

SOUTH WEBER CITY COUNCIL AGENDA

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<https://www.youtube.com/c/southwebercityut>

PUBLIC NOTICE is hereby given that the Local Building Authority (LBA) of SOUTH WEBER CITY, Utah, will meet in a regular public meeting commencing at 6:00 p.m. on Tuesday, December 12, 2023, in the Council Chambers at 1600 E. South Weber Dr. City Council (CC) meeting will follow.

LBA MEETING

1. Approve October 10, 2023 Minutes
2. **Public Hearing for Local Building Authority Budget 2024**
3. LBA Resolution 23-04: LBA Budget 2024 Approval
4. Adjourn Board Meeting and Convene City Council Meeting

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

1. Pledge of Allegiance: Councilman Dills
2. Prayer: Councilwoman Petty
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. Recognition of Service: Hayley Alberts and Quin Soderquist
5. Davis County Sheriff's Quarterly Report
6. Annual Court Review with Judge Memmott

ACTION ITEMS

7. Consent Agenda
 - a. November Checks
 - b. October Budget to Actual
 - c. 2024 Meeting Schedule
 - d. Purchase Approval for Wheel Loader
8. Resolution 23-57: Director of Finance and Treasurer Appointments
9. Resolution 23-58: Appointing Two Planning Commissioners
10. Resolution 23-59: Court Recertification
11. Resolution 23-60: Public Works Subdivision Plat 1st Amendment
12. Ordinance 2023-09: Title 10 Chapter 7 Conditional Uses Amendment
13. Ordinance 2023-10: Rezoning 0.588 acres from Agriculture (A) to Residential Low Moderate (R-LM) for Riverwood Subdivision located at approximately 75 W South Weber Drive
14. Resolution 23-31: Final Plat and Associated Agreements Approval for Riverwood Phases 1 and 2
15. Ordinance 2023-17: Adopt City Code Title 2 Chapter 3 Impact Fees, Amend Multiple Sections of Title 10 Zoning Regulations, Replace Title 11 Subdivision Regulations and Amend Development, Design, and Construction Standards
16. Ordinance 2023-18: Title 10 Chapter 19 Accessory Dwelling Units Amendment
17. Ordinance 2023-19: Title 6 Chapter 1 Section 4 Parking Regulations Amendment

DISCUSSION

18. Moderate Income Housing Single Room Occupancy Choice

REPORTS

- 19. New Business
- 20. Council & Staff
- 21. Adjourn

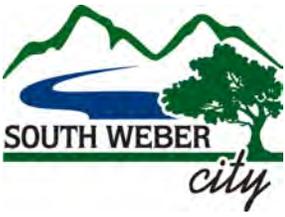
In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

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: 12-05-2023

CITY RECORDER: Lisa Smith





4 Recognition
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

December 12, 2023

PREPARED BY

Lisa Smith

City Recorder

ITEM TYPE

Presentation

AGENDA ITEM

Recognition of Service: Hayley Alberts and Quin Soderquist

PURPOSE

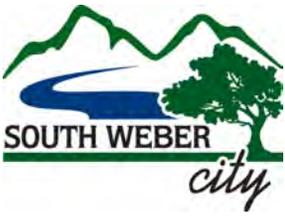
We would like to recognize our outgoing Council Members for their years of service.

BACKGROUND

Haylee Alberts ran a stunning write-in campaign in 2019 and was elected with the highest total votes. She has been a strong advocate for the citizens of South Weber. She was Country Fair Days Liaison and served on both Public Affairs and Public Safety Committees. She supervised and strengthened the Youth City Council and helped update the South Weber City Code.

Quin Soderquist was on the finance/admin and the parks committees. He served as gravel pit liaison and was fundamental in monitoring the particles first by creating and monitoring boxes placed throughout the city and second by working with the University of Utah. Quin gained a reputation for thoroughly studying each packet and keeping the staff accountable for providing background and answers. He was also chosen by his peers to act as Mayor Pro Tempore.

Thanks to both Council Members for their willingness to serve their community. They are an example of actions speaking loudest of all.



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

December 12, 2023

PREPARED BY

Lisa Smith
Recorder

ITEM TYPE

Presentation

ATTACHMENTS

NA

PRIOR DISCUSSION DATES

NA

AGENDA ITEM

Davis County Sheriff's Office Quarterly Report

RECOMMENDATION

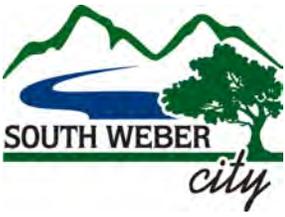
NA

BACKGROUND

DCSO last reported on September 12, 2023. City Council has requested quarterly reports to review staffing and violation statistics and share significant events which have occurred.

ANALYSIS

NA



6 Judge
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

December 12, 2023

PREPARED BY

Lisa Smith

Court clerk

ITEM TYPE

Administrative

ATTACHMENTS

n/a

PRIOR DISCUSSION DATES

n/a

AGENDA ITEM

Annual Court Review with Judge Memmott

PURPOSE

Review the court budget, compliance with standards, and discuss items of concern.

BACKGROUND

The state of Utah has certain statutory requirement in the operation of a justice court. These standards were updated in 2023. Individual justice court judges are required to meet with the governing body at least once each year and Judge Memmott must certify that this meeting has been held as part of the recertification process.

Report Criteria:
Report type: GL detail

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
11/16/23	46389	AIRGAS USA LLC	10/31/23	Oxygen Cylinder Rental 10/1-10/31 2023	1057450	13.35	AIRGAS USA LLC
11/16/23	46389	AIRGAS USA LLC	11/06/23	Oxygen	1057450	52.40	AIRGAS USA LLC
Total 46389:						65.75	
11/09/23	46364	ALL WOOD TREE SERVICE	09/25/23	Tree removal on 6690 S 475 E	5440493	2,700.00	ALL WOOD TREE SERVICE
Total 46364:						2,700.00	
11/16/23	46390	AT&T MOBILITY	11/02/23	Telecom Service - Oct 2023	1057280	148.92	AT&T MOBILITY
11/16/23	46390	AT&T MOBILITY	11/02/23	Telecom Service - Oct 2023	5140280	124.43	AT&T MOBILITY
11/16/23	46390	AT&T MOBILITY	11/02/23	Telecom Service - Oct 2023	1070280	112.94	AT&T MOBILITY
11/16/23	46390	AT&T MOBILITY	11/02/23	Telecom Service - Oct 2023	1060280	66.47	AT&T MOBILITY
11/16/23	46390	AT&T MOBILITY	11/02/23	Telecom Service - Oct 2023	5440280	79.71	AT&T MOBILITY
11/16/23	46390	AT&T MOBILITY	11/02/23	Telecom Service - Oct 2023	1058280	129.06	AT&T MOBILITY
11/16/23	46390	AT&T MOBILITY	11/02/23	Telecom Service - Oct 2023	1043280	43.23	AT&T MOBILITY
Total 46390:						704.76	
11/16/23	46391	BELL JANITORIAL SUPPLY	11/10/23	Paper Towels (4 cases)	1057250	298.92	BELL JANITORIAL SUPPLY
Total 46391:						298.92	
11/09/23	46365	BELL PRINTING & DESIGN	11/07/23	New fire shirts (20)	1057140	350.00	BELL PRINTING & DESIGN
Total 46365:						350.00	
11/09/23	46366	BIRT, LARRY	10/24/23	Competition Basketball 10/24	2071488	52.00	BIRT, LARRY
Total 46366:						52.00	
11/30/23	46412	BIRT, LARRY	11/22/23	Competition Basketball 11/7, 11/9	2071488	104.00	BIRT, LARRY
Total 46412:						104.00	
11/02/23	46332	Blomquist Hale Consulting Inc.	10/30/23	EAP Coverage - November 2023	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 46332:						201.65	
11/09/23	46367	Blue Stakes of Utah	10/31/23	Blue Stakes - Oct 2023	5140250	263.70	BLUE STAKES OF UTAH
Total 46367:						263.70	
11/30/23	46413	Bound Tree Medical LLC	11/16/23	Medical Supplies- Atropine (1 Pack), Blood Gluc	1057450	291.36	Bound Tree Medical LLC
11/30/23	46413	Bound Tree Medical LLC	11/17/23	Epinephrine (10 vials), Chest Seal (6 boxes), Mi	1057450	1,092.28	Bound Tree Medical LLC
Total 46413:						1,383.64	
11/02/23	46333	C & C Construction Containers	10/31/23	Portable Restroom at Cedar Cove Park-Oct 202	1070261	101.63	C & C Construction Containers
11/02/23	46333	C & C Construction Containers	10/31/23	Portable Restroom at Veterans Memorial Park-	1070261	101.63	C & C Construction Containers
Total 46333:						203.26	
11/30/23	46414	C & C Construction Containers	11/16/23	Portable Restroom at Canyon Meadows Park 1	1070261	113.77	C & C Construction Containers
11/30/23	46414	C & C Construction Containers	11/16/23	Portable Restroom at Canyon Meadows Park 11	1070261	40.91	C & C Construction Containers
Total 46414:						154.68	
11/16/23	46392	C-A-L Ranch Stores	11/08/23	Entrance Panel	1060260	399.99	C-A-L Ranch Stores
Total 46392:						399.99	
11/16/23	46393	Central Weber Sewer Impr District	11/08/23	Quarterly Billing Q4 2023	5240491	146,237.00	Central Weber Sewer Impr District
Total 46393:						146,237.00	
11/30/23	46415	Century Equipment Company	11/09/23	Trenching Bucket for backhoe	5140250	2,005.34	Century Equipment Company
Total 46415:						2,005.34	
11/30/23	46416	CenturyLink	11/10/23	SCADA Data line - Nov 2023	5140280	76.14	CenturyLink
Total 46416:						76.14	
11/02/23	46334	Christensen, Anders - Attorney-at-Law	10/23/23	Public Defender - 3 cases	1042313	525.00	Christensen, Anders - Attorney-at-Law

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46334:						525.00	
11/16/23	46394	CHRISTOPHER F ALLRED	11/06/23	Prosecution Services - Oct 2023	1042313	600.00	CHRISTOPHER F ALLRED
Total 46394:						600.00	
11/02/23	46335	Cintas Corporation	10/09/23	First Aid - FAC -Oct 2023	2071240	65.78	Cintas Corporation
Total 46335:						65.78	
11/09/23	46368	Cintas Corporation	11/02/23	First Aid - Shops - Nov 2023	1060260	75.28	Cintas Corporation
11/09/23	46368	Cintas Corporation	11/02/23	First Aid - City Office - Nov 2023	1043262	80.01	Cintas Corporation
11/09/23	46368	Cintas Corporation	11/01/23	Zoll plus (defibrillator) agreement City Hall Oct 2	1043250	108.00	Cintas Corporation
Total 46368:						263.29	
11/02/23	46336	Cintas Corporation LOC 180	10/25/23	MATS/TOWELS	1060250	19.13	Cintas Corporation LOC 180
11/02/23	46336	Cintas Corporation LOC 180	10/25/23	Uniform Service	5240140	25.30	Cintas Corporation LOC 180
11/02/23	46336	Cintas Corporation LOC 180	10/25/23	Uniform Service	5140140	50.62	Cintas Corporation LOC 180
11/02/23	46336	Cintas Corporation LOC 180	10/25/23	Uniform Service	5440140	25.30	Cintas Corporation LOC 180
11/02/23	46336	Cintas Corporation LOC 180	10/25/23	Uniform Service	1060140	50.62	Cintas Corporation LOC 180
11/02/23	46336	Cintas Corporation LOC 180	10/25/23	Uniform Service	1070140	101.22	Cintas Corporation LOC 180
11/02/23	46336	Cintas Corporation LOC 180	10/25/23	Uniform Service	1058140	50.62	Cintas Corporation LOC 180
11/02/23	46336	Cintas Corporation LOC 180	11/01/23	MATS/TOWELS	1060250	19.13	Cintas Corporation LOC 180
11/02/23	46336	Cintas Corporation LOC 180	11/01/23	Uniform Service	5240140	26.75	Cintas Corporation LOC 180
11/02/23	46336	Cintas Corporation LOC 180	11/01/23	Uniform Service	5140140	53.53	Cintas Corporation LOC 180
11/02/23	46336	Cintas Corporation LOC 180	11/01/23	Uniform Service	5440140	26.75	Cintas Corporation LOC 180
11/02/23	46336	Cintas Corporation LOC 180	11/01/23	Uniform Service	1060140	53.53	Cintas Corporation LOC 180
11/02/23	46336	Cintas Corporation LOC 180	11/01/23	Uniform Service	1070140	107.03	Cintas Corporation LOC 180
11/02/23	46336	Cintas Corporation LOC 180	11/01/23	Uniform Service	1058140	53.53	Cintas Corporation LOC 180
Total 46336:						663.06	
11/16/23	46395	Cintas Corporation LOC 180	11/08/23	MATS/TOWELS	1060250	19.13	Cintas Corporation LOC 180
11/16/23	46395	Cintas Corporation LOC 180	11/08/23	Uniform Service-11/08/2023	5240140	12.29	Cintas Corporation LOC 180
11/16/23	46395	Cintas Corporation LOC 180	11/08/23	Uniform Service-11/08/2023	5140140	24.58	Cintas Corporation LOC 180
11/16/23	46395	Cintas Corporation LOC 180	11/08/23	Uniform Service-11/08/2023	5440140	12.29	Cintas Corporation LOC 180
11/16/23	46395	Cintas Corporation LOC 180	11/08/23	Uniform Service-11/08/2023	1060140	24.58	Cintas Corporation LOC 180
11/16/23	46395	Cintas Corporation LOC 180	11/08/23	Uniform Service-11/08/2023	1070140	49.16	Cintas Corporation LOC 180

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
11/16/23	46395	Cintas Corporation LOC 180	11/08/23	Uniform Service-11/08/2023	1058140	24.58	Cintas Corporation LOC 180
Total 46395:						166.61	
11/30/23	46417	Cintas Corporation LOC 180	11/15/23	MATS/TOWELS-11/15/2023	1060250	19.13	Cintas Corporation LOC 180
11/30/23	46417	Cintas Corporation LOC 180	11/15/23	Uniform Service-11/15/2023	5240140	15.18	Cintas Corporation LOC 180
11/30/23	46417	Cintas Corporation LOC 180	11/15/23	Uniform Service-11/15/2023	5140140	30.37	Cintas Corporation LOC 180
11/30/23	46417	Cintas Corporation LOC 180	11/15/23	Uniform Service-11/15/2023	5440140	15.18	Cintas Corporation LOC 180
11/30/23	46417	Cintas Corporation LOC 180	11/15/23	Uniform Service-11/15/2023	1060140	30.37	Cintas Corporation LOC 180
11/30/23	46417	Cintas Corporation LOC 180	11/15/23	Uniform Service-11/15/2023	1070140	60.73	Cintas Corporation LOC 180
11/30/23	46417	Cintas Corporation LOC 180	11/15/23	Uniform Service-11/15/2023	1058140	30.38	Cintas Corporation LOC 180
11/30/23	46417	Cintas Corporation LOC 180	11/21/23	MATS/TOWELS	1060250	19.13	Cintas Corporation LOC 180
11/30/23	46417	Cintas Corporation LOC 180	11/21/23	Uniform Service-11/21/2023	5240140	9.39	Cintas Corporation LOC 180
11/30/23	46417	Cintas Corporation LOC 180	11/21/23	Uniform Service-11/21/2023	5140140	18.80	Cintas Corporation LOC 180
11/30/23	46417	Cintas Corporation LOC 180	11/21/23	Uniform Service-11/21/2023	5440140	9.39	Cintas Corporation LOC 180
11/30/23	46417	Cintas Corporation LOC 180	11/21/23	Uniform Service-11/21/2023	1060140	18.80	Cintas Corporation LOC 180
11/30/23	46417	Cintas Corporation LOC 180	11/21/23	Uniform Service-11/21/2023	1070140	37.58	Cintas Corporation LOC 180
11/30/23	46417	Cintas Corporation LOC 180	11/21/23	Uniform Service-11/21/2023	1058140	18.79	Cintas Corporation LOC 180
Total 46417:						333.22	
11/30/23	46418	CLAUDE NIX CONSTRUCTION	11/28/23	Refund of Hydrant Meter Rental Deposit	5137100	336.81	CLAUDE NIX CONSTRUCTION
Total 46418:						336.81	
11/09/23	46369	Colonial Flag Specialty Co Inc.	11/06/23	Flag Rotation & Repair - Memorial Park Oct 202	1070261	166.00	Colonial Flag Specialty Co Inc.
Total 46369:						166.00	
11/30/23	46419	Colonial Flag Specialty Co Inc.	11/29/23	New City Flag w/ Fringe	1043610	119.34	Colonial Flag Specialty Co Inc.
11/30/23	46419	Colonial Flag Specialty Co Inc.	11/22/23	Flag Rotation-City Hall Nov 2023	1043262	47.00	Colonial Flag Specialty Co Inc.
Total 46419:						166.34	
11/02/23	46337	Core and Main	10/18/23	Repair Bands, (11 parts ordered)	5140490	2,798.74	Core and Main
11/02/23	46337	Core and Main	10/16/23	Octave Meter Encoder	5140490	1,276.35	Core and Main
11/02/23	46337	Core and Main	10/16/23	Copper Tubing Cutter	5140250	229.00	Core and Main
11/02/23	46337	Core and Main	10/16/23	Rubber Gasket, (2), Bolt/nuts (4)	5140490	46.54	Core and Main
11/02/23	46337	Core and Main	10/23/23	Octave Meter, 5' Octave Encodorr Nicor cable, A	5140490	1,949.90	Core and Main

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46337:						6,300.53	
11/09/23	46370	Core and Main	10/27/23	L-2240-Univ 1" pent MK: water meter (229)	5140490	8,177.59	Core and Main
Total 46370:						8,177.59	
11/30/23	46420	Core and Main	11/03/23	Meter-Military Springs Tank	5140730	6,237.65	Core and Main
11/30/23	46420	Core and Main	11/07/23	Meter-Ring & cover	5140490	257.33	Core and Main
11/30/23	46420	Core and Main	11/09/23	Misc Tools	5140250	1,073.89	Core and Main
Total 46420:						7,568.87	
11/09/23	46371	Custom Lighting Services LLC	10/31/23	Streetlight Maintenance (1.5 Hours)	1060416	140.64	Custom Lighting Services LLC
Total 46371:						140.64	
11/09/23	46372	Davis County Government	11/03/23	Law Enforcement Services - Nov 2023	1054310	25,089.71	Davis County Government
11/09/23	46372	Davis County Government	11/03/23	Fire Dispatch Fees - Nov 2023	1057370	1,052.68	Davis County Government
Total 46372:						26,142.39	
11/16/23	46396	Davis County Government	11/06/23	Baliff Services - Oct 2023	1042317	213.50	Davis County Government
Total 46396:						213.50	
11/30/23	46421	De Lage Landen Financial Services, Inc.	11/25/23	COPIER MAINT AGREEMENT - SHARP	1042240	21.57	De Lage Landen Financial Services, Inc.
11/30/23	46421	De Lage Landen Financial Services, Inc.	11/25/23	COPIER MAINT AGREEMENT - SHARP	1043240	50.32	De Lage Landen Financial Services, Inc.
11/30/23	46421	De Lage Landen Financial Services, Inc.	11/25/23	COPIER MAINT AGREEMENT - SHARP	5140240	35.95	De Lage Landen Financial Services, Inc.
11/30/23	46421	De Lage Landen Financial Services, Inc.	11/25/23	COPIER MAINT AGREEMENT - SHARP	5240240	35.94	De Lage Landen Financial Services, Inc.
Total 46421:						143.78	
11/02/23	46338	Durk's Plumbing Supply Inc.	10/31/23	3/4 Quick Coupler Key (2)	1070261	62.24	Durk's Plumbing Supply Inc.
Total 46338:						62.24	
11/16/23	46397	Eriks North America, Inc.	11/13/23	1/2" ISO-B Coupler (2)	1060411	66.34	Eriks North America, Inc.

