000.00	215,000.00	.0
<u>DEPARTMENT 80</u>						
21-80-800	TRANSFERS	.00	.00	.00	.00	.0
	TOTAL DEPARTMENT 80	.00	.00	.00	.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	215,000.00	215,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	19,065.00	185,000.00	165,935.00	10.3

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

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STORM SEWER IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
22-37-100 INTEREST EARNINGS	.00	.00	.00	.00	.0
22-37-200 IMPACT FEES	.00	15,674.00	50,000.00	34,326.00	31.4
TOTAL REVENUE	.00	15,674.00	50,000.00	34,326.00	31.4
<u>CONTRIBUTIONS & TRANSFERS</u>					
22-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	.00	15,674.00	50,000.00	34,326.00	31.4

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

STORM SEWER IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
22-40-760	PROJECTS	.00	.00	.00	.00	.0
22-40-799	FACILITIES	.00	.00	.00	.00	.0
	TOTAL EXPENDITURES	.00	.00	.00	.00	.0
<u>DEPARTMENT 80</u>						
22-80-800	TRANSFERS	.00	.00	.00	.00	.0
	TOTAL DEPARTMENT 80	.00	.00	.00	.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	.00	.00	.0
	NET REVENUE OVER EXPENDITURES	.00	15,674.00	50,000.00	34,326.00	31.4

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

PARK IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
23-37-100	INTEREST EARNINGS	.00	.00	1,000.00	1,000.00	.0
23-37-200	IMPACT FEES	.00	10,480.00	120,000.00	109,520.00	8.7
	TOTAL REVENUE	.00	10,480.00	121,000.00	110,520.00	8.7
<u>CONTRIBUTIONS & TRANSFERS</u>						
23-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	.00	10,480.00	121,000.00	110,520.00	8.7

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

PARK IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
23-40-760 PROJECTS	.00	.00	121,000.00	121,000.00	.0
23-40-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
	.00	.00	121,000.00	121,000.00	.0
TOTAL EXPENDITURES					
	.00	.00	121,000.00	121,000.00	.0
TOTAL FUND EXPENDITURES					
	.00	.00	121,000.00	121,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	10,480.00	.00	(10,480.00)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

ROAD IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
24-37-100	INTEREST EARNINGS	.00	.00	.00	.00	.0
24-37-200	IMPACT FEES	.00	61,790.05	140,000.00	78,209.95	44.1
	TOTAL REVENUE	.00	61,790.05	140,000.00	78,209.95	44.1
<u>CONTRIBUTIONS & TRANSFERS</u>						
24-39-500	CONTRIBUTION FROM FUND BAL	.00	.00	.00	.00	.0
24-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	.00	61,790.05	140,000.00	78,209.95	44.1

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

ROAD IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
24-40-760 PROJECTS	.00	.00	140,000.00	140,000.00	.0
24-40-799 FACILITIES	.00	.00	.00	.00	.0
24-40-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	.00	.00	140,000.00	140,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	140,000.00	140,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	61,790.05	.00	(61,790.05)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

COUNTRY FAIR DAYS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
25-37-100 INTEREST EARNINGS	.00	.00	.00	.00	.0
TOTAL SOURCE 37	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	.00	.00	.00	.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

WATER IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
26-37-100 INTEREST EARNINGS	.00	.00	1,000.00	1,000.00	.0
26-37-200 IMPACT FEES	.00	8,593.00	120,000.00	111,407.00	7.2
TOTAL REVENUE	.00	8,593.00	121,000.00	112,407.00	7.1
<u>CONTRIBUTIONS & TRANSFERS</u>					
26-39-900 FND BALANCE TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	.00	8,593.00	121,000.00	112,407.00	7.1

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

WATER IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 40</u>						
26-40-760	PROJECTS	.00	.00	.00	.00	.0
26-40-799	FACILITIES	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 40		.00	.00	.00	.00	.0
<u>TRANSFERS</u>						
26-80-800	TRANSFERS	.00	.00	115,000.00	115,000.00	.0
26-80-900	CONTRIBUTION TO FUND BALANCE	.00	.00	10,000.00	10,000.00	.0
TOTAL TRANSFERS		.00	.00	125,000.00	125,000.00	.0
TOTAL FUND EXPENDITURES		.00	.00	125,000.00	125,000.00	.0
NET REVENUE OVER EXPENDITURES		.00	8,593.00	(4,000.00)	(12,593.00)	214.8

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

RECREATION IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
27-37-100 INTEREST EARNINGS	.00	.00	.00	.00	.0
27-37-200 IMPACT FEES	.00	4,170.00	48,000.00	43,830.00	8.7
TOTAL REVENUE	.00	4,170.00	48,000.00	43,830.00	8.7
<u>CONTRIBUTIONS & TRANSFERS</u>					
27-39-470 TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.0
27-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	.00	4,170.00	48,000.00	43,830.00	8.7

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

RECREATION IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
27-40-760	PROJECTS	.00	.00	.00	.00	.0
27-40-799	FACILITIES	.00	.00	.00	.00	.0
	TOTAL EXPENDITURES	.00	.00	.00	.00	.0
<u>DEPARTMENT 80</u>						
27-80-800	TRANSFERS	.00	.00	48,000.00	48,000.00	.0
	TOTAL DEPARTMENT 80	.00	.00	48,000.00	48,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	48,000.00	48,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	4,170.00	.00	(4,170.00)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

PUBLIC SAFETY IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
29-37-100	INTEREST EARNINGS	.00	.00	.00	.00	.0
29-37-200	IMPACT FEES	.00	1,394.00	12,000.00	10,606.00	11.6
	TOTAL REVENUE	.00	1,394.00	12,000.00	10,606.00	11.6
<u>CONTRIBUTIONS & TRANSFERS</u>						
29-39-470	TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.0
29-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
	TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	.00	1,394.00	12,000.00	10,606.00	11.6

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

PUBLIC SAFETY IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
29-40-760	PROJECTS	.00	.00	.00	.00	.0
29-40-799	FACILITIES	.00	.00	.00	.00	.0
	TOTAL EXPENDITURES	.00	.00	.00	.00	.0
<u>DEPARTMENT 80</u>						
29-80-800	TRANSFERS	.00	.00	12,000.00	12,000.00	.0
	TOTAL DEPARTMENT 80	.00	.00	12,000.00	12,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	12,000.00	12,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	1,394.00	.00	(1,394.00)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SOURCE 31</u>					
45-31-300 SALES AND USE TAX	.00	.00	275,000.00	275,000.00	.0
TOTAL SOURCE 31	.00	.00	275,000.00	275,000.00	.0
<u>INTERGOVERNMENTAL REVENUE</u>					
45-33-400 STATE GRANTS	.00	.00	.00	.00	.0
45-33-500 FEDERAL GRANT - CARES ACT/ARPA	.00	463,697.50	230,000.00	(233,697.50)	201.6
TOTAL INTERGOVERNMENTAL REVENUE	.00	463,697.50	230,000.00	(233,697.50)	201.6
<u>CHARGES FOR SERVICES</u>					
45-34-270 DEVELOPER PMTS FOR IMPROV.	.00	.00	.00	.00	.0
45-34-435 DONATIONS - CMP RAIL ROAD	.00	.00	.00	.00	.0
45-34-440 CONTRIBUTIONS	.00	.00	.00	.00	.0
45-34-445 CONTRIBUTIONS - RESTRICTED	.00	643.79	.00	(643.79)	.0
TOTAL CHARGES FOR SERVICES	.00	643.79	.00	(643.79)	.0
<u>MISCELLANEOUS REVENUE</u>					
45-36-100 INTEREST EARNINGS	.00	.00	5,000.00	5,000.00	.0
45-36-110 SALE OF PROPERTY	.00	.00	.00	.00	.0
TOTAL MISCELLANEOUS REVENUE	.00	.00	5,000.00	5,000.00	.0
<u>CONTRIBUTIONS AND TRANSFERS</u>					
45-39-380 FUND SURPLUS-UNRESTRICTED	.00	.00	.00	.00	.0
45-39-470 TRANSFER FROM OTHER FUNDS	.00	.00	70,000.00	70,000.00	.0
45-39-500 FUND BALANCE TO BE APPROPRIATE	.00	.00	.00	.00	.0
45-39-800 TRANSFER FROM IMPACT FEES	.00	.00	121,000.00	121,000.00	.0
45-39-810 TRANSFER FROM CLASS "C"	.00	.00	.00	.00	.0
45-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	193,000.00	193,000.00	.0
TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	384,000.00	384,000.00	.0
TOTAL FUND REVENUE	.00	464,341.29	894,000.00	429,658.71	51.9

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
45-43-730 ADMIN - IMPROV OTHER THAN BLDG	.00	639.50	100,000.00	99,360.50	.6
45-43-740 EQUIPMENT	.00	16,703.00	35,000.00	18,297.00	47.7
TOTAL DEPARTMENT 43	.00	17,342.50	135,000.00	117,657.50	12.9
 <u>DEPARTMENT 57</u>					
45-57-720 BUILDINGS	.00	5,333.25	.00	(5,333.25)	.0
45-57-730 IMPROV. OTHER THAN BLDGS.	10,416.00	21,002.95	230,000.00	208,997.05	9.1
45-57-740 EQUIPMENT	.00	12,709.13	145,000.00	132,290.87	8.8
TOTAL DEPARTMENT 57	10,416.00	39,045.33	375,000.00	335,954.67	10.4
 <u>DEPARTMENT 58</u>					
45-58-740 EQUIPMENT	.00	.00	7,000.00	7,000.00	.0
TOTAL DEPARTMENT 58	.00	.00	7,000.00	7,000.00	.0
 <u>DEPARTMENT 60</u>					
45-60-710 LAND	.00	.00	.00	.00	.0
45-60-720 1040BUILDINGS	.00	4,771.75	.00	(4,771.75)	.0
45-60-730 STREETS-IMP OTHER THAN BLDG	5,900.00	18,402.40	120,000.00	101,597.60	15.3
45-60-740 EQUIPMENT	.00	.00	47,000.00	47,000.00	.0
TOTAL DEPARTMENT 60	5,900.00	23,174.15	167,000.00	143,825.85	13.9
 <u>DEPARTMENT 70</u>					
45-70-710 LAND	.00	.00	.00	.00	.0
45-70-730 IMPROVEMENTS OTHER THAN BLDGS	1,627.50	17,628.00	28,000.00	10,372.00	63.0
45-70-740 EQUIPMENT	.00	.00	61,000.00	61,000.00	.0
TOTAL DEPARTMENT 70	1,627.50	17,628.00	89,000.00	71,372.00	19.8
 <u>DEPARTMENT 90</u>					
45-90-850 TRANSFER TO TRANS. UTIL. FUND	.00	.00	.00	.00	.0
45-90-900 TRANSFER TO FUND BALANCE	.00	.00	121,000.00	121,000.00	.0
TOTAL DEPARTMENT 90	.00	.00	121,000.00	121,000.00	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	17,943.50	97,189.98	894,000.00	796,810.02	10.9
NET REVENUE OVER EXPENDITURES	(17,943.50)	367,151.31	.00	(367,151.31)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
51-33-500 FEDERAL GRANT - CARES ACT	.00	.00	.00	.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	.00	.00	.0
<u>SOURCE 34</u>					
51-34-270 DEVELOPER PMTS FOR IMPROVMNTS	.00	.00	.00	.00	.0
TOTAL SOURCE 34	.00	.00	.00	.00	.0
<u>MISCELLANEOUS REVENUE</u>					
51-36-100 INTEREST EARNINGS	.00	.00	8,000.00	8,000.00	.0
51-36-300 MISC UTILITY REVENUE	.00	.00	.00	.00	.0
TOTAL MISCELLANEOUS REVENUE	.00	.00	8,000.00	8,000.00	.0
<u>WATER UTILITIES REVENUE</u>					
51-37-100 WATER SALES	180,577.19	734,973.82	1,600,000.00	865,026.18	45.9
51-37-105 WATER CONNECTION FEE	.00	3,500.00	20,000.00	16,500.00	17.5
51-37-130 PENALTIES	3,780.00	17,876.91	40,000.00	22,123.09	44.7
TOTAL WATER UTILITIES REVENUE	184,357.19	756,350.73	1,660,000.00	903,649.27	45.6
<u>SOURCE 38</u>					
51-38-820 CONTRIBUTIONS FROM IMPACT FEES	.00	.00	115,000.00	115,000.00	.0
51-38-900 SUNDRY REVENUES	.00	.00	.00	.00	.0
51-38-910 CAPITAL CONTRIBUTIONS	.00	.00	.00	.00	.0
51-38-920 GAIN/LOSS ON SALE OF ASSETS	.00	.00	.00	.00	.0
TOTAL SOURCE 38	.00	.00	115,000.00	115,000.00	.0
<u>CONTRIBUTIONS AND TRANSFERS</u>					
51-39-470 TRANSFER FROM OTHER FUNDS	.00	.00	.00	.00	.0
51-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	1,840,000.00	1,840,000.00	.0
TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	1,840,000.00	1,840,000.00	.0
TOTAL FUND REVENUE	184,357.19	756,350.73	3,623,000.00	2,866,649.27	20.9

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

WATER UTILITY FUND

EXPENDITURES	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
51-40-110 FULL-TIME EMPLOYEE SALARIES	21,045.88	53,451.91	122,000.00	68,548.09	43.8
51-40-120 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
51-40-130 EMPLOYEE BENEFIT - RETIREMENT	4,697.52	11,824.73	30,000.00	18,175.27	39.4
51-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	1,937.87	4,606.25	10,000.00	5,393.75	46.1
51-40-133 EMPLOYEE BENEFIT - WORK. COMP.	1,850.36	1,850.36	5,000.00	3,149.64	37.0
51-40-134 EMPLOYEE BENEFIT - UI	39.02	39.02	.00	(39.02)	.0
51-40-135 EMPLOYEE BENEFIT - HEALTH INS.	4,200.62	4,744.87	34,000.00	29,255.13	14.0
51-40-137 EMPLOYEE TESTING	.00	192.00	.00	(192.00)	.0
51-40-140 UNIFORMS	333.93	874.01	2,000.00	1,125.99	43.7
51-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	3,000.00	3,000.00	.0
51-40-230 TRAVEL & TRAINING	.00	.00	4,000.00	4,000.00	.0
51-40-240 OFFICE SUPPLIES & EXPENSE	(71.56)	105.53	1,000.00	894.47	10.6
51-40-250 EQUIPMENT SUPPLIES & MAINT.	534.46	1,025.99	10,000.00	8,974.01	10.3
51-40-255 VEHICLE LEASE	.00	.00	.00	.00	.0
51-40-256 FUEL EXPENSE	.00	1,436.06	9,000.00	7,563.94	16.0
51-40-260 BUILDINGS & GROUNDS MAINT.	819.34	819.34	5,000.00	4,180.66	16.4
51-40-262 GENERAL GOVERNMENT BUILDINGS	.00	.00	.00	.00	.0
51-40-270 UTILITIES	1,671.29	4,896.88	20,000.00	15,103.12	24.5
51-40-280 TELEPHONE	601.80	1,876.48	4,000.00	2,123.52	46.9
51-40-312 PROFESSIONAL & TECH. - ENGINR	.00	2,345.25	60,000.00	57,654.75	3.9
51-40-318 PROFESSIONAL TECHNICAL	.00	.00	2,000.00	2,000.00	.0
51-40-325 PROFESSIONAL/TECHICAL - MAPS/G	.00	511.75	5,000.00	4,488.25	10.2
51-40-350 SOFTWARE MAINTENANCE	219.00	3,295.00	10,000.00	6,705.00	33.0
51-40-370 UTILITY BILLING	1,113.56	5,813.15	14,000.00	8,186.85	41.5
51-40-480 SPECIAL WATER SUPPLIES	.00	1,126.00	5,000.00	3,874.00	22.5
51-40-481 WATER PURCHASES	370,766.28	370,766.28	370,000.00	(766.28)	100.2
51-40-483 EMERGENCY LEAKS & REPAIRS	.00	.00	.00	.00	.0
51-40-485 FIRE HYDRANT UPDATE	.00	.00	50,000.00	50,000.00	.0
51-40-490 O & M CHARGE	4,261.11	23,098.14	100,000.00	76,901.86	23.1
51-40-495 METER REPLACEMENTS	.00	71,275.28	200,000.00	128,724.72	35.6
51-40-530 INTEREST EXPENSE	55,387.36	55,387.36	121,000.00	65,612.64	45.8
51-40-540 CUSTOMER ASSISTANCE PROGRAM	.00	.00	.00	.00	.0
51-40-550 BANKING CHARGES	322.95	2,301.72	4,000.00	1,698.28	57.5
51-40-650 DEPRECIATION	.00	.00	275,000.00	275,000.00	.0
51-40-730 IMPROVEMENTS OTHER THAN BLDGS	.00	29,010.89	1,894,000.00	1,864,989.11	1.5
51-40-740 EQUIPMENT	.00	.00	.00	.00	.0
51-40-750 CAPITAL OUTLAY - VEHICLES	.00	.00	58,000.00	58,000.00	.0
51-40-811 BOND PRINCIPAL	.00	.00	95,000.00	95,000.00	.0
51-40-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
51-40-915 TRANSFER TO ADMIN SERVICES	.00	.00	101,000.00	101,000.00	.0
51-40-950 CONTRI. TO FUND BALANCE - RSRV	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	469,730.79	652,674.25	3,623,000.00	2,970,325.75	18.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 80</u>					
51-80-512 CONTRIBUTIONS	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 80	.00	.00	.00	.00	.0
TOTAL FUND EXPENDITURES	469,730.79	652,674.25	3,623,000.00	2,970,325.75	18.0
NET REVENUE OVER EXPENDITURES	(285,373.60)	103,676.48	.00	(103,676.48)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
52-36-100 INTEREST EARNINGS	.00	.00	13,000.00	13,000.00	.0
TOTAL MISCELLANEOUS REVENUE	.00	.00	13,000.00	13,000.00	.0
<u>SEWER UTILITIES REVENUE</u>					
52-37-300 SEWER SALES	88,842.84	445,935.47	1,030,000.00	584,064.53	43.3
52-37-360 CWDIS 5% RETAINAGE	.00	1,365.40	15,000.00	13,634.60	9.1
52-37-400 CWSID SEWER CONN FEES PAYABLE	.00	.00	.00	.00	.0
TOTAL SEWER UTILITIES REVENUE	88,842.84	447,300.87	1,045,000.00	597,699.13	42.8
<u>SOURCE 38</u>					
52-38-820 CONTRIBUTION FROM IMPACT FEES	.00	.00	215,000.00	215,000.00	.0
52-38-910 CAPITAL CONTRIBUTIONS	.00	.00	.00	.00	.0
52-38-920 GAIN/LOSS ON SALE OF ASSETS	.00	.00	.00	.00	.0
TOTAL SOURCE 38	.00	.00	215,000.00	215,000.00	.0
<u>SOURCE 39</u>					
52-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	860,000.00	860,000.00	.0
TOTAL SOURCE 39	.00	.00	860,000.00	860,000.00	.0
TOTAL FUND REVENUE	88,842.84	447,300.87	2,133,000.00	1,685,699.13	21.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
52-40-110 FULL-TIME EMPLOYEE SALARIES	4,444.52	22,771.78	60,000.00	37,228.22	38.0
52-40-120 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
52-40-130 EMPLOYEE BENEFIT - RETIREMENT	932.46	4,814.71	15,000.00	10,185.29	32.1
52-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	321.51	1,699.93	5,000.00	3,300.07	34.0
52-40-133 EMPLOYEE BENEFIT - WORK. COMP.	741.76	741.76	3,000.00	2,258.24	24.7
52-40-134 EMPLOYEE BENEFIT - UI	6.48	6.48	.00	(6.48)	.0
52-40-135 EMPLOYEE BENEFIT - HEALTH INS.	2,102.76	10,503.73	27,000.00	16,496.27	38.9
52-40-140 UNIFORMS	55.65	392.58	1,000.00	607.42	39.3
52-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	.00	.00	.0
52-40-230 TRAVEL & TRAINING	258.75	258.75	4,000.00	3,741.25	6.5
52-40-240 OFFICE SUPPLIES & EXPENSE	(71.56)	71.56	3,000.00	2,928.44	2.4
52-40-250 EQUIPMENT SUPPLIES & MAINT.	465.30	465.30	5,000.00	4,534.70	9.3
52-40-255 VEHICLE LEASE	.00	.00	.00	.00	.0
52-40-256 FUEL EXPENSE	.00	448.17	2,000.00	1,551.83	22.4
52-40-260 BUILDINGS & GROUNDS MAINT.	.00	.00	.00	.00	.0
52-40-270 UTILITIES	43.50	115.17	1,000.00	884.83	11.5
52-40-280 TELEPHONE	50.00	295.07	.00	(295.07)	.0
52-40-312 PROFESSIONAL & TECH. - ENGINR	.00	.00	21,000.00	21,000.00	.0
52-40-325 PROFESSIONAL/TECHICAL - MAPS/G	.00	3,996.00	2,000.00	(1,996.00)	199.8
52-40-350 SOFTWARE MAINTENANCE	219.00	1,095.00	3,000.00	1,905.00	36.5
52-40-370 UTILITY BILLING	774.65	4,055.79	9,000.00	4,944.21	45.1
52-40-490 O & M CHARGE	10,500.00	10,749.38	50,000.00	39,250.62	21.5
52-40-491 SEWER TREATMENT FEE	129,970.00	263,821.00	536,000.00	272,179.00	49.2
52-40-496 CONNECTION FEE - CWSID	.00	.00	.00	.00	.0
52-40-530 INTEREST EXPENSE	.00	.00	.00	.00	.0
52-40-550 BANKING CHARGES	224.66	1,526.97	4,000.00	2,473.03	38.2
52-40-650 DEPRECIATION	.00	.00	150,000.00	150,000.00	.0
52-40-690 PROJECTS	.00	51,428.12	1,171,000.00	1,119,571.88	4.4
52-40-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
52-40-915 TRANSFER TO ADMIN SERVICES	.00	.00	61,000.00	61,000.00	.0
52-40-950 CONTRI. TO FUND BALANCE - RSRV	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	151,039.44	379,257.25	2,133,000.00	1,753,742.75	17.8
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-80-512 CONTRIBUTIONS	.00	.00	.00	.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	.00	.00	.0
TOTAL FUND EXPENDITURES	151,039.44	379,257.25	2,133,000.00	1,753,742.75	17.8
NET REVENUE OVER EXPENDITURES	(62,196.60)	68,043.62	.00	(68,043.62)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

SANITATION UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>						
53-36-100	INTEREST EARNINGS	.00	.00	2,000.00	2,000.00	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	2,000.00	2,000.00	.0
<u>SANITATION UTILITIES REVENUE</u>						
53-37-700	SANITATION FEES	45,025.00	224,342.77	525,000.00	300,657.23	42.7
	TOTAL SANITATION UTILITIES REVENUE	45,025.00	224,342.77	525,000.00	300,657.23	42.7
<u>SOURCE 38</u>						
53-38-920	GAIN/LOSS ON SALE OF ASSETS	.00	.00	.00	.00	.0
	TOTAL SOURCE 38	.00	.00	.00	.00	.0
<u>SOURCE 39</u>						
53-39-900	FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
	TOTAL SOURCE 39	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	45,025.00	224,342.77	527,000.00	302,657.23	42.6

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

SANITATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
53-40-110 FULL-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
53-40-120 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
53-40-130 EMPLOYEE BENEFIT - RETIREMENT	.00	.00	.00	.00	.0
53-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	.00	.00	.00	.00	.0
53-40-133 EMPLOYEE BENEFIT - WORK. COMP.	.00	.00	.00	.00	.0
53-40-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
53-40-135 EMPLOYEE BENEFIT - HEALTH INS.	.00	.00	.00	.00	.0
53-40-140 UNIFORMS	.00	.00	.00	.00	.0
53-40-240 OFFICE SUPPLIES & EXPENSE	.00	.00	.00	.00	.0
53-40-250 EQUIPMENT SUPPLIES & MAINT.	.00	.00	46,000.00	46,000.00	.0
53-40-251 VEHICLE MAINT & SUPPLIES	.00	.00	.00	.00	.0
53-40-255 VEHICLE LEASE	.00	.00	.00	.00	.0
53-40-256 FUEL EXPENSE	.00	.00	.00	.00	.0
53-40-280 TELEPHONE	.00	.00	.00	.00	.0
53-40-350 SOFTWARE MAINTENANCE	219.00	1,022.00	3,000.00	1,978.00	34.1
53-40-370 UTILITY BILLING	363.12	1,815.96	4,000.00	2,184.04	45.4
53-40-492 SANITATION FEE CHARGES	37,687.79	164,959.13	435,000.00	270,040.87	37.9
53-40-550 BANKING CHARGES	105.31	726.44	1,000.00	273.56	72.6
53-40-650 DEPRECIATION	.00	.00	.00	.00	.0
53-40-900 CONTRIBUTION TO FUND BALANCE	.00	.00	.00	.00	.0
53-40-915 TRANSFER TO ADMIN SERVICES	.00	.00	38,000.00	38,000.00	.0
TOTAL EXPENDITURES	38,375.22	168,523.53	527,000.00	358,476.47	32.0
TOTAL FUND EXPENDITURES	38,375.22	168,523.53	527,000.00	358,476.47	32.0
NET REVENUE OVER EXPENDITURES	6,649.78	55,819.24	.00	(55,819.24)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

STORM SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<hr/>					
54-33-400 STATE GRANT	.00	.00	.00	.00	.0
TOTAL SOURCE 33	.00	.00	.00	.00	.0
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SOURCE 34					
54-34-270 DEVELOPER PMTS FOR IMPROVEMENT	.00	.00	.00	.00	.0
TOTAL SOURCE 34	.00	.00	.00	.00	.0
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MISCELLANEOUS REVENUE					
54-36-100 INTEREST EARNINGS	.00	.00	4,000.00	4,000.00	.0
TOTAL MISCELLANEOUS REVENUE	.00	.00	4,000.00	4,000.00	.0
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STORM SEWER UTILITIES REVENUE					
54-37-450 STORM SEWER REVENUE	45,596.34	206,149.68	640,000.00	433,850.32	32.2
TOTAL STORM SEWER UTILITIES REVENUE	45,596.34	206,149.68	640,000.00	433,850.32	32.2
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SOURCE 38					
54-38-820 TFR FROM STORM SWR IMPACT FEE	.00	.00	.00	.00	.0
54-38-900 SUNDRY REVENUES	.00	.00	.00	.00	.0
54-38-910 CAPITAL CONTRIBUTIONS	.00	.00	.00	.00	.0
54-38-920 GAIN/LOSS ON SALE OF ASSETS	.00	.00	.00	.00	.0
TOTAL SOURCE 38	.00	.00	.00	.00	.0
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SOURCE 39					
54-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL SOURCE 39	.00	.00	.00	.00	.0
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TOTAL FUND REVENUE	45,596.34	206,149.68	644,000.00	437,850.32	32.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

STORM SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
54-40-110	FULL-TIME EMPLOYEE SALARIES	4,228.00	21,400.60	57,000.00	35,599.40 37.5
54-40-120	PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00 .0
54-40-130	EMPLOYEE BENEFIT - RETIREMENT	887.04	4,410.80	12,000.00	7,589.20 36.8
54-40-131	EMPLOYEE BENEFIT-EMPLOYER FICA	309.76	1,576.53	5,000.00	3,423.47 31.5
54-40-133	EMPLOYEE BENEFIT - WORK. COMP.	692.63	692.63	2,000.00	1,307.37 34.6
54-40-134	EMPLOYEE BENEFIT - UI	5.77	5.77	.00	(5.77) .0
54-40-135	EMPLOYEE BENEFIT - HEALTH INS.	2,102.72	10,503.56	27,000.00	16,496.44 38.9
54-40-140	UNIFORMS	55.65	392.58	1,000.00	607.42 39.3
54-40-210	BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	.00	.00 .0
54-40-230	TRAVEL & TRAINING	.00	(200.00)	2,000.00	2,200.00 (10.0)
54-40-240	OFFICE SUPPLIES & EXPENSE	.00	.00	.00	.00 .0
54-40-250	EQUIPMENT SUPPLIES & MAINT.	322.06	322.06	1,200.00	877.94 26.8
54-40-255	VEHICLE LEASE	.00	.00	.00	.00 .0
54-40-256	FUEL EXPENSE	.00	312.28	1,500.00	1,187.72 20.8
54-40-270	UTILITIES	.00	.00	300.00	300.00 .0
54-40-280	TELEPHONE	50.00	364.79	.00	(364.79) .0
54-40-312	PROFESSIONAL & TECH. - ENGINR	.00	109.75	8,000.00	7,890.25 1.4
54-40-325	PROFESSIONAL/TECHICAL - MAPS/G	.00	600.75	10,000.00	9,399.25 6.0
54-40-331	PROMOTIONS	.00	1,126.00	1,200.00	74.00 93.8
54-40-350	SOFTWARE MAINTENANCE	219.00	1,095.00	4,800.00	3,705.00 22.8
54-40-370	UTILITY BILLING	169.46	887.24	2,000.00	1,112.76 44.4
54-40-493	STORM SEWER O & M	.00	1,250.00	30,000.00	28,750.00 4.2
54-40-550	BANKING CHARGES	49.15	344.70	1,000.00	655.30 34.5
54-40-650	DEPRECIATION	.00	.00	200,000.00	200,000.00 .0
54-40-690	PROJECTS	.00	.00	6,000.00	6,000.00 .0
54-40-900	CONTRIBUTION TO FUND BALANCE	.00	.00	149,000.00	149,000.00 .0
54-40-915	TRANSFER TO ADMIN SERVICES	.00	.00	43,000.00	43,000.00 .0
	TOTAL EXPENDITURES	9,091.24	45,195.04	564,000.00	518,804.96 8.0
<u>DEPARTMENT 80</u>					
54-80-512	CONTRIBUTIONS	.00	.00	.00	.00 .0
	TOTAL DEPARTMENT 80	.00	.00	.00	.00 .0
	TOTAL FUND EXPENDITURES	9,091.24	45,195.04	564,000.00	518,804.96 8.0
	NET REVENUE OVER EXPENDITURES	36,505.10	160,954.64	80,000.00	(80,954.64) 201.2

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

PENALTIES UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>						
55-36-100	INTEREST EARNINGS	.00	.00	.00	.00	.0
	TOTAL MISCELLANEOUS REVENUE	.00	.00	.00	.00	.0
<u>SOURCE 37</u>						
55-37-130	PENALTIES	.00	.00	.00	.00	.0
	TOTAL SOURCE 37	.00	.00	.00	.00	.0
	TOTAL FUND REVENUE	.00	.00	.00	.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

TRANSPORTATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
56-31-305 TRANSPORTATION - LOCAL OPTION	13,249.67	39,309.35	110,000.00	70,690.65	35.7
TOTAL SOURCE 31	13,249.67	39,309.35	110,000.00	70,690.65	35.7
<u>SOURCE 33</u>					
56-33-560 CLASS "C" ROAD ALLOTMENT	.00	.00	80,000.00	80,000.00	.0
TOTAL SOURCE 33	.00	.00	80,000.00	80,000.00	.0
<u>SOURCE 34</u>					
56-34-270 DEVELOPER PMTS FOR IMPROV.	.00	.00	10,000.00	10,000.00	.0
TOTAL SOURCE 34	.00	.00	10,000.00	10,000.00	.0
<u>SOURCE 36</u>					
56-36-100 INTEREST EARNINGS	.00	.00	2,000.00	2,000.00	.0
TOTAL SOURCE 36	.00	.00	2,000.00	2,000.00	.0
<u>SOURCE 37</u>					
56-37-800 TRANSPORTATION UTILITY FEE	38,323.50	191,344.31	430,000.00	238,655.69	44.5
TOTAL SOURCE 37	38,323.50	191,344.31	430,000.00	238,655.69	44.5
<u>CONTRIBUTIONS AND TRANSFERS</u>					
56-39-091 TRANSFER FROM CAPITAL PROJECTS	.00	.00	.00	.00	.0
56-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
56-39-910 TRANSFER FROM CLASS "C" RES.	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	51,573.17	230,653.66	632,000.00	401,346.34	36.5

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

TRANSPORTATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-76-312 PROFESSIONAL & TECH. - ENGINR	.00	3,864.75	18,000.00	14,135.25	21.5
56-76-424 CURB, GUTTER & SIDEWALK REPAIR	.00	39.97	100,000.00	99,960.03	.0
56-76-425 STREET SEALING	.00	.00	.00	.00	.0
56-76-730 STREET PROJECTS	.00	14,449.72	178,000.00	163,550.28	8.1
56-76-910 TRANSFER TO CAP. PROJ. FUND	.00	.00	.00	.00	.0
56-76-990 CONTRIBUTION TO FUND BALANCE	.00	.00	336,000.00	336,000.00	.0
TOTAL EXPENDITURES	.00	18,354.44	632,000.00	613,645.56	2.9
TOTAL FUND EXPENDITURES	.00	18,354.44	632,000.00	613,645.56	2.9
NET REVENUE OVER EXPENDITURES	51,573.17	212,299.22	.00	(212,299.22)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

FLEET MANAGEMENT

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
60-34-981 INTERFUND CHARGE - ADMIN	.00	.00	.00	.00	.0
60-34-982 INTERFUND CHARGE - FIRE	.00	.00	115,000.00	115,000.00	.0
60-34-983 INTERFUND CHARGE - COMM SVS	.00	.00	7,000.00	7,000.00	.0
60-34-984 INTERFUND CHARGE - STREETS	.00	.00	47,000.00	47,000.00	.0
60-34-985 INTERFUND CHARGE - PARKS	.00	.00	61,000.00	61,000.00	.0
60-34-986 INTERFUND CHARGE - RECREATION	.00	.00	3,000.00	3,000.00	.0
60-34-987 INTERFUND CHARGE - WATER	.00	.00	58,000.00	58,000.00	.0
60-34-988 INTERFUND CHARGE - SEWER	.00	.00	6,000.00	6,000.00	.0
60-34-989 INTERFUND CHARGE - STORM DRAIN	.00	.00	6,000.00	6,000.00	.0
TOTAL SOURCE 34	.00	.00	303,000.00	303,000.00	.0
 SOURCE 36					
60-36-100 INTEREST EARNINGS	.00	.00	1,000.00	1,000.00	.0
60-36-400 SALE OF ASSETS	.00	99,275.00	.00	(99,275.00)	.0
TOTAL SOURCE 36	.00	99,275.00	1,000.00	(98,275.00)	9927.5
 SOURCE 37					
60-37-450 TRANSFER FROM CAP .PRJ. - FIRE	.00	.00	.00	.00	.0
60-37-510 TRANSFER FROM WATER	.00	.00	.00	.00	.0
60-37-520 TRANSFER FROM SEWER	.00	.00	.00	.00	.0
60-37-540 TRANSFER FROM STORM DRAIN	.00	.00	.00	.00	.0
60-37-983 INTERFUND CHARGE - COMM. SVS.	.00	.00	.00	.00	.0
TOTAL SOURCE 37	.00	.00	.00	.00	.0
 TOTAL FUND REVENUE	 .00	 99,275.00	 304,000.00	 204,725.00	 32.7

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

FLEET MANAGEMENT

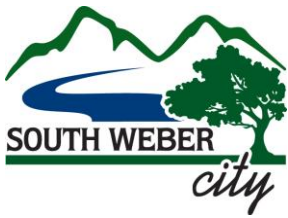
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
60-60-530 INTEREST EXPENSE	.00	.00	.00	.00	.0
60-60-740 MACHINERY & EQUIPMENT	.00	.00	.00	.00	.0
60-60-960 CAPITAL LEASES - EQUIPMENT	6,356.90	6,356.90	225,000.00	218,643.10	2.8
60-60-990 CONTRIB. TO FUND BALANCE	.00	.00	79,000.00	79,000.00	.0
TOTAL DEPARTMENT 60	6,356.90	6,356.90	304,000.00	297,643.10	2.1
TOTAL FUND EXPENDITURES	6,356.90	6,356.90	304,000.00	297,643.10	2.1
NET REVENUE OVER EXPENDITURES	(6,356.90)	92,918.10	.00	(92,918.10)	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 5 MONTHS ENDING NOVEMBER 30, 2022

#9d Nov Budget

GENERAL LONG-TERM DEBT

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
95-43-139	PENSION EXPENSE	.00	.00	.00	.00	.0
	TOTAL DEPARTMENT 43	.00	.00	.00	.00	.0
	<u>DEPARTMENT 57</u>					
95-57-139	PENSION EXPENSE	.00	.00	.00	.00	.0
	TOTAL DEPARTMENT 57	.00	.00	.00	.00	.0
	<u>DEPARTMENT 58</u>					
95-58-139	PENSION EXPENSE - COMM SVS	.00	.00	.00	.00	.0
	TOTAL DEPARTMENT 58	.00	.00	.00	.00	.0
	<u>DEPARTMENT 60</u>					
95-60-139	PUBLIC WORKS PENSION EXP.	.00	.00	.00	.00	.0
	TOTAL DEPARTMENT 60	.00	.00	.00	.00	.0
	<u>DEPARTMENT 70</u>					
95-70-139	PARKS PENSION EXP.	.00	.00	.00	.00	.0
	TOTAL DEPARTMENT 70	.00	.00	.00	.00	.0
	<u>DEPARTMENT 71</u>					
95-71-139	RECREATION PENSION EXP.	.00	.00	.00	.00	.0
	TOTAL DEPARTMENT 71	.00	.00	.00	.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	.00	.00	.0
	NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

January 10, 2023

PREPARED BY

Brandon Jones
City Engineer

ITEM TYPE

Administrative

ATTACHMENTS

Development, Design, and
Construction Standards,
January 2023 (DRAFT)

PRIOR DISCUSSION DATES

December 8, 2022 PC Mtg.

AGENDA ITEM

ORD. 23-01 Update of the South Weber City Development, Design, and Construction Standards

PURPOSE

Public Works Standards for Development, Design, and Construction provide consistent guidelines under which public facility designs and infrastructure is implemented. The current version of the Standards was approved in October 2017, and later revised in February 2019. These standards, specifications, and construction drawings have been and will continue to be updated periodically as new technology, policy changes, procedure changes, updated methods of design and construction are implemented, or infrastructure materials change.

RECOMMENDATION

Approve Ord. 23-01 as written (adopting the proposed revisions to the Standards)

BACKGROUND

Due to some policy and procedure changes, and updated design methods there are several items in the currently adopted Standards that need to be updated. These changes are listed below. The changes were presented to the Planning Commission and a Public Hearing held on December 8, 2022. The Planning Commission recommended adoption of the proposed changes.

ANALYSIS / BRIEF OVERVIEW OF CHANGES

The changes listed below are only a brief overview. If no change was made to the referenced Section, it is stated as such. To provide for easy navigation of the proposed changes, the list contains a link to the associated page, all changes have been highlighted and/or shown in RED, and the full document contains bookmarks to help with navigation.

Section 1 – General

- 1.03 [More clearly defined meaning of Title / Chapter and specified current Code information.](#)
- 1.04 [Added acronym for Utah Administrative Code](#)

Section 2 – Development Standards

- 2.02 [Added requirement for Developer to be responsible for materials and construction testing.](#)

- 2.04 Geotechnical Investigation. This is a new section that was added to specify the minimum requirements for what needs to be addressed in a geotechnical report.

Section 3 – Design Standards

- 3.03 Updates to pipe requirements to meet State Code.
- 3.04 Updates to requirements for water line crosses to comply with Division of Drinking Water requirements.
- 3.05 Street/Road Design requirements updated to clarify design specifications.
- 3.06 Storm Drain and Drainage Design updated to meet State requirements.

Section 4 – Construction Standards

- 4.01 Updated Contractor licensing requirements to follow State Code (previous version specified license types).
- 4.03 Construction Testing. This section has been updated to include requirements for both development projects and city projects.

Section 5 – Technical Specifications.

No Changes.

Section 6 – Standard Drawings, Plans, and Details

See revisions to Drawings.

Appendix A – Storm Drain and Drainage Design Standards

- Updates to all storm drain and drainage standards to comply with the updated State Code requirements of an 80th percentile retention instead of the previous 90th percentile retention.
- Addition of Exhibit 3 - Low Impact Development (LID) Best Management Practices (BMPs).

Appendix B – Geotechnical Report

This is a new Appendix that defines the minimum requirements of all geotechnical investigation reports.

Appendix C – Modifications and Additions to Manual of Standard Specifications

- 32 12 05 M Bituminous Concrete (Modified). This adds two minor clarifications to the new spec approved and adopted by APWA in April 2022.
- 32 16 13 M Driveway, Sidewalk, Curb, Gutter (Modified). Added requirement for expansion joints where new curb and gutter adjoins existing.
- 32 92 00 M Turf and Grass (Modified). Added requirement to submit seed mix if an alternate mix from the approved provided list is being proposed.
- 33 05 12 Conductive Tracer Wire for Pipe Installation. This is a newly added specification.
- 33 11 00 M Water Distribution and Transmission (Modified). Added requirement to follow Utah Administrative Code for Drinking Water.

Appendix D – South Weber City Public Works Standard Drawings

New Sheet No.	Original Sheet No.	Updates/Modifications
All Drawing Sheets		Updated individual sheets with the new standards border, updated all drawings sheet page links per the updated sheet naming convention.
Cover	CS-01	Updated signature blocks, updated sheet naming convention (Renaming the drawing sheets allows for simpler future revisions and updates).
R1	CS-02	Updated the irrigation system note on the lot lateral configuration detail, removed tree notes and references.
R2	CS-03	Renamed the South Bench Drive cross sections to Collector Roadways, and updated the street cross section dimensions.
R3		New Detail Sheet - Added the private roadway street cross sections per the City Ordinance.
R4	CS-04	Moved the street sign details to Sheet R9, updated the APWA reference numbers on the survey monument detail.
R5	CS-05	Adjusted drawing sheet to be Drive Approach specific, moved defective concrete detail to Sheet R10, moved asphalt patch plan to Sheet R11.
R6	CS-06	Adjusted drawing sheet to Be ADA Ramp specific, moved concrete related details (sidewalk, curb, etc.) to Sheet R10.
R7	CS-07	Renumbered drawing sheet, no additional changes.
R8		New Detail Sheet - Added the private roadway cul-de-sac and hammerhead turnaround details to the City Standards.
R9		Created a Street Sign specific detail Sheet, added the private road plate detail, updated street sign pole dimensions and notes.
R10		Created a Concrete specific detail Sheet, moved concrete related details to this sheet, updated the concrete collar notes.
R11		Created a Trench Section and Asphalt Patch specific drawing sheet, moved specific details shown to this drawing sheet, updated patch plan dimensions.
R12	CS-05A	Renumbered drawing sheet, no additional changes.
CW1	CS-08	Updated the water later service part numbers, pipe specifications, and added general Note 6 to the drawing sheet.
CW2	CS-09	Updated pipe specifications, added valve collar detail and updated concrete collar notes, and updated Flexi-Flag note.
CW3	CS-10	Renumbered drawing sheet, no additional changes.
CW4	CS-11	Updated the large water meter station to the Octave Meter and components, updated pipe specifications, updated vault dimensions.
CW5	CS-12	Updated pipe specifications.

CW6	CS-13	Moved the Trench Section detail to Sheet R11, updated various notes, added the "Alpha" restraint system as an approved option.
CW7		New Detail Sheet - Added the (RP) Reduced Pressure Backflow Assembly details for commercial irrigation connections to the Culinary Water System.
SS1	CS-14	Renumbered drawing sheet, no additional changes.
SS2	CS-15	Added Sampling Manhole Detail, Moved Concrete Collar Detail to Sheet R10
SD1	CS-16	Updated the catch basin details to reflect current construction methods for installation.
SD2	CS-17	Renumbered drawing sheet, no additional changes.
SD3	CS-18	Updated storm drain manhole notes.
SD4	CS-19	Updated basin slope at the outlet structure.
SD5	CS-20	Updated basin slope at the outlet structure.
G1	CS-21	Updated the fence post table (depth of posts).
G2		New Detail Sheet - Added "Water Wise" examples and references to the City Code.
SL1-SL3	CS-22	New Detail Sheets - Added the current City Standard Streetlight details and installation practices to the City Standards.
SL4	CS-22	Added the RMP (Rocky Mountain Power) connection detail to the City Standards as part of the streetlight detail sheets.
LID1	CS-23	Updated LID (Low Impact Development) information [er the State of Utah Low Impact Development Guide, Added additional LID examples to the drawing sheet.

CHAPTER 7

DEVELOPMENT, DESIGN AND CONSTRUCTION STANDARDS

SECTION:

9-7-1: Development, Design, And Construction Standards Adopted

9-7-1: DEVELOPMENT, DESIGN, AND CONSTRUCTION STANDARDS ADOPTED:

The document entitled, "South Weber City Development, Design, and Construction Standards October 2017 (Revision 1 - February 2019)" together with its appendices is hereby adopted by reference and made a part of this Code. Any successive amendments, editions, revisions, or appendices adopted by the City Council are hereby incorporated herein by reference and shall be effective upon the designated effective date. (Ord. 19-03, 2-12-2019)

Planning Commission Draft Minutes 12-08-2022

Commissioner Losee moved to open the public hearing on South Weber City's Development, Design & Construction Standards. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and McFadden voted aye. The motion carried.

***** PUBLIC HEARING *****

Commissioner Boatright moved to close the public hearing on South Weber City's Development, Design & Construction Standards. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and McFadden voted aye. The motion carried.

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

5. Public Hearing & Action on South Weber City's Development, Design & Construction Standards:

Dana Shuler of Jones & Associates reported it has been five years since the city's design and construction standards has been updated.

Commissioner McFadden moved to recommend approval to the City Council on the South Weber City's Development, Design & Construction Standards. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and McFadden voted aye. The motion carried.

ORDINANCE 2023-01

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL

WHEREAS, the South Weber City Council last adopted the South Weber City Development, Design, and Construction Standards (“Standards”) in February 2019 (Ordinance No. 19-03); and

WHEREAS, when the South Weber City Council adopted the Standards in 2017 and 2019, the language in the ordinance referred to the standards by date even though it established and recognized a means for updating the standards by the City Council periodically; and

WHEREAS, the Standards have and will continue to be updated periodically as new technology, policy changes, procedure changes, updated methods of design and construction are implemented, or infrastructure materials change; and

WHEREAS, in coordination with City Staff, the City Engineer (Jones & Associates Consulting Engineers) prepared and recommends revisions to the Standards; and

WHEREAS, the Planning Commission held a public hearing on December 8, 2022, regarding updates to the Standards and recommends the City Council approve the same; and

WHEREAS, the City Council finds good cause for adopting the Standards as revised, and to modify the ordinance language to allow future revisions to the Standards be adopted by resolution;

NOW, THEREFORE, BE IT ORDAINED by the City Council of South Weber City, State of Utah:

Section 1. Section adopted. Title 9, Chapter 7, Section 1 (9-7-1) of the South Weber City Code is hereby revised and adopted to read:

9-7-1: DEVELOPMENT, DESIGN, AND CONSTRUCTION STANDARDS ADOPTED:

All persons developing, designing, constructing, reconstructing, building, or rebuilding on property located in South Weber City shall comply with the guidelines contained in the document entitled, “South Weber City Development, Design, and Construction Standards.” The South Weber City Development, Design, and Construction Standards, together with appendices, is hereby adopted by the City with the understanding that such standards may be amended, edited, revised, or appended by resolution to meet changes to technology, materials, regulation, policy, procedure, or methods of design or construction. Any amendment to the Development, Design, or Construction Standards that materially increases the cost of development when compared to the existing specification shall be adopted by ordinance of the City Council. Any successive

amendments, editions, revisions, or appendices adopted by the City Council are hereby incorporated herein by reference and shall become effective upon the designated effective date.

Section 2. Document Attached. The “South Weber City Development, Design, and Construction Standards, together with its appendices, is hereby attached as “**Exhibit A**” and made a part hereof.

Section 3. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. The City Council of South Weber City, State of Utah, has determined that the public health, safety, and welfare requires that this ordinance take effect immediately. Therefore, this ordinance shall become effective immediately upon passage and publication as required by law.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the _____ day of _____, 2023.

MAYOR: Rod Westbroek

ATTEST: City Recorder, Lisa Smith

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

CERTIFICATE OF POSTING

I hereby certify that Ordinance 2023-01 was passed and adopted the _____ day of _____, 2023, and that complete copies of the ordinance were posted in the following locations within the City this _____ day of _____, 2023.

1. South Weber Family Activity Center, 1181 E. Lester Drive
2. South Weber City Building, 1600 E. South Weber Drive
3. City Website www.southwebercity.com
4. Utah Public Notice Website Utah.gov/pmn

Lisa Smith, City Recorder

Exhibit “A”

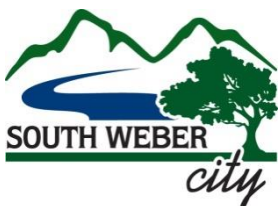
South Weber City Development, Design, and Construction Standards

South Weber City Corporation

Development, Design, & Construction Standards



January 2023



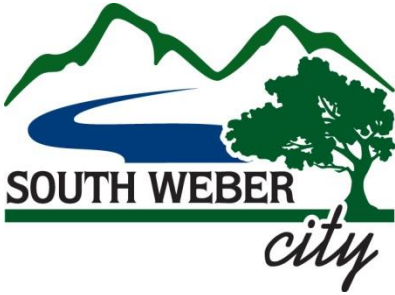
Prepared by
JONES & ASSOCIATES
Consulting Engineers



DEVELOPMENT, DESIGN, AND
CONSTRUCTION STANDARDS

for

SOUTH WEBER CITY



SUBMITTED & RECOMMENDED:

APPROVED:

Brandon K. Jones, P.E.
City Engineer

Date

Rod Westbroek
Mayor

Date

David J. Larson
City Manager

Date

Trevor Cahoon
Community & Planning Director

Date

Mark B. Larsen
Public Works Director

Date

Lisa Smith
Attest, City Recorder

Date

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- B GEOTECHNICAL INVESTIGATION REPORT MINIMUM REQUIREMENTS
- C MODIFICATIONS AND ADDITIONS TO MANUAL OF STANDARD SPECIFICATIONS
- D SOUTH WEBER CITY PUBLIC WORKS STANDARD DRAWINGS

SECTION 1 GENERAL

1.01 South Weber City Municipal Code Governs

Nothing in this document shall be construed to be contrary to South Weber City Municipal Code. Should a conflict exist between this document and the Ordinances, the Code shall govern.

1.02 Conformance with Federal, State, and Local Laws

Nothing in this document shall relieve the Developer, Engineer, or Contractor from abiding by any and all Federal, State, and local laws.

1.03 Definitions

- A. Title or Chapter – When “Title” or “Chapter” is written, it shall be as if “South Weber City Ordinance, Title (or Chapter)” is written.
- B. Contractor – The individual, firm, co-partnership, or corporation, and his, their, or its heirs, executors, administrators, successors, and assigns, or the lawful agent of any such individual firm, partnership, covenantor, or corporation, or his, their, or its surety under the contract bond, constituting one of the principals to the contract and undertaking to perform the Work.
- C. Drawings – The City-approved construction drawings, the South Weber City Public Works Standard Drawings, and/or the Manual of Standard Drawings, as applicable.
- D. Developer – The person sponsoring construction of the improvements.
- E. Development – The subject subdivision, minor subdivision, or building.
- F. Improvements – See “Work.”
- G. Improvement Plans – See “Drawings.”
- H. Inspector – The authorized representative of the City or City Engineer assigned to make all necessary inspections of the Work performed or being performed, or of materials furnished or being furnished by the Contractor.
- I. Work – All types of work necessary to provide safe access and utility service to and within proposed subdivision or site, including, but not limited to, site grading, utility installation, and street construction. Work includes all labor, services, and documentation necessary to produce such construction; furnishing, installing, and incorporating all materials and equipment into such construction; and may include related services such as testing, start-up, and commissioning.¹
- J. See also the South Weber City Municipal Code, Title 11 Subdivision Regulations. Where definition conflicts arise between City Ordinance and this document, the definitions in this document shall take precedence when in reference to this document.

¹ From EJCDC® C-700, Standard General Conditions of the Construction Contract.

1.04 Acronyms

- A. BMP – Best Management Practice
- B. CFP – Capital Facilities Plan
- C. DDW – Division of Drinking Water
- D. DWQ – Division of Water Quality
- E. DWRi – Division of Water Rights
- F. FEMA – Federal Emergency Management Agency
- G. HOA – Homeowners’ Association
- H. LID – Low Impact Development
- I. RCP – Reinforced Concrete Pipe
- J. SWC – South Weber City
- K. **UAC – Utah Administrative Code**
- L. UDEQ – Utah Department of Environmental Quality
- M. UDOT – Utah Department of Transportation
- N. UPDES – Utah Pollutant Discharge Elimination System
- O. USACE – United States Army Corps of Engineers

1.05 Modification Process

- A. Whenever, in the opinion of the City Public Works Department, the City Engineer, or the Superintendent having jurisdiction, a literal enforcement of these regulations may work an undue hardship or a literal enforcement of the provisions may be unnecessary to meet the goals and standards of the City, the City may modify those standards in the following manner:
- B. Modifications may be granted when there are practical difficulties involving carrying out the provisions of the Public Works Standards and Technical Specifications, and a panel consisting of the City Manager, City Planner, City Engineer, and the Public Works Director or their Representative determine that granting of a modification for an individual case will meet the goals and requirements of the City without unduly jeopardizing the public and the individual’s interest.
 - 1. The City shall first receive a written request for a modification to the standards from any interested party.
 - 2. Upon receipt of the request, the panel discussed above shall find that a special individual reason makes the strict letter of the standard impractical, and shall find the modification is in conformance with the intent and purpose of the standards and shall find that such modification does not in any way lessen the integrity of the standards.

3. When such findings of fact are made, the panel may grant such modification as it deems appropriate. The details of any action granted as modification by this panel shall be recorded and entered in the files of the City, with the specific reasons for the granting of said modification.

SECTION 2 DEVELOPMENT STANDARDS

2.01 Approval Procedure

See Title 11 – Subdivision Regulations of the South Weber City Municipal Code

2.02 Developer Responsibilities

- A. Required Improvements and Guarantees – see Title 11 of South Weber City Municipal Code.
- B. Permits and Approvals
 - 1. Developer is responsible for obtaining all necessary permits and approvals for the construction of the Improvements. Copies of all applications and approved permits shall be submitted to the City. Agencies/permits that may be required include, but are not limited to:
 - a. DDW Plan Approval (pre-construction)
 - b. DDW Operating Permit (post-construction)
 - c. UPDES NOI and NOT
 - d. DWRi Stream Alteration
 - e. DWRi Dam Safety
 - f. EPA 404 Wetlands
 - g. FEMA CLOMA and/or CLOMR
 - h. UDOT
 - i. Others as applicable
- C. Improvements
 - 1. The required improvements shall include all street improvements in front of all lots along all dedicated streets to a connection with existing improvements of the same kind or to the boundary or the subdivision nearest existing improvements. Design must provide for future extension to adjacent development and to be compatible with the contour of the ground for proper drainage. All water lines, sewer lines, and any other buried conduit shall be installed to the boundary lines of the subdivision. See Chapter 11.04 for more information.
 - 2. Upsizing based on CFPs – The Developer will be required to construct/install infrastructure sized in accordance with the City’s currently adopted CFPs. The City will be responsible for paying the difference in cost between the master planned infrastructure size and the minimum infrastructure size required for the development.
 - 3. Seal Coat – See Municipal Code.
 - 4. Street Lighting – See Municipal Code.

5. Street Signage – See Municipal Code.
6. Materials and Construction Testing – Developer shall be responsible for all materials and construction testing. Testing must be performed by a properly licensed and qualified testing agency. The results shall be provided to the City’s inspector.
7. Survey of Existing Improvements – Developer shall reimburse City for City Engineer’s time spent surveying in locations of new improvements.

2.03 Subdivision Standards

- A. The general standards for subdivision layout and development are found in Title 11 – Subdivision Regulations.
- B. See also Section 3 – Design Standards and Section 4 – Construction Standards of this document.

2.04 Geotechnical Investigation

- A. A geotechnical investigation should be conducted for the following:
 1. All new subdivisions;
 2. All commercial subdivisions and sites;
 3. Any subdivision that includes public infrastructure improvements;
 4. Any development in Sensitive Lands (see Title 10-14); and
 5. Upon request of the City.
- B. The geotechnical investigation should be complete in nature, and its findings shall be summarized in a Geotechnical Report. The Geotechnical Report shall be signed and sealed by a licensed Professional Engineer with expertise in the field of geotechnical engineering.
- C. See Appendix B for requirements regarding the Geotechnical Report, including minimum testing requirements and design parameters.

SECTION 3 DESIGN STANDARDS

3.01 Required Improvements

- A. See Chapter 11.04 for information on the required improvements.
- B. See also Section 5 – Technical Specifications and Section 6 – Standard Drawings, Plans, and Details of this document for additional information.

3.02 Improvement Plans

- A. Complete and detailed, and signed and sealed (in accordance with Utah Code 58-22-602) construction plans and drawings of improvements shall be submitted to the City for the review by the City Engineer prior to receiving final plat approval and prior to commencing construction. Per Chapter 11.04, no construction shall begin until plans have been checked and approved by the City Engineer, and final approval is granted by the City Council.
- B. The following instructions are for the purpose of standardizing the preparation of drawings to obtain uniformity in appearance, clarity, size, and style. The plans and designs shall meet the standards defined in the specifications and drawings hereinafter outlined. The minimum information required on the drawings for improvements is as follows:
 - 1. All drawings and/or prints shall be clear and legible and conform to industry standard engineering and drafting practices.
 - 2. Drawings shall be legible and to a common scale when printed on 11"x17" paper.
 - 3. Both plan view and centerline profile must be shown. On subdivisions along steep cross slopes, profiles for each side of the street may be required to be shown.
 - 4. Plan and profiles shall indicate design and/or existing grades a minimum of 200 feet beyond the limits of the proposed project.
 - 5. All wet utilities (water, sewer, storm drain, irrigation) shall be shown in plan and profiles views.
- C. Each set of plans shall be accompanied by a separate sheet of details for special structures which are to be constructed and are not covered by the City Standards. All structures shall be designed in accordance with the minimum South Weber City Standards and approved by the City Engineer.
- D. Separate drawings of elements of the South Weber City Standards shall not be required to be redrawn and submitted with the construction drawings unless specific deviations from the standards are requested for approval; however, the construction drawings shall refer to the specific items of the Standards that are to be incorporated into the Work.
- E. The plan and profile construction plans shall be submitted in portable document format ("pdf"). Upon approval, the developer's engineer shall provide the City Engineer with electronic files of the final plat and improvement plans in AutoCAD or other City Engineer approved format. A hard copy of the approved construction plans bearing the signature of

the City Engineer shall be kept available at the construction site. Prior to final acceptance by the City, the developer, developer's representative, contractor, or project engineer shall submit to the City Engineer a set of "as built" drawings for permanent City file record.

3.03 Sanitary Sewer Design

- A. All design shall be in accordance with Utah Administrative Code R317.
 - 1. Changes in pipe size shall occur in a manhole. Match 0.8 depth point of sewer lines. (R317-3-2-H)
- B. All terminating sewer mains shall end with a city standard manhole.
- C. Service lateral connection shall not be allowed in sewer manholes.
- D. All sewer shall be gravity unless otherwise approved by the City.
- E. Collection lines shall be located in public rights-of-way or private road rights-of-way. Collection lines shall not be located on private property (easements) without the express written permission from the City. If such case is granted, easement shall be a minimum width of 20' and shall be dedicated to the City of South Weber.
- F. All sanitary sewer systems shall be public and shall connect to a public sewer line. Private sanitary sewer systems may be permitted on singularly owned property provided they discharge directly to a public sewer system and obtain the express written permission from the City.

3.04 Water Design

- A. All design shall be in accordance with Utah Administrative Code R309.
- B. Valves are required on all branches of tees and crosses. On unbroken lengths of water line, the maximum valve spacing is 1000-ft.
- C. At dead end lines, including temporary dead ends, provide fire hydrant at termination point.
- D. Where a water line crosses surface water, designer/engineer shall contact the DDW and the City prior to final design.
- E. All fire lines shall meet public works standards but shall remain privately owned and maintained.
- F. Fire hydrants
 - 1. Fire hydrants are to be installed in locations as required by the fire code and approved by the Fire Marshal and City Engineer, with a minimum spacing of 500-ft.
 - 2. Fire hydrants shall not be located within 10-ft of any sanitary sewer line or manhole.

3.05 Street/Road Design

- A. Streets shall be designed in accordance with these Standards, standard engineering practices, and AASHTO and MUTCD guidelines.

- B. Local (residential) streets shall have not less than 333' radius curves²
- C. No changes of grade in excess of 1.5% shall be permitted without a vertical curve.
- D. Sight triangles shall be shown at the request of the City Engineer.
- E. Horizontal points of curvature shall not be located closer than 150' from the center of an intersection.
- F. Intersections
 - 1. Roadway centerlines shall intersect at 90-degrees. Where a 90-degree angle is not feasible, the intersection angle may be reduced to as low as 80-degrees with the City Engineer's concurrence. In no case shall the angle be less than 80-degrees.
 - 2. Intersections shall be no closer than 500-ft to one another, as measured from centerline to centerline.
- G. Cul-de-Sacs
 - 1. Length of cul-de-sac shall not exceed 400-ft as shown in the Standard Drawings.
- H. Pavement / Pavement Section
 - 1. Developments
 - a. Pavement section shall be designed by the developer's geotechnical engineer and included in the Geotechnical Report submitted to the City. See Appendix B of this document for the Geotechnical Report Minimum Requirements, including testing requirements and design parameters.
 - 2. City Projects
 - a. Pavement section shall be included in the Project plans.
 - 3. See Appendix D, Sheet R1 for minimum pavement section and notes.
 - a. Both Development and City Projects must meet the minimum pavement section thicknesses. Where geotechnical pavement design thicknesses exceed the standard minimums, the geotechnical pavement design thicknesses shall govern.
- I. Temporary Turnarounds
 - 1. When turnaround cannot be constructed outside of subdivision, it shall be located on a portion of the subdivision lots (as needed) with the developer placing in escrow an amount of money sufficient to complete the street improvements to the subdivision boundary. These funds will be used at such time the street is extended.
 - 2. The lot(s) on which the turnaround is constructed shall be restricted as follows:
 - a. Platted as "R" (restricted lot).

² AASHTO A Policy on Geometric Design of Highways and Streets (2018): Table 3-13, 30mph, $e = -2.0\%$.

- b. This lot cannot be sold or building permits issued until the road is extended beyond the subdivision boundary, complete with curb, gutter, and sidewalk.
 3. Drainage onto adjacent property must be by written approval (easement) of adjacent property owner.
 4. When a temporary turnaround is required at the end of a road where the road and the extension of the road are parts of an approved phased development, in lieu of constructing a paved temporary turnaround in accordance with the Standard Drawings:
 - a. When extension of the road is expected to begin construction within 12 months of conditional acceptance of the road and associated temporary turnaround, Developer may construct 12-inch thick untreated base course temporary turnaround (dimensions per the Standard Plans) and place in escrow the cost of asphalt paving.
 - b. If construction of the extension of the road has not begun within 12 months of conditional acceptance of the road and associated temporary turnaround, City may, at its discretion, utilize the monies in escrow to pave the temporary turnaround.
- J. Landscaping
 1. When landscaping is required to be designed/installed, refer to the Standard Drawings.
- K. UDOT
 1. Roadway intersections with UDOT controlled streets shall be in accordance with UDOT standards. A copy of the approved UDOT Access Permit shall be submitted to the City.

3.06 Storm Drain and Drainage Design

- A. See Appendix A for Storm Drain and Drainage Design Standards.
 1. Low Impact Development (See Appendix A)
 2. 80th Percentile Storm Retention (See Appendix A)

SECTION 4 CONSTRUCTION STANDARDS

4.01 General Policies

A. General Conditions

1. Permit/License: When the work is in progress, Contractor shall have at the work site a copy of the permit and his contractor's license number.
2. Private access: Temporary all-weather roadways, driveways, walks, and rights-of-way for vehicles and pedestrians shall be constructed and continuously maintained where required.
3. Street excavation in winter: Excavation of City streets during the winter months (herein defined as November 15 to April 1) will be allowed only if the work is a new service connection, required maintenance or emergency, or otherwise approved by the Public Works Department. Permanent patching of City streets excavated in the winter may be delayed until April 1 with the following provisions: Within five working days from the completion of the excavation, the permittee provides/maintains a 1-1/2" thick temporary winter asphalt surface until such time as the permanent asphalt surface is installed; the permittee shall provide/maintain a temporary untreated base course surface until such time as the temporary winter asphalt surface is installed. These provisions apply regardless of whether the permittee or City crews are performing the permanent resurfacing.
4. Existing utilities: The contractor shall use extreme caution to avoid a conflict, contact, or damage to existing utilities, such as power lines, sewer lines, storm drains, streetlights, telephone lines, cable television lines, water lines, gas lines, poles, or other appurtenances during the course of construction of this project. Any such conflict, contact, or damage shall be immediately communicated to said utility company and the Public Works Department. All projects shall be "Blue Staked" prior to construction.
5. Preconstruction pictures of existing public way improvements: The permittee may secure pictures of the conditions of the existing public way improvements such as curbing, sidewalk, landscaping, asphalt surfaces, etc. In the event that public way improvements are damaged and no pictures are taken, the Public Works Department will assume the correction of the damage is the responsibility of the permittee.

B. Licensing

1. Contractor (including all sub-contractors) must be licensed with the State of Utah: It is the policy of South Weber City that contractors desiring to perform work in the City's public way shall be properly licensed in the State of Utah. **The acceptable licenses shall be in accordance with UAC R156-55a-301.**

2. Exceptions: A license shall not be required by the City when the permittee is a public utility company. However, subcontractors for utility companies shall have a valid contractor's license.
- C. Permits
1. Developer/Contractor is responsible for obtaining all necessary permits for the construction of the Improvements prior to commencement of said Improvements. Agencies/permits required may include, but are not limited to:
 2. Encroachment (City)
 - a. South Weber City's Department of Public Works issues permits to control any excavation and construction operations in the public right-of-way. All contractors, sub-contractors, and utility companies proposing to construct, repair, or replace any facility within the public right-of-way shall contact the South Weber City Building Department and complete all permit requirements prior to commencing proposed work.
 - b. Work by utility companies and their contractors in constructing facilities in new subdivision streets shall be required to post a bond with the City and will be subject to City inspection and compliance with all requirements.
 - c. Emergency Work
 - (i) Maintenance of pipelines or facilities in the public way may proceed without a permit when emergency circumstances demand the work be done immediately provided a permit could not reasonably and practicably have been obtained beforehand.
 - (ii) In the event that emergency work is commenced on or within any public way of the City, the Public Works Department shall be notified within one-half hour when the work commences or as soon as possible from the time the work is commenced. Contact shall be made to the City's "on call" personnel. If emergency work is commenced during off business hours, the Public Works Department will be notified within one (1) hour of the start of work on the first regular business day of which City offices are open after such work commences, and, at the discretion of the Public Works Department, a permit may be issued which shall be retroactive to the date when the work was begun. Before commencing the emergency work, all necessary safety precautions for the protection of the public and the direction and control of traffic shall be taken. None of the provisions of these regulations are waived for emergency situations except for the prior permit requirement.
 - d. Enforcement: Violators of these regulations of working within the Public Way shall be subject to the provisions of the applicable South Weber City Municipal Code.
 3. USACE/DWRi Stream Alteration – Stream Alteration

4. UPDES
5. Dam Safety (DWRi)
6. UDOT
7. Davis County Surveyor's Monument
8. Excavation Operations
 - a. Blue Stakes: Before commencing excavation operations, the permittee shall call "Blue Stakes" at 1-800-662-4111 or 811.
9. Traffic control devices: Traffic control devices such as construction signs, barricades, and cones must be in place before excavation begins.
10. Protection of paved surfaces outside of excavation area: In order to avoid unnecessary damage to paved surfaces, backhoes, outriggers, tracked equipment, or any other construction equipment that may prove damaging to asphalt shall use rubber cleats or paving pads when operating on or crossing said surfaces.
11. Open trench limits: Open trenches will be limited to one block at a time or 660 feet, whichever is less.
12. In the event of a planned road closure, Contractor shall notify the City, Fire Department, emergency services dispatch, US Postal Service, and Davis School District a minimum of 24 hours prior to the closure. In the case of an emergency, the above listed agencies will soon be notified at the soonest possible time.
13. Environmental Controls
 - a. Dust and debris: The permittee or contractor shall keep dust and debris controlled at the work site at all times. If necessary, a container shall be provided for debris and dusty areas shall be wet down. The permittee or contractor shall be responsible for the cleanup of mud or debris from public roads deposited by vehicles or construction equipment exiting the work site. The City Engineer reserves the right to shut down the work or issue a citation if dust is not controlled.
 - b. Noise: The permittee or contractor shall keep neighborhood free of noise nuisance in accordance with the Noise Ordinance.
14. Cleanup: The permittee or contractor shall remove all equipment, material, barricades, and similar items from the right-of-way. Areas used for storage of excavated material will be smoothed and returned to their original contour. Vacuum sweeping or hand sweeping shall be required when the Building Department determines cleaning equipment is ineffective.
15. Storm Water: All Contractors working within the boundaries of South Weber City shall conform to all requirements and regulations as outlined by the South Weber City Storm

Water Management Plan. Copies of the plan are available in the South Weber City Offices.

4.02 Pre-Construction Conference

- A. The pre-construction conference shall not be held until the City Engineer has approved and signed the construction plans.
- B. A preconstruction conference shall be held before any excavation or other work is begun in the subdivision or Project. The meeting will include:
 - 1. City Engineer
 - 2. Developer or Project Manager
 - 3. Subdivision or Project Engineer
 - 4. All contractors and subcontractors involved with installing the subdivision or project improvements
 - 5. Representatives of affected South Weber City Departments
 - 6. Representatives of local utility companies as may be required by South Weber City.
- C. Items pertaining to the construction and inspection of the subdivision or Project improvements will be discussed.

4.03 Construction

- A. Specifications
 - 1. Contractor shall be responsible for constructing all improvements in accordance with the Technical Specifications, per Section 5 of this document.
 - 2. Deviations from such shall be reviewed and authorized by the City Engineer on a case-by-case basis.
- B. Plans and Details
 - 1. Contractor shall be responsible for constructing all improvements in accordance with the Drawings, Plans, and Details, per Section 6 of this document.
 - 2. Deviations from such shall be reviewed and authorized by the City Engineer on a case-by-case basis.
 - 3. In the event that as-built conditions of the improvements are found to be out of compliance with the approved improvement plans and tolerances contained in these Standards, it shall be the contractor's responsibility to remove those improvements and replace them with improvements that comply with the approved improvement plans, and are within the given tolerances. Adjacent improvements may also require replacement in order to bring all improvements into compliance.
- C. Sequence/Timing

1. All underground utility work shall be completed prior to placement and compaction of the roadway base course. Utilities, including service lines, not installed prior to roadway construction shall be bored as approved by the Public Works Director.
2. All concrete collars shall be installed within fourteen (14) days of asphalt placement.

D. Inspection

1. All construction work involving the installation of improvements in the subdivision or project shall be subject to inspection by the City. It shall be the responsibility of the person responsible for construction to insure that inspections take place where and when required. Certain types of construction shall have continuous inspection, while others may have only periodic inspections.

E. Requests for Inspections

1. Requests for inspections shall be made to the Public Works Department by the person responsible for the construction.
2. Requests for inspection on work requiring continuous inspection shall be made three (3) working days prior to the commencing of the work.
3. Notice shall also be given one (1) day in advance of the starting of work requiring periodic inspection, unless specific approval is given otherwise by the City Engineer, or his duly authorized representatives.

F. Continuous Inspection

1. May be required on (but not limited to) the following types of work:
 - a. Laying of street surfacing
 - b. Placing of concrete for curb and gutter, sidewalks, and other structures
 - c. Laying of sewer pipe, irrigation pipe, drainage pipe, water mains, water service laterals and testing.
2. On construction requiring continuous inspection, no work shall be done except in the presence or by permission of the City Engineer or authorized city representative.

G. Periodic inspections

1. Shall be required on (but not limited to) the following types of work:
 - a. Street grading and gravel base
 - b. Excavations for curb and gutter and sidewalks
 - c. Excavations for structures
 - d. Trenches for laying pipe
 - e. Forms for curb and gutter, sidewalks and structures

H. Substantial and Final Completion Inspections

1. A substantial completion inspection shall be requested by the Contractor and made by the City Engineer or authorized representative after all construction work is completed. Any faulty or defective work shall be corrected by the persons responsible for the work within a period of thirty (30) days of the date of the City Engineer's or authorized representative's Punchlist defining the faulty or defective work.
2. A final completion inspection shall be requested by the Contractor and made by the City Engineer or authorized representative after all faulty and defective work has been corrected.

I. Testing

1. Development Projects

- a. Developer/Contractor shall select a properly licensed and qualified testing agency.
- b. Developer/Contractor shall be responsible for coordinating all testing in accordance with the Technical Specifications per Section 5 of this document.
- c. Testing reports shall be submitted to City weekly for review. Areas with failed tests shall be corrected and retested.
- d. Failure to have improvements tested as they are constructed may be cause for work stoppage or rejection by City.

2. City Projects

- a. Contractor shall select a properly licensed and qualified testing agency.
- b. Contractor shall be responsible for coordinating all testing in accordance with the Technical Specifications per Section 5 of this document.
- c. Testing reports shall be submitted to City weekly for review. Areas with failed tests shall be corrected and retested. Contractor may be required to pay for retesting.
- d. Failure to have improvements tested as they are constructed may be cause for work stoppage or rejected by City.

J. Safety

1. Contractor is solely responsible for jobsite safety.
2. Contractor shall comply with all local, state, and federal rules and regulations regarding jobsite safety.
3. City and/or its authorized representatives shall have the authority to shut down a job when unsafe working conditions are found.

SECTION 5 TECHNICAL SPECIFICATIONS

5.01 Technical Specifications for South Weber City

- A. Adoption of Divisions 01 through 34 of the Manual of Standard Specifications, as published by Utah LTAP Center, Utah State University, Logan, Utah, current edition, with all published amendments.
- B. Modifications and Additions to Manual of Standard Specifications (see Appendix C)

5.02 Order of Precedence

- A. Approved project-specific specifications (when applicable)
- B. Modifications and Additions to Manual of Standard Specifications
- C. Manual of Standard Specifications, current edition, with all published amendments

SECTION 6 STANDARD DRAWINGS, PLANS, AND DETAILS

6.01 Standard Drawings, Plans, and Details for South Weber City

- A. South Weber City Public Works Standard Drawings, current edition (See Appendix D)
- B. Adoption of Manual of Standard Plans, published by Utah LTAP Center, Utah State University, Logan, Utah, current edition, with all published amendments.

6.02 Order of Precedence

- A. Approved project-specific drawings and details (when applicable)
- B. South Weber City Public Works Standard Drawings, current edition
- C. Manual of Standard Plans, current edition, with all published amendments, when not covered by one of the aforementioned items

APPENDIX A – STORM DRAIN AND DRAINAGE DESIGN STANDARDS

APPENDIX A
STORM DRAIN AND DRAINAGE DESIGN STANDARDS

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EXHIBITS

1. NOAA Point Precipitation Frequency Estimates – Intensity
2. NOAA Point Precipitation Frequency Estimates – Depth
3. Summary of Allowable LID BMPs

A1. General Provisions

- A. This document represents the reporting, design and construction standards for private and public design and construction as it relates to storm drainage within the City.
- B. A Storm Water Report is required for all new development and redevelopment projects.
- C. Implementation of LID measures and 80th percentile storm retention does not reduce or eliminate the requirement for detention/retention as contained in this document, but may be included within the designed detention/retention volumes calculated.

A2. Definitions and Acronyms

The following terms shall be defined as follows in this document related to storm water:

- A. 80th Percentile Storm – The rainfall event whose precipitation total is greater than or equal to 80 percent of all storm events over a given period of record.
- B. Best Management Practices (BMPs) – Construction practices and control measures necessary to protect against pollution generated by construction sites.
- C. Common Plan of Development – "Common plan of development or sale" means one plan for development or sale, separate parts of which are related by any announcement, piece of documentation (including a sign, public notice or hearing, sales pitch, advertisement, drawing, plat, blueprint, contract, permit application, zoning request, computer design, etc.), physical demarcation (including contracts) that identify the scope of the project. A plan may still be a common plan of development or sale even if it is taking place in separate stages or phases, is planned in combination with other construction activities, or is implemented by different owners or operators.¹ Common plans of development may be residential, commercial, or industrial in nature.
- D. Detention Basin – A water storage pond designed to store a volume of water that reduces the post-development peak runoff of a storm to the pre-development runoff rate or other rate as defined by the governing body. This is accomplished by the use of an outlet which controls the rate of flow out of the pond into the receiving storm drain or water body. Detention ponds contain an inlet, outlet, and spillway; the inlet and outlet may be one and the same. The detention basin is intended to drain the storm water within a period of time to make the volume available for the next storm event.
- E. Development – Any man-made change to unimproved land, including but not limited to site preparation, excavation, filling, grading, paving, and construction of buildings or other structures.

¹ General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s); State of Utah Department of Environmental Quality, Division of Water Quality; May 12, 2021.

- F. Disturb – To alter the physical condition, natural terrain or vegetation of land by clearing, grubbing, grading, excavating, filling, building or other construction activity.
- G. Drain Inlet – A point of entry into a sump, storm water basin, or storm drain system.
- H. Drinking Water Source Protection Zone – Zones determined by geo-hydrology designed to protect groundwater aquifers of a well in a culinary water system.
- I. DWQ – Acronym for Division of Water Quality, a division of the UDEQ.
- J. Freeboard – The vertical distance between the emergency spillway and the top of the basin embankment.
- K. General Permit for discharges from MS4 (Permit) – Authorization for a municipal separate storm sewer system to discharge storm water into waters of the United States.
- L. Hardscape – Generally impervious areas, typically streets, sidewalks, driveways, parking areas, and roofs.
- M. Infiltration – The movement of water through the soil surface and into the soil;² the movement of water downward from the ground surface through the upper soil.³
- N. Infiltration Rate – The rate at which water actually enters the soils during a storm.²
- O. Infiltration System (storm water) – A system which is designed to return storm water runoff into an underground aquifer.
1. Bioretention facilities, rain gardens, and tree boxes that are designed to slow down and hold storm water runoff for biological treatment and use by vegetative uptake are not considered to be infiltration systems if they are not isolated from groundwater. Groundwater isolation may be achieved with impermeable liners or an underdrain that does not discharge into a dug, bored, drilled or driven well, improved sinkhole or other subsurface fluid distribution system.
 2. The discharge of storm water piping below grade for the purpose of infiltration is considered a Class V injection well facility.
- P. Injection Well, Class V – As defined in Utah Administrative Code R317-7-2:
1. A bored, drilled, or driven shaft whose depth is greater than its largest surface dimension, OR
 2. A dug hole whose depth is greater than its largest surface dimension, OR
 3. An improved sinkhole, OR
 4. A subsurface fluid distribution system.

² Linsley/Franzini/Freyberg/Tchobanglous. (1992). *Water Resources Engineering and Environmental Engineering*. New York: McGraw-Hill Inc.

³ Lindeburg. (2003). *Civil Engineering Reference Manual*. Belmont, CA: Professional Publications, Inc.

- Q. Low Impact Development (LID) – An approach to land development (or re-development) that works with nature to more closely mimic pre-development hydrologic functions, reduces or minimizes the quantity of storm water runoff, and protects or improves water quality in receiving water bodies.
- R. LID Analysis and Report – A written analysis of a development or redevelopment site that (1) identifies appropriate methods to reduce storm water runoff, (2) identifies the pollutants to target for each drainage area, and (3) selects appropriate structural controls to implement on the site.
- S. Municipal Separate Storm Sewer System (MS4) – The storm water conveyance system owned by the City which includes streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains. For a full definition, see UAC 317-8.
- T. Outlet – The discharge mechanism of a detention basin, typically a pipe containing a head gate or orifice to control the release of water out of the basin.
- U. Percolation – The movement of water through the subsurface soil layers, usually continuing downward to the groundwater table,³ measured by a Standard Percolation Test in units of minutes per inch.
- V. Pollutant – Chemicals, sediment, trash, disease-carrying organisms, and other contaminants picked up by storm water which is conveyed into rivers, streams, and other water bodies.
- W. Redevelopment – Alteration of a property that change the footprint of a site or building.
- X. Retention Basin – A water storage pond designed to store the runoff volume of a storm and dispose of water through percolation, infiltration, and evaporation within a period of time to make the volume available for the next storm event. A retention basin contains an inlet and spillway, but no structural outlet.
- Y. Softscape – Generally pervious areas, such as native vegetation and landscaped areas.
- Z. Spillway, Emergency – A storm drain basin feature that controls and guides storm water as it spills over the basin's embankment.
- AA. Spillway, Internal – A storm drain basin feature that allows excess water to leave the basin through discharge piping which is set at an elevation below the emergency spillway.
- BB. Storm Drain System – The system of conveyances (including but not limited to catch basins, detention basins, retention basins, infiltration galleries, curbs, gutters, ditches, cross drains, roads, man-made channels, sumps, pipes, etc.) owned and operated by the City, which is designed and used for collecting and/or conveying storm water.
- CC. Storm Water Pollution Prevention Plan (SWPPP) – A written plan that evaluates and minimizes the impact of pollutants on storm water through the use of control measures and activities that target pollution sources. A SWPPP template can be found on the UDEQ Water Quality website.
- DD. Storm Water Report – A written analysis of a development or redevelopment site that

estimates the volume and rate of storm water runoff generated by the proposed improvements. The report details rationale and calculations for establishing the sizes of storm water piping and storage facilities in compliance with this document. This Report shall also contain the calculations for determining the 80th Percentile Storm volume and methods evaluated and selected to manage the rainfall on-site.

1. This Report may be combined with the LID Analysis and Report.

EE. Storm Water Runoff – Precipitation that is not intercepted or otherwise captured at a site which eventually enters into natural water bodies such as rivers, streams, and lakes.

FF. Subsurface Fluid Distribution System – An assemblage of perforated pipes, drain tiles, or other similar mechanisms intended to distribute fluids below the surface of the ground. (i.e. infiltration galleries, underground retention)

GG. UAC – Acronym for Utah Administrative Code.

HH. UDEQ – Acronym for Utah Department of Environmental Quality.

A3. Rainfall Hydrology

A. All storm drain systems shall be designed to carry the 100-year storm, unless otherwise stated.

B. Storm Specifications

1. Local storm drain piping shall be designed for the 10-year storm, where the road or other above ground conveyance will carry the difference to the 100-year storm.

2. Storm drain piping connecting two (2) streets through private property shall be designed for the 100-yr storm.

3. Local detention basins, including all piping into the basin from the nearest point of entry shall be designed to accommodate a 10-year storm event with a maximum discharge of 0.1 cubic feet per second (cfs).

4. Local retention basins, including piping into the basin from the nearest point of entry, shall be designed to accommodate the 100-year 2-hour storm.

5. Regional detention basins, including all piping into the basin from the nearest point of entry, shall be designed to accommodate the 100-year storm event.

6. The storm duration used for the sizing of basins shall be based upon the worst-case scenario. The time of concentration shall be calculated and shown.

7. See Exhibits 1 and 2 for rainfall data.

C. Hydrologic Methodology

1. Parameters

- a. Hardscape – Proposed streets and sidewalk areas plus the estimated hardscape areas (roofs, driveways, patios, walkways etc.) determined by using a recent subdivision with similarly sized lots, or calculated area as measured from approved site plan.
 - b. Softscape – The remaining area of the subdivision not hardscape.
2. Developments less than 20 acres
- a. The Rational Method may be used. A computer model may also be used. See paragraph 3 for more information.
 - b. Rainfall Intensity – When using the Rational Method, use the rainfall intensity table provided in Exhibit 1 of this document.
 - c. Runoff Coefficients – The following C-values shall be used when using the Rational Method:
 - i. Hardscape – 0.90
 - ii. Softscape (open space, landscaping) – 0.25
 - iii. Values from published sources may be used when pre-approved by the City Engineer.
3. Developments larger than 20 acres
- a. A City Engineer-approved computer model shall be used.
 - b. Rainfall Pattern and Depth – The following rainfall pattern shall be used. This pattern is based on the Farmer-Fletcher Distribution. This pattern is for a 1-inch unit storm and must be multiplied by rainfall depth for storms of other magnitudes, as provided in Exhibit 2.

Farmer-Fletcher Distribution

Unit Storm

Time (Min.)	Depth (inches)	Time (Min.)	Depth (inches)	Time (Min.)	Depth (inches)	Time (Min.)	Depth (inches)	Time (Min.)	Depth (inches)	Time (Min.)	Depth (inches)
1	0	11	0.004	21	0.033	31	0.052	41	0.012	51	0.005
2	0	12	0.005	22	0.034	32	0.045	42	0.011	52	0.005
3	0.002	13	0.008	23	0.035	33	0.04	43	0.01	53	0.004
4	0.002	14	0.009	24	0.038	34	0.035	44	0.009	54	0.004
5	0.002	15	0.009	25	0.039	35	0.03	45	0.009	55	0.004
6	0.002	16	0.013	26	0.045	36	0.022	46	0.008	56	0.003
7	0.002	17	0.017	27	0.052	37	0.02	47	0.006	57	0.003
8	0.002	18	0.02	28	0.054	38	0.018	48	0.006	58	0.002
9	0.003	19	0.024	29	0.054	39	0.016	49	0.005	59	0.002
10	0.003	20	0.029	30	0.054	40	0.014	50	0.005	60	0.001

A4. Storm Drain System**A. Independent System**

1. Storm waters shall not be conveyed in irrigation ditches.
2. Irrigation waters shall not be conveyed in storm drain systems.

B. Groundwater

1. Where adverse groundwater conditions exist, the City may allow the installation of a subsurface land drain system. Laterals may be installed to each lot for clear groundwater only (surface water may be permitted only upon approval from the City Engineer). Subsurface lines shall be installed with a slope adequate for proper drainage. A backflow control device may be required at the confluence of the land drain system and storm drain system, as determined by the City Engineer.

C. Piping**1. Storm Drain Lines**

- a. All storm drain lines that are considered to be part of the City's storm drain system shall be reinforced concrete pipe (RCP), of appropriate class when installed in the public right-of-way.
- b. Minimum size for storm drain mains shall be 15-inch diameter.
- c. Public storm drain pipes shall not be curved.
- d. See Section A3 for sizing requirements.

2. Land Drain Lines

- a. All land drains shall be PVC or RCP.
- b. Minimum size for land drain mains shall be 8-inch diameter.
- c. Minimum size for land drain laterals shall be 4-inch diameter.

3. Pipe specifications are included in Section 5 of the Public Works Standards.

4. Reimbursement / Pioneering Agreements – Where determined by the City Engineer and/or the Storm Drain Capital Facilities Plan, larger drain lines shall be installed to accommodate future development. The cost to provide adequate storm drainage for a development shall be paid for by the Developer. Upsizing will be coordinated at the time of development. The cost of upsizing will be the responsibility of the City or as defined in the agreement.

- D. Access – Storm drain lines shall have cleanout boxes, inlets, or manholes installed at all changes in grade or alignment, with a maximum distance of 400 feet between accesses. Structures shall be installed in accordance with the standard specifications and Standard Drawings.

E. Sumps

1. Sumps are not allowed in the City's storm drain system, except as approved by the City Engineer on a case-by-case basis.
2. Sumps shall not be permitted within zones 1, 2, or 3 of any Drinking Water Source Protection Zone of any drinking water source.
3. Class V Injection Well permitting is required.

F. Grates

1. Grates shall be provided at all entrances/exits of the storm drain system, and on the upstream end of all culverts greater than 50-ft in length.
2. Grates shall be provided on catch basins, junction boxes, control structures, etc.
3. Bar spacing shall be designed for location, function, and safety. (Generally, bar spacing should not exceed three (3) inches.)

A5. Detention and Retention Basins**A. When Required**

1. Storm drainage basins are required for all development; however, residential developments less than one (1) acre are not required to have detention or retention, except when determined by the City Engineer.
2. In an effort to increase the City's ability to more easily manage storm events, Regional Detention Basins shall be constructed wherever possible, as shown in the City's Storm Water Capital Facilities Plan.
3. As shown in the City's Storm Water Capital Facilities Plan, Developer may be required to participate in the construction of a new regional detention basin or the upgrading of an existing detention basin that is designated as a regional detention basin in lieu of onsite detention within the proposed development, if the development is located within a regional detention basin's drainage subbasin.

B. Basin Property, Easement, and Access

1. Public Basins – Public basins shall be located on a separate parcel dedicated to the City with frontage along a public roadway. The developer shall provide the City permanent access to any public basin.
2. Private Basin – Private basins serving multiple lots shall be located on a separate parcel, owned by the home-or land-owners association. Private basins serving a single lot shall be located within the lot. The City shall be provided an easement to, around, and across the basin for emergency access, operation, and/or repair for a private basin.
3. Access – Each basin shall be constructed with sufficient, all-weather, drivable access to all structures from a public street. A turnaround area shall be provided at the termination of the access road.

C. Maintenance and Ownership

Actual ownership and responsibility shall be specifically defined in the Owner's Dedication, Certificates, Development Agreements, or by Deed.

1. Local Basins – Local basins shall be constructed by the developer. Following conditional acceptance of the construction, the operation and maintenance shall be conveyed to the City when applicable.
2. Regional Basins – Regional basins shall be owned and maintained by the City, constructed according to the criteria herein, and approved of the City Engineer.
3. Private Basins
 - a. Single Lots (Non-residential only) – When approved, private basins shall be owned and maintained by the property owner.
 - b. Multiple Lots – When approved, private basins shall be owned and maintained by the Homeowners' Association.
 - c. Access may be provided from a private street provided an access easement is granted to the City providing access to/from the basin from a public street.
 - d. For all private basins, Developer is required to enter into a Long-Term Storm Water Maintenance Agreement with the City.

D. Basin Volume

1. All basin designs and calculations shall be included in the Storm Water Report and submitted to and reviewed by the City Engineer for approval.
2. Volume shall be measured to the internal spillway (overflow) elevation.
3. Volume in pipes, ditches, or roadside swales shall not be considered in the volume calculation for detention and retention basins.
4. Above-grade storage of water shall not be allowed in parking lots.

E. Allowable Discharge Design

1. See Section A3.B for storm specifications.
2. Discharge shall not exceed the lesser of:
 - a. Pre-development runoff with pre-development, meaning the condition of the land prior to settlement, or
 - b. The discharge rate determined by using the standard rate of 0.1 cubic feet per second per total acre.

Show all calculations or provide spreadsheet or program file.

3. Calculations shall be based on the total acreage of the development draining to the basin.

4. Pass-through of offsite drainage through the development must be considered and will be allowed.
- F. Detention and Retention Basin Elements
1. Depth – Basins should not exceed three (3) feet in depth as determined from its lowest point to the overflow or spillway, unless otherwise approved by the City.
 2. Side slopes – Side slopes shall not be steeper than 4:1 (horizontal to vertical).
 3. Bottom Slope – The basin floor shall be designed so as to prevent the permanent ponding of water. The slope of the floor of the basin shall not be less than 1% to provide drainage of water to the outlet grate and prevent prolonged wet, soggy, or unstable soil conditions.
 4. Freeboard – At least one (1) foot of freeboard is required (berm above the high water mark).
 5. Spillways
 - a. The spillway shall be designed to carry the 200-year storm flow minus the 100-year storm flow which is handled by the outlet control structure.
 - b. Spillways shall introduce flows back into the pipe or stream downstream of the outlet control.
 - c. Spillways shall include a maintained swale and drainage easement to a safe location.
 - d. The spillway shall be designed to prevent erosion.
 - e. All spillways shall be designed to protect adjacent embankments, nearby structures, and surrounding properties.
 6. Ground Covers – The surface area of the basin shall be sodded. Use seed mixture found in the Technical Specifications. A minimum of four (4) inches of top soil must be installed prior to sod placement. A sprinkler irrigation system is also required for all grassed basins. Developer/contractor is responsible for establishing vegetation.
 7. Embankment (Fill) Construction – If a raised embankment is constructed for a basin (constructed with granular materials), it shall be provided with a minimum of 6-inches of clay cover on the inside of the berm to prevent water passage through the soil.
 8. Excavation (Cut) Construction – If the basin is constructed primarily by excavation, then it may be necessary to provide an impermeable liner and land drain system when constructed in the proximity of basements or other below grade structures as determined by a geotechnical evaluation.
 9. Multi-Use Basins – Basins may be designed as multi-use facilities when appropriate precautions are incorporated into the design. If amenities such as pavilions, playground equipment, volleyball courts, etc. are to be constructed within the water detention area of a basin, they shall be designed appropriately. Structures shall be designed for saturated soil conditions and bearing capacities are to be reduced accordingly. Restrooms shall not be located in areas of inundation. Inlet and outlet structures should be located as far as possible from all facilities. No wood chips or floatable objects may be used in the area that will be inundated.

10. Fencing – A conveniently-located access gate, appropriately sized for entrance by maintenance vehicles and equipment, shall be provided for fenced basins. Fencing should not be located at the top of the basin embankment where maintenance equipment, vehicles, and personnel need access. Fencing shall be a minimum of 6-ft tall, with material in accordance with these Public Works Standards and City Zoning Requirements.
- G. Detention Basins
1. Percolation – No reduction due to percolation for detention basins volumes shall be permitted.
 2. Outlet Control
 - a. Private detention basins may have a calculated fixed orifice plate mounted on the outlet of the basin.
 - b. Public detention basins shall have movable, screw-type head gates set at the calculated opening height with a stop block required to carry the maximum allowable discharge.
 3. Low Flow Piping – The inlet and outlet structures may be located in different areas of the basin, requiring a buried pipe to convey any base flows that enter and exit the basin. (Cross gutters and surface flows are prohibited.) The minimum pipe size and material for the low flow pipe shall be 15-inch RCP or as otherwise specified by the City Engineer.
 4. Oil/Sediment Separators
 - a. Sizing and design of oil/sediment separators shall be reviewed by the City Engineer and City Personnel prior to installation.
 - i. Manufacturer’s recommendations for sizing must be followed with calculations submitted to the City.
 - ii. Consideration must be given to frequency and ease of maintenance of the structure
 - iii. Separator should be installed upstream of detention basin and appropriately sized for such location.
 - b. Any site dealing with large parking lots or particularly dirty parking lots such as auto repair and maintenance will be required to have an oil separator
 - c. Private basins shall have contracts in place with a local sewer company to periodically clean the Separator (at least annually).
- H. Retention Basins (excludes 80th Percentile Storm Retention, See Section A7)
1. Retention basins must be specifically approved by the City Engineer.
 2. Retention basins shall not be permitted within zones 1, 2 or 3 of any Drinking Water Source Protection Zone of any drinking water source.
 3. An approved oil/sediment separator shall be installed upstream of retention basin.
 4. Retention Basin Criteria – Retention basins may be permitted if the following conditions apply:
 - a. The distance between the nearest City storm drain and the boundary of the development is greater than:

- i. For residential development: 500 feet or 50 feet times the number of lots in the entire development (whichever is greater);
 - ii. For commercial development: 20 feet times the number of parking stalls on site.
 - b. The basin is not located within a Hazardous Area (such as a steep slope) or some other sensitive area (such as a Drinking Water Source Protection Zone).
 - c. Site is topographically incapable of draining to the City system.
 - d. Recommendation by the City Engineer.
5. Percolation Rate for Retention Basins
- a. A percolation test shall be performed by a licensed tester. The percolation test shall be performed at the elevation of the proposed grade of the bottom of the retention basin.
 - b. Due to degradation of soils ability to percolate over time, only 80% of the percolation rate shall be used in the calculations for the retention basins.
6. Retention basins shall be designed to completely drain within 48 hours of the primary storm event.

I. Subsurface Fluid Distribution Systems

- 1. Subsurface Fluid Distribution Systems are allowed for private basins only.
- 2. See Paragraph H for requirements related to Percolation Rate for Retention Basins.
- 3. A Class V injection well permit is required.
- 4. An approved oil/sediment separator shall be installed upstream of subsurface fluid distribution system.
- 5. Subsurface Fluid Distribution Systems are not allowed for storm water disposal if located in Zone 1 or 2 of a drinking water source. They may be allowed in Zone 3 or 4 of a drinking water source if they are equipped with appropriate pretreatment and approved by the City Engineer.
- 6. Examples of Subsurface Fluid Distribution Systems include but are not limited to: ADS StormTech® systems, ACF Environmental R-Tanks® and similar; perforated pipe infiltration galleries, etc.

A6. Water Quality

- A. Long-term Best Management Practices (BMPs) shall be used to maintain, to the maximum extent practical, the quality of the water to the pre-developed condition.
- B. Construction BMPs shall be implemented per the City's Storm Water Management Plan.

A7. 80th Percentile Storm Retention

- A. All new development and redevelopment projects equal to or greater than one (1) acre, or projects that are less than one (1) acre that are part of a larger common plan of development or sale, shall be required to manage rainfall on-site, and prevent the off-site discharge of the precipitation from all rainfall events less than or equal to the 80TH

- percentile rainfall event [storm]. This objective must be accomplished by the use of practices that are designed, constructed, and maintained to infiltrate, evapotranspiration, and/or harvest and reuse rainwater. If meeting this retention standard is technically infeasible, a rationale shall be provided on a case-by-case basis for the use of alternative design criteria. The project must document and quantify that infiltration, evapotranspiration, and rainwater harvesting have been used to the maximum extent technically feasible and that full employment of these controls are infeasible due to site constraints.³
- B. In South Weber City, the 80th percentile storm has been determined to be 0.43 inches of depth.
 - C. The intent is to manage water as close as possible to the point at which it falls.
 - D. Calculations and implementation rationale must be contained in the Storm Water Report.
 - E. LID measures should be implemented to meet the 80th Percentile Storm requirements.
 - F. Implementation of this retention standard does eliminate the requirement for detention/retention basins as described in Section A5, but may be included within the designed detention/retention volumes calculated.

A8. Low Impact Development

All new development and redevelopment projects equal to or greater than one (1) acre, or projects that are less than one (1) acre that are part of a larger common plan of development or sale, shall be required to evaluate Low Impact Development (LID) approaches to infiltrate, evapotranspiration, and/or harvest and use storm water from the site to protect water quality.⁴

- A. Structural controls may include green infrastructure practices such as:
 - 1. Rainwater harvesting (e.g. rain barrels)
 - 2. Rain gardens
 - 3. Permeable pavement or pavers (not permitted on public streets)
 - 4. Vegetated swales
 - 5. Preservation of vegetation (non-disturbance)
 - 6. Xeriscaping
 - 7. Others as approved by the City Engineer
- B. LID approaches must be evaluated and detailed in a LID Analysis and Report, which shall be submitted to and approved by the City Engineer.

⁴ Adapted from General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s); State of Utah Department of Environmental Quality, Division of Water Quality; May 12, 2021.

- C. If an LID approach cannot be utilized, the Applicant must document an explanation of the reasons preventing this approach and the rationale for the *chosen alternative controls* on a case by case basis for each project.³
- D. Implementation of LID measures does not eliminate the requirement for detention/retention basins as described in Section A5 but may be included within the designed detention/retention volumes calculated.

EXHIBIT 1 – NOAA POINT PRECIPITATION FREQUENCY ESTIMATES - INTENSITY



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Tryppaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

--- Intensity ---

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PF tabular

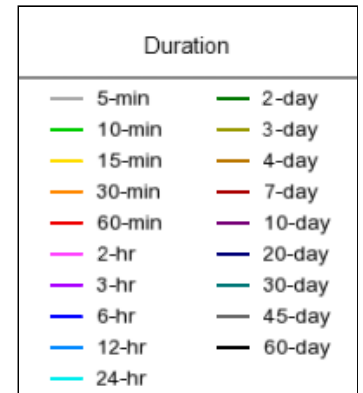
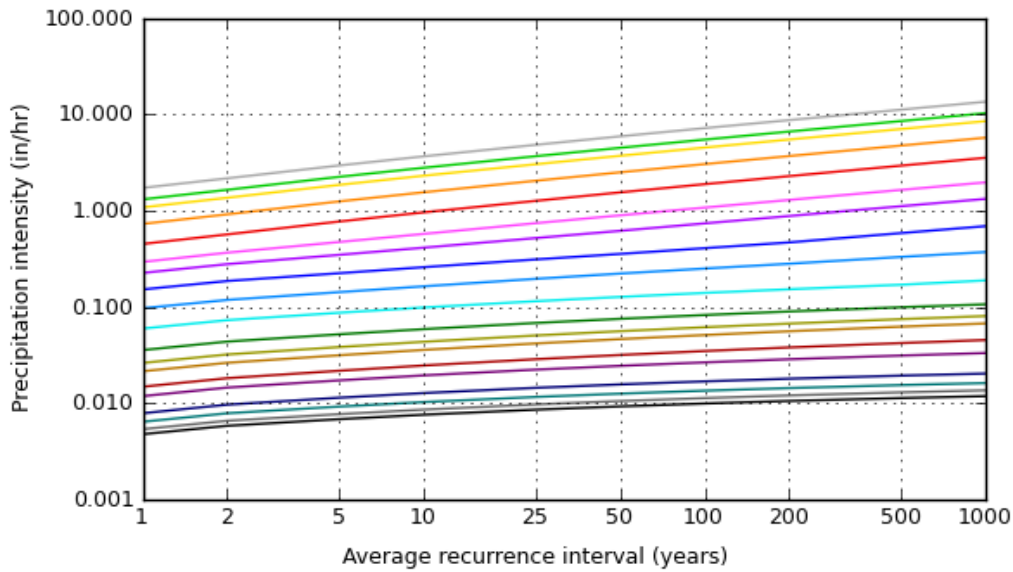
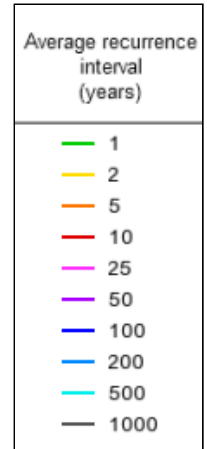
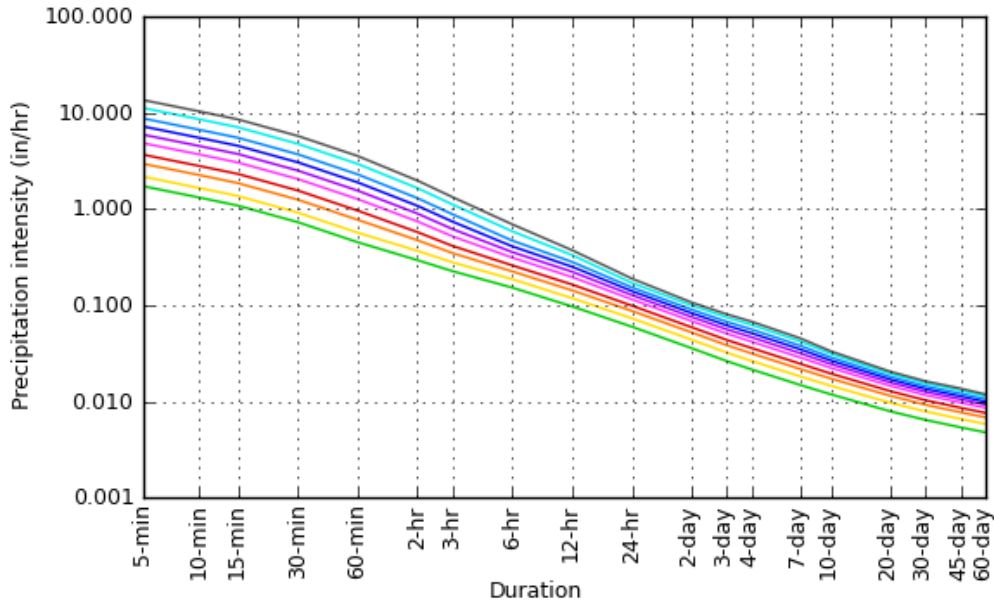
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.73 (1.50-2.02)	2.17 (1.90-2.54)	2.95 (2.56-3.46)	3.67 (3.16-4.31)	4.84 (4.06-5.71)	5.93 (4.82-7.08)	7.21 (5.68-8.70)	8.74 (6.62-10.8)	11.2 (8.04-14.2)	13.6 (9.24-17.6)
10-min	1.31 (1.13-1.54)	1.65 (1.45-1.94)	2.25 (1.94-2.63)	2.80 (2.40-3.28)	3.68 (3.08-4.35)	4.51 (3.67-5.38)	5.48 (4.31-6.62)	6.65 (5.04-8.19)	8.54 (6.11-10.8)	10.3 (7.03-13.4)
15-min	1.08 (0.936-1.27)	1.36 (1.19-1.60)	1.86 (1.61-2.18)	2.31 (1.98-2.71)	3.04 (2.55-3.60)	3.72 (3.03-4.45)	4.53 (3.56-5.47)	5.50 (4.16-6.77)	7.06 (5.05-8.96)	8.52 (5.81-11.1)
30-min	0.730 (0.632-0.854)	0.918 (0.802-1.08)	1.25 (1.08-1.46)	1.56 (1.33-1.82)	2.05 (1.72-2.42)	2.51 (2.04-3.00)	3.05 (2.40-3.68)	3.70 (2.80-4.56)	4.75 (3.40-6.03)	5.74 (3.91-7.46)
60-min	0.452 (0.391-0.529)	0.568 (0.496-0.668)	0.773 (0.670-0.906)	0.962 (0.826-1.13)	1.27 (1.06-1.50)	1.55 (1.26-1.85)	1.89 (1.49-2.28)	2.29 (1.74-2.82)	2.94 (2.11-3.73)	3.55 (2.42-4.62)
2-hr	0.294 (0.259-0.338)	0.367 (0.324-0.422)	0.474 (0.416-0.544)	0.575 (0.499-0.663)	0.742 (0.630-0.863)	0.896 (0.742-1.05)	1.08 (0.865-1.28)	1.30 (1.00-1.57)	1.65 (1.20-2.06)	1.97 (1.37-2.53)
3-hr	0.226 (0.203-0.256)	0.279 (0.250-0.317)	0.348 (0.310-0.395)	0.414 (0.365-0.470)	0.520 (0.450-0.595)	0.619 (0.524-0.716)	0.739 (0.610-0.867)	0.881 (0.705-1.05)	1.12 (0.848-1.39)	1.33 (0.971-1.70)
6-hr	0.152 (0.139-0.168)	0.186 (0.170-0.206)	0.224 (0.204-0.248)	0.259 (0.234-0.288)	0.312 (0.278-0.348)	0.356 (0.313-0.400)	0.409 (0.353-0.466)	0.469 (0.395-0.542)	0.586 (0.477-0.702)	0.692 (0.547-0.861)
12-hr	0.097 (0.089-0.107)	0.119 (0.108-0.131)	0.143 (0.130-0.158)	0.164 (0.148-0.181)	0.196 (0.175-0.218)	0.223 (0.196-0.250)	0.251 (0.218-0.285)	0.282 (0.239-0.325)	0.332 (0.273-0.391)	0.373 (0.299-0.448)
24-hr	0.060 (0.056-0.064)	0.073 (0.068-0.079)	0.087 (0.081-0.094)	0.099 (0.092-0.107)	0.115 (0.106-0.124)	0.127 (0.118-0.137)	0.140 (0.129-0.151)	0.153 (0.140-0.165)	0.170 (0.155-0.198)	0.189 (0.165-0.227)
2-day	0.036 (0.033-0.039)	0.044 (0.041-0.047)	0.052 (0.048-0.056)	0.059 (0.055-0.064)	0.068 (0.063-0.074)	0.075 (0.070-0.081)	0.083 (0.076-0.089)	0.090 (0.082-0.097)	0.099 (0.090-0.108)	0.107 (0.096-0.116)
3-day	0.026 (0.024-0.028)	0.032 (0.030-0.035)	0.038 (0.036-0.041)	0.044 (0.041-0.047)	0.051 (0.047-0.054)	0.056 (0.052-0.060)	0.062 (0.057-0.067)	0.067 (0.062-0.073)	0.075 (0.068-0.081)	0.081 (0.073-0.088)
4-day	0.022 (0.020-0.023)	0.026 (0.025-0.028)	0.032 (0.029-0.034)	0.036 (0.033-0.039)	0.042 (0.039-0.045)	0.046 (0.043-0.050)	0.051 (0.047-0.055)	0.056 (0.051-0.061)	0.063 (0.057-0.068)	0.068 (0.061-0.074)
7-day	0.015 (0.014-0.016)	0.018 (0.017-0.020)	0.022 (0.020-0.023)	0.025 (0.023-0.026)	0.029 (0.027-0.031)	0.032 (0.029-0.034)	0.035 (0.032-0.038)	0.038 (0.035-0.041)	0.042 (0.038-0.046)	0.045 (0.041-0.050)
10-day	0.012 (0.011-0.013)	0.015 (0.014-0.016)	0.017 (0.016-0.019)	0.020 (0.018-0.021)	0.022 (0.021-0.024)	0.025 (0.023-0.026)	0.027 (0.025-0.029)	0.029 (0.026-0.031)	0.031 (0.029-0.034)	0.033 (0.030-0.036)
20-day	0.008 (0.007-0.008)	0.010 (0.009-0.010)	0.011 (0.011-0.012)	0.013 (0.012-0.014)	0.014 (0.014-0.015)	0.016 (0.015-0.017)	0.017 (0.016-0.018)	0.018 (0.017-0.019)	0.019 (0.018-0.021)	0.020 (0.019-0.022)
30-day	0.006 (0.006-0.007)	0.008 (0.007-0.008)	0.009 (0.009-0.010)	0.010 (0.010-0.011)	0.012 (0.011-0.012)	0.013 (0.012-0.013)	0.014 (0.013-0.014)	0.014 (0.013-0.015)	0.015 (0.014-0.017)	0.016 (0.015-0.017)
45-day	0.005 (0.005-0.006)	0.007 (0.006-0.007)	0.008 (0.007-0.008)	0.009 (0.008-0.009)	0.010 (0.009-0.010)	0.011 (0.010-0.011)	0.011 (0.011-0.012)	0.012 (0.011-0.013)	0.013 (0.012-0.014)	0.014 (0.013-0.015)
60-day	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.008 (0.007-0.008)	0.009 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.011)	0.011 (0.010-0.012)	0.012 (0.011-0.013)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based intensity-duration-frequency (IDF) curves
 Latitude: 41.1331°, Longitude: -111.9381°



Maps & aerials

Small scale terrain

EXHIBIT 2 – NOAA POINT PRECIPITATION FREQUENCY ESTIMATES - DEPTH



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Tryppaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

--- Depth ---

[PF_tabular](#) | [PF_graphical](#) | [Maps & aeriels](#)

PF tabular

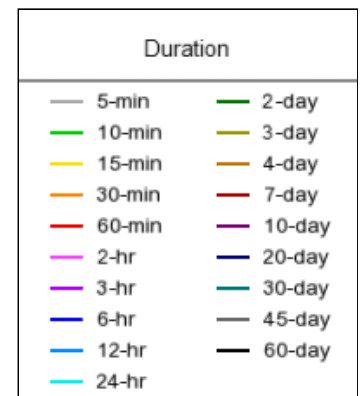
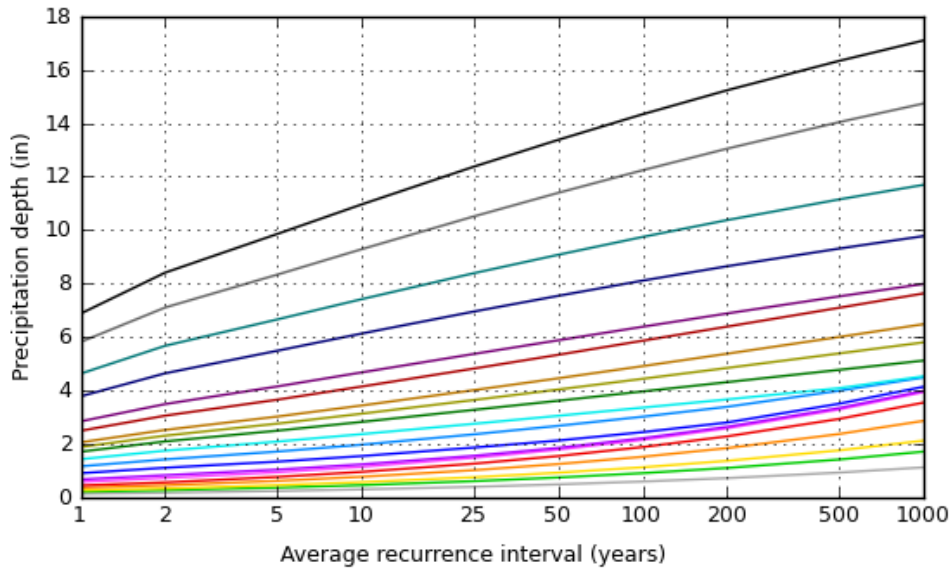
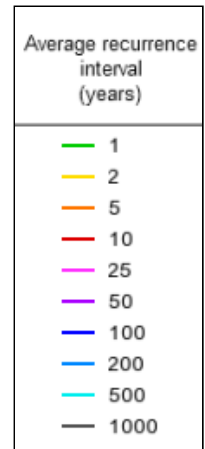
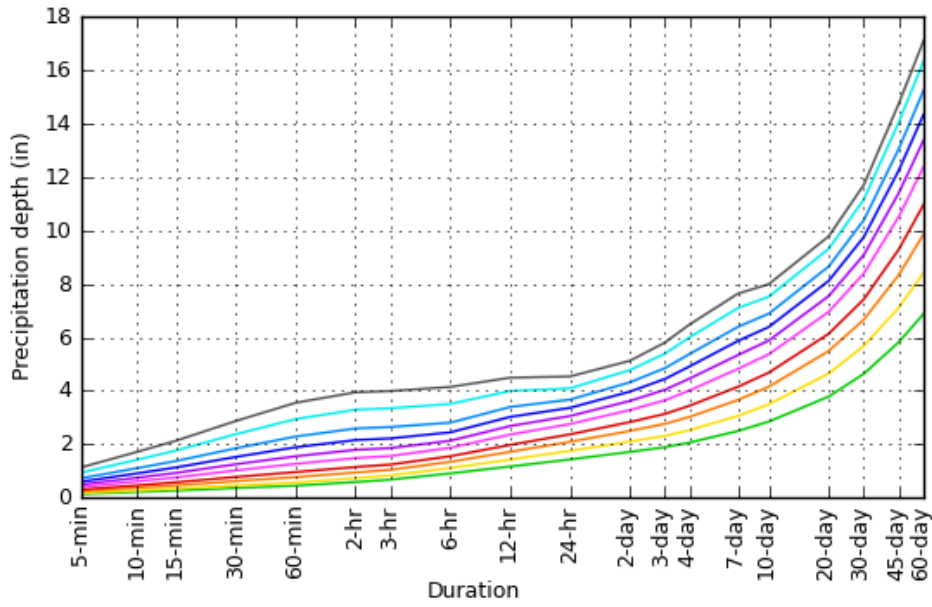
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.144 (0.125-0.168)	0.181 (0.158-0.212)	0.246 (0.213-0.288)	0.306 (0.263-0.359)	0.403 (0.338-0.476)	0.494 (0.402-0.590)	0.601 (0.473-0.725)	0.728 (0.552-0.897)	0.935 (0.670-1.19)	1.13 (0.770-1.47)
10-min	0.219 (0.189-0.256)	0.275 (0.241-0.323)	0.375 (0.324-0.439)	0.466 (0.400-0.546)	0.614 (0.514-0.725)	0.751 (0.611-0.897)	0.914 (0.719-1.10)	1.11 (0.840-1.37)	1.42 (1.02-1.81)	1.72 (1.17-2.24)
15-min	0.271 (0.234-0.317)	0.341 (0.298-0.401)	0.464 (0.402-0.544)	0.578 (0.496-0.677)	0.760 (0.638-0.899)	0.931 (0.758-1.11)	1.13 (0.891-1.37)	1.37 (1.04-1.69)	1.77 (1.26-2.24)	2.13 (1.45-2.77)
30-min	0.365 (0.316-0.427)	0.459 (0.401-0.540)	0.625 (0.542-0.732)	0.778 (0.667-0.912)	1.02 (0.859-1.21)	1.25 (1.02-1.50)	1.53 (1.20-1.84)	1.85 (1.40-2.28)	2.38 (1.70-3.02)	2.87 (1.96-3.73)
60-min	0.452 (0.391-0.529)	0.568 (0.496-0.668)	0.773 (0.670-0.906)	0.962 (0.826-1.13)	1.27 (1.06-1.50)	1.55 (1.26-1.85)	1.89 (1.49-2.28)	2.29 (1.74-2.82)	2.94 (2.11-3.73)	3.55 (2.42-4.62)
2-hr	0.588 (0.518-0.675)	0.734 (0.649-0.845)	0.947 (0.832-1.09)	1.15 (0.998-1.33)	1.49 (1.26-1.73)	1.79 (1.48-2.10)	2.16 (1.73-2.57)	2.59 (2.00-3.15)	3.29 (2.40-4.12)	3.94 (2.74-5.06)
3-hr	0.679 (0.609-0.768)	0.838 (0.751-0.951)	1.05 (0.930-1.19)	1.24 (1.10-1.41)	1.56 (1.35-1.79)	1.86 (1.57-2.15)	2.22 (1.83-2.61)	2.65 (2.12-3.17)	3.35 (2.55-4.16)	3.99 (2.92-5.11)
6-hr	0.912 (0.835-1.00)	1.12 (1.02-1.23)	1.34 (1.22-1.49)	1.55 (1.40-1.72)	1.87 (1.66-2.09)	2.13 (1.87-2.40)	2.45 (2.11-2.79)	2.81 (2.36-3.25)	3.51 (2.86-4.20)	4.14 (3.28-5.16)
12-hr	1.17 (1.07-1.29)	1.43 (1.31-1.57)	1.72 (1.56-1.90)	1.98 (1.79-2.18)	2.36 (2.11-2.63)	2.68 (2.37-3.01)	3.03 (2.62-3.44)	3.40 (2.88-3.91)	4.00 (3.29-4.71)	4.49 (3.60-5.40)
24-hr	1.43 (1.33-1.54)	1.75 (1.63-1.90)	2.09 (1.95-2.26)	2.37 (2.21-2.56)	2.76 (2.55-2.97)	3.06 (2.82-3.29)	3.36 (3.09-3.62)	3.67 (3.36-3.96)	4.09 (3.71-4.76)	4.54 (3.97-5.46)
2-day	1.72 (1.60-1.85)	2.10 (1.95-2.27)	2.50 (2.33-2.70)	2.83 (2.63-3.05)	3.28 (3.04-3.53)	3.62 (3.34-3.91)	3.97 (3.64-4.29)	4.32 (3.94-4.67)	4.78 (4.32-5.19)	5.12 (4.61-5.59)
3-day	1.89 (1.76-2.04)	2.32 (2.16-2.50)	2.77 (2.58-2.98)	3.14 (2.92-3.38)	3.65 (3.38-3.92)	4.04 (3.73-4.35)	4.44 (4.08-4.79)	4.85 (4.43-5.24)	5.39 (4.88-5.85)	5.80 (5.22-6.32)
4-day	2.07 (1.92-2.22)	2.53 (2.36-2.72)	3.03 (2.83-3.25)	3.44 (3.21-3.70)	4.02 (3.73-4.31)	4.46 (4.13-4.79)	4.92 (4.52-5.29)	5.38 (4.92-5.81)	6.01 (5.45-6.51)	6.49 (5.83-7.06)
7-day	2.50 (2.33-2.68)	3.06 (2.86-3.29)	3.66 (3.41-3.92)	4.15 (3.87-4.45)	4.82 (4.48-5.17)	5.34 (4.94-5.73)	5.87 (5.40-6.30)	6.39 (5.86-6.90)	7.10 (6.45-7.71)	7.64 (6.89-8.34)
10-day	2.85 (2.66-3.05)	3.50 (3.26-3.75)	4.15 (3.88-4.44)	4.68 (4.37-5.00)	5.37 (5.00-5.74)	5.88 (5.46-6.29)	6.39 (5.91-6.85)	6.89 (6.35-7.40)	7.52 (6.89-8.12)	7.99 (7.28-8.66)
20-day	3.79 (3.53-4.05)	4.65 (4.34-4.99)	5.49 (5.13-5.88)	6.13 (5.73-6.57)	6.95 (6.49-7.43)	7.54 (7.03-8.06)	8.11 (7.54-8.68)	8.65 (8.02-9.27)	9.31 (8.60-10.0)	9.78 (9.00-10.5)
30-day	4.63 (4.33-4.95)	5.68 (5.31-6.07)	6.66 (6.23-7.12)	7.42 (6.93-7.92)	8.39 (7.82-8.96)	9.08 (8.45-9.70)	9.75 (9.04-10.4)	10.4 (9.60-11.1)	11.1 (10.3-12.0)	11.7 (10.7-12.6)
45-day	5.82 (5.43-6.24)	7.11 (6.63-7.64)	8.33 (7.78-8.94)	9.29 (8.66-9.95)	10.5 (9.79-11.2)	11.4 (10.6-12.2)	12.2 (11.4-13.1)	13.0 (12.1-14.0)	14.0 (12.9-15.1)	14.7 (13.5-15.9)
60-day	6.88 (6.42-7.35)	8.41 (7.85-9.02)	9.85 (9.21-10.5)	11.0 (10.2-11.7)	12.4 (11.5-13.2)	13.4 (12.5-14.3)	14.3 (13.3-15.4)	15.2 (14.1-16.3)	16.3 (15.1-17.6)	17.1 (15.7-18.4)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based depth-duration-frequency (DDF) curves
 Latitude: 41.1331°, Longitude: -111.9381°

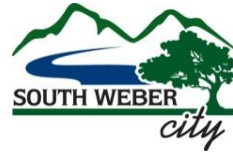


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Maps & aerials

Small scale terrain

EXHIBIT 3 – SUMMARY OF ALLOWABLE LID BMPs



Summary of LID BMPs and Recommendations on Where to Allow
from *A Guide to Low Impact Development within Utah*

<https://deq.utah.gov/water-quality/low-impact-development>

LID BMP Category	LID BMP Type	Fact Sheet ID	Removal Effectiveness ¹	Primary Functions			Maintenance Effort	Where Permitted					
				Bioretention	Volume Retention	Biofiltration		Residential - Public Roads	Residential - Private Roads	Residential - Multi-family	Commercial	Industrial	
Bioretention	Rain Garden	BR-1	high	yes	yes	yes	low-med	no	yes	yes	yes	yes	yes
	Bioretention Cell	BR-2	high	yes	yes	yes	low-med	yes	yes	yes	yes	yes	yes
	Bioswale	BR-3	medium	yes	some	yes	low	yes	yes	yes	yes	yes	yes
	Vegetated Strip	BR-4	med-high	yes	some	yes	low	yes	yes	yes	yes	yes	yes
	Tree Box Filter	BR-5	med-high	yes	varies	yes	medium	no	yes	yes	yes	yes	yes
	Green Roof	BR-6	med-high	yes	yes	yes	med-high	no ²	no ²	no ²	yes	yes	yes
Pervious Surfaces	Pervious Surfaces	PS-1	high	yes	yes	some	low-med	no ²	no ²	yes	yes	yes	yes
Infiltration Devices ⁵	Infiltration Basin ³	ID-1	high	yes	yes	yes	low	yes	yes	yes	yes	yes	yes
	Infiltration Trench	ID-2	high	yes	yes	some	low	yes	yes	yes	yes	yes	no
	Dry Well ^{3,4}	ID-3	high	yes	yes	no	low-med	no	yes	yes	yes	yes	no
	Underground Infiltration Gallery ^{3,4}	ID-4	high	yes	yes	no	low-med	no	yes	yes	yes	yes	yes
Harvest and Reuse	Harvest and Reuse ⁶	HR-1	varies	varies	yes	varies	low	no ²	no ²	no ²	yes	yes	yes

Notes

¹ Sediment, Nutrients, Metals, Bacteria, Oil/Grease

² Individual homes may utilize BMP, but it will not count towards LID and retention requirement for development.

³ Requires pre-treatment

⁴ Requires UIC Class V injection well permit from State of Utah

⁵ Other factors (e.g. drinking water source protection zone, contaminated groundwater, etc.) may limit use.

⁶ Requires registration with DWRi

APPENDIX B – GEOTECHNICAL INVESTIGATION REPORT MINIMUM REQUIREMENTS

APPENDIX B**GEOTECHNICAL INVESTIGATION REPORT MINIMUM REQUIREMENTS****B1. General Provisions**

- A. All reports shall include the Minimum Testing Requirements and use the Design Parameters as detailed below.
- B. All reports shall be signed and sealed by a registered Professional Engineer licensed in Utah.

B2. Report Contents

- A. Geotechnical Investigation Report submitted to South Weber City shall generally include the following contents, as applicable.

CONTENTS

- 1.0 *Project Description/Overview*
 - 1.1 *Existing Conditions*
 - 1.2 *Proposed Improvements*
- 2.0 *Site Conditions*
 - 2.1 *Surface Conditions*
 - 2.2 *Subsurface Conditions*
 - 2.3 *Groundwater*
- 3.0 *Subsurface Investigation*
 - 3.1 *Percolation Test*
 - 3.2 *Infiltration Test*
- 4.0 *Laboratory Testing*
- 5.0 *Geologic Hazards*
 - 5.1 *Rock Fall*
 - 5.2 *Faulting*
 - 5.3 *Seismic/Ground Motions*
 - 5.4 *Lateral Spread*
 - 5.5 *Liquefaction Potential*
 - 5.6 *Landslide and Scarps*
 - 5.7 *Debris Flow/Alluvial Fan*
 - 5.8 *Expansive/Collapsible Soils*
 - 5.9 *Avalanche*
- 6.0 *Earthwork*
 - 6.1 *Site Preparation and Grading*
 - 6.2 *Temporary Excavations*
 - 6.3 *Permanent Cut and Fill Slopes*
 - 6.4 *Fill Material Composition, Placement, and Compaction*
 - 6.5 *Roadway and Embankments Fill*
 - 6.6 *Structural Fill*

- 6.7 *Utility Trenches*
- 6.8 *Re-use of Excavated Soil Materials*
- 7.0 *Foundations*
 - 7.1 *Foundation Recommendations*
 - 7.2 *Installation Requirements*
 - 7.3 *Estimated Settlement*
 - 7.4 *Lateral Resistance*
- 8.0 *Static and Seismic Lateral Earth Pressures (Active, Moderately Yielding, At-Rest, and Passive Conditions)*
- 9.0 *Floor Slabs*
- 10.0 *Drainage Recommendations*
 - 10.1 *Surface*
 - 10.2 *Subsurface*
 - 10.3 *Foundation Drains/Subdrains*
- 11.0 *Pavement Section*
 - 11.1 *(See Section B4)*
 - 11.2 *Exterior Concrete Flatwork*
- 12.0 *Retaining Walls (Required for all retaining walls taller than 4 feet, when used)*
 - 12.1 *Surface and Subsurface Drainage*
 - 12.2 *Internal and Global Stability (Static and Seismic Loading)*
 - 12.3 *Dimensions and Elevations*
 - 12.4 *Settlements*
 - 12.5 *Construction Inspection*
- 13.0 *Slope Stability (Required for slopes greater than 25%)*
- 14.0 *References*
- Tables*
- Figures*
 - A. *Project Location/Site Map*
 - B. *Boring/Test Pit Locations*
 - C. *Boring/Test Pit Logs*
 - D. *Key to Symbols for Boring/Test Pit Logs*
- Appendices, as needed*

B3. Minimum Testing Requirements

- A. Borings (B) and Test Pits (TP), either known as a “hole”
 - 1. Total: Minimum 1 hole per 2 acres, rounded up
 - a. Example: 5.5 acre site: $5.5 \div 2 = 2.75$, round up to 3 holes
 - 2. Roadway: 1 hole + 1 hole per 500 lf of roadway (rounded up, along centerline alignment) (counts towards Total)
 - a. Example: 10.5 acre subdivision with 1,850 lf of roadway centerline
 - i. Roadway: $1 + (1,850 \div 500) = 4.7$, round up to 5 holes
 - ii. Total, minimum: $10.5 \div 2 = 5.25$, round up to 6 holes

- iii. Therefore, 6 total holes are required for subdivision, with 5 of the holes being along the roadway alignment.
3. Commercial sites: 1 hole + 1 hole per 5,000 square feet (rounded up) for buildings
 - a. Example: 13,500 sf building: $1 + (13,500 \div 5,000) = 3.7$, round up to 4 holes
4. Additional borings or test pits as may be required for a representative sampling of the site, as determined by the geotechnical engineer.

B4. Minimum Design Parameters for Pavement

- A. Local/Residential
 1. 75,000 ESALS per year
 2. 20-yr design life
 3. 3% growth factor
- B. Cul-de-Sac
 1. 50,000 ESALS per year
 2. 20-yr design life
 3. 3% growth factor
- C. Minor Collector
 1. 300,000 ESALS per year
 2. 20-yr design life
 3. 3% growth factor
- D. Major Collector / Minor Arterial
 1. Contact City for traffic requirements

APPENDIX C - MODIFICATIONS AND ADDITIONS TO MANUAL OF STANDARD SPECIFICATIONS

APPENDIX C

MODIFICATIONS AND ADDITIONS TO THE 2017 MANUAL OF STANDARD SPECIFICATIONS

as published by:
Utah LTAP Center
Utah State University
Logan Utah
2017

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**SECTION 03 20 00 M
CONCRETE REINFORCING (MODIFIED)**

PART 3 EXECUTION

3.1 PLACING

Add paragraphs F and G as follows:

- F. No steel shall extend from or be visible on any finished surface
- G. All steel shall have a minimum of 1.5-inches of concrete cover.

**SECTION 03 30 04 M
CONCRETE (Modified)**

PART 2 PRODUCTS

2.4 Add paragraph F as follows:

- F. Fiber Reinforcement: A minimum of 1.0 pounds per cubic yard of polyolefin fiber reinforcement shall be evenly distributed into the mix. Mixing shall be as recommended by the manufacturer/supplier such that the fibers do not ball up. Polyolefin fibers shall meet the requirements of ASTM C1116 and ASTM D7508.

2.5 **MIX DESIGN**

Replace Paragraph A with the following:

- A. **Class:** When not specified in the plans or project specifications, use the following table to select the class of concrete required for the application:

Class	Application
5,000	Reinforced Structural Concrete
4,000	Sidewalks, curb, gutter, cross gutters, waterways, pavements, and unreinforced footings and foundations
3,000	Thrust blocks
2,000	Anchors, mass concrete

**SECTION 03 30 10 M
CONCRETE PLACEMENT (Modified)**

PART 3 EXECUTION

3.2 PREPARATION

Add paragraph F as follows:

- F. No concrete shall be placed until the surfaces have been inspected and approved by the City Engineer or City Inspector.

**SECTION 31 23 16 M
EXCAVATION (Modified)**

PART 3 EXECUTION

3.3 GENERAL EXCAVATION REQUIREMENT

Add paragraph I as follows:

- I. Excavation for pipelines under existing curb and gutter, concrete slabs, or sidewalks shall be open cut. Neither tunneling nor water jetting is allowed. At the option of the City Engineer, jacking or boring under permanent facilities may be allowed based on his/her direction.

Add Section 31 23 20 Fill

SECTION 31 23 20
FILL

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Non-structural fill materials.
- B. Non-structural placement and compaction.

1.2 REFERENCES

A. ASTM Standards

- D 698 Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft³ (600 kN-m/m³)).
- D 1557 Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft³ (2,700 kN-m/m³)).
- D 2922 Density of Soil and Soil-Aggregate in Place by Nuclear Methods (Shallow Depth).

1.3 SUBMITTALS

- A. When requested by ENGINEER, submit laboratory dry density and optimum laboratory moisture content for each type of fill to be used.

1.4 QUALITY ASSURANCE

- A. Do not change material sources without ENGINEER's knowledge.
- B. Reject material that does not comply with the requirements specified in this Section.

1.5 STORAGE

- A. Safely stockpile materials.
- B. Separate differing fill materials, prevent mixing, and maintain optimum moisture content of materials.

1.6 SITE CONDITIONS

- A. Do not place, spread, or roll any fill material over material that is damaged by water. Remove and replace damaged material at no additional cost to OWNER.
- B. Control erosion. Keep area free of trash and debris. Repair settled, eroded, and rutted areas.
- C. Reshape and compact damaged structural section to required density.

1.7 ACCEPTANCE

- A. General: Native material may be wasted if there is no additional cost to substitute material acceptable to ENGINEER.
- B. Lift thickness: One test per Lot.

- C. Compaction: One test per Lot. Verify density using nuclear tests, ASTM D 2922.
Compaction and Lot sizes as follows:
 - 1. Compact to 92% Standard Proctor
 - 2. One Lot = 1500 square feet per lift

1.8 **WARRANTY**

- A. Repair settlement damage at no additional cost to OWNER.

PART 2 PRODUCTS

2.1 **FILL MATERIALS**

- A. Material shall be free from sod, grass, trash, rocks larger than four (4) inches in diameter, and all other material unsuitable for construction of compacted fills.

2.2 **WATER**

- A. Make arrangements for sources of water during construction and make arrangements for delivery of water to site.
- B. Comply with local Laws and Regulations at no additional cost to OWNER when securing water from water utility company.

PART 3 EXECUTION

3.1 **PREPARATION**

- A. Implement the traffic control plan requirements, Section 01 55 26.
- B. Verify material meets maximum size requirements.
- C. If ground water is in the intended fill zone, dewater.

3.2 **PROTECTION**

- A. Protect existing trees, shrubs, lawns, structures, fences, roads, sidewalks, paving, curb and gutter and other features.
- B. Protect above or below grade utilities. Contact utility companies to repair utility damage. Pay all cost of repairs.
- C. Avoid displacement of and damage to existing installations while compacting or operating equipment.
- D. Do not use compaction equipment adjacent to walls or retaining walls that may cause wall to become over-stressed or moved from alignment.
- E. Restore any damaged structure to its original strength and condition.

3.3 **LAYOUT**

- A. Identify required line, levels, contours, and datum.
- B. Stake and flag locations of underground utilities.

- C. Upon discovery of unknown utility or concealed conditions, notify ENGINEER.
- D. Maintain all benchmarks, control monuments and stakes, whether newly established by surveyor or previously existing. Protect from damage and dislocation.
- E. If discrepancy is found between Contract Documents and site, ENGINEER shall make such minor adjustments in the Work as necessary to accomplish the intent of Contract Documents without increasing the Cost of the Work to CONTRACTOR or OWNER.

3.4 **SUBGRADE**

- A. Protect Subgrade from desiccation, flooding, and freezing.
- B. Before placing fill over Subgrade, get ENGINEER's inspection of subgrade surface preparations.
- C. If Subgrade is not readily compactable get ENGINEER's permission to stabilize the subgrade.

3.5 **TOLERANCES**

- A. Compaction: Ninety-two (92) percent minimum relative to a standard proctor density, Section 31 23 26.
- B. Lift Thickness (before compaction):
 - 1. Eight (8) inches when using riding compaction equipment.
 - 2. Six (6) inches when using hand held compaction equipment.

3.6 **CLEANING**

- A. Remove stockpiles from site. Grade site surface to prevent free standing surface water.
- B. Leave borrow areas clean and neat.

END OF SECTION

**SECTION 31 41 00 M
SHORING (Modified)**

PART 1 GENERAL

1.2 PRICE – MEASUREMENT AND PAYMENT

A. In Trenching, Shoring:

Revise subparagraph 1 to read as follows:

1. A two (2) part Protective System is required if each Side of the Trench is to be shored. The use of a Trench Box shall be classified as one Protective System.

1.4 DESIGN OF PROTECTIVE SYSTEMS

Add paragraphs C and D as follows:

- C. Trenches five (5) feet deep or greater require a protective system unless the excavation is made entirely in stable rock. If less than five (5) feet deep, a competent person may determine that a protective system is not required.
- D. Trenches 20 feet deep or greater require that the protective system be designed by a registered professional engineer or be based on tabulated data prepared and/or approved by a registered professional engineer in accordance with 1926.652(b) and (c).

1.5 SUBMITTALS

Revise paragraph A to read as follows:

- A. Submit a Protective System plan:
 1. When excavation is over twenty (20) feet deep, or
 2. When requested by ENGINEER.

Add Article 1.6 as follows:

1.6 REFERENCES

- A. 29 CFR Part 1910 – Occupational Safety and Health Standards
- B. 29 CFR Part 1926 Subpart P – Excavations

PART 3 EXECUTION

3.4 INSPECTIONS

Add paragraph C as follows:

- C. OWNER and/or ENGINEER may order an immediate work stoppage if working conditions are thought to be unsafe. Work may resume only after proper safety precautions are implemented.

**SECTION 32 01 06 M
STREET NAME SIGNS (Modified)**

PART 1 GENERAL

1.2 REFERENCES

Add paragraph C as follows:

- C. South Weber City Public Works Standard Drawings**

**SECTION 32 01 13.64 M
CHIP SEAL (Modified)**

PART 1 GENERAL

1.2 REFERENCES**A. ASTM Standards:**

Add the following to paragraph A:

- C 29 Standard Test Method for Bulk Density (“Unit Weight”) and Voids in Aggregate
- C 330 Standard Specification for Lightweight Aggregates for Structural Concrete

Rename Article 1.5 as follows:

1.5 WEATHER AND CONDITIONS**D. Temperature**

Add subparagraph 4 as follows:

- 4. Do not place if forecasted temperature is expected to drop below 40 deg F within 72 hours of placement.

B. Moisture and Wind:

Add subparagraph 1 as follows:

- 1. Do not place chip seal coat if surface moisture is present.

PART 2 PRODUCTS

2.1 ASPHALT BINDER

Revise paragraph B as follows:

- A. Emulsified Asphalt: CRS-2P or LMCRS, Section 32 12 03. Use any of the following additives to match aggregate particle charge, weather conditions, and mix design:
(Subparagraphs 1-5 remain unchanged.)

2.2 COVER AGGREGATE**A. Material:**

Revise subparagraph 2 to read as follows:

- 2. 100% Crusher processed rotary kiln lightweight expanded shale chips (Utelite or approved equal).

Replace Table 1 with the following:

Property	ASTM	Min.	Max.
Clay Lumps and Friable Particles, percent	C142	-	2
Bulk Density Dry Loose Condition, lb/ft ³	C29	-	55

B. Gradation: Analyzed on a dry weight and percent passing basis.

Replace Table 2 with the following:

Sieve	ASTM	C330 Requirement
1/2"	C136	100
3/8"		80-100
No. 4		5-40
No. 8		0-20
No 16		0-10
No. 200		0-10

Replace Article 2.3 with the following:

2.3 FOG SEAL/FLUSH COAT

A. Material: Use cationic emulsified asphalt grade CSS-1h, Section 32 12 03.

Add Article 2.4 as follows:

2.4 MIX DESIGN

A. Select Type and grade of emulsified asphalt, ASTM D 3628.

B. Use the following application rates, or submit mix design for approval by Engineer.

1. Emulsion: Use Table 3.

Emulsion	Application Rate (gal/sy)
CRS-2P	0.32 – 0.35
LMCRS-2	0.32 – 0.35

2. Cover Material: Use Table 4.

Emulsion	Application Rate (lbs/sy)
CRS-2P	10.0 – 12.0
LMCRS-2	10.0 – 12.0

3. Fog Seal/Flush Coat: Use 0.10 – 0.12 gal/sy at a 2:1 dilution rate.

PART 3 EXECUTION

3.2 PREPARATION

Add paragraph F as follows:

- F. Cover manholes, valves boxes, storm drain inlets, and other service utility features before placing any chip seal coat.

3.4 APPLICATION

Revise paragraph A to read as follows:

- A. Asphalt Emulsion: Keep viscosity between 50 and 100 centistokes during application, ASTM D 2170. Keep temperature to a minimum of 145 deg F.

Revise Article 3.6 to read as follows:

3.6 FOG SEAL/FLUSH COAT

- A. Apply asphalt seal over the chips within 24 hours of placing chips.
 B. Keep viscosity between 50 and 100 centistokes, during application, ASTM D 2170.

SECTION 32 12 05 M
BITUMINOUS CONCRETE (MODIFIED)
(Amendment 2 of the 2017 Edition APWA Specifications)

PART 1 GENERAL

1.4 SUBMITTALS

Revise paragraph C as follows:

Replace item 11 with the following:

11. Tensile Strength Ratio or Hamburg Rut Test results.

Add the following item:

14. Unless otherwise specified, Road Class II shall be used for the selection of Mix Design parameters.

SECTION 32 16 13 M
DRIVEWAY, SIDEWALK, CURB, GUTTER (Modified)

PART 3 EXECUTION

3.4 CONTRACTION JOINTS

D. Curb, Gutter, Waterway:

Revise subparagraph 1 to read as follows:

1. Place joints at intervals not exceeding 10 feet.

3.5 EXPANSION JOINTS

B. Sidewalks:

Add subparagraph 5 as follows:

5. Expansion joints are to be placed at 48-foot intervals (minimum) or wherever new sidewalk adjoins existing sidewalks, driveways, or aprons.

C. Curb, Gutter, Waterway:

Add subparagraph 4 as follows:

4. Place expansion joint where new curb and gutter adjoins existing curb and gutter.

**SECTION 32 31 13 M
CHAIN LINK FENCES AND GATES (Modified)**

PART 2 PRODUCTS

2.6 POSTS, CAPS, RAILS, COUPLINGS

A. Posts, Frames, Stiffeners, Rails: ASTM F 1043:

Revise applicable rows of Table 1 to read as follows:

Top Rail	1-5/8" pipe
----------	-------------

PART 3 EXECUTION

3.6 INSTALLATION OF FENCE FABRIC

Revise paragraph A to read as follows:

A. Place fence fabric on roadway side of posts unless otherwise specified. Place fabric approximately 1 inch above the grounds. Maintain a straight grade between posts by excavating ground high points and filling depressions with soil.

SECTION 32 31 16 M
WELDED WIRE FENCES AND GATES (Modified)

PART 1 GENERAL

1.2 REFERENCES

Add paragraph D as follows:

D. UDOT Standard Drawing

FG 2A Right of Way Fence and Gates (Metal Post)

FG 2B Right of Way Fence and Gates (Metal Post)

PART 3 EXECUTION

3.2 INSTALLATION

Add paragraph N as follows:

N. Install per UDOT Standard Drawings FG 2A and FG 2B.

Add Section 32 31 23 Poly(Vinyl Chloride)(PVC) Fences and Gates

**SECTION 32 31 23
POLY(VINYL CHLORIDE)(PVC) FENCES AND GATES**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. PVC fencing, posts, gates, and appurtenances.

1.2 REFERENCES

A. **ASTM Standards:**

- | | |
|--------|--|
| D 1784 | Rigid Poly(Vinyl Chloride) (PVC) Compounds and Chlorinated Poly(Vinyl Chloride) (CPVC) Compounds |
| F 626 | Fence Fittings |
| F 964 | Rigid Poly(Vinyl Chloride)(PVC) Exterior Profiles Used for Fencing and Railing |
| F 1999 | Installation of Rigid Poly(Vinyl Chloride)(PVC) Fence Systems |

1.3 SUBMITTALS

- A. Drawings: Indicate plan layout, grid, size and spacing of components, accessories, fittings, anchorage, and post section.
- B. Data: Submit manufacturer's installation instructions and procedures, including details of fence and gate installation.
- C. Submit sample of fence fabric and typical accessories.

PART 2 PRODUCTS

2.1 GENERAL

- A. Products from other qualified manufacturers having a minimum of 5 years' experience manufacturing PVC fencing will be acceptable by the architect as equal, if approved in writing, ten days prior to bidding, and if they meet the following specifications for design, size, and fabrication. PVC Profiles, lineals, and extrusions used as components must "meet or exceed" the minimum performance guidelines laid out in ASTM 964.

2.2 PVC FENCE

- A. Pickets, rails, and posts fabricated from PVC extrusion. The PVC extrusions shall comply with ASTM D 1784, Class 14344B and have the following characteristics:

Specific Gravity (+/- 0.02)	1.4
Using 0.125 specimen Izod impact ft. lbs./in. notch	23.0
Tensile strength, PSI	6,910
Tensile modulus, PSI	336,000
Flexural yield strength, PSI	10,104
Flexural modulus, PSI	385,000
DTUL at 264 PSI	67°C

- B. All fence parts made from PVC shall have a minimum thickness of 0.17 in except where specified otherwise.

2.3 POST CAPS

- A. Molded, one piece.
 B. Cross Section: Match post or gate upright cross section.
 C. Thickness: 0.095" minimum.
 D. Configuration: Flat or four-sided as required for installation to top of posts and gate.

2.4 ACCESSORIES

- A. Standard gate brace, screw caps, rail end reinforcers, and other accessories as required.

2.5 MISCELLANEOUS MATERIALS

- A. Stiffener Chemicals: Galvanized steel structural channel. Configure channels for concealed installation within PVC rails with pre-drilled holes for drainage. Aluminum extruded channel available upon request.
1. Cross Section: 3.00" x 3.00" x 1.500" hourglass shape to grip picket.
 2. Thickness: 0.040 Gauge (minimum)
- B. Fasteners and Anchorage: Stainless Steel. All fasteners to be concealed or colored heads to match. Provide sizes as recommended by fence manufacturer.
- C. PVC Cement: As recommended by fence manufacturer.