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46397:						66.34	
11/30/23	46422	Esteban Julian-Gonzalez	11/17/23	Bail refund per judicial order	1021350	125.00	Esteban Julian-Gonzalez
Total 46422:						125.00	
11/16/23	46398	Executech	11/01/23	IT Services - Nov 2023	1043308	768.00	EXECUTECH
11/16/23	46398	Executech	10/31/23	IT Services - Overage Hours (1.5) Oct 2023	1043308	207.00	EXECUTECH
11/16/23	46398	Executech	10/31/23	Project Management Labor (.5 hr)	1043308	77.50	EXECUTECH
11/16/23	46398	Executech	10/31/23	Antivirus, Backup, email Oct 2023	1043350	1,437.40	EXECUTECH
Total 46398:						2,489.90	
11/09/23	46373	Freedom Mailing Services Inc.	11/01/23	Utility Billing-Oct 2023	5140370	640.28	Freedom Mailing Services Inc.
11/09/23	46373	Freedom Mailing Services Inc.	11/01/23	Utility Billing-Oct 2023	5240370	445.41	Freedom Mailing Services Inc.
11/09/23	46373	Freedom Mailing Services Inc.	11/01/23	Utility Billing-Oct 2023	5340370	208.79	Freedom Mailing Services Inc.
11/09/23	46373	Freedom Mailing Services Inc.	11/01/23	Utility Billing-Oct 2023	5440370	97.43	Freedom Mailing Services Inc.
Total 46373:						1,391.91	
11/30/23	46423	Fuel Network - UTAH DGO Fleet Operations	10/03/23	Water- October 2023	5140256	510.86	Fuel Network - UTAH DGO Fleet Operations
11/30/23	46423	Fuel Network - UTAH DGO Fleet Operations	10/03/23	Streets- October 2023	1060256	512.57	Fuel Network - UTAH DGO Fleet Operations
11/30/23	46423	Fuel Network - UTAH DGO Fleet Operations	10/03/23	Storm Drain- October 2023	5440256	386.22	Fuel Network - UTAH DGO Fleet Operations
11/30/23	46423	Fuel Network - UTAH DGO Fleet Operations	10/03/23	Sewer- October 2023	5240256	188.92	Fuel Network - UTAH DGO Fleet Operations
11/30/23	46423	Fuel Network - UTAH DGO Fleet Operations	10/03/23	Parks- October 2023	1070256	735.40	Fuel Network - UTAH DGO Fleet Operations
11/30/23	46423	Fuel Network - UTAH DGO Fleet Operations	10/03/23	Fire- October 2023	1057256	791.89	Fuel Network - UTAH DGO Fleet Operations
Total 46423:						3,125.86	
11/30/23	46424	GRAINGER	11/15/23	Panel Clamps for Cemetary (6)	1070250	30.72	GRAINGER
11/30/23	46424	GRAINGER	11/15/23	Handheld Flashlights (2)	5140250	189.52	GRAINGER
Total 46424:						220.24	
11/30/23	46425	Great Basin Turf Products	11/21/23	Fertilizer and Weed Killer on the parks	1070261	2,644.30	Great Basin Turf Products
Total 46425:						2,644.30	
11/02/23	46339	Griswold Industries	10/17/23	Cla-Valve Repair, replaced all brass and copper	5140490	2,973.00	Griswold Industries

M = Manual Check, V = Void Check

Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46339:						2,973.00	
11/02/23	46340	GROUNDWORKS	08/23/23	Plywood, lumber for loft, stair risers, demo blad	4570730	2,955.60	GROUNDWORKS
Total 46340:						2,955.60	
11/30/23	46426	Guill, Michael	11/20/23	New employee carhartt bibs & coat	1070140	428.98	Guill, Michael
11/30/23	46426	Guill, Michael	11/20/23	New employee boots	1070140	231.55	Guill, Michael
11/30/23	46426	Guill, Michael	11/20/23	New employee Sweatshirts (2)	1070140	106.25	Guill, Michael
Total 46426:						766.78	
11/02/23	46341	GUILL, MICHAEL OR KIMBERLI	10/31/23	Mileage Reimbursement County Recorders 7/1-	1058230	135.20	GUILL, KIMBERLI
11/02/23	46341	GUILL, MICHAEL OR KIMBERLI	10/31/23	Mileage Reimbursement Motor Carriers DMV S	1058230	78.00	GUILL, KIMBERLI
11/02/23	46341	GUILL, MICHAEL OR KIMBERLI	10/31/23	Mileage Reimbursement Crown Trophy 7/1-10/3	1058230	35.10	GUILL, KIMBERLI
11/02/23	46341	GUILL, MICHAEL OR KIMBERLI	10/31/23	Mileage Reimbursement Code 7/1-10/31 2023	1058230	208.00	GUILL, KIMBERLI
Total 46341:						456.30	
11/16/23	46399	Hansen & Associates	11/07/23	Amend PW Subdivision property Progress Billin	4560730	864.11	Hansen & Associates
Total 46399:						864.11	
11/09/23	46374	Hayes Godfrey Bell, PC	10/31/23	Attorney Services - Oct 2023	1043313	5,180.50	Hayes Godfrey Bell, PC
Total 46374:						5,180.50	
11/02/23	46342	Herrick Industrial Supply	10/25/23	Drill bit set, Hand cleaner (2), White Paint (2)	5140250	234.26	Herrick Industrial Supply
Total 46342:						234.26	
11/16/23	46400	Herrick Industrial Supply	11/08/23	Alkaline Battery, Nylon Sling 3" x 12 , Nylon slin	1060250	147.58	Herrick Industrial Supply
11/16/23	46400	Herrick Industrial Supply	11/08/23	16" Saw Chain, M18 Battery	1070250	307.12	Herrick Industrial Supply
11/16/23	46400	Herrick Industrial Supply	11/09/23	Grease (20), Ratchet Strap (6), 5 Gallon Hydrau	1060411	874.00	Herrick Industrial Supply
Total 46400:						1,328.70	
11/30/23	46427	Herrick Industrial Supply	11/16/23	Paint for picnic tables at parks	1070261	50.52	Herrick Industrial Supply

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46427:						50.52	
11/09/23	46375	Hooked Up Plumbing	10/31/23	Repair of Shower	1057260	545.00	Hooked Up Plumbing
Total 46375:						545.00	
11/16/23	46401	Intermountain Workmed	08/18/23	Work. Comp. Water Manager	5140133	194.11	Intermountain Workmed
11/16/23	46401	Intermountain Workmed	08/22/23	Work. Comp. Water Manager	5140133	194.11	Intermountain Workmed
11/16/23	46401	Intermountain Workmed	08/29/23	Work. Comp. Water Manager	5140133	156.94	Intermountain Workmed
11/16/23	46401	Intermountain Workmed	09/06/23	Work. Comp. Water Manager	5140133	156.94	Intermountain Workmed
11/16/23	46401	Intermountain Workmed	10/23/23	DOT Physical Exam - Sewer	5140137	70.00	Intermountain Workmed
Total 46401:						772.10	
11/30/23	46428	Jensen, Tia	11/16/23	New Employee city sweater reimbursement	1058140	32.13	Jensen, Tia
Total 46428:						32.13	
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	General Information related to Potential Develo	1058312	596.00	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	General Engineering Assistance	1058312	462.25	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	General Meetings with City Staff	1058312	856.75	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Development Review Meetings	1058312	707.75	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	State Code Development Compliance	1058312	335.25	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	New Public Works Facility - Site Design	4560730	6,592.50	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	New Public Works Facility - Building Design & R	4560730	430.50	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	US-89: Farmington to I-84 (UDOT)	1058312	409.75	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	2023 Capital Facilities Plan - Transportation (T	5676730	1,713.50	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	2023 Capital Facilities Plan - Transportation (IF	5676730	409.75	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	2023 Capital Facilities Plan - Transportation (IF	5676730	1,043.00	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	2023 Street Maintenance Projects	5676730	442.25	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Job Corps-Water Storage Evaluation and Agree	5140312	278.00	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	EBRWR -Construction Management	5140730	1,155.50	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Cornia Dr Waterline Replace Project- Construnc	5140730	34.75	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	CWSID Agreement (O&M Responsibilities)	5240312	125.00	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	2023 Capital Facilities Plan (Update) -Sewer (C	5240690	534.00	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Base Map and Database Management	1058325	385.00	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Utility Maps - Street Map	1060325	689.25	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Utility Maps - Culinary Water	5140325	74.50	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Utility Maps - Base Map	5140325	127.00	JONES AND ASSOCIATES

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Riverside Place Subdivision - Phases 1& 2	1058319	920.00	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Riverside Place Subdivision - Phase	1058319	37.25	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	South Weber Dr Commercial Subdivision-1st A	1058319	172.50	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Harvest Park Subdivision - Phase 1	1058319	316.25	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Harvest Park Subdivision - Phase 2	1058319	115.00	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Harvest Park Subdivision - Phase 3	1058319	402.50	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Petersen Farms Subdivision	1058319	223.50	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Poll Gateway Development	1058319	298.00	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Riverwood Subdivision - Phase 2	1058319	372.50	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	South Weber Commercial-The Shops	1058319	74.50	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Kastlecove Subdivision - Phase 1 (Lester Dr)	1058319	1,715.25	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Kastlecove Subdivision - Phase 2	1058319	505.25	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	South Weber General RV	1058319	677.00	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Crosswinds (Wasatch Dermatology)	1058319	111.75	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Deer Run Townhomes	1058319	439.75	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	Snow Bench Meadows	1058319	819.50	JONES AND ASSOCIATES
11/30/23	46429	JONES AND ASSOCIATES	10/31/23	WBWCD DAR1 (Parallel Pipeline Project)	1058319	1,045.50	JONES AND ASSOCIATES
Total 46429:						25,648.25	
11/02/23	46343	Kirk Mobile Repair Inc	10/20/23	Labor on Ford Ranger, clutch and brake fluid	1060250	138.37	Kirk Mobile Repair Inc
11/02/23	46343	Kirk Mobile Repair Inc	10/27/23	PW-7 2016 Bobtail horn repair	1060250	661.93	Kirk Mobile Repair Inc
Total 46343:						800.30	
11/16/23	46402	Kirk Mobile Repair Inc	11/13/23	PW-4 2022 Ford F-350 HVAC Cam repair	1070250	365.14	Kirk Mobile Repair Inc
11/16/23	46402	Kirk Mobile Repair Inc	11/13/23	PW-9 2017 F550-9505 Adjust snow plow	1070250	280.00	Kirk Mobile Repair Inc
Total 46402:						645.14	
11/30/23	46430	L N CURTIS	11/15/23	Turnout Jacket and Pants (1)	1057450	3,248.00	L N CURTIS
11/30/23	46430	L N CURTIS	11/28/23	Bauer Breathing Air Compressor - Annual Servi	1057250	1,362.00	L N CURTIS
Total 46430:						4,610.00	
11/16/23	46403	LARSEN, MARK	11/15/23	Moab Sewer and Water Conference Per Diem a	1058230	606.10	LARSEN, MARK
Total 46403:						606.10	
11/09/23	46376	Lauryn Ava Hall	11/02/23	Competition Basketball 11/2	2071488	48.00	Lauryn Ava Hall

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46376:						48.00	
11/09/23	46377	LES OLSON COMPANY	10/31/23	Copier Quarterly Contract	1043250	168.94	LES OLSON COMPANY
Total 46377:						168.94	
11/02/23	46344	LES SCHWAB TIRE CENTER	07/12/23	Dismount and Mount tires for ATV (2)	1070250	60.02	LES SCHWAB TIRE CENTER
11/20/23	46344	LES SCHWAB TIRE CENTER	V 07/12/23	Dismount and Mount tires for ATV (2)	1070250	60.02	LES SCHWAB TIRE CENTER
Total 46344:						120.04	
11/02/23	46345	Linde Gas & Equipment Inc	10/23/23	Medical Oxygen	1057450	220.96	Linde Gas & Equipment Inc
Total 46345:						220.96	
11/09/23	46378	LOWES PROX	10/31/23	Sewer Meter Batteries	5240250	9.28	LOWES PROX
11/09/23	46378	LOWES PROX	10/31/23	Propane Tank	1070250	73.04	LOWES PROX
11/09/23	46378	LOWES PROX	10/31/23	KT Digital Angle Gauge	1070250	61.71	LOWES PROX
11/09/23	46378	LOWES PROX	10/31/23	Foldable Blade (3) Twister Proflex connection,	1070250	102.34	LOWES PROX
11/09/23	46378	LOWES PROX	10/31/23	Faucet for Shop Sink	1060250	33.23	LOWES PROX
11/09/23	46378	LOWES PROX	10/31/23	Cover for Shop Swamp cooler	1060250	33.00	LOWES PROX
11/09/23	46378	LOWES PROX	10/31/23	ShopVac filter, nail gun nails, whitewood board	1070250	80.27	LOWES PROX
Total 46378:						392.87	
11/16/23	46404	Mitel	11/01/23	Telecom service - December 2023	1043280	841.40	Mitel
Total 46404:						841.40	
11/02/23	46346	ODP Business Solutions, LLC	10/31/23	Calendars, sign holder, correction tape, notepad	1043240	81.54	ODP Business Solutions, LLC
Total 46346:						81.54	
11/30/23	46431	ODP Business Solutions, LLC	11/20/23	City Hall Office Supplies-Pens, tape, rubberban	1043240	68.89	ODP Business Solutions, LLC
11/30/23	46431	ODP Business Solutions, LLC	11/20/23	City Hall Office Supplies-Pens	1043240	8.83	ODP Business Solutions, LLC
11/30/23	46431	ODP Business Solutions, LLC	11/18/23	City Hall Office Supplies-wallsign	1043240	20.29	ODP Business Solutions, LLC
11/30/23	46431	ODP Business Solutions, LLC	11/21/23	City Hall Office Supplies-Calendar	1043240	31.99	ODP Business Solutions, LLC

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46431:						130.00	
11/30/23	46432	OGDEN CITY CORPORATION	11/13/23	Flag Football belts for season (24)	2071483	120.00	OGDEN CITY CORPORATION
Total 46432:						120.00	
11/09/23	46379	OREILLY AUTOMOTIVE, INC.	11/02/23	Antifreeze for park bathrooms	1070261	25.96	OREILLY AUTOMOTIVE, INC.
Total 46379:						25.96	
11/30/23	46433	PEHP PREMIUMS	12/01/23	PEHP Premiums - December	1043135	5,091.04	PEHP PREMIUMS
11/30/23	46433	PEHP PREMIUMS	12/01/23	PEHP Premiums - December	1058135	2,236.44	PEHP PREMIUMS
11/30/23	46433	PEHP PREMIUMS	12/01/23	PEHP Premiums - December	1060135	2,367.17	PEHP PREMIUMS
11/30/23	46433	PEHP PREMIUMS	12/01/23	PEHP Premiums - December	1070135	5,740.60	PEHP PREMIUMS
11/30/23	46433	PEHP PREMIUMS	12/01/23	PEHP Premiums - December	2071135	78.84	PEHP PREMIUMS
11/30/23	46433	PEHP PREMIUMS	12/01/23	PEHP Premiums - December	5140135	107.44	PEHP PREMIUMS
11/30/23	46433	PEHP PREMIUMS	12/01/23	PEHP Premiums - December	5240135	2,153.37	PEHP PREMIUMS
11/30/23	46433	PEHP PREMIUMS	12/01/23	PEHP Premiums - December	5440135	2,153.37	PEHP PREMIUMS
11/30/23	46433	PEHP PREMIUMS	12/01/23	PEHP Premiums - December	1057135	2,153.37	PEHP PREMIUMS
11/30/23	46433	PEHP PREMIUMS	12/01/23	PEHP Premiums - December	1022500	2,072.08	PEHP PREMIUMS
11/30/23	46433	PEHP PREMIUMS	12/01/23	PEHP Premiums - December	1022502	126.62	PEHP PREMIUMS
11/30/23	46433	PEHP PREMIUMS	12/01/23	PEHP Premiums - December	1022503	18.00	PEHP PREMIUMS
Total 46433:						12,817.14	
11/30/23	46434	PEHP LTD PAYMENTS	09/30/23	LTD Premiums - September 2023	1043135	458.93	PEHP LTD PAYMENTS
11/30/23	46434	PEHP LTD PAYMENTS	10/31/23	LTD Premiums - October 2023	1043135	515.83	PEHP LTD PAYMENTS
Total 46434:						974.76	
11/30/23	46435	Peterson, Maryn	10/31/23	Mileage Reimbursement (79.5)	1043230	52.07	Peterson, Maryn
11/30/23	46435	Peterson, Maryn	11/27/23	Lunch on us reimbursement	1043329	6.37	Peterson, Maryn
11/30/23	46435	Peterson, Maryn	11/27/23	Reimbursement for Holiday Decorations	1043610	148.42	Peterson, Maryn
Total 46435:						206.86	
11/02/23	46347	PROTECT YOUTH SPORTS	10/31/23	Background Check - Crossing Guard	1058137	21.40	PROTECT YOUTH SPORTS

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46347:						21.40	
11/09/23	46380	Quench USA, Inc	11/02/23	Ice Machine Lease - Nov 2023	1057260	331.00	Quench USA Inc
Total 46380:						331.00	
11/16/23	46405	Quench USA, Inc	11/08/23	Work Order Flat Fee - Ice Machine	1057260	169.00	Quench USA Inc
Total 46405:						169.00	
11/16/23	46406	Red Desert Real Estates LLC	11/14/23	2700 E. R.O.W. Purchase	4560730	140,407.60	Red Desert Real Estates LLC
Total 46406:						140,407.60	
11/09/23	46381	ROBINSON WASTE SERVICES INC	10/31/23	Garbage Collection - Oct 2023	5340492	14,866.94	ROBINSON WASTE SERVICES INC
11/09/23	46381	ROBINSON WASTE SERVICES INC	10/31/23	Front Load Trash-Temporary	1057260	200.00	ROBINSON WASTE SERVICES INC
Total 46381:						15,066.94	
11/30/23	46436	SAFETY SUPPLY & SIGN COMPANY	11/13/23	Stop sign paddles (4), Crosswalk cones (5)	1060422	387.39	SAFETY SUPPLY & SIGN COMPANY
Total 46436:						387.39	
11/30/23	46437	Shums Coda Associates	11/28/23	Building Inspector - Sept-Oct 2023	1058326	2,870.00	Shums Coda Associates
Total 46437:						2,870.00	
11/02/23	46348	SIGN WORKS INC	10/28/23	Lettering for Ambulance, removal of existing lett	1057740	721.64	SIGN WORKS INC
Total 46348:						721.64	
11/02/23	46349	SJE Rhombus Inc.	10/26/23	IControl Subscription - Oct, Nov, Dec 2023	5140490	690.00	SJE Rhombus Inc.
Total 46349:						690.00	
11/02/23	46350	SMITH AND EDWARDS COMPANY	10/25/23	Boots	5140140	151.99	SMITH AND EDWARDS COMPANY
11/02/23	46350	SMITH AND EDWARDS COMPANY	10/25/23	Boots return	5140140	143.99-	SMITH AND EDWARDS COMPANY

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46350:						8.00	
11/09/23	46382	SOUTH OGDEN CITY	11/06/23	Volleyball League Fees	2071484	916.40	SOUTH OGDEN CITY
Total 46382:						916.40	
11/16/23	46407	South Weber Development Partners LLC	11/14/23	2700 E. R.O.W. Purchase	4560730	60,466.20	South Weber Development Partners LLC
Total 46407:						60,466.20	
11/09/23	46383	Stake Center Locating Inc.	11/01/23	Blue Staking of Street Lights (77)	1060416	1,200.00	Stake Center Locating Inc.
Total 46383:						1,200.00	
11/02/23	46351	STAKER PARSON MATERIALS AND CONS	10/26/23	2023 Street Maintenance Est #6	5676730	32,760.56	STAKER PARSON MATERIALS AND CONSTRUCT
11/02/23	46351	STAKER PARSON MATERIALS AND CONS	10/18/23	2023 Street Maintenance Est #5	5676730	67,991.11	STAKER PARSON MATERIALS AND CONSTRUCT
Total 46351:						100,751.67	
11/16/23	46408	Sunrise Environmental Scientific	11/08/23	Cleaning wipes for trucks (6 buckets)	1060250	363.53	Sunrise Environmental Scientific
Total 46408:						363.53	
11/02/23	46352	Team Green	10/31/23	Weed Control (28 acres)	1070261	1,680.00	Team Green
Total 46352:						1,680.00	
11/02/23	46353	Toncco Inc	10/03/23	East Bench Water Line project #7	5140730	13,015.00	Toncco Inc
11/02/23	46353	Toncco Inc	10/03/23	East Bench Water Line project #7	5140730	23,953.30	Toncco Inc
Total 46353:						36,968.30	
11/09/23	46384	TOTER LLC C/O WASTE EQUIP LLC	09/29/23	GARBAGE CANS (624)	5340250	42,533.77	TOTER LLC C/O WASTE EQUIP LLC
Total 46384:						42,533.77	
11/02/23	46354	UniFirst Corporation	10/06/23	Mats and Towels for FAC	2071241	44.41	UNIFIRST CORPORATION
11/02/23	46354	UniFirst Corporation	10/13/23	Mats and Towels for FAC	2071241	110.79	UNIFIRST CORPORATION
11/02/23	46354	UniFirst Corporation	10/20/23	Mats and Towels for FAC	2071241	44.41	UNIFIRST CORPORATION

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Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46354:						199.61	
11/30/23	46438	USDA Forest Service c/o US Bank	11/17/23	Annual Land Use Fee for Water Transmission Li	5140490	325.82	USDA Forest Service c/o US Bank
Total 46438:						325.82	
11/09/23	46385	Utah Dept of Health	10/18/23	Ambulance Assurance Reviews (3)	1057370	445.00	Utah Dept of Health
Total 46385:						445.00	
11/02/23	46355	UTAH LOCAL GOVERNMENTS TRUST	10/12/23	Workers Comp Audit Adjustment	1022250	19,950.98	UTAH LOCAL GOVERNMENTS TRUST
Total 46355:						19,950.98	
11/02/23	46356	UTAH STATE TREASURER	11/01/23	Court Surcharge Remittance - Oct 2023	1035100	5,547.08	UTAH STATE TREASURER
Total 46356:						5,547.08	
11/02/23	46357	VANGUARD CLEANING SYSTEMS OF U	11/01/23	Janitorial service - Nov 2023	1043262	475.00	VANGUARD CLEANING SYSTEMS OF U
Total 46357:						475.00	
11/30/23	46439	VERIZON WIRELESS	11/08/23	Public Works Air Card - Oct 2023	5140280	40.01	VERIZON WIRELESS
Total 46439:						40.01	
11/02/23	46358	WASATCH INTEGRATED WASTE MGMT	10/01/23	Garbage Collection - Sept 2023	5340492	23,702.40	WASATCH INTEGRATED WASTE MGMT
Total 46358:						23,702.40	
11/30/23	46440	WEBER BASIN WATER	11/16/23	Annual Water Charges- 6 months 50%	5140481	195,005.99	WEBER BASIN WATER
11/30/23	46440	WEBER BASIN WATER	11/16/23	Annual Water Charges- 6 months 50%	5115100	195,005.99	WEBER BASIN WATER
11/30/23	46440	WEBER BASIN WATER	11/16/23	0075659 - Hidden Oak Holding Pond Annual W	1070270	139.90	WEBER BASIN WATER
11/30/23	46440	WEBER BASIN WATER	11/16/23	0075691 - Cedar Bench Park Annual Water Cha	1070270	452.65	WEBER BASIN WATER
11/30/23	46440	WEBER BASIN WATER	11/16/23	0075717 - Silver Leaf Holding Pond Annual Wat	1070270	521.76	WEBER BASIN WATER
11/30/23	46440	WEBER BASIN WATER	11/16/23	0075741 - Nathan Locke Park Annual Water Ch	1070270	264.39	WEBER BASIN WATER
11/30/23	46440	WEBER BASIN WATER	11/16/23	0075765 - Well house on Church St Annual Wat	1070270	224.10	WEBER BASIN WATER
11/30/23	46440	WEBER BASIN WATER	11/16/23	0075900 - Water Tank Annual Water Charges	1070270	621.06	WEBER BASIN WATER

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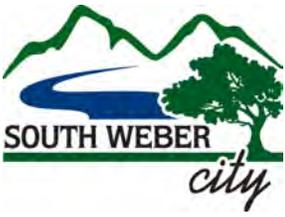
Chk. Date	Check #	Payee	Inv. Date	Description	GL Account	G/L Amt	Merchant Name
Total 46440:						392,235.84	
11/09/23	46386	WEBSTER, DARRELL	10/24/23	Competition Basketball 10/24, 10/26, 11/2	2071488	312.00	WEBSTER, DARRELL
Total 46386:						312.00	
11/30/23	46441	WEBSTER, DARRELL	11/20/23	Competition Basketball 11/7, 11/9, 11/14, 11/16	2071488	416.00	WEBSTER, DARRELL
Total 46441:						416.00	
11/16/23	46409	West Coast Code Consultants Inc.	11/02/23	Area 30 Pump Station Plan (Structrual) 2nd revi	1058312	120.00	West Coast Code Consultants Inc.
11/16/23	46409	West Coast Code Consultants Inc.	11/02/23	Area 30 Pump Station Plan (Non Structural) 2nd	1058312	190.00	West Coast Code Consultants Inc.
11/16/23	46409	West Coast Code Consultants Inc.	11/02/23	Area 30 Pump Station Plan (Fire Plan Review)	1058312	95.00	West Coast Code Consultants Inc.
11/16/23	46409	West Coast Code Consultants Inc.	11/02/23	Military Springs Pump Station (Fire Plan Review	1058312	95.00	West Coast Code Consultants Inc.
11/16/23	46409	West Coast Code Consultants Inc.	11/02/23	Military Springs Pump Station (Non-Structural) 2	1058312	190.00	West Coast Code Consultants Inc.
11/16/23	46409	West Coast Code Consultants Inc.	11/02/23	Military Springs Pump Station (Structural) 2nd r	1058312	240.00	West Coast Code Consultants Inc.
11/16/23	46409	West Coast Code Consultants Inc.	11/02/23	Riverside RV Park Unit C1 (Fire Plan Review) 4t	1058312	95.00	West Coast Code Consultants Inc.
11/16/23	46409	West Coast Code Consultants Inc.	11/02/23	General RV Center (Non-Structural) 4th Review	1058312	190.00	West Coast Code Consultants Inc.
11/16/23	46409	West Coast Code Consultants Inc.	11/07/23	General RV Center (Fire Plan Review) 1st Revi	1058312	230.00	West Coast Code Consultants Inc.
Total 46409:						1,445.00	
11/02/23	46359	WILKINSON SUPPLY	10/24/23	Honda Mower repair, oil change	1070250	579.19	WILKINSON SUPPLY
Total 46359:						579.19	
11/16/23	46410	Work Shoe HQ	11/07/23	Work Boots (5 pairs)	1070140	1,190.00	Work Shoe HQ
Total 46410:						1,190.00	
11/30/23	46442	WORKFORCE QA	10/31/23	Drug Screen - Crossing Guard (1)	1060137	50.00	WORKFORCE QA
11/30/23	46442	WORKFORCE QA	10/31/23	Drug Screen - Rec(3)	2071137	150.00	WORKFORCE QA
11/30/23	46442	WORKFORCE QA	10/31/23	Drug Screen - Parks (2)	1070137	100.00	WORKFORCE QA
11/30/23	46442	WORKFORCE QA	10/31/23	Drug Screen - Water (1)	5140137	50.00	WORKFORCE QA
Total 46442:						350.00	
Grand Totals:						1,134,684.06	

M = Manual Check, V = Void Check

Approval Date: _____

Mayor _____

City Recorder: _____



7b Oct Budget
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

December 12, 2023

PREPARED BY

Maryn Peterson

Treasurer

Mark McRae

Finance Director

ITEM TYPE

Administrative

ATTACHMENTS

September 2023 Budget
to Actual

PRIOR DISCUSSION DATES

NA

AGENDA ITEM

October Budget to Actual

PURPOSE

Highlights of October 2023 Budget to Actual

RECOMMENDATION

Staff recommends approval.

BACKGROUND

NA

ANALYSIS

Highlights:

10-43-510 INSURANCE & SURETY BONDS – annual insurance payments 129.2%

10-70-120 Parks part-time salary – Seasonal employee last pay period end of
November 115.4%

45-43-730 Admin Improv other than Bldg – City hall parking lot expense 2527.1%

53-40-250 SANITATION EQUIPMENT SUPPLIES – Purchase of 624 garbage cans. We
budgeted for this purchase last year and only 300 for this year 184.9%

SOUTH WEBER CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-100	10,340.07	20,487.88	1,071,500.00	1,051,012.12	1.9
10-31-120	.01	3,512.05	1,500.00	(2,012.05)	234.1
10-31-200	4,382.99	16,907.42	55,000.00	38,092.58	30.7
10-31-300	133,393.65	253,000.65	1,300,000.00	1,046,999.35	19.5
10-31-305	.00	.00	.00	.00	.0
10-31-306	.00	347,000.00	.00	(347,000.00)	.0
10-31-309	6,435.09	12,073.01	10,000.00	(2,073.01)	120.7
10-31-310	28,615.66	65,756.17	468,000.00	402,243.83	14.1
	<u>183,167.47</u>	<u>718,737.18</u>	<u>2,906,000.00</u>	<u>2,187,262.82</u>	<u>24.7</u>
<u>LICENSES AND PERMITS</u>					
10-32-100	.00	1,145.00	8,000.00	6,855.00	14.3
10-32-210	1,662.73	3,613.85	50,000.00	46,386.15	7.2
10-32-290	1,306.36	2,473.90	22,000.00	19,526.10	11.3
10-32-310	.00	94.00	.00	(94.00)	.0
	<u>2,969.09</u>	<u>7,326.75</u>	<u>80,000.00</u>	<u>72,673.25</u>	<u>9.2</u>
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-400	.00	.00	.00	.00	.0
10-33-500	.00	.00	30,000.00	30,000.00	.0
10-33-550	.00	.00	214,000.00	214,000.00	.0
10-33-560	.00	(28,624.35)	114,000.00	142,624.35	(25.1)
10-33-580	.00	.00	7,000.00	7,000.00	.0
	<u>.00</u>	<u>(28,624.35)</u>	<u>365,000.00</u>	<u>393,624.35</u>	<u>(7.8)</u>
<u>CHARGES FOR SERVICES</u>					
10-34-100	.00	5,750.52	10,000.00	4,249.48	57.5
10-34-105	.00	25,767.50	20,000.00	(5,767.50)	128.8
10-34-250	(225.00)	1,780.00	.00	(1,780.00)	.0
10-34-254	.00	.00	.00	.00	.0
10-34-270	.00	.00	.00	.00	.0
10-34-445	.00	.00	.00	.00	.0
10-34-560	2,914.89	11,186.38	63,000.00	51,813.62	17.8
10-34-760	.00	.00	.00	.00	.0
10-34-910	.00	.00	280,000.00	280,000.00	.0
	<u>2,689.89</u>	<u>44,484.40</u>	<u>373,000.00</u>	<u>328,515.60</u>	<u>11.9</u>

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES AND FORFEITURES</u>					
10-35-100 FINES	7,354.57	46,954.97	135,000.00	88,045.03	34.8
TOTAL FINES AND FORFEITURES	7,354.57	46,954.97	135,000.00	88,045.03	34.8
<u>MISCELLANEOUS REVENUE</u>					
10-36-100 INTEREST EARNINGS	66,597.64	102,653.21	40,000.00	(62,653.21)	256.6
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	1,599.76	13,776.20	4,500.00	(9,276.20)	306.1
10-36-901 FARMERS MARKET	.00	.00	.00	.00	.0
10-36-905 MISC - COURT CONV FEE	318.00	1,467.00	5,000.00	3,533.00	29.3
TOTAL MISCELLANEOUS REVENUE	68,515.40	117,896.41	49,500.00	(68,396.41)	238.2
<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	2,000.00	2,000.00	.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	8,500.00	8,500.00	.0
TOTAL FUND REVENUE	264,696.42	906,775.36	3,917,000.00	3,010,224.64	23.2

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>					
10-41-005 SALARIES - COUNCIL & COMMISSIO	1,200.00	4,800.00	28,000.00	23,200.00	17.1
10-41-131 EMPLOYEE BENEFIT-EMPLOYER FICA	91.80	367.20	2,200.00	1,832.80	16.7
10-41-133 EMPLOYEE BENEFIT - WORK. COMP.	11.92	94.12	1,000.00	905.88	9.4
10-41-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-41-140 UNIFORMS	.00	.00	.00	.00	.0
10-41-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	5,046.31	6,000.00	953.69	84.1
10-41-230 TRAVEL & TRAINING	.00	.00	13,000.00	13,000.00	.0
10-41-240 OFFICE SUPPLIES AND EXPENSE	.00	.00	200.00	200.00	.0
10-41-370 PROFESSIONAL/TECHNICAL SERVICE	.00	.00	.00	.00	.0
10-41-494 YOUTH CITY COUNCIL	.00	57.19	5,000.00	4,942.81	1.1
10-41-620 MISCELLANEOUS	.00	631.80	5,100.00	4,468.20	12.4
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	1,303.72	18,496.62	68,000.00	49,503.38	27.2
<u>JUDICIAL</u>					
10-42-004 JUDGE SALARY	1,425.94	5,703.75	18,000.00	12,296.25	31.7
10-42-110 EMPLOYEE SALARIES	1,000.45	3,374.54	.00	(3,374.54)	.0
10-42-130 EMPLOYEE BENEFIT - RETIREMENT	115.43	808.00	4,000.00	3,192.00	20.2
10-42-131 EMPLOYEE BENEFIT-EMPLOYER FICA	189.43	709.76	2,000.00	1,290.24	35.5
10-42-133 EMPLOYEE BENEFIT - WORK. COMP.	24.65	129.29	500.00	370.71	25.9
10-42-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-42-135 EMPLOYEE BENEFIT - HEALTH INS.	.00	.00	.00	.00	.0
10-42-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	86.40	100.00	13.60	86.4
10-42-230 TRAVEL & TRAINING	200.00	300.00	3,000.00	2,700.00	10.0
10-42-240 OFFICE SUPPLIES & EXPENSE	21.57	147.89	500.00	352.11	29.6
10-42-243 COURT REFUNDS	.00	.00	.00	.00	.0
10-42-280 TELEPHONE	50.00	200.00	600.00	400.00	33.3
10-42-313 PROFESSIONAL/TECH. - ATTORNEY	1,125.00	2,500.00	10,000.00	7,500.00	25.0
10-42-317 PROFESSIONAL/TECHNICAL-BAILIFF	339.50	981.00	5,000.00	4,019.00	19.6
10-42-350 SOFTWARE MAINTENANCE	74.50	298.00	1,000.00	702.00	29.8
10-42-550 BANKING CHARGES	262.66	1,218.30	2,000.00	781.70	60.9
10-42-610 MISCELLANEOUS	37.00	247.00	1,000.00	753.00	24.7
10-42-740 EQUIPMENT	.00	.00	300.00	300.00	.0
TOTAL JUDICIAL	4,866.13	16,703.93	48,000.00	31,296.07	34.8