2.6 GATE HARDWARE AND ACCESSORIES

- A. General: Provide hardware and accessories for each gate according to the following requirements.
- B. Hinges: Size and material to suit gate size, non-lift-off type, self-closing, glass filled nylon with stainless steel adjuster plate, offset to permit 120 degree gate opening. Provide one pair of hinges for each gate.
1. Stainless Steel, painted with carbo zinc base.
 2. Finish: Pre-painted, 2 coats "Polane."
 3. Color: Black Gravity Latch or dual access gravity latch.
- C. Latch: Manufacturers' standard self-latching, thumb latch, pre-finished steel, or stainless steel gravity latch. Provide one latch per gate.

1. Finish: Match gate hinge finish.
 - D. Hardware: Stainless Steel. Provide sizes as recommended by fence manufacturer.
 1. Finish: Match gate hinge finish.
- 2.7 **CONCRETE**
- A. Use Class 3000 concrete. Section 03 30 04.
- 2.8 **REINFORCING FOR FILLED POSTS**
- A. Steel Reinforcing:
 1. Steel Reinforcing Bars: ASTM A 615. Grade 60. Deformed (#4 or ½").
 2. Install 2 bars for each corner or gate post as specified in the drawings.

PART 3 EXECUTION

3.1 PREPARATION

- A. Locate and preserve utilities, Section 31 23 16.
- B. Excavation, Section 31 23 16.
- C. Review to ASTM F 567 and CLFMI products manual for chain link fence installation.
- D. Protect roots and branches of trees and plants to remain.
- E. Limit amount of clearing and grading along fence line to permit proper installation.

3.2 LAYOUT OF WORK

- A. Accurately locate and stake locations and points necessary for installation of fence and gates.
- B. General arrangements and location of fence and gates are indicated. Install except for minor changes required by unforeseen conflicts with work of other trades.

3.3 INSTALLATION – GENERAL

- A. Install fence in compliance with manufacturer's written instructions.
- B. PVC components shall be carefully handled and stored to avoid contact with abrasive surfaces.
- C. Install components in sequence as recommended by fence manufacturer.
- D. Install fencing as indicated on the drawings provided.
- E. Variations from the installation indicated must be approved.
- F. Variations from the fence and gate installation indicated and all costs for removal and replacement will be the responsibility of the CONTRACTOR.

3.4 INSTALLATION OF POSTS

- A. Excavation
 1. Drill or hand-excavate (using post hole digger) holes for posts to diameters and spacings indicated, in firm, undisturbed or compacted soil.

2. If not indicated on drawings, excavate holes for each post to a minimum diameter of 12 inches.
3. Unless otherwise indicated, excavate hole depths not less than 30 inches or to frost line.

B. Posts

1. Install posts in one piece, plumb and in line. Space as noted in the drawings. Enlarge excavation as required to provide clearance indicated between post and side of excavation.
2. Protect portion of posts above ground from concrete splatter. Place concrete around posts and vibrate or tamp for consolidation. Check each post for vertical and top alignment and hold in position during placement and finishing operations.
 - a. Unless otherwise indicated, terminate top of concrete footings 3 inches below adjacent grade and trowel to a crown to shed water.
 - b. Secure posts in position for manufacturer's recommendations until concrete sets.
 - c. After installation of rails and unless otherwise indicated, install reinforcing in posts in opposing corners of post as shown and fill end and gate posts with concrete to level as indicated. Concrete fill shall completely cover the reinforcing steel and gate hardware fasteners. Consolidate the concrete by striking the post face with a rubber mallet, carefully tamping around the exposed post bottom.
 - d. Install post caps. Use #8 screws, nylon washers and snap caps.
 - e. Remove concrete splatters from PVC fence materials with care to avoid scratching.

3.5 INSTALLATION OF RAILS

A. Top and Bottom Rails

1. Install rails in one piece into routed hole fabricated into posts to receive top and bottom rails, and middle where necessary. Except at sloping terrain, install rails level.
 - a. Prior to installation of rails into posts, insert concealed steel channel stiffeners in top rail, where necessary. Bottom rails shall include minimum 2- $\frac{1}{4}$ " drainage holes.
 - b. At posts to receive concrete fill, tape rail ends to prevent seepage when filling post with concrete.

B. Middle Rails:

1. Where necessary, install middle rails in one piece into routed hole in posts with larger holes facing down. Except at sloping terrain, install middle rails level. Secure mid rail to pickets with 2-#8 x 1- $\frac{1}{2}$ " screws evenly spaced.
 - a. At posts to receive concrete fill, tape rail ends to prevent seepage when filling post with concrete.

3.6 INSTALLATION OF FENCE FABRIC/PICKETS

- A. Pickets:** Install pickets in one piece as per manufacturer recommendations. Install pickets plumb.

3.7 INSTALLATION ON SLOPING TERRAIN

- A. At sloping terrain rails may be racked (sloped) or stepped to comply with manufacturer's recommendations.

3.8 INSTALLATION OF GATES

- A. Prior to installation of rails into posts, apply PVC cement into sockets per manufacturer's recommendations. Bottom rail shall include minimum 2-¼" drainage holes.
- B. Assemble gate prior to fence installation to accurately locate hinge and latch post. Align gate horizontal rails with fence horizontal rails.
- C. Install gates plumb, level, and secure for full opening without interference according to manufacturer's instructions.
- D. Gate Latch Installation. Install gate latch according to manufacturer's instructions.
- E. Allow minimum 72 hours to let concrete set-up before opening gates.

END OF SECTION

**SECTION 32 92 00 M
TURF AND GRASS (Modified)**

PART 1 GENERAL

1.3 SUBMITTALS

Add paragraph C as follows:

- C.** Submit seed mix if proposing alternate see mix show in paragraph 2.1.0 below.

PART 2 PRODUCTS

2.1 SEED

Add paragraph D as follows:

- D. Seed Mix:

<u>SEED #</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>% by Weight</u>
1	Agropyron cristatum 'Fairway'	Fairway Crested Wheatgrass	15%
2	Agropyron riparium 'Sodar'	Streambank Wheatgrass	20%
3	Bromus inermis 'Manchar'	Smooth Brome	32%
4	Fescue rubra 'Fortress'	Red Fescue	25%
5	Poa compressa 'Reuben's'	Reuben's Canadian Bluegrass	6%
6	Trifolium repens	White Dutch Cover	2%

PART 3 EXECUTION

3.4 SEEDING

Revise paragraph A to read as follows:

- A. Apply seed at a rate of eight (8) pounds per 1,000 square feet evenly in two (2) intersecting directions. Rake in lightly.

Add Section 33 05 12 Conductive Tracer Wire for Pipe Installation

SECTION 33 05 12
CONDUCTIVE TRACER WIRE FOR PIPE INSTALLATION

PART 1 GENERAL

1.1 SUMMARY

This section covers the requirements for installation of a conductive tracer wire with underground pipe

1.2 SYSTEM DESCRIPTION

Install electrically continuous tracer wire with access points as described herein to be used for locating pipe with an electronic pipe locator after installation.

PART 2 PRODUCTS

- 2.1** Tracer wire shall be twelve (12) gauge minimum solid copper with thermoplastic insulation recommended for direct burial. Wire connectors shall be 3M DBR, or approved equal, and shall be watertight and provide electrical continuity.

PART 3 EXECUTION

3.1 ERECTION / INSTALLATION / APPLICATION AND/OR CONSTRUCTION

A. General: Tracer wire shall be installed in the same trench and inside bored holes and casing with pipe during pipe installation. It shall be secured to the pipe as required to insure that the wire remains adjacent to the pipe. The tracer wire shall be securely bonded together at all wire joints with an approved watertight connector to provide electrical continuity, and it shall be accessible at all new water valve boxes, water meter boxes, fire hydrants, sewer manholes, and sewer cleanouts as applicable to the utility line being installed.

B. Manholes: The wire shall be installed from the exterior of the manhole to the interior by installing the wire underneath the manhole frame.

3.2 TESTING

CONTRACTOR shall perform a continuity test on all tracer wire in the presence of ENGINEER of ENGINEER's representative. Testing shall be performed prior to road construction.

3.3 REPAIR / RESTORATION

If the tracer wire is found to be not continuous after testing, CONTRACTOR shall repair or replace the failed segment of wire.

END OF SECTION

**SECTION 33 05 25 M
PAVEMENT RESTORATION (Modified)**

PART 1 GENERAL

1.2 REFERENCES

Replace paragraph A to read as follows:

- A. South Weber City Public Works Standard Drawings**

PART 2 PRODUCTS

2.2 ASPHALT PAVEMENT

Revise paragraph A to read as follows:

- A. Permanent Warm Weather Asphalt Concrete: Section 32 12 05 M unless indicated otherwise.**

Revise paragraph C to read as follows:

- C. Pavement Sealing:**
- 1. Crack Seal: Section 32 01 17**
 - 2. Chip Seal: Section 32 01 13.64 and 32 01 13.64 M.**
 - 3. Fog Seal: Section 32 01 13.50.**

PART 3 EXECUTION

3.5 ASPHALT PAVEMENT RESTORATION

Revise paragraphs A and B to read as follows:

- A. Follow South Weber City Public Works Standard Drawings.**
- B. Match existing pavement thickness or 4-inches minimum, whichever is greater.**

SECTION 33 08 00 M
COMMISSIONING OF WATER UTILITIES (Modified)

PART 3 EXECUTION

3.5 INFILTRATION TEST

Revise paragraph A to read as follows:

- A. General: 150 gallons per inch diameter per mile per day. If the ground water table is less than two (2) feet above the crown of the pipe, the infiltration test is not required.

Revise Article 3.6 in its entirety to read as follows:

3.6 EXFILTRATION TEST

A. Non-Pressurized System:

- 1. General: Air test or hydrostatic test is CONTRACTOR's choice.
- 2. Air Test:
 - a. Plastic Pipe: ASTM F 1417.
 - (i) For pipe up to 30 inches diameter, pressure drop is 0.5 psi.
 - (ii) For pipe larger than 30 inches diameter, isolated joint test is 3.5 psi maximum pressure drop is 1.0 psi in 5 seconds.
 - b. Concrete Pipe:
 - (i) ASTM C 1214 for concrete pipe 4" to 24" diameter.
 - (ii) ASTM C 1103 for concrete pipe 27" and larger.
- 3. Hydrostatic Test: Provide air release taps at pipeline's highest elevations and expel all air before the test. Insert permanent plugs after test has been completed.
 - a. Plastic Pipe: ASTM F 2497.
 - b. Concrete Pipe: ASTM C 497. Abide by Section 3 and Section 16 in the ASTM standard and applicable recommendations of manufacturer.

B. Pressurized System:

- 1. Pressure Test: All newly laid pipe segments and their valves, unless otherwise specified, shall be subjected to a hydrostatic pressure test of 225 psi or 50 psi above working pressure, whichever is higher. The hydrostatic pressure test shall be conducted after the pipe segments have been partially backfilled.
- 2. Duration of Pressure Test: The duration of each hydrostatic pressure test shall be at least two (2) hours.
- 3. Test Procedure: Each pipe segment shall be slowly filled with water and the specified test pressure, measured at the point of lowest elevation, shall be applied by means of a pump connected to the pipe in a satisfactory manner. Testing against closed valves will be allowed. The pump, pipe connection, and all necessary apparatus including gauges

and meters shall be furnished by the CONTRACTOR. CONTRACTOR shall provide all labor and equipment necessary to perform the test.

4. Expelling Air Before Test: Before applying the specified test pressure, all air shall be expelled from the pipe. To accomplish this, air release mechanisms shall be installed, if necessary, at points of highest elevation, and afterwards tightly capped.
5. Examination Under Pressure: All pipes, fittings, valves, hydrants, joints, and other hardware will be subject to examination under pressure during the hydrostatic test. Any defective pipes, fittings, hydrants, valves, or other hardware discovered in consequence of this pressure test shall be removed and replaced by the CONTRACTOR with sound material, at no expense to the OWNER, and the test shall be repeated until the ENGINEER is satisfied.
6. No piping installation will be acceptable until the leakage is less than the amount allowed by industry standards for the type of pipe material being tested. Or, if no standard prevails, then the number of gallons per hour is determined by the formula:

$$Q = \frac{LD\sqrt{P}}{148,000}$$

- Where:
- Q = allowable leakage, gallons per hour
 - L = length of pipe under test, feet
 - D = diameter of pipe, inches
 - P = average test pressure, psig

**SECTION 33 11 00 M
WATER DISTRIBUTION AND TRANSMISSION (Modified)**

PART 1 GENERAL

1.2 REFERENCES

Revise paragraph B to read as follows:

B. South Weber City Public Works Standard Drawings

Add to paragraph C. AWWA Standards:

C105	Polyethylene Encasement for Ductile Iron Pipe Systems
C110	Ductile-Iron and Gray-Iron Fittings
C111	Rubber-Gasket Joints for Ductile-Iron Pressure Pipe and Fittings
C223	Fabricated Steel and Stainless Steel Tapping Sleeves
M14	AWWA Recommended Practice for Backflow Prevention and Cross-Connection Control

Add paragraph F and G as follows:

F. ANSI/NSF Standards:

61	Drinking Water System Components
----	----------------------------------

G. Utah Administrative Code

R309	Drinking Water
------	----------------

1.3 PERFORMANCE REQUIREMENTS

Replace paragraph A with the following:

A. Depth of Cover:

1. Minimum as indicated on the drawings. If minimum cannot be achieved, contact ENGINEER.
2. Maximum of 72 inches unless indicated on the plans or approved by ENGINEER.

1.5 SITE CONDITIONS

Revise paragraph D to read as follows:

- D. Do not operate any water valve until its owner and water company's permission is secured.**

PART 2 PRODUCTS

2.1 PIPES AND FITTINGS

Revise paragraph A to read as follows:

- A. Provide piping materials and factory fabricated piping products of sizes, types, pressure ratings, and capacities indicated. Use only NSF 61 approved products in drinking water systems. All such products shall be appropriately stamped with the NSF logo.

Add paragraphs E and F as follows:

- E. Mechanical Joint Fittings: Ductile iron, Class 250
- F. Flanged Fittings: Ductile iron, Class 250

2.3 VALVE BOX

Revise paragraph A to read as follows:

- A. Buried Valves in Traffic Areas: Cast iron two (2) piece slip sleeve type, 5-1/4 inch shaft, with a drop lid, rated for HL-93 loading.

Revise paragraph C to read as follows:

- C. Markings: Potable water main line valves box covers shall contain the wording "SOUTH WEBER WATER."

Add Articles 2.9 and 2.10 as follows:

2.9 TAPPING SLEEVE AND VALVE

- A. AWWA C223.
- B. Sleeve shall be full circumferential seat with all stainless steel tapping sleeve.
- C. Flanged outlet with flanged by MJ valve.

2.10 FIRE SPRINKLER/SUPPRESSION LINES

- A. Lines:
 - 1. Ductile iron, Class 51, or as approved in writing by OWNER or ENGINEER.
 - 2. Meet all specifications for main lines.
- B. Valve:
 - 1. All fire lines shall be equipped with an isolation gate valve located at the main line.

PART 3 EXECUTION

3.3 LAYOUT

Replace paragraph B with the following:

- B. The Utah Division of Drinking Water must grant an exception where a potable water line crosses under a sanitary sewer line.

3.4 INSTALLATION – PIPE AND FITTING

- A. General:

Add subparagraphs 3 through 7 as follows:

- 3. Encase all buried ductile iron valves, fitting, connections, and specialties in minimum 8 mil. polyethylene sheets in accordance with AWWA C105.
- 4. Waterline shall be laid and maintained to lines and grades established by the drawings, with fittings and valves at the required locations. Deviations as approved in writing by OWNER or ENGINEER.
- 5. Lay water lines on a continuous grade to avoid high points except as shown on the plans.
- 6. Cut edges and rough ends shall be ground smooth. Bevel end for push-on connections.
- 7. Do not drop pipe or fittings into trench.

Add paragraph I as follows:

- I. Tie-Ins:
 - 1. All tie-ins shall be made dry and not on a day proceeding a weekend or holiday.
 - 2. OWNER requires 48-hours' notice for water turn-off.
 - 3. At least 24-hours prior to a service disruption, CONTRACTOR shall notify all affected water users.
 - 4. Where shutting down a line is not feasible as determine by OWNER or ENGINEER, CONTRACTOR shall make a wet tap using a tapping sleeve and valve.

3.5 INSTALLATION – CONCRETE THRUST BLOCK

Revise paragraph A to read as follows:

- A. South Weber City Public Works Standard Drawings.

3.8 INSTALLATION – TAPS

Revise paragraph A to read as follows:

- A. South Weber City Public Works Standard Drawings.

3.9 INSTALLATION – SERVICE LINE

Revise paragraph C to read as follows:

- C. Meter Box: South Weber City Public Works Standard Drawings.

Add paragraph D as follows:

- D. New Water Service Line
 - 1. 1" Service
 - a. All laterals must be of one continuous copper tube between the corp stop and the meter box. No joints or copper to copper connectors are allowed.
 - 2. 1.5" and 2" Services
 - a. All solder joints shall be 95-5 solder or better, or Mueller compression fittings.

3.10 INSTALLATION – WATERMAIN LOOP (SYPHON)

Revise paragraph A to read as follows:

- A. South Weber City Public Works Standard Drawings.

3.12 BACKFILLING

- B. Trenches: Section 33 05 20:

Revise subparagraphs 1 and 2 to read as follows:

- 1. Pipe zone backfill, South Weber City Public Works Standard Drawings.
- 2. Trench backfill, South Weber City Public Works Standard Drawings.

3.13 SURFACING RESTORATION

- A. Roadway Trenches and Patches: Section 33 05 25:

Revise subparagraphs 1 and 2 to read as follows:

- 1. Asphalt concrete patch, South Weber City Public Works Standard Drawings.
- 2. Concrete pavement patch, contact OWNER for instructions.

Add new Article 3.14 as follows:

3.14 FIRE SPRINKLER/SUPPRESSION LINES

- A. Notify OWNER 48 hours prior to installation.
- B. Unless written authorization is given by OWNER, no services shall be connected to the fire sprinkler/suppression lines.
- C. Location: As approved by OWNER.

SECTION 33 12 16 M
WATER VALVES (Modified)

PART 1 GENERAL

1.2 REFERENCES

Modify the fourth (4th) item in paragraph A to read as follows:

C509 Resilient-Seated Gate Valves for Water Supply Service

Add paragraph B as follows:

B. South Weber City Public Works Standard Drawings

PART 2 PRODUCTS

2.1 VALVES – GENERAL

A. Underground:

Add subparagraph 3 as follows:

3. Valves over five (5) feet in depth shall have a valve nut extension stem.

2.2 GATE VALVES

Add paragraph D as follows:

D. Model: Mueller A-2361

Add Article 2.10 as follows:

2.10 AIR/VACUUM RELIEF VALVES

- A. Operation: Relieve air build-up and/or allow intrusion of air to prevent vacuum conditions within pipe.
- B. Location: Valve and vent placement location as approved by OWNER or ENGINEER.
- C. Connection: Service saddle.

PART 3 EXECUTION

3.1 INSTALLATION

Add paragraphs D, E, and F as follows:

- D. Prior to installation, inspect valves for direction of opening, freedom of operation, tightness of pressure-containing bolting, and cleanliness of valve ports and seating surfaces.
- E. Examine all valves for damage or defects immediately prior to installation.
- F. Mark and hold defective materials for inspection by OWNER or ENGINEER. Replace rejected materials.

**SECTION 33 12 19 M
HYDRANTS (Modified)**

PART 1 GENERAL

1.2 REFERENCES

Revise paragraph A to read as follows:

- A. **South Weber City Public Works Standard Drawings**

PART 2 PRODUCTS

2.1 DRY-BARREL FIRE HYDRANT

Add paragraph C as follows:

- C. Model: Mueller Super Centurion.

2.2 VALVES

Revise paragraph A to read as follows:

- C. Gate Valve: Section 33 12 16.

2.3 ACCESSORIES

Revise paragraph D to read as follows:

- D. Valve Box, Valve Chamber: Section 33 11 00.

PART 3 EXECUTION

3.2 INSTALLATION

Revise paragraph A to read as follows:

- C. Install hydrant according to South Weber City Public Works Standard Drawings and AWWA M17.

Revise paragraph H to read as follows:

- H. Install thrust block according to South Weber City Public Works Standard Drawings.

SECTION 33 12 33 M
WATER METER (Modified)

PART 1 GENERAL

1.2 REFERENCES

Add paragraph B as follows:

- E. South Weber City Public Works Standard Drawings.**

PART 2 PRODUCTS

2.2 METERS FOR SERVICE PIPING

Revise paragraph A to read as follows:

- F. OWNER shall supply and set all 1” meters. All other meters supplied and set by CONTRACTOR.**

2.3 SERVICE LINE, VALVES, AND FITTINGS

Revise paragraph A to read as follows:

- A. Service Pipe: Type K Copper, Section 33 05 03, with compression copper fittings made of brass.**

Revise paragraph B to read as follows:

- B. Service Valves and Fittings:**
- 1. AWWA C800.**
 - 2. 1-Inch Service Laterals – Brass corporation stops with CC thread.**
 - 3. 1.5-Inch and 2-Inch Service Laterals – Copper or brass screw-type fittings (ball valves, strainers, nipples, tees, bends, etc.).**
 - 4. Greater than 2-Inch – Coordinate with and obtain approval from OWNER and ENGINEER.**

Replace Article 2.4 with the following:

2.4 METER BOXES

- A. See South Weber City Public Works Standard Drawings.**

PART 3 EXECUTION

3.1 INSTALLATION

Revise paragraph D to read as follows:

D. OWNER Supplied Meters: Installed by OWNER unless indicated otherwise.

Add paragraphs E and F as follows:

- E. Install one solid piece of copper pipe from main to meter.
- F. Install service laterals with 60-inches of cover, minimum.

SECTION 33 13 00 M
DISINFECTION (Modified)

PART 1 GENERAL

1.2 REFERENCES

Modify paragraph B to read as follows:

- B. Utah Administrative Code
R309 Drinking Water

Add paragraph C as follows:

- C. NSF/ANSI Standards:
60 Drinking Water Treatment Chemicals – Health Effects

1.4 SUBMITTALS

Delete paragraphs B, C, and D in their entirety.

Add Article 1.8 as follows:

1.8 WORK PERFORMED BY OWNER

- A. OWNER will perform bacteriological and high chlorine sampling and testing. CONTRACTOR shall provide all other work associated with this Section.

PART 2 PRODUCTS

1.1 DISINFECTANT

Add paragraph E as follows:

- E. All products shall comply with NSF/ANSI 60.

PART 3 EXECUTION

3.1 PREPARATION

Add paragraphs C and D as follows:

- C. Notify OWNER at least 72 hours prior to any flushing or disinfecting.
- D. Install temporary connections for flushing water lines after disinfection. After the satisfactory completion of the flushing work, remove and plug the temporary connection.

3.2 DISINFECTION OF WATER LINES

Revise paragraph D to read as follows:

- D. Coordinate with OWNER to collect a bacteriological water sample at end of line to be tested. If sample fails bacteriological test, flush system and retest. Continue flushing and retesting until sample passes test.

Revise paragraph G to read as follows:

- G. After a passing bacteriological test sample is obtained, let the system relax for 24 hours. Flush and coordinate with OWNER to collect a subsequent bacteriological sample for testing. If the subsequent test passes, then water line is acceptable.

3.5 FIELD QUALITY CONTROL

- A. Bacteriological Test:

Revise subparagraphs 1 and 2 to read as follows:

1. Coordinate with OWNER to collect samples for testing no sooner than 16 hours after system flushing.
2. OWNER will have water samples analyzed per State of Utah requirements.

Add Article 3.6 as follows:

3.6 SPECIAL PROCEDURE FOR TAPPING SLEEVES

- A. Before a tapping sleeve is installed, the exterior of the main to be tapped shall be thoroughly cleaned, and the interior surface of the sleeve shall be lightly dusted with calcium hypochlorite powder.

APPENDIX D – SOUTH WEBER CITY PUBLIC WORKS STANDARD DRAWINGS

SOUTH WEBER CITY CORPORATION

PUBLIC WORKS STANDARD DRAWINGS

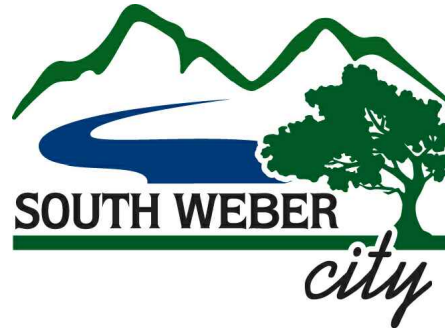
Index of Drawings (33 Sheets)

SUBMITTED & RECOMMENDED

Brandon K. Jones
 BRANDON K. JONES, P.E.
 SOUTH WEBER CITY ENGINEER

REGISTERED PROFESSIONAL ENGINEER
 BRANDON KENT JONES
 No. 5148758
 State of Utah

30/22 DATE



APPROVAL

ROD WESTBROEK
 SOUTH WEBER CITY MAYOR

DATE

DAVID J. LARSON
 SOUTH WEBER CITY MANAGER

DATE

TREVOR CAHOON
 SOUTH WEBER CITY COMMUNITY & PLANNING DIRECTOR

DATE

MARK B. LARSEN
 SOUTH WEBER CITY PUBLIC WORKS DIRECTOR

DATE

LISA SMITH
 ATTEST, SOUTH WEBER CITY RECORDER

DATE



ROAD IMPROVEMENT STANDARDS

- R1.....TYPICAL LOCAL STREET SECTION & UTILITY LATERAL CONFIGURATION DETAILS
- R2.....SOUTH WEBER DRIVE & COLLECTOR ROADWAY TYPICAL CROSS SECTION DETAILS
- R3.....PRIVATE ROADWAY STREET CROSS SECTION DETAILS
- R4.....TYPICAL STREET INTERSECTION & STREET MONUMENT DETAILS
- R5.....TYPICAL DRIVE APPROACH DETAILS
- R6.....TYPICAL ADA RAMP DETAILS
- R7.....CUL-DE-SAC & TEMPORARY TURNAROUND DETAILS
- R8.....PRIVATE ROAD CUL-DE-SAC AND HAMMERHEAD TURNAROUND DETAILS
- R9.....STREET SIGN DETAILS
- R10....TYPICAL SIDEWALK, CURB & GUTTER, CONCRETE COLLAR, AND DEFECTIVE CONC. REPLACEMENT DETAILS
- R11....UTILITY TRENCH AND ASPHALT PATCH PLAN DETAILS
- R12....APWA PLAN 255 BITUMINOUS PAVEMENT T-PATCH

CULINARY WATER SYSTEM STANDARDS

- CW1....RESIDENTIAL WATER SERVICE CONNECTION DETAILS
- CW2....FIRE HYDRANT, GATE VALVE, AND AIR/VACUUM RELIEF STATION DETAILS
- CW3....TRACER WIRE INSTALLATION DETAILS
- CW4....TYPICAL WATER METER STATIONS
- CW5....PRESSURE REDUCTION STATION
- CW6....THRUST BLOCK, WATERLINE LOOP, AND MISC. VAULT DETAILS
- CW7....REDUCED PRESSURE (RP) BACKFLOW PREVENTION ASSEMBLY

SANITARY SEWER SYSTEM STANDARDS

- SS1.....SEWER / LAND DRAIN LATERAL & MAIN LINE CONNECTION DETAILS
- SS2.....SANITARY SEWER MANHOLE DETAILS

STORM DRAIN SYSTEM STANDARDS

- SD1....SINGLE AND DOUBLE CATCH BASIN DETAILS
- SD2....DRAINAGE INLET BOX AND GENERAL GRATE & FRAME DETAILS
- SD3....STORM DRAIN MANHOLE DETAILS
- SD4....LARGE DETENTION BASIN DETAILS
- SD5....SMALL DETENTION BASIN DETAILS

GENERAL CONSTRUCTION & LANDSCAPING STANDARDS

- G1.....CHAIN LINK FENCE STANDARD DETAILS
- G2.....WATER EFFICIENT LANDSCAPING

STREET LIGHTING STANDARDS

- SL1.....POLES AND FIXTURES
- SL2.....DEVELOPER/CONTRACTOR INSTALLATION PORTION OF STREETLIGHT STANDARDS
- SL3.....CITY CONTRACTOR INSTALLATION PORTION OF STREETLIGHT STANDARDS
- SL4.....ROCKY MOUNTAIN POWER CONNECTION DETAILS

LID (LOW IMPACT DEVELOPMENT) STANDARDS

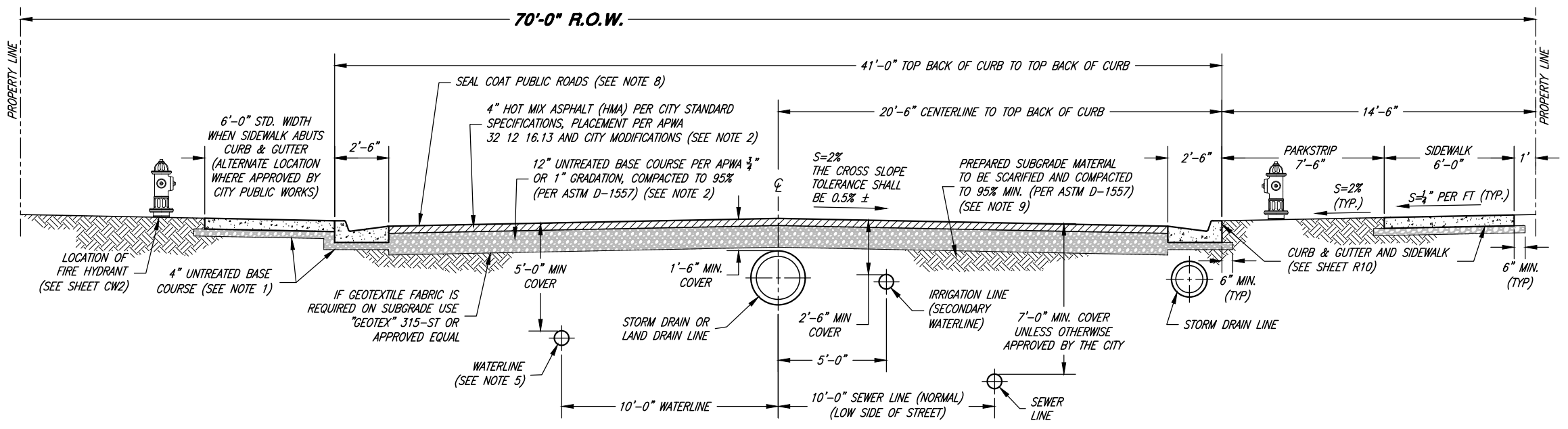
- LID1....GENERAL LID (LOW IMPACT DEVELOPMENT) EXAMPLES



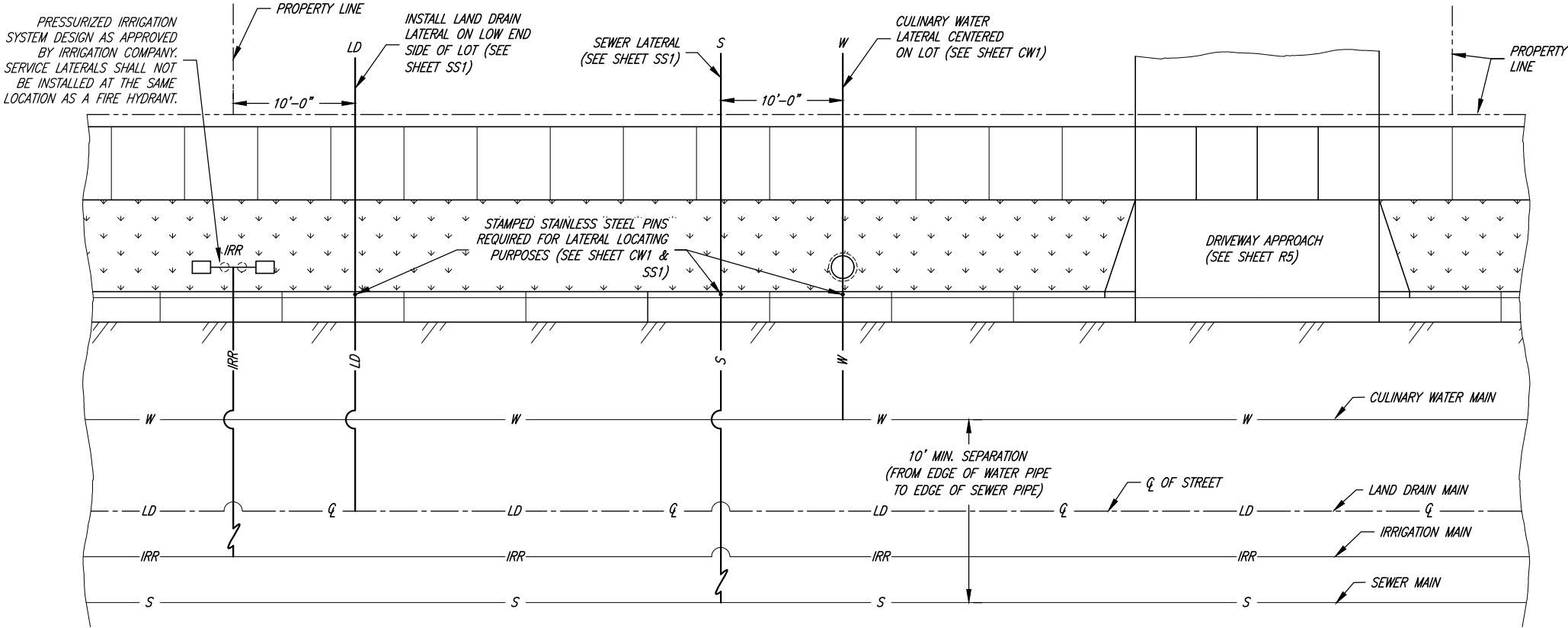
ADOPTED JANUARY XX, 2023

GENERAL NOTES:

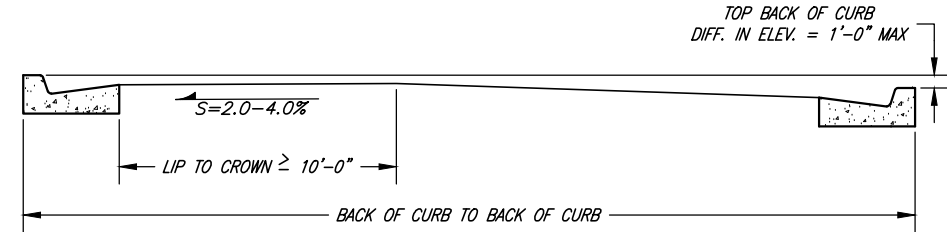
1. PROVIDE 4" THICKNESS OF 3/4" OR 1" UNTREATED BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER, COMPACTED TO 95%, PER ASTM D-1557.
2. THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY MINIMUMS AND MAY BE INCREASED BY THE CITY ENGINEER WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DESIGNER AND/OR DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A DETAILED SOILS ANALYSIS FOR APPROVAL BY THE CITY ENGINEER WHICH MAY MODIFY PAVEMENT THICKNESS, BUT IN NO CASE SHALL THE BITUMINOUS SURFACE COURSE BE LESS THAN 4" AND UNTREATED BASE COURSE LESS THAN 12" THICK.
3. ALL ROAD CUTS SHALL BE PATCHED PER R11 AND R12
4. CURB & GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED USING FIBER REINFORCED CONCRETE AND IN COMPLIANCE WITH SOUTH WEBER CITY TECHNICAL SPECIFICATIONS AND THESE DRAWINGS.
5. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION FROM ALL SEWER MAINS AND LATERALS OF 10'-0" HORIZONTAL AND 18" VERTICAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER RULES SECTION R309-550-7
6. THE 6'-0" SIDEWALK SHOWN ABOVE IS TO BE CONSIDERED THE "CITY STANDARD." OTHER LOCATIONS AND TYPES OF SIDEWALK AS REQUESTED BY THE DEVELOPER MUST BE APPROVED BY THE CITY. IF SIDEWALK IS LOCATED AGAINST THE TBC, IT MUST BE A MINIMUM OF 6 FEET IN WIDTH.
7. NATURAL GAS TYPICALLY LOCATED IN THE PARKSTRIP, POWER AND COMMUNICATION LINES TYPICALLY LOCATED BEHIND PROPERTY LINES OR IN LOT EASEMENTS.
8. "SEAL COAT" CONSISTS OF THE FOLLOWING:
 - a. CHIP SEAL PER APWA 32 01 13.64 AND CITY MODIFICATIONS, AND
 - b. FOG SEAL PER APWA 32 01 13.50 AND CITY MODIFICATIONS.
9. IMPORTED FILL UNDER ROADWAY SHALL BE GRANULAR BORROW 2" MAX.
10. PRIOR TO THE INSTALLATION OF PAVEMENT, THE CITY INSPECTOR MUST GIVE WRITTEN PERMISSION TO PROCEED.



STANDARD LOCAL STREET SECTION



GENERAL LOT LATERAL CONFIGURATION DETAIL



CROWN LOCATION FOR VARIOUS CROSS SLOPES

CROWN NOTES:

- A. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURBS ON OPPOSITE SIDES OF THE STREET SHALL NOT EXCEED 1'-0" AS SHOWN IN DETAIL.
- B. ON CERTAIN STREETS APPROVED BY THE CITY COUNCIL, THE CITY ENGINEER WILL PROVIDE A PAVEMENT DESIGN. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY PER DIRECTION OF THE CITY ENGINEER.
- C. ALL STREET CROSS SECTIONS SHALL BE AS APPROVED BY THE CITY ENGINEER.

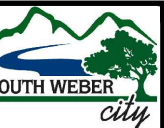


BRANDON K. JONES
 PROJECT ENGINEER
 11/30/2022
 DATE

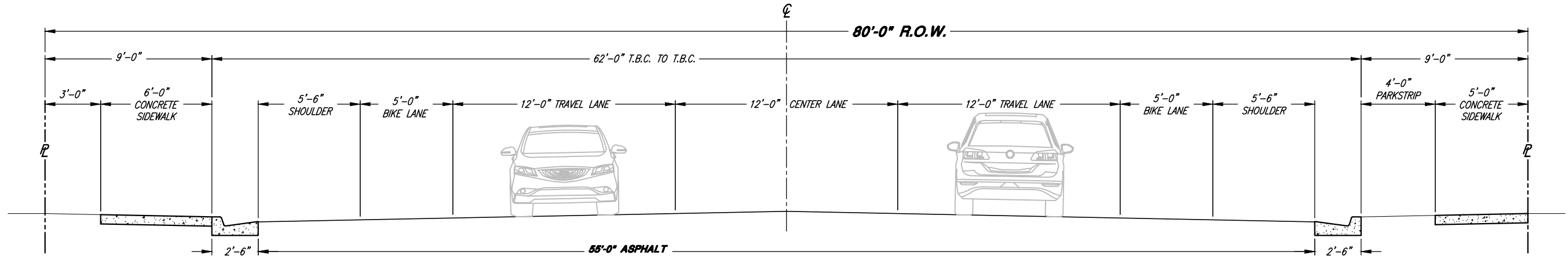
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SCALE: N. T. S.
 DESIGNED: BKJ
 DRAWN: BEB
 CHECKED: BKJ

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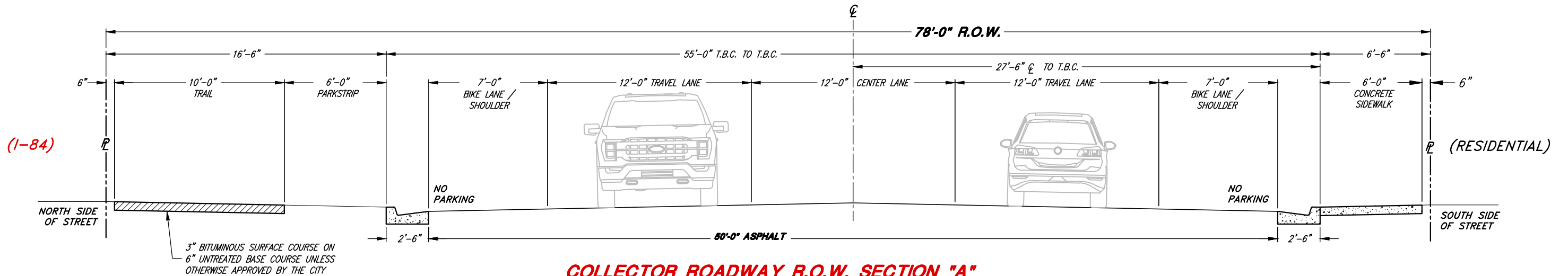


SOUTH WEBER CITY CORPORATION
 PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
 TYPICAL LOCAL STREET SECTION & UTILITY LATERAL
 CONFIGURATION DETAILS



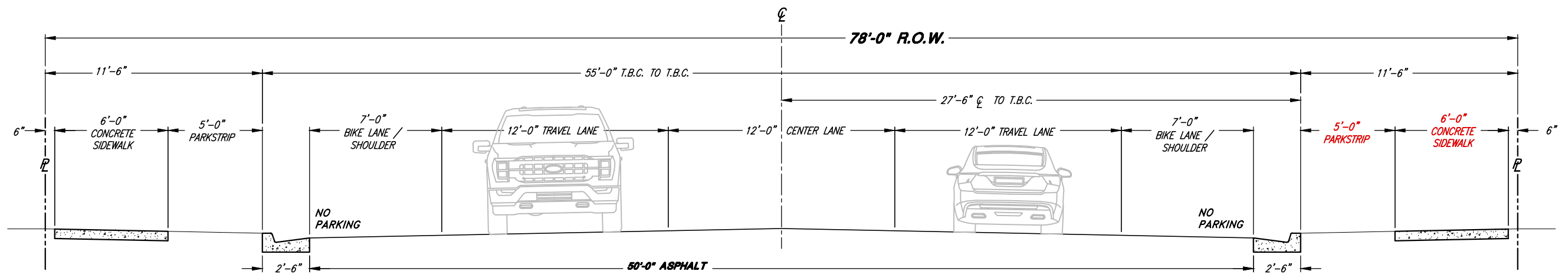
SOUTH WEBER DRIVE R.O.W. SECTION

THE 80'-0" ROADWAY SECTION SHOWN ABOVE IS TO BE CONSIDERED THE "CITY STANDARD" FOR SOUTH WEBER DRIVE. WHERE DESIGNATED BY THE CITY ON A CASE BY CASE BASIS IN AREAS OF PRE-EXISTING ROADWAY IMPROVEMENTS, ALTERNATE STREET CROSS SECTION DESIGNS MAY BE USED WITH THE PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY PUBLIC WORKS DEPARTMENT. SUBMIT ENGINEERED CONSTRUCTION PLANS TO THE CITY ENGINEER FOR REVIEW AND WRITTEN ACCEPTANCE PRIOR TO CONSTRUCTION.



COLLECTOR ROADWAY R.O.W. SECTION "A"

(ADJACENT TO 1-84)



COLLECTOR ROADWAY R.O.W. SECTION "B"

(1-84 TO SOUTH WEBER DRIVE)



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No. 5148758
REGISTERED PROFESSIONAL ENGINEER
State of Utah

Brandon K. Jones
PROJECT ENGINEER
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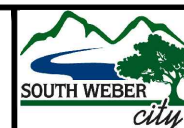
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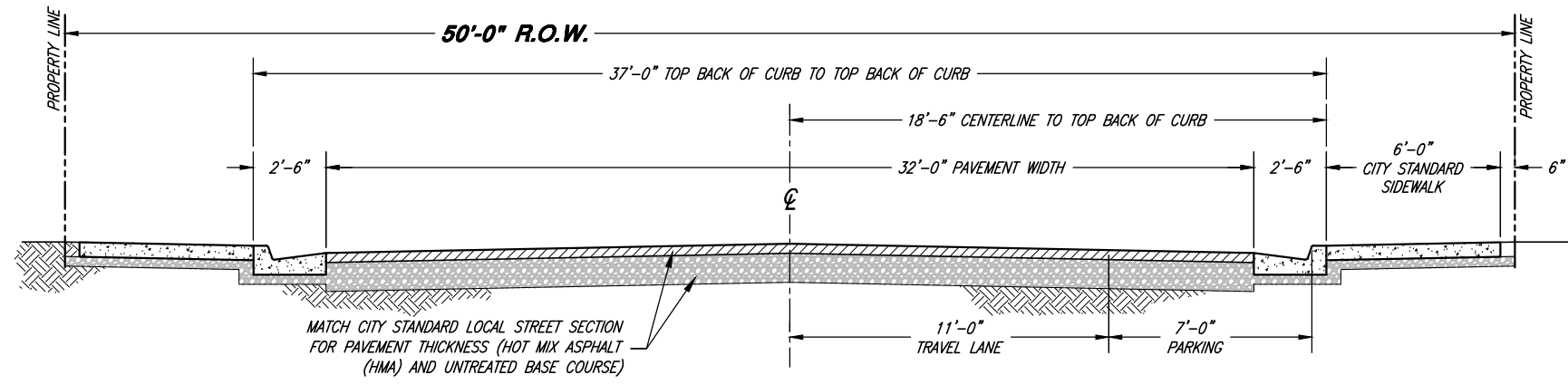
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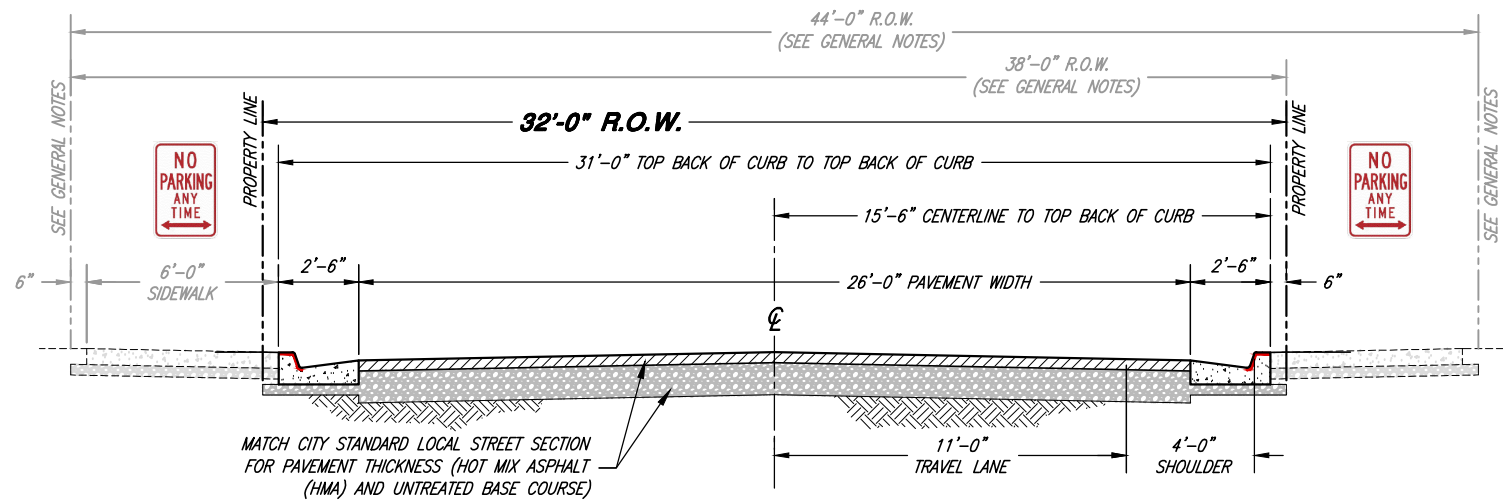
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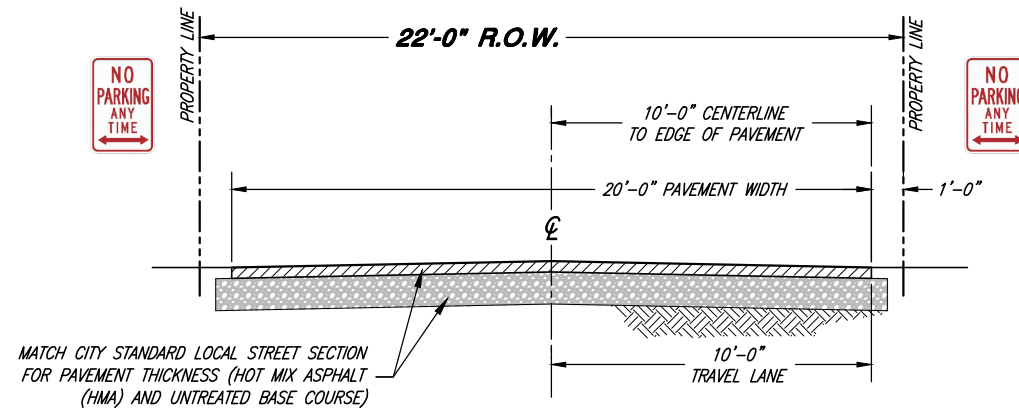
SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
SOUTH WEBER DRIVE & COLLECTOR ROADWAY
TYPICAL CROSS SECTION DETAILS



**50' RIGHT-OF-WAY
PRIVATE ROADWAY STREET SECTION A**



**32' RIGHT-OF-WAY
PRIVATE ROADWAY STREET SECTION B**



**22' RIGHT-OF-WAY
PRIVATE ROADWAY STREET SECTION C**

GENERAL NOTES:

1. SIDEWALK OR PEDESTRIAN PATH MUST BE MADE AVAILABLE ON THE FRONT FACADE OF RESIDENCE AND CONNECT TO A PUBLIC RIGHT-OF-WAY WITHOUT HAVING TO CROSS A ROAD.
2. IF THE NUMBER OF AND SPACING REQUIRED FOR UTILITIES CANNOT FIT WITHIN THE PAVEMENT WIDTH, THEN THE PAVEMENT WIDTH AND R.O.W. MUST BE WIDENED TO ACCOMMODATE THE UTILITIES.



BRANDON KENT JONES
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
PRIVATE ROADWAY STREET CROSS SECTION DETAILS

SHEET:
R3
OF 33 SHEETS
0

STREET NOTES:

- ① PRESSURIZED IRRIGATION SYSTEM LAYOUT AS APPROVED BY EITHER THE WEBER BASIN WATER CONSERVANCY DISTRICT, SOUTH WEBER WATER IMPROVEMENT DISTRICT, DAVIS AND WEBER COUNTIES CANAL COMPANY, OR THE SOUTH WEBER IRRIGATION COMPANY.
- ② EXACT LOCATION OF STREET AND REGULATORY SIGNS SHALL BE SPECIFIED BY THE PUBLIC WORKS DIRECTOR.
- ③ THE NUMBER OF VALVES REQUIRED AT EACH INTERSECTION SHALL BE DETERMINED BY THE CITY ENGINEER.

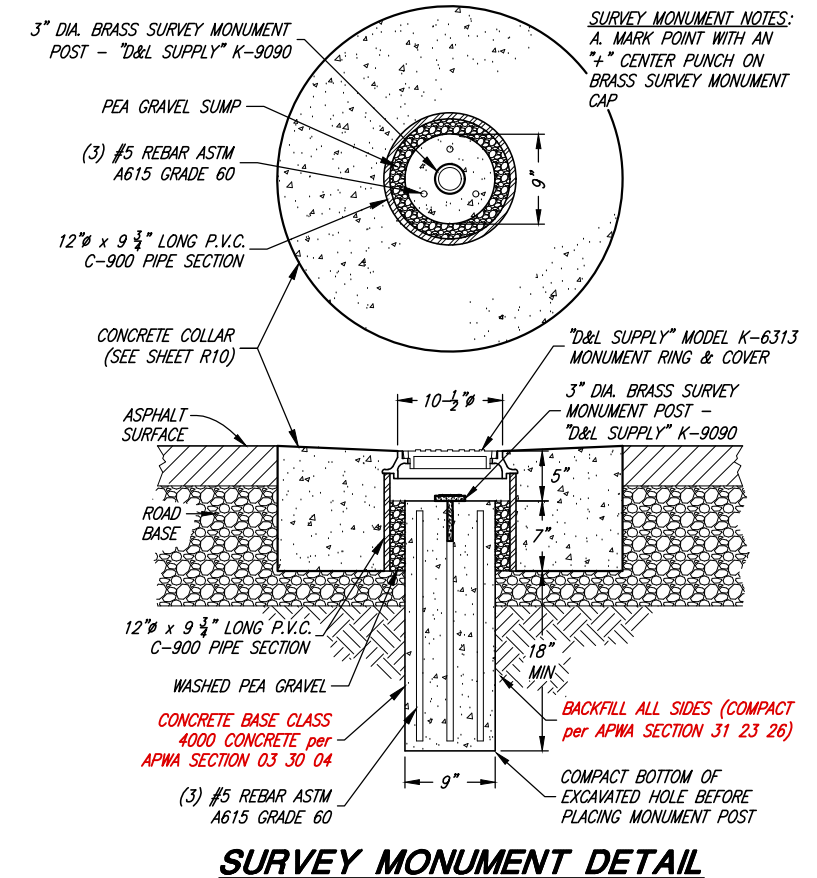
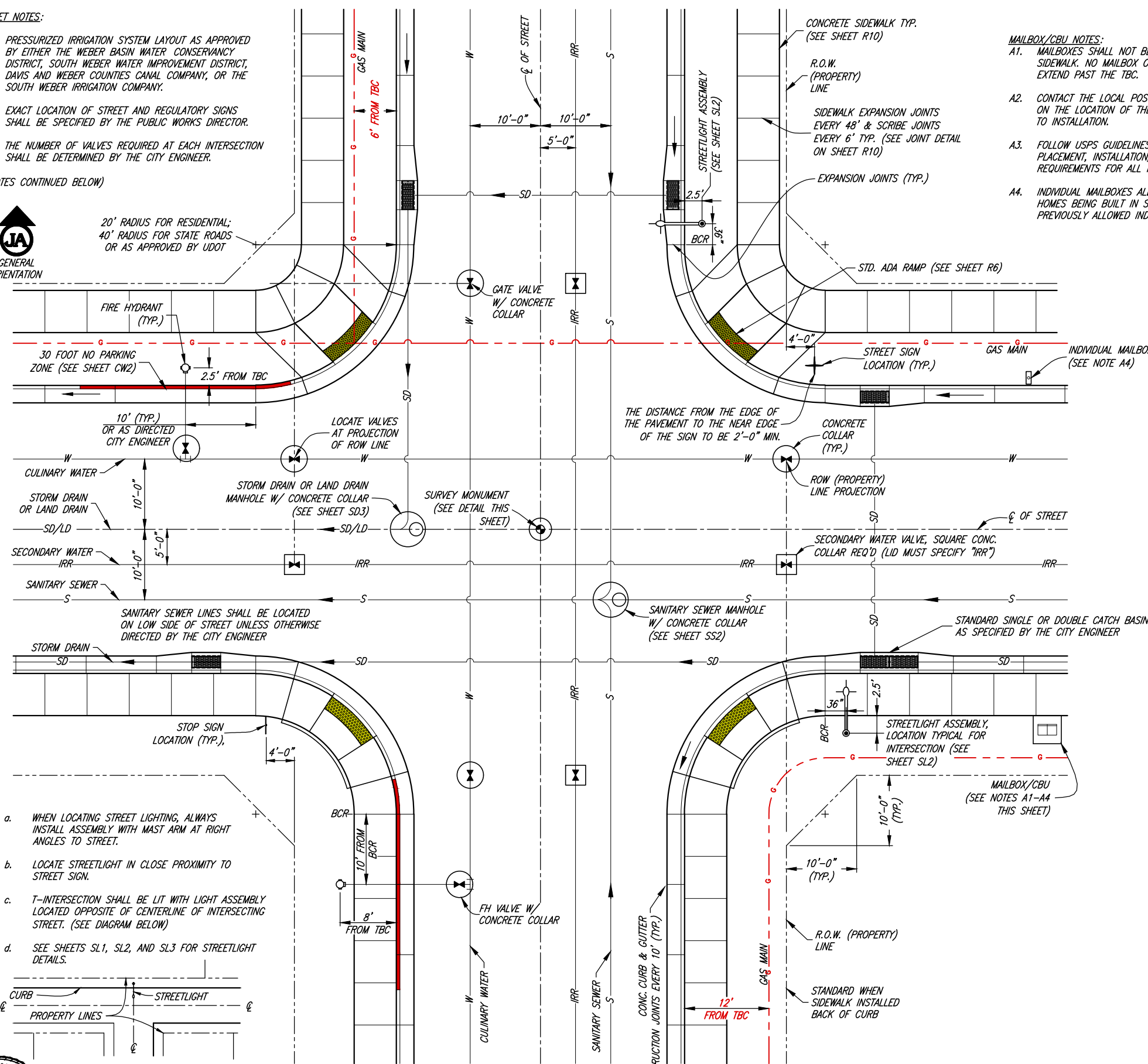
(NOTES CONTINUED BELOW)



20' RADIUS FOR RESIDENTIAL;
40' RADIUS FOR STATE ROADS
OR AS APPROVED BY UDOT

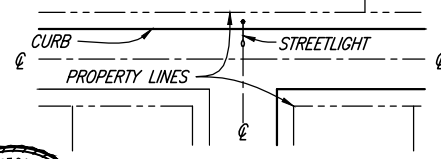
MAILBOX/CBU NOTES:

- A1. MAILBOXES SHALL NOT BE PLACED IN THE SIDEWALK. NO MAILBOX OR CBU EDGES SHALL EXTEND PAST THE TBC.
- A2. CONTACT THE LOCAL POSTMASTER FOR APPROVAL ON THE LOCATION OF THE MAILBOX OR CBU PRIOR TO INSTALLATION.
- A3. FOLLOW USPS GUIDELINES & POLICIES FOR THE PLACEMENT, INSTALLATION, AND ACCESS REQUIREMENTS FOR ALL MAILBOX AND CBU UNITS.
- A4. INDIVIDUAL MAILBOXES ALLOWED ONLY FOR SINGLE HOMES BEING BUILT IN SUBDIVISIONS THAT WERE PREVIOUSLY ALLOWED INDIVIDUAL BOXES.



SURVEY MONUMENT DETAIL

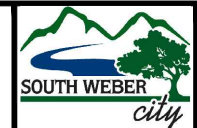
- a. WHEN LOCATING STREET LIGHTING, ALWAYS INSTALL ASSEMBLY WITH MAST ARM AT RIGHT ANGLES TO STREET.
- b. LOCATE STREETLIGHT IN CLOSE PROXIMITY TO STREET SIGN.
- c. T-INTERSECTION SHALL BE LIT WITH LIGHT ASSEMBLY LOCATED OPPOSITE OF CENTERLINE OF INTERSECTING STREET. (SEE DIAGRAM BELOW)
- d. SEE SHEETS SL1, SL2, AND SL3 FOR STREETLIGHT DETAILS.



PROJECT ENGINEER	BRANDON K. JONES
DATE	11/30/2022
REV.	DATE
DATE	APPR.

SCALE:	N. T.S.
DESIGNED	BKJ
DRAWN	BEB
CHECKED	BKJ

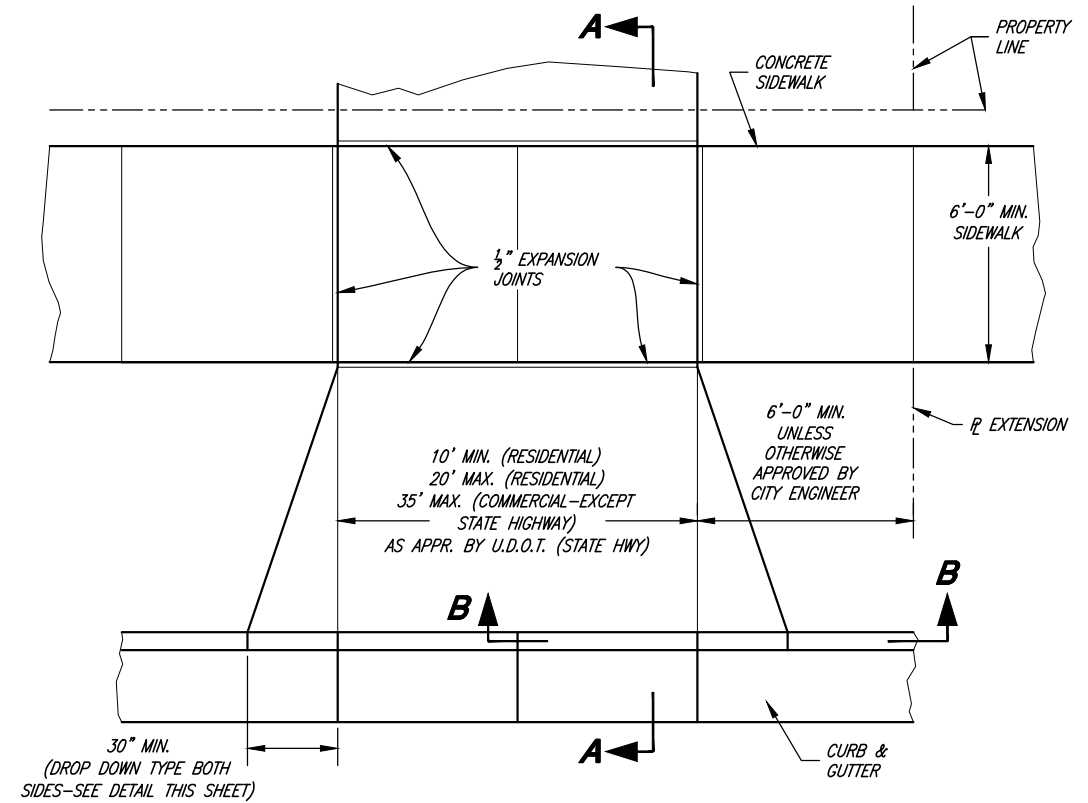
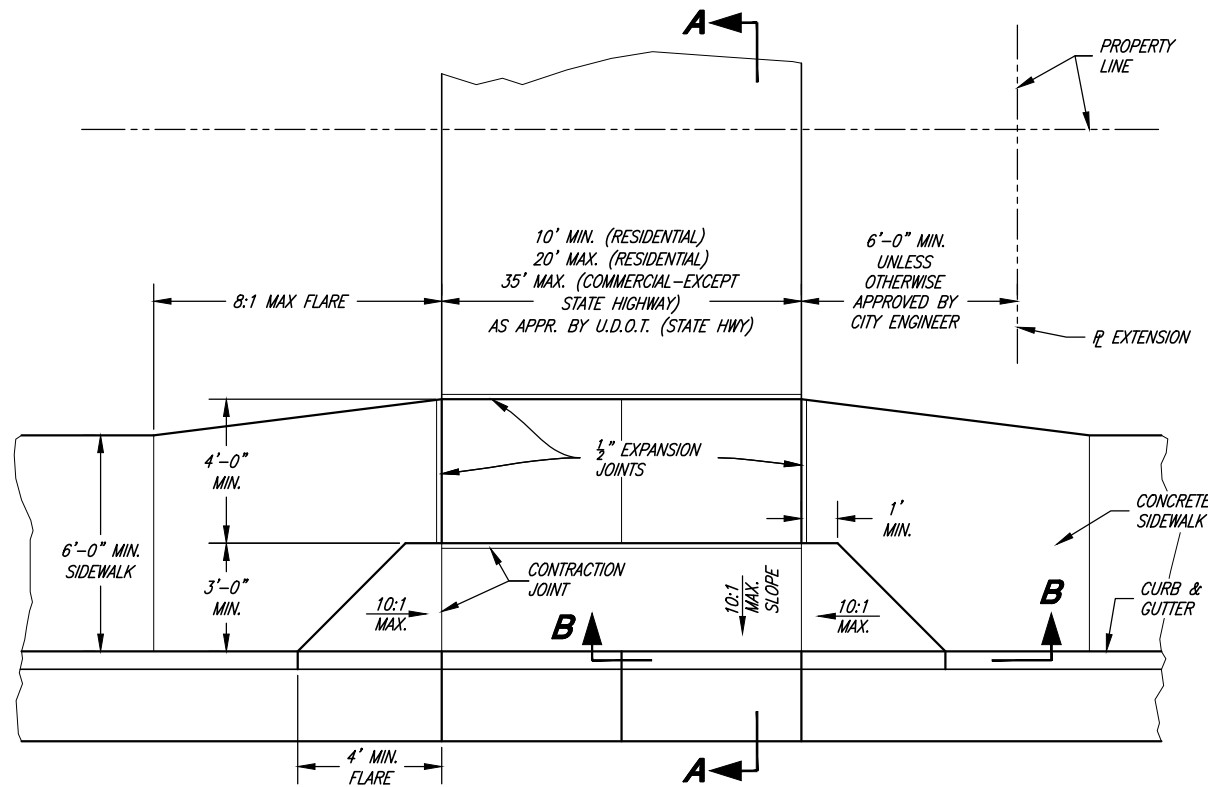
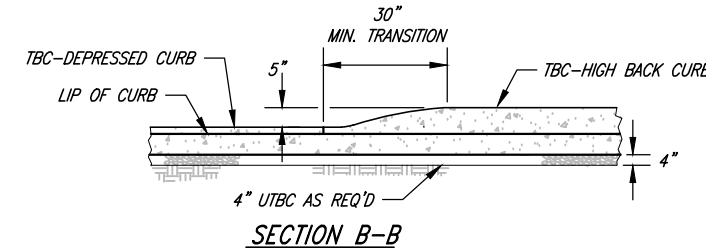
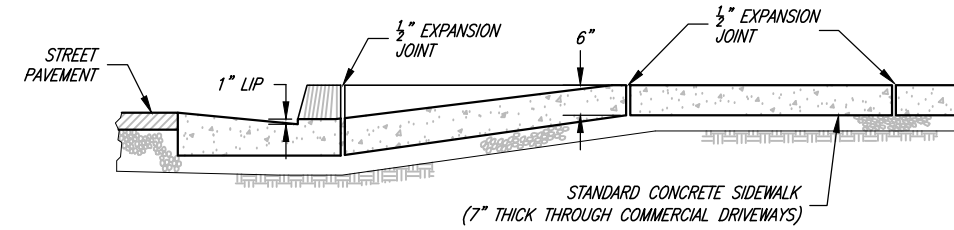
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL STREET INTERSECTION & STREET MONUMENT DETAILS

DRIVEWAY APPROACH NOTES:

1. IN NEW SUBDIVISIONS WHERE FUTURE DRIVEWAY LOCATIONS ARE UNKNOWN, THE DRIVEWAY APPROACH SHALL BE MADE BY SAW CUTTING THE BACK OF THE EXISTING CURB TO THE REQUIRED DRIVEWAY WIDTH. ALL SAW CUTTING SHALL BE ACCOMPLISHED BY A CITY APPROVED LICENSED CONTRACTOR.
2. SCORE SIDEWALK $\frac{1}{4}$ " OF SIDEWALK THICKNESS AT EACH 6'-0" SECTION. EXPANSION JOINTS AT EACH 48'-0", PROVIDE ADDITIONAL CONTRACTION JOINTS ON OVERSIZED DRIVEWAYS AT 5'-0" MAX. SPACING
3. APPROACHES SHALL NOT BE ALLOWED ON CORNER LOTS WITHIN THE CLEAR VIEW AREA.



DRIVEWAY APPROACH W/ ADJACENT SIDEWALK

DRIVEWAY APPROACH W/ PARKSTRIP
DROP DOWN STYLE (CITY STANDARD)



BRANDON KENT JONES
No. 5148758
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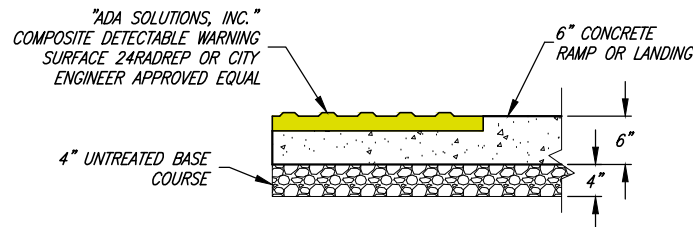


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL DRIVE APPROACH DETAILS

SHEET:
R5
OF 33 SHEETS
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DETECTABLE WARNING SURFACE NOTES:

1. LOCATE THE DETECTABLE WARNING SURFACE SO THE OUTSIDE CORNER NEAREST THE STREET IS WITHIN 1 INCH OF THE BACK OF CURB (TBC). PROVIDE 2-FOOT MINIMUM DEPTH.
2. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF CURB CUT.
3. THE DETECTABLE WARNING SURFACE DOMES SHALL BE ORIENTED SUCH THAT THE ROWS ARE PARALLEL WITH THE DIRECTION OF PEDESTRIAN TRAVEL TO THE RAMP ON THE OPPOSITE SIDE OF THE STREET.
4. THE STANDARD COLOR FOR THE DETECTABLE WARNING SURFACE SHALL BE YELLOW OR PRE-APPROVED CONTRASTING COLOR. WHEN THE EXISTING SIDEWALK COLOR IS NOT STANDARD CONCRETE, THE COLOR OF THE DETECTABLE WARNING SURFACE SHALL BE DETERMINED BY THE CITY ENGINEER OR AUTHORIZED REPRESENTATIVE.
5. WHEN A DETECTABLE WARNING SURFACE DOME IS CUT, THE REMAINING PORTION OF THE DOME SHALL BE BEVELED TO A MAXIMUM SLOPE OF 1:2.



DETECTABLE WARNING SURFACE DETAIL

ADA RAMP NOTES:

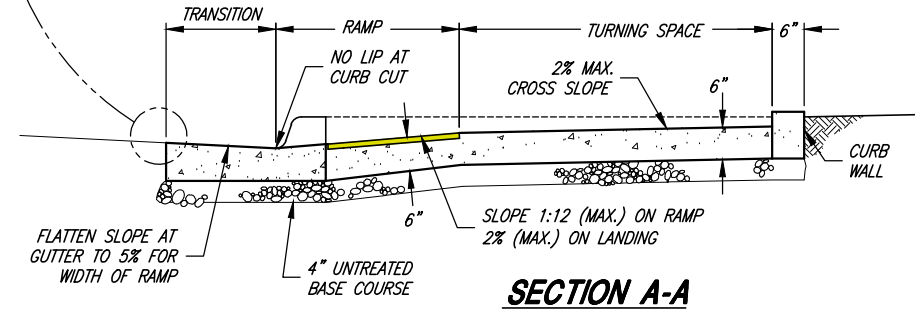
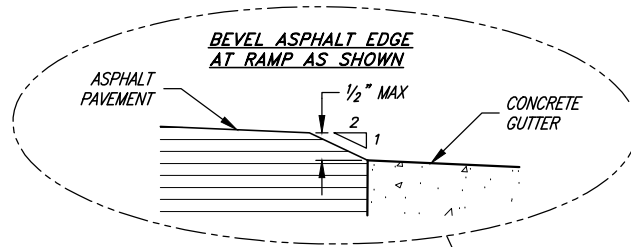
- A. WHERE DESIGNATED BY THE CITY, ALTERNATE UDOT OR APWA RAMP DESIGNS MAY BE USED WITH THE PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY PUBLIC WORKS DEPARTMENT. SUBMIT ENGINEERED CONSTRUCTION PLANS TO CITY ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- B. SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP, LANDING, AND TRANSITION MAY BE CHANGED, BUT THEY MUST MEET DIMENSIONS AND SLOPES AS SHOWN IN THE MOST RECENT EDITION OF THE U.D.O.T. STANDARDS & SPECIFICATIONS (SHEETS PA1 THROUGH PA5). THE USE OF FLARES, CURB WALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
- C. LOCATE CURB CUT WITHIN CROSSWALK.
- D. RAMP GRADE BREAK MUST BE PERPENDICULAR TO THE RUNNING SLOPE.