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATIVE</u>					
10-43-110 FULL-TIME EMPLOYEE SALARIES	31,621.84	125,252.53	395,000.00	269,747.47	31.7
10-43-120 PART-TIME EMPLOYEE SALARIES	2,248.12	8,715.54	81,000.00	72,284.46	10.8
10-43-125 EMPLOYEE INCENTIVE	.00	.00	.00	.00	.0
10-43-130 EMPLOYEE BENEFIT - RETIREMENT	3,272.22	22,493.53	91,000.00	68,506.47	24.7
10-43-131 EMPLOYEE BENEFIT-EMPLOYER FICA	2,629.77	10,291.63	37,000.00	26,708.37	27.8
10-43-133 EMPLOYEE BENEFIT - WORK. COMP.	320.33	1,657.24	8,000.00	6,342.76	20.7
10-43-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-43-135 EMPLOYEE BENEFIT - HEALTH INS.	1,455.34	27,451.68	90,000.00	62,548.32	30.5
10-43-136 HRA REIMBURSEMENT - HEALTH INS	.00	75.00	3,500.00	3,425.00	2.1
10-43-137 EMPLOYEE TESTING	.00	.00	.00	.00	.0
10-43-140 UNIFORMS	.00	.00	.00	.00	.0
10-43-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	694.00	3,500.00	2,806.00	19.8
10-43-220 PUBLIC NOTICES	.00	100.00	6,000.00	5,900.00	1.7
10-43-230 TRAVEL & TRAINING	1,835.86	6,746.32	25,000.00	18,253.68	27.0
10-43-240 OFFICE SUPPLIES & EXPENSE	943.24	4,599.73	10,000.00	5,400.27	46.0
10-43-250 EQUIPMENT - SUPPLIES AND MAINT	737.54	2,303.72	6,500.00	4,196.28	35.4
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	.00	.00	.00	.0
10-43-262 GENERAL GOVERNMENT BUILDINGS	503.95	3,500.23	10,500.00	6,999.77	33.3
10-43-270 UTILITIES	385.50	1,157.60	6,000.00	4,842.40	19.3
10-43-280 TELEPHONE	1,639.08	6,642.13	19,000.00	12,357.87	35.0
10-43-308 PROFESSIONAL & TECH - I.T.	1,052.50	7,364.25	33,000.00	25,635.75	22.3
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	5,180.50	18,726.50	60,000.00	41,273.50	31.2
10-43-314 ORDINANCE CODIFICATION	.00	802.31	5,000.00	4,197.69	16.1
10-43-316 ELECTIONS	.00	.00	20,000.00	20,000.00	.0
10-43-319 PROF./TECH. -SUBD. REVIEWS	.00	.00	.00	.00	.0
10-43-329 CITY MANAGER FUND	150.03	2,911.91	5,000.00	2,088.09	58.2
10-43-350 SOFTWARE MAINTENANCE	1,727.40	14,074.96	30,000.00	15,925.04	46.9
10-43-510 INSURANCE & SURETY BONDS	.00	61,995.86	48,000.00	(13,995.86)	129.2
10-43-550 BANKING CHARGES	19.61	79.72	1,000.00	920.28	8.0
10-43-610 MISCELLANEOUS	.00	91.58	4,000.00	3,908.42	2.3
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	.00	(.10)	.00	.10	.0
10-43-720 BUILDINGS	.00	.00	.00	.00	.0
10-43-740 EQUIPMENT	.00	.00	10,000.00	10,000.00	.0
10-43-745 EQUIPMENT COSTING OVER \$500	.00	.00	.00	.00	.0
10-43-841 TRANSFER TO RECREATION FUND	.00	.00	.00	.00	.0
10-43-900 ADDITION TO FUND BALANCE	.00	.00	.00	.00	.0
10-43-910 TRANSFER TO CAP. PROJ. FUND	.00	.00	.00	.00	.0
TOTAL ADMINISTRATIVE	55,722.83	327,727.87	1,023,000.00	695,272.13	32.0

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC SAFETY</u>					
10-54-310 SHERIFF'S DEPARTMENT	25,089.71	107,281.80	312,000.00	204,718.20	34.4
10-54-311 ANIMAL CONTROL	.00	.00	.00	.00	.0
10-54-320 EMERGENCY PREPAREDNESS	.00	80.20	12,000.00	11,919.80	.7
10-54-321 LIQUOR LAW ENFORCEMENT	.00	.00	7,000.00	7,000.00	.0
TOTAL PUBLIC SAFETY	25,089.71	107,362.00	331,000.00	223,638.00	32.4
<u>FIRE PROTECTION</u>					
10-57-110 FULL-TIME EMPLOYEE SALARIES	8,407.70	33,757.92	110,000.00	76,242.08	30.7
10-57-120 PART-TIME EMPLOYEE SALARIES	43,765.81	171,860.59	634,000.00	462,139.41	27.1
10-57-130 EMPLOYEE BENEFIT - RETIREMENT	797.54	5,582.78	22,000.00	16,417.22	25.4
10-57-131 EMPLOYEE BENEFIT-EMPLOYER FICA	3,884.03	15,592.92	57,000.00	41,407.08	27.4
10-57-133 EMPLOYEE BENEFIT - WORK. COMP.	1,596.60	7,927.01	34,000.00	26,072.99	23.3
10-57-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-57-135 EMPLOYEE BENEFIT - HEALTH INS.	36.70	8,760.28	28,000.00	19,239.72	31.3
10-57-137 EMPLOYEE TESTING	.00	205.65	1,000.00	794.35	20.6
10-57-140 UNIFORMS	107.50	628.53	12,000.00	11,371.47	5.2
10-57-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	1,000.00	1,000.00	.0
10-57-230 TRAVEL & TRAINING	680.00	2,616.15	44,000.00	41,383.85	6.0
10-57-240 OFFICE SUPPLIES & EXPENSE	134.73	134.73	2,500.00	2,365.27	5.4
10-57-250 EQUIPMENT SUPPLIES & MAINT.	46.80	4,949.81	24,000.00	19,050.19	20.6
10-57-256 FUEL EXPENSE	791.89	2,578.68	10,000.00	7,421.32	25.8
10-57-260 BUILDINGS & GROUNDS MAINT.	1,479.67	6,694.97	22,000.00	15,305.03	30.4
10-57-270 UTILITIES	652.02	2,727.72	7,000.00	4,272.28	39.0
10-57-280 TELEPHONE	930.93	3,586.54	10,000.00	6,413.46	35.9
10-57-350 SOFTWARE MAINTENANCE	74.50	3,403.00	8,500.00	5,097.00	40.0
10-57-370 PROFESSIONAL & TECH. SERVICES	2,387.52	7,904.41	23,000.00	15,095.59	34.4
10-57-375 PARAMEDIC SERVICES	.00	.00	.00	.00	.0
10-57-450 SPECIAL PUBLIC SAFETY SUPPLIES	234.31	2,962.88	38,000.00	35,037.12	7.8
10-57-530 INTEREST EXPENSE	.00	1,626.57	5,000.00	3,373.43	32.5
10-57-550 BANKING CHARGES	19.61	79.72	500.00	420.28	15.9
10-57-622 HEALTH & WELLNESS EXPENSES	.00	.00	1,500.00	1,500.00	.0
10-57-740 EQUIPMENT	721.64	721.64	15,000.00	14,278.36	4.8
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	66,749.50	284,302.50	1,137,000.00	852,697.50	25.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

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	27,175.42	98,166.33	296,000.00	197,833.67	33.2
10-58-120 PART-TIME EMPLOYEE SALARIES	454.75	1,633.75	5,000.00	3,366.25	32.7
10-58-130 EMPLOYEE BENEFIT - RETIREMENT	2,309.55	16,276.88	59,000.00	42,723.12	27.6
10-58-131 EMPLOYEE BENEFIT-EMPLOYER FICA	1,497.71	7,086.57	23,000.00	15,913.43	30.8
10-58-132 EMPLOYEE BENEFIT - 401K PLAN	.00	.00	.00	.00	.0
10-58-133 EMPLOYEE BENEFIT - WORK. COMP.	259.14	1,648.85	7,000.00	5,351.15	23.6
10-58-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-58-135 EMPLOYEE BENEFIT - HEALTH INS.	908.65	18,900.46	59,000.00	40,099.54	32.0
10-58-137 EMPLOYEE TESTING	21.40	71.40	.00	(71.40)	.0
10-58-140 UNIFORMS	238.16	563.90	3,200.00	2,636.10	17.6
10-58-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	7.99	1,008.99	1,000.00	(8.99)	100.9
10-58-230 TRAVEL & TRAINING	550.00	4,126.46	12,500.00	8,373.54	33.0
10-58-240 OFFICE SUPPLIES	2,372.98	2,768.16	10,000.00	7,231.84	27.7
10-58-250 EQUIPMENT SUPPLIES & MAINT.	.00	311.71	5,000.00	4,688.29	6.2
10-58-255 VEHICLE LEASE	.00	.00	15,000.00	15,000.00	.0
10-58-256 FUEL EXPENSE	.00	712.27	3,000.00	2,287.73	23.7
10-58-280 TELEPHONE	284.56	1,175.08	1,800.00	624.92	65.3
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	5,207.75	34,614.25	55,000.00	20,385.75	62.9
10-58-319 PROF./TECH. -SUBD. REVIEWS	8,246.00	34,050.75	20,000.00	(14,050.75)	170.3
10-58-325 PROFESSIONAL/TECHICAL - MAPS/G	385.00	744.00	8,000.00	7,256.00	9.3
10-58-326 PROF. & TECH. - INSPECTIONS	.00	2,934.00	40,000.00	37,066.00	7.3
10-58-350 SOFTWARE MAINTENANCE	20.00	7,076.00	17,000.00	9,924.00	41.6
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	961.30	4,680.10	14,000.00	9,319.90	33.4
10-58-740 EQUIPMENT	.00	2,326.20	2,500.00	173.80	93.1
TOTAL COMMUNITY SERVICES	50,900.36	240,876.11	667,000.00	426,123.89	36.1

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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS</u>					
10-60-110 FULL-TIME EMPLOYEE SALARIES	3,904.07	14,599.02	48,000.00	33,400.98	30.4
10-60-120 PART-TIME EMPLOYEE SALARIES	2,348.62	4,789.61	30,000.00	25,210.39	16.0
10-60-130 EMPLOYEE BENEFIT - RETIREMENT	349.95	2,412.66	10,000.00	7,587.34	24.1
10-60-131 EMPLOYEE BENEFIT-EMPLOYER FICA	1,110.90	2,106.65	6,000.00	3,893.35	35.1
10-60-133 EMPLOYEE BENEFIT - WORK. COMP.	243.30	647.58	3,000.00	2,352.42	21.6
10-60-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-60-135 EMPLOYEE BENEFIT - HEALTH INS.	21.48	3,223.12	11,000.00	7,776.88	29.3
10-60-137 EMPLOYEE TESTING	50.00	50.00	300.00	250.00	16.7
10-60-140 UNIFORMS	238.16	563.91	1,800.00	1,236.09	31.3
10-60-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	.00	.00	.0
10-60-230 TRAVEL & TRAINING	.00	.00	2,000.00	2,000.00	.0
10-60-240 OFFICE SUPPLIES	.00	.00	.00	.00	.0
10-60-250 EQUIPMENT SUPPLIES & MAINT.	2,127.13	3,394.76	10,000.00	6,605.24	34.0
10-60-255 VEHICLE LEASE	.00	.00	7,000.00	7,000.00	.0
10-60-256 FUEL EXPENSE	512.57	1,137.30	5,600.00	4,462.70	20.3
10-60-260 BUILDINGS & GROUNDS MAINT.	124.02	1,130.52	.00	(1,130.52)	.0
10-60-271 UTILITIES - STREET LIGHTS	2,818.19	8,536.00	45,000.00	36,464.00	19.0
10-60-280 TELEPHONE	171.97	454.91	.00	(454.91)	.0
10-60-312 PROFESSIONAL & TECH. - ENGINR	.00	22.25	5,000.00	4,977.75	.5
10-60-325 PROFESSIONAL/TECHICAL - MAPS/G	689.25	2,395.50	5,000.00	2,604.50	47.9
10-60-350 SOFTWARE MAINTENANCE	74.50	298.00	3,000.00	2,702.00	9.9
10-60-370 PROFESSIONAL & TECH. SERVICES	.00	.00	.00	.00	.0
10-60-410 SPECIAL HIGHWAY SUPPLIES	1,454.05	2,275.51	25,000.00	22,724.49	9.1
10-60-411 SNOW REMOVAL SUPPLIES	1,543.87	1,577.77	45,000.00	43,422.23	3.5
10-60-415 MAILBOXES & STREET SIGNS	.00	277.50	10,000.00	9,722.50	2.8
10-60-416 STREET LIGHTS	980.64	2,463.04	30,000.00	27,536.96	8.2
10-60-420 WEED CONTROL	.00	.00	2,000.00	2,000.00	.0
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	19.61	79.72	300.00	220.28	26.6
TOTAL STREETS	18,782.28	52,435.33	310,000.00	257,564.67	16.9

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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS</u>					
10-70-110 FULL-TIME EMPLOYEE SALARIES	6,117.52	27,790.67	94,000.00	66,209.33	29.6
10-70-120 PART-TIME EMPLOYEE SALARIES	3,713.44	11,537.09	10,000.00	(1,537.09)	115.4
10-70-130 EMPLOYEE BENEFIT - RETIREMENT	585.72	4,715.50	17,000.00	12,284.50	27.7
10-70-131 EMPLOYEE BENEFIT-EMPLOYER FICA	789.76	3,094.49	8,000.00	4,905.51	38.7
10-70-133 EMPLOYEE BENEFIT - WORK. COMP.	210.43	1,118.97	3,000.00	1,881.03	37.3
10-70-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-70-135 EMPLOYEE BENEFIT - HEALTH INS.	598.22	10,632.37	33,000.00	22,367.63	32.2
10-70-137 EMPLOYEE TESTING	100.00	150.00	400.00	250.00	37.5
10-70-140 UNIFORMS	476.20	1,127.51	4,000.00	2,872.49	28.2
10-70-230 TRAVEL & TRAINING	.00	.00	4,000.00	4,000.00	.0
10-70-250 EQUIPMENT SUPPLIES & MAINT.	2,322.58	10,212.44	25,000.00	14,787.56	40.9
10-70-255 VEHICLE LEASE	.00	.00	71,000.00	71,000.00	.0
10-70-256 FUEL EXPENSE	735.40	1,914.25	6,000.00	4,085.75	31.9
10-70-260 BUILDINGS & GROUNDS MAINT.	.00	.00	.00	.00	.0
10-70-261 GROUNDS SUPPLIES & MAINTENANCE	4,164.66	25,271.82	77,500.00	52,228.18	32.6
10-70-270 UTILITIES	4,396.47	6,103.01	10,000.00	3,896.99	61.0
10-70-280 TELEPHONE	237.94	738.82	1,800.00	1,061.18	41.1
10-70-312 PROFESSIONAL & TECH. - ENGINR	.00	52.50	.00	(52.50)	.0
10-70-350 SOFTWARE MAINTENANCE	74.50	298.00	1,000.00	702.00	29.8
10-70-430 TRAILS	.00	.00	.00	.00	.0
10-70-431 TREE PROGRAM	.00	.00	10,000.00	10,000.00	.0
10-70-435 SAFETY INCENTIVE PROGRAM	.00	.00	.00	.00	.0
10-70-550 BANKING CHARGES	19.61	79.72	300.00	220.28	26.6
10-70-626 UTA PARK AND RIDE	.00	.00	15,000.00	15,000.00	.0
10-70-730 IMPROVEMENTS OTHER THAN BLDGS	.00	.00	.00	.00	.0
10-70-735 ENHANCEMENTS - RAP	.00	.00	10,000.00	10,000.00	.0
10-70-740 EQUIPMENT	.00	9,345.11	12,000.00	2,654.89	77.9
10-70-960 TRRR FROM STORM DRAIN - REIMB.	.00	.00	(80,000.00)	(80,000.00)	.0
TOTAL PARKS	24,542.45	114,182.27	333,000.00	218,817.73	34.3
TOTAL FUND EXPENDITURES	247,956.98	1,162,086.63	3,917,000.00	2,754,913.37	29.7
NET REVENUE OVER EXPENDITURES	16,739.44	(255,311.27)	.00	255,311.27	.0

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RECREATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION REVENUE</u>					
20-34-720 RENTAL - ACTIVITY CENTER	1,920.00	5,660.00	11,000.00	5,340.00	51.5
20-34-751 MEMBERSHIP FEES	1,825.00	4,708.00	21,000.00	16,292.00	22.4
20-34-752 COMPETITION LEAGUE FEES	7,600.00	7,698.00	20,000.00	12,302.00	38.5
20-34-753 MISC REVENUE	42.00	108.00	1,000.00	892.00	10.8
20-34-754 COMPETITION BASEBALL	.00	.00	500.00	500.00	.0
20-34-755 BASKETBALL	1,579.00	9,435.00	14,000.00	4,565.00	67.4
20-34-756 BASEBALL & SOFTBALL	.00	.00	8,000.00	8,000.00	.0
20-34-757 SOCCER	.00	6,136.00	16,000.00	9,864.00	38.4
20-34-758 FLAG FOOTBALL	.00	3,203.00	4,000.00	797.00	80.1
20-34-759 VOLLEYBALL	.00	1,061.00	1,500.00	439.00	70.7
20-34-760 WRESTLING	440.00	940.00	.00	(940.00)	.0
20-34-761 PICKLEBALL	.00	675.00	.00	(675.00)	.0
20-34-811 SALES TAX BOND PMT-RESTRICTED	.00	.00	.00	.00	.0
20-34-841 GRAVEL PIT FEES	17,458.53	17,458.53	100,000.00	82,541.47	17.5
TOTAL RECREATION REVENUE	30,864.53	57,082.53	197,000.00	139,917.47	29.0
<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	6,563.36	2,000.00	(4,563.36)	328.2
TOTAL SOURCE 37	.00	6,563.36	2,000.00	(4,563.36)	328.2
<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	.00	.00	.0
20-39-800 TRANSFER FROM IMPACT FEE FUND	.00	.00	10,000.00	10,000.00	.0
20-39-900 FUND BALANCE TO BE APPROPRIATE	.00	.00	159,000.00	159,000.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	169,000.00	169,000.00	.0
TOTAL FUND REVENUE	30,864.53	63,645.89	368,000.00	304,354.11	17.3

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RECREATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION EXPENDITURES</u>					
20-71-110 FULL-TIME EMPLOYEE SALARIES	4,382.47	17,571.54	61,000.00	43,428.46	28.8
20-71-120 PART-TIME EMPLOYEE SALARIES	6,516.62	20,295.64	64,000.00	43,704.36	31.7
20-71-130 EMPLOYEE BENEFIT - RETIREMENT	419.33	2,946.93	12,000.00	9,053.07	24.6
20-71-131 EMPLOYEE BENEFIT-EMPLOYER FICA	838.51	2,978.44	9,000.00	6,021.56	33.1
20-71-133 EMPLOYEE BENEFIT - WORK. COMP.	119.46	506.09	3,000.00	2,493.91	16.9
20-71-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
20-71-135 EMPLOYEE BENEFIT - HEALTH INS.	427.72	2,026.24	11,000.00	8,973.76	18.4
20-71-137 EMPLOYEE TESTING	150.00	171.50	500.00	328.50	34.3
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	281.78	505.11	1,000.00	494.89	50.5
20-71-241 MATERIALS & SUPPLIES	305.79	1,299.56	3,000.00	1,700.44	43.3
20-71-250 EQUIPMENT SUPPLIES & MAINT.	350.31	350.31	1,000.00	649.69	35.0
20-71-256 FUEL EXPENSE	54.09	249.78	500.00	250.22	50.0
20-71-262 GENERAL GOVERNMENT BUILDINGS	.00	40.92	12,000.00	11,959.08	.3
20-71-270 UTILITIES	28.63	5,343.42	7,000.00	1,656.58	76.3
20-71-280 TELEPHONE	437.53	1,614.57	4,000.00	2,385.43	40.4
20-71-331 PROMOTIONS	.00	.00	.00	.00	.0
20-71-340 PROGRAM OFFICIALS	.00	.00	.00	.00	.0
20-71-350 SOFTWARE MAINTENANCE	74.50	298.00	1,000.00	702.00	29.8
20-71-370 PROFESSIONAL/TECHNICAL SERVICE	.00	.00	.00	.00	.0
20-71-480 REC BASKETBALL	336.82	1,507.86	12,000.00	10,492.14	12.6
20-71-481 BASEBALL & SOFTBALL	.00	257.60	8,000.00	7,742.40	3.2
20-71-482 SOCCER	.00	3,123.89	5,000.00	1,876.11	62.5
20-71-483 FLAG FOOTBALL	48.00	2,083.67	3,000.00	916.33	69.5
20-71-484 VOLLEYBALL	.00	564.10	2,000.00	1,435.90	28.2
20-71-485 SUMMER FUN	.00	246.70	2,000.00	1,753.30	12.3
20-71-486 SR LUNCHEON	158.55	492.70	2,000.00	1,507.30	24.6
20-71-488 COMPETITION BASKETBALL	399.87	399.87	12,000.00	11,600.13	3.3
20-71-489 COMPETITION BASEBALL	.00	.00	500.00	500.00	.0
20-71-491 ADULT PROGRAMS	.00	.00	500.00	500.00	.0
20-71-492 PICKLEBALL/ WRESTLING	.00	93.06	.00	(93.06)	.0
20-71-510 INSURANCE & SURETY BONDS	.00	.00	.00	.00	.0
20-71-530 INTEREST EXPENSE	.00	4,182.61	16,000.00	11,817.39	26.1
20-71-550 BANKING CHARGES	230.40	1,015.97	2,000.00	984.03	50.8
20-71-610 MISCELLANEOUS	.00	213.00	1,500.00	1,287.00	14.2
20-71-625 CASH OVER AND SHORT	.00	.00	.00	.00	.0
20-71-740 EQUIPMENT	.00	.00	10,000.00	10,000.00	.0
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	15,560.38	70,379.08	368,000.00	297,620.92	19.1
TOTAL FUND EXPENDITURES	15,560.38	70,379.08	368,000.00	297,620.92	19.1
NET REVENUE OVER EXPENDITURES	15,304.15	(6,733.19)	.00	6,733.19	.0

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SEWER IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
21-37-100	INTEREST EARNINGS	.00	11,085.67	3,000.00	(8,085.67)	369.5
21-37-200	IMPACT FEES	.00	.00	20,000.00	20,000.00	.0
	TOTAL REVENUE	.00	11,085.67	23,000.00	11,914.33	48.2
<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	11,085.67	23,000.00	11,914.33	48.2

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SEWER IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>						
21-40-760	SEWER IMPACT FEE PROJECTS	.00	.00	4,000.00	4,000.00	.0
21-40-800	SEWER FUND BALANCE	.00	.00	19,000.00	19,000.00	.0
	TOTAL EXPENDITURES	.00	.00	23,000.00	23,000.00	.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	23,000.00	23,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	11,085.67	.00	(11,085.67)	.0

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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	.00	15,000.00	15,000.00	.0
	TOTAL REVENUE	.00	.00	15,000.00	15,000.00	.0
<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	.00	15,000.00	15,000.00	.0

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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
22-40-800 STORM SEWER FUND BALANCE	.00	.00	10,000.00	10,000.00	.0
TOTAL EXPENDITURES	.00	.00	10,000.00	10,000.00	.0
<u>DEPARTMENT 80</u>					
22-80-800 TRANSFERS	.00	.00	5,000.00	5,000.00	.0
TOTAL DEPARTMENT 80	.00	.00	5,000.00	5,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	15,000.00	15,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

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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	.00	10,000.00	10,000.00	.0
	TOTAL REVENUE	.00	.00	11,000.00	11,000.00	.0
<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	.00	11,000.00	11,000.00	.0

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PARK IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
23-40-760 PROJECTS	.00	.00	11,000.00	11,000.00	.0
23-40-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	.00	.00	11,000.00	11,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	11,000.00	11,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

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ROAD IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
24-37-100 INTEREST EARNINGS	.00	3,455.03	.00	(3,455.03)	.0
24-37-200 IMPACT FEES	.00	.00	40,000.00	40,000.00	.0
TOTAL REVENUE	.00	3,455.03	40,000.00	36,544.97	8.6
<u>CONTRIBUTIONS & TRANSFERS</u>					
24-39-500 CONTRIBUTION FROM FUND BAL	.00	.00	146,000.00	146,000.00	.0
24-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	146,000.00	146,000.00	.0
TOTAL FUND REVENUE	.00	3,455.03	186,000.00	182,544.97	1.9

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 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

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ROAD IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
24-40-760 PROJECTS	.00	.00	186,000.00	186,000.00	.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	186,000.00	186,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	186,000.00	186,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	3,455.03	.00	(3,455.03)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct 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 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

WATER IMPACT FEE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>						
26-37-100	INTEREST EARNINGS	.00	1,577.28	2,000.00	422.72	78.9
26-37-200	IMPACT FEES	.00	.00	10,000.00	10,000.00	.0
	TOTAL REVENUE	.00	1,577.28	12,000.00	10,422.72	13.1
<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	1,577.28	12,000.00	10,422.72	13.1

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct 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	12,000.00	12,000.00	.0
26-80-900	CONTRIBUTION TO FUND BALANCE	.00	.00	.00	.00	.0
TOTAL TRANSFERS		.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	1,577.28	.00	(1,577.28)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct 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	.00	10,000.00	10,000.00	.0
TOTAL REVENUE	.00	.00	10,000.00	10,000.00	.0
<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	.00	10,000.00	10,000.00	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct 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	10,000.00	10,000.00	.0
TOTAL DEPARTMENT 80	.00	.00	10,000.00	10,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	10,000.00	10,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

LOCAL BUILDING AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
28-36-100 INTEREST EARNINGS	.00	.00	.00	.00	.0
28-36-250 LEASES	.00	.00	.00	.00	.0
28-36-700 SALE OF BONDS	.00	.00	.00	.00	.0
TOTAL SOURCE 36	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	.00	.00	.00	.00	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

LOCAL BUILDING AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LBA - PUBLIC WORKS</u>					
28-44-530 INTEREST EXPENSE	.00	.00	.00	.00	.0
28-44-710 LAND	.00	.00	.00	.00	.0
28-44-720 BUILDINGS	.00	.00	.00	.00	.0
28-44-730 IMPROV. OTHER THAN BLDGS.	.00	.00	.00	.00	.0
28-44-740 MACHINERY AND EQUIPMENT	.00	.00	.00	.00	.0
28-44-811 BOND PRINCIPAL	.00	.00	.00	.00	.0
28-44-840 COST OF ISSUANCE	.00	.00	.00	.00	.0
TOTAL LBA - PUBLIC WORKS	.00	.00	.00	.00	.0
TOTAL FUND EXPENDITURES	.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 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct 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	.00	2,000.00	2,000.00	.0
TOTAL REVENUE	.00	.00	2,000.00	2,000.00	.0
<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	.00	2,000.00	2,000.00	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct 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	2,000.00	2,000.00	.0
TOTAL DEPARTMENT 80	.00	.00	2,000.00	2,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	2,000.00	2,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	.00	.00	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SOURCE 31</u>					
45-31-300 SALES AND USE TAX	.00	.00	200,000.00	200,000.00	.0
TOTAL SOURCE 31	.00	.00	200,000.00	200,000.00	.0
<u>INTERGOVERNMENTAL REVENUE</u>					
45-33-400 STATE GRANTS	.00	.00	.00	.00	.0
45-33-500 FEDERAL GRANT - CARES ACT/ARPA	.00	.00	.00	.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	.00	.00	.0
<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	.00	.00	.00	.0
TOTAL CHARGES FOR SERVICES	.00	.00	.00	.00	.0
<u>MISCELLANEOUS REVENUE</u>					
45-36-100 INTEREST EARNINGS	.00	22,876.79	48,000.00	25,123.21	47.7
45-36-110 SALE OF PROPERTY	.00	.00	.00	.00	.0
TOTAL MISCELLANEOUS REVENUE	.00	22,876.79	48,000.00	25,123.21	47.7
<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	.00	.00	.0
45-39-500 FUND BALANCE TO BE APPROPRIATE	.00	.00	.00	.00	.0
45-39-800 TRANSFER FROM IMPACT FEES	.00	.00	186,000.00	186,000.00	.0
45-39-810 TRANSFER FROM CLASS "C"	.00	.00	.00	.00	.0
45-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	186,000.00	186,000.00	.0
TOTAL FUND REVENUE	.00	22,876.79	434,000.00	411,123.21	5.3

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
45-43-730 ADMIN - IMPROV OTHER THAN BLDG	.00	50,541.71	2,000.00	(48,541.71)	2527.1
45-43-740 EQUIPMENT	.00	1,316.81	.00	(1,316.81)	.0
TOTAL DEPARTMENT 43	.00	51,858.52	2,000.00	(49,858.52)	2592.9
<u>DEPARTMENT 57</u>					
45-57-720 BUILDINGS	.00	.00	.00	.00	.0
45-57-730 IMPROV. OTHER THAN BLDGS.	.00	.00	.00	.00	.0
45-57-740 EQUIPMENT	.00	.00	185,000.00	185,000.00	.0
TOTAL DEPARTMENT 57	.00	.00	185,000.00	185,000.00	.0
<u>DEPARTMENT 58</u>					
45-58-740 EQUIPMENT	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 58	.00	.00	.00	.00	.0
<u>DEPARTMENT 60</u>					
45-60-710 LAND	.00	.00	.00	.00	.0
45-60-720 1040BUILDINGS	.00	.00	.00	.00	.0
45-60-730 STREETS-IMP OTHER THAN BLDG	7,314.78	20,986.34	225,000.00	204,013.66	9.3
45-60-740 EQUIPMENT	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 60	7,314.78	20,986.34	225,000.00	204,013.66	9.3
<u>DEPARTMENT 70</u>					
45-70-710 LAND	.00	.00	.00	.00	.0
45-70-730 IMPROVEMENTS OTHER THAN BLDGS	15,000.00	17,955.60	.00	(17,955.60)	.0
45-70-740 EQUIPMENT	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 70	15,000.00	17,955.60	.00	(17,955.60)	.0
<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	22,000.00	22,000.00	.0
TOTAL DEPARTMENT 90	.00	.00	22,000.00	22,000.00	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	22,314.78	90,800.46	434,000.00	343,199.54	20.9
NET REVENUE OVER EXPENDITURES	(22,314.78)	(67,923.67)	.00	67,923.67	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct 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	34,743.45	60,000.00	25,256.55	57.9
51-36-300 MISC UTILITY REVENUE	.00	.00	.00	.00	.0
TOTAL MISCELLANEOUS REVENUE	.00	34,743.45	60,000.00	25,256.55	57.9
<u>WATER UTILITIES REVENUE</u>					
51-37-100 WATER SALES	133,299.52	546,605.12	1,650,000.00	1,103,394.88	33.1
51-37-105 WATER CONNECTION FEE	.00	.00	5,000.00	5,000.00	.0
51-37-130 PENALTIES	3,305.00	13,978.49	42,000.00	28,021.51	33.3
TOTAL WATER UTILITIES REVENUE	136,604.52	560,583.61	1,697,000.00	1,136,416.39	33.0
<u>SOURCE 38</u>					
51-38-820 CONTRIBUTIONS FROM IMPACT FEES	.00	.00	12,000.00	12,000.00	.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	12,000.00	12,000.00	.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	1,521,000.00	1,521,000.00	.0
TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	1,521,000.00	1,521,000.00	.0
TOTAL FUND REVENUE	136,604.52	595,327.06	3,290,000.00	2,694,672.94	18.1

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

WATER UTILITY FUND

EXPENDITURES	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
51-40-110 FULL-TIME EMPLOYEE SALARIES	7,107.46	36,333.55	129,000.00	92,666.45	28.2
51-40-120 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
51-40-130 EMPLOYEE BENEFIT - RETIREMENT	671.94	6,785.99	27,000.00	20,214.01	25.1
51-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	563.66	2,894.41	10,000.00	7,105.59	28.9
51-40-133 EMPLOYEE BENEFIT - WORK. COMP.	149.81	1,755.82	5,000.00	3,244.18	35.1
51-40-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
51-40-135 EMPLOYEE BENEFIT - HEALTH INS.	393.02	2,586.19	13,000.00	10,413.81	19.9
51-40-137 EMPLOYEE TESTING	120.00	120.00	.00	(120.00)	.0
51-40-140 UNIFORMS	246.16	745.91	2,000.00	1,254.09	37.3
51-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	3,000.00	3,000.00	.0
51-40-230 TRAVEL & TRAINING	486.97	753.49	4,000.00	3,246.51	18.8
51-40-240 OFFICE SUPPLIES & EXPENSE	35.95	246.48	1,000.00	753.52	24.7
51-40-250 EQUIPMENT SUPPLIES & MAINT.	726.96	1,593.98	10,000.00	8,406.02	15.9
51-40-255 VEHICLE LEASE	.00	.00	84,000.00	84,000.00	.0
51-40-256 FUEL EXPENSE	510.86	1,709.19	9,000.00	7,290.81	19.0
51-40-260 BUILDINGS & GROUNDS MAINT.	.00	.00	5,000.00	5,000.00	.0
51-40-262 GENERAL GOVERNMENT BUILDINGS	.00	.00	.00	.00	.0
51-40-270 UTILITIES	1,906.63	7,550.92	20,000.00	12,449.08	37.8
51-40-280 TELEPHONE	502.88	2,167.70	4,000.00	1,832.30	54.2
51-40-312 PROFESSIONAL & TECH. - ENGINR	278.00	7,129.00	60,000.00	52,871.00	11.9
51-40-318 PROFESSIONAL TECHNICAL	.00	.00	2,000.00	2,000.00	.0
51-40-325 PROFESSIONAL/TECHICAL - MAPS/G	201.50	3,415.25	5,000.00	1,584.75	68.3
51-40-350 SOFTWARE MAINTENANCE	223.50	3,094.00	9,500.00	6,406.00	32.6
51-40-370 UTILITY BILLING	2,200.77	6,210.71	14,000.00	7,789.29	44.4
51-40-480 SPECIAL WATER SUPPLIES	369.46	1,668.21	6,500.00	4,831.79	25.7
51-40-481 WATER PURCHASES	188,197.49	188,197.49	390,000.00	201,802.51	48.3
51-40-483 EMERGENCY LEAKS & REPAIRS	.00	.00	.00	.00	.0
51-40-485 FIRE HYDRANT UPDATE	.00	.00	65,000.00	65,000.00	.0
51-40-490 O & M CHARGE	22,888.59	46,550.67	100,000.00	53,449.33	46.6
51-40-495 METER REPLACEMENTS	.00	.00	200,000.00	200,000.00	.0
51-40-530 INTEREST EXPENSE	.00	.00	121,000.00	121,000.00	.0
51-40-540 CUSTOMER ASSISTANCE PROGRAM	.00	.00	.00	.00	.0
51-40-550 BANKING CHARGES	489.51	1,945.46	6,000.00	4,054.54	32.4
51-40-650 DEPRECIATION	.00	.00	325,000.00	325,000.00	.0
51-40-730 IMPROVEMENTS OTHER THAN BLDGS	38,158.55	375,673.06	1,404,000.00	1,028,326.94	26.8
51-40-740 EQUIPMENT	.00	.00	60,000.00	60,000.00	.0
51-40-750 CAPITAL OUTLAY - VEHICLES	.00	.00	.00	.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	266,429.67	699,127.48	3,290,000.00	2,590,872.52	21.3