SLOPE TABLE			
ITEM	MAX. RUNNING SLOPE*	MAX. CROSS SLOPE*	
T	TURNING SPACE ²	2% (1V:48H)	2% (1V:48H)
R	RAMP	8.3% (1V:12H)	2% (1V:48H)
S	SIDEWALK	5% (1:20) ¹	2% (1V:48H)
F1	TRAVERSABLE SURFACE	10% (1V:10H)	--
F2	NON-TRAVERSABLE SURFACE	25% (1V:4H)	--
B	BLENDED TRANSITION	5% (1V:20H) 2% MIN.	2% (1V:48H)

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

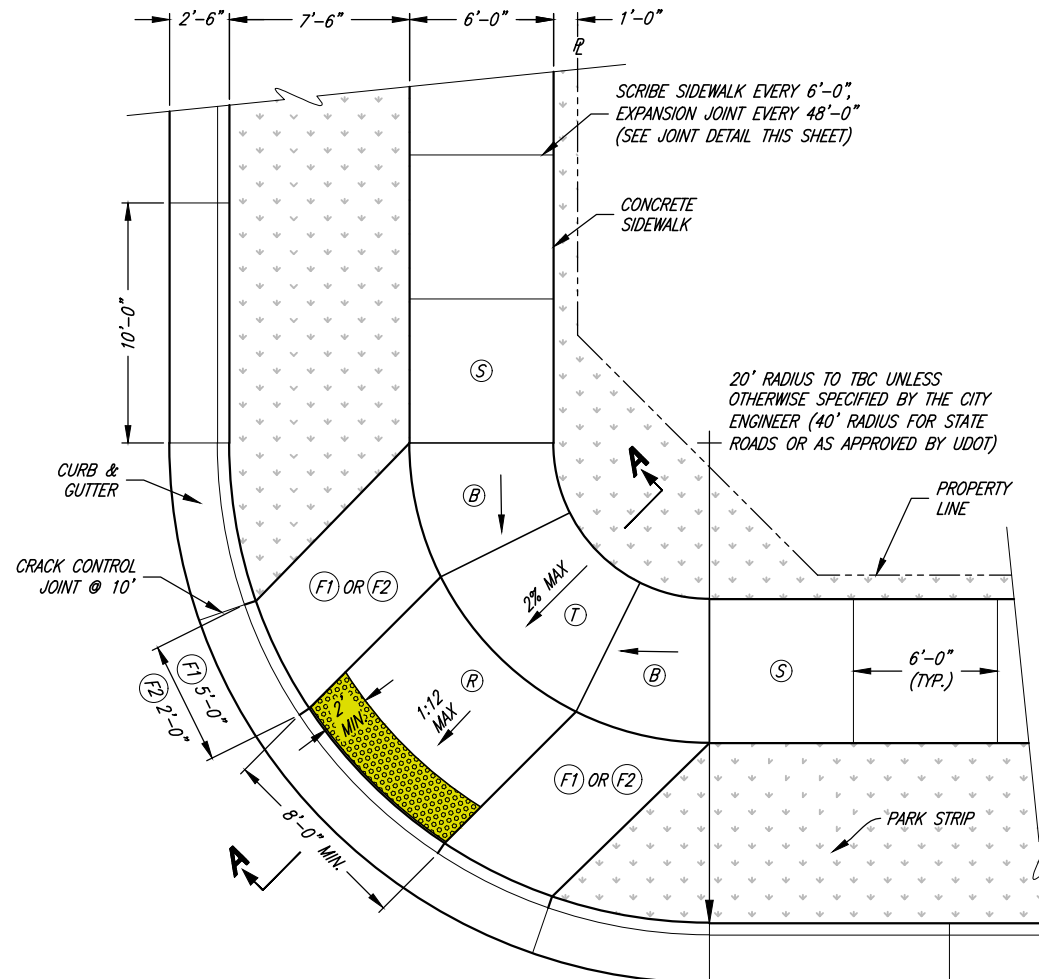
¹ 5% MAX OR NATURAL SLOPE OF LAND

² NOT TO EXCEED 2% IN ANY DIRECTION

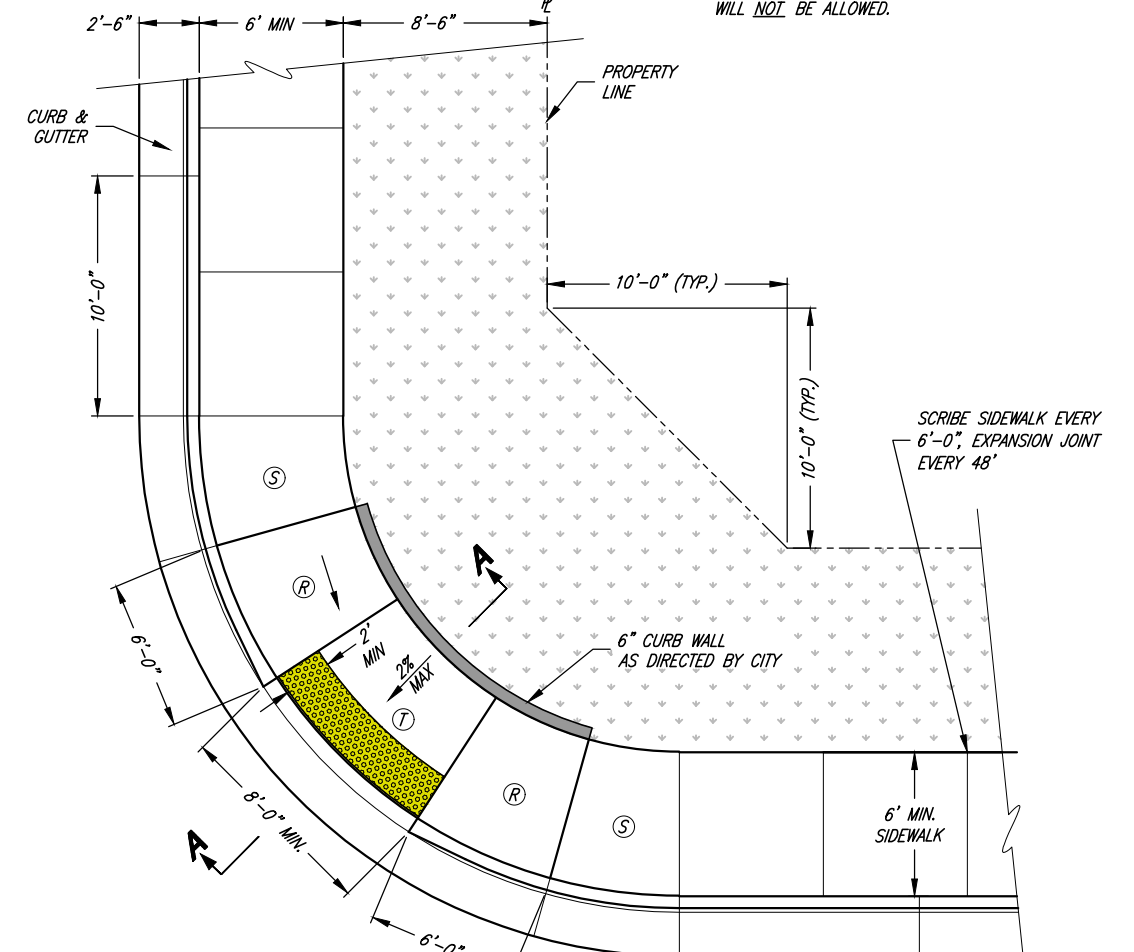


GENERAL NOTES:

- A1. INSTALLATION TOLERANCES ON CURB & GUTTER AND SIDEWALK PER APWA 32 16 13, 3.7.
- A2. AS-BUILT SURVEY MAY BE REQUIRED TO VERIFY COMPLIANCE WITH TOLERANCES.
- A3. GRINDING OF CONCRETE, TO MEET TOLERANCES, WILL NOT BE ALLOWED.



TYPICAL ADA RAMP (WITH PARK STRIP)



ADA RAMP-DETAIL "B" (WITHOUT PARK STRIP)



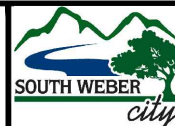
BRANDON K. JONES
No. 5148758
PROJECT ENGINEER
11/30/2022
DATE

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DESIGNED: BKJ
DRAWN: BEB
CHECKED: BKJ

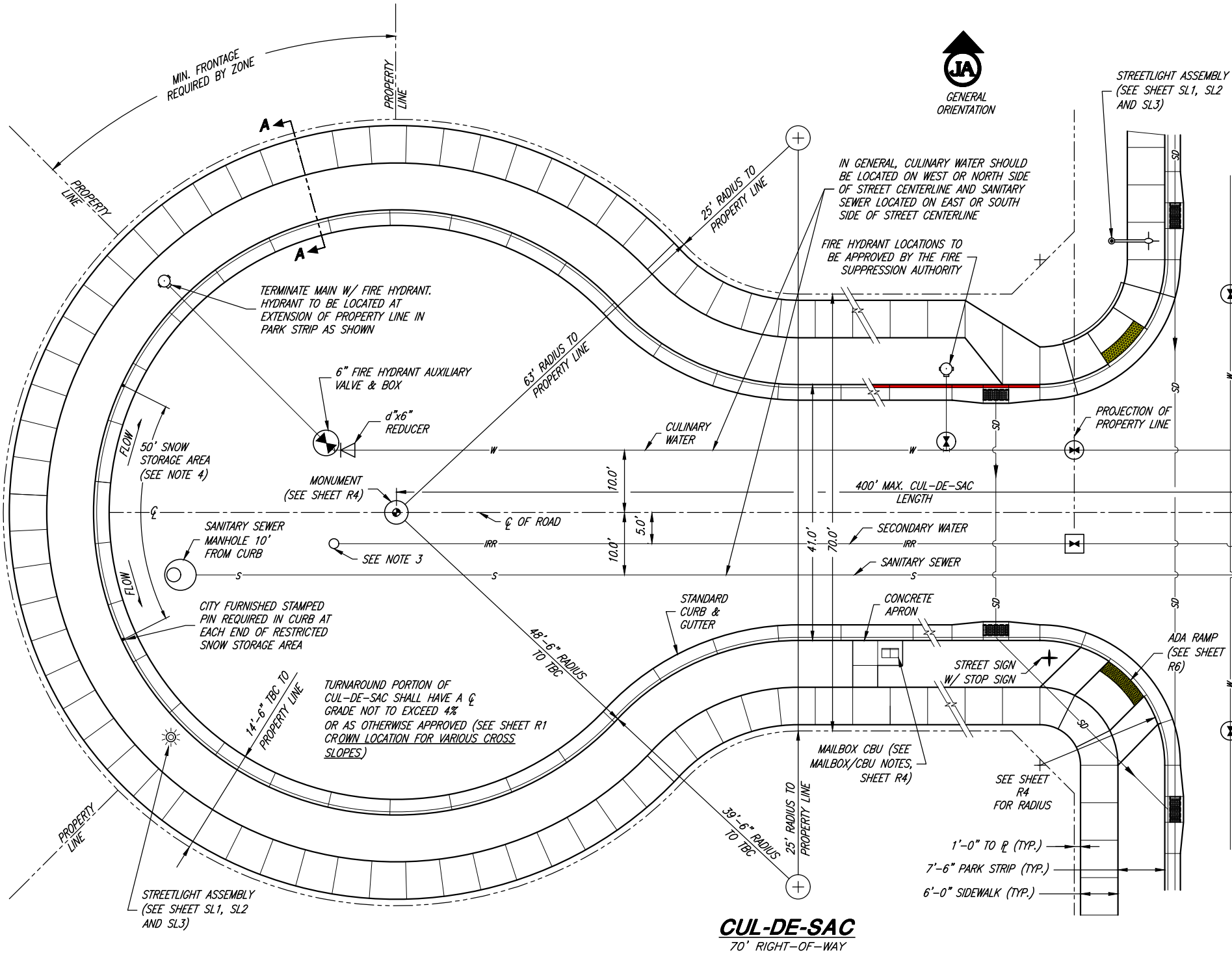


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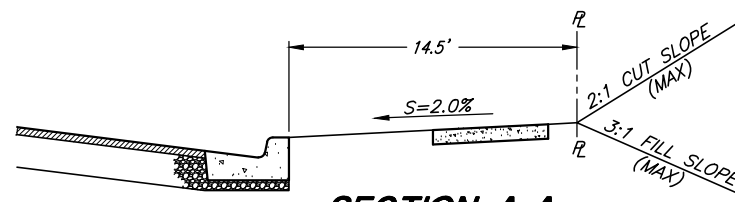
SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL ADA RAMP DETAILS
251 of 312

SHEET: R6
OF 33 SHEETS
0

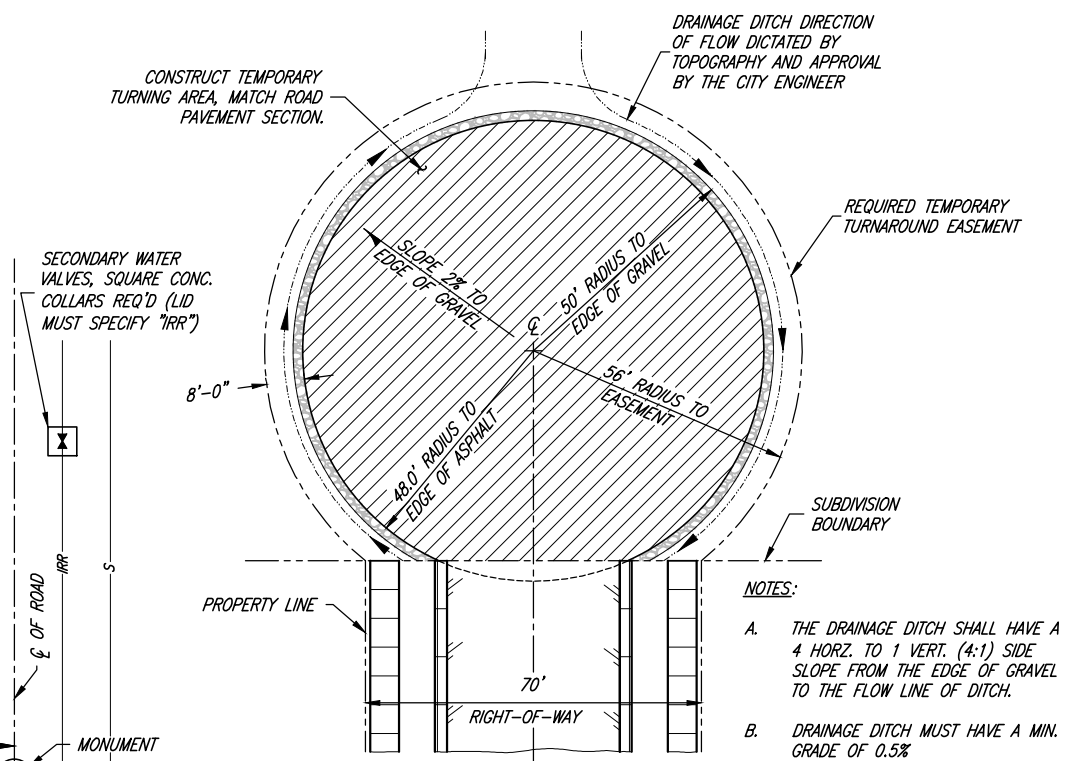


CUL-DE-SAC
70' RIGHT-OF-WAY

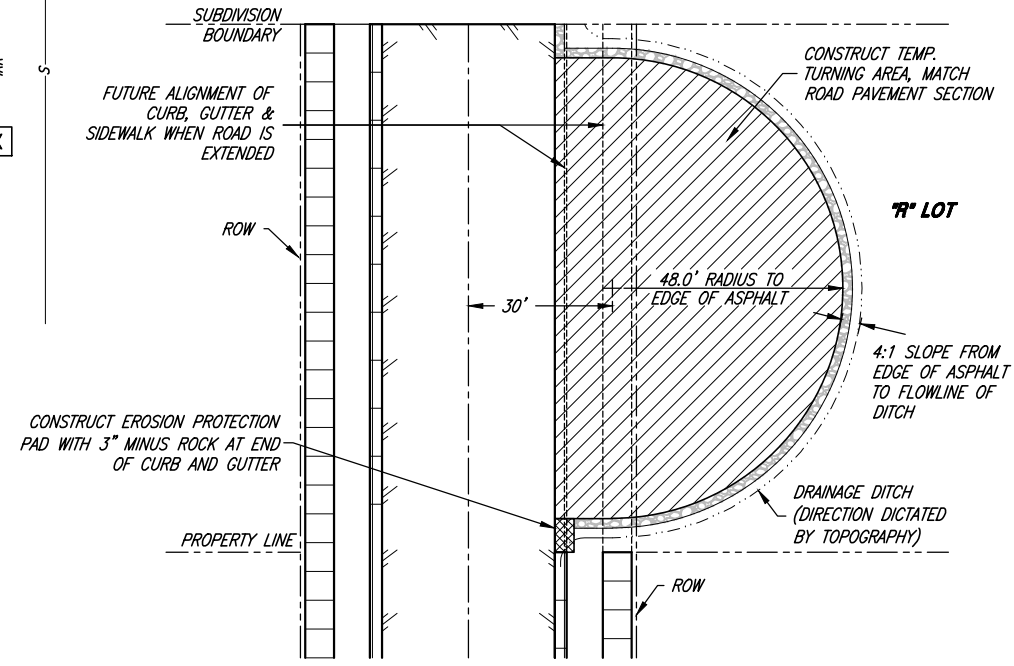
- GENERAL NOTES:**
1. THE CIRCULAR CUL-DE-SAC LAYOUT ON THIS SHEET IS TO BE CONSIDERED AS THE CITY STANDARD DESIGN. OTHER ALTERNATE DESIGNS MAY BE CONSIDERED AS APPROVED BY THE CITY ENGINEER.
 2. MODIFIED CUL-DE-SACS (KNUCKLE, EYEBROW, BULB, OR HALF CUL-DE-SACS) ARE NOT PERMITTED.
 3. DEVELOPER SHALL PROVIDE AN AIR RELIEF OR BLOW-OFF AS DETERMINED BY THE SECONDARY WATER PROVIDER AND IN ACCORDANCE WITH THEIR STANDARDS AND APPROVED BY THE CITY ENGINEER.
 4. NO DRIVEWAYS, FIRE HYDRANTS, OR MAIL BOXES ARE PERMITTED WITHIN THE 50' SNOW STORAGE AREA.



SECTION A-A
REQUIRED GRADING BETWEEN TBC AND PROPERTY LINE



CITY STANDARD TEMPORARY TURNAROUND
(FOR OUTSIDE OF SUBDIVISION BOUNDARY AND TO BE MAINTAINED BY PROPERTY OR EASEMENT OWNER)



TEMPORARY TURNAROUND
(FOR INSIDE SUBDIVISION BOUNDARY TO BE MAINTAINED BY PROPERTY OWNER)



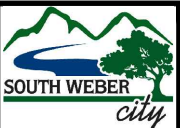
BRANDON K. JONES
PROJECT ENGINEER
11/30/2022
DATE

REV.	DATE	APPR.

SCALE: N. T.S.
DESIGNED: BKJ
DRAWN: BEB
CHECKED: BKJ



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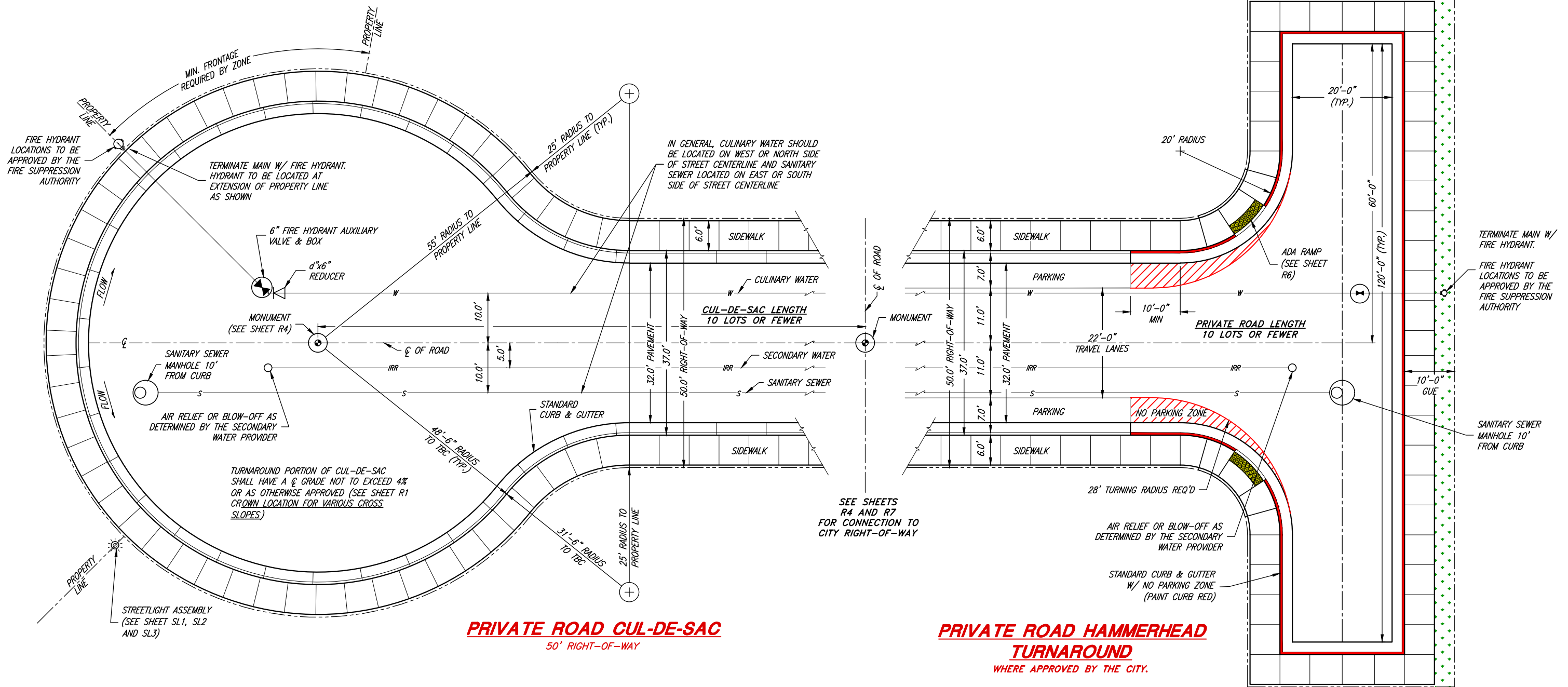
SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS

CUL-DE-SAC & TEMPORARY TURNAROUND DETAILS

SHEET: **R7**
OF 33 SHEETS
0

GENERAL NOTES:

1. THE CIRCULAR CUL-DE-SAC LAYOUT ON THIS SHEET IS TO BE CONSIDERED AS THE CITY STANDARD DESIGN FOR PRIVATE ROADS. OTHER ALTERNATE DESIGNS MAY BE CONSIDERED AS APPROVED BY THE CITY.
2. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION FROM ALL SEWER MAINS AND LATERALS OF 10'-0" HORIZONTAL AND 18" VERTICAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER RULES SECTION R309-550-7
3. NATURAL GAS, POWER AND COMMUNICATION LINES SHALL BE LOCATED BEHIND PROPERTY LINES OR IN LOT EASEMENTS.
4. THE PRIVATE ROAD CROSS SECTION IS NOT PERMITTED ON THROUGH ROADS.
5. ALL PRIVATE ROADS SHALL TERMINATE WITH A TURNAROUND.



BRANDON KENT JONES
No. 5148758
REGISTERED PROFESSIONAL ENGINEER
State of Utah
PROJECT ENGINEER
11/30/2022
DATE

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N. T.S.
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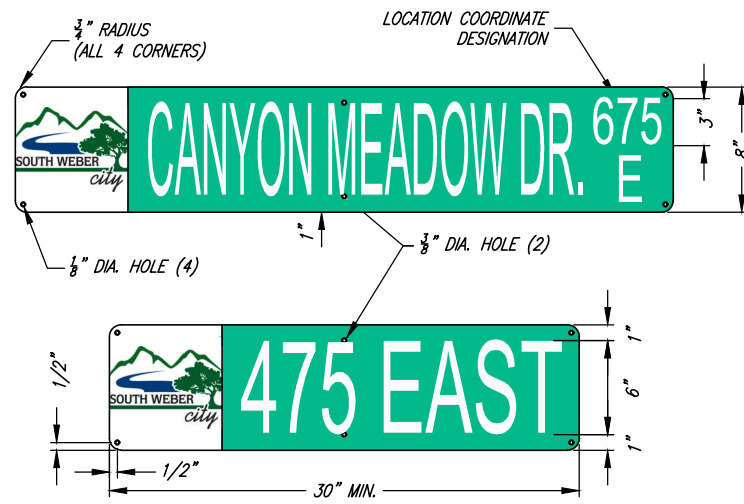


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
PRIVATE ROAD CUL-DE-SAC AND HAMMERHEAD TURNAROUND DETAILS

SHEET:
R8
OF 33 SHEETS
0

STREET SIGN NOTES:

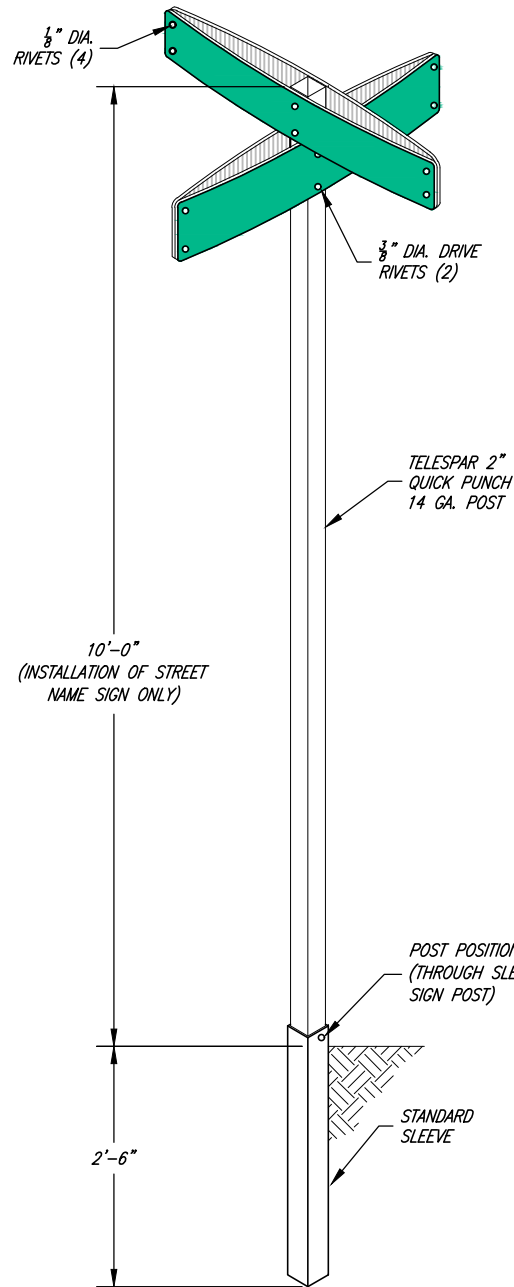
- A. STREET SIGN BACKGROUND SHALL BE REGULATORY GREEN, BOTH STREET AND TRAFFIC SIGNS SHALL BE AT THE VERY LEAST HIGH INTENSITY REFLECTIVE SHEETING (9FP-85 TYPE IIIA)
- B. LEGEND SHALL BE WHITE LETTERS (FONT: HIGHWAY C), HIGH INTENSITY REFLECTIVE SHEETING (9FP-85 IIIA)
- C. SIGN BLANK SHALL BE 6081-T6 HEAT TREATED HIGH TENSILE DEGREASED ALUMINUM W/ ALODINE 1200 FINISH-THICKNESS SHALL BE 0.08"
- D. EACH SIGN SHALL CONSIST OF TWO PLATES RIVETED TOGETHER & MOUNTED AS SHOWN
- E. SIGNS ON PRIVATE ROADS SHALL MEET ALL SPECIFICATIONS FOR STANDARD SIGNS. (PRIVATE SIGNS WILL NOT BE MAINTAINED BY THE CITY.)
- F. ALL STREETS WITH NAMES MUST ALSO SHOW COORDINATE DESIGNATION
- G. ALL SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"



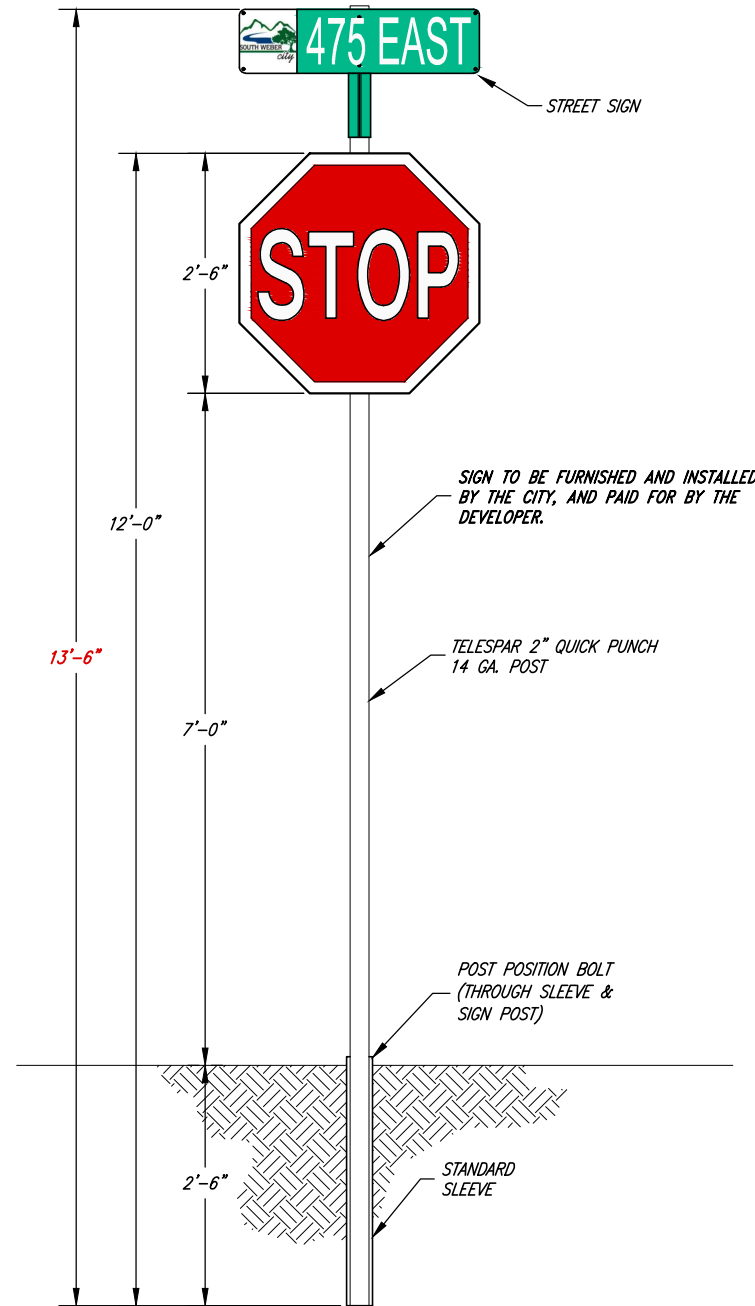
CITY STANDARD PLATE DETAIL



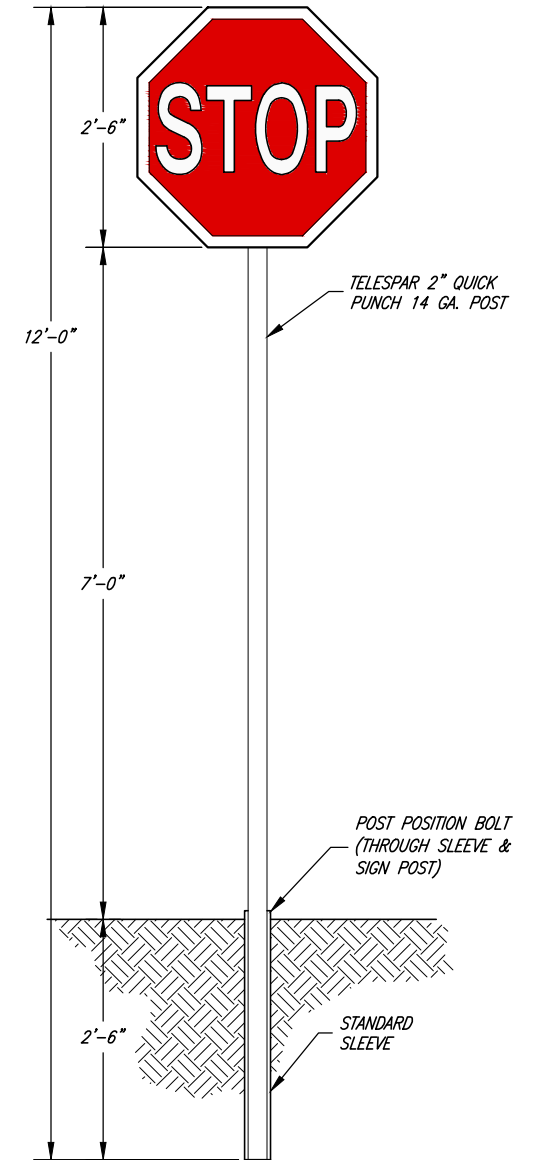
PRIVATE ROAD PLATE DETAIL
(SEE STREET SIGN NOTE E THIS SHEET)



STREET SIGN & POST



STREET / TRAFFIC SIGN & POST



TRAFFIC SIGN & POST



BRANDON KENT JONES
No. 5148758
PROJECT ENGINEER
11/30/2022
DATE

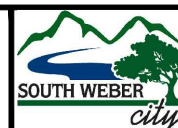
REV.	DATE	APPR.

SCALE:
N. T.S.

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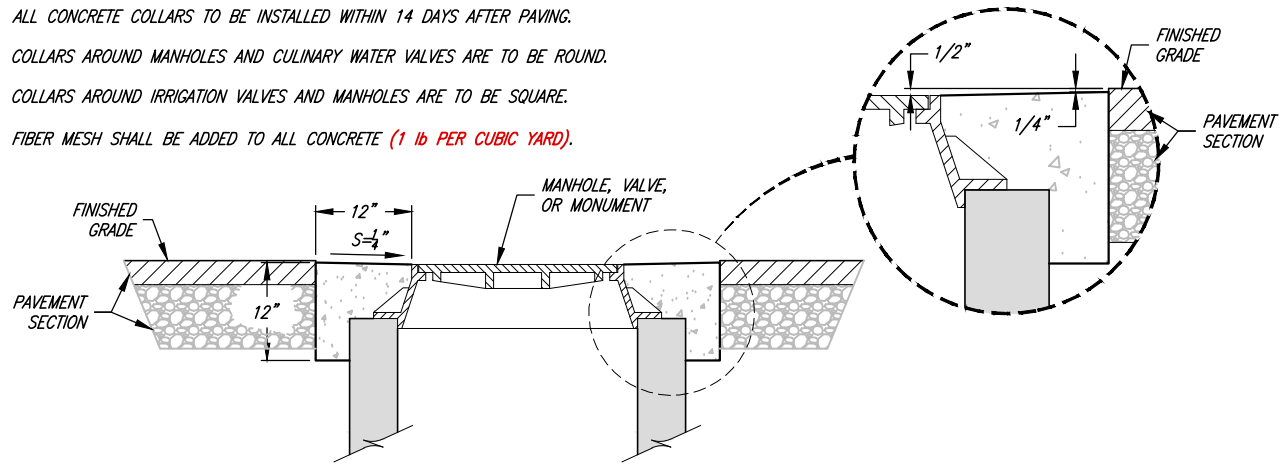


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS

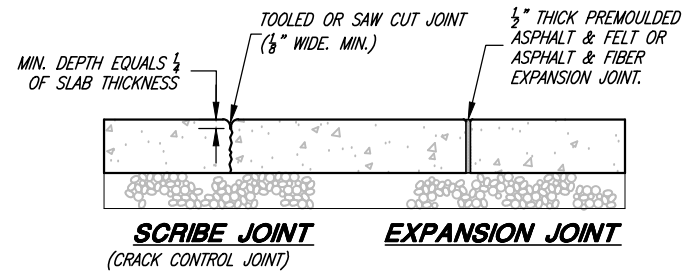
STREET SIGN DETAILS

CONCRETE COLLAR NOTES:

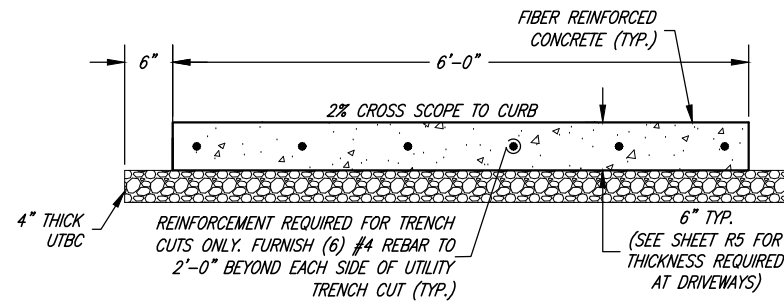
- B1. ALL CONCRETE COLLARS TO BE INSTALLED WITHIN 14 DAYS AFTER PAVING.
- B2. COLLARS AROUND MANHOLES AND CULINARY WATER VALVES ARE TO BE ROUND.
- B3. COLLARS AROUND IRRIGATION VALVES AND MANHOLES ARE TO BE SQUARE.
- B4. FIBER MESH SHALL BE ADDED TO ALL CONCRETE (1 lb PER CUBIC YARD).



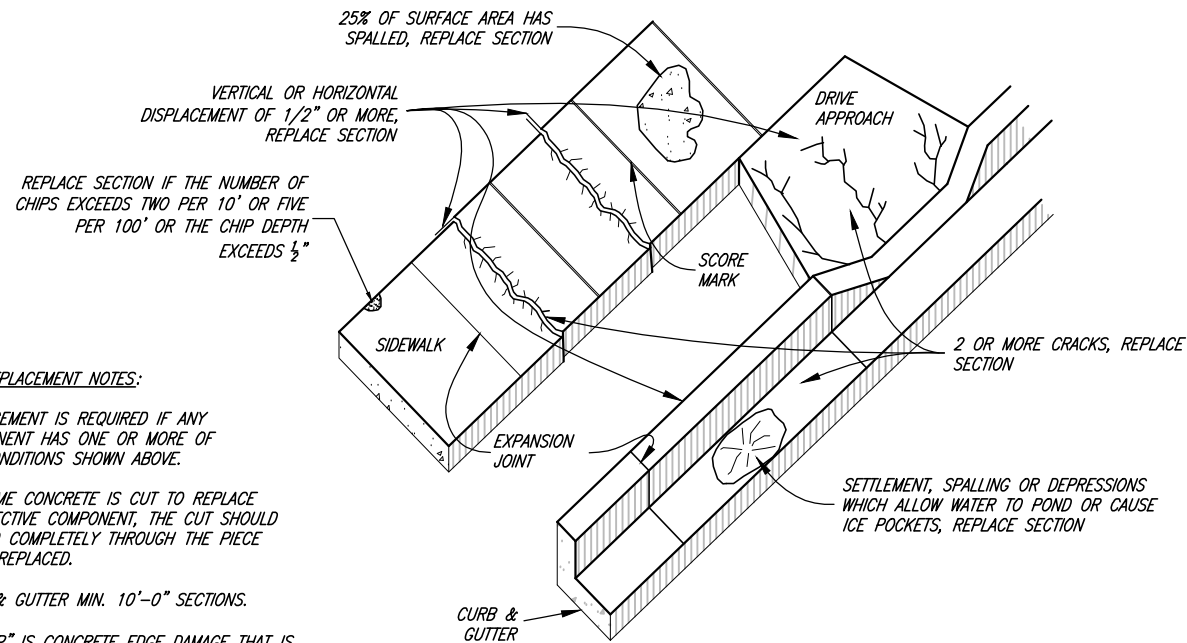
CONCRETE COLLAR DETAIL



JOINT DETAIL



SIDEWALK SECTION
(CITY STANDARD)



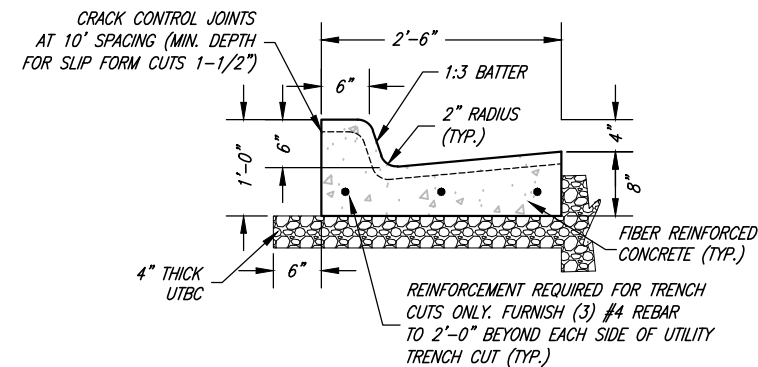
DEFECTIVE CONCRETE REPLACEMENT CRITERIA

CONCRETE REPLACEMENT NOTES:

- A. REPLACEMENT IS REQUIRED IF ANY COMPONENT HAS ONE OR MORE OF THE CONDITIONS SHOWN ABOVE.
- B. ANY TIME CONCRETE IS CUT TO REPLACE A DEFECTIVE COMPONENT, THE CUT SHOULD EXTEND COMPLETELY THROUGH THE PIECE BEING REPLACED.
- C. CURB & GUTTER MIN. 10'-0" SECTIONS.
- D. A "CHIP" IS CONCRETE EDGE DAMAGE THAT IS DEEPER THAN 1/4" AND LARGER THAN 2" DIA.

GENERAL NOTES:

- A1. INSTALLATION TOLERANCES ON CURB & GUTTER AND SIDEWALK PER APWA 32 16 13, 3.7.
- A2. AS-BUILT SURVEY MAY BE REQUIRED TO VERIFY COMPLIANCE WITH TOLERANCES.
- A3. GRINDING OF CONCRETE, TO MEET TOLERANCES, WILL NOT BE ALLOWED.



CURB & GUTTER SECTION
(CITY STANDARD)

CURB & GUTTER NOTES:

- 1. WHEN REPLACING CURB DUE TO CONSTRUCTION ACTIVITY, NEW CURB MUST EXTEND 5' MIN. PAST TRENCH ON EACH SIDE.
- 2. CONCRETE CURB TO BE CONSTRUCTED USING SLIPFORMS, HAND FORMED OR STATIONARY FORMS ARE ONLY ALLOWED FOR CURB TIE-INS.
- 3. THE SLOPE FOR CURB & GUTTER MUST BE A MINIMUM OF 0.5%.



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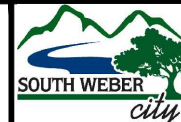
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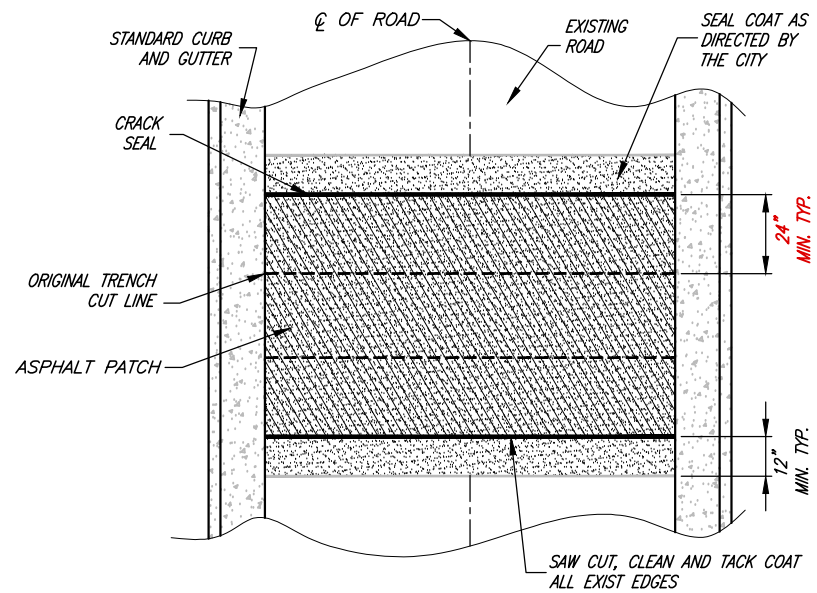


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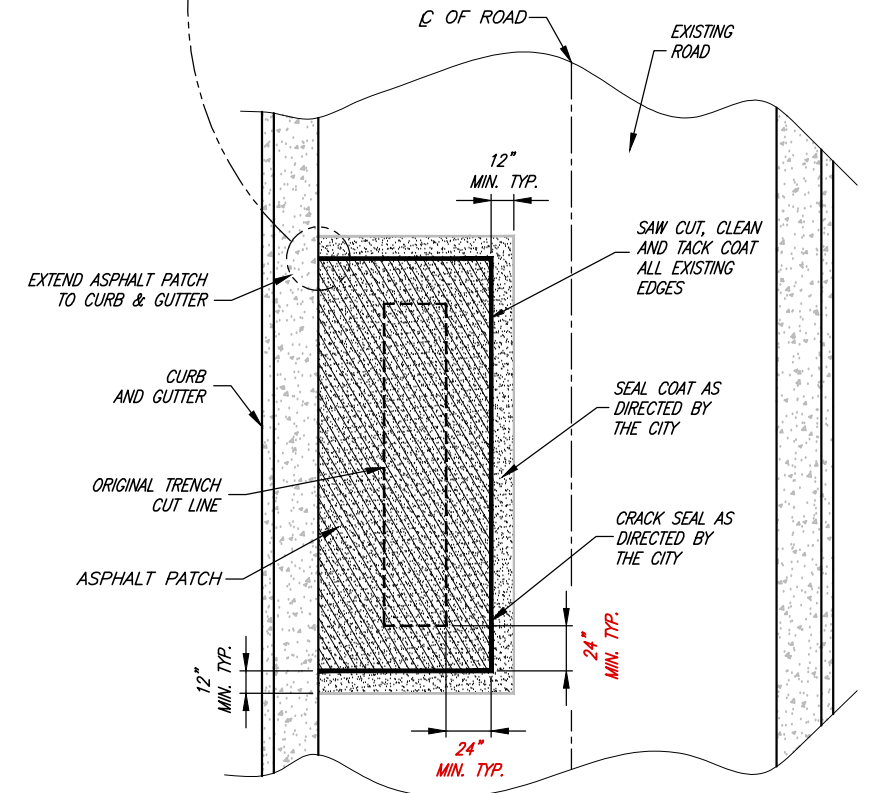
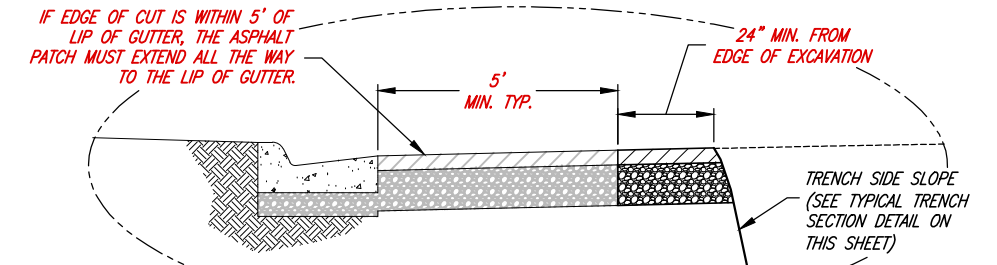


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL SIDEWALK, CURB & GUTTER, CONCRETE COLLAR,
AND DEFECTIVE CONC. REPLACEMENT DETAILS 255 of 312

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OF 33 SHEETS
0

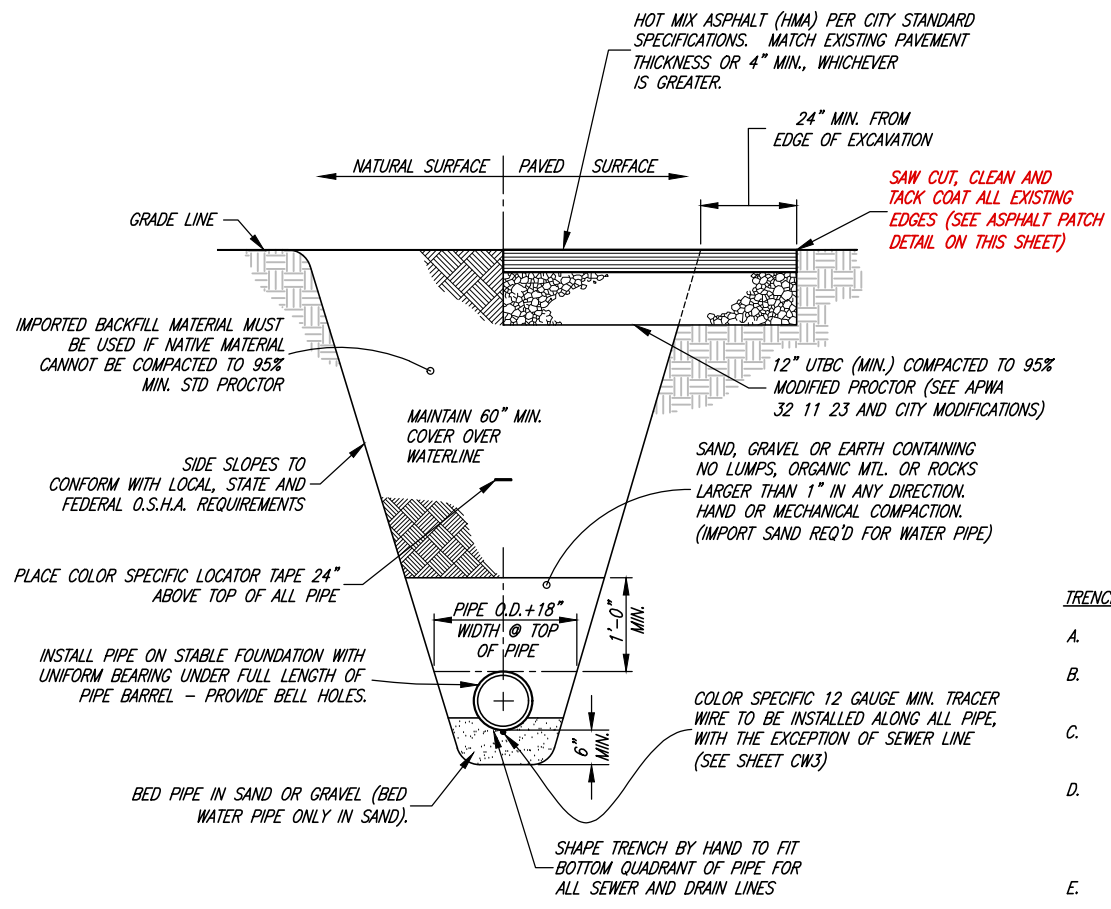


TYPICAL HORIZONTAL ASPHALT PATCH PLAN



TYPICAL PARALLEL ASPHALT PATCH PLAN

ASPHALT PATCH NOTE:
 1. ON ANY ROAD PAVED OR OVERLAYED WITHIN THE LAST 10 YEARS, THE PATCH MUST BE COMPLETED PER APWA PLAN 255 BITUMINOUS PAVEMENT T-PATCH. (SEE SHEET R12)



TYPICAL TRENCH SECTION
 (WATER, IRRIGATION, SEWER, STORM DRAIN, AND LAND DRAIN)

- TRENCH NOTES:**
- A. BACKFILL PER APWA 33 05 20 AND CITY MODIFICATIONS.
 - B. COMPACTION TEST REQUIRED AT SPRING-LINE FOR ALL P.V.C. OR H.D.P.E. PIPES.
 - C. PAVEMENT RESTORATION PER APWA 33 05 25 AND CITY MODIFICATIONS.
 - D. GRAVEL SURFACED AREAS, SUCH AS ROADS AND SHOULDERS, PARKING AREAS, AND UNPAVED DRIVEWAYS, SHALL BE REPAIRED WITH 8" THICK (MIN.) 1" UNTREATED BASE COURSE COMPACTED TO 95% MODIFIED PROCTOR.
 - E. WATER & SEWER LINES, INCLUDING SERVICE LINES, SHALL NOT BE INSTALLED IN THE SAME TRENCH.



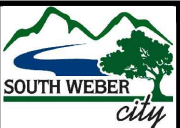
BRANDON KENT JONES
 No. 5148758
 PROJECT ENGINEER
 11/30/2022
 DATE

REV.	DATE	APPR.

SCALE:
 N. T.S.
 DESIGNED BKJ
 DRAWN BEB
 CHECKED BKJ



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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
UTILITY TRENCH AND ASPHALT PATCH PLAN DETAILS

SHEET:
R11
 OF 33 SHEETS
 0

BITUMINOUS PAVEMENT T-PATCH NOTES:

1. GENERAL:

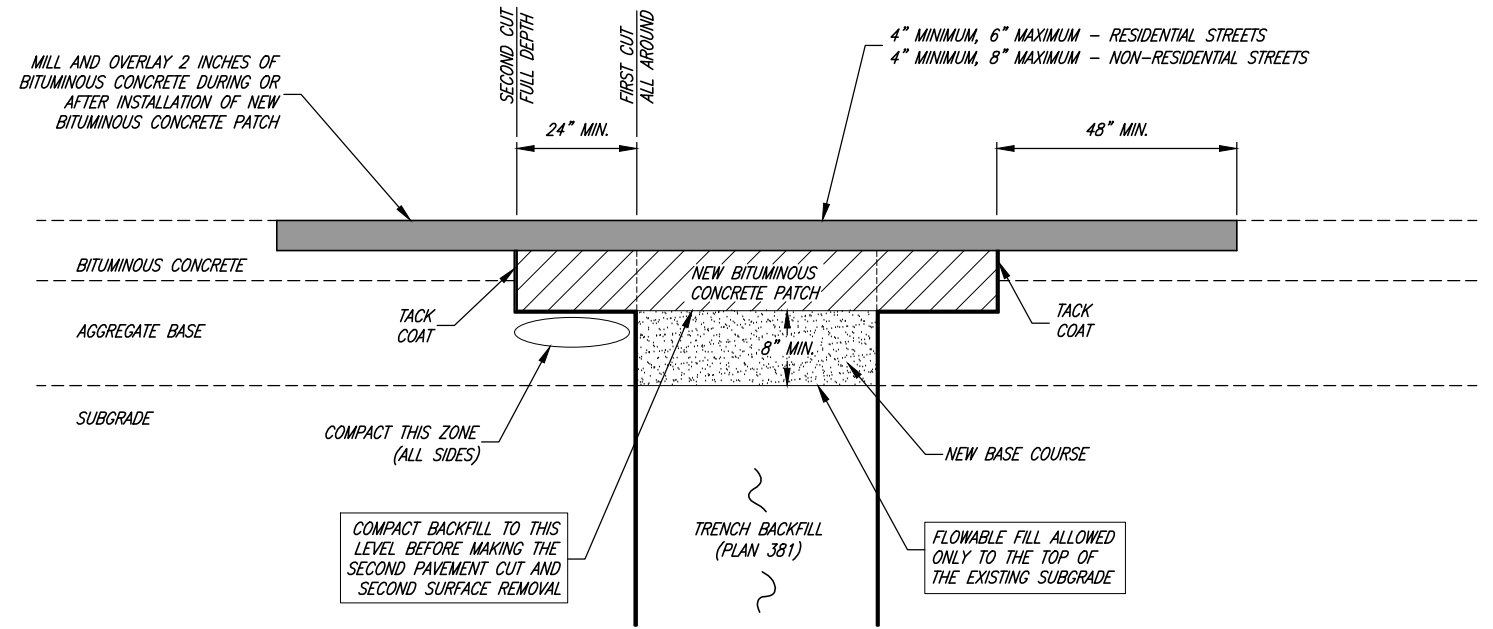
- A. VERTICAL CUTS IN BITUMINOUS PAVEMENT MAY BE DONE BY SAW OR PAVEMENT ZIPPING. IF CUTS GREATER THAN 6 INCHES ARE NECESSARY TO PREVENT PAVEMENT "BREAK OFF" CONSULT CITY ENGINEER FOR DIRECTION ON HANDLING ADDITIONAL COSTS.
- B. REPAIR A T-PATCH RESTORATION IF ANY OF THE FOLLOWING CONDITIONS OCCUR PRIOR TO FINAL PAYMENT OR AT THE END OF THE ONE YEAR CORRECTION PERIOD:
 - 1) PAVEMENT SURFACE DISTORTION EXCEEDS 1/4-INCH DEVIATION IN 10 FEET.
REPAIR OPTION - PLANE OFF SURFACE DISTORTIONS. COAT PLANED SURFACE WITH A CATIONIC OR ANIONIC MULSION THAT COMPLIES WITH APWA SECTION 32 12 03.
 - 2) SEPARATION APPEARS AT A CONNECTION TO AN EXISTING PAVEMENT OR ANY STREET FIXTURE.
REPAIR OPTION - BLOW SEPARATION CLEAN AND APPLY JOINT SEALANT, PLAN 265.
 - 3) CRACKS AT LEAST 1-FOOT LONG AND 1/4-INCH WIDE OCCUR MORE OFTEN THAN 1 IN 10 SQUARE FEET.
REPAIR OPTION - BLOW CLEAN AND APPLY CRACK SEAL, PLAN 265.
 - 4) PAVEMENT RAVELING IS GREATER THAN 1 SQUARE FOOT PER 100 SQUARE FEET.
REPAIR OPTION - MILL AND INLAY, APWA SECTIONS 32 01 16.71 AND 32 12 05.

2. PRODUCTS:

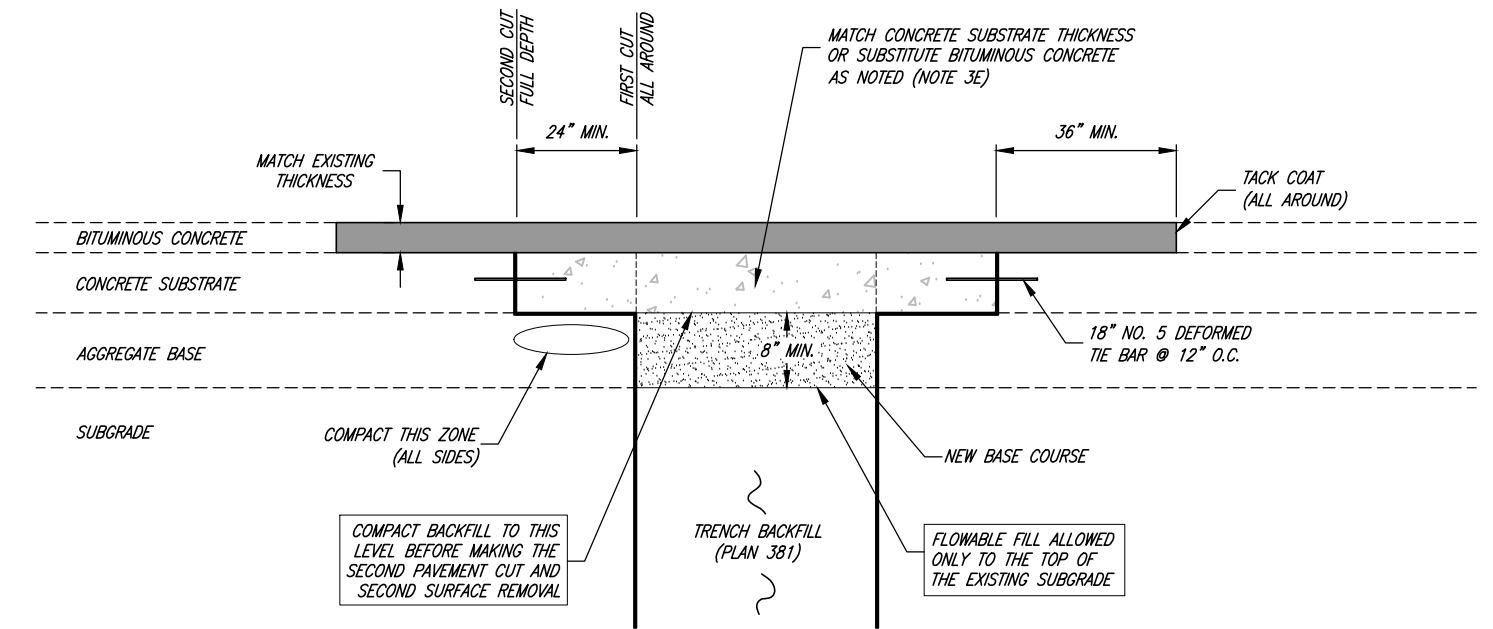
- A. BASE COURSE: UNTREATED BASE COURSE, APWA SECTION 32 11 23. DO NOT USE GRAVEL AS A BASE COURSE WITHOUT ENGINEER'S PERMISSION.
- B. FLOWABLE FILL: TARGET IS 60 PSI IN 28 DAYS WITH 90 PSI MAXIMUM IN 28 DAYS, APWA SECTION 31 05 15. IT MUST FLOW EASILY REQUIRING NO VIBRATION FOR CONSOLIDATION.
- C. REINFORCEMENT: NO. 5 GALVANIZED OR EPOXY COATED, DEFORMED, 60 KSI YIELD GRADE STEEL, ASTM A615.
- D. CONCRETE: CLASS 4000, APWA SECTION 03 30 04.
- E. TACK COAT: APWA SECTION 32 12 05.
- F. BITUMINOUS CONCRETE: APWA SECTION 32 12 05.
 - 1) WARM WEATHER PATCH: PG64-22-DM-1/2, UNLESS INDICATED OTHERWISE.
 - 2) COLD WEATHER PATCH: MODIFIED MC-250-FM-1 AS INDICATED IN APWA SECTION 33 05 25.

3. EXECUTION:

- A. BASE COURSE PLACEMENT: APWA SECTION 32 05 10. MAXIMUM LIFT THICKNESS BEFORE COMPACTION IS 8-INCHES WHEN USING RIDING EQUIPMENT OR 6-INCHES WHEN USING HAND HELD EQUIPMENT. COMPACTION IS 95 PERCENT OR GREATER RELATIVE TO A MODIFIED PROCTOR DENSITY, APWA SECTION 31 23 26.
- B. FLOWABLE FILL: CURE TO INITIAL SET BEFORE PLACING AGGREGATE BASE OR BITUMINOUS PAVEMENT. USE IN EXCAVATIONS THAT ARE TOO NARROW TO RECEIVE COMPACTION EQUIPMENT.
- C. TACK COAT: CLEAN ALL HORIZONTAL AND VERTICAL SURFACES. APPLY FULL COVERAGE ALL SURFACES.
- D. PAVEMENT PLACEMENT: FOLLOW APWA SECTION 32 12 16.13. UNLESS INDICATED OTHERWISE, LIFT THICKNESS IS 3-INCHES MINIMUM AFTER COMPACTION. COMPACT TO 94 PERCENT OF ASTM D2041 (RICE DENSITY) PLUS OR MINUS 2 PERCENT.
- E. BITUMINOUS CONCRETE SUBSTITUTION: IF BITUMINOUS CONCRETE IS SUBSTITUTED FOR PORTLAND CEMENT CONCRETE SUBSTRATE, OMIT REBAR AND PROVIDE 1.25 INCHES OF BITUMINOUS CONCRETE FOR EACH 1 INCH OF PORTLAND CEMENT CONCRETE. FOLLOW PARAGRAPH E REQUIREMENTS.
- F. REINFORCEMENT: REQUIRED IF THICKNESS OF EXISTING PORTLAND-CEMENT CONCRETE SUBSTRATE IS 6-INCHES OR GREATER. NOT REQUIRED IF:
 - 1) LESS THAN 6-INCHES THICK,
 - 2) IF EXISTING CONCRETE IS DETERIORATING,
 - 3) IF EXCAVATION IS LESS THAN 3 FEET SQUARE, OR
 - 4) IF BITUMINOUS PAVEMENT IS SUBSTITUTED FOR PORTLAND-CEMENT CONCRETE SUBSTRATE.
- G. CONCRETE SUBSTRATE: CURE TO INITIAL SET BEFORE PLACING NEW BITUMINOUS CONCRETE PATCH.



BITUMINOUS CONCRETE RESTORATION



COMPOSITE RESTORATION



Bituminous pavement T-patch

Plan
255
November 2015



BRANDON KENT JONES
No. 5148758
REGISTERED PROFESSIONAL ENGINEER
State of Utah
PROJECT ENGINEER
Brandon K. Jones
DATE 11/30/2022

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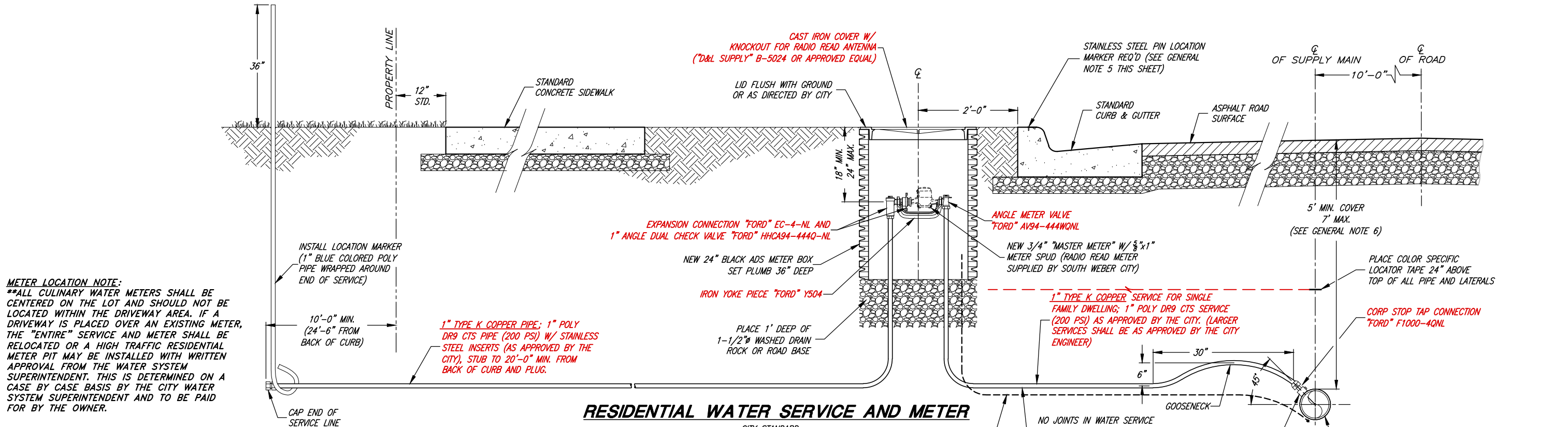
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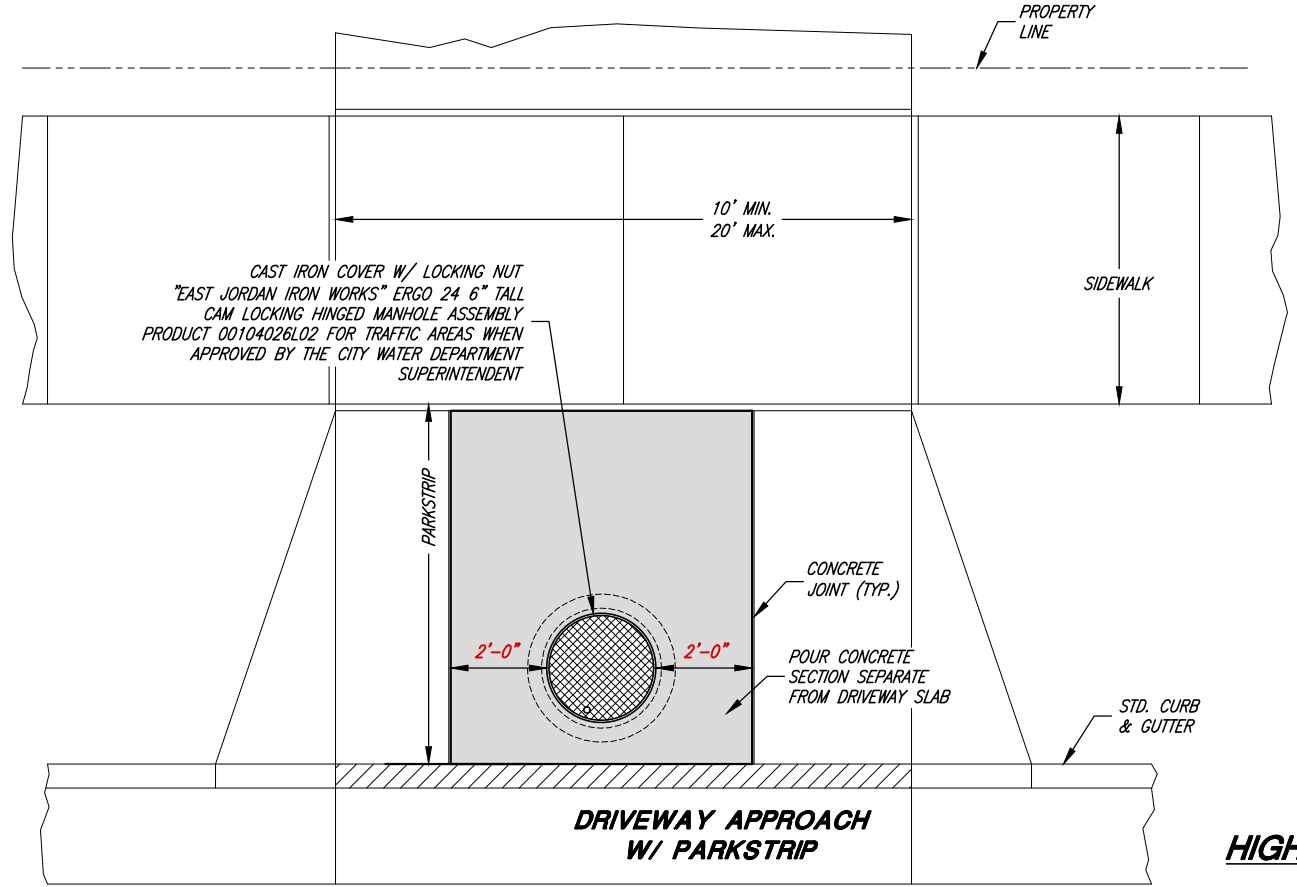


SOUTH WEBER CITY CORPORATION	
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS	
APWA PLAN 255 BITUMINOUS PAVEMENT T-PATCH	
SHEET: R12	OF 33 SHEETS 0



METER LOCATION NOTE:
 **ALL CULINARY WATER METERS SHALL BE CENTERED ON THE LOT AND SHOULD NOT BE LOCATED WITHIN THE DRIVEWAY AREA. IF A DRIVEWAY IS PLACED OVER AN EXISTING METER, THE "ENTIRE" SERVICE AND METER SHALL BE RELOCATED OR A HIGH TRAFFIC RESIDENTIAL METER PIT MAY BE INSTALLED WITH WRITTEN APPROVAL FROM THE WATER SYSTEM SUPERINTENDENT. THIS IS DETERMINED ON A CASE BY CASE BASIS BY THE CITY WATER SYSTEM SUPERINTENDENT AND TO BE PAID FOR BY THE OWNER.

RESIDENTIAL WATER SERVICE AND METER
 CITY STANDARD



HIGH TRAFFIC RESIDENTIAL METER PIT DETAIL

THE USE OF A HIGH TRAFFIC RESIDENTIAL SERVICE METER PIT IS SITE SPECIFIC AND REQUIRES WRITTEN APPROVAL FROM THE WATER SYSTEM SUPERINTENDENT PRIOR TO INSTALLATION

CAST IRON COVER W/ LOCKING NUT AND KNOCKOUT FOR RADIO READ ANTENNA ("EAST JORDAN IRON WORKS" ERGO 24 6" TALL CAM LOCKING HINGED MANHOLE ASSEMBLY PRODUCT 00104026L02 FOR TRAFFIC AREAS WHEN APPROVED BY THE CITY WATER SYSTEM SUPERINTENDENT)

- GENERAL NOTES:**
- ALL FITTINGS SHALL BE "MUELLER" COMPRESSION TYPE UNLESS OTHERWISE NOTED.
 - "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.
 - ALL SUPPLIES, LABOR, MACHINERY, ETC. WILL BE SUPPLIED BY THE CONTRACTOR. SOUTH WEBER CITY WILL SUPPLY AND SET THE METER ONLY ON 1" CONNECTIONS. THE CONTRACTOR SHALL SUPPLY METERS FOR CONNECTIONS GREATER THAN 1" (SEE SHEET CW4).
 - ALL SPECIFIED BRANDS OF MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS MAY BE USED WITH THE PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY WATER SYSTEM SUPERINTENDENT.
 - STAMPED STAINLESS STEEL PINS USED FOR LATERAL LOCATING ARE REQUIRED BY THE CITY. BLANK S.S. PINS SHALL BE PROVIDED BY THE CITY AND INSTALLED AND STAMPED BY THE CONTRACTOR DURING ALL NEW CONSTRUCTION OR RESTORED WHEN REPLACING DAMAGED CURB & GUTTER DUE TO ANY CONSTRUCTION RELATED ACTIVITY. S.S. PINS SHALL BE STAMPED "S" FOR SANITARY SEWER, "W" FOR CULINARY WATER, AND "L" FOR LAND DRAIN.
 - ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION ABOVE ALL SEWER MAINS AND LATERALS OF 18" VERTICAL AND 10'-0" HORIZONTAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER (DDW) RULES SECTION R309-550-7. EXCEPTIONS MUST BE APPROVED BY DDW.



BRANDON K. JONES
 PROJECT ENGINEER
 11/30/2022
 DATE

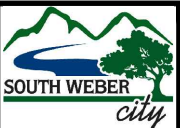
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SCALE:
 N. T. S.