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct 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	266,429.67	699,127.48	3,290,000.00	2,590,872.52	21.3
NET REVENUE OVER EXPENDITURES	(129,825.15)	(103,800.42)	.00	103,800.42	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
52-36-100 INTEREST EARNINGS	.00	53,898.64	60,000.00	6,101.36	89.8
TOTAL MISCELLANEOUS REVENUE	.00	53,898.64	60,000.00	6,101.36	89.8
<u>SEWER UTILITIES REVENUE</u>					
52-37-300 SEWER SALES	97,037.06	385,484.30	1,148,000.00	762,515.70	33.6
52-37-360 CWDIS 5% RETAINAGE	.00	.00	3,000.00	3,000.00	.0
52-37-400 CWSID SEWER CONN FEES PAYABLE	.00	.00	.00	.00	.0
TOTAL SEWER UTILITIES REVENUE	97,037.06	385,484.30	1,151,000.00	765,515.70	33.5
<u>SOURCE 38</u>					
52-38-820 CONTRIBUTION FROM IMPACT FEES	.00	.00	4,000.00	4,000.00	.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	4,000.00	4,000.00	.0
<u>SOURCE 39</u>					
52-39-900 FUND BAL TO BE APPROPRIATED	.00	.00	.00	.00	.0
TOTAL SOURCE 39	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	97,037.06	439,382.94	1,215,000.00	775,617.06	36.2

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

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SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
52-40-110 FULL-TIME EMPLOYEE SALARIES	5,266.19	25,844.05	62,000.00	36,155.95	41.7
52-40-120 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
52-40-130 EMPLOYEE BENEFIT - RETIREMENT	510.01	4,814.93	14,000.00	9,185.07	34.4
52-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	383.74	1,899.90	5,000.00	3,100.10	38.0
52-40-133 EMPLOYEE BENEFIT - WORK. COMP.	107.45	714.71	3,000.00	2,285.29	23.8
52-40-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
52-40-135 EMPLOYEE BENEFIT - HEALTH INS.	26.99	8,721.44	28,000.00	19,278.56	31.2
52-40-140 UNIFORMS	119.02	281.80	1,000.00	718.20	28.2
52-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	.00	.00	.0
52-40-230 TRAVEL & TRAINING	.00	.00	3,000.00	3,000.00	.0
52-40-240 OFFICE SUPPLIES & EXPENSE	35.94	246.44	1,500.00	1,253.56	16.4
52-40-250 EQUIPMENT SUPPLIES & MAINT.	9.28	361.87	4,000.00	3,638.13	9.1
52-40-255 VEHICLE LEASE	.00	.00	8,000.00	8,000.00	.0
52-40-256 FUEL EXPENSE	188.92	541.21	2,500.00	1,958.79	21.7
52-40-260 BUILDINGS & GROUNDS MAINT.	.00	.00	.00	.00	.0
52-40-270 UTILITIES	.00	.00	1,000.00	1,000.00	.0
52-40-280 TELEPHONE	50.00	200.00	.00	(200.00)	.0
52-40-312 PROFESSIONAL & TECH. - ENGINR	125.00	649.00	6,000.00	5,351.00	10.8
52-40-325 PROFESSIONAL/TECHICAL - MAPS/G	.00	1,837.50	3,000.00	1,162.50	61.3
52-40-350 SOFTWARE MAINTENANCE	223.50	894.00	3,000.00	2,106.00	29.8
52-40-370 UTILITY BILLING	1,545.36	4,349.27	9,000.00	4,650.73	48.3
52-40-490 O & M CHARGE	.00	437.75	50,000.00	49,562.25	.9
52-40-491 SEWER TREATMENT FEE	.00	153,408.00	593,000.00	439,592.00	25.9
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	323.47	1,284.03	4,000.00	2,715.97	32.1
52-40-650 DEPRECIATION	.00	.00	175,000.00	175,000.00	.0
52-40-690 PROJECTS	534.00	13,764.43	90,000.00	76,235.57	15.3
52-40-900 TRANSFER TO FUND BALANCE	.00	.00	88,000.00	88,000.00	.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	9,448.87	220,250.33	1,215,000.00	994,749.67	18.1
<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	9,448.87	220,250.33	1,215,000.00	994,749.67	18.1
NET REVENUE OVER EXPENDITURES	87,588.19	219,132.61	.00	(219,132.61)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

SANITATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
53-36-100 INTEREST EARNINGS	.00	7,532.18	10,000.00	2,467.82	75.3
TOTAL MISCELLANEOUS REVENUE	.00	7,532.18	10,000.00	2,467.82	75.3
<u>SANITATION UTILITIES REVENUE</u>					
53-37-700 SANITATION FEES	46,540.99	185,744.98	546,000.00	360,255.02	34.0
TOTAL SANITATION UTILITIES REVENUE	46,540.99	185,744.98	546,000.00	360,255.02	34.0
<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	46,540.99	193,277.16	556,000.00	362,722.84	34.8

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct 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	42,533.77	23,000.00	(19,533.77)	184.9
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	223.50	894.00	3,000.00	2,106.00	29.8
53-40-370 UTILITY BILLING	620.93	1,831.80	4,000.00	2,168.20	45.8
53-40-492 SANITATION FEE CHARGES	38,569.34	136,459.02	477,000.00	340,540.98	28.6
53-40-550 BANKING CHARGES	154.08	611.87	2,000.00	1,388.13	30.6
53-40-650 DEPRECIATION	.00	.00	.00	.00	.0
53-40-900 CONTRIBUTION TO FUND BALANCE	.00	.00	9,000.00	9,000.00	.0
53-40-915 TRANSFER TO ADMIN SERVICES	.00	.00	38,000.00	38,000.00	.0
TOTAL EXPENDITURES	39,567.85	182,330.46	556,000.00	373,669.54	32.8
TOTAL FUND EXPENDITURES	39,567.85	182,330.46	556,000.00	373,669.54	32.8
NET REVENUE OVER EXPENDITURES	6,973.14	10,946.70	.00	(10,946.70)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct 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	10,715.10	10,000.00	(715.10)	107.2
TOTAL MISCELLANEOUS REVENUE	.00	10,715.10	10,000.00	(715.10)	107.2
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STORM SEWER UTILITIES REVENUE					
54-37-450 STORM SEWER REVENUE	46,795.84	186,932.29	555,000.00	368,067.71	33.7
TOTAL STORM SEWER UTILITIES REVENUE	46,795.84	186,932.29	555,000.00	368,067.71	33.7
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SOURCE 38					
54-38-820 TFR FROM STORM SWR IMPACT FEE	.00	.00	5,000.00	5,000.00	.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	5,000.00	5,000.00	.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	46,795.84	197,647.39	570,000.00	372,352.61	34.7

SOUTH WEBER CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

STORM SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
54-40-110 FULL-TIME EMPLOYEE SALARIES	4,883.43	18,220.81	59,000.00	40,779.19	30.9
54-40-120 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
54-40-130 EMPLOYEE BENEFIT - RETIREMENT	468.44	3,260.91	13,000.00	9,739.09	25.1
54-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	351.02	1,327.69	5,000.00	3,672.31	26.6
54-40-133 EMPLOYEE BENEFIT - WORK. COMP.	99.25	494.68	2,000.00	1,505.32	24.7
54-40-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
54-40-135 EMPLOYEE BENEFIT - HEALTH INS.	26.36	8,718.92	28,000.00	19,281.08	31.1
54-40-140 UNIFORMS	119.02	281.80	1,000.00	718.20	28.2
54-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	.00	.00	.0
54-40-230 TRAVEL & TRAINING	.00	.00	1,000.00	1,000.00	.0
54-40-240 OFFICE SUPPLIES & EXPENSE	.00	.00	.00	.00	.0
54-40-250 EQUIPMENT SUPPLIES & MAINT.	.00	34.00	1,200.00	1,166.00	2.8
54-40-255 VEHICLE LEASE	.00	.00	10,000.00	10,000.00	.0
54-40-256 FUEL EXPENSE	386.22	584.56	1,500.00	915.44	39.0
54-40-260 BUILDINGS & GROUNDS MAINT.5240	.00	.00	80,000.00	80,000.00	.0
54-40-270 UTILITIES	.00	.00	300.00	300.00	.0
54-40-280 TELEPHONE	129.71	439.13	.00	(439.13)	.0
54-40-312 PROFESSIONAL & TECH. - ENGINR	.00	.00	1,000.00	1,000.00	.0
54-40-325 PROFESSIONAL/TECHICAL - MAPS/G	.00	5,276.25	4,000.00	(1,276.25)	131.9
54-40-331 PROMOTIONS	.00	1,257.00	1,200.00	(57.00)	104.8
54-40-350 SOFTWARE MAINTENANCE	223.50	894.00	4,800.00	3,906.00	18.6
54-40-370 UTILITY BILLING	338.05	951.41	2,000.00	1,048.59	47.6
54-40-493 STORM SEWER O & M	.00	3,950.00	30,000.00	26,050.00	13.2
54-40-550 BANKING CHARGES	73.21	290.82	1,000.00	709.18	29.1
54-40-650 DEPRECIATION	.00	.00	225,000.00	225,000.00	.0
54-40-690 PROJECTS	.00	.00	40,000.00	40,000.00	.0
54-40-900 CONTRIBUTION TO FUND BALANCE	.00	.00	16,000.00	16,000.00	.0
54-40-915 TRANSFER TO ADMIN SERVICES	.00	.00	43,000.00	43,000.00	.0
TOTAL EXPENDITURES	7,098.21	45,981.98	570,000.00	524,018.02	8.1
<u>DEPARTMENT 80</u>					
54-80-512 CONTRIBUTIONS	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 80	.00	.00	.00	.00	.0
TOTAL FUND EXPENDITURES	7,098.21	45,981.98	570,000.00	524,018.02	8.1
NET REVENUE OVER EXPENDITURES	39,697.63	151,665.41	.00	(151,665.41)	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct 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 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

TRANSPORTATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
56-31-305 TRANSPORTATION - LOCAL OPTION	12,132.04	23,205.06	110,000.00	86,794.94	21.1
TOTAL SOURCE 31	12,132.04	23,205.06	110,000.00	86,794.94	21.1
<u>SOURCE 33</u>					
56-33-560 CLASS "C" ROAD ALLOTMENT	.00	80,000.00	80,000.00	.00	100.0
TOTAL SOURCE 33	.00	80,000.00	80,000.00	.00	100.0
<u>SOURCE 34</u>					
56-34-270 DEVELOPER PMTS FOR IMPROV.	.00	.00	186,000.00	186,000.00	.0
TOTAL SOURCE 34	.00	.00	186,000.00	186,000.00	.0
<u>SOURCE 36</u>					
56-36-100 INTEREST EARNINGS	.00	7,918.13	8,000.00	81.87	99.0
TOTAL SOURCE 36	.00	7,918.13	8,000.00	81.87	99.0
<u>SOURCE 37</u>					
56-37-800 TRANSPORTATION UTILITY FEE	38,678.56	154,397.14	450,000.00	295,602.86	34.3
TOTAL SOURCE 37	38,678.56	154,397.14	450,000.00	295,602.86	34.3
<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	633,000.00	633,000.00	.0
56-39-910 TRANSFER FROM CLASS "C" RES.	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	633,000.00	633,000.00	.0
TOTAL FUND REVENUE	50,810.60	265,520.33	1,467,000.00	1,201,479.67	18.1

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

TRANSPORTATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-76-312 PROFESSIONAL & TECH. - ENGINR	.00	223.50	18,000.00	17,776.50	1.2
56-76-424 CURB, GUTTER & SIDEWALK REPAIR	.00	.00	250,000.00	250,000.00	.0
56-76-425 STREET SEALING	.00	.00	.00	.00	.0
56-76-730 STREET PROJECTS	112,947.67	1,039,131.49	1,199,000.00	159,868.51	86.7
56-76-910 TRANSFER TO CAP. PROJ. FUND	.00	.00	.00	.00	.0
56-76-990 CONTRIBUTION TO FUND BALANCE	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	112,947.67	1,039,354.99	1,467,000.00	427,645.01	70.9
TOTAL FUND EXPENDITURES	112,947.67	1,039,354.99	1,467,000.00	427,645.01	70.9
NET REVENUE OVER EXPENDITURES	(62,137.07)	(773,834.66)	.00	773,834.66	.0

SOUTH WEBER CITY CORPORATION
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct 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	185,000.00	185,000.00	.0
60-34-983 INTERFUND CHARGE - COMM SVS	.00	.00	15,000.00	15,000.00	.0
60-34-984 INTERFUND CHARGE - STREETS	.00	.00	7,000.00	7,000.00	.0
60-34-985 INTERFUND CHARGE - PARKS	.00	.00	71,000.00	71,000.00	.0
60-34-986 INTERFUND CHARGE - RECREATION	.00	.00	5,000.00	5,000.00	.0
60-34-987 INTERFUND CHARGE - WATER	.00	.00	84,000.00	84,000.00	.0
60-34-988 INTERFUND CHARGE - SEWER	.00	.00	8,000.00	8,000.00	.0
60-34-989 INTERFUND CHARGE - STORM DRAIN	.00	.00	10,000.00	10,000.00	.0
TOTAL SOURCE 34	.00	.00	385,000.00	385,000.00	.0
 SOURCE 36					
60-36-100 INTEREST EARNINGS	.00	5,536.21	7,000.00	1,463.79	79.1
60-36-400 SALE OF ASSETS	.00	.00	.00	.00	.0
TOTAL SOURCE 36	.00	5,536.21	7,000.00	1,463.79	79.1
 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
TOTAL SOURCE 37	.00	.00	.00	.00	.0
 TOTAL FUND REVENUE	 .00	 5,536.21	 392,000.00	 386,463.79	 1.4

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct Budget

FLEET MANAGEMENT

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
60-60-530 INTEREST EXPENSE	.00	.00	.00	.00	.0
60-60-650 DEPRECIATION	.00	.00	.00	.00	.0
60-60-740 MACHINERY & EQUIPMENT	.00	.00	.00	.00	.0
60-60-960 CAPITAL LEASES - EQUIPMENT	.00	62,273.13	301,000.00	238,726.87	20.7
60-60-990 CONTRIB. TO FUND BALANCE	.00	.00	.00	.00	.0
60-60-995 CONTR. TO LG. APPAR. RSVR	.00	.00	91,000.00	91,000.00	.0
TOTAL DEPARTMENT 60	.00	62,273.13	392,000.00	329,726.87	15.9
TOTAL FUND EXPENDITURES	.00	62,273.13	392,000.00	329,726.87	15.9
NET REVENUE OVER EXPENDITURES	.00	(56,736.92)	.00	56,736.92	.0

SOUTH WEBER CITY CORPORATION
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 4 MONTHS ENDING OCTOBER 31, 2023

7b Oct 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

2024 Meetings

(All dates subject to change)

	City Council 2nd/4th Tues 6:00 pm	Justice Court 1st/3rd Thurs 4:00 pm	Planning Commission 2nd Thurs 6:00 pm
Jan	2(Oaths), 9, 23	4, 18	11
Feb	3 (Retreat),13, 27	1, 15	8
Mar	12, 26	7, 21	14
Apr	9	18	11
May	14, 28	2, 16	9
Jun	11, 25	6, 20	13
Jul	9, 23	18	11
Aug	13, 27	1, 15	8
Sep	10, 24	5, 19	12
Oct	8, 22	3, 17	10
Nov	12	7, 21	14
Dec	10	5, 19	12

MEETING DATE

December 12, 2023

PREPARED BY

David Larson

City Manager

ITEM TYPE

Administrative

ATTACHMENTS

Quotation & Order Form

Spec Sheet

PRIOR DISCUSSION DATES

None

AGENDA ITEM

Purchase Approval for Wheel Loader

PURPOSE

Authorize the purchase of a Case 621G Wheel Loader

RECOMMENDATION

Staff recommends authorizing the use of bond proceeds for the purchase of a Case 621G Wheel Loader (see images below) from Century Equipment Company for \$221,835.00

BACKGROUND

The need for a wheel loader was discussed during the budget process last year and in planning for the future public works facility. Rather than purchase last year, it was planned at that time to purchase one as part of the bond prior to the facility's completion.

Once the bond proceeds were received, order times were researched by Public Works staff and it was learned that by ordering now the City can obtain a wheel loader early enough that it will be onsite well before the opening of the new facility. Waiting to order puts that timing into question enough that staff recommends ordering now. Of course, once on site, the loader would be used even before the facility is completed.

ANALYSIS

Per city code 2-1-6, the amount of this capital equipment purchase necessitates the City Council authorizing the purchase utilizing either the Large or Exempt purchase process. Century Equipment Company is on state contract, which falls under the Exempt process found in city code 2-1-6C-1a.



A. Length	24 ft 2 in
B. Width	8 ft 2 in
C. Height	11 ft 11 in
D. Attachment	8 ft 6 in
E. Angled Att.	0 ft 0 in
Weight	28159 lbs



4343 Century Drive, Salt Lake City, UT 84123

Phone (801) 262-5761 Fax (801) 262-5780 www.centuryeq.com

1350 South 2000 West
Springville, UT 84663
Phone (801) 794-1463
Fax (801) 794-1414

453 North 1000 West
Logan, UT 84321
Phone (435) 752-1533
Fax (435) 752-5722

482 North Main Street
Cedar City, Utah 84720
Phone (435) 586-4406
Fax (435) 586-2362

549 32 Road
Clifton, CO 81520
Phone (970) 434-7363
Fax (970) 434-7367

2030 Sunset Drive
Rock Springs, WY 82901
Phone (307) 382-6570
Fax (307) 382-6574

855 Highway 51 Bypass North
Dyersburg, TN 38024
Phone (731) 285-2875
Fax (731) 285-2877

1097 Highway 3
Durango, CO 81301
Phone (970) 247-0522
Fax (970) 247-9721

6301 Edith Blvd NE
Albuquerque, NM 87107
Phone (505) 433-2246
Fax (505) 433-4414

Customer's Name South Weber City		Deliver To:	
Address 1600 E South Weber Drive		Address	
City or Town South Weber	State UT	Zip Code 84405	
Date 11/28/23	Expected delivery date	Account No. L60284	Invoice No.
		Phone Number 801-479-3177	

QUANTITY	DESCRIPTION OF GOODS	S/N	Price
1	Case 621G Wheel Loader	TBD	221,835.00
	Cab, Heat, A/C, Radio, Suspension Seat, Rear View Camera, Ride Control		
	Cooling System w/ Reversing Fan, Block Heater, Heavy Duty Axles, Radial Tires		
	JRB Style Coupler, 3 Yd JRB Quick Connect Bucket w/ Bolt on Cutting Edge		
	Includes All Other Standard Features		
	Pro Care Warranty		
	Machine Warranty 3 Year / 3000 Hours Whichever Occurs First		
	Planned Maintenance 3 Year or 2000 Hours Whichever Occurs First		
	3 Year Site Watch Subscription		
	Thank You,		
	Rob Lockhart		
	435-757-6577		
	* SUBJECT TO CREDIT & MANAGEMENT APPROVAL *		

TRADE-IN OF EQUIPMENT

S/N	

<input type="checkbox"/> NO WARRANTY SOLD AS IS, OR <input checked="" type="checkbox"/> INCLUDES WARRANTY SEE ABOVE	TOTAL TRADE VALUE	-	
<p>This order is subject to the Manufacturers availability. Century Equipment (seller) shall not be held liable if delivery of the Equipment is delayed or prevented due to labor disturbances, transportation difficulties, or for any reason beyond control of seller. The purchase price is subject to any new or increased taxes in affect at time of delivery. The balance due shall be paid in full at the time of delivery however, if purchaser is unable to obtain satisfactory financing, seller shall be paid \$1,000 for each day the Equipment is in the possession of purchaser. The down payment (including any trade-in) may be retained by seller as security for said payment. Upon signing, purchaser implies complete knowledge and acceptance of the terms & conditions as stated. Any deposits or down payments made, may be retained by seller if customer does not accept equipment or perform all other terms of this agreement. If a "trade-in" is applied against the cash price, purchaser warrants, except in the amount set forth as owing, that such item(s) shall be free and clear of all security agreements, liens, and encumbrances at the time of transfer to seller.</p>	TOTAL AMOUNT	221,835.00	
	DEDUCT TRADE IN	-	
	CASH DIFFERENCE	221,835.00	
	SALES TAX	0.000%	-
	TRADE PAYOFF (if applicable)	-	
	OTHER	-	
	TOTAL CASH PRICE	\$ 221,835.00	
LESS CASH RECEIVED	-		
BALANCE DUE ON DELIVERY	\$ 221,835.00		

Signature of Purchaser or Agent _____ Date _____

Signature of Purchaser or Agent _____ Date _____

Witnessing Sales Representative of Century Equipment Company, Inc. _____ Date _____

Order Accepted By: CENTURY EQUIPMENT COMPANY, INC.



ENGINE

Make	FPT
Model	F4HFE613W
Emissions Certification	Tier 4 Final
Emissions Technology	SCR/DOC
Type	4-stroke, turbocharged and air-to-air cooled
Cylinders	6-cylinder in-line
Bore/Stroke	4.09 x 5.20 in (104 x 132 mm)
Displacement	411 in ³ (6.7 L)
Fuel	#2 Diesel, #1 and #2 mixture permitted for cold temperatures
Fuel injection	Direct injection – electronic
Fuel filter	Replaceable
Fuel pump	Bosch
Gradeability:	
Side-to-side	35°
Fore and aft	35°
Air filter	Dry type elements w/ warning restriction indicator
Mid-mount cooling module w/ auto reversing fan:	Mid-mount Air/Water w/ Lube Oil Cooler
Fan – hydraulic driven:	
Style	8 blade puller
Diameter	32 in (813 mm)
Water pump	Integral
Engine oil pump operating angle ratings:	
Side-to-side	35°
Fore and aft	35°
Oil filtration	Replaceable
Engine speeds	RPM
Rated – full load	2000
Horsepower – Maximum Power:	
Peak gross @ 1800 RPM	172 hp (128 kW)
Net rated @ 2000 RPM	151 hp (113 kW)
Peak net @ 1800 RPM	162 hp (121 kW)
Torque – Maximum Power:	
Gross @ 1600 RPM	538 lb-ft (730 N-m)
Net @ 1600 RPM	510 lb-ft (692 N-m)
Net torque rise:	
Maximum power range	29%

NOTE: Gross horsepower and torque per SAE J1995.
Net horsepower and torque per SAE J1349.

DRIVETRAIN

Transmission:	4F/3R Proportional w/ Electronic Control Module torque sensing autoshift/manual shift and modulation	
Gears	Helical cut	
Gear ratios – 4-speed	Forward/Reverse	
1st	4.012/3.804	
2nd	2.174/2.061	
3rd	1.088/1.031	
4th	0.619/ –	
Gear ratios – 5-speed	Forward/Reverse	
1st	4.320/4.097	
2nd	2.191/2.078	
3rd	1.418/0.895	
4th	0.944/ –	
5th	0.611/ –	
Torque converter:		
Stall ratio – 4-speed	2.664:1	
Stall ratio – 5-speed	2.376:1	
Differential:	Limited slip w/ 34% of available axle torque to wheel w/ traction	
Rear axle oscillation	24° total	
Front and rear axles:		
Differential ratio	3.18	
Planetary ratio	6.40	
Final axle ratio	20.34	
Heavy-duty axles – optional:		
Front axle equipped w/ locking differential		
Rear axle equipped w/ open differential		
Planetaries	Outboard	
Service brakes:	Hydraulically actuated, maintenance-free, multiple wet disc w/ accumulator to all four wheels	
Brake surface area:		
Front hub – each	480 in ² (0.31 m ²)	
Rear hub – each	480 in ² (0.31 m ²)	
Parking brakes:	Spring-applied hydraulic release disc on transmission output shaft neutralizes power flow to wheels when engaged	
Travel speeds – 4-speed transmission:	Forward	Reverse
	mph (kph)	mph (kph)
1st	4.3 (6.9)	4.5 (7.3)
2nd	8.4 (13.5)	8.8 (14.2)
3rd	14.9 (23.9)	15.6 (25.0)
4th	24.0 (38.6)	–
Travel speeds – 5-speed transmission:	Forward	Reverse
	mph (kph)	mph (kph)
1st	4.0 (6.5)	4.3 (6.9)
2nd	8.3 (13.3)	8.7 (14.0)
3rd	12.7 (20.5)	20.1 (32.4)
4th	19.1 (30.7)	–
5th	28.0 (45.0)	–

NOTE: Travel speeds at full engine throttle w/ 20.5-R25 (L3 Radial) tires.

ELECTRICAL

Voltage	24 Volts, negative ground
Alternator	120 amp
Batteries (2)	12-volt

OPERATOR ENVIRONMENT

ROPS cab AC w/ heat; 8" LCD touchscreen display, adjustable armrest w/ 3 configurable buttons; Key start; Articulated power steering w/ tilt column; Fully adjustable, suspension seat w/ headrest; Foot throttle; Single lever (joystick) loader control w/ auxiliary function and fully adjustable wrist rest, 2 cup holders; Interior rear view mirror; 3 inch (76 mm) retractable seat belt; Integrated 4-corner strobe; Multiple storage trays; Single brake pedal; F/N/R shuttle switch; Left and Right external side mirrors; Pressurized air filtering; Anti-glare window strip; Front and Rear Defroster; Side window, partial/fully open; 2 Dome lights; Wipers, rear and intermittent front; Windshield washers, front and rear; Rubber floor mat; Horn; Radio ready – Includes antenna, speakers, wiring, radio fuse, 20A converter, 12-volt auxiliary power outlet, and USB outlet.

Displays/Gauges:

Digital:

Transmission oil temperature; Engine coolant temperature; Fuel level; DEF level.

LCD screen:

Hour meter; Engine speed; Travel speed; Time; Automatic transmission indication; Current gear selection; FNR indication; DeClutch indication; Engine mode indication; Trip computer A/B; Fuel consumption; Multiple languages, Metric/English; Engine diagnostics; Transmission diagnostics; Warning prompts; Error reporting; Diff. lock*; DEF gauge.

Audible/Visual alarms:

Warning lights:

Four-way flashers and turn signals; Brake pressure; Lamp/high beam indication; Engine block heater.

Caution warnings:

Parking brake; Coolant temperature; Hydraulic oil temperature; Transmission oil temperature; Air filter; Transmission filter; Hydraulic filter; Alternator; Low fuel.

Critical warnings:

Engine oil pressure; Brake pressure; Steering pressure – w/ aux. steering*; Coolant temperature; Hydraulic oil temperature; Transmission oil temperature.

Backup alarm

Maintenance reminders:

Cab air filter; Engine oil filter; Fuel pre-filter; DEF tank vent filter; SCR supply filter; Hydraulic oil and filter; Engine air filter; Engine coolant; Drive belt; Cab recirculation filter; Engine breather filter; Transmission breather; Front and rear axle fluid; SCR supply module filter.

NOTE: *If equipped w/ option

OPERATING WEIGHT

Z-Bar
 Unit equipped w/ 2.75 yd³ (2.1 m³) Case pin on bucket w/ edge; 20.5-R25 L3 Radial tires; ROPS cab w/ heater and A/C; Std. battery; Heavy counterweight – 1,950 lb (885 kg); Front and rear fenders; Lights; 165 lb (75 kg) operator:
 28,159 lb (12 773 kg)

XT
 Unit equipped w/ 2.5 yd³ (1.9 m³) CNH w/ edge and JRB coupler; 20.5-R25 L3 Radial tires; ROPS cab w/ heater and A/C; Std. battery; Heavy counterweight – 1,950 lb (885 kg); Front and rear fenders; Lights; 165 lb (75 kg) operator:
 29,076 lb (13 188 kg)

XR
 Unit equipped w/ 2.5 yd³ (1.9 m³) Case pin on bucket w/ edge; 20.5-R25 L3 Radial tires; ROPS cab w/ heater and A/C; Std. battery; Heavy counterweight – 1,950 lb (885 kg); Front and rear fenders; Lights; 165 lb (75 kg) operator:
 28,483 lb (12 920 kg)

HYDRAULICS

Pump – steering/implement:
 Closed center pressure/flow compensated
 Variable displacement – load-sensing:
 45.2 gpm @ 2000 RPM
 (171 L/min @ 2000 RPM)

Loader control valve:
 Closed-center, sectional 2, 3 or 4-function w/ control for lift, tilt and auxiliary hydraulics

Loader auxiliary steering:
 Hydraulic orbital center-pivot articulating w/ on-demand oil flow

High pressure standby:
 Implement 3,625 psi (25 000 kPa)
 Steering 3,500 psi (24 132 kPa)

Filtration:
 Filtered vent w/ relief on hydraulic reservoir, maintains 3-5 psi on reservoir, 10-micron, return filter furnishes only clean oil to all components of the system

SERVICE CAPACITIES

Fuel tank 65.0 gal (246.0 L)

DEF tank – Diesel Exhaust Fluid:
 Usable capacity 9.8 gal (37.1 L)
 Total 15.6 gal (58.9 L)

Hydraulic system:
 Reservoir 24.0 gal (90.8 L)
 Total 39.0 gal (147.6 L)

Transmission:
 Service w/ filter 29.2 qt (27.6 L)

Front and rear axle:
 Front axle 23.2 qt (22.0 L)
 Rear axle 23.2 qt (22.0 L)

Front and rear axle – optional:
 Front axle 23.2 qt (22.0 L)
 Rear axle 23.2 qt (22.0 L)

Engine oil w/ filter 14 qt (13.2 L)
 Cooling system 28.4 qt (26.8 L)

OTHER SPECIFICATIONS

Lift cylinder:
 Bore diameter 4.7 in (120.6 mm)
 Rod diameter 2.5 in (63.5 mm)
 Stroke 31.0 in (787.6 mm)

Dump cylinder – Z-Bar and XR:
 Bore diameter 5.0 in (127 mm)
 Rod diameter 3.0 in (76.2 mm)
 Stroke 24.4 in (619.7 mm)

Dump cylinder – XT:
 Bore diameter 4.5 in (114 mm)
 Rod diameter 2.5 in (63.5 mm)
 Stroke 32.6 in (819.9 mm)

Loader:
 Z-Bar loader linkage; Single control for lift and tilt; Positive hold float; Automatic return-to-dig; Automatic height control; Automatic return-to-travel; Brake pedal transmission disconnect; Bucket position indicator on bucket.

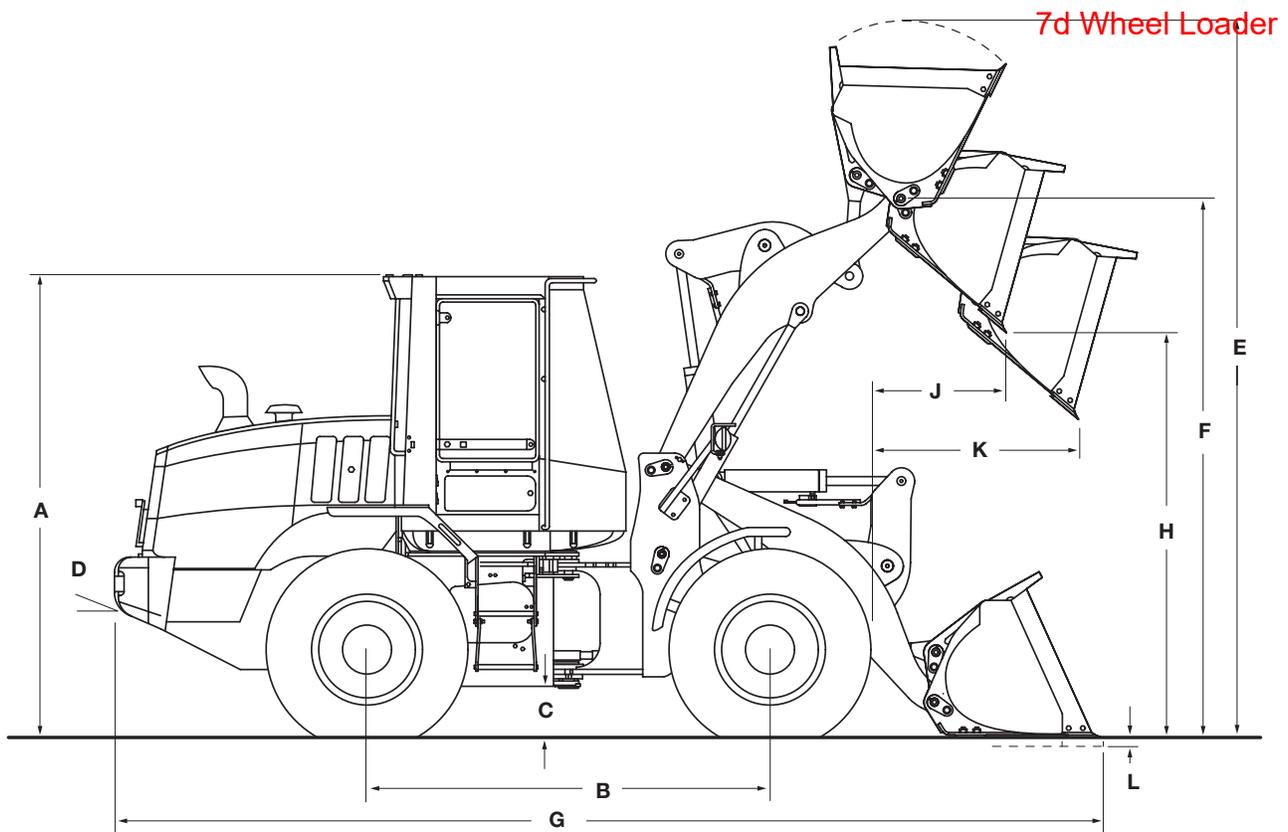
Cycle time:
 Raise w/ rated bucket load:
 Z-Bar 6.3 sec
 XR 6.3 sec
 XT 6.5 sec

Dump w/ rated bucket load:
 Z-Bar 1.2 sec
 XR 1.2 sec
 XT 2.4 sec

Float down:
 Z-Bar 4.8 sec
 XR 4.8 sec
 XT 4.2 sec

Sound level in Cab (LpA) 68 dB(A)
 Exterior sound level (LwA) 104 dB(A)

NOTE: Sound level data tested in accordance with ISO6395, 6396, 3744.



Line drawings are for illustrative purpose only and may not be exact representation of unit.

DIMENSIONS

A. Height to top of ROPS cab	133.2 in (3 384 mm)
Height to drawbar	42.1 in (1 070 mm)
B. Wheelbase	114.2 in (2 900 mm)
C. Ground clearance	15.3 in (389 mm)
D. Angle of departure	25°
Width:	
Overall* without bucket	97.6 in (2 478 mm)
Tread width	76.8 in (1 950 mm)
Turning radius* – outside	205.6 in (5 223 mm)
Turning angle:	
From center	40°
Total angle	80°
Rear axle oscillation – total	24°

NOTE: *Dimensions taken with 20.5-R25 (L3 Radial) tires. For transport dimensions, refer to specific bucket width and overall length on pages 4 through 9.