DESIGNED BKJ
 DRAWN BEB
 CHECKED BKJ



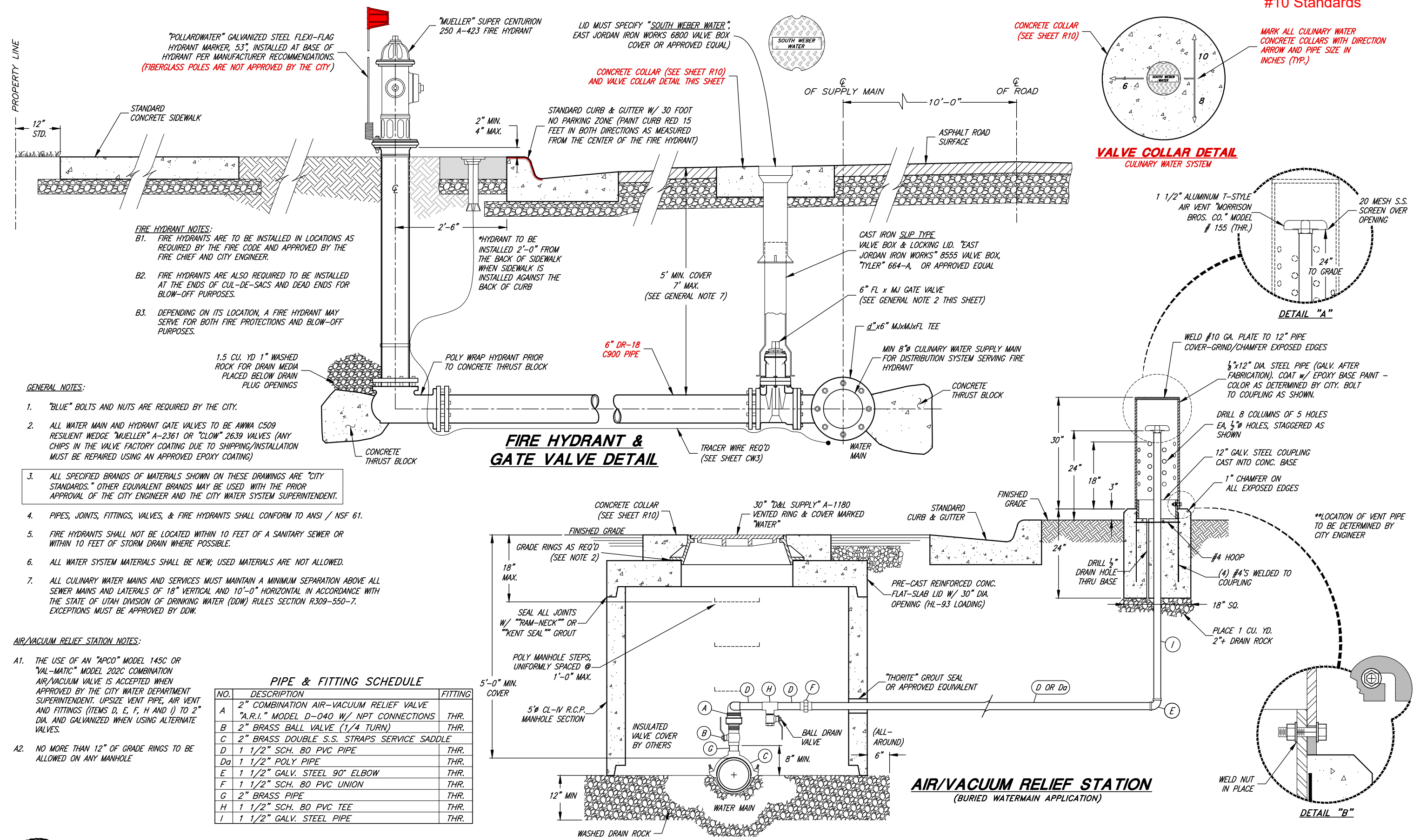
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SOUTH WEBER CITY CORPORATION
 PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS

RESIDENTIAL WATER SERVICE CONNECTION DETAILS

SHEET:
CW1
 OF 33 SHEETS
 0



- FIRE HYDRANT NOTES:**
- B1. FIRE HYDRANTS ARE TO BE INSTALLED IN LOCATIONS AS REQUIRED BY THE FIRE CODE AND APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
 - B2. FIRE HYDRANTS ARE ALSO REQUIRED TO BE INSTALLED AT THE ENDS OF CUL-DE-SACS AND DEAD ENDS FOR BLOW-OFF PURPOSES.
 - B3. DEPENDING ON ITS LOCATION, A FIRE HYDRANT MAY SERVE FOR BOTH FIRE PROTECTIONS AND BLOW-OFF PURPOSES.

GENERAL NOTES:

1. "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.
2. ALL WATER MAIN AND HYDRANT GATE VALVES TO BE AWWA C509 RESILIENT WEDGE "MUELLER" A-2361 OR "CLOW" 2639 VALVES (ANY CHIPS IN THE VALVE FACTORY COATING DUE TO SHIPPING/INSTALLATION MUST BE REPAIRED USING AN APPROVED EPOXY COATING)
3. ALL SPECIFIED BRANDS OF MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS MAY BE USED WITH THE PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY WATER SYSTEM SUPERINTENDENT.
4. PIPES, JOINTS, FITTINGS, VALVES, & FIRE HYDRANTS SHALL CONFORM TO ANSI / NSF 61.
5. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN 10 FEET OF A SANITARY SEWER OR WITHIN 10 FEET OF STORM DRAIN WHERE POSSIBLE.
6. ALL WATER SYSTEM MATERIALS SHALL BE NEW; USED MATERIALS ARE NOT ALLOWED.
7. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION ABOVE ALL SEWER MAINS AND LATERALS OF 18" VERTICAL AND 10'-0" HORIZONTAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER (DDW) RULES SECTION R309-550-7. EXCEPTIONS MUST BE APPROVED BY DDW.

AIR/VACUUM RELIEF STATION NOTES:

- A1. THE USE OF AN "APCO" MODEL 145C OR "VAL-MATIC" MODEL 202C COMBINATION AIR/VACUUM VALVE IS ACCEPTED WHEN APPROVED BY THE CITY WATER DEPARTMENT SUPERINTENDENT. UPSIZE VENT PIPE, AIR VENT AND FITTINGS (ITEMS D, E, F, H AND I) TO 2" DIA. AND GALVANIZED WHEN USING ALTERNATE VALVES.
- A2. NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE

PIPE & FITTING SCHEDULE

NO.	DESCRIPTION	FITTING
A	2" COMBINATION AIR-VACUUM RELIEF VALVE	THR.
B	"A.R.I." MODEL D-040 W/ NPT CONNECTIONS	THR.
C	2" BRASS BALL VALVE (1/4 TURN)	THR.
D	2" BRASS DOUBLE S.S. STRAPS SERVICE SADDLE	THR.
D _a	1 1/2" SCH. 80 PVC PIPE	THR.
E	1 1/2" POLY PIPE	THR.
F	1 1/2" GALV. STEEL 90° ELBOW	THR.
G	1 1/2" SCH. 80 PVC UNION	THR.
H	2" BRASS PIPE	THR.
I	1 1/2" SCH. 80 PVC TEE	THR.
I	1 1/2" GALV. STEEL PIPE	THR.

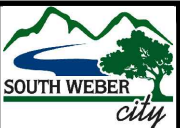


BRANDON K. JONES
 PROJECT ENGINEER
 11/30/2022
 DATE

REV.	DATE	APPR.

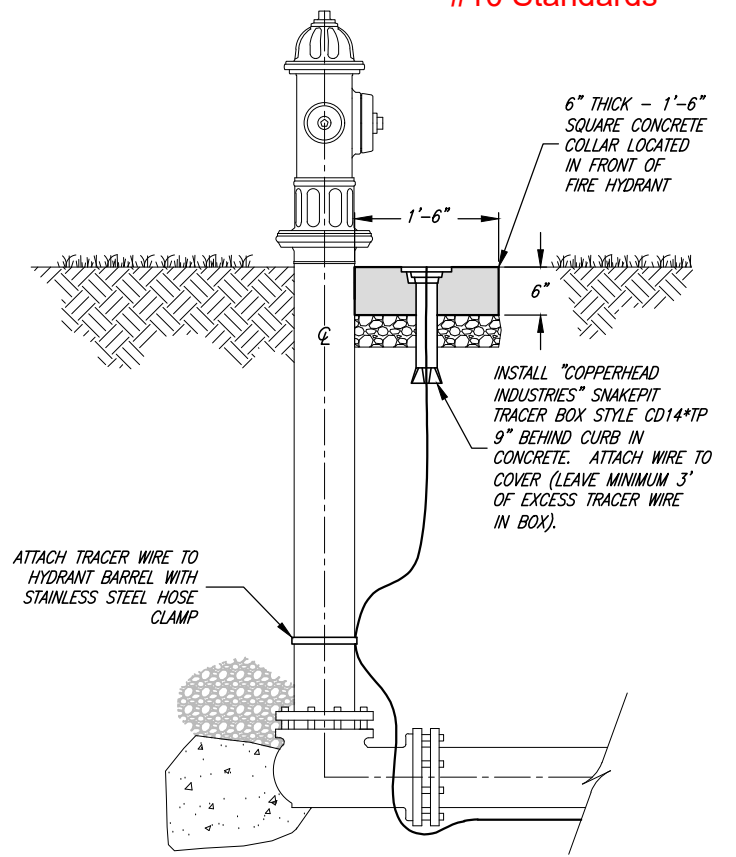
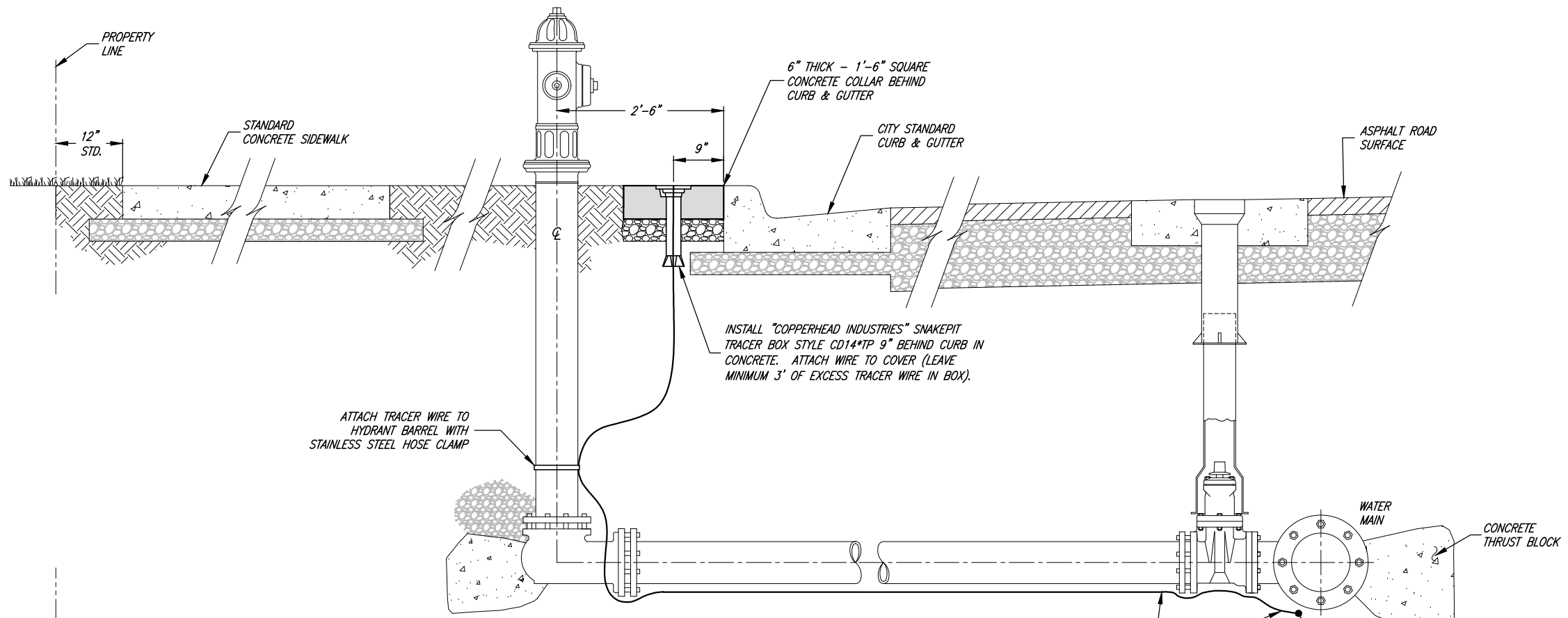
SCALE:
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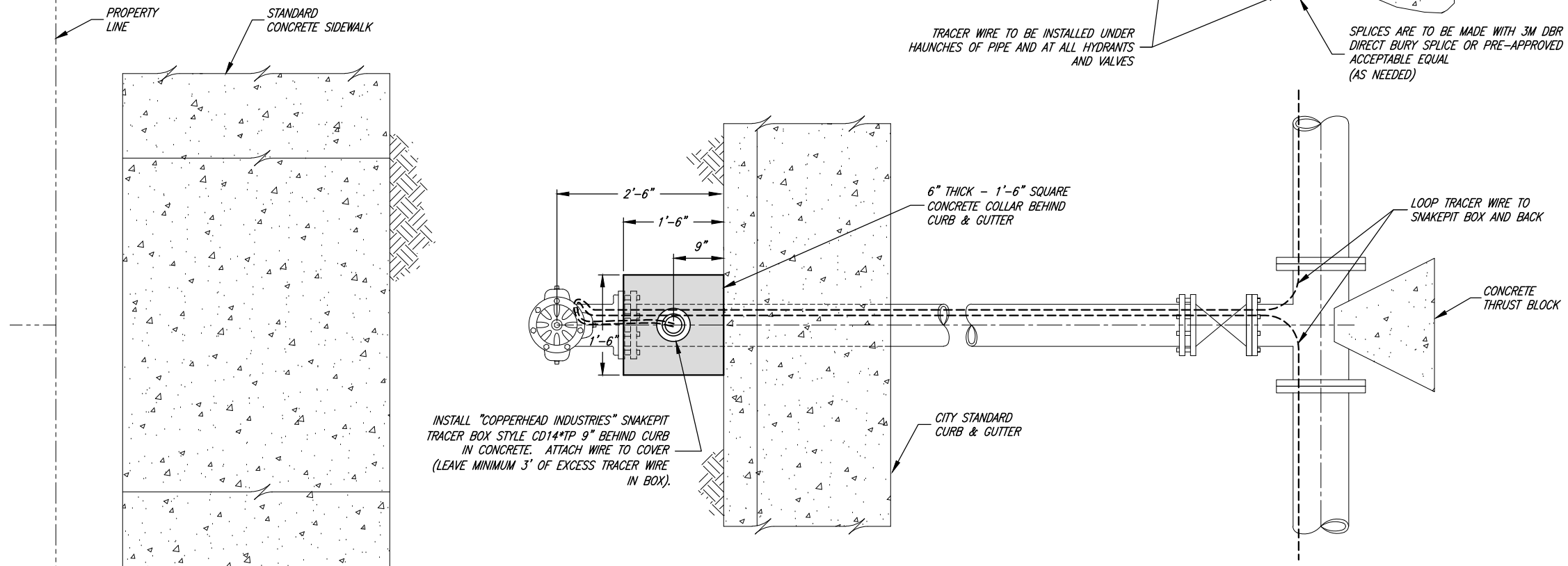
SOUTH WEBER CITY CORPORATION
 PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
FIRE HYDRANT, GATE VALVE, AND AIR/VACUUM RELIEF STATION DETAILS

SHEET:
CW2
 OF 33 SHEETS
 0



ALTERNATE TRACER WIRE INSTALLATION

WHERE APPROVED BY THE WATER SYSTEM SUPERINTENDENT ON STREET SECTIONS WITH NO CURB & GUTTER



TRACER WIRE INSTALLATION

CITY STANDARD STREET SECTION (CURB & GUTTER)

NOTES:

1. ALL WATERLINES SHALL HAVE A MINIMUM 12 GA. INSULATED TRACER WIRE INSTALLED UNDER THE HAUNCHES OF THE PIPE PRIOR TO BACKFILLING.
2. TRACER WIRES SHALL TERMINATE AT ALL FIRE HYDRANTS. AT SERVICE SADDLES AND TAPPING SLEEVES, THE TRACER WIRE SHALL NOT BE ALLOWED TO BE PLACED BETWEEN THE SADDLE AND THE PIPE. A GROUNDING ROD SHALL BE INSTALLED AT ALL TRACER SYSTEM TERMINAL POINTS.
3. TRACER WIRE SHALL BE COPPER WIRE WITH BLUE INSULATION RATED FOR DIRECT BURIAL. ALL WIRE CONNECTORS SHALL BE 3M DBR DIRECT BURY SPLICE OR PRE-APPROVED ACCEPTABLE EQUAL AND SHALL BE WATERTIGHT TO PROVIDE ELECTRICAL CONTINUITY.
4. ALL TRACER WIRE SHALL BE TESTED FOR CONTINUITY IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR PRIOR TO ASPHALT PLACEMENT. ANY TRACER WIRE FOUND NOT TO BE CONTINUOUS AFTER TESTING SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR PRIOR TO ASPHALT PLACEMENT.



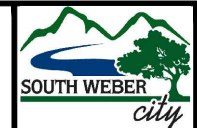
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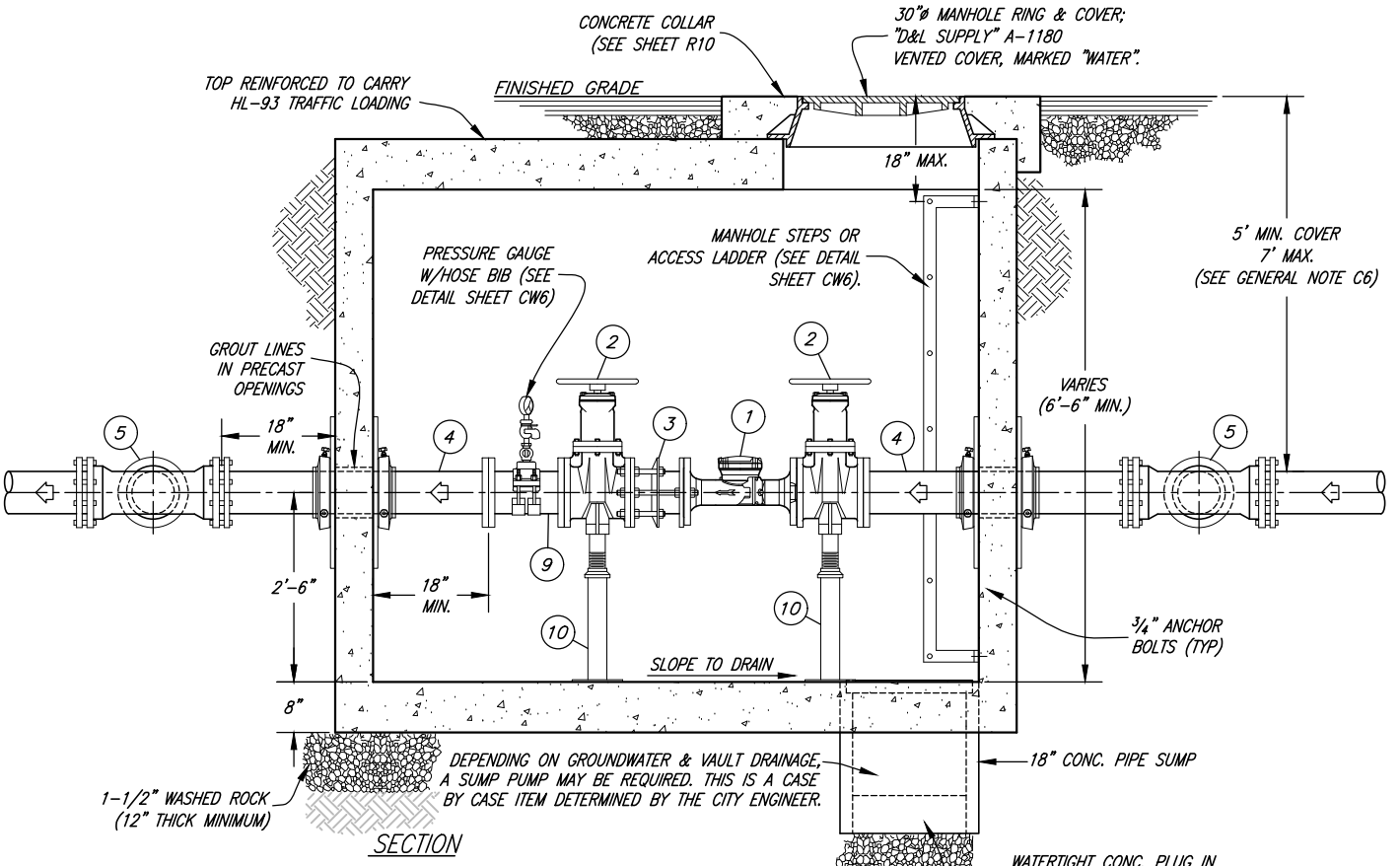
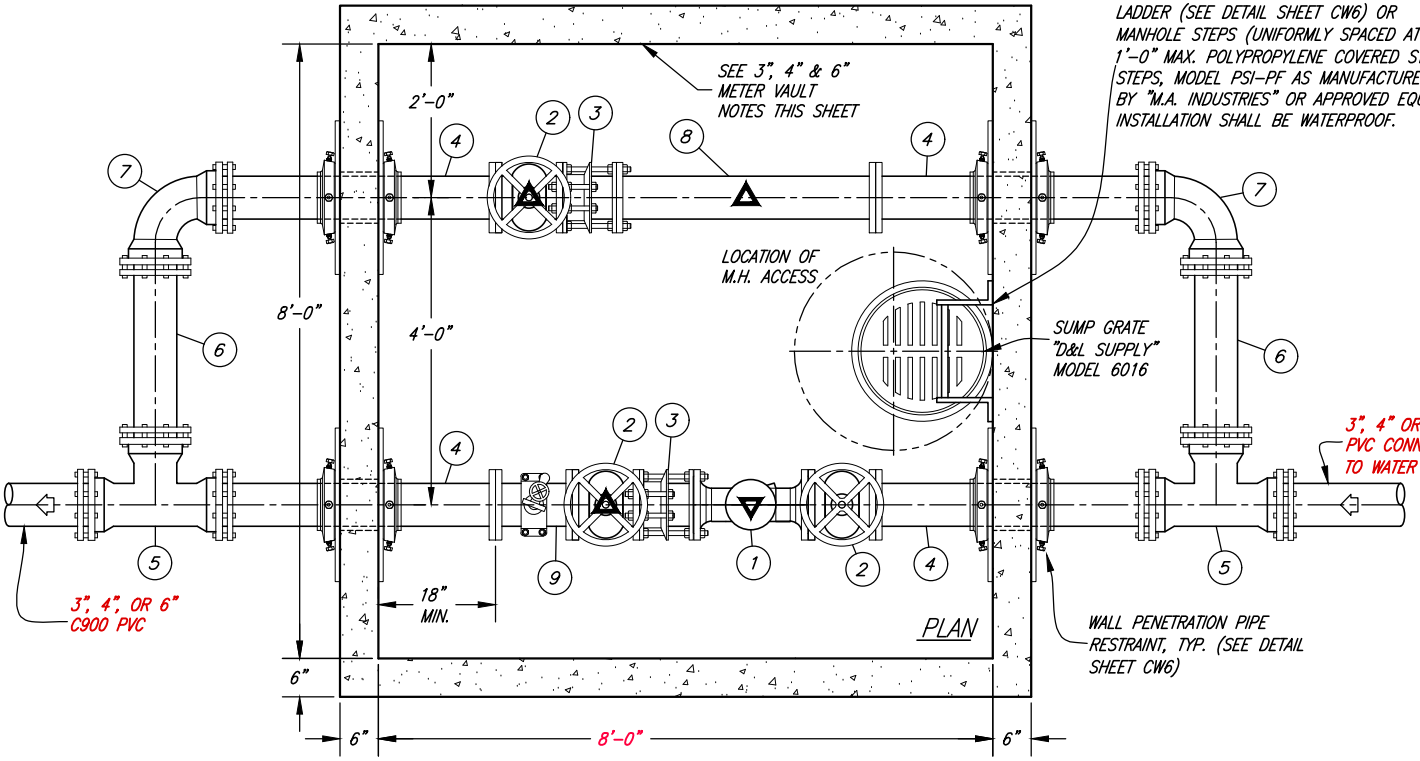
SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
TRACER WIRE INSTALLATION DETAILS

SHEET:
CW3
OF 33 SHEETS
0

PIPE & FITTING SCHEDULE

NO.	DESCRIPTION (3", 4" & 6" METER STA.)	JOINT TYPE	3" LINE	4" LINE	6" LINE
1	"MASTER METER" OCTAVE ULTRASONIC METER W/ 3G INTEGRATED REGISTER	FL	3"	4"	6"
2	"MUELLER" RESILIENT WEDGE GATE VALVE W/ HANDWHEEL (3)	FL	A-2362	A-2361	A-2361
3	"ROMAC" DJ400 DISMANTLING JOINT (2)	FL	3"	4"	6"
4	NIPPLE	FLxPE	3"	4"	6"
5	TEE	MJ	3"	4"	6"
6	PIPE SECTION	PE	3"	4"	6"
7	90° ELBOW	MJ	3"	4"	6"
8	SPOOL PIECE	FL	3"	4"	6"
9	SPOOL PIECE	FL	3"	4"	6"
10	"CLOW" F-1608 OR "ANVIL" #264 GALV. PIPE SUPPORT W/ COMPANION FLANGE & VARIABLE HEIGHT NIPPLE (4 EA REQ'D)				

NO.	DESCRIPTION (1 1/2" & 2" METER STA.)	JOINT TYPE	1 1/2" LINE	2" LINE
11	"MASTER METER" INTERMEDIATE MULTI-JET METER W/3G INTEGRATED REGISTER	FL	1 1/2"	2"
12	"MUELLER" B-2423-2 METER YOKE (18" RISER)	-	1 1/2"	2"
13	"MUELLER" 110 COMPRESSION CONN. COUPLING	-	1 1/2"	2"

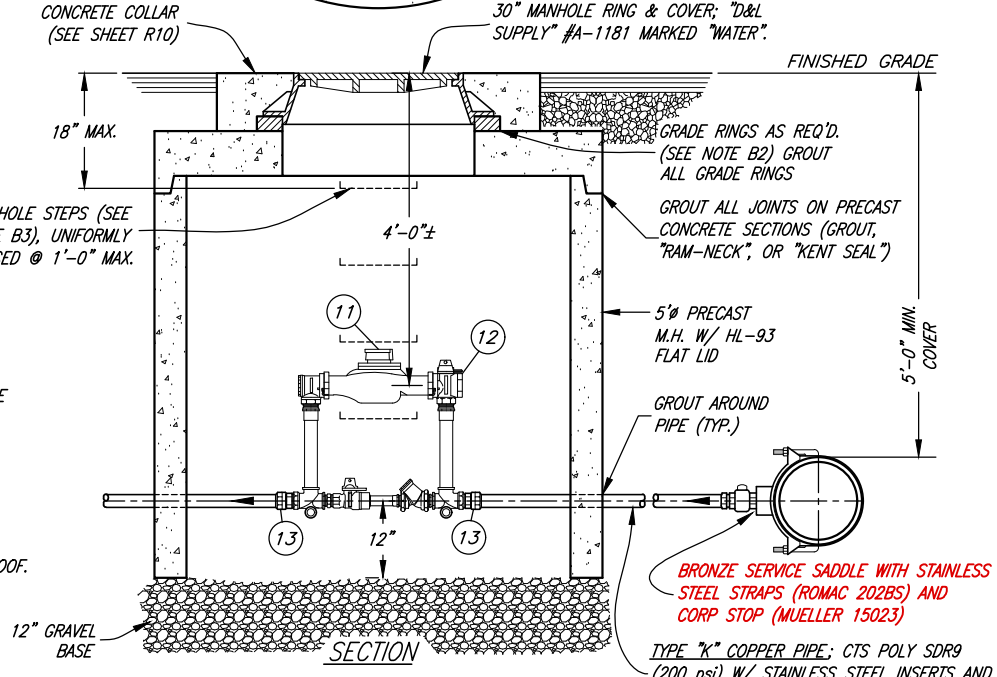
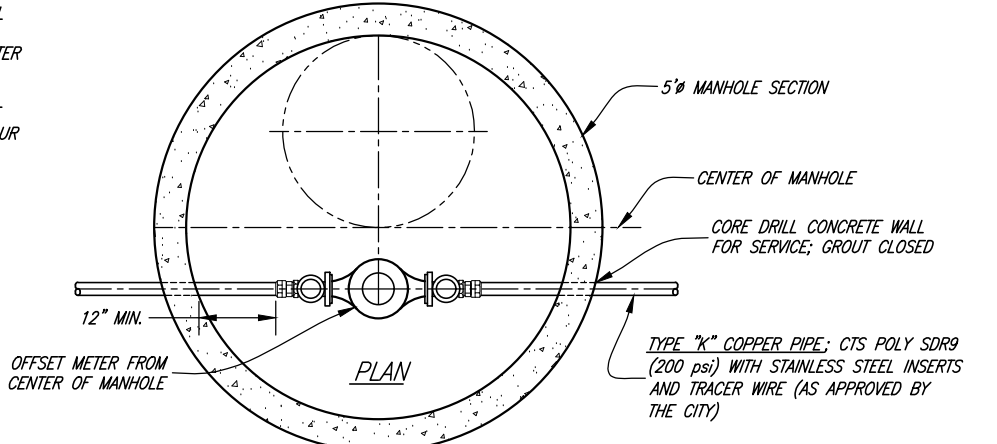


3", 4" & 6" WATER METER STATION

- 3", 4" & 6" METER VAULT NOTES:**
- ALL FITTINGS OUTSIDE OF THE VAULT ARE TO BE DUCTILE IRON MJ WITH THRUST RESTRAINT RETAINER GLANDS ("ROMAC", MJRG, OR APPROVED EQUAL).
 - PENETRATION WALLS NEED TO BE ADEQUATELY DESIGNED STRUCTURALLY FOR ANTICIPATED THRUST.
 - THE PRECAST VAULT MANUFACTURER IS RESPONSIBLE FOR DESIGN RELATED TO TRAFFIC LOADING AND THRUST. VERIFICATION OF PROPER DESIGN MUST BE PROVIDED TO THE CITY BY THE DEVELOPER, CONTRACTOR, OR PROPERTY OWNER AS THE CASE MAY BE.
 - ALL FITTINGS SHALL BE AWWA C-110 WITH 125 LB. FLANGES. ALL PIPING SHALL BE DUCTILE IRON PIPE CLASS 350 P.S.I. MIN.

NOTE: ALL SPECIFIED BRANDS OF MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS MAY BE USED WITH THE PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY WATER SYSTEM SUPERINTENDENT.

- GENERAL NOTES:**
- PROPERTY OWNER OR CONTRACTOR SHALL PAY FOR ALL COSTS OF INSTALLATION INCLUDING ALL MATERIALS, ALL EXCAVATION AND FILL, ASPHALT REPLACEMENT AND WATER MAIN CONNECTION.
 - INSPECTION OF ALL WATER LINE INSTALLATIONS WILL BE DONE BY THE CITY WATER DEPARTMENT, WITH A 48 HOUR MINIMUM NOTICE REQUIRED PRIOR TO START OF WORK.
 - IF APPLICABLE, A CITY EXCAVATION PERMIT MUST BE REQUESTED AND APPROVED PRIOR TO START OF WORK.
 - "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.
 - CONTRACTOR TO SUPPLY ALL METERS 1 1/2" OR LARGER.
 - ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION ABOVE ALL SEWER MAINS AND LATERALS OF 18" VERTICAL AND 10'-0" HORIZONTAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER (DDW) RULES SECTION R309-550-7. EXCEPTIONS MUST BE APPROVED BY DDW.



1 1/2" & 2" WATER METER STATION

- 1 1/2" & 2" METER NOTES:**
- 1 1/2" SERVICE LINE-13" METER
2" SERVICE LINE-17" METER
 - NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE
 - MANHOLE STEPS (FOR MANHOLES OVER 6' DEEP.) UNIFORMLY SPACED (1'-0" MAX.) POLYPROPYLENE COVERED STEEL STEPS, MODEL PSI-PF AS MANUFACTURED BY "M.A. INDUSTRIES" OR APPROVED EQUAL - INSTALLATION OF STEPS SHALL BE WATERPROOF.



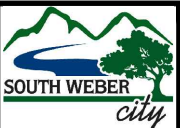
BRANDON KENT JONES
PROJECT ENGINEER
11/30/2022
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
TYPICAL WATER METER STATIONS

SHEET: **CW4**
OF 33 SHEETS
261 of 312

PIPE & FITTING SCHEDULE

NO.	DESCRIPTION	JOINT TYPE	8" LINE	10" LINE	12" LINE
1	D.I. REDUCER (2)	MxMJ	8"x6"	10"x8"	12"x10"
2	D.I. NIPPLE PIECE	FLxPE	6"	8"	10"
3	D.I. REDUCING TEE (2)	FL	6"x6"x4"	8"x8"x4"	10"x10"x4"
4	"MUELLER" A-2361 GATE VALVE W/ HANDWHEEL (2)	FL	6"	8"	10"
5	12" D.I. SPOOL PIECE	FL	6"	8"	10"
6	"CLA-VAL" 90-01 PRESSURE REDUCTION VALVE	FL	6"	8"	10"
7	"ROMAC" DJ400 DISMANTLING JOINT	FL	6"	8"	10"
8	D.I. NIPPLE PIECE	FLxPE	6"	8"	10"
9	"MUELLER" A-2361 GATE VALVE W/ HANDWHEEL (2)	FL	4"	4"	4"
10	12" D.I. SPOOL PIECE	FL	4"	4"	4"
11	D.I. 90° ELBOW (2)	FL	4"	4"	4"
12	BLIND FLANGE W/ THR. CONNECTION (2)	FLxTHR.	4"x2"	--	--
13	D.I. SPOOL PIECE BRASS PIPE	THR.	2"	--	--
14	D.I. SPOOL PIECE BRASS PIPE	THR.	2"	--	--
15	"ROMAC" DJ400 DISMANTLING JOINT BRASS UNION	THR.	2"	--	--
16	"CLA-VAL" 90-01 PRESSURE REDUCTION VALVE	THR.	2"	--	--
17	"CLOW" F-1608 OR "ANVL" #264 GALV. PIPE SUPPORT W/ 3" COMPANION FLANGE & VARIABLE HEIGHT 3" NIPPLE (6 EA REQ'D.)				

△ SYMBOL

GENERAL NOTES:

- A. "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.
- B. ALL FITTINGS OUTSIDE OF THE VAULT ARE TO BE DUCTILE IRON MJ WITH THRUST RESTRAINT RETAINER GLANDS ("ROMAC", MJRG, OR APPROVED EQUAL)
- C. STRUCTURE, PIPING & VALVE SIZES FOR P.R.V. STATIONS ON LINE SIZES GREATER THAN 12" SHALL BE SPECIFIED BY THE CITY ENGINEER.
- D. ALL SPECIFIED BRANDS OF MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS MAY BE USED WITH THE PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY WATER SYSTEM SUPERINTENDENT.
- E. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION ABOVE ALL SEWER MAINS AND LATERALS OF 18" VERTICAL AND 10'-0" HORIZONTAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER (DDW) RULES SECTION R309-550-7. EXCEPTIONS MUST BE APPROVED BY DDW.

PRV GENERAL SPECIFICATIONS:

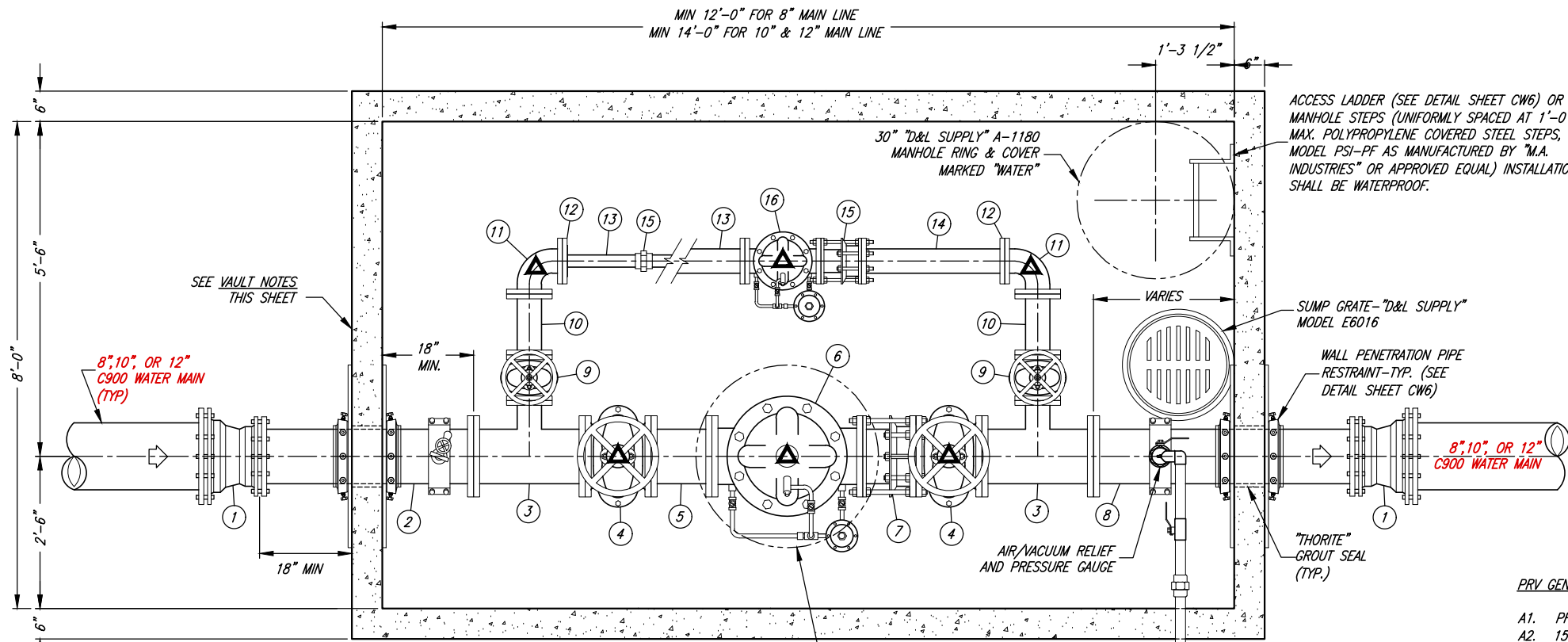
- A1. PRV TO BE CLA-VAL #90-01 YBCSKC
- A2. 150 # FLANGED FOR 250 PSI WORKING PRESSURE, 300# FLANGED IF GREATER THAN 250 PSI
- A3. DUCTILE IRON BODY GLOBE PATTERN
- A4. EPOXY LINED AND COATED
- A5. STAINLESS STEEL INTERNAL TRIM
- A6. BRONZE PILOT CONTROLS
- A7. STAINLESS STEEL TUBES & FITTINGS
- A8. SPRING RANGES FOR PRESSURE REDUCING PILOT
- A9. X101 VALVE POSITION INDICATOR
- A10. CK2 ISOLATION BALL VALVES (STAINLESS)
- A11. CV FLOW CONTROL (OPENING)

COATING NOTES:

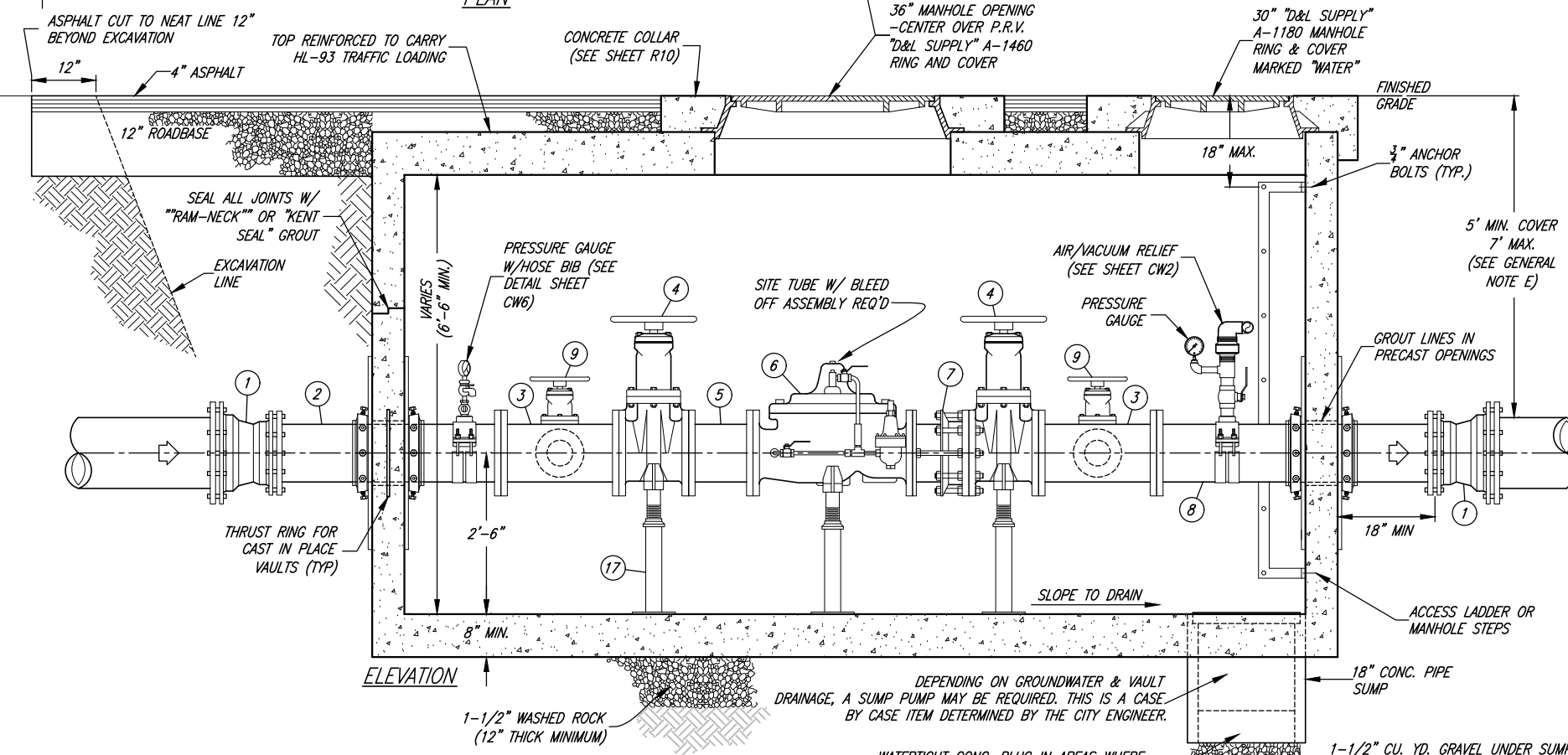
- B1. THE P.R.V. VALVE SHALL INCLUDE FACTORY INSTALLED INTERIOR EPOXY COATING.
- B2. ALL NEW AND EXISTING PIPING, VALVES, FITTINGS, METERS, ETC, INSIDE THE VAULT SHALL BE EPOXY PAINTED.
- B3. METAL SURFACES TO BE PAINTED SHALL BE PRIMED AND THEN PAINTED W/ TWO COATS OF EPOXY PAINT.
- B4. COLORS AS DIRECTED BY THE CITY ENGINEER OR CITY WATER SYSTEM SUPERINTENDENT.

VAULT NOTES:

- C1. PRE-PLUMBED PRV VAULTS ARE THE PREFERRED OPTION FOR INSTALLATION. THE USE AND LOCATION OF A PRE-PLUMBED PRV VAULT SHALL BE AS DIRECTED BY THE CITY ENGINEER FOLLOWING REVIEW OF CURRENT SITE CONDITIONS.
- C2. WHERE APPLICABLE, PRESSURE RELIEF VALVE ASSEMBLY MAY BE REQUIRED. THIS IS A CASE BY CASE ITEM DETERMINED BY THE CITY WATER DEPARTMENT (PRV VAULT WILL NEED TO BE LENGTHENED TO ACCOMMODATE SUCH VALVE)
- C3. PRECAST CONCRETE STRUCTURE CAN BE REPLACED WITH CAST-IN-PLACE CONCRETE VAULT. SUBMIT ENGINEERED CONSTRUCTION PLANS WITH REBAR DETAILS TO CITY ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- C4. PENETRATION WALLS NEED TO BE ADEQUATELY DESIGNED STRUCTURALLY FOR ANTICIPATED THRUST.
- C5. THE PRECAST VAULT MANUFACTURER IS RESPONSIBLE FOR DESIGN RELATED TO HL-93 TRAFFIC LOADING AND THRUST. VERIFICATION OF PROPER DESIGN MUST BE PROVIDED TO THE CITY BY THE DEVELOPER, CONTRACTOR, OR PROPERTY OWNER AS THE CASE MAY BE.



PLAN



ELEVATION

PRESSURE REDUCTION STATION

DEPENDENT ON GROUNDWATER & VAULT DRAINAGE, A SUMP PUMP MAY BE REQUIRED. THIS IS A CASE BY CASE ITEM DETERMINED BY THE CITY ENGINEER.

WATERTIGHT CONC. PLUG IN AREAS WHERE SHALLOW GROUNDWATER IS PRESENT. NO PLUG IN AREAS WHERE GROUNDWATER IS DEEP.



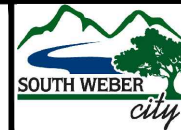
BRANDON K. JONES
PROJECT ENGINEER
11/30/2022
DATE

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DESIGNED: BKJ
DRAWN: BEB
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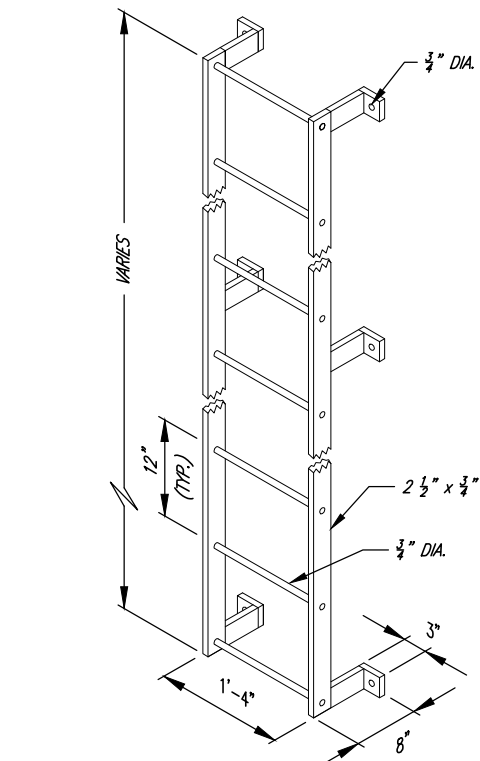


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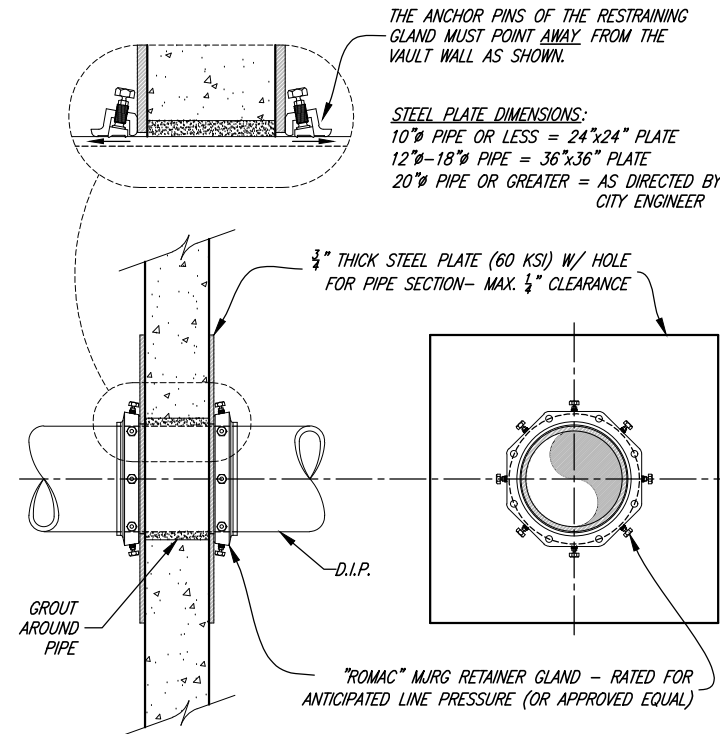


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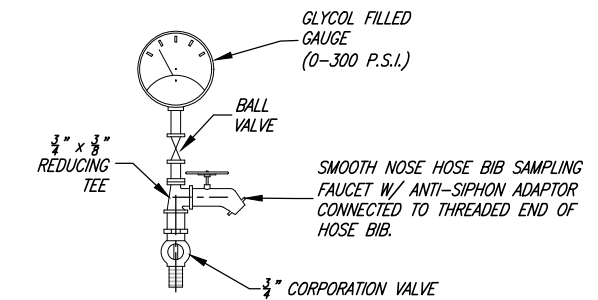
PRESSURE REDUCTION STATION



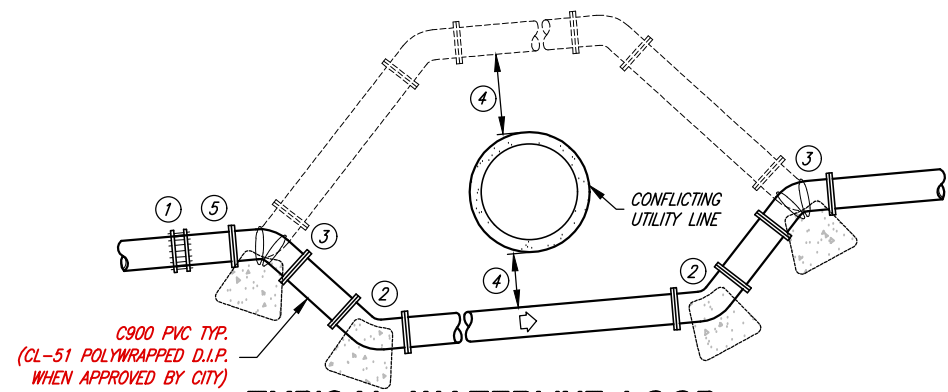
LADDER DETAIL
HOT DIP GALVANIZE AFTER FABRICATION



WALL PENETRATION DETAIL
FOR PRECAST VAULT (TYP)



PRESSURE GAUGE
W/SAMPLING FAUCET DETAIL



TYPICAL WATERLINE LOOP

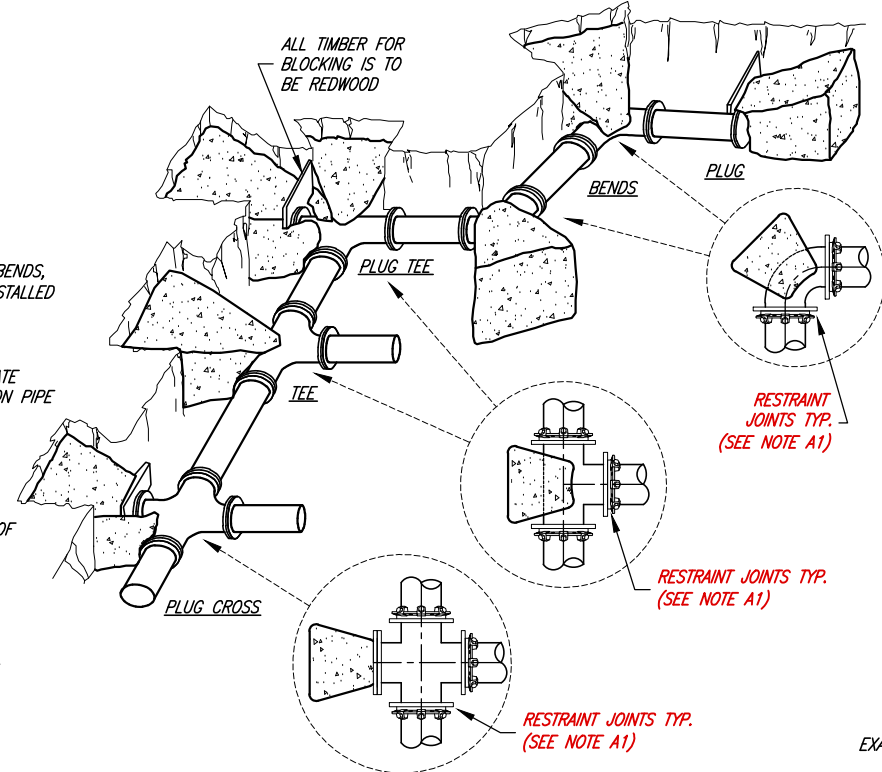
- ① TRANSITION COUPLING; "ROMAC" ALPHA, "ROMAC" MACRO, OR APPROVED EQUAL
- ② MJ 45° BEND W/RETAINER GLANDS
- ③ CONSTRUCT THRUST BLOCKS AT EACH 45° BEND W/(3) #6 REBAR SECURING BLOCK TO FITTING (EPOXY COATING)
- ④ MINIMUM OF 12" COVER BETWEEN THE WATERLINE AND CONFLICTING UTILITY LINE TO BE CROSSED, EXCEPT LOOPS INVOLVING SEWER MAINS WHERE A MINIMUM OF 18" VERTICAL COVER ABOVE THE SEWER MAIN IS REQUIRED. EXCEPTIONS MUST BE APPROVED BY THE UTAH DIVISION OF DRINKING WATER (DDW.)
- ⑤ AN AIR/VACUUM RELIEF VALVE MAY BE REQUIRED ON A CASE BY CASE BASIS AS DIRECTED BY THE CITY WATER SYSTEM SUPERINTENDENT.

PIPE RESTRAINT

- A1. FOR NOMINAL PIPE DIAMETERS 8" AND GREATER, ALL BENDS, CROSSES, TEES, REDUCERS, AND VALVES SHALL BE INSTALLED WITH RESTRAINING JOINTS ("MEGA-LUG", "ALPHA" OR APPROVED EQUAL).
- A2. DESIGN SHALL ALSO BE REQUIRED TO ENSURE ADEQUATE RESTRAINT FOR PIPING JOINTS NEAR FITTINGS BASED ON PIPE DIAMETER AND PIPE PRESSURE.

THRUST BLOCKING NOTES:

- B1. CONCRETE SHALL NOT BE PLACED WITHIN 1-1/2" OF JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT.
- B2. IN THE ABSENCE OF A SOILS REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE FOR 2000 P.S.F. AND A THRUST RESULTING FROM 200% OF THE WATER LINE STATIC LINE TEST.
- B3. THRUST BLOCKS ARE REQUIRED AT ALL BENDS OF 22-1/2" OR MORE. 11-1/4" BENDS SHALL HAVE RETAINER GLANDS.
- B4. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.



TYPICAL RETAINER GLANDS & THRUST BLOCKING

THRUST PER PSI OF WATER PRESSURE AT VARIOUS FITTINGS				
PIPE SIZE (IN.)	DEAD END OR TEE (LB.)	90° ELBOW (LB.)	45° ELBOW (LB.)	22-1/2° ELBOW (LB.)
4	19	27	15	7
6	39	55	30	15
8	67	94	51	26
10	109	154	84	43
12	155	218	119	61
14	210	296	161	82
16	272	383	209	106
18	351	494	269	137
20	434	611	333	169
24	623	878	487	244
30	947	1,332	722	377
36	1,356	1,905	1,032	542

- NOTES:**
- C1. IN USING THE ABOVE TABLE, USE THE MAXIMUM INTERNAL PRESSURE ANTICIPATED (I.E. HYDROSTATIC TEST PRESSURE, POSSIBLE SURGE PRESSURE DUE TO PUMP SHUT OFF, ETC.).
 - C2. SEE SOILS REPORT FOR BEARING STRENGTH OF SOIL. IN THE ABSENCE OF A SOILS REPORT, AN AVERAGE SOIL (SPADABLE MEDIUM CLAY) CAN BE ASSUMED TO HAVE A BEARING STRENGTH OF 2000 P.S.F.

EXAMPLE:

8-INCH 90° ELBOW, PRESSURE 200 LB./SQ. IN.
 FROM TABLE: THRUST = 94 X 200 = 18,800 LB.
 ASSUME BEARING STRENGTH = 2,000 LB./SQ. FT.

$\frac{18,800}{2,000} = 9.4$ SQ. FT. AREA OF BEARING REQUIRED FOR THRUST BLOCK

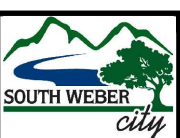


BRANDON K. JONES
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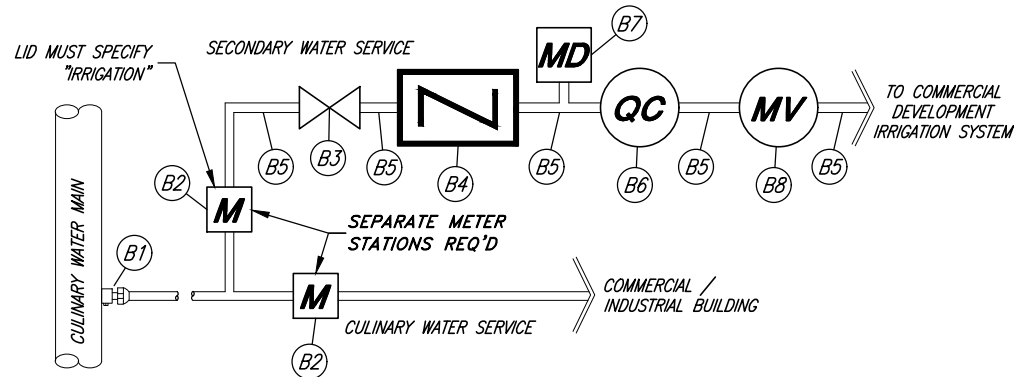
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 PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
THRUST BLOCK, WATERLINE LOOP, AND MISC. VAULT DETAILS

SHEET: **CW6**
 OF 33 SHEETS
 263 of 312

COMMERCIAL DEV. POINT OF CONNECTION	
NO.	DESCRIPTION
B1	WATER SERVICE CONNECTION
B2	CITY STANDARD CULINARY WATER SERVICE METER (SEE SHEET CW1 AND/OR CW4)
B3	GATE VALVE & VALVE BOX STOP & WASTE VALVE AND BOX
B4	BACKFLOW ASSEMBLY (REDUCED PRESSURE ZONE ASSEMBLY)
B5	WATER SERVICE PIPE
B6	QUICK COUPLER/FOR BLOW OUT
B7	MANUAL DRAIN VALVE
B8	MASTER VALVE

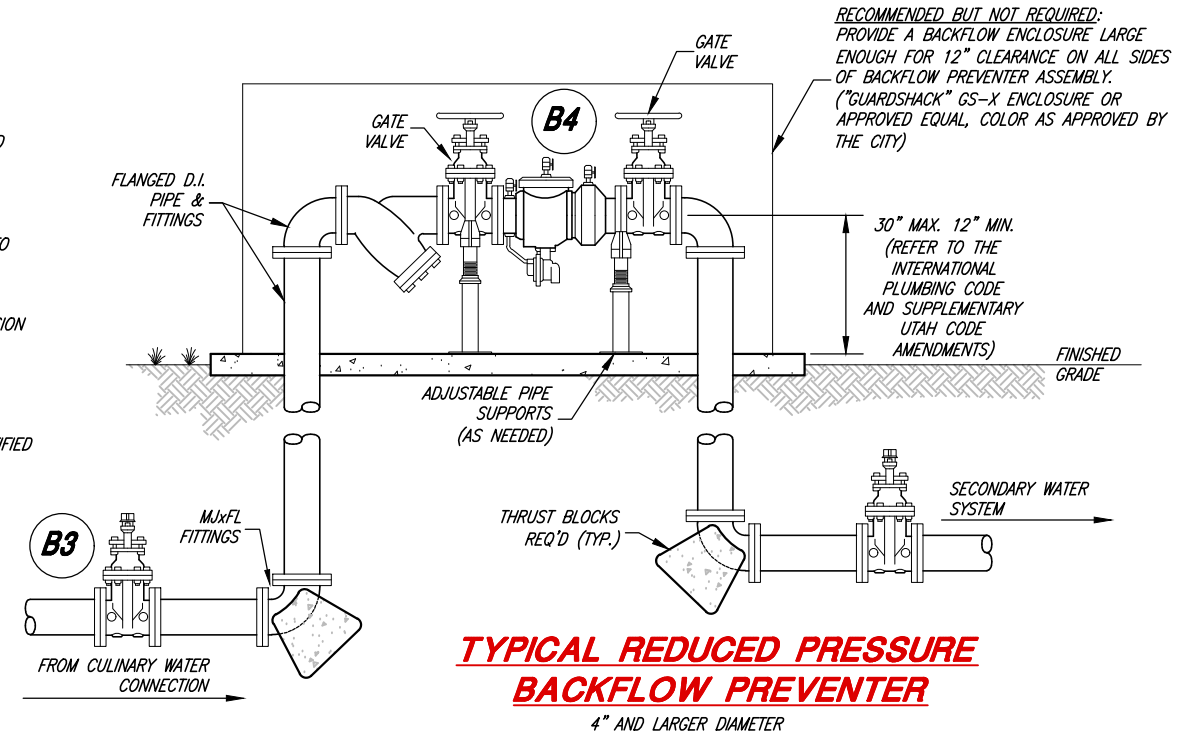


TYPICAL COMMERCIAL / INDUSTRIAL DEVELOPMENT POINT OF CONNECTION SCHEMATIC DIAGRAM

REQUIRES PRE-APPROVAL BY THE PUBLIC WORKS DEPARTMENT AND THE CITY ENGINEER PRIOR TO CONSTRUCTION (CONNECTION SHALL BE DETERMINED ON A CASE BY CASE BASIS)

GENERAL NOTES:

- DESIGN, CONSTRUCTION, AND INSTALLATION SHALL BE DONE ACCORDING TO AND COMPLY WITH ALL CURRENT ADOPTED BUILDING AND PLUMBING CODES, AND TO MANUFACTURERS WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
- ALL TESTING, MAINTENANCE, AND/OR REPAIR SHALL BE PERFORMED BY A STATE CERTIFIED BACKFLOW ASSEMBLY TECHNICIAN.
- THE ASSEMBLY MUST BE THOROUGHLY DRAINED AND WINTERIZED EACH WINTER.
- THE RP ASSEMBLY SHALL BE PROTECTED FROM FREEZING AND VANDALISM WHERE APPLICABLE.
- ABOVE GROUND FITTINGS TO BE EPOXY PAINTED BLUE ON THE CULINARY SIDE AND PURPLE ON THE SECONDARY SIDE.
- PROVIDE BOLLARDS OR OTHER PROTECTION IF AND AS DIRECTED BY THE CITY.
- RP ASSEMBLY DESIGN AND CONSTRUCTION DETAILS/DRAWINGS TO BE SUBMITTED TO THE CITY ENGINEER AND THE CITY WATER DIVISION FOR APPROVAL PRIOR TO INSTALLATION.
- LOCATION OF BACKFLOW ASSEMBLY SHALL BE APPROVED BY THE CITY WATER DIVISION PRIOR TO INSTALLATION.
- ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED WITHIN 10 DAYS OF INITIAL USE BY A LICENSED BACKFLOW ASSEMBLY TESTER.
- ALL BACKFLOW PREVENTION ASSEMBLIES ARE TO BE TESTED ANNUALLY BY A CERTIFIED TESTER AND REPAIRS OR MAINTENANCE COMPLETED AS NEEDED. ANNUALLY SUBMIT TEST RESULTS TO THE CITY WATER DIVISION.



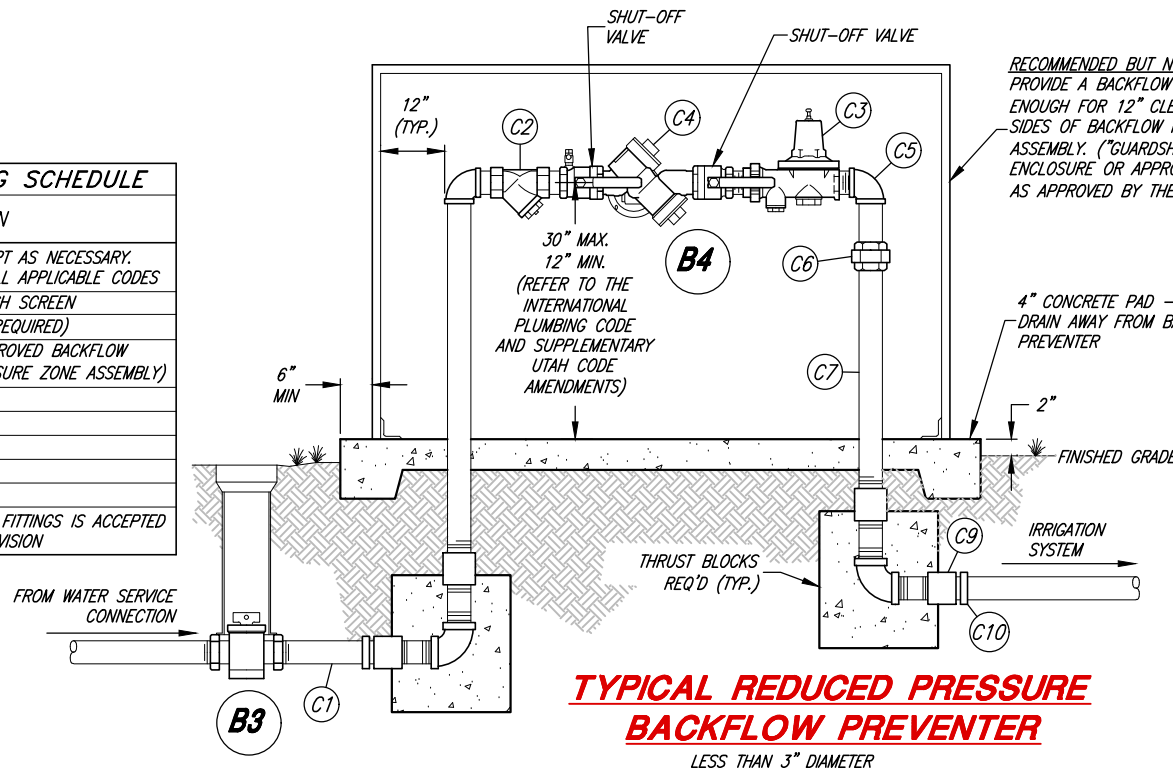
TYPICAL REDUCED PRESSURE BACKFLOW PREVENTER
4" AND LARGER DIAMETER

REDUCED PRESSURE ASSEMBLY (RP) NOTES:

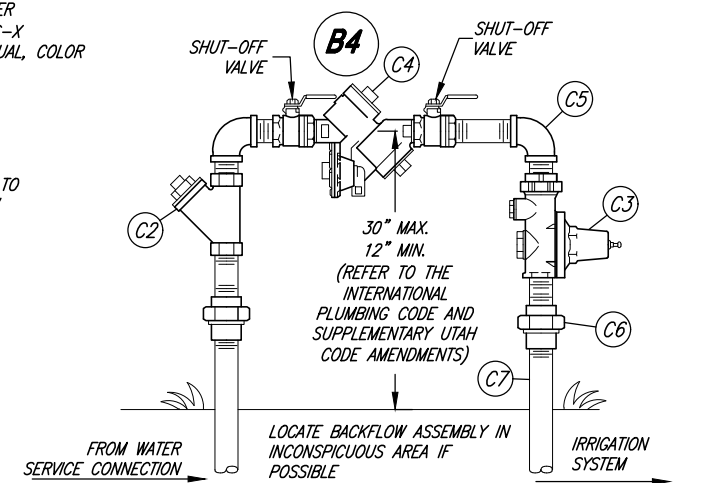
- AN RP ASSEMBLY SHALL BE INSTALLED WHEN A SECONDARY SERVICE IS CONNECTED TO THE CULINARY WATER SYSTEM.
- THE RP ASSEMBLY SHALL BE INSTALLED IN A HORIZONTAL POSITION ONLY.
- RP ASSEMBLIES SHALL NOT BE INSTALLED IN A PIT.
- THE BODY OF THE RP ASSEMBLY SHALL BE A MINIMUM OF 12 INCHES FROM ANY WALLS, CEILINGS, OR ENCUMBRANCES AND SHALL BE READILY ACCESSIBLE FOR TESTING, REPAIR AND/OR MAINTENANCE.
- THE BOTTOM OF THE RP ASSEMBLY SHALL BE A MINIMUM OF 12 INCHES ABOVE THE GROUND FLOOR.
- RP VALVE ASSEMBLY AND PIPES TO MATCH SECONDARY LATERAL/MAIN SIZE.
- THE BACKFLOW PREVENTER SHALL BE BRONZE FOR 6-INCH AND SMALLER VALVES, AND EPOXY COATED DUCTILE IRON FOR 8-INCH AND LARGER VALVES.
- BACKFLOW PREVENTION DEVICES SHALL BE SELECTED FROM A LIST OF APPROVED DEVICES SET FORTH BY THE UTAH DIVISION OF DRINKING WATER. REDUCED PRESSURE ASSEMBLIES (RP) AND CITY ENGINEER APPROVED DOUBLE CHECK VALVE ASSEMBLIES (DCA) WILL BE THE ONLY ACCEPTED STYLES OF BACKFLOW PREVENTION DEVICES.

TYPICAL PIPE & FITTING SCHEDULE	
NO.	DESCRIPTION
C1	TO POINT OF CONNECTION - ADAPT AS NECESSARY. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
C2	BRASS WYE STRAINER W/ 60 MESH SCREEN
C3	PRESSURE REDUCING VALVE (AS REQUIRED)
C4	DIVISION OF DRINKING WATER APPROVED BACKFLOW PREVENTER UNIT (REDUCED PRESSURE ZONE ASSEMBLY)
C5	BRASS 90 DEGREE ELBOW (TYP.)
C6	BRASS UNION (TYP.)
C7	BRASS PIPE (TYP.)
C9	BRASS COUPLING
C10	PIPE ADAPTER AND MAINLINE PIPE

THE USE OF GALVANIZED STEEL PIPE & FITTINGS IS ACCEPTED WHEN APPROVED BY THE CITY WATER DIVISION



TYPICAL REDUCED PRESSURE BACKFLOW PREVENTER
LESS THAN 3" DIAMETER



ALTERNATE REDUCED PRESSURE BACKFLOW PREVENTER
OPTIONAL ALTERNATE FOR COMMERCIAL DEVELOPMENTS LESS THAN ONE ACRE



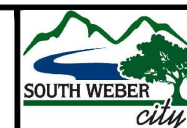
BRANDON K. JONES
PROJECT ENGINEER
11/30/2022
DATE

REV.	DATE	APPR.