WEIGHT ADJUSTMENTS

Select Options	Weight Adjustment	Tipping Load Adjustment Straight: Deflected*	Tipping Load Adjustment 40° Turn: Deflected*
20.5 x 25 12 ply L2 Bias tires	-592 lb (-269 kg)	-618 lb (-280 kg)	-1,179 lb (-535 kg)
20.5 x 25 12 ply L3 Bias tires	-20 lb (-9 kg)	+240 lb (+109 kg)	+363 lb (+165 kg)
20.5-R25 L2 Radial tires	-256 lb (-116 kg)	-259 lb (-117 kg)	-189 lb (-86 kg)
20.5-R25 Snow Radial Tires	-132 lb (-60 kg)	-175 lb (-79 kg)	-111 lb (-50 kg)
20.5-R25 Solid Tires Req. Diff Axles, Ltd Speed Controller	+4,782 lb (+2 169 kg)	+3,140 lb (+1 424 kg)	+3,327 lb (+1 509 kg)

NOTE: Unit equipped with Z-Bar loader arms, 2.5 yd³ (1.9 m³) general purpose pin on bucket with bolt-on edge, 20.5-R25 (L3 Radial) tires, ROPS cab with heater and air conditioner, heavy counterweight, standard batteries, front and rear fenders, full fuel and 165 lb (79 kg) operator. Adjust select options from rated weight.
*Tipping loads: ISO 14397-1 Deflected Tires.

621G Z-Bar*		3.0 yd ³ (2.3 m ³) Bucket with Bolt-on Edge - Pin On	2.5 yd ³ (1.9 m ³) Bucket with Bolt-on Edge - Pin On	2.4 yd ³ (1.8 m ³) Bucket with Teeth Only - Pin On	4.5 yd ³ (3.4 m ³) Bucket with Bolt-on Edge - Pin On
Operating weight		28,254 lb (12 816 kg)	28,093 lb (12 743 kg)	28,013 lb (12 707 kg)	28,672 lb (13 005 kg)
E. Operating height – fully raised with spillguard		198.6 in (5 044 mm)	194.5 in (4 941 mm)	194.5 in (4 941 mm)	212.9 in (5 408 mm)
F. Hinge pin height – fully raised		150.9 in (3 833 mm)	150.9 in (3 833 mm)	150.9 in (3 834 mm)	150.9 in (3 833 mm)
G. Overall length – bucket level on ground		290.6 in (7 380 mm)	284.9 in (7 237 mm)	290.6 in (7 382 mm)	302.9 in (7 694 mm)
Dump angle – fully raised		51°	51°	51°	50°
H. Dump height – fully raised, 45° dump		110.4 in (2 804 mm)	114.1 in (2 899 mm)	110.4 in (2 805 mm)	102.2 in (2 596 mm)
J. Bucket reach – fully raised, 45° dump		39.8 in (1 010 mm)	36.0 in (916 mm)	40.2 in (1 021 mm)	47.9 in (1 216 mm)
K. Bucket reach – 7 ft 0 in (2.13 m) height, 45° dump		59.6 in (1 513 mm)	57.7 in (1 466 mm)	60.0 in (1 525 mm)	62.9 in (1 598 mm)
L. Dig depth		3.3 in (84 mm)	2.8 in (72 mm)	3.0 in (76 mm)	4.4 in (111 mm)
Operating load – ISO Rigid Tires		10,299 lb (4 671 kg)	10,569 lb (4 794 kg)	10,703 lb (4 855 kg)	9,637 lb (4 371 kg)
Operating load – ISO Deflected Tires		9,375 lb (4 252 kg)	9,633 lb (4 369 kg)	9,756 lb (4 425 kg)	8,737 lb (3 963 kg)
Maximum material density – ISO Rigid Tires		3,433 lb/yd ³ (2 037 kg/m ³)	4,228 lb/yd ³ (2 509 kg/m ³)	4,460 lb/yd ³ (2 646 kg/m ³)	2,142 lb/yd ³ (1 271 kg/m ³)
Maximum material density – ISO Deflected Tires		3,125 lb/yd ³ (1 854 kg/m ³)	3,853 lb/yd ³ (2 286 kg/m ³)	4,065 lb/yd ³ (2 412 kg/m ³)	1,942 lb/yd ³ (1 152 kg/m ³)
Tipping load – ISO Rigid Tires:	Straight	23,725 lb (10 761 kg)	24,318 lb (11 030 kg)	24,612 lb (11 164 kg)	22,275 lb (10 104 kg)
	40° turn	20,597 lb (9 343 kg)	21,138 lb (9 588 kg)	21,407 lb (9 710 kg)	19,274 lb (8 742 kg)
Tipping load – ISO Deflected Tires:	Straight	22,307 lb (10 118 kg)	22,881 lb (10 378 kg)	23,155 lb (10 503 kg)	20,896 lb (9 478 kg)
	40° turn	18,749 lb (8 504 kg)	19,266 lb (8 739 kg)	19,511 lb (8 850 kg)	17,474 lb (7 926 kg)
Lift capacity:	Full height	16,266 lb (7 378 kg)	16,442 lb (7 458 kg)	16,530 lb (7 498 kg)	15,794 lb (7 164 kg)
	Ground	22,395 lb (10 158 kg)	25,278 lb (11 466 kg)	26,675 lb (12 100 kg)	21,930 lb (9 947 kg)
Breakout force with tilt cylinder		24,031 lb (10 900 kg)	27,280 lb (12 374 kg)	29,182 lb (13 237 kg)	18,285 lb (8 294 kg)
Loader clearance circle with bucket		455.1 in (11 560 mm)	451.9 in (11 478 mm)	454.8 in (11 552 mm)	462.3 in (11 743 mm)

621G XR		3.0 yd ³ (2.3 m ³) Bucket with Bolt-on Edge - Pin On	2.5 yd ³ (1.9 m ³) Bucket with Bolt-on Edge - Pin On	2.4 yd ³ (1.8 m ³) Bucket with Teeth Only - Pin On	4.5 yd ³ (3.4 m ³) Bucket with Bolt-on Edge - Pin On
Operating weight		28,644 lb (12 993 kg)	28,483 lb (12 920 kg)	28,403 lb (12 883 kg)	29,062 lb (13 182 kg)
E. Operating height – fully raised with spillguard		215.3 in (5 469 mm)	211.2 in (5 365 mm)	211.2 in (5 365 mm)	229.6 in (5 833 mm)
F. Hinge pin height – fully raised		167.6 in (4 258 mm)	167.6 in (4 258 mm)	167.6 in (4 258 mm)	167.6 in (4 257 mm)
G. Overall length – bucket level on ground		306.7 in (7 789 mm)	301.1 in (7 648 mm)	306.8 in (7 792 mm)	318.8 in (8 099 mm)
Dump angle – fully raised		45°	45°	45°	45°
H. Dump height – fully raised, 45° dump		127.1 in (3 229 mm)	130.8 in (3 323 mm)	127.1 in (3 229 mm)	119.2 in (3 027 mm)
J. Bucket reach – fully raised, 45° dump		39.8 in (1 011 mm)	36.1 in (916 mm)	40.2 in (1 022 mm)	48.2 in (1 225 mm)
K. Bucket reach – 7 ft 0 in (2.13 m) height, 45° dump		73.7 in (1 871 mm)	71.6 in (1 817 mm)	74.1 in (1 883 mm)	77.7 in (1 973 mm)
L. Dig depth		3.5 in (88 mm)	3.0 in (76 mm)	3.2 in (81 mm)	4.5 in (115 mm)
Operating load – ISO Rigid Tires		8,617 lb (3 909 kg)	8,832 lb (4 006 kg)	8,942 lb (4 056 kg)	8,085 lb (3 667 kg)
Operating load – ISO Deflected Tires		7,938 lb (3 601 kg)	8,146 lb (3 695 kg)	8,248 lb (3 741 kg)	7,420 lb (3 366 kg)
Maximum material density – ISO Rigid Tires		2,872 lb/yd ³ (1 704 kg/m ³)	3,533 lb/yd ³ (2 096 kg/m ³)	3,726 lb/yd ³ (2 211 kg/m ³)	1,797 lb/yd ³ (1 066 kg/m ³)
Maximum material density – ISO Deflected Tires		2,646 lb/yd ³ (1 570 kg/m ³)	3,259 lb/yd ³ (1 933 kg/m ³)	3,437 lb/yd ³ (2 039 kg/m ³)	1,649 lb/yd ³ (978 kg/m ³)
Tipping load – ISO Rigid Tires:	Straight	19,948 lb (9 048 kg)	20,416 lb (9 261 kg)	20,653 lb (9 368 kg)	18,791 lb (8 523 kg)
	40° turn	17,234 lb (7 817 kg)	17,665 lb (8 013 kg)	17,883 lb (8 112 kg)	16,170 lb (7 335 kg)
Tipping load – ISO Deflected Tires:	Straight	18,927 lb (8 585 kg)	19,385 lb (8 793 kg)	19,609 lb (8 895 kg)	17,792 lb (8 070 kg)
	40° turn	15,876 lb (7 201 kg)	16,293 lb (7 390 kg)	16,496 lb (7 482 kg)	14,840 lb (6 731 kg)
Lift capacity:	Full height	15,791 lb (7 162 kg)	15,959 lb (7 239 kg)	16,044 lb (7 277 kg)	15,308 lb (6 944 kg)
	Ground	25,246 lb (11 451 kg)	25,759 lb (11 684 kg)	25,976 lb (11 783 kg)	24,802 lb (11 250 kg)
Breakout force with tilt cylinder		24,720 lb (11 213 kg)	28,096 lb (12 744 kg)	30,037 lb (13 625 kg)	18,751 lb (8 505 kg)
Loader clearance circle with bucket		470.7 in (11 956 mm)	467.0 in (11 862 mm)	470.4 in (11 948 mm)	478.1 in (12 144 mm)

621G		Z-Bar/XR	Z-Bar/XR	Z-Bar/XR	Z-Bar/XR
Maximum rollback:	Ground	41°/40°	40°/40°	40°/40°	42°/42°
	Carry position	45°/45°	45°/45°	45°/45°	45°/47°
	@ Full height	55°/59°	55°/59°	55°/59°	55°/59°
Maximum grading angle with bucket – back dragging		59°/59°	58°/58°	59°/59°	64°/63°
SAE bucket capacity – struck		2.56 yd ³ (1.96 m ³)	2.15 yd ³ (1.64 m ³)	2.05 yd ³ (1.57 m ³)	3.71 yd ³ (2.84 m ³)
	Heaped	3.00 yd ³ (2.29 m ³)	2.50 yd ³ (1.91 m ³)	2.40 yd ³ (1.83 m ³)	4.50 yd ³ (3.44 m ³)
Bucket width – outside		102.4 in (2 602 mm)	102.4 in (2 602 mm)	102.1 in (2 593 mm)	102.4 in (2 602 mm)
Bucket weight		1,957 lb (888 kg)	1,796 lb (814 kg)	1,716 lb (778 kg)	2,374 lb (1 077 kg)

621G Z-Bar*		3.0 yd ³ (2.29 m ³) Bucket with Bolt-on Edge - JRB Coupler	2.8 yd ³ (2.14 m ³) Bucket with Teeth - JRB Coupler	2.5 yd ³ (1.91 m ³) Bucket with Bolt-on Edge - JRB Coupler	2.4 yd ³ (1.8 m ³) Bucket with Teeth - JRB Coupler
Operating weight		29,119 lb (13 208 kg)	29,039 lb (13 172 kg)	28,930 lb (13 122 kg)	28,852 lb (13 087 kg)
E. Operating height – fully raised with spillguard		205.1 in (5 209 mm)	205.1 in (5 209 mm)	200.4 in (5 090 mm)	200.4 in (5 090 mm)
F. Hinge pin height – fully raised		150.9 in (3 832 mm)	150.9 in (3 832 mm)	150.9 in (3 832 mm)	150.9 in (3 832 mm)
G. Overall length – bucket level on ground		299.2 in (7 601 mm)	305.0 in (7 746 mm)	293.7 in (7 460 mm)	299.4 in (7 604 mm)
Dump angle – fully raised		51°	51°	51°	51°
H. Dump height – fully raised, 45° dump		104.9 in (2 664 mm)	101.2 in (2 570 mm)	108.5 in (2 755 mm)	104.8 in (2 661 mm)
J. Bucket reach – fully raised, 45° dump		47.0 in (1 193 mm)	51.1 in (1 299 mm)	42.7 in (1 085 mm)	46.9 in (1 191 mm)
K. Bucket reach – 7 ft 0 in (2.13 m) height, 45° dump		63.7 in (1 618 mm)	65.5 in (1 664 mm)	61.5 in (1 562 mm)	63.6 in (1 614 mm)
L. Dig depth		2.9 in (73 mm)	3.0 in (77 mm)	2.9 in (73 mm)	3.0 in (77 mm)
Operating load – ISO Rigid Tires		9,271 lb (4 205 kg)	9,398 lb (4 263 kg)	9,500 lb (4 309 kg)	9,619 lb (4 363 kg)
Operating load – ISO Deflected Tires		8,407 lb (3 813 kg)	8,522 lb (3 866 kg)	8,631 lb (3 915 kg)	8,739 lb (3 964 kg)
Maximum material density – ISO Rigid Tires		3,090 lb/yd ³ (1 834 kg/m ³)	3,356 lb/yd ³ (1 992 kg/m ³)	3,800 lb/yd ³ (2 255 kg/m ³)	4,008 lb/yd ³ (2 378 kg/m ³)
Maximum material density – ISO Deflected Tires		2,802 lb/yd ³ (1 663 kg/m ³)	3,044 lb/yd ³ (1 806 kg/m ³)	3,452 lb/yd ³ (2 048 kg/m ³)	3,641 lb/yd ³ (2 161 kg/m ³)
Tipping load – ISO Rigid Tires:	Straight	21,483 lb (9 744 kg)	21,760 lb (9 870 kg)	21,978 lb (9 969 kg)	22,238 lb (10 087 kg)
	40° turn	18,543 lb (8 411 kg)	18,796 lb (8 526 kg)	18,999 lb (8 618 kg)	19,238 lb (8 726 kg)
Tipping load – ISO Deflected Tires:	Straight	20,161 lb (9 145 kg)	20,420 lb (9 262 kg)	20,649 lb (9 366 kg)	20,892 lb (9 476 kg)
	40° turn	16,813 lb (7 626 kg)	17,045 lb (7 731 kg)	17,261 lb (7 830 kg)	17,478 lb (7 928 kg)
Lift capacity:	Full height	15,397 lb (6 984 kg)	15,452 lb (7 009 kg)	15,564 lb (7 060 kg)	15,649 lb (7 098 kg)
	Ground	20,923 lb (9 491 kg)	16,177 lb (7 338 kg)	16,975 lb (7 700 kg)	17,704 lb (8 030 kg)
Breakout force with tilt cylinder		18,868 lb (8 558 kg)	20,530 lb (9 312 kg)	21,896 lb (9 932 kg)	23,163 lb (10 506 kg)
Loader clearance circle with bucket		460.2 in (11 689 mm)	463.4 in (11 771 mm)	456.9 in (11 605 mm)	460.0 in (11 683 mm)

621G XR		3.0 yd ³ (2.29 m ³) Bucket with Bolt-on Edge - JRB Coupler	2.8 yd ³ (2.14 m ³) Bucket with Teeth - JRB Coupler	2.5 yd ³ (1.91 m ³) Bucket with Bolt-on Edge - JRB Coupler	2.4 yd ³ (1.8 m ³) Bucket with Teeth - JRB Coupler
Operating weight		29,508 lb (13 385 kg)	29,428 lb (13 348 kg)	29,319 lb (13 299 kg)	29,241 lb (13 264 kg)
E. Operating height – fully raised with spillguard		221.8 in (5 634 mm)	221.8 in (5 634 mm)	217.1 in (5 514 mm)	217.1 in (5 514 mm)
F. Hinge pin height – fully raised		167.6 in (4 257 mm)	167.6 in (4 257 mm)	167.6 in (4 257 mm)	167.6 in (4 257 mm)
G. Overall length – bucket level on ground		315.4 in (8 011 mm)	321.1 in (8 156 mm)	309.8 in (7 870 mm)	315.5 in (8 014 mm)
Dump angle – fully raised		45°	45°	45°	45°
H. Dump height – fully raised, 45° dump		121.6 in (3 088 mm)	117.9 in (2 995 mm)	125.2 in (3 179 mm)	121.5 in (3 086 mm)
J. Bucket reach – fully raised, 45° dump		47.0 in (1 194 mm)	51.2 in (1 300 mm)	42.8 in (1 086 mm)	46.9 in (1 192 mm)
K. Bucket reach – 7 ft 0 in (2.13 m) height, 45° dump		78.2 in (1 987 mm)	80.4 in (2 041 mm)	75.7 in (1 924 mm)	78.1 in (1 983 mm)
L. Dig depth		3.1 in (78 mm)	3.2 in (82 mm)	3.1 in (78 mm)	3.2 in (81 mm)
Operating load – ISO Rigid Tires		7,764 lb (3 522 kg)	7,868 lb (3 569 kg)	7,953 lb (3 608 kg)	8,052 lb (3 652 kg)
Operating load – ISO Deflected Tires		7,120 lb (3 230 kg)	7,218 lb (3 274 kg)	7,308 lb (3 315 kg)	7,400 lb (3 357 kg)
Maximum material density – ISO Rigid Tires		2,588 lb/yd ³ (1 536 kg/m ³)	2,810 lb/yd ³ (1 667 kg/m ³)	3,181 lb/yd ³ (1 888 kg/m ³)	3,355 lb/yd ³ (1 991 kg/m ³)
Maximum material density – ISO Deflected Tires		2,373 lb/yd ³ (1 408 kg/m ³)	2,578 lb/yd ³ (1 530 kg/m ³)	2,923 lb/yd ³ (1 735 kg/m ³)	3,083 lb/yd ³ (1 830 kg/m ³)
Tipping load – ISO Rigid Tires:	Straight	18,102 lb (8 211 kg)	18,329 lb (8 314 kg)	18,509 lb (8 396 kg)	18,723 lb (8 493 kg)
	40° turn	15,527 lb (7 043 kg)	15,736 lb (7 138 kg)	15,907 lb (7 215 kg)	16,104 lb