SCALE: N. T.S.
DESIGNED: BKJ
DRAWN: BEB
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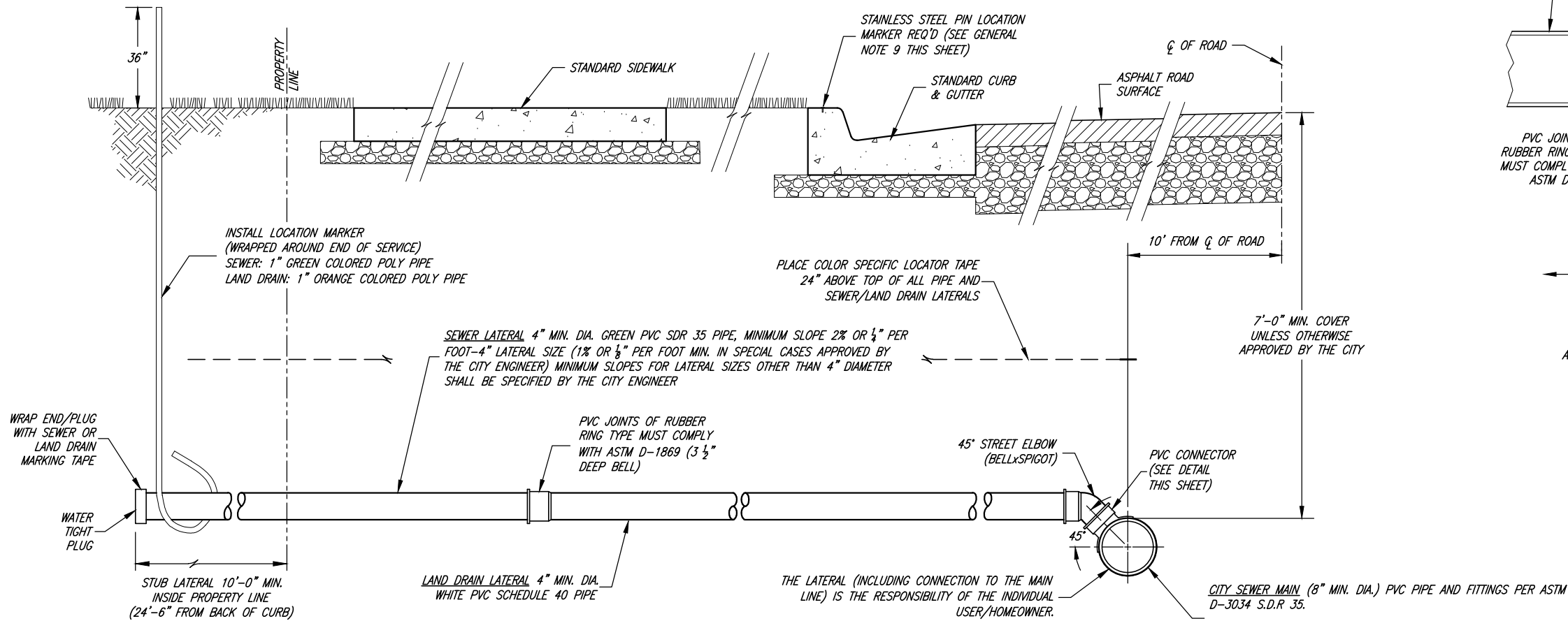
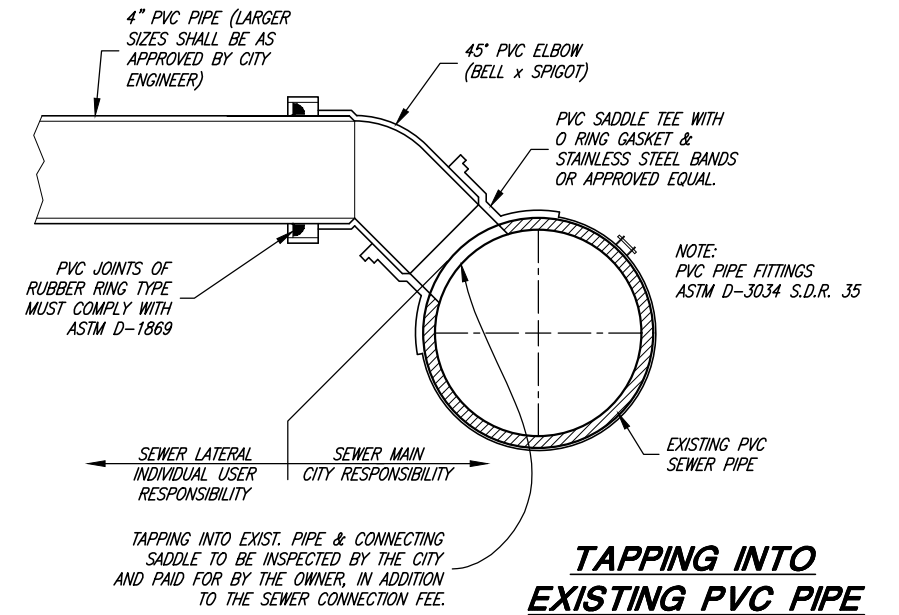
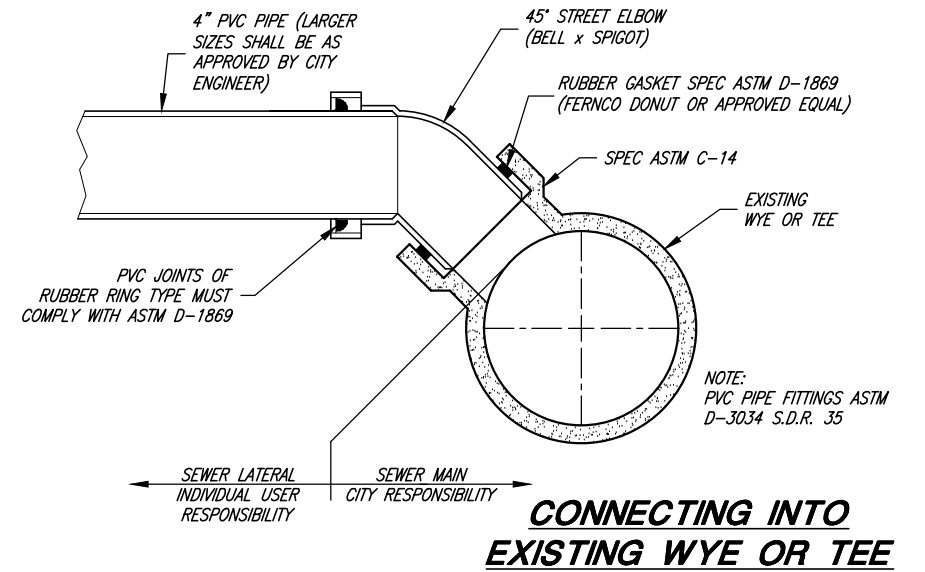


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
REDUCED PRESSURE (RP) BACKFLOW PREVENTION ASSEMBLY

SHEET: CW7 OF 33 SHEETS

GENERAL NOTES:

1. ALL SANITARY SEWER LATERAL CONNECTIONS ON SEWER MAINS IN NEW SUBDIVISIONS SHALL BE MADE WITH IN LINE PRE-FORMED WYES OR TEES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
2. FLOWLINE ELEVATION OF LATERALS SHALL EQUAL THE INSIDE TOP OF PIPE ON MAINLINE AT THE CONNECTING POINT (THE LATERAL TAP SHALL BE IN THE TOP QUARTER OF THE SEWER MAIN LINE PREFERABLY IN THE 10:00 OR 2:00 POSITION).
3. SANITARY SEWER SERVICE LATERAL CONNECTIONS SHALL NOT BE ALLOWED IN SEWER MANHOLES.
4. SANITARY SEWER MAINS AND LATERALS SHALL BE "GREEN" IN COLOR. LAND DRAIN MAIN LINES SHALL BE "GREEN" IN COLOR AND LAND DRAIN LATERAL LINES SHALL BE "WHITE" IN COLOR. IRRIGATION PIPES SHALL BE "PURPLE" IN COLOR. PREVIOUS YEARS PIPE COLORS VARY THROUGHOUT THE CITY. CONTRACTOR TO VERIFY EXISTING PIPE PRIOR TO MAKING ANY CONNECTION.
5. INSERTA TEE PRODUCT IS NOT APPROVED BY THE CITY
6. ALL CLEANOUTS SHALL BE MARKED AND FITTED WITH A METAL LID FOR LOCATION PURPOSES
7. ALL CULINARY WATER MAINS AND SERVICES MUST MAINTAIN A MINIMUM SEPARATION ABOVE ALL SEWER MAINS AND LATERALS OF 18" VERTICAL AND 10'-0" HORIZONTAL IN ACCORDANCE WITH THE STATE OF UTAH DIVISION OF DRINKING WATER (DDW) RULES SECTION R309-550-7. EXCEPTIONS MUST BE APPROVED BY DDW.
8. ALL SANITARY SEWER LINES SHALL BE INSPECTED BY MEANS OF VIDEO CAMERA WHEN CONSTRUCTED.
9. STAMPED STAINLESS STEEL PINS USED FOR LATERAL LOCATING ARE REQUIRED BY THE CITY. BLANK S.S. PINS SHALL BE PROVIDED BY THE CITY AND INSTALLED AND STAMPED BY THE CONTRACTOR DURING ALL NEW CONSTRUCTION OR RESTORED WHEN REPLACING DAMAGED CURB & GUTTER DUE TO ANY CONSTRUCTION RELATED ACTIVITY. S.S. PINS SHALL BE STAMPED "S" FOR SANITARY SEWER, "W" FOR CULINARY WATER, AND "L" FOR LAND DRAIN.
10. DOWNSTREAM LAND DRAIN CONNECTION TO AN EXISTING STORM DRAIN SYSTEM IS REQUIRED.

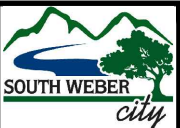


BRANDON KENT JONES
No. 5148758
PROJECT ENGINEER
11/30/2022
DATE

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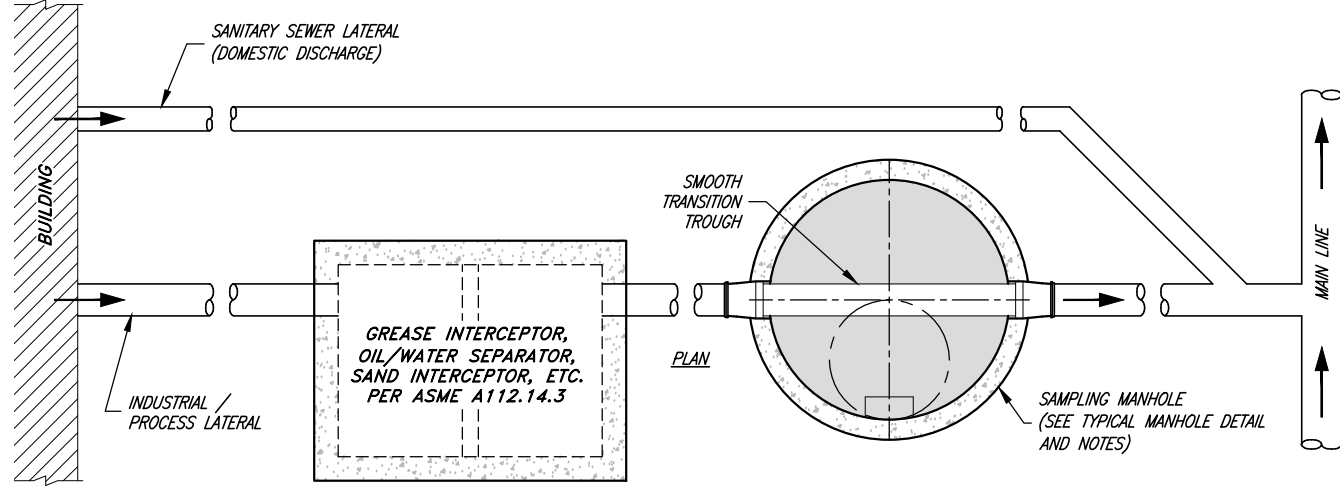
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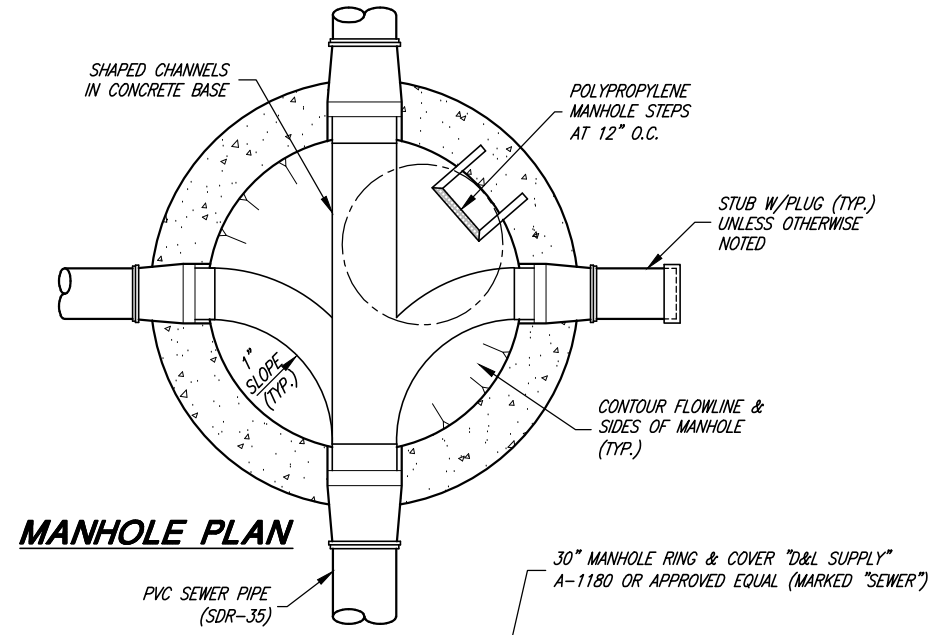


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - SANITARY SEWER SYSTEM STANDARDS
SEWER / LAND DRAIN LATERAL & MAIN LINE CONNECTION DETAILS

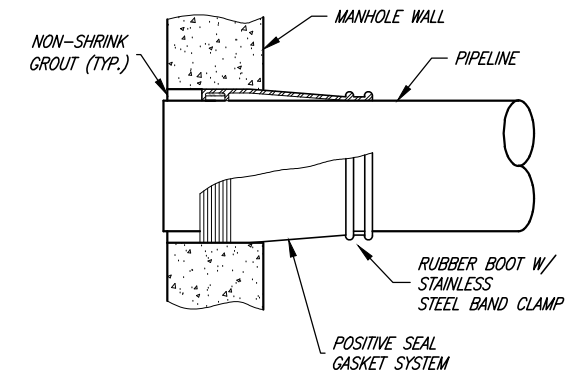
SHEET: **SS1**
OF 33 SHEETS
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SAMPLING MANHOLE



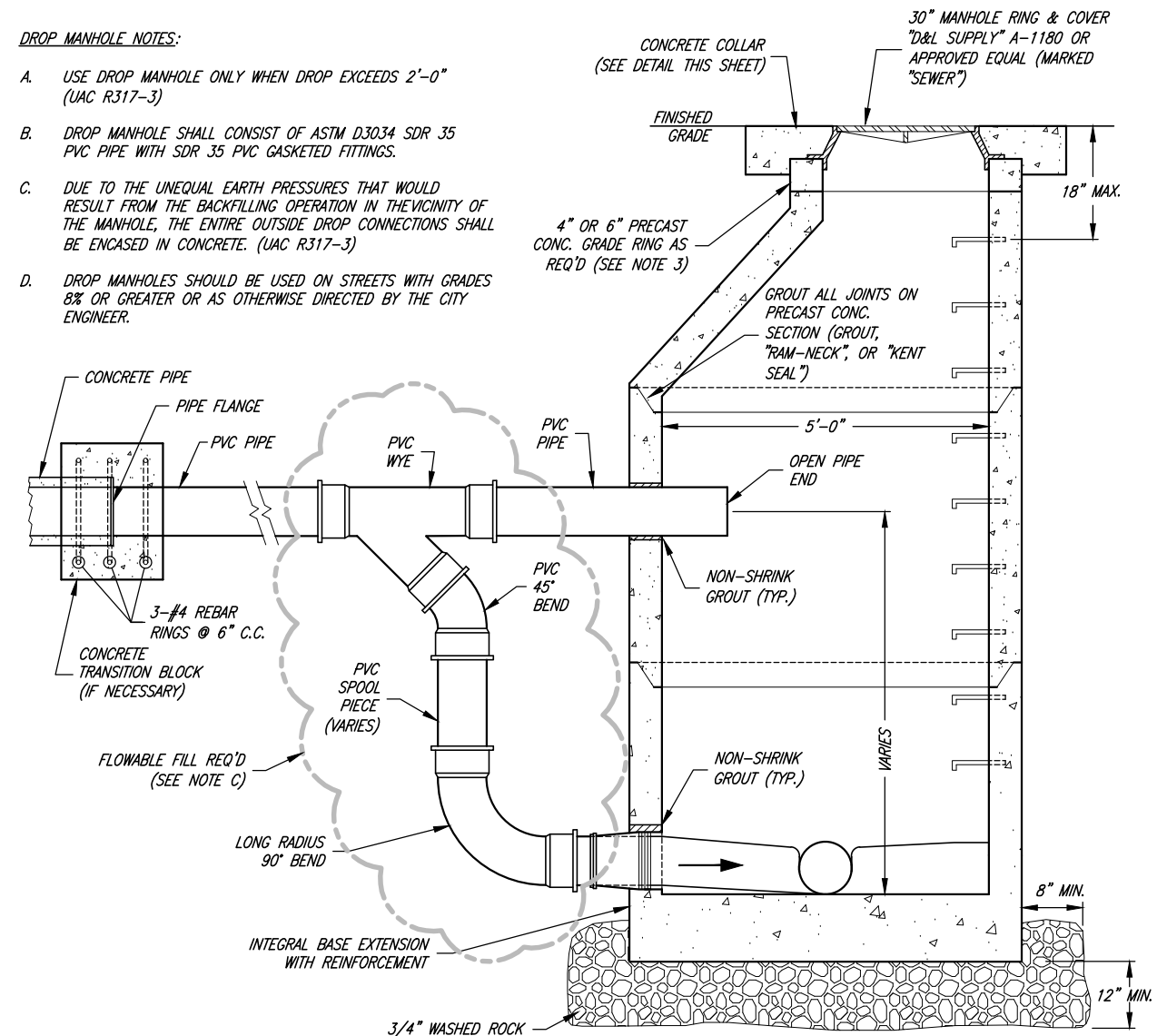
MANHOLE PLAN



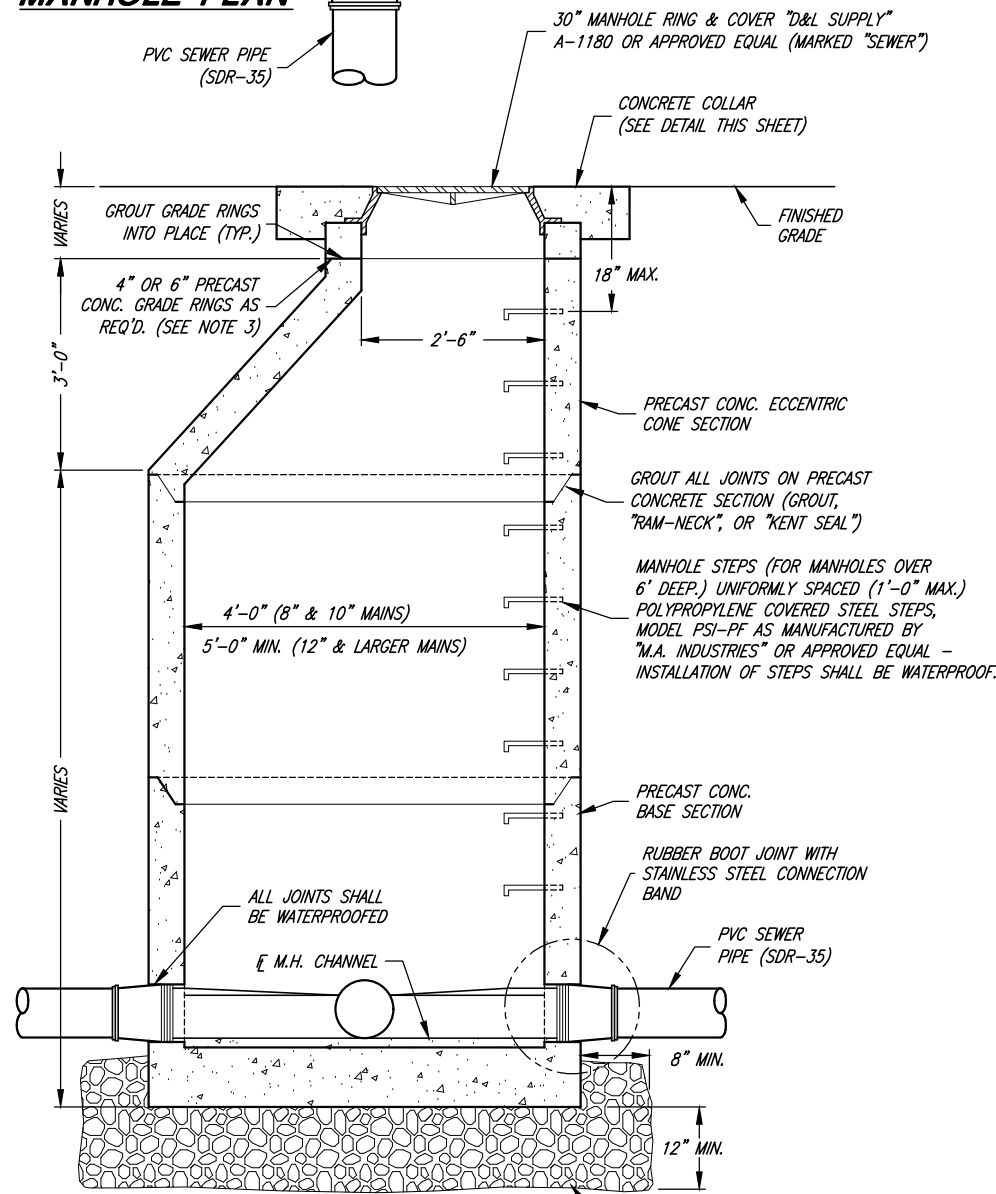
RUBBER BOOT DETAIL

DROP MANHOLE NOTES:

- A. USE DROP MANHOLE ONLY WHEN DROP EXCEEDS 2'-0" (UAC R317-3)
- B. DROP MANHOLE SHALL CONSIST OF ASTM D3034 SDR 35 PVC PIPE WITH SDR 35 PVC GASKETED FITTINGS.
- C. DUE TO THE UNEQUAL EARTH PRESSURES THAT WOULD RESULT FROM THE BACKFILLING OPERATION IN THE VICINITY OF THE MANHOLE, THE ENTIRE OUTSIDE DROP CONNECTIONS SHALL BE ENCASED IN CONCRETE. (UAC R317-3)
- D. DROP MANHOLES SHOULD BE USED ON STREETS WITH GRADES 8% OR GREATER OR AS OTHERWISE DIRECTED BY THE CITY ENGINEER.



TYPICAL DROP MANHOLE SECTION



TYPICAL MANHOLE SECTION

GENERAL NOTES:

1. SECURE INVERTS IN ALL MANHOLES DURING CONSTRUCTION SO AS TO PREVENT GRAVEL AND OTHER DEBRIS FROM COLLECTING INSIDE.
2. A LARGER DIAMETER MANHOLE MAY BE REQUIRED BY THE DESIGN ENGINEER AFTER EVALUATION OF THE NUMBER, SIZE, AND ANGLE OF THE PIPES THAT CONNECT TO THE MANHOLE.
3. NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE.
4. ALL TERMINATING SEWER MAINS SHALL END WITH A CITY STANDARD MANHOLE.
5. SERVICE LATERAL CONNECTIONS SHALL NOT BE ALLOWED IN SEWER MANHOLES.
6. ALL SANITARY SEWER LINES SHALL BE INSPECTED BY MEANS OF VIDEO CAMERA AND AIR TESTED WHEN CONSTRUCTED. SEE APWA 33 08 00 AND CITY MODIFICATIONS FOR MORE INFORMATION.
7. WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE INCOMING SEWER AND MANHOLE INVERT IS LESS THAN 24 INCHES, THE INVERT SHOULD BE FILLETED.
8. FLAT MANHOLE RINGS & COVERS (SLAB CONSTRUCTION) ARE NOT ALLOWED ON ANY MANHOLE CONE SECTION.



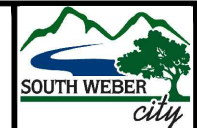
BRANDON K. JONES
PROJECT ENGINEER
11/30/2022
DATE

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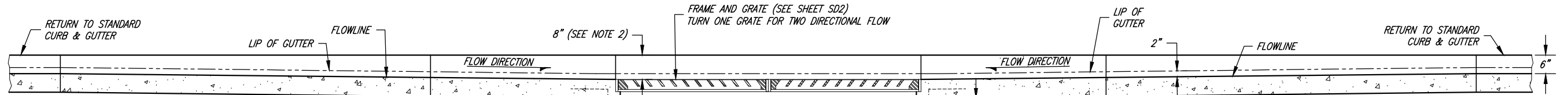
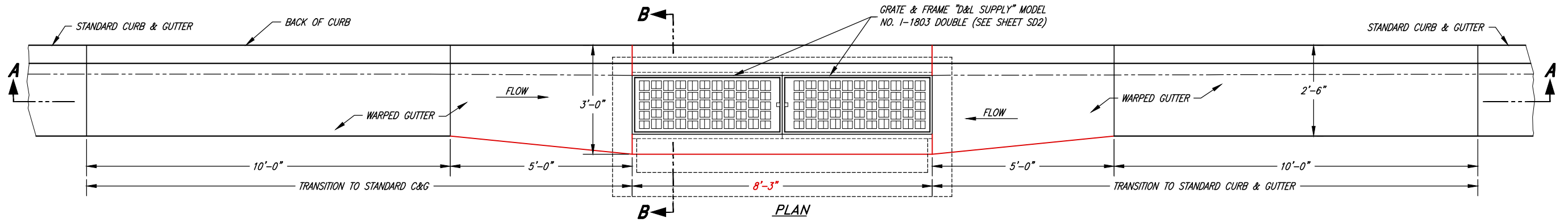


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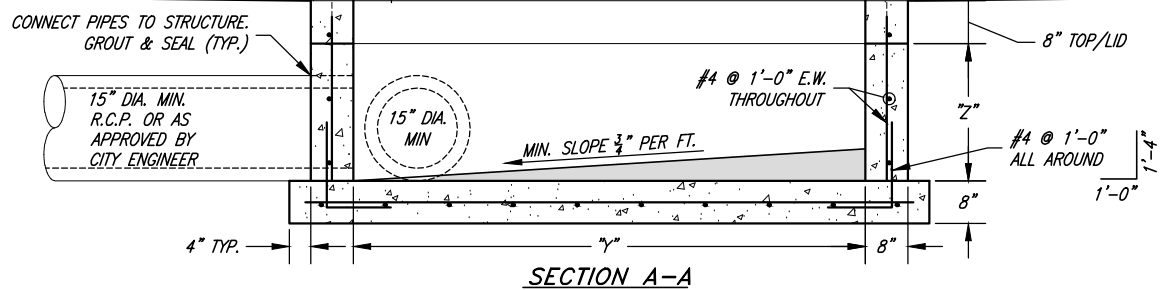
SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - SANITARY SEWER SYSTEM STANDARDS
SANITARY SEWER MANHOLE DETAILS

SHEET: **SS2**
OF 33 SHEETS
266 of 312



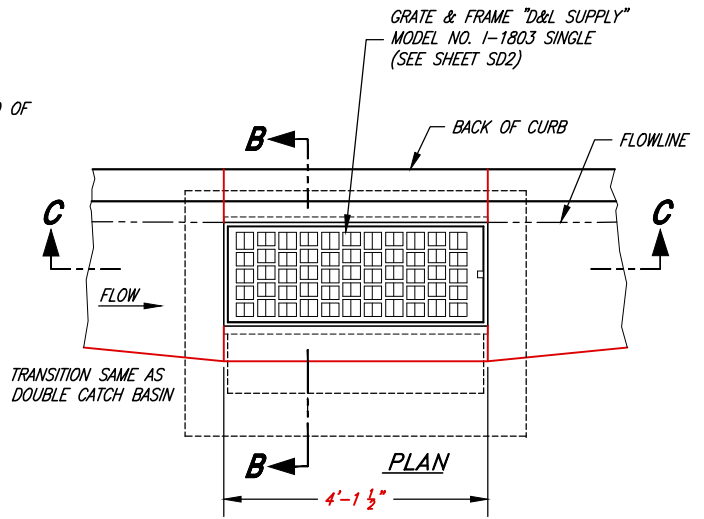
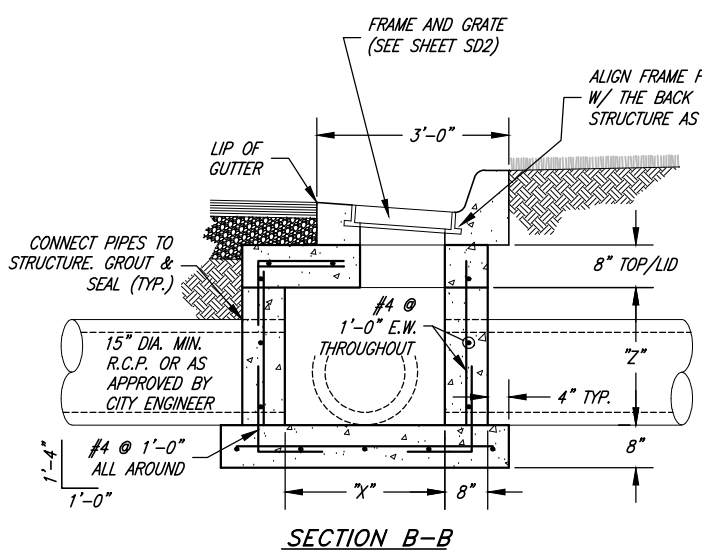
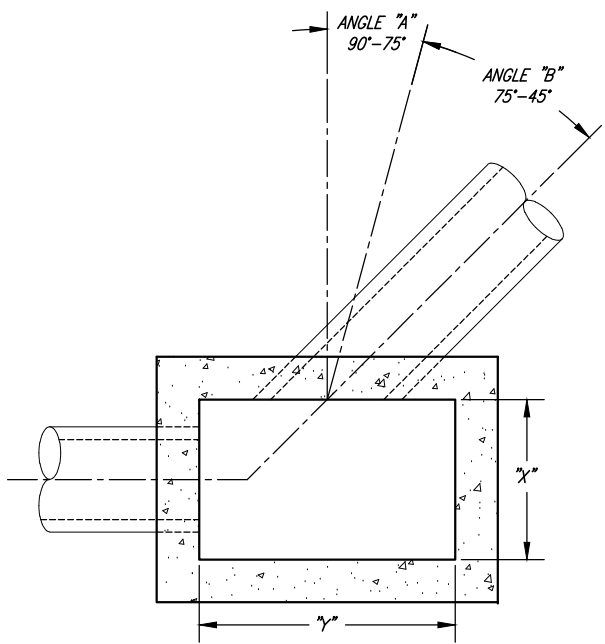
STANDARD CATCH BASIN DIMENSION TABLE

PIPE SIZE (IN.)	"X"	SINGLE CATCH BASIN		DOUBLE "Y"	"Z" MIN.
		"Y" (ANGLE A)	"Y" (ANGLE B)		
15	2'-6"	4'-0"	4'-0"	8'-0"	2'-0"
18	2'-6"	4'-0"	4'-0"	8'-0"	2'-6"
21	4'-0"	4'-0"	4'-0"	8'-0"	3'-0"
24	4'-0"	4'-0"	5'-0"	8'-0"	3'-0"
30	4'-0"	4'-0"	6'-0"	8'-0"	3'-6"
36	4'-0"	5'-0"	6'-0"	8'-0"	4'-0"
42	6'-0"	6'-0"	7'-0"	8'-0"	5'-0"
48	6'-0"	6'-0"	8'-0"	8'-0"	5'-6"

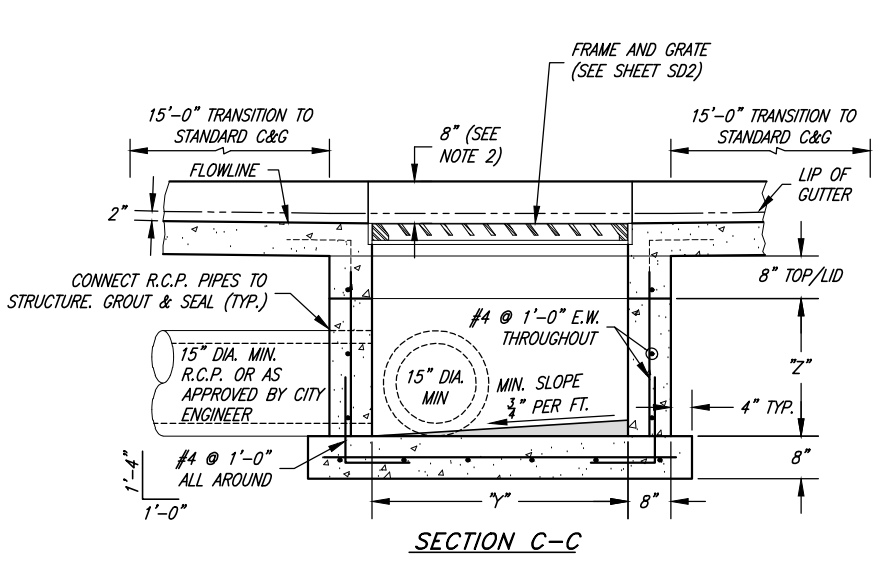


DOUBLE CATCH BASIN

- GENERAL NOTES:**
- ALL CATCH BASIN BOX SIZES REFLECT DIMENSIONS FOR THE MINIMUM 15" PIPE SIZE. BOX DIMENSIONS MUST INCREASE PROPORTIONALLY TO ACCOMMODATE LARGER PIPE SIZES.
 - DEPTH MAY VARY FROM 6" TO 10" AS DIRECTED BY THE CITY ENGINEER
 - CAST-IN-PLACE CONCRETE CATCH BASINS CAN BE REPLACED WITH PRECAST CONCRETE CATCH BASINS WITH HL-93 DECK LOADING AND COMPARABLE SIZE.
 - ALL BOXES SHALL BE FORMED ON THE INSIDE AND OUTSIDE OF THE BOX AND INSPECTED BY THE CITY PRIOR TO THE PLACING OF CONCRETE.
 - DOUBLE CATCH BASINS WILL BE REQUIRED IN LOCATIONS SPECIFIED BY THE CITY ENGINEER (TYPICALLY IN LOW SPOTS OR WHERE ADDITIONAL INLET CAPACITY IS NEEDED).
 - STORM DRAIN LINES SHALL BE 15 INCH MINIMUM DIAMETER REINFORCED CONCRETE PIPE (RCP), OF APPROPRIATE CLASS.
 - ALTERNATE STRUCTURE (E.G. COMBO BOXES) MAY BE USED WITH APPROVAL OF THE CITY ENGINEER. STRUCTURES SHALL FOLLOW APWA STANDARD PLANS AND BE A COMMON SIZE.



SINGLE CATCH BASIN



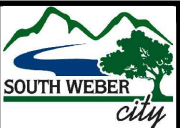
BRANDON KENT JONES
No. 5148758
PROJECT ENGINEER
11/30/2022
DATE

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SCALE:
N. T.S.
DESIGNED BKJ
DRAWN BEB
CHECKED BKJ

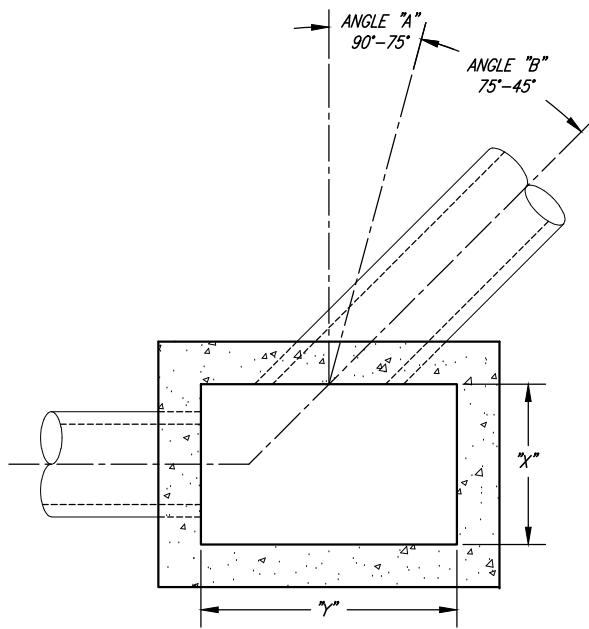


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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS
SINGLE AND DOUBLE CATCH BASIN DETAILS

SHEET:
SD1
OF 33 SHEETS
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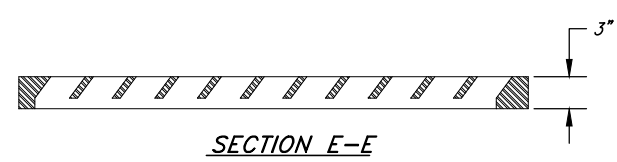
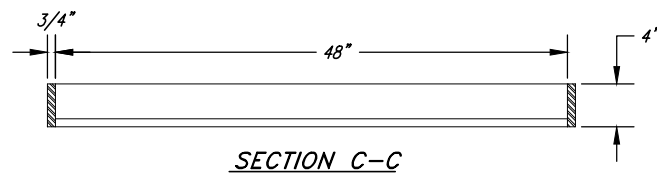
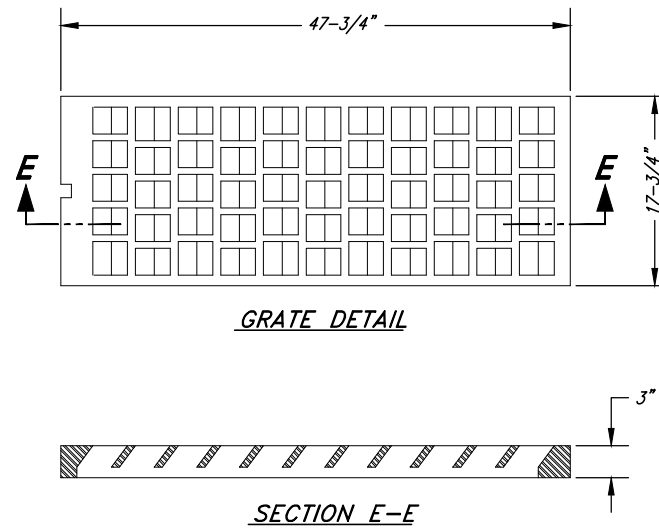
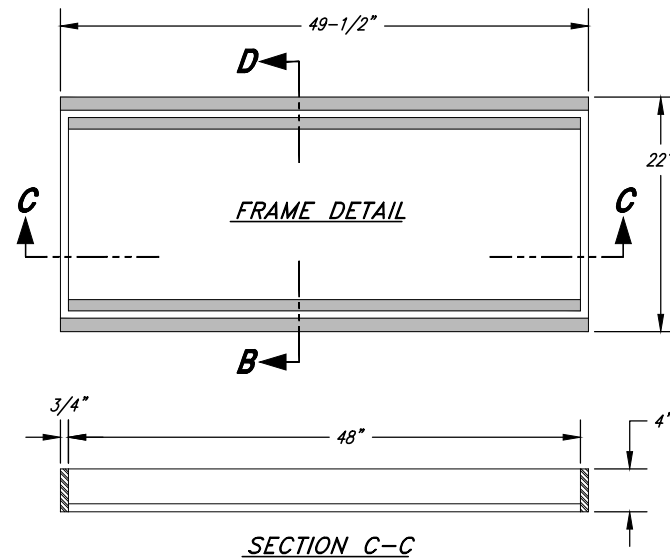
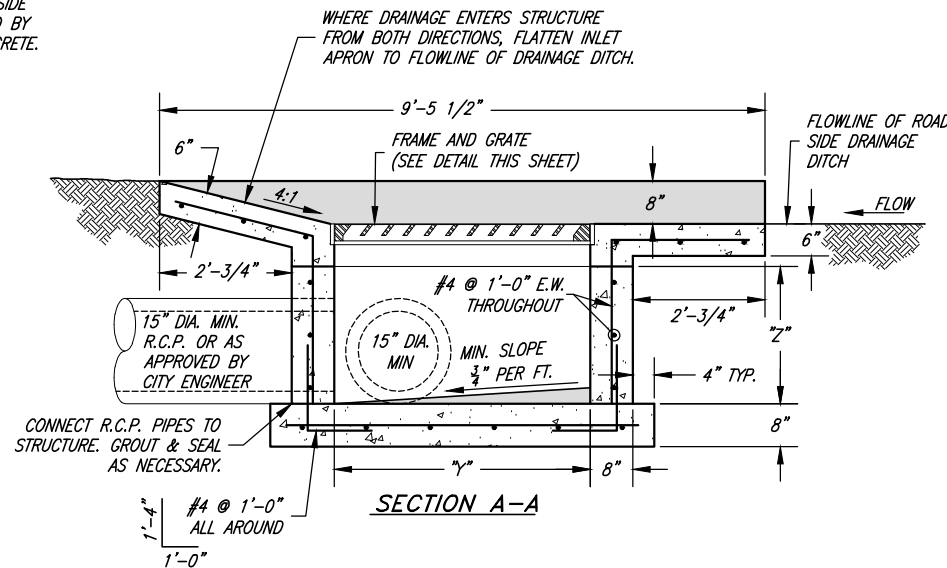
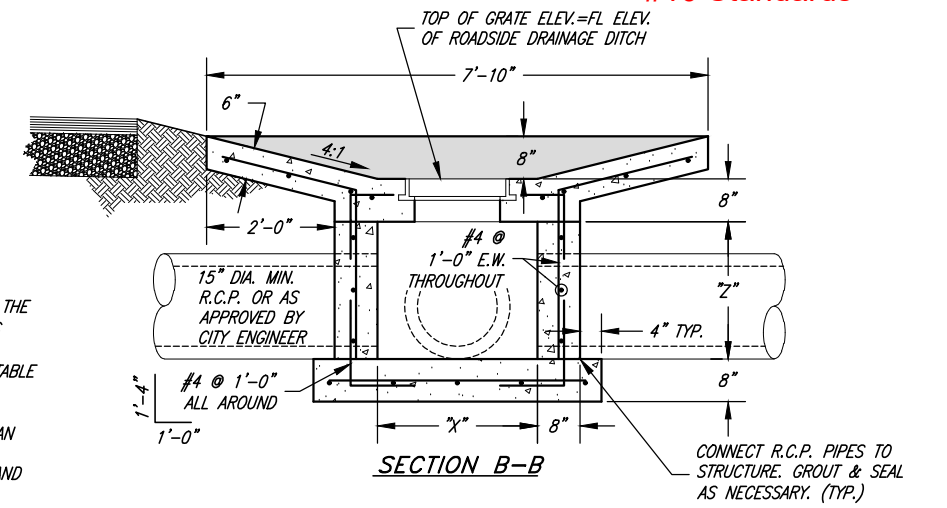


**DRAINAGE DITCH INLET BOX
DIMENSION TABLE**

PIPE SIZE (IN.)	INLET BOX			"Z" MIN.
	"X"	"Y" (ANGLE A)	"Y" (ANGLE B)	
15	2'-6"	4'-0"	4'-0"	2'-0"
18	2'-6"	4'-0"	4'-0"	2'-6"
21	4'-0"	4'-0"	4'-0"	3'-0"
24	4'-0"	4'-0"	5'-0"	3'-0"
30	4'-0"	4'-0"	6'-0"	3'-6"
36	4'-0"	4'-0"	6'-0"	4'-0"
42	6'-0"	6'-0"	7'-0"	5'-0"
48	6'-0"	6'-0"	8'-0"	5'-6"

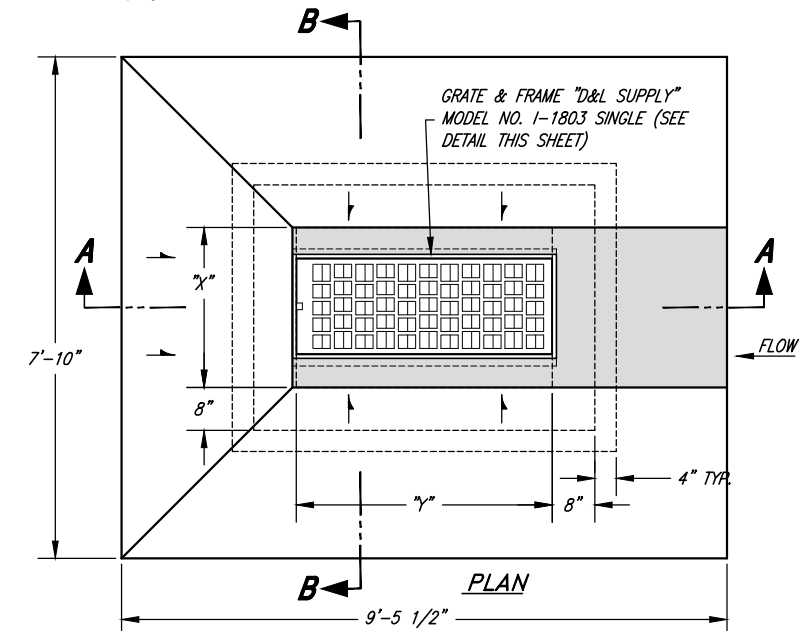
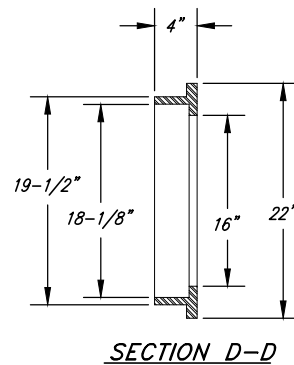
GENERAL NOTE:
STORM DRAIN LINES SHALL BE 15 INCH MINIMUM DIAMETER REINFORCED CONCRETE PIPE (RCP), OF APPROPRIATE CLASS.

- DRAINAGE BOX NOTES:**
- ALL BOX SIZES REFLECT DIMENSIONS FOR THE MINIMUM 15" RCP PIPE SIZE. BOX DIMENSIONS MUST INCREASE PROPORTIONALLY TO ACCOMMODATE LARGER PIPE SIZES. (SEE TABLE THIS SHEET)
 - CAST-IN-PLACE CONCRETE STRUCTURES CAN BE REPLACED WITH PRECAST CONCRETE STRUCTURES WITH HL-93 DECK LOADING AND COMPARABLE SIZE.
 - ALL BOXES SHALL BE FORMED ON THE INSIDE AND OUTSIDE OF THE BOX AND INSPECTED BY THE CITY PRIOR TO THE PLACING OF CONCRETE.



FRAME & GRATE DETAILS

- FRAME AND GRATE NOTES:**
- GRATE AND FRAME SHALL BE AS MANUFACTURED BY "D&L SUPPLY" I-1803
 - BICYCLE SAFE GRATE REQUIRED.
 - "OR EQUAL" GRATES AND FRAMES WILL BE CONSIDERED AS APPROVED BY THE CITY ENGINEER.



DRAINAGE DITCH / SWALE INLET BOX



Brandon K. Jones
PROJECT ENGINEER
11/30/2022
DATE

REV.	DATE	APPR.

SCALE:
N. T.S.

DESIGNED BKJ
DRAWN BEB
CHECKED BKJ



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PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS

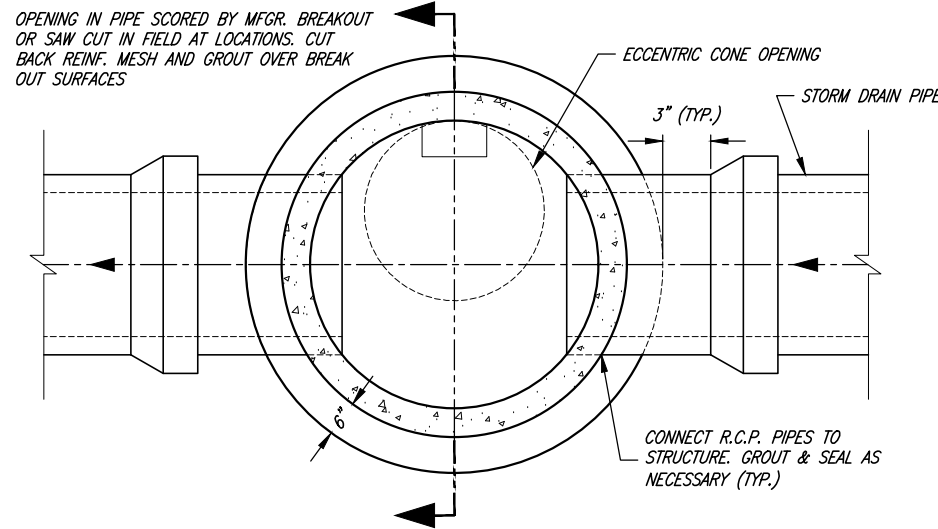
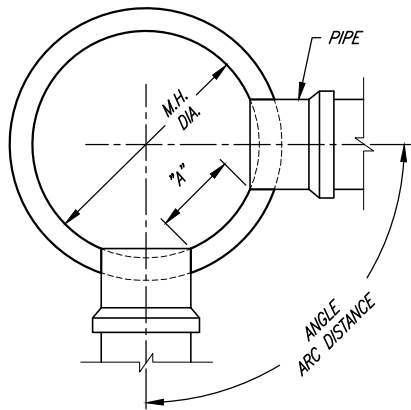
DRAINAGE INLET BOX AND GENERAL GRATE & FRAME DETAILS

SHEET:
SD2
OF 33 SHEETS
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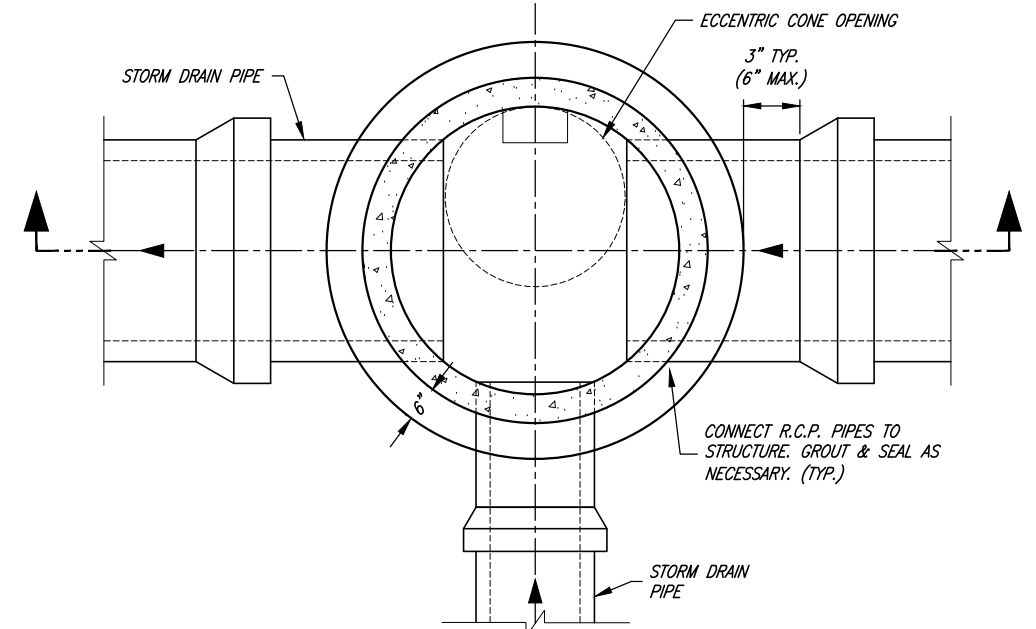
PIPE SIZES		JUNCTION MANHOLE (ANGLE / ARC DISTANCE)										
M.H. SIZE	IN-LINE M.H.	180°	90°	85°	80°	75°	70°	65°	60°	55°	50°	45°
4" M.H.	15"-24"	15"-18"	15"-18"	15"	15"	---	---	---	---	---	---	---
5" M.H.	27"-30"	21"-24"	21"-24"	18"-21"	18"-21"	15"-18"	15"-18"	15"	---	---	---	---
6" M.H.	36"-48"	27"-30"	27"-30"	24"-27"	24"	21"-24"	21"	18"	15"-18"	15"	---	---
7" M.H.	54"	36"	36"	30"	27"-30"	27"	24"	21"-24"	21"	18"	15"	---
8" M.H.	60"	42"	42"	36"	36"	30"	27"-30"	27"	24"	21"	18"	15"

MANHOLE SIZING NOTES:

- SUGGESTED "A" DISTANCE IS 6" OR GREATER FOR 48", 60" AND 72" DIAMETER MANHOLES
- SUGGESTED "A" DISTANCE IS 8" OR GREATER FOR 84" AND 96" DIAMETER MANHOLES



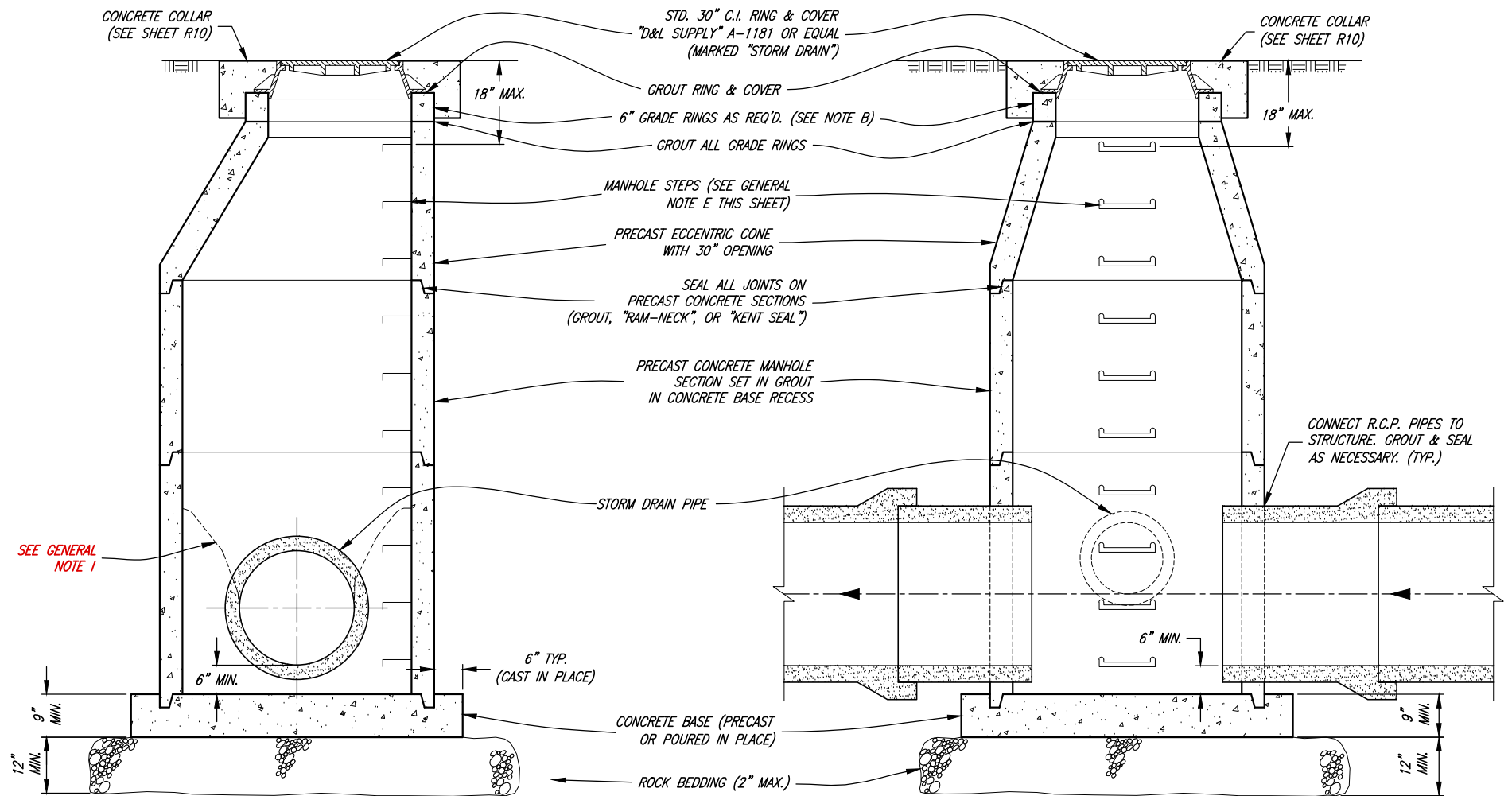
TYPICAL LINE MANHOLE



TYPICAL JUNCTION MANHOLE

GENERAL NOTES:

- STORM DRAIN MANHOLE DIAMETER TO BE DETERMINED BY THE DESIGN ENGINEER AFTER EVALUATION OF THE NUMBER, SIZE, AND PIPE ENTRY ANGLE OF THE PIPES THAT CONNECT TO THE MANHOLE.
- NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE
- PLYWOOD COVERS SHALL BE USED AT MANHOLE FLOOR TO COVER FLOWLINE DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES.
- ALL INTERIOR JOINTS SHALL BE SMOOTH AND EVENLY GROUTED WITH NON-SHRINK GROUT MIX.
- MANHOLE STEPS UNIFORMLY SPACED (1'-0" MAX) ON ALL MANHOLES. POLYPROPYLENE COVERED STEEL STEPS, MODEL PSI-PF AS MANUFACTURED BY "M.A. INDUSTRIES" OR APPROVED EQUAL - INSTALLATION OF STEPS SHALL BE WATERPROOF.
- STORM DRAIN LINES SHALL BE 15 INCH MINIMUM DIAMETER REINFORCED CONCRETE PIPE (RCP), OF APPROPRIATE CLASS.
- FLAT MANHOLE RINGS & COVERS (SLAB CONSTRUCTION) ARE NOT ALLOWED ON ANY MANHOLE CONE SECTION.
- THE USE OF STORM DRAIN UTILITY VAULTS (BOXES) WITH STD. 30" C.I. RING & COVER ("D&L SUPPLY" A-1181 MARKED "STORM DRAIN") AND A CONCRETE COLLAR IS ACCEPTED WHEN APPROVED BY THE CITY ENGINEER.
- CONTOUR THE FLOWLINE & SIDES OF ANY LINE OR JUNCTION MANHOLES WHEN DIRECTED BY THE CITY ENGINEER.



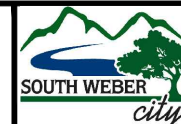
BRANDON K. JONES
No. 5148758
PROJECT ENGINEER
11/30/2022
DATE

REV.	DATE	APPR.

SCALE:
N. T.S.
DESIGNED BKJ
DRAWN BEB
CHECKED BKJ

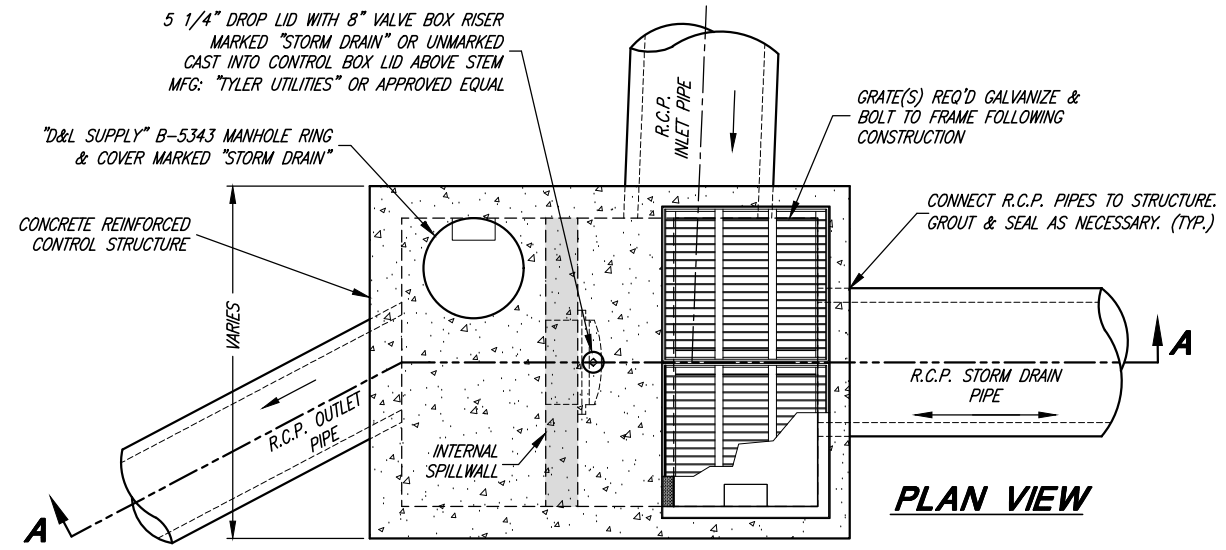


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South Ogden, Utah 84403 (801) 476-9767
www.jonescivil.com

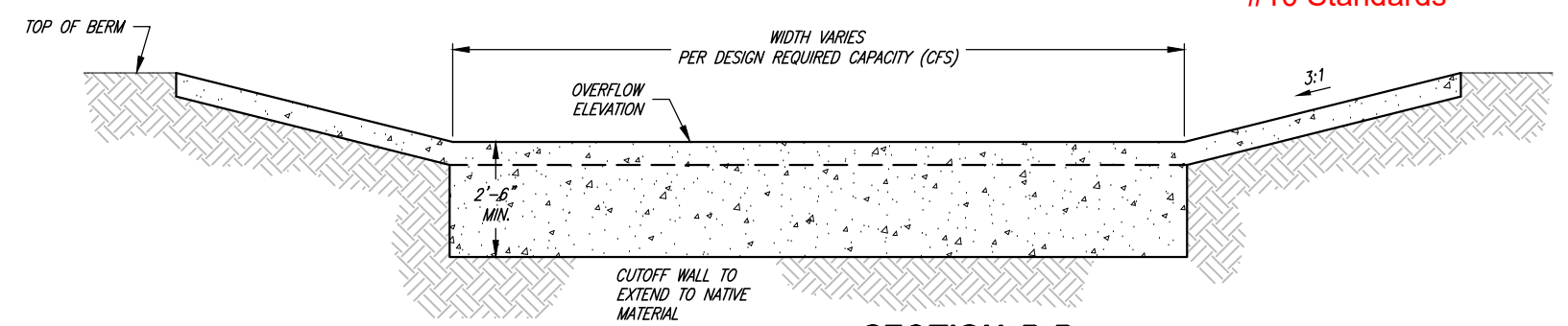


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS
STORM DRAIN MANHOLE DETAILS

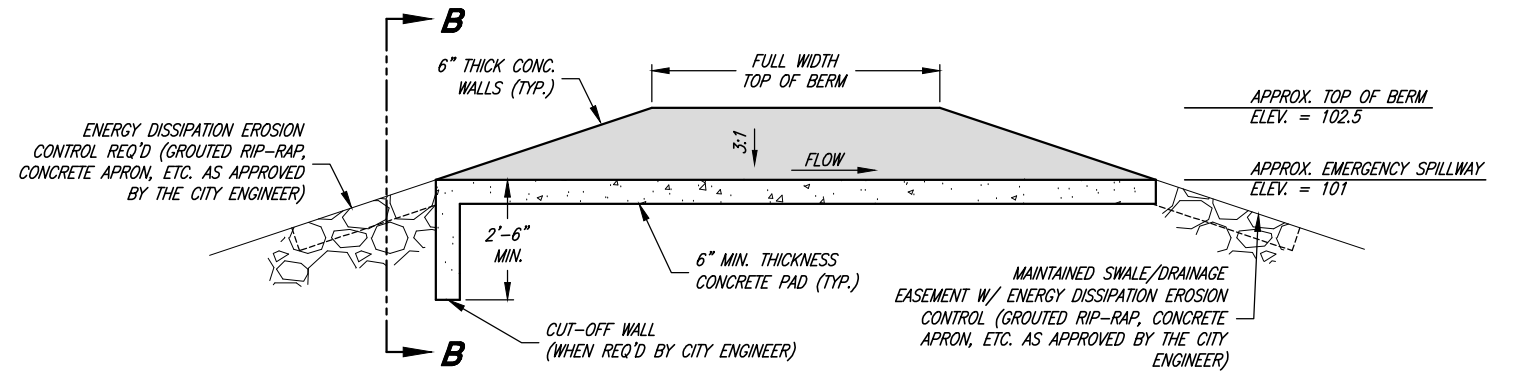
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SD3
OF 33 SHEETS
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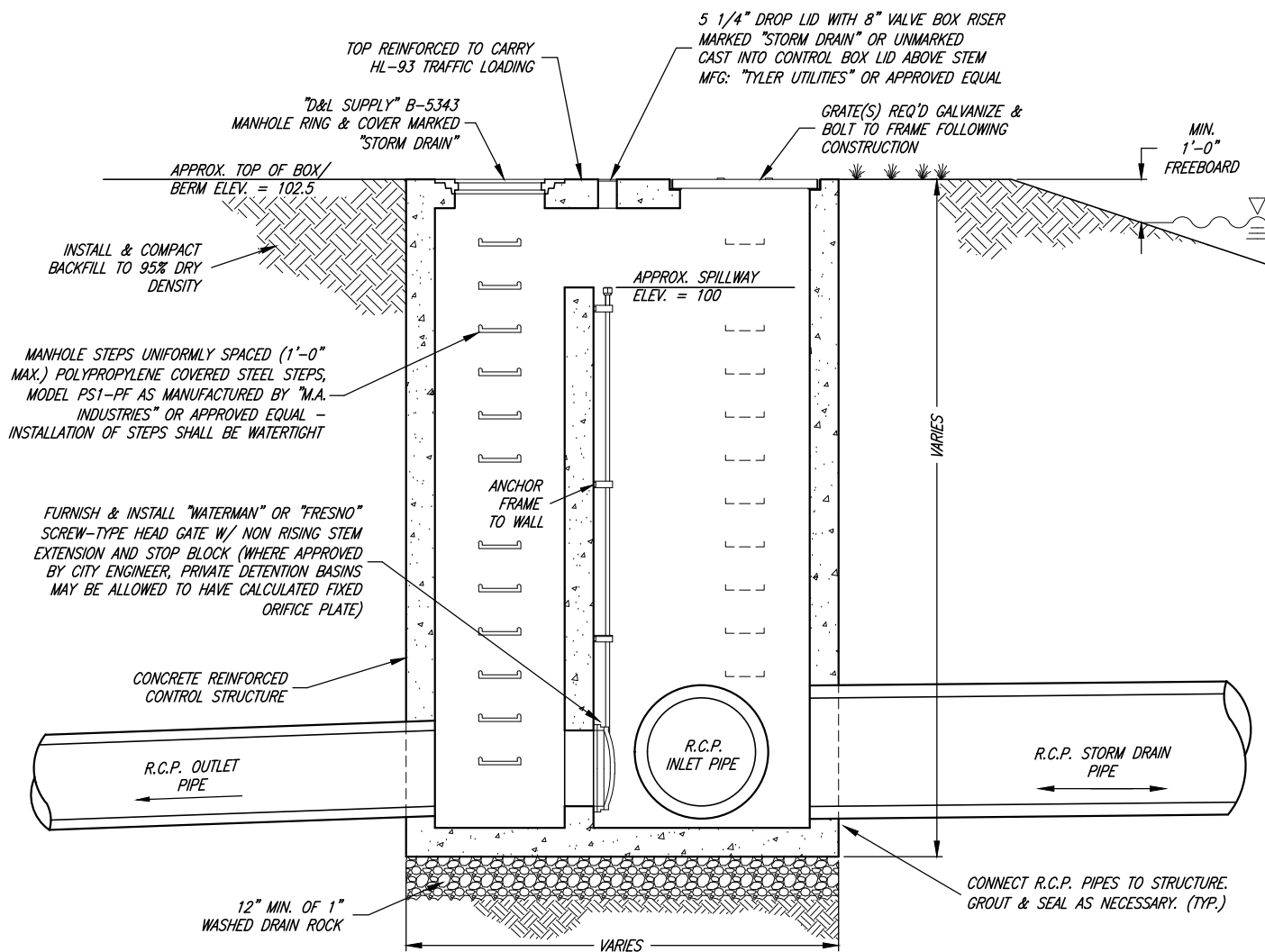
DETENTION INLET/OUTLET CONTROL STRUCTURE
(PRECAST OR CAST-IN-PLACE)



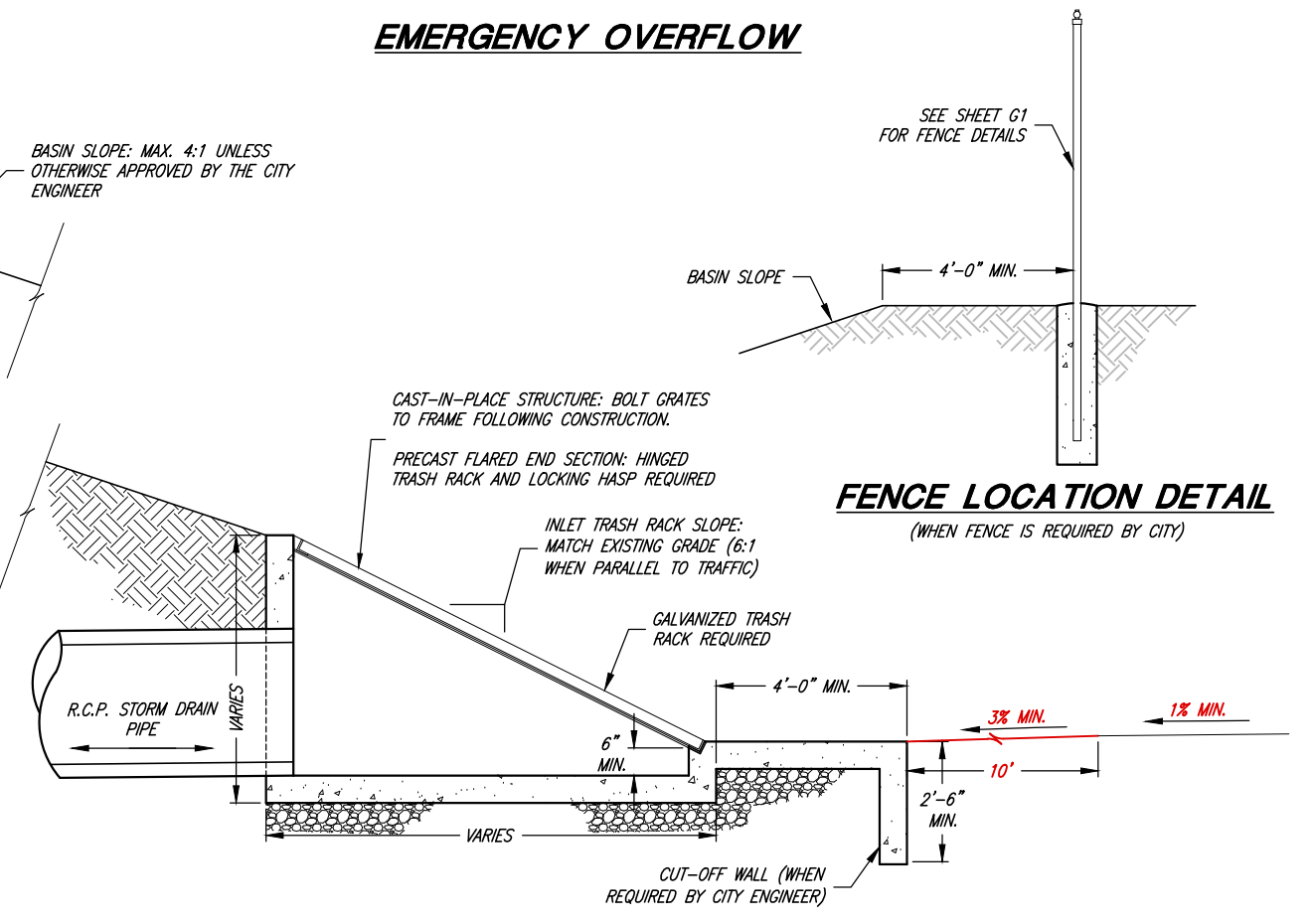
SECTION B-B



EMERGENCY OVERFLOW



SECTION A-A



INCLINED GRATE STORM DRAIN INLET

**INCLINED GRATES ARE REQ'D ON ALL PIPES/INLETS WHERE OPEN CHANNELS, DITCHES, OR PONDS DISCHARGE DIRECTLY INTO THE STORM DRAIN SYSTEM.

GENERAL AND STRUCTURAL NOTES:
SEE SHEET SD5



BRANDON K. JONES
PROJECT ENGINEER
11/30/2022
DATE

REV.	DATE	APPR.

SCALE:
N. T.S.
DESIGNED BKJ
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South Ogden, Utah 84403 (801) 476-9767
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS
LARGE DETENTION BASIN DETAILS

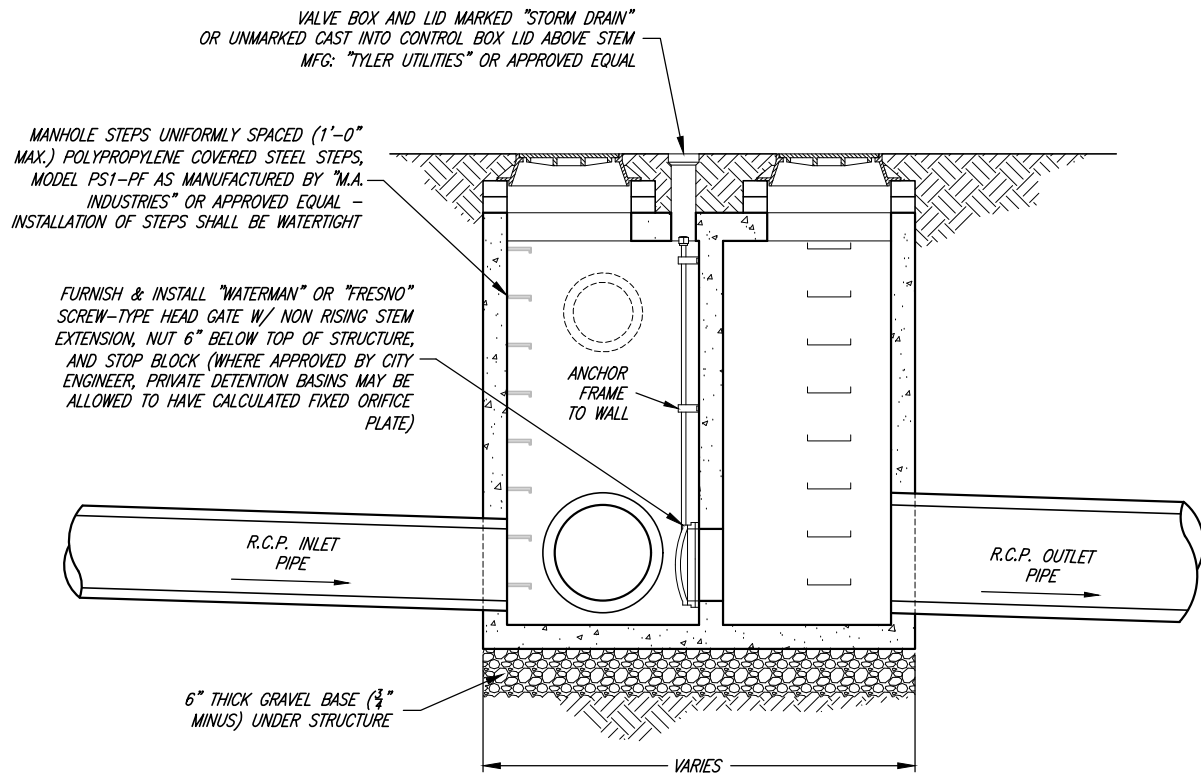
SHEET:
SD4
OF 33 SHEETS
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STRUCTURAL NOTES:

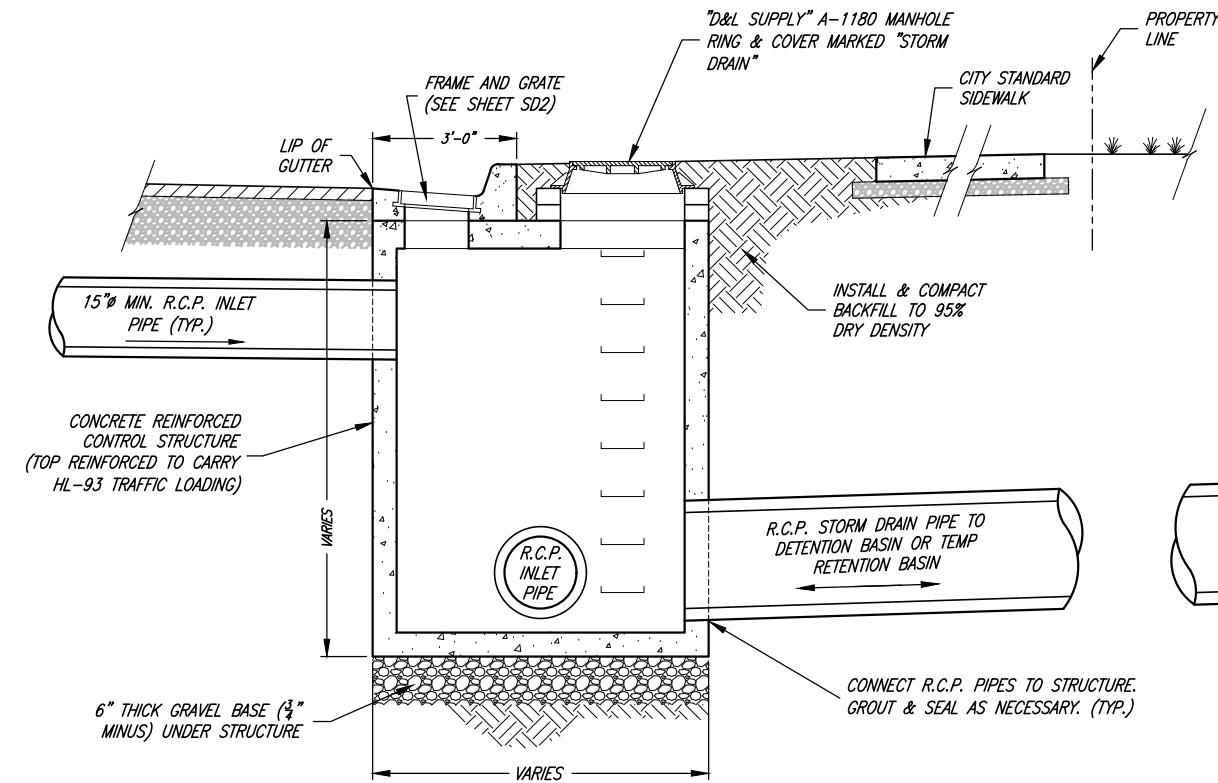
- A. PRECAST CONCRETE STRUCTURE CAN BE REPLACED WITH CAST-IN-PLACE CONCRETE VAULT. SUBMIT ENGINEERED CONSTRUCTION PLANS WITH REBAR DETAILS TO CITY ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- B. ADD REINFORCEMENT AROUND OPENINGS EQUAL TO REINFORCEMENT DISPLACED BY OPENING.
- C. THE PRECAST VAULT MANUFACTURER IS RESPONSIBLE FOR DESIGN RELATED TO TRAFFIC LOADING AND THRUST. VERIFICATION OF PROPER DESIGN MUST BE PROVIDED TO THE CITY BY THE DEVELOPER, CONTRACTOR, OR PROPERTY OWNER AS THE CASE MAY BE.
- D. REINFORCEMENT TO CONFORM WITH ASTM A 615 GRADE 60
- E. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 5,000 PSI
- F. USE AN AIR-ENTRAINING AGENT ON ALL CONCRETE EXPOSED TO THE WEATHER.
- G. HL-93 LOADING

GENERAL NOTES:

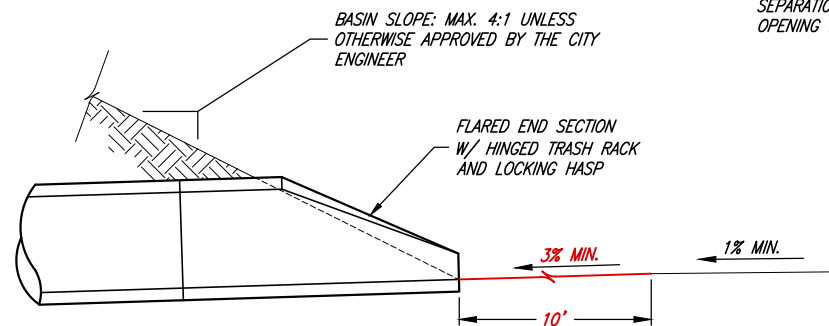
- 1. ALL BASINS REGARDLESS OF LOCAL OR REGIONAL SHALL BE DESIGNED TO ACCOMMODATE A 100 YEAR STORM EVENT.
- 2. A DAM SAFETY (UTAH DIVISION OF WATER RIGHTS) HAZARD PERMIT MAY BE REQUIRED.
- 3. STRUCTURE DESIGN AND FLOW CALCULATIONS MUST BE APPROVED BY CITY ENGINEER PRIOR TO CONSTRUCTION.
- 4. STORM DRAIN LINES SHALL BE 15 INCH MINIMUM DIAMETER REINFORCED CONCRETE PIPE (RCP), OF APPROPRIATE CLASS.
- 5. THE SURFACE AREA OF THE BASIN SHALL BE SODDED AND SHALL BE PROVIDED WITH AN AUTOMATED SPRINKLER SYSTEM APPROVED BY THE CITY ENGINEER.
- 6. GRATES SHALL BE REMOVABLE FOR MAINTENANCE PURPOSES
- 7. GRATES SHALL BE HOT DIPPED GALVANIZED WITH BARS AT MAXIMUM 3 INCH SPACING.
- 8. LOW FLOWS MUST BE PIPED CONTINUOUSLY TO THE CONTROL STRUCTURE. NO OPEN FLOW IS PERMITTED THROUGH THE BASIN.
- 9. INCLINED GRATES ARE REQUIRED ON ALL PIPES/INLETS WHERE OPEN CHANNELS, DITCHES, OR PONDS DISCHARGE DIRECTLY INTO THE STORM DRAIN SYSTEM.
- 10. AN INTERNAL SPILLWAY MAY BE CONSTRUCTED INSIDE THE STRUCTURE DEPENDING ON SITE CONDITIONS AND ELEVATIONS.
- 11. BASIN STRUCTURES ARE DETERMINED BY THE SIZE OF THE DETENTION BASIN OR AS REQUIRED BY THE CITY ENGINEER. (SEE SHEET SD4 OR SD5)
 - a. SMALL DETENTION BASIN: LESS THAN OR EQUAL TO 1 ACRE FOOT
 - b. LARGE DETENTION BASIN: GREATER THAN 1 ACRE FOOT



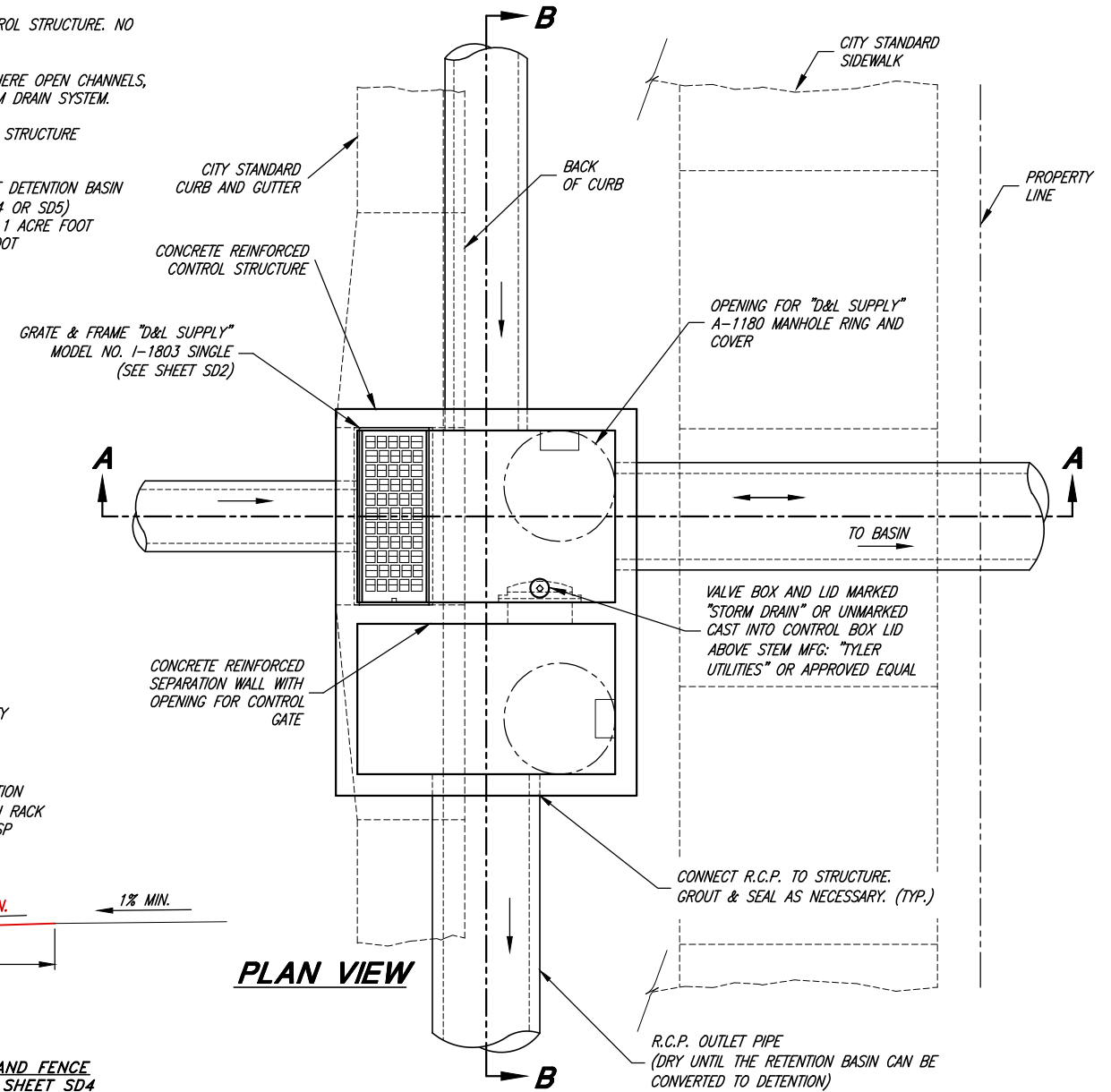
SECTION B-B



SECTION A-A



EMERGENCY OVERTFLOW AND FENCE LOCATION DETAIL: SEE SHEET SD4



PLAN VIEW

INLET/OUTLET CONTROL STRUCTURE

(PRECAST OR CAST-IN-PLACE)



BRANDON K. JONES
 PROJECT ENGINEER
 11/30/2022
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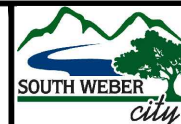
REV.	DATE	APPR.

SCALE:
 N. T.S.

DESIGNED BKJ
 DRAWN BEB
 CHECKED BKJ



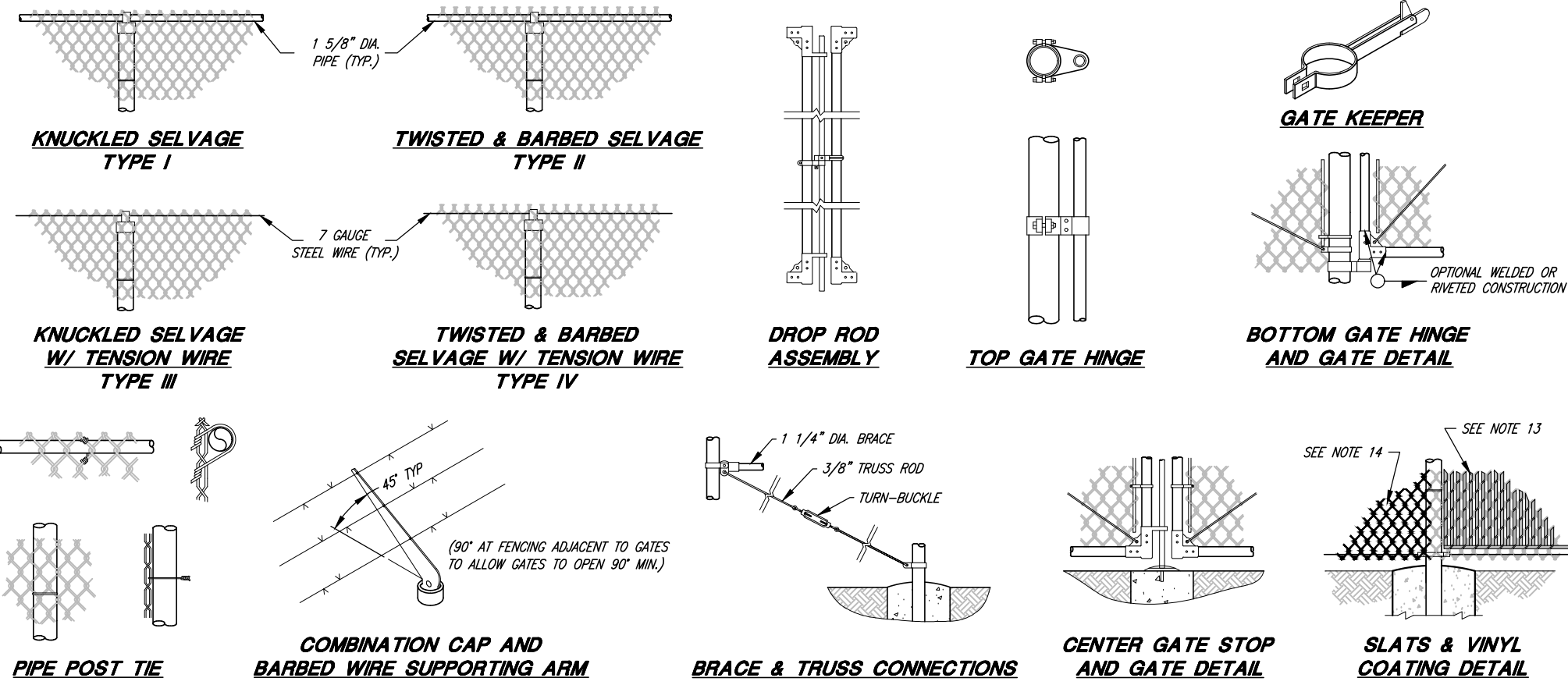
CONSULTING ENGINEERS
 6080 Fashion Point Drive
 South Ogden, Utah 84403 (801) 476-9767
 www.jonescivil.com



SOUTH WEBER CITY CORPORATION
 PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS
 SMALL DETENTION BASIN DETAILS

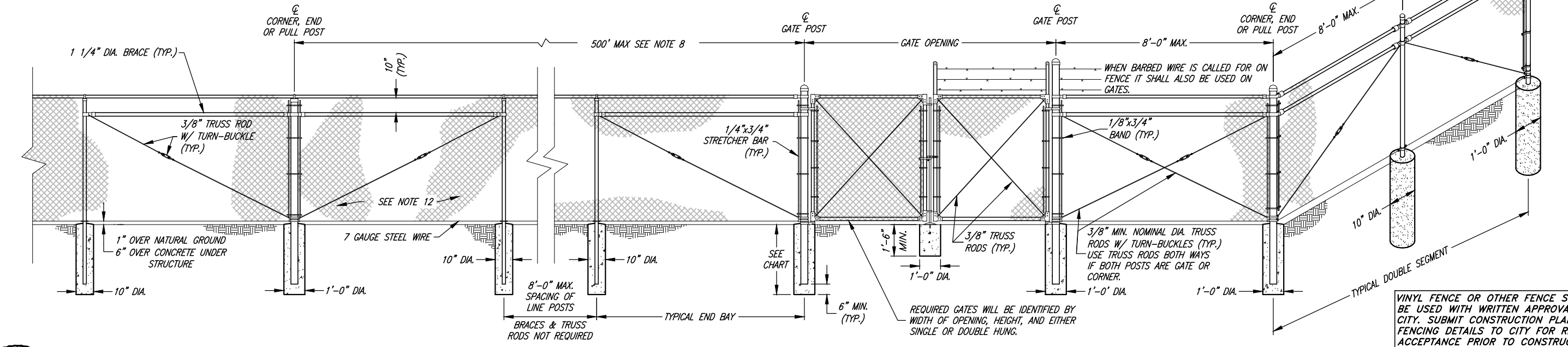
GENERAL NOTES:

1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PROJECT STANDARD SPECIFICATIONS.
2. THE TYPE OF TOP SUPPORT IS SPECIFIED IN THE BIDDING SCHEDULE, TYPES I AND II TUBULAR RAIL, TYPES III AND IV TENSION WIRE.
3. BARB WIRE SHALL BE USED ONLY WHEN DESIGNATED ON THE PLANS OR IN THE SPECIFICATIONS.
4. TWISTED AND BARBED SELVAGE TOP AND BOTTOM SHALL BE USED ON FENCES 5- FEET HIGH OR GREATER.
5. KNUCKLED SELVAGE ON TOP AND TWISTED AND BARBED ON BOTTOM SHALL BE USED ON FENCES LESS THAN 5- FEET.
6. ALL STEEL PIPE MEMBERS SHALL CONFORM TO ASTM A53 HOT DIPPED ZINC COATED HIGH TENSILE STEEL PIPE.
7. POSTS SHALL BE SCHEDULE 40 PIPE.
8. LINE POSTS SHALL BE LOCATED AT EQUAL SPACING FOR EACH SEGMENT WITH A MAXIMUM SPACING AS FOLLOWS:
 - a. TANGENT SECTIONS TO 500-FOOT RADIUS NOT MORE THAN 8- FEET.
 - b. UNDER 500-FOOT RADIUS TO 200-FOOT RADIUS NOT MORE THAN 8- FEET.
 - c. UNDER 200-FOOT RADIUS TO 100-FOOT RADIUS NOT MORE THAN 6- FEET.
 - d. UNDER 100-FOOT RADIUS NOT MORE THAN 5- FEET.
9. TRUSS RODS AND BRACES SHALL NOT BE REQUIRED FOR FABRIC HEIGHT LESS THAN 5- FEET.
10. TENSION WIRE SHALL BE 7 GAUGE ZINC- OR ALUMINUM- COATED COIL SPRING STEEL TENSION WIRE.
11. ALL POSTS SHALL BE SET IN 3000 PSI CONCRETE AND SHALL BE TOPPED WITH BALL TYPE OR OTHER APPROVED ORNAMENT.
12. ALL FABRIC SHALL BE 2" GALVANIZED 9 GAUGE MESH.
13. WHITE VERTICAL SEMI-PRIVACY VINYL SLATS WITH BOTTOM-LOCKING SLAT, WHEN REQUIRED BY THE CITY.
14. BLACK VINYL COATED CHAIN LINK FENCING WHEN REQUIRED BY THE CITY.
15. ALL FENCING SHALL CONFORM TO LOCATION AND HEIGHT LIMITATIONS AS STATED IN SOUTH WEBER CITY FENCING ORDINANCE.



HEIGHT	GATE OPENING	GATE POST	GATE FRAME
UNDER 6 FEET	SINGLE TO 6' OR DOUBLE TO 12'	2"	1"
	SINGLE OVER 6' TO 8' OR DOUBLE OVER 12' TO 16'	2 1/2"	1 1/2"
	SINGLE OVER 8' TO 12' OR DOUBLE 16' TO 24'	4"	1 1/2"
6 FEET AND OVER	SINGLE TO 6' OR DOUBLE TO 12'	3 1/2"	1 1/2"
	SINGLE OVER 6' TO 12' OR DOUBLE OVER 12' TO 24'	4"	1 1/2"
	SINGLE OVER 12' TO 18' OR DOUBLE OVER 24' TO 36'	6"	1 1/2"
	SINGLE OVER 18' OR DOUBLE OVER 36'	8"	1 1/2"

HEIGHT OF FABRIC	DEPTH OF POSTS	LENGTH OF END, CORNER OR PULL POST	LENGTH OF LINE POST	SIZE OF POSTS	
				END, CORNER, & PULL POSTS	LINE POST
				NOM. SIZE	NOM. SIZE
7'	3'	10'	9'-8"	2 1/2"	2"
6'	3'	9'	8'-8"	2 1/2"	2"
5'	3'	8'	7'-8"	2"	1 1/2"
4'	2'	6'	5'-8"	2"	1 1/2"
3'	2'	5'	4'-8"	2"	1 1/2"



VINYL FENCE OR OTHER FENCE STYLES MAY BE USED WITH WRITTEN APPROVAL BY THE CITY. SUBMIT CONSTRUCTION PLANS AND FENCING DETAILS TO CITY FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.

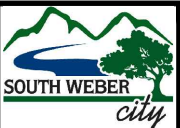


BRANDON K. JONES
PROJECT ENGINEER
11/30/2022
DATE

SCALE:
N. T.S.

DESIGNED BKJ
DRAWN BEB
CHECKED BKJ

J&A JONES & ASSOCIATES
CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767
www.jonescivil.com



SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - GENERAL CONSTRUCTION & LANDSCAPING STANDARDS
CHAIN LINK FENCE STANDARD DETAILS

WATER EFFICIENT (WATER WISE) LANDSCAPING:

1. PURPOSE:

THE PURPOSE OF THESE WATER EFFICIENCY STANDARDS IS TO CONSERVE THE PUBLIC'S WATER RESOURCES BY ESTABLISHING WATER CONSERVATION STANDARDS FOR OUTDOOR LANDSCAPING.

2. REFER TO SOUTH WEBER CITY CODE TITLE 10 CHAPTER 15 – WATER EFFICIENT LANDSCAPE REQUIREMENTS

3. "WATER WISE LANDSCAPING"

A. LANDSCAPES IN EXISTING SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS: "WATER WISE LANDSCAPING" IS RECOMMENDED BUT NOT REQUIRED.

B. LANDSCAPES IN NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS: SEE CITY CODE TITLE 10 CHAPTER 15

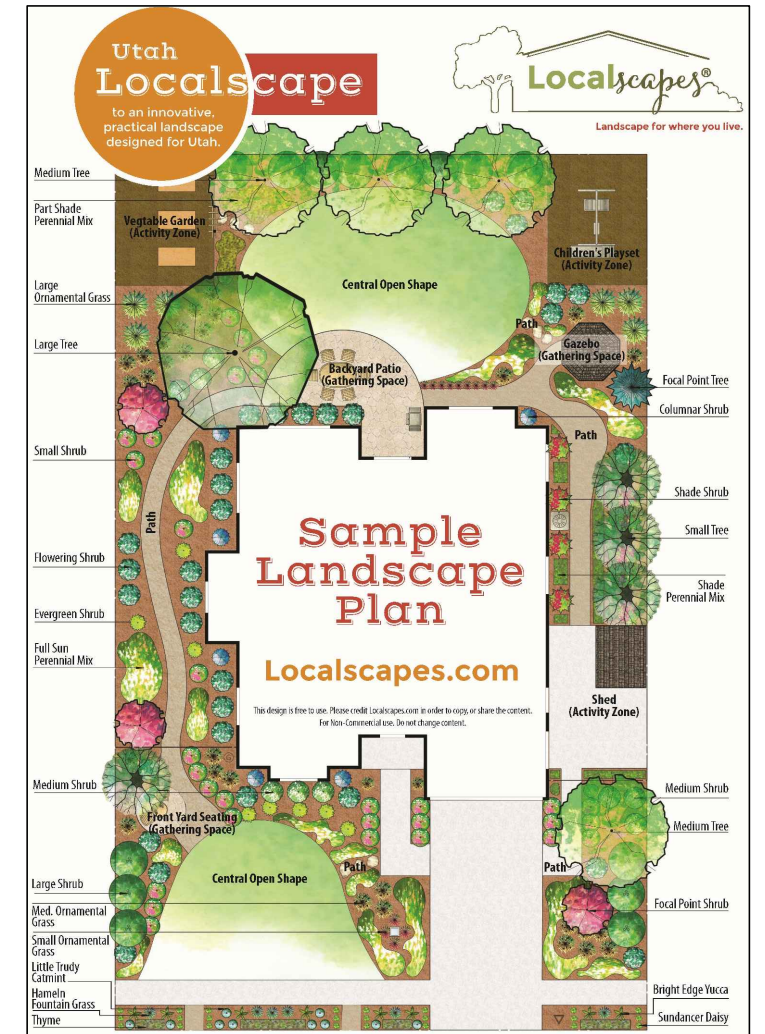
C. LANDSCAPES IN ALL OTHER TYPES OF DEVELOPMENTS: SEE CITY CODE TITLE 10 CHAPTER 15

4. ADDITIONAL "WATER WISE LANDSCAPING" RESOURCES: REFER TO THE FOLLOWING WEBSITES:

- a. <https://localscapes.com>
- b. <https://conservationgardenpark.org>
- c. <https://extension.usu.edu/cwel/principles>

ALL WATER METERS TO BE CLEAR AND ACCESSIBLE
(DO NOT BURY OR PLACE ANYTHING ON TOP OF THE METER LID)

DISCLAIMER:
THE "WATER WISE LANDSCAPING" EXAMPLES SHOWN ON THIS SHEET ARE POSSIBLE RECOMMENDATIONS FOR USE WITHIN THE CITY. ANY SPECIFIC WEBSITES, COMMERCIAL PRODUCTS, PROCESS OR SERVICE BY TRADE NAME, TRADEMARK, MANUFACTURER, OR OTHERWISE, DOES NOT CONSTITUTE OR IMPLY ITS ENDORSEMENT, RECOMMENDATION, OR FAVORING BY SOUTH WEBER CITY. THE PURPOSE OF PROVIDING SPECIFIC PRODUCT INFORMATION IS TO ENSURE THAT THE HOME OWNER, CONTRACTOR AND/OR DEVELOPER HAS ALL THE APPROPRIATE INFORMATION AND REFERENCES TO ASSESS THE USEFULNESS OF THE PRODUCT.



<https://localscapes.com>
<https://conservationgardenpark.org>
<https://extension.usu.edu/cwel/principles>



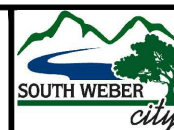
BRANDON KENT JONES
No. 5148758
PROJECT ENGINEER
11/30/2022
DATE

REV.	DATE	APPR.

SCALE:
N. T.S.
DESIGNED BKJ
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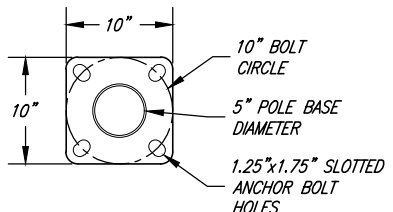
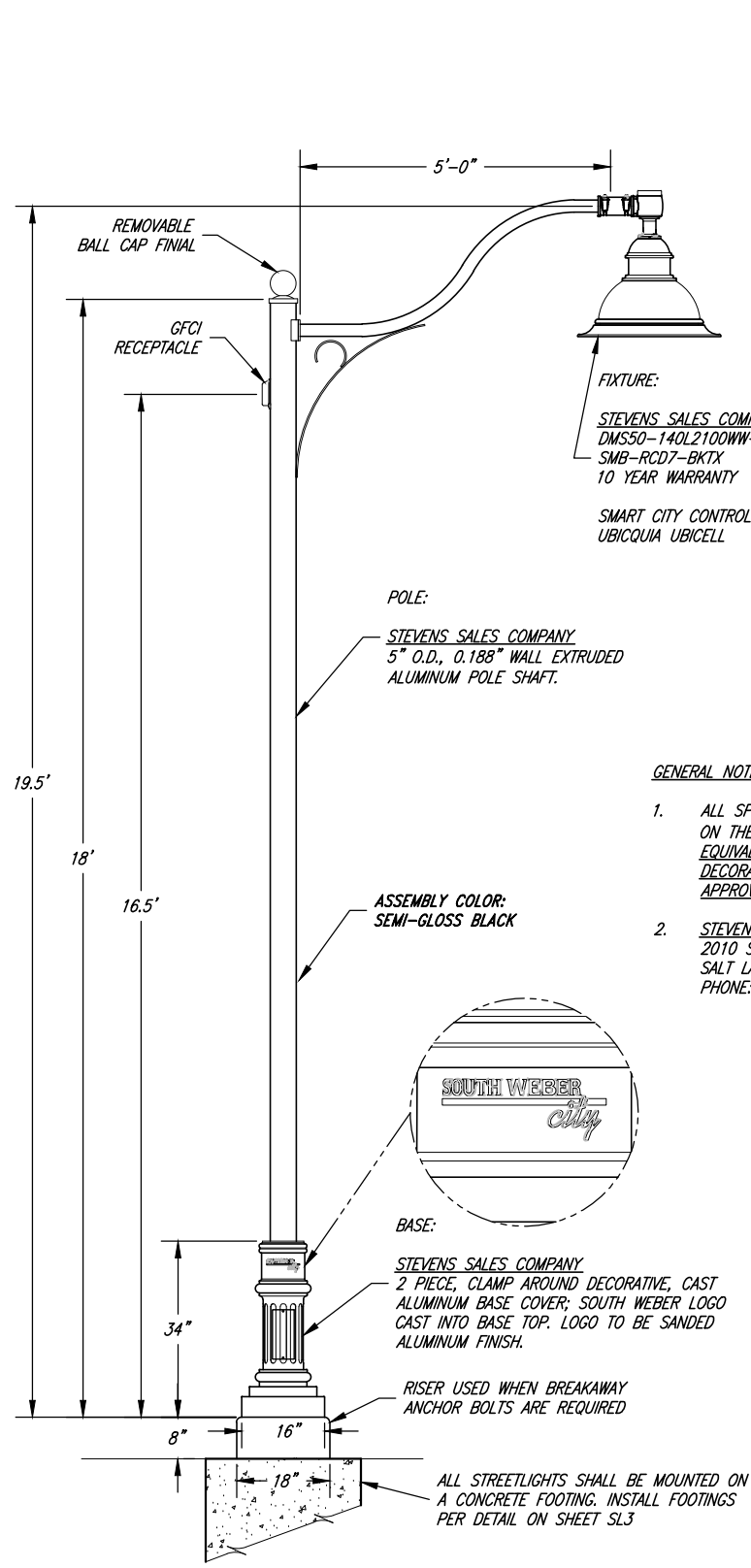


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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - GENERAL CONSTRUCTION & LANDSCAPING STANDARDS
WATER EFFICIENT LANDSCAPING 273 of 312

SHEET:
G2
OF 33 SHEETS
0



LP-3 BOLT PATTERN
 (4) 1"x3/16"x4" FULLY GALVANIZED WITH
 (2) FLAT WASHERS & (2) HEX NUTS PER
 BOLT.

FIXTURE:
 STEVENS SALES COMPANY
 DMS50-140L2100WW-3-UNV-DMG-
 SMB-RCD7-BKTX
 10 YEAR WARRANTY
 SMART CITY CONTROL NODE
 UBICQUA UBICELL

POLE:
 STEVENS SALES COMPANY
 5" O.D., 0.188" WALL EXTRUDED
 ALUMINUM POLE SHAFT.

ASSEMBLY COLOR:
 SEMI-GLOSS BLACK

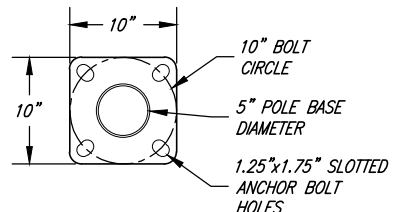
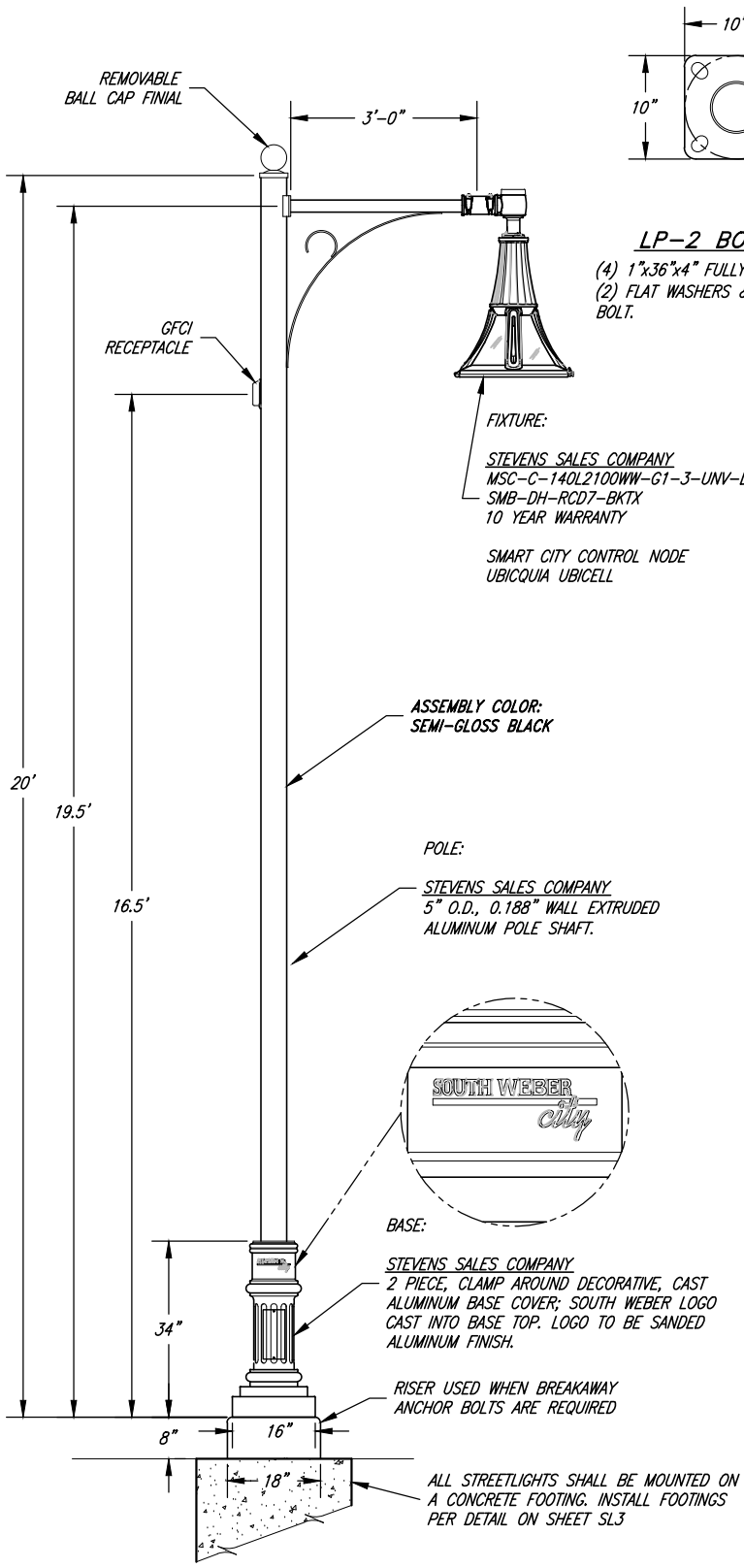
- GENERAL NOTES:**
- ALL SPECIFIED BRANDS, STYLES, AND MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS IN THE SAME STYLE OF POLE AND DECORATIVE BASE MAY BE USED WITH THE PRIOR WRITTEN APPROVAL OF THE CITY.
 - STEVENS SALES COMPANY
 2010 S. MILSTONE DRIVE
 SALT LAKE CITY, UTAH 84014
 PHONE: 801-487-8971



BASE:
 STEVENS SALES COMPANY
 2 PIECE, CLAMP AROUND DECORATIVE, CAST ALUMINUM BASE COVER; SOUTH WEBER LOGO CAST INTO BASE TOP. LOGO TO BE SANDED ALUMINUM FINISH.

RISER USED WHEN BREAKAWAY ANCHOR BOLTS ARE REQUIRED

ALL STREETLIGHTS SHALL BE MOUNTED ON A CONCRETE FOOTING. INSTALL FOOTINGS PER DETAIL ON SHEET SL3



LP-2 BOLT PATTERN
 (4) 1"x3/16"x4" FULLY GALVANIZED WITH
 (2) FLAT WASHERS & (2) HEX NUTS PER
 BOLT.

FIXTURE:
 STEVENS SALES COMPANY
 MSC-C-140L2100WW-G1-3-UNV-DMG-
 SMB-DH-RCD7-BKTX
 10 YEAR WARRANTY
 SMART CITY CONTROL NODE
 UBICQUA UBICELL

ASSEMBLY COLOR:
 SEMI-GLOSS BLACK

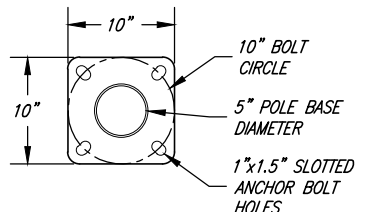
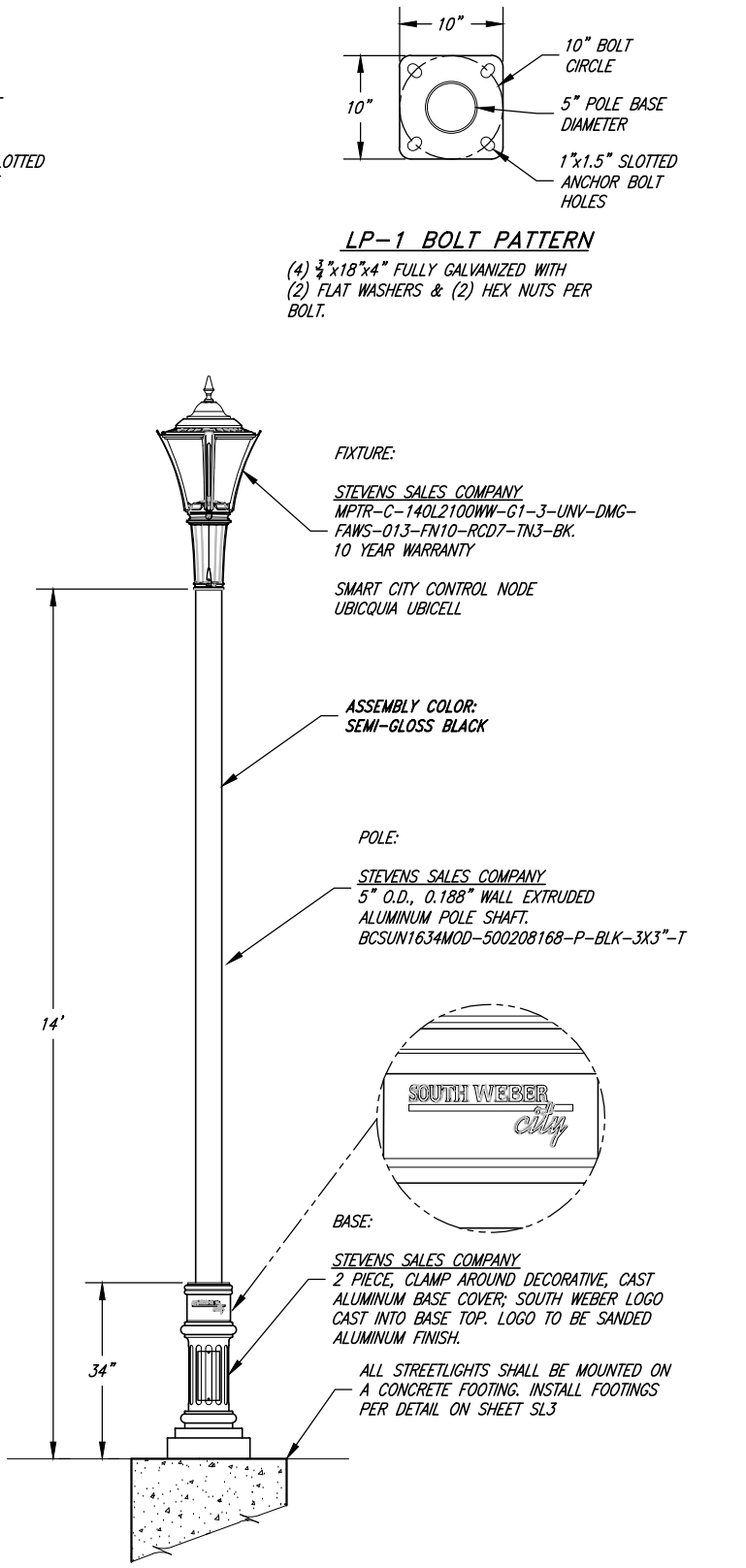
POLE:
 STEVENS SALES COMPANY
 5" O.D., 0.188" WALL EXTRUDED
 ALUMINUM POLE SHAFT.



BASE:
 STEVENS SALES COMPANY
 2 PIECE, CLAMP AROUND DECORATIVE, CAST ALUMINUM BASE COVER; SOUTH WEBER LOGO CAST INTO BASE TOP. LOGO TO BE SANDED ALUMINUM FINISH.

RISER USED WHEN BREAKAWAY ANCHOR BOLTS ARE REQUIRED

ALL STREETLIGHTS SHALL BE MOUNTED ON A CONCRETE FOOTING. INSTALL FOOTINGS PER DETAIL ON SHEET SL3

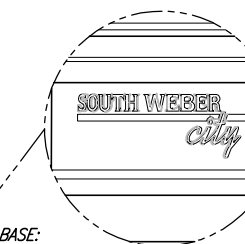


LP-1 BOLT PATTERN
 (4) 3/8"x1/8"x4" FULLY GALVANIZED WITH
 (2) FLAT WASHERS & (2) HEX NUTS PER
 BOLT.

FIXTURE:
 STEVENS SALES COMPANY
 MPTR-C-140L2100WW-G1-3-UNV-DMG-
 FAWS-013-FN10-RCD7-TN3-BK
 10 YEAR WARRANTY
 SMART CITY CONTROL NODE
 UBICQUA UBICELL

ASSEMBLY COLOR:
 SEMI-GLOSS BLACK

POLE:
 STEVENS SALES COMPANY
 5" O.D., 0.188" WALL EXTRUDED
 ALUMINUM POLE SHAFT.
 BCSUN1634MOD-500208168-P-BLK-3X3-T



BASE:
 STEVENS SALES COMPANY
 2 PIECE, CLAMP AROUND DECORATIVE, CAST ALUMINUM BASE COVER; SOUTH WEBER LOGO CAST INTO BASE TOP. LOGO TO BE SANDED ALUMINUM FINISH.

ALL STREETLIGHTS SHALL BE MOUNTED ON A CONCRETE FOOTING. INSTALL FOOTINGS PER DETAIL ON SHEET SL3

LP-3 CORRIDOR STREETLIGHT

- A. ALL HARDWARE STAINLESS STEEL
- B. ALL WELDS IN ACCORDANCE WITH AWS WELDING CODE
- C. ENTIRE ASSEMBLY FINISH COATED SEMI-GLOSS BLACK PER CITY SPECIFICATIONS

LP-2 INTERSECTION STREETLIGHT

- A. ALL HARDWARE STAINLESS STEEL
- B. ALL WELDS IN ACCORDANCE WITH AWS WELDING CODE
- C. ENTIRE ASSEMBLY FINISH COATED SEMI-GLOSS BLACK PER CITY SPECIFICATIONS

LP-1 RESIDENTIAL STREETLIGHT

- A. ALL HARDWARE STAINLESS STEEL
- B. ALL WELDS IN ACCORDANCE WITH AWS WELDING CODE
- C. ENTIRE ASSEMBLY FINISH COATED SEMI-GLOSS BLACK PER CITY SPECIFICATIONS



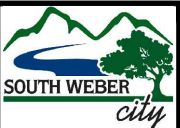
PROJECT ENGINEER
 Brandon K. Jones
 DATE 11/30/2022

REV.	DATE	APPR.

SCALE: N. T.S.
 DESIGNED BKJ
 DRAWN BEB
 CHECKED BKJ

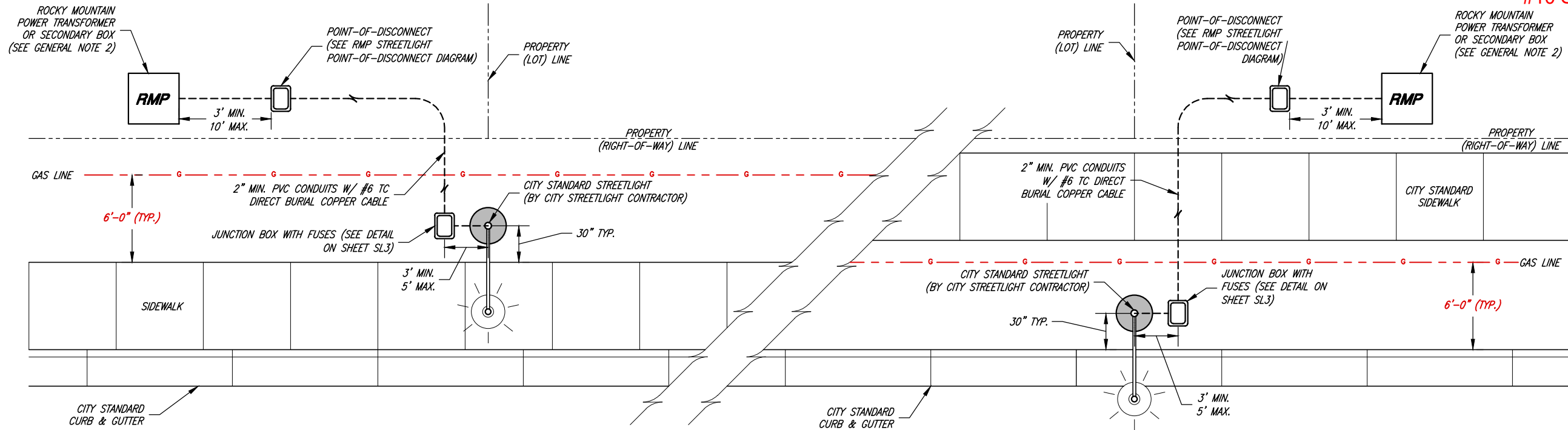


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SOUTH WEBER CITY CORPORATION
 PUBLIC WORKS - STREET LIGHTING STANDARDS
POLES AND FIXTURES

SHEET: **SL1**
 OF 33 SHEETS
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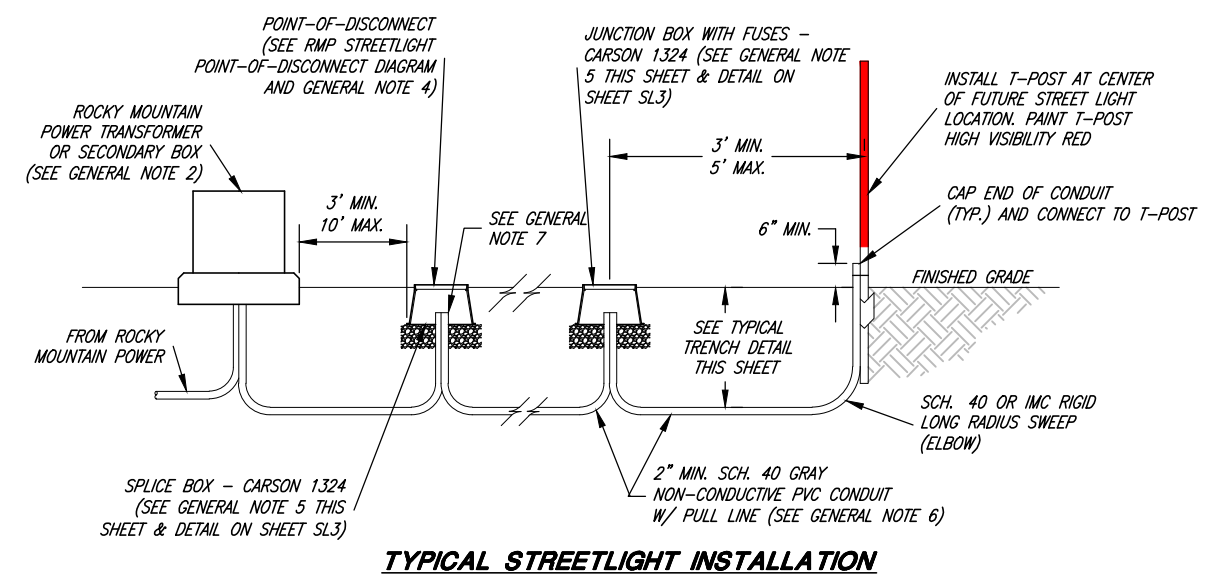
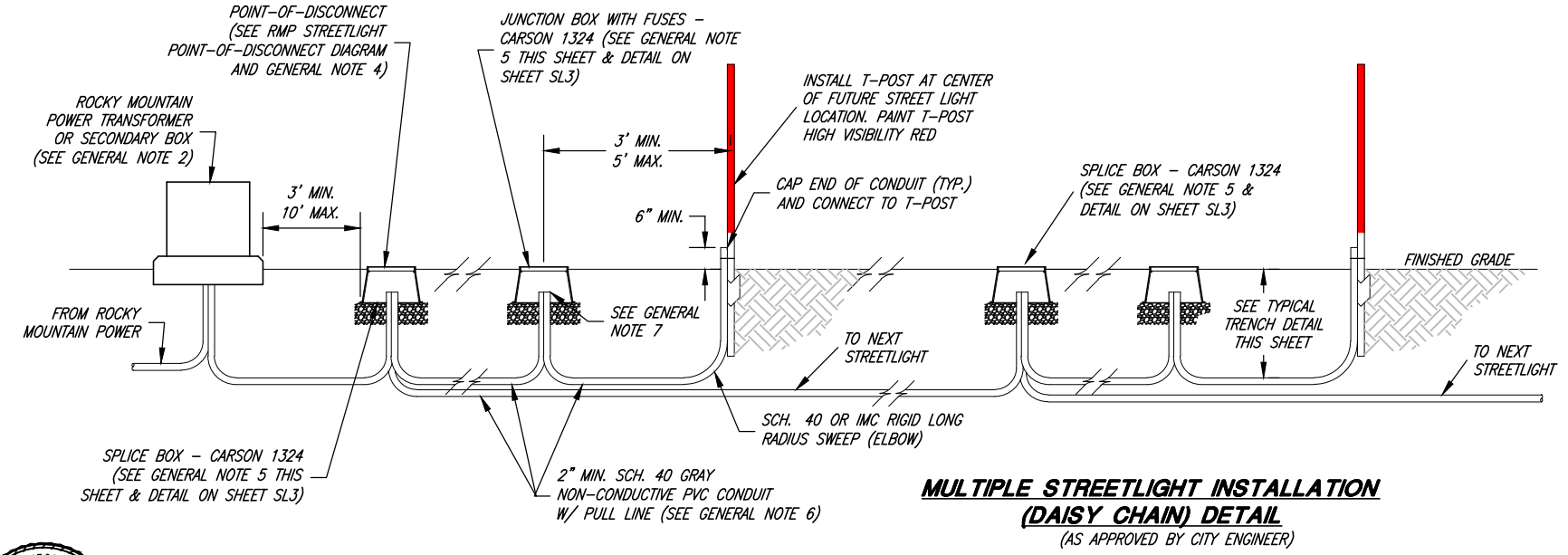
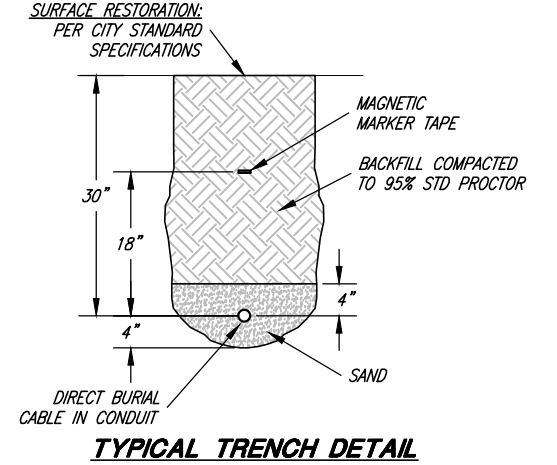


GENERAL NOTES:

- FOR THE STREETLIGHT DESIGN STANDARDS AND SPECIFICATIONS REFER TO THE APPLICABLE SECTIONS IN THE SOUTH WEBER CITY DEVELOPMENT, DESIGN & CONSTRUCTION STANDARDS.
- DEVELOPER/CONTRACTOR SHALL CONSULT THE POWER COMPANY ON THE JUNCTION BOX LOCATION, PEDESTAL LOCATION, CONDUIT LOCATION, AND DIGGING PRIOR TO INSTALLATION.
- WHERE POSSIBLE, LOCATE STREETLIGHT CONDUIT PARALLEL WITH RMP CONDUIT.
- JUNCTION BOX CONNECTING TO STREETLIGHT MAY ALSO SERVE AS POINT-OF-DISCONNECT IF LOCATED WITHIN 10' FROM THE POWER SOURCE.

GENERAL NOTES CONT.:

- INGROUND BOXES LOCATED WITHIN 20' OF APPROACHES OR INTERSECTIONS SHALL BE TRAFFIC RATED. WHERE APPROVED BY THE CITY ENGINEER, ANY BOX INSTALLATION IN SIDEWALK OR CONCRETE WILL REQUIRE THE GROUND BOX TO BE DESIGNED AND LISTED FOR USE IN CONCRETE. SUBMIT BOX SPECIFICATIONS TO CITY ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. ALL BOXES SHALL HAVE THE WORDS "SOUTH WEBER STREET LIGHTING" ON THE COVER.
- FLAT PULL LINE CAPABLE OF WITHSTANDING 1000 LBS OF TENSION, INSTALLED WITH 72 INCHES OF EXTRA LINE CAPABLE OF EXTENDING FROM EACH END OF CONDUIT. THE PULL LINE SHALL BE SECURED INSIDE THE ENDS OF THE CONDUIT AND BOTH ENDS SHALL BE CAPPED.
- CONDUIT SHALL EXTEND A MAX. OF 3 INCHES ABOVE THE GRAVEL IN THE BASE OF THE GROUND BOX AND A MINIMUM OF 2" ABOVE THE GRAVEL.

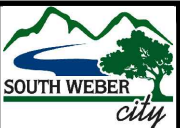


BRANDON KENT JONES
No. 5148758
REGISTERED PROFESSIONAL ENGINEER
State of Utah
PROJECT ENGINEER
11/30/2022
DATE

REV.	DATE	APPR.

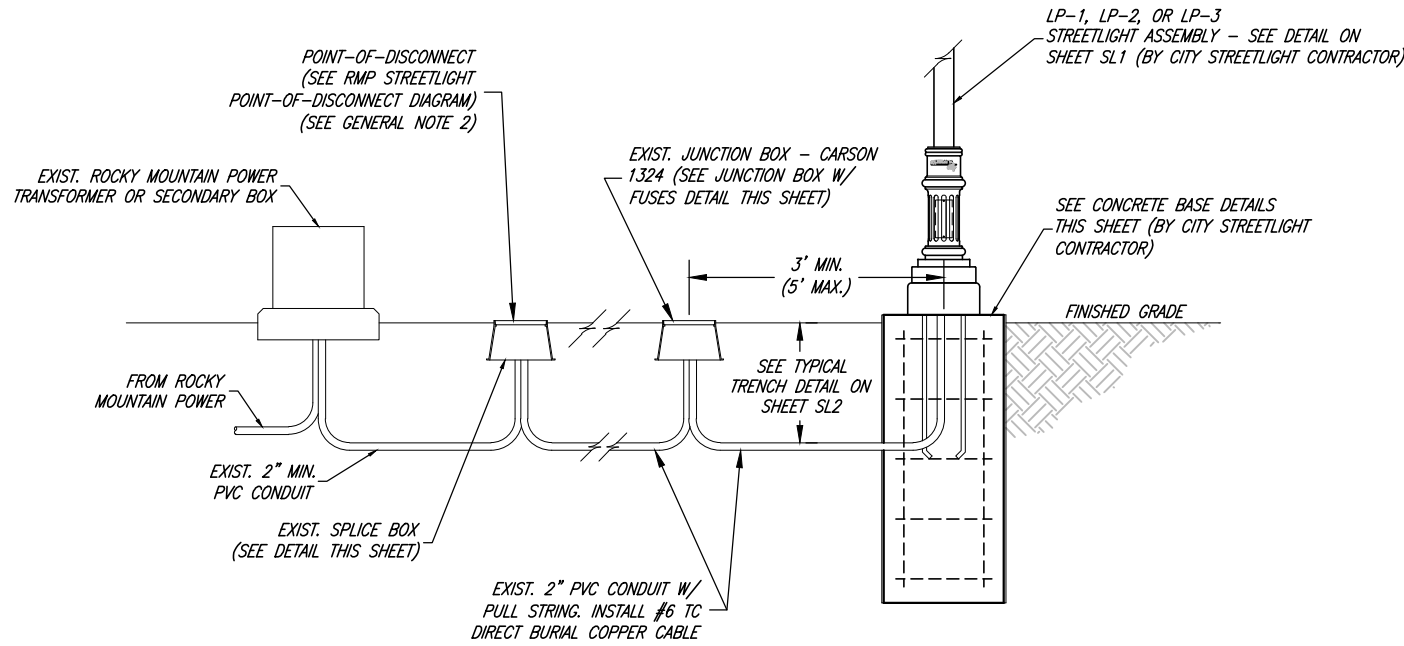
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South Ogden, Utah 84403 (801) 476-9767
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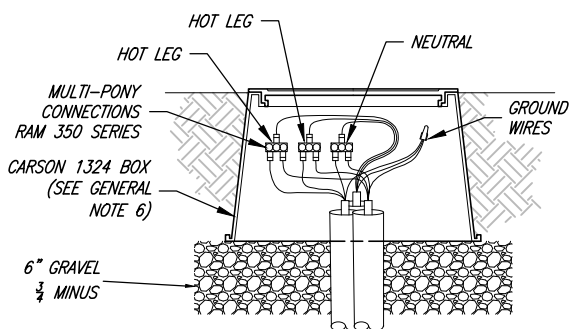


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STREET LIGHTING STANDARDS
DEVELOPER/CONTRACTOR INSTALLATION PORTION
OF STREETLIGHT STANDARDS

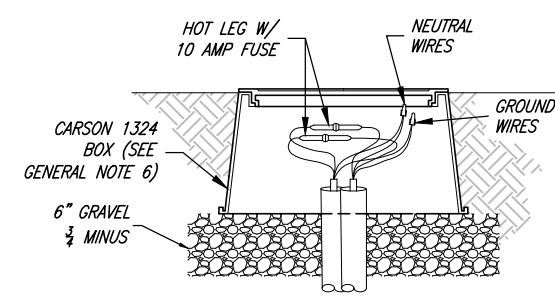
SHEET:
SL2
OF 33 SHEETS
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STANDARD STREETLIGHT WITH BASE

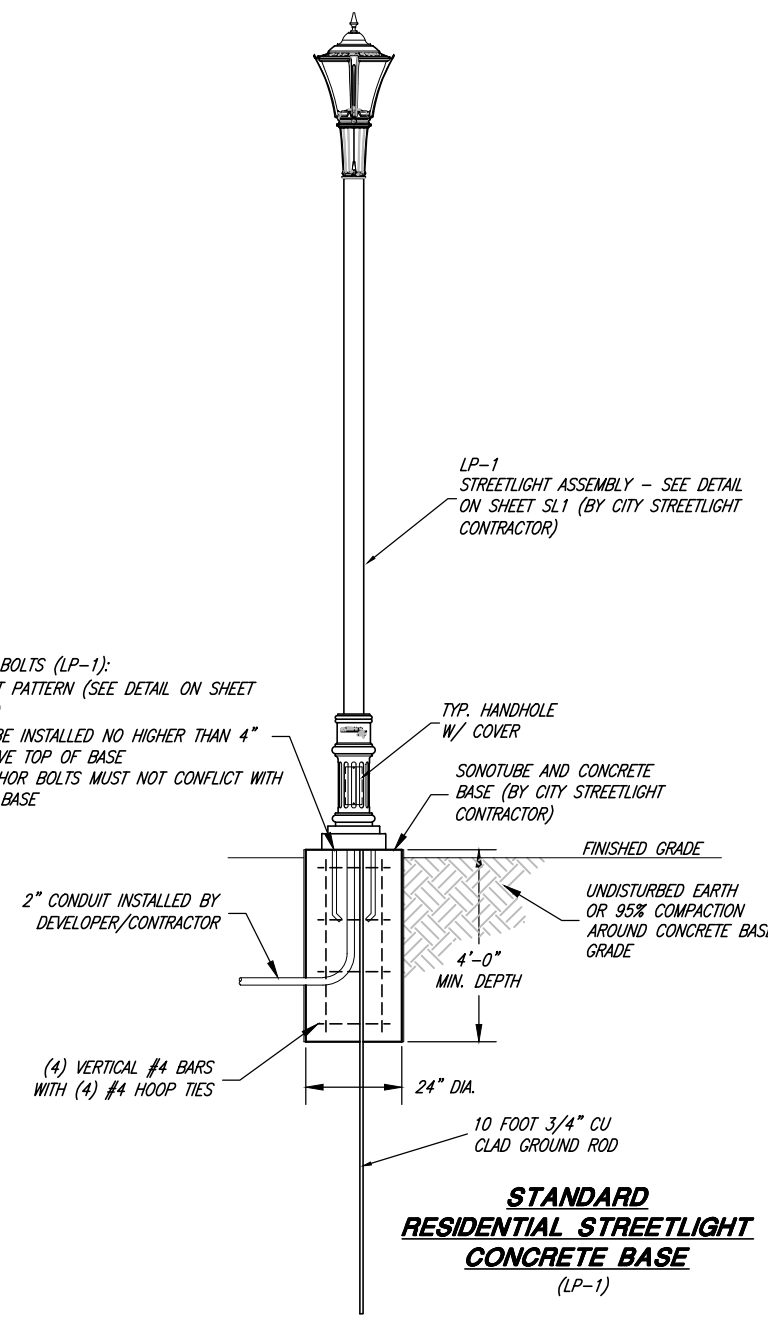


SPLICE BOX DETAIL

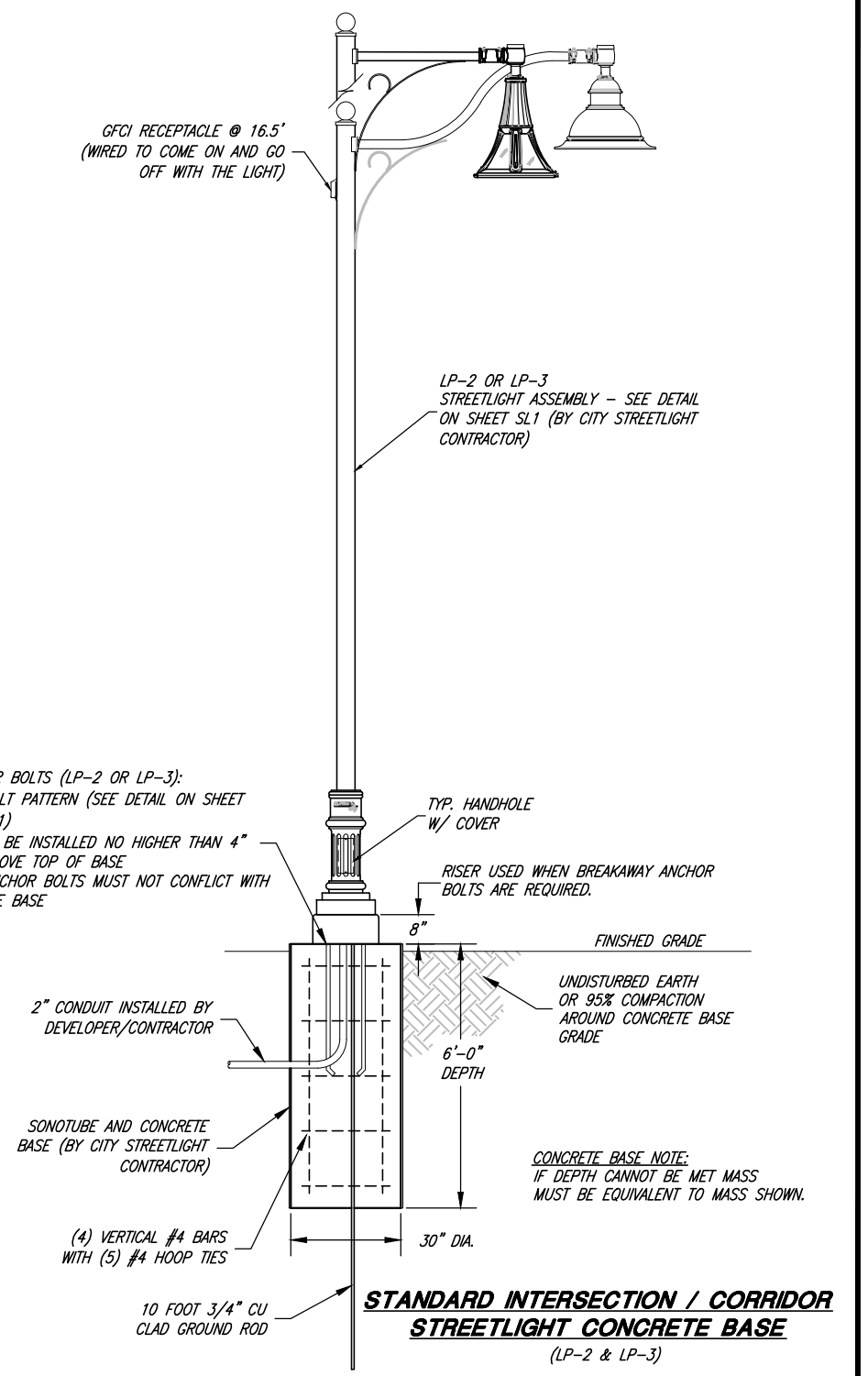


JUNCTION BOX WITH FUSES

- ANCHOR BOLTS (LP-1):
- BOLT PATTERN (SEE DETAIL ON SHEET SL1)
 - TO BE INSTALLED NO HIGHER THAN 4" ABOVE TOP OF BASE
 - ANCHOR BOLTS MUST NOT CONFLICT WITH THE BASE



- ANCHOR BOLTS (LP-2 OR LP-3):
- BOLT PATTERN (SEE DETAIL ON SHEET SL1)
 - TO BE INSTALLED NO HIGHER THAN 4" ABOVE TOP OF BASE
 - ANCHOR BOLTS MUST NOT CONFLICT WITH THE BASE



GENERAL NOTES:

- EACH LIGHT POLE ASSEMBLY SHALL HAVE A JUNCTION BOX WITH FUSES. FUSE HOT WIRES IN JUNCTION BOXES, SUPPLY SPLICE KIT FOR NEUTRAL CABLE.
- LEAVE PIGTAIL 8 FEET LONG TO SECONDARY BOX; ROCKY MOUNTAIN POWER TO MAKE CONNECTION.
- ALL CONDUCTORS SHALL BE OKONITE-FMR TYPE TC-CABLE #112-10-4054; OKONITE X-OLENE OKOSEAL #112-31-3747; OR ANIXTER WNTC #3H-0603 COPPER ONLY.
- FUSE HOLDERS SHALL BE IN-LINE, WATER TIGHT LEC-AA
- WIRE MUST EXTEND 18 INCHES ABOVE GRADE TO SPLICE IN GROUND BOX.
- CARSON 1324 BOX SPECIFICATIONS:
 - 12" DEPTH (TYP.)
 - FLUSH SOLID LID
 - COLOR OPTION BLACK
 - LID SECURED WITH STAINLESS STEEL HEX BOLTS
 - LID MUST SPECIFY "SOUTH WEBER STREET LIGHTING"
- ALL BELOW GRADE SPLICING / FUSES SHALL BE WATERTIGHT.



BRANDON K. JONES
PROJECT ENGINEER
11/30/2022
DATE

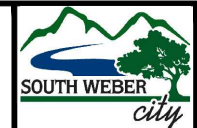
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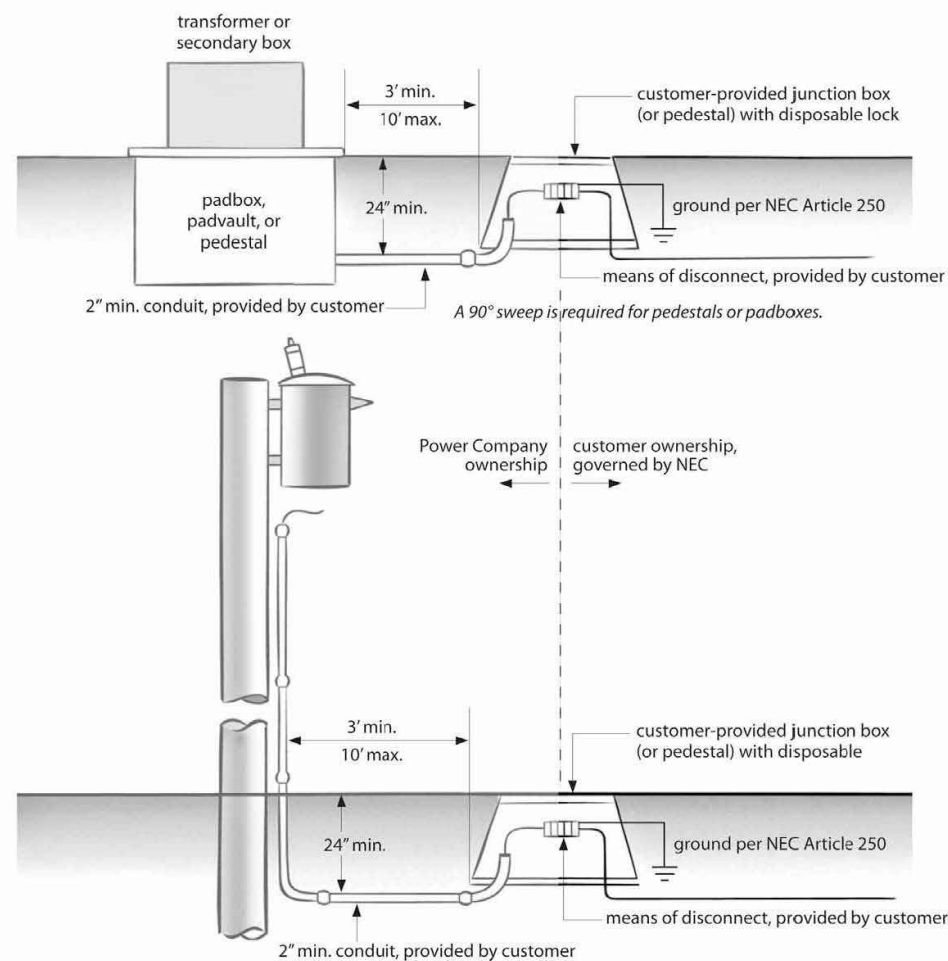
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STREET LIGHTING STANDARDS
CITY CONTRACTOR INSTALLATION PORTION
OF STREETLIGHT STANDARDS

SHEET: **SL3**
OF 33 SHEETS
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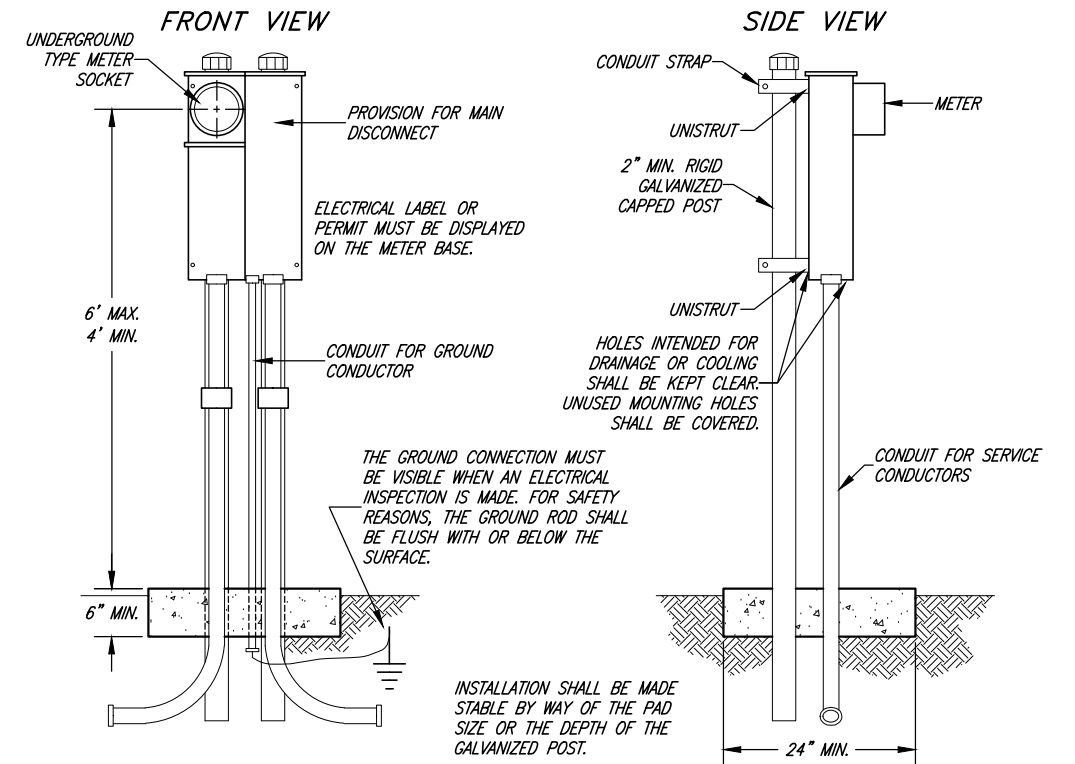
Figure 63—Street Lighting Points of Connection Diagram



More information on streetlights is posted online at: <https://www.pacificpower.net/working-with-us/municipalities.html> and <https://www.rockymountainpower.net/working-with-us/municipalities.html>.

GENERAL NOTE:

REFER TO THE MOST RECENT EDITION OF THE ROCKY MOUNTAIN POWER ELECTRIC SERVICE REQUIREMENTS MANUAL FOR GUIDANCE AND INSTRUCTIONS ON ELECTRIC SERVICE REQUIREMENTS.



UNDERGROUND SERVICE TO A FREE-STANDING METER BASE

(STEEL POLE)
INSTALLATION PER ROCKY MOUNTAIN POWER ELECTRIC SERVICE REQUIREMENTS MANUAL

- DEVELOPER/CONTRACTOR WILL FURNISH AND INSTALL:
- A. METER SOCKET ENCLOSURE (UNDERGROUND TYPE WITH MANUAL-LINK BYPASS)
 - B. PEDESTAL HARDWARE
 - C. CONDUIT
 - D. RIGHT-OF-WAY OR EASEMENT
 - E. TRENCH EXCAVATION AND BACKFILL
 - F. GROUNDING PER NEC
 - G. CONCRETE PAD 24" x 24" x 6" DEPTH
 - H. LONG RADIUS SWEEP
 - I. 36" SWEEP

FREE-STANDING METER BASE REQUIREMENTS:

- A1. THE DEVELOPER/CONTRACTOR SHALL MEET WITH THE POWER COMPANY TO DETERMINE THE LOCATION OF THE FREE-STANDING METER BASE.
- B1. THE FREE-STANDING METER BASE SHALL BE LOCATED ADJACENT TO, OR IN, THE POWER COMPANY EASEMENT.
- C1. THE FREE-STANDING METER BASE SHALL MEET ALL LOCAL ORDINANCE REQUIREMENTS.
- D1. THE METER SOCKET SHALL BE PROTECTED FROM DAMAGE BY USE OF BARRIER POSTS OR OTHER SUITABLE PROTECTION APPROVED BY THE POWER COMPANY.
- E1. THE DEVELOPER/CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN AN APPROVED PEDESTAL OR POLE POST.
- F1. THE ACCESS DOOR TO POWER COMPANY CONNECTIONS SHALL BE KEPT FREE OF OBSTRUCTIONS A MINIMUM OF 6" ABOVE THE FINAL GRADE, WITH A SEALABLE PROVISION FOR THE POWER COMPANY.
- G1. THE UNMETERED SERVICE CONDUCTOR AND THE METERED SERVICE CONDUCTOR SHALL NOT BE RUN IN THE SAME CONDUIT, RACEWAY, OR GUTTER.
- H1. THE METER SOCKET AND SERVICE EQUIPMENT SHALL BE NEMA TYPE 3R (RAINPROOF), IN GOOD CONDITION WITH NO HOLES, DENTS OR DAMAGE, AND PLUMB IN ALL DIRECTIONS. THE INSTALLATION SHALL BE MADE WITH SUFFICIENT MATERIALS AND INSTALLED SUCH THAT IT REMAINS PLUMB FOR THE DURATION OF THE SERVICE.
- I1. CONDUIT AND CONDUCTOR TRENCHERS SHALL BE LOCATED AWAY FROM (AND NEVER UNDERNEATH) THE PAD AND FOUNDATION. FOR MOBILE HOMES, TRENCHES SHALL BE LOCATED CLEAR OF THE AREA PROVIDED FOR THE DWELLING.
- J1. WHERE TWO OR MORE METERS ARE LOCATED SIDE-BY-SIDE (SUCH AS WITH DUPLEXES OR IN MOBILE HOME PARKS), THE METER SOCKET ENCLOSURE SHALL BE PERMANENTLY LABELED WITH THE SPACE OR BERTH NUMBERS.



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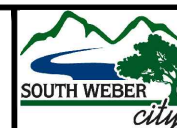
BRANDON K. JONES
PROJECT ENGINEER
11/30/2022
DATE

REV.	DATE	APPR.

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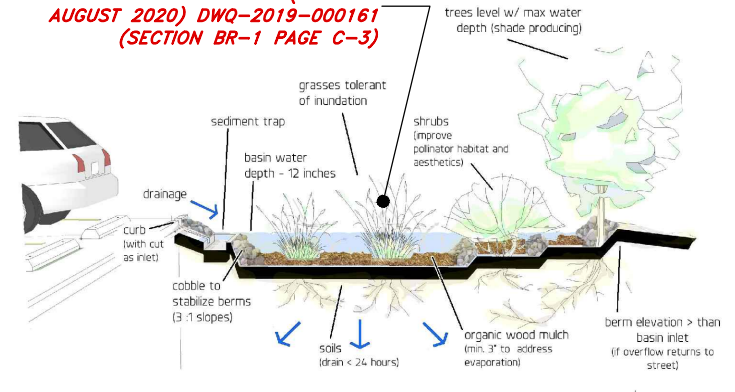
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STREET LIGHTING STANDARDS
ROCKY MOUNTAIN POWER CONNECTION DETAILS

SHEET:
SL4
OF 33 SHEETS
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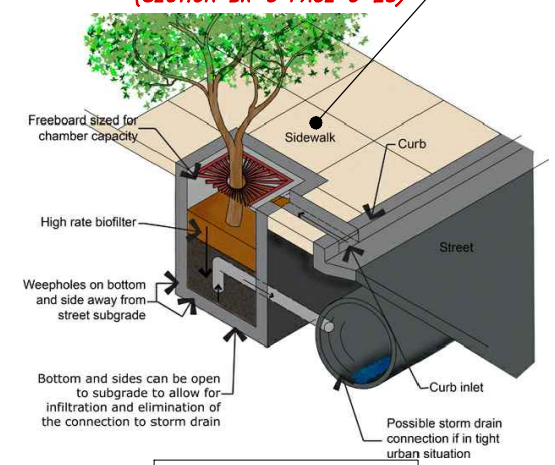
FOR RAIN GARDEN DETAIL, SEE UTAH LOW IMPACT DEVELOPMENT GUIDE (REVISED: AUGUST 2020) DWQ-2019-000161 (SECTION BR-1 PAGE C-3)



Basic Basin Design Considerations

RAIN GARDEN
 *** http://www.lid-stormwater.net/site_map.htm ***

FOR TREE BOX FILTER DETAIL, SEE UTAH LOW IMPACT DEVELOPMENT GUIDE (REVISED: AUGUST 2020) DWQ-2019-000161 (SECTION BR-5 PAGE C-28)



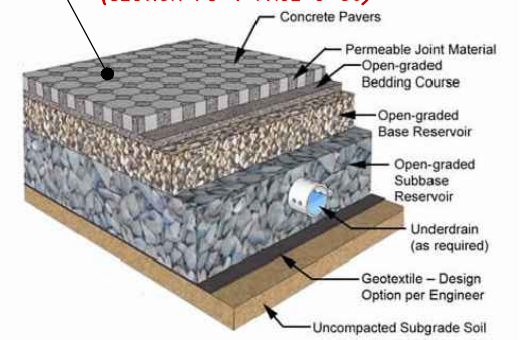
TREE BOX FILTER
 From www.wbdg.org



RAIN BARREL

<http://www.goodideasinc.com/products/rain-barrels/rain-wizard-50/>

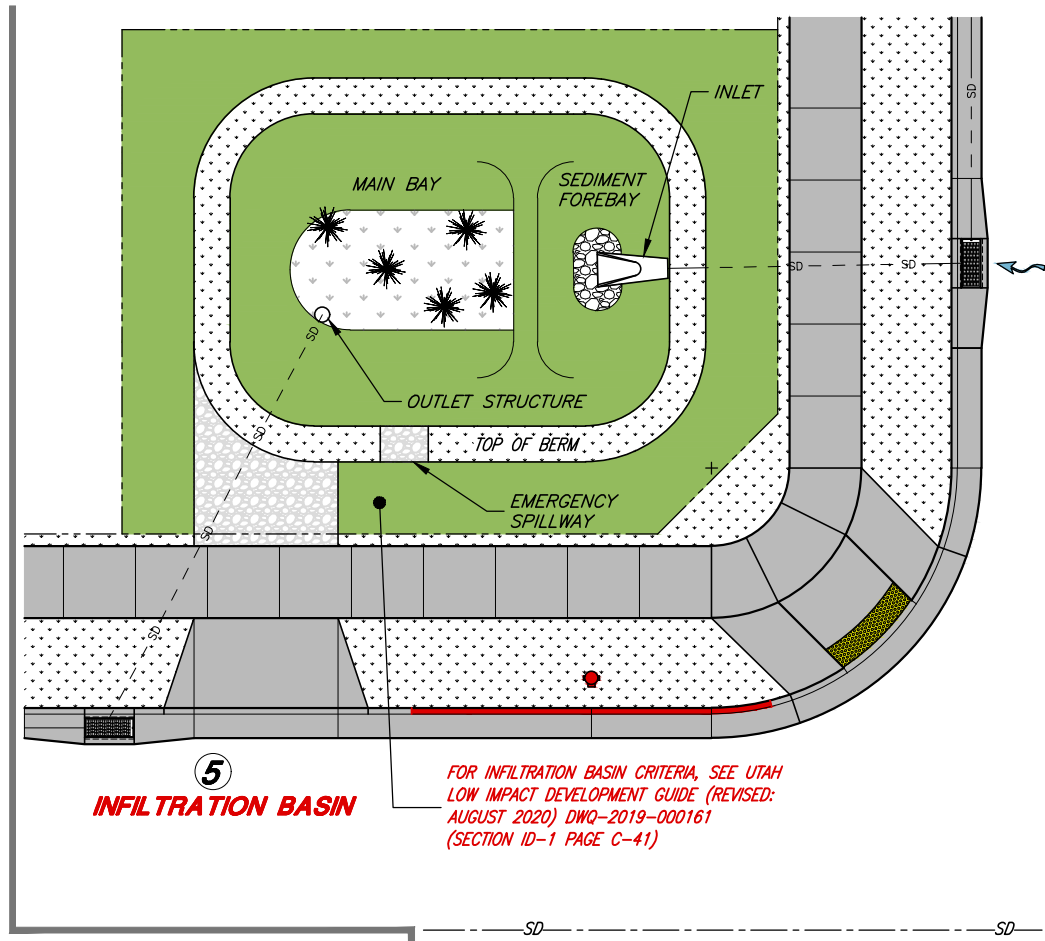
FOR PERVIOUS SURFACES SEE UTAH LOW IMPACT DEVELOPMENT GUIDE (REVISED: AUGUST 2020) DWQ-2019-000161 (SECTION PS-1 PAGE C-36)



PERMEABLE PAVER

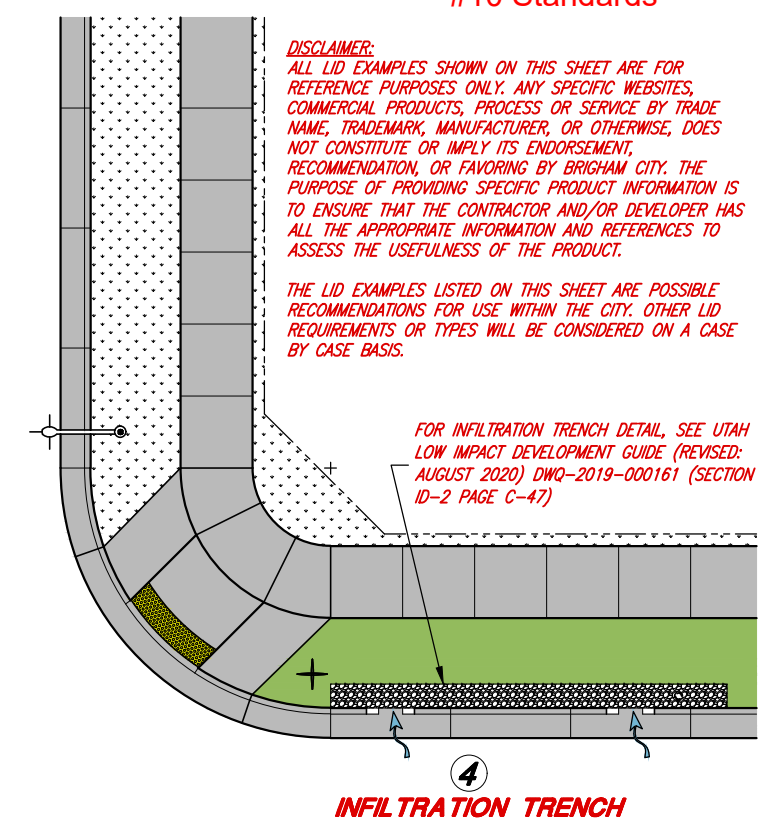
From Smith, D. 2006. *Permeable Interlocking Concrete Pavement—selection design, construction and maintenance. Third Edition.* Interlocking Concrete Pavement Institute. Herndon, VA

FOR RAIN BARREL SEE UTAH LOW IMPACT DEVELOPMENT GUIDE (REVISED: AUGUST 2020) DWQ-2019-000161 (SECTION HR-1 PAGE C-62)



5 INFILTRATION BASIN

FOR INFILTRATION BASIN CRITERIA, SEE UTAH LOW IMPACT DEVELOPMENT GUIDE (REVISED: AUGUST 2020) DWQ-2019-000161 (SECTION ID-1 PAGE C-41)



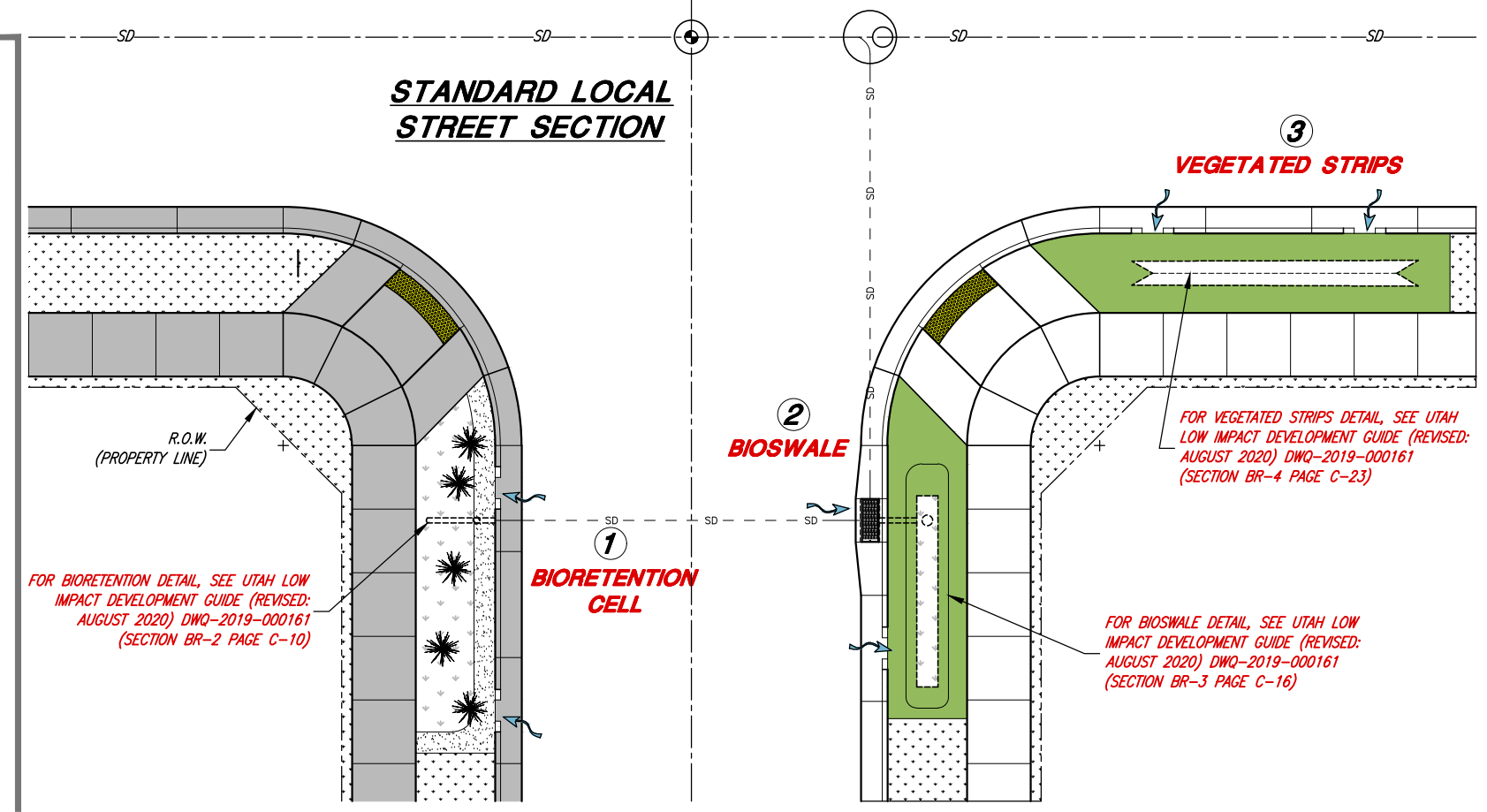
4 INFILTRATION TRENCH

DISCLAIMER:
 ALL LID EXAMPLES SHOWN ON THIS SHEET ARE FOR REFERENCE PURPOSES ONLY. ANY SPECIFIC WEBSITES, COMMERCIAL PRODUCTS, PROCESS OR SERVICE BY TRADE NAME, TRADEMARK, MANUFACTURER, OR OTHERWISE, DOES NOT CONSTITUTE OR IMPLY ITS ENDORSEMENT, RECOMMENDATION, OR FAVORING BY BRIGHAM CITY. THE PURPOSE OF PROVIDING SPECIFIC PRODUCT INFORMATION IS TO ENSURE THAT THE CONTRACTOR AND/OR DEVELOPER HAS ALL THE APPROPRIATE INFORMATION AND REFERENCES TO ASSESS THE USEFULNESS OF THE PRODUCT.

THE LID EXAMPLES LISTED ON THIS SHEET ARE POSSIBLE RECOMMENDATIONS FOR USE WITHIN THE CITY. OTHER LID REQUIREMENTS OR TYPES WILL BE CONSIDERED ON A CASE BY CASE BASIS.

FOR INFILTRATION TRENCH DETAIL, SEE UTAH LOW IMPACT DEVELOPMENT GUIDE (REVISED: AUGUST 2020) DWQ-2019-000161 (SECTION ID-2 PAGE C-47)

STANDARD LOCAL STREET SECTION



1 BIORETENTION CELL

2 BIOSWALE

3 VEGETATED STRIPS

FOR VEGETATED STRIPS DETAIL, SEE UTAH LOW IMPACT DEVELOPMENT GUIDE (REVISED: AUGUST 2020) DWQ-2019-000161 (SECTION BR-4 PAGE C-23)

FOR BIOSWALE DETAIL, SEE UTAH LOW IMPACT DEVELOPMENT GUIDE (REVISED: AUGUST 2020) DWQ-2019-000161 (SECTION BR-3 PAGE C-16)



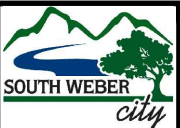
BRANDON KENT JONES
 No. 5148758
 PROJECT ENGINEER
 11/30/2022
 DATE

REV.	DATE	APPR.

SCALE:
 N. T.S.
 DESIGNED: BKJ
 DRAWN: BEB
 CHECKED: BKJ

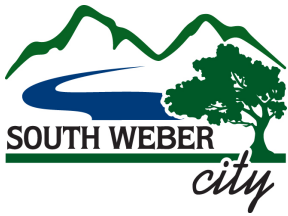


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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - LID (LOW IMPACT DEVELOPMENT) STANDARDS
GENERAL LID (LOW IMPACT DEVELOPMENT) EXAMPLES

SHEET:
LID1
 OF 33 SHEETS
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#11 Mayor Pro Tem
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

January 10, 2023

PREPARED BY

Lisa Smith

Recorder

ITEM TYPE

Administrative

ATTACHMENTS

RES 23-01

PRIOR DISCUSSION DATES

n/a

AGENDA ITEM

Resolution 23-01: Appoint 2023 Mayor Pro Tempore

PURPOSE

Appoint a Council Member to officiate when Mayor is unavailable.

RECOMMENDATION

Mayor Westbroek makes no recommendation. He would like the Council to choose a representative.

BACKGROUND

City Code 1-2-2 (C) allows Council to elect a Mayor Pro Tempore from sitting Council Members to officiate on behalf of the mayor when he is unable or unavailable. This position has historically been for one year. Angie Petty and Blair Halverson have each served in this position.

ANALYSIS

n/a

RESOLUTION 23-01

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL
APPOINTING A MAYOR PRO TEMPORE FOR 2023**

WHEREAS, City Code allows Council to elect a Mayor Pro Tempore to perform the duties and functions of mayor during the mayor’s absence, disability, or refusal to act; and

WHEREAS, the position is currently filled by Blair Halverson and was previously appointed to Angie Petty; and

WHEREAS, in an effort to be prepared the Council wishes to appoint a Council Member prior to necessity; and

WHEREAS, Council deliberated and chose Council Member to serve 2023 as Mayor Pro Tempore;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Appointment: Council Member _____ is hereby appointed to serve as Mayor Pro Tempore for the 2023 calendar year.

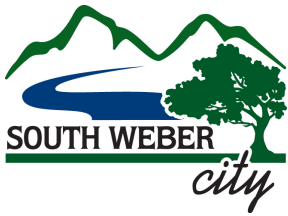
Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 10th day of January, 2023.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

Rod Westbroek, Mayor

Attest: Lisa Smith, Recorder



#12 Commissioner
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

January 10, 2023

PREPARED BY

Lisa Smith

City Recorder

ITEM TYPE

Administrative

ATTACHMENTS

Candidate's Letters of Interest

RES 23-02

PRIOR DISCUSSION DATES

n/a

AGENDA ITEM

Resolution 23-02: Appoint New Planning Commissioner

PURPOSE

Appoint a Planning Commissioner to fill the seat upon Taylor Walton's term expiration on January 31, 2023.

RECOMMENDATION

Mayor Westbroek has been interviewing the prospective Commissioners and will offer his recommendation at Council meeting.

BACKGROUND

City Code 10-3-1 establishes that the mayor shall appoint members with the advice and consent of the City Council. The Commission should represent a cross section of the community to provide balanced representation. One incomplete and four full applications were received and reviewed by Mayor Westbroek.

ANALYSIS

n/a

November 28, 2022

Dear Mayor Westbroek,

I am writing to express my interest in serving as a planning commissioner for the City of South Weber. Since moving to South Weber about 4 years ago, I have actively listened to many of the city council meetings and special sessions, so that I am aware of the proposals and changes happening in our city. I enjoy hearing about the new projects and plans therefore I have decided to apply for a seat on the planning commission.

I would bring to my position as a commissioner:

- **A belief in presenting and adhering to a structured meeting process.** A transparent and structured meeting is enormously helpful when dealing with complex or controversial issues or projects.
- **A passion for improving the built environment of South Weber City.** I see enormous potential for increasing the beauty of our parks and pedestrian-friendly functionality of our built environment for residents and visitors to ensure that there is accessibility for our community members with disabilities.
- **An understanding of maintaining the small town feel in a fast growing city.** At 27, I am immersed in a career and a young homeowner in my community. I love the small town feel that South Weber provides. I believe that with growth comes change and I want to be the voice of the future for our community. I will bring diverse and challenging views but at the same time listen to what our neighbors need and want.
- **A commitment to public service.** I believe that all citizens should take the opportunity to serve their communities in whatever way possible. Serving as a Planning Commissioner is a good fit for my interests and experience. I believe that as a growing diverse city like South Weber it deserves diverse representation and a voice of what the future of South Weber looks like for generations to come.

I would be excited and honored to be appointed to a seat on the Planning Commission as the first Latino and look forward to working with you and the City Council to serve the community.

Sincerely,

Ricky Benitez

Mayor Rod Westbrook,

November 21, 2022

Letter of Interest for Appointment to the South Weber Planning Commission.

I am applying for the position on the Planning Commission that will become vacant beginning February 2023.

The reason I am applying for this position is to continue my commitment to service South Weber as a member of the Planning Commission.

I had many individuals in South Weber that expressed their concern when my term on the Planning Commission came to an end in 2021 and they noted that I should consider applying for another full term as soon as I would be eligible.

Being on the Planning Commission I will provide continuity with the current 2020 General Plan, which I was deeply involved in preparing. During the development of the General Plan, I provided critical input in the decision process on issues relating to hillside development (including potential roads), sensitive lands, active and vehicle transportation, and numerous zoning decisions.

Over the years I have been very involved in providing input in the development of trails in our community. I continue to push for South Weber's connection to the Weber River and Bonneville Shoreline trail systems.

My work experience has provided valuable background and knowledge that will be beneficial in the decision making process affecting South Weber. This includes:

- 22+ years in the US Air Force, with my last four years as CHIEF, Weather Station Operations at Hill Air Force Base
- 8+ years at Utah Division of Parks and Recreation as their Lands Coordinator addressing land and environmental issues for all of Utah's state parks
- 3 years at the Division of Wildlife Resources in the Habitat Section conducting GIS analysis of land issues, environmental impacts and wildlife habitats
- 7+ years as an Environmental Consultant to the Bureau of Land Management, U.S. Forest Service, Department of Homeland Security, and the Atomic Energy Commission

My experience in these positions has given me an excellent understanding of state and federal regulations related to land use and development, as well as how meteorological conditions impact South Weber.

I can assure the citizens and property owners of South Weber that my presence on the Planning Commission will reflect their concerns and needs.

November 28, 2022

Planning Commission Letter of Interest

Dear Mayor Westbroek,

My name is Jeff, me and my wife live in the new builds on harvest park lane. We moved into our house in June of 2021.

I immigrated from the Netherlands 6 years ago and currently work in IT at Adobe.

I am writing to express my interest in serving on the South Weber City Planning Commission. In my opportunities at work, I have had the privilege to be involved in many projects where planning was at the center of success. I bring an understanding of codes and land designation and am very interested in helping the city of South Weber grow and succeed.

Jeffrey Muntinga
6721 S Harvest Park Ln
South Weber UT 84405
385-389-8856
Jeffreymuntinga@gmail.com

Mayor Westbrook:

I have lived in South Weber since 2018. In that time I have fallen in love with this city and the people in it. I love our small town feel. Being a veteran I have lived in several big cities around the country and each time I couldn't wait to get back to Utah. Once I found this city I don't know how I hadn't made this my home sooner.

I want to preserve our small town while also helping do what's best based on our needs and the desire of our fellow citizens. I believe in fiscal efficiency and having any plan to do just that. We have a safe community with wonderful people. Preserving these qualities must be first. There is a way to do what is necessary while also keeping what is most important at the forefront of any decision.

Very Respectfully,

Chad Skola
C.O.O.
Extreme Auto Group

RESOLUTION 23-02

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL
APPOINTING A PLANNING COMMISSIONER**

WHEREAS, Taylor Walton’s term as Commissioner ends January 31, 2023; and

WHEREAS, the available position was advertised throughout the community and four complete applications were received from Ricky Benitez, Wes Johnson, Jeffrey Muntinga, and Chad Skola; and

WHEREAS, Mayor Westbrook reviewed application packets and conducted interviews and presents _____ for Council approval; and

WHEREAS, Council has considered the recommendation and agrees;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Appointment: The Council hereby appoints _____ to serve on the Planning Commission from February 1, 2023 to January 31, 2026

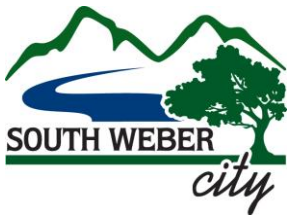
Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 10th day of January, 2023.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

Rod Westbrook, Mayor

Attest: Lisa Smith, Recorder



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

January 10, 2023

PREPARED BY

Trevor Cahoon

Community Services Dir.

ITEM TYPE

Administrative

ATTACHMENTS

Petersen Farms Plat Phase
1&2

PRIOR DISCUSSION DATES

AGENDA ITEM

Resolution 23-03: Final Plat w/Phasing for Petersen Farms PUD at approx. 6950 S 475 E by Applicant Timothy Grubb

PURPOSE

Administrative Action: Consider approval of Petersen Farms Final Plat with Phasing and Necessary Agreements.

RECOMMENDATION

The Planning Commission in the December 8, 2022 meeting recommends approval of the Final Plat for Petersen Farms PUD and the Necessary Agreements for the subdivision.

City Staff after thorough review of the subdivision recommend approval.

BACKGROUND

Items for City Council Review

- **Final Plat.** After the preliminary plan approval and recommendation of approval of the Final Plat by the Planning Commission, the City Council now considers administrative action on the Peterson Farms PUD Final Plat. The Planning Commission as the Land Use Authority has made approvals of the preliminary plans after which the City Staff verifies the improvement plans are finalized to construction ready drawings. The Plat is the only item that needs City Council approval as this is a decision about how to subdivide the property. Petersen Farms Final Plat Items to Consider:
 - *Phasing:* The developer wishes to amend that plat to include phasing for the project. The overall development is being platted in 2 phases. Both phases are being requested to be approved at the same time.
 - *Legal Description:* This has been supplied
 - *Subdivision Name:* The Subdivision name appears on the plat and is consistent with the application that has been submitted.
 - *Lot Sizes and Orientation:* A Planned Unit Development allows for the developer to use the individual underlying zones for lot sizing and configurations. All lot sizes are consistent with the underlying zones and comply with conditions of the code.
 - *Addresses and Street Names:* This has been completed.
 - *Parcel Numbers or Lot Numbers of Surrounding Properties:* When recording the plat it is necessary to indicate the parcel identification numbers or the lot number for adjoining subdivisions. This plat has that necessary information.
 - *Right-of-Way (ROW) Dedication:* The ROW has been indicated on the drawings for dedication to the City and the widths comply with the City Standards.

- *Utility Easements:* The General Utility Easement required for each property has been indicated on the plat. Storm Drain Easements are indicated on the plat and are consistent with existing recorded easements or new requirements. Hill Air Force Base testing wells are located on the property and are managed by lease agreements, an easement is not recorded against the property and therefore is a matter that is between Hill AFB and the owner of the property. The developer has included the location of the wells on the plat for convenience.
- *Signature Boxes:* All signature boxes are supplied.
- *Setback Information (PUD Only):* The PUD has requested the use of setbacks that are different than the underlying zones. This is within the scope of the PUD and is allowable. We have required the developer to include the setbacks on the plat.

Approvals Previously Granted by Planning Commission

- **Site Plan:** The multi-family units required the submission of a site plan to the Planning Commission for approval. The plan was submitted at the April Planning Commission Meeting and was approved with the preliminary plan.
- **Conditional Use Permit:** The conditional use permit for the PUD application was submitted at the April Planning Commission Meeting and was approved with the preliminary plan. This included the modified setbacks for the development that are notated on the plat.
- **Architectural Review:** The multi-family units require an architectural site plan review. The architectural review was completed at the April Planning Commission Meeting as part of the preliminary plan.
- **Improvement Plans:** The planning commission reviewed the preliminary improvement plans at the April Planning Commission Meeting. City Staff has verified that a complete set of construction drawings were submitted with the Final Plan Submittal which comply with all requirements of the submittal.

Recommendations Previously Granted by Planning Commission

- **Fee In Lieu Agreement Landscaping and Storm Water:** The R-7 Zone requires 15% landscaping. Only a portion of the required landscaping is being provided inside the development. The remaining amount is being provided on property that was donated to the City for a public park through an existing agreement. This is being done by paying for their proportionate share of the landscaping going into Canyon Meadows Park (West). This will be documented by Agreement.

All developments are required to control the storm water generated by their development. A portion of this control is done by detaining the peak flows in a storm event. The Old Maple Farms regional detention basin was master planned to include this development area. The developer is meeting their detention requirement by paying for their proportionate share of the cost to construct this detention basin. This will be documented by Agreement.

- **Cross Access Agreement:** Lot 1 is using an existing access that is shared by the Assisted Living Facility and the residential home to the east. There is a shared used cross access agreement already in place and this shared use has been approved by UDOT.
- **Boundary Line Agreement:** There are some discrepancies with the property lines on the north end of the development along the park property. In order to clear up any issues, a Boundary Line Agreement will be recorded that establishes a common line that both property owners agree upon. The newly installed fence along the park property is the line that is being followed.



ANALYSIS

Project Information	
Project Name	Petersen Farms PUD
Site Location	Approx. 6950 S 475 E
Tax ID Number	130230209, 130180084, 130800060,131610002
Applicant	Timothy Grubb
Owner	Timothy Grubb
Proposed Actions	Final Subdivision Plat & Agreements
Current Zoning	A, R-L, R-LM, R-7
General Plan Land Use	R-LM & R-7
Gross Site	13.06 Acres

Planning Review:

PL-1: Use – **Complies**

Dwelling: Single Family is a permitted use in any of the underlying zones.

Dwelling: Twin Home is a permitted use in the R-7 zone.

Dwelling: Multi-Family is a permitted use in the R-7 Zone.

PL-2: Lot Requirements – **Complies**

Density: Developer can spread density and uses throughout the project. PUD’s purpose is to provide greater open space opportunities while clustering the development of the residential uses. The allowed density for this project in combining uses is 35, the developer is proposing 25.

An agreement exists between the city and the Developer to allow the use of the donated portion of Canyon Meadows West Park to be used as open space for the project and be counted in the density calculation.

Lot Area: The development may use any of the underlying zone requirements to fulfill the lot requirements. All lots are compliant to the requirements.

Lot Width: The development may use any of the underlying zone requirements to fulfill the lot requirements. All lots are compliant to the requirements.

PL-3: Set Backs – **Variation Based on PUD Approved By Planning Commission**

The applicant has indicated the setbacks for the various parcels on the plat. Lot 1 is requested to be a 10-foot minimum setback from all property lines. The other lots within the subdivision will utilize 20-foot front, 7-foot side, and 15-foot rear excepting the twin home lots 18 and 19.

- PL-4: Parking – **Complies**
The site plan has been approved which addresses parking considerations.
- PL-5: Landscaping – **Proposed Agreement**
The R-7 Zone requires 15% landscaping. Only a portion of the required landscaping is being provided inside the development. The applicant wishes to include this in the Fee In Lieu agreement.
- PL-6: Existing Conditions – **No Action Needed**
There is an existing home on 475 East that will be removed in order to connect the proposed Iris Lane with 475 East.
- PL-7: Necessary Documents - **Complies**
Applicant has submitted all required documents for a Final Plan Review

Engineering Review:

- EN-1: All improvements associated with each phase must “stand alone” and will be required to be installed (as required by city code) before each associated plat can be recorded.
- EN-2: Due to the location of gravity lines, Phase 1 (which connects to 475 East) must be constructed before Phase 2, but if desired, both phases may be constructed at the same time.
- EN-3: The sewer and storm drain associated with the apartments that front South Weber Drive will be privately owned and maintained by the owner.
- EN-4: Since 475 East was recently overlayed, the majority of the area impacted by the new utilities being installed will be re-paved across the entire width of the road.
- EN-5: Developer has received all approval letters necessary for the development, including approvals from South Weber Irrigation Company on the phasing plan as long as “the secondary water system is installed per [their] design specifications and details.”

Planning Commission Draft Minutes 12-08-2022

4. Updated Final Plat w/Phasing for Petersen Farms PUD (25 Lot Plat) (Combined R-L, R-LM & R-7 zoning) 13.06 acres located at approx. 6950 S 475 E by Applicant: Timothy Grubb: Community Services Director Trevor Cahoon explained a Final Plat has already been considered for this development; however, the developer wishes to amend the plat to include phasing for the project. The overall development is being platted in 2 phases. Considering the cost of construction, both phases are being requested to be approved at the same time.

Commissioner Losee questioned the timing of construction and what may happen if the property remains a field. It was the consensus of the other Planning Commission members that wasn't a concern.

Commissioner Boatright moved to recommend approval to the City Council of Petersen Farms PUD Final Plat for Petersen Farms PUD (25 Lot Plat) (Combined R-L, R-LM & R-7 zoning) 13.06 acres located at approximately 6950 S. 475 E. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and McFadden voted aye. The motion carried.

RESOLUTION 23-03

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING THE FINAL PLAT FOR PETERSEN FARMS PUD PHASES 1 AND 2

WHEREAS, an application for subdividing 7.981 acres at approximately 6950 S 475 E into 20 building lots was submitted by Tim Grubb; and

WHEREAS, both the City Planner and the City Engineer have analyzed all forms presented and found all conditions of City Code met relaying those findings to the Planning Commission; and

WHEREAS, the South Weber City Planning Commission held a public hearing for the entire subdivision on the 8th of December, 2022; and

WHEREAS, the Planning Commission reviewed all the supporting documents of phases 1 and 2 in an open public meeting on the 8th of December, 2022 and both plats along with necessary agreements were recommended for approval by the City Council at the same hearing by all four Commissioners present; and

WHEREAS, the City Council verified all reviews and recommendations in a public meeting on the January 10, 2023 and after thorough consideration approved the plats and agreements as presented;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Approval: Final Plats for phases 1 and 2 of Petersen Farms PUD located at approximately 6950 S 475 E are hereby approved along with the agreements for Fee in Lieu for landscaping and storm water and Boundary Line attached as Exhibits 1 through 4.

Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 10th day of January, 2023.

Roll call vote is as follows:		
Council Member Halverson	FOR	AGAINST
Council Member Petty	FOR	AGAINST
Council Member Soderquist	FOR	AGAINST
Council Member Alberts	FOR	AGAINST
Council Member Dills	FOR	AGAINST

Rod Westbroek, Mayor

Attest: Lisa Smith, Recorder

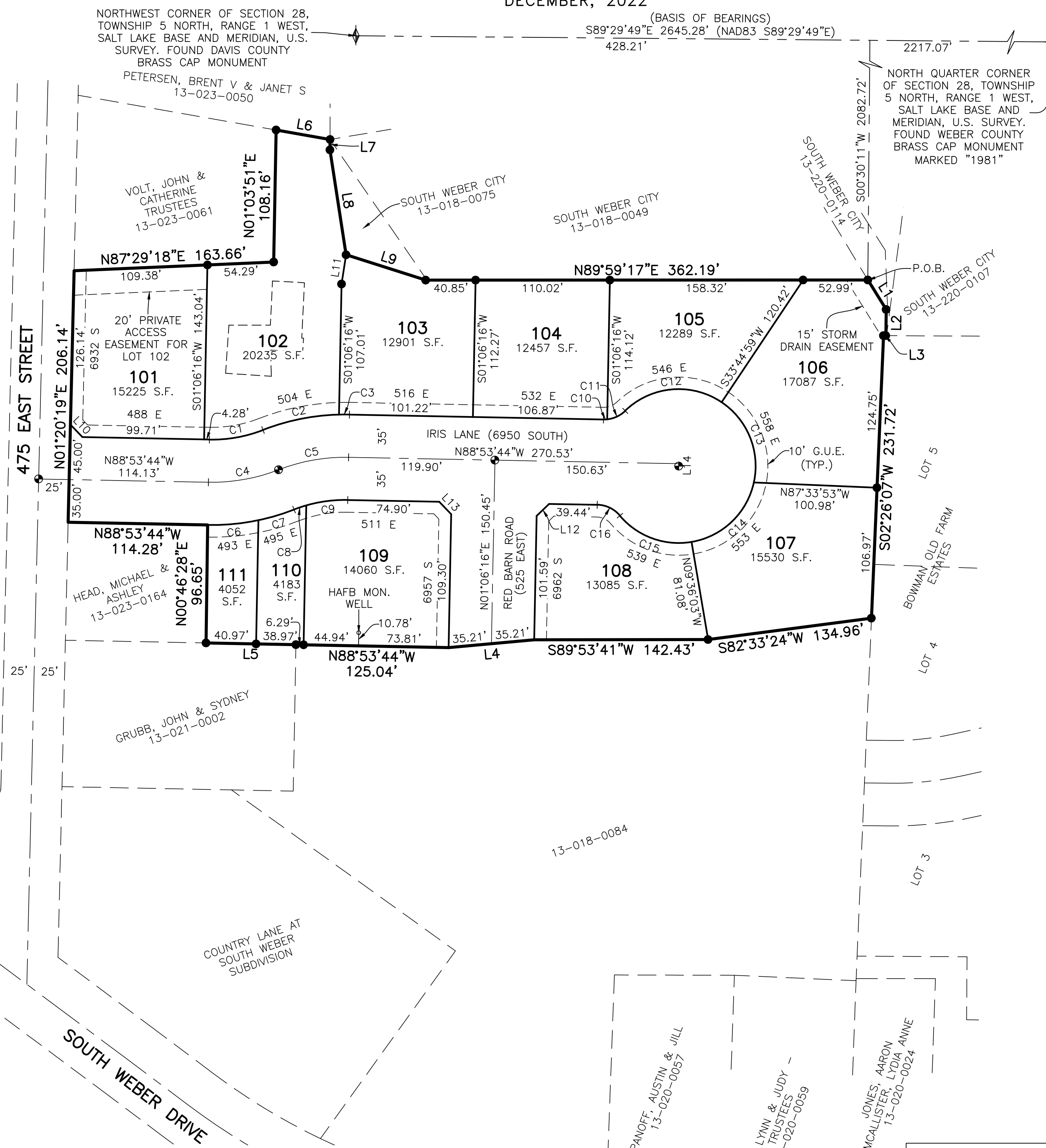
EXHIBIT 1

PETERSEN FARMS PUD PHASE 1 PLAT

SHEET 1 OF 1

PETERSEN FARMS PUD PHASE 1

PART OF THE WEST HALF OF SECTION 28 AND THE EAST HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH DECEMBER, 2022



NOTES

- EXISTING HOMES TO REMAIN.
- 20' PRIVATE ACCESS EASEMENT LOCATED ON LOT 101 IS IN FAVOR OF LOT 102



VICINITY MAP
SCALE: NONE

BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 28 AND THE EAST HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING SOUTH 89°29'49" EAST 428.21 FEET AND SOUTH 00°30'11" WEST 2082.72 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28 (NORTHWEST CORNER BEING NORTH 89°29'49" WEST 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE SOUTH 31°51'59" EAST 28.46 FEET; THENCE SOUTH 00°47'36" WEST 21.39 FEET; THENCE SOUTH 89°53'32" WEST 1.96 FEET TO THE WESTERLY LINE OF BOWMAN OLD FARM ESTATES; THENCE SOUTH 02°26'07" WEST ALONG SAID WESTERLY LINE, 231.72 FEET; THENCE SOUTH 82°33'24" WEST 134.96 FEET; THENCE SOUTH 89°53'41" WEST 142.43 FEET; THENCE SOUTH 84°49'07" WEST 70.42 FEET; THENCE NORTH 88°53'44" WEST 125.04 FEET; THENCE NORTH 88°53'44" WEST 73.65 FEET; THENCE NORTH 00°46'28" EAST 96.65 FEET; THENCE NORTH 88°53'44" WEST 114.28 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 475 EAST STREET; THENCE NORTH 01°20'19" EAST 206.14 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 87°29'18" EAST 163.66 FEET; THENCE NORTH 01°03'51" EAST 108.16 FEET; THENCE SOUTH 80°03'36" EAST 44.88 FEET; THENCE SOUTH 00°37'12" WEST 8.52 FEET; THENCE SOUTH 08°45'06" EAST 86.98 FEET; THENCE SOUTH 72°20'48" EAST 68.42 FEET; THENCE NORTH 89°59'17" EAST 362.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 192,810 SQUARE FEET OR 4.426 ACRES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S31°51'59"E	28.46
L2	S00°47'36"W	21.39
L3	S89°53'32"W	1.96
L4	S84°49'07"W	70.42
L5	N88°53'44"W	73.65
L6	S00°03'36"E	44.88
L7	S00°37'12"W	8.52
L8	S08°45'06"E	86.98
L9	S72°20'48"E	68.42
L10	S43°46'42"E	14.11
L11	N08°53'25"E	24.28
L12	S46°06'16"W	14.14
L13	N43°53'44"W	14.14
L14	S01°06'16"W	2.01

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	115.00'	44.97'	44.69'	22.78'	N79°54'06"E	22°24'21"
C2	185.00'	63.84'	63.52'	32.24'	N78°35'04"E	19°46'17"
C3	185.00'	8.51'	8.50'	4.25'	N89°47'14"E	2°38'03"
C4	150.00'	58.66'	58.29'	29.71'	N79°54'06"E	22°24'21"
C5	150.00'	58.66'	58.28'	29.71'	N79°54'05"E	22°24'20"
C6	185.00'	41.88'	41.79'	21.03'	N84°37'07"E	12°58'18"
C7	185.00'	30.46'	30.43'	15.27'	N73°24'57"E	9°26'03"
C8	115.00'	10.61'	10.61'	5.31'	N71°20'30"E	5°17'09"
C9	115.00'	34.36'	34.23'	17.31'	N82°32'40"E	17°07'11"
C10	25.00'	3.14'	3.13'	1.57'	N87°30'39"E	7°11'14"
C11	25.00'	16.59'	16.28'	8.61'	N64°54'42"E	38°00'40"
C12	63.00'	85.64'	79.20'	50.91'	N84°50'59"E	77°53'15"
C13	62.87'	75.32'	70.90'	42.92'	S21°55'10"E	68°38'47"
C14	62.86'	74.86'	70.52'	42.59'	S48°19'09"W	68°14'01"
C15	63.00'	65.40'	62.51'	36.00'	N69°51'34"W	59°28'59"
C16	25.00'	21.28'	20.65'	11.33'	N64°30'24"W	48°46'40"

SETBACKS

- LOTS 101-109:**
- FRONT SETBACK: 20'
 - SIDE SETBACK: 7' MIN EACH SIDE/15' MIN FRONTING STREET
 - REAR SETBACK: 15'
- LOTS 110-111:**
- FRONT SETBACK: 20'
 - INTERIOR SIDE SETBACK: 0'
 - EXTERIOR SIDE SETBACK: 7'
 - REAR SETBACK: 15'

SOUTH WEBER CITY PLANNING COMMISSION
 APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE ____ DAY OF _____, 20____.

 CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

SOUTH WEBER CITY ENGINEER
 APPROVED BY THE SOUTH WEBER CITY ENGINEER THIS THE ____ DAY OF _____, 20____.

 SOUTH WEBER CITY ENGINEER

SOUTH WEBER CITY COUNCIL
 PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE ____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: _____
 SOUTH WEBER CITY MAYOR CITY RECORDER

SOUTH WEBER CITY ATTORNEY
 APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE ____ DAY OF _____, 20____.

 SOUTH WEBER CITY ATTORNEY

PROJECT INFORMATION

Surveyor: T. HATCH
 Designer: N. ANDERSON
 Begin Date: 9-19-2022

Project Name: PETERSEN FARMS PUD PHASE 1
 Number: 6115-03
 Scale: 1"=60'
 Revision: _____
 Checked: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 _____ FILED FOR RECORD _____
 AND RECORDED, _____ AT _____
 _____ IN BOOK _____ OF _____
 THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR: _____

 DAVIS COUNTY RECORDER
 _____ DEPUTY



LEGEND

- SECTION CORNER
- CENTERLINE MONUMENT
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- ADJOINING PROPERTY
- 10' GENERAL UTILITY EASEMENT (G.U.E.)
- EXISTING FENCE
- SECTION TIE LINE

Scale: 1" = 60'

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **PETERSEN FARMS PUD PHASE 1** IN **SOUTH WEBER CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SOUTH WEBER CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____.

 9031945
 UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO TWO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **PETERSEN FARMS PUD PHASE 1**, AND DO HEREBY DEDICATE TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL PARTS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE TO SOUTH WEBER THOSE CERTAIN STRIPS AS EASEMENTS FOR GENERAL UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF GENERAL UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH WEBER CITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN ANY EASEMENT DESCRIBED HEREON.

SIGNED THIS ____ DAY OF _____, 20____.

 PETERSEN FARMS LLC
 NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)SS.
 COUNTY OF _____)

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO LOTS AND STREETS AS SHOWN. THE BOUNDARY ON THE NORTH WAS PLACED ALONG THE SOUTH LINE OF A HANSEN SURVEY WITH POINTS FOUND AS SHOWN HEREON. THE EAST LINE WAS PLACED ALONG THE WEST LINE OF BOWMAN OLD FARM. THE RIGHT OF WAY LINE OF 475 EAST STREET WAS DETERMINED BY A HANSEN RECORD OF SURVEY DELINEATING SAID RIGHT OF WAY. ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS S89°29'49"E (NAD83 S89°29'49"E).

EXHIBIT 2
PETERSEN FARMS PUD PHASE 2 PLAT

**EXHIBIT 3
PETERSEN FARMS PUD FEE IN LIEU
AGREEMENT**

AGREEMENT FOR A FEE IN LIEU OF REQUIRED IMPROVMENTS

(REGARDING STORM DRAIN DETENTION & LANDSCAPING)

This AGREEMENT is made and entered into on the date referenced below by and among Carrie P. Grubb, Timothy C. Grubb, and Elijah L. Grubb, as individuals, and Brent V. Petersen, Val J. Petersen, and Carrie Grubb as authorized representatives of Petersen Farms LLC (hereinafter collectively referred to as the “Owner”); and South Weber City, a municipal corporation (hereinafter “South Weber City” or the “City”), after having received approval by the South Weber City Council in its regular meeting on the day referenced below.

RECITALS

WHEREAS, Owner owns the real property described in **Exhibit A** (Property Boundary Description), located at approximately 6950 South 525 East, South Weber, Utah, and consisting of approximately 7.981 acres (referred to hereafter as the “Property”); and

WHEREAS, Owner has applied to subdivide the Property, with the required public hearing held by the Planning Commission on April 14, 2022, and with other public meetings also being held; and

WHEREAS, South Weber City desires to enter into this Agreement because the area being developed was master planned to flow to a regional detention basin, and the City’s Code requires that all developments provide storm water detention for flood control purposes. Therefore, an equivalent financial contribution towards the excess capacity of the regional storm drain basin would satisfy this requirement; and

WHEREAS, the City’s Resolution 17-28 contains documentation of the donation of property from the Owner to the City and allows the donated property to be used for the required Open Space by the Owner when the Owner develops; and

WHEREAS, the donated property from the Owner is located outside the boundary of the property being developed, and is developed by the City as a public park; and

WHEREAS, City Code requires that fifteen percent (15%) of the property with a zone designation of R-7 must be thoroughly landscaped; and

WHEREAS, an equivalent financial contribution towards a portion of the landscaping of the public park located on the donated property would satisfy the landscaping requirement;

NOW THEREFORE, for and in consideration of the promises, covenants, terms, and conditions hereinafter set forth, the adequacy of which is hereby acknowledged, Owner and City agree as follows:

1. Approval of a Fee in lieu of Detention (of Storm Water). As a condition of subdivision approval, the Owner shall make a “one-time payment” of THIRTY-FOUR THOUSAND NINE HUNDRED SIXTY-ONE DOLLARS AND TWELVE CENTS (\$34,961.12) as a fee in lieu of detaining storm water on site, as agreed upon by the Owner and the City and as specifically set forth in the attached **Exhibit B**.
2. Approval of a Fee in lieu of Landscaping. As a condition of subdivision approval, the Owner shall make a “one-time payment” of TWENTY-SEVEN THOUSAND EIGHT HUNDRED TEN DOLLARS AND THIRTY-THREE CENTS (\$27,810.33) as a fee in lieu of the required on-site landscaping, as agreed upon by the Owner and the City and as specifically set forth in the attached **Exhibit C**.
3. Payment. Owner must pay the fees referenced in Exhibit B and Exhibit C to the City in full before the subdivision plat may be recorded.
4. Duration. This Agreement shall continue until the parties (the Owner and the City) have completed all their responsibilities referenced herein.
5. Reservation of Rights. South Weber City reserves all rights, including the right to collect its costs and attorney fees as may be necessary to enforce this Agreement.
6. Subsequent Landowners. This Agreement shall inure to the benefit or detriment of any subsequent landowner(s) and shall bind and require performance by any subsequent landowner(s); even though certain actions by the Owner may release him of certain responsibilities pursuant to this Agreement, this does not automatically release any subsequent landowner of the same responsibilities (or other City requirements).
7. Recording. This Agreement shall be recorded in the Davis County Recorder’s Office following final plat approval by the City Council.

IN WITNESS WHEREOF, the parties execute this Agreement, as follows, to be effective on approval by the South Weber City Council in its regular meeting on the ____ day of _____, 2022.

SOUTH WEBER CITY APPROVAL

ATTEST:

ROD WESTBROEK
Mayor, South Weber City

LISA SMITH
City Recorder, South Weber City

OWNER APPROVAL

(Signature)
By: **Carrie P. Grubb**, as an individual property owner

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this ____ day of _____, 2022, personally appeared before me **Carrie P. Grubb**, who signed this document as an individual partial property owner of ground identified in Exhibit A.

Notary Public
Residing in: _____
My Commission Expires: _____

(Signature)
By: **Timothy C. Grubb**, as an individual property owner

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this ____ day of _____, 2022, personally appeared before me **Timothy C. Grubb**, who signed this document as an individual partial property owner of ground identified in Exhibit A.

Notary Public
Residing in: _____
My Commission Expires: _____

(Signature)

By: **Elijah L. Grubb**, as an individual property owner

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this ____ day of _____, 2022, personally appeared before me **Elijah L. Grubb**, who signed this document as an individual partial property owner of ground identified in Exhibit A.

Notary Public
Residing in: _____
My Commission Expires: _____

(Signature)

By: **Brent V. Petersen**, as a manager and as an authorized representative of Petersen Farms, LLC.

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this ____ day of _____, 2022, personally appeared before me **Brent V. Petersen**, who signed this document as a manager and as an authorized representative of Petersen Farms, LLC.

Notary Public
Residing in: _____
My Commission Expires: _____

_____ (Signature)
By: **Val J. Petersen**, as a manager and as an authorized representative of
Petersen Farms, LLC.

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this ____ day of _____, 2022, personally appeared before me **Val J. Petersen**, who signed this document as a manager and as an authorized representative of Petersen Farms, LLC.

Notary Public
Residing in: _____
My Commission Expires: _____

_____ (Signature)
By: **Carrie Grubb**, as a manager and as an authorized representative of
Petersen Farms, LLC.

STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this ____ day of _____, 2022, personally appeared before me **Carrie Grubb**, who signed this document as a manager and as an authorized representative of Petersen Farms, LLC.

Notary Public
Residing in: _____
My Commission Expires: _____

EXHIBIT A

PROPERTY BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 28 AND THE EAST HALF OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT, SAID POINT BEING S89°29'49"E 420.40 FEET AND S00°17'18"W 2082.74 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28 (NORTHWEST CORNER BEING N89°29'49"W 2645.28 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 28); THENCE S31°51'59"E 28.46 FEET; THENCE S00°47'36"W 21.39 FEET; THENCE S89°53'32"W 1.96 FEET TO THE WESTERLY LINE OF BOWMAN OLD FARM ESTATES; THENCE S02°26'07"W ALONG SAID WESTERLY LINE, 529.02 FEET; THENCE N87°25'22"W ALONG AN EXISTING FENCE, 99.76 FEET; THENCE N89°52'18"W ALONG AN EXISTING FENCE, 98.28 FEET; THENCE S02°04'13"W ALONG AN EXISTING FENCE, 195.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1489.70 FEET, AN ARC LENGTH OF 103.60 FEET, A DELTA ANGLE OF 03°59'04", A CHORD BEARING OF N79°24'54"W, AND A CHORD LENGTH OF 103.58 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1350.90 FEET, AN ARC LENGTH OF 61.24 FEET, A DELTA ANGLE OF 02°35'51", A CHORD BEARING OF N75°54'20"W, AND A CHORD LENGTH OF 61.24 FEET; AND (3) ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 421.45 FEET, AN ARC LENGTH OF 77.60 FEET, A DELTA ANGLE OF 10°33'00", A CHORD BEARING OF N69°19'31"W, AND A CHORD LENGTH OF 77.49 FEET; THENCE N35°42'51"E 189.42 FEET; THENCE N54°17'16"W 225.98 FEET; THENCE S88°53'44"E ALONG AN EXISTING FENCE, 50.66 FEET; THENCE N01°03'14"E ALONG AN EXISTING FENCE, 120.00 FEET; THENCE N88°53'44"W ALONG AN EXISTING FENCE, 73.65 FEET; THENCE N00°46'28"E 96.65 FEET; THENCE N88°53'44"W 114.28 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 475 EAST STREET; THENCE N01°20'19"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 206.14 FEET; THENCE N87°29'18"E 163.66 FEET; THENCE N01°03'51"E ALONG AN EXISTING FENCE, 108.16 FEET; THENCE S80°03'36"E 44.88 FEET; THENCE S00°37'12"W ALONG AN EXISTING FENCE, 8.52 FEET; THENCE S08°45'06"E ALONG AN EXISTING FENCE, 86.98 FEET; THENCE S72°20'48"E ALONG AN EXISTING FENCE, 68.42 FEET; THENCE N89°59'17"E ALONG AN EXISTING FENCE, 362.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 347,648 SQUARE FEET OR 7.981 ACRES MORE OR LESS.

EXHIBIT B
Petersen Farms PUD - Detention Basin
~ FEE ANALYSIS ~

Region Detention Basin - Fee in lieu of actual construction		
1	Old Maple Farms Regional Detention Basin "Up-sized" Volume (AF)	4.7
2	Development Agreement → City Cost for "Up-sized" portion of basin	\$410,793.19
3	Cost per AF	\$87,402.81
4	Petersen Farms Detention Basin Volume Required (AF)	0.4
Detention Basin Fee in lieu		\$34,961.12

** 0.4 AF volume calculated with storm water modeling software using SSA. Modeled the 100-yr storm event with a 0.1 cfs/acre outlet rate (0.8 cfs for 8.0 acre development).*

*** TOTAL to be paid in full to South Weber City prior to recording of the plat.*

EXHIBIT C
Petersen Farms PUD - Landscaping
~ FEE ANALYSIS ~

Park Landscaping - Fee in lieu of actual construction		
1	Canyon Meadows Park (West) Landscaping Area (sf)	52,005
2	Canyon Meadows Park (West) Landscaping Cost	\$116,080.56
3	Cost per Square Foot (\$/sf)	\$2.23
4	Petersen Farms - R-7 Zone Area - 3.12 Ac (sf)	135,907
5	Petersen Farms - 15% Landscaping Requirement (sf)	20,386
6	Petersen Farms - Landscaping Provided (sf)	7,915
7	Petersen Farms - Additional Landscaping Required (sf)	12,471
Landscaping Fee in lieu		\$27,810.33

** TOTAL to be paid in full to South Weber City prior to recording of the plat.*

**EXHIBIT 4
PETERSEN FARMS PUD CITY
BOUNDARY LINE AGREEMENT**

:

**WHEN RECORDED RETURN TO:
Petersen Farms, LLC
6926 S. 475 East
South Weber, Utah 84405**

BOUNDARY LINE AGREEMENT

This Boundary Line Agreement is entered into the ____ day of _____, 2022, by and between Petersen Farms, LLC, Timothy C. Grubb, Carrie P. Grubb, Elijah L. Grubb (at times referred to herein as “Petersen”), and South Weber City (at times referred to herein as “City”).

Whereas, Petersen is the owner of certain real property located in Davis County, Utah described as follows:

Parcels A – Petersen Property attached

Whereas, City is the owner of certain real property located in Davis County, Utah described as follows:

Parcels B – City Property attached

Whereas, Petersen and City desire hereby to agree upon the location of the boundaries of the above-described properties (collectively, the “Properties”);

Now, therefore, Petersen and City hereby agree as follows:

The boundary line between the Properties shall be the line described as follows along that existing chain link fence line:

Exhibit “A” attached

City hereby conveys and quit claims to Petersen any and all rights, titles, and interests in the property described as Parcels A and B, lying South and westerly of the boundary line described in Exhibit “A,” and subject to any liens, encumbrances, and restrictions of record.

Petersen hereby conveys and quit claims to City any and all rights, titles, and interests in the property described as Parcels A and B, lying North and easterly of the boundary line described in Exhibit “A,” subject to any liens, encumbrances, and restrictions of record:

The boundary lines between the Properties are hereby changed, modified, and adjusted, and the affected property is hereby transferred, conveyed, and allocated among the Properties, subject to any liens, encumbrances, and restrictions of record.

This agreement is made for the purpose of establishing new boundary lines between the Properties and legal descriptions for the Properties, is intended for those purposes, and shall be binding on the heirs, assignees, and transferees of each of Petersen and City.

PETERSEN FARMS, LLC

Brent V. Petersen, manager/member

Val J. Petersen, manager/member

Carrie Grubb, manager/member

Carrie P. Grubb, individually

Timothy C. Grubb, individually

Elijah L. Grubb, individually

SOUTH WEBER CITY

Rod Westbroek
Mayor, South Weber City

Lisa Smith
City Recorder, South Weber City

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me the ____ day of _____, 2022 by Brent V. Petersen, Val J. Petersen, and Carrie Grubb, manager/member of Petersen Farms, LLC. And Elijah L. Grubb, Timothy C. Grubb and Carrie P. Grubb, individually.

Notary Public
Residing at:
My Commission Expires:

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me the ____ day of _____, 2022 by _____.

Notary Public
Residing at:
My Commission Expires:

Parcels A

--- Petersen Property --- Boundary Line Agreement

Parcel I.D.
13-161-0002

ALL OF LOT 1, GRUBB MEADOW. CONT. 0.535 ACRES. ALSO, A PART OF THE NE 1/4 OF SEC 29 & THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M; BEG AT THE NE COR OF GRUBB MEADOW SUB, SD PT BEING N 0°36'39" E 467.47 FT ALG THE SEC LINE, S 89°14'23" E 7.88 FT & N 0°45'37" E 116.30 FT FR THE E 1/4 COR OF SEC 29-T5N-R1W, SLB&M; RUN TH S 87°08'37" W 56.30 FT, M/L, ALG THE N LINE OF GRUBB MEADOW TO THE SE COR OF PARCEL 13-023-0061; TH ALG THE E LINE OF SD PARCEL N 0°09'00" E 110.00 FT TO A PT ON THE S LINE OF PARCEL 13-023-0050; TH ALG THE S'LY LINE OF SD PARCEL S 80°03'36" E 51.12 FT, M/L, TO A PT ON THE W'LY LINE OF CANYON MEADOWS PUD, SD PT ALSO BEING THE NW'LY COR OF PARCEL 13-018-0049; TH SE'LY S 3°15'08" E 98.53 FT, M/L TO THE POB. CONT. 0.127 ACRES. TOTAL ACREAGE 0.662 ACRES. (CORRECTIONS MADE FOR TAXING PURPOSES.)

Parcel I.D.
13-018-0084

BEG AT THE SW COR OF NW 1/4 SD SEC 28-T5N-R1W, SLB&M, N 87.48 FT TO THE N'LY LINE OF COUNTRY LANE AT SOUTH WEBER SUB & THE TRUE POB; RUN TH N 0°36'39" E 379.99 FT; TH S 89°14'23" E 7.88 FT; TH N 0°45'37" E 116.30 FT TO A PT WH IS THE NE COR OF GRUBB MEADOW; TH SE'LY TO A PT OF A RAILROAD FENCE COR POST AT THE SW COR OF PARCEL OWNED BY SOUTH WEBER CITY; TH E 365.00 FT, M/L, TO THE W'LY LINE OF CANYON MEADOWS PUD; TH ALG SD LINE S 0°26'57" W 21.87 FT; TH S 2°05'28" W 486.96 FT, M/L; TH N 88°13'30" W 99.60 FT; TH S 89°33' W 200.00 FT; TH S 1°46'30" W 209.58 FT TO THE N LINE OF SOUTH WEBER DR; TH N 83°06'41" W 137.10 FT, M/L, TO SEC LINE; TH ALG SD LINE N 0°17'48" W 18.78 FT TO THE SE'LY LINE OF COUNTRY LANE AT SOUTH WEBER SUB; TH N 35°22'05" E 200.18 FT; TH N 54°37'55" W 141.46 FT TO THE POB. CONT. 10.23 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Parcels B

--- City Property ---
Boundary Line Agreement

Parcel I.D.
13-018-0075

A PART OF THE NE 1/4 OF SEC 29 & THE NW 1/4 OF SEC 28-T5N-R1W, SLB&M; BEG AT THE NE COR OF GRUBB MEADOW, SD PT BEING N 0°36'39" E 467.47 FT ALG THE SEC LINE & S 89°14'23" E 7.88 FT & N 0°45'37" E 116.30 FT FR THE E 1/4 COR OF SD SEC 29; & RUN TH N 3°15'08" W 98.53 FT TO THE NE COR OF PPTY CONV IN CORRECTIVE QC DEED RECORDED 07/25/2017 AS E# 3034399 BK 6813 PG 1171; SD PT ALSO BEING THE NW'LY COR OF PARCEL 13-018-0049; TH ALG SD PARCEL S 36°42'26" E 128 FT, M/L, TO A RAILROAD FENCE COR POST AT THE SW COR OF SD PARCEL 13-018-0049; TH NW'LY 72 FT, M/L, TO THE POB. CONT. 0.083 ACRES (NOTE: THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)

Parcel I.D.
13-018-0049

A PART OF THE NW 1/4 SEC 28-T5N-R1W, SLM; BEG AT A PT 1630.87 FT S 0°36'39" W ALG THE SEC LINE, S 89°23'21" E 124.61 FT, S 0°36'39" W 156.03 FT, S 89°23'21" E 320.00 FT & S 0°36'39" W 291.64 FT TO THE CENTER OF AN EXIST CANAL FR THE NW COR OF SD SEC 28, SD PT BEING 444.61 FT E FR THE W LINE OF SD SEC; & RUN TH EIGHT COURSES ALG THE CENTER OF SD CANAL AS FOLLOWS: N 32°14'42" W 118.38 FT; N 9°12'50" W 115.64 FT; N 39°17'12" W 16.24 FT; S 87°38'44" W 27.39 FT; S 71°02'10" W 69.28 FT; S 66°59'09" W 66.21 FT; S 60°08'08" W 86.38 FT & S 75°35'54" W 125.16 FT; TH S 36°42'26" E 128 FT, M/L, TO A RR TIE FENCE COR POST; TH E 365 FT, M/L, TO THE POB. CONT. 1.43 ACRES

Parcel I.D.
13-220-0114

PUBLIC OPEN SPACE, CANYON MEADOWS PUD. CONT. 3.32 ACRES LESS & EXCEPT THAT PART OF PUBLIC OPEN SPACE CONV IN SPECIAL WARRANTY DEED RECORDED 01/15/2021 AS E# 3337300 BK 7677 PG 3352 DESC AS FOLLOWS: A PART OF THE PUBLIC OPEN SPACE OF CANYON MEADOWS PUD; BEG AT A PT WH IS THE MOST S'LY COR OF LOT 75, CANYON MEADOWS PUD & RUN TH NE'LY 84.2193 FT ALG A 310 (FT) RADIUS CURVE TO THE LEFT WH CHORD BEARS N 27°11'46" E 83.961 FT TO THE MOST S'LY COR OF LOT 70, CANYON MEADOWS PUD; TH N 58°49'39" E 59.07 FT ALG SD LOT 70 TO THE MOST W'LY COR OF LOT 69, CANYON MEADOWS PUD; TH S 36°01'42" W 137.237 FT; TH N 55°01'14" W 10 FT TO THE POB. CONT. 0.042 ACRES TOTAL ACREAGE 3.278 ACRES (CORRECTIONS MADE FOR TAXING PURPOSES.)

Parcel I.D.
13-220-0107

WETLANDS PUBLIC OPEN SPACE, CANYON MEADOWS PUD. CONT. 9.48 ACRES

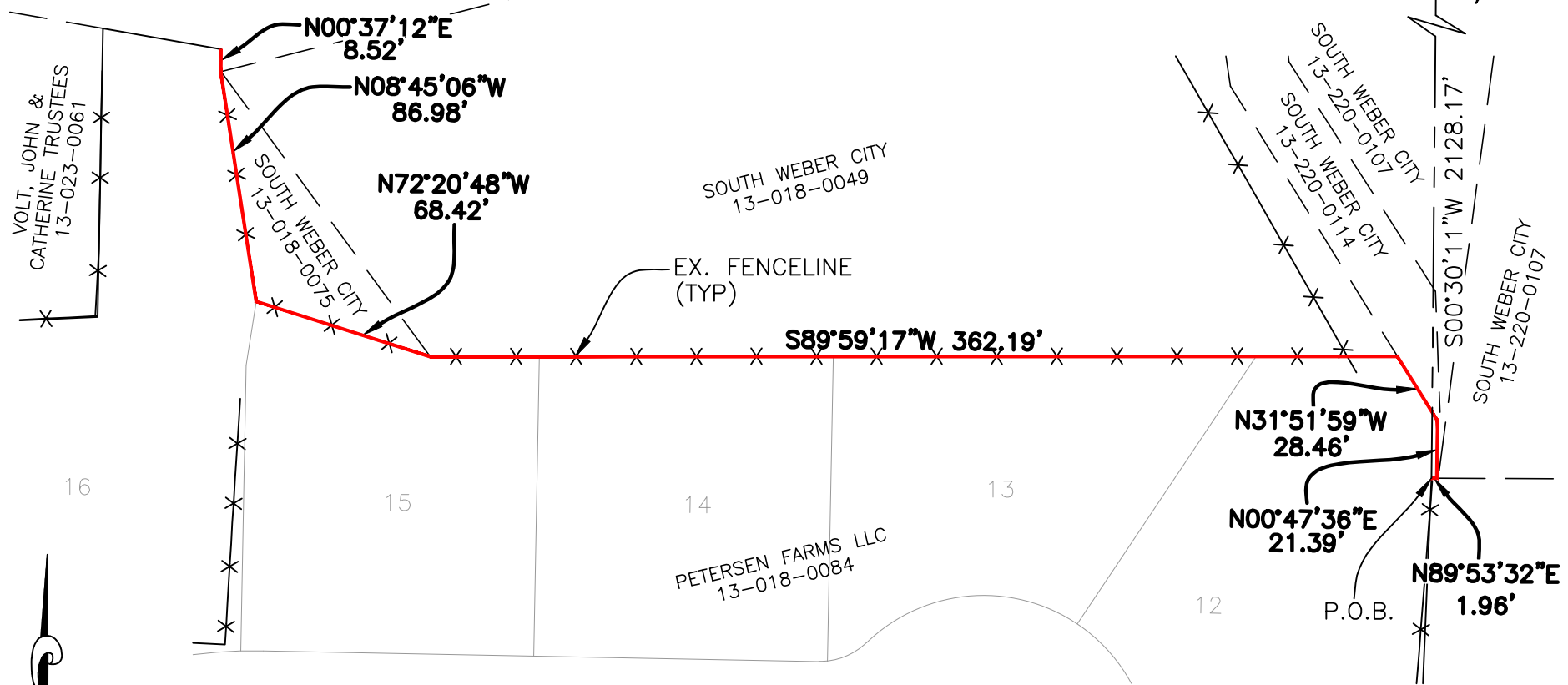
EXHIBIT "A"

NW CORNER OF SECTION 28, T.5N., R.1W., S.L.B.&M., U.S. SURVEY

S89°29'49"E 2645.28'
(BASIS OF BEARINGS)

N 1/4 CORNER OF SECTION 28, T.5N., R.1W., S.L.B.&M., U.S. SURVEY

441.37'



1"=60'



Reeve & Associates, Inc.

5160 SOUTH 1900 WEST, RIVERDALE UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
 LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
 TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

Project Info.

Designer: E. ROCHE
 Date: 5-24-22
 Name: EXHIBIT A
 Number: 6115-03
 Scale: 1"=60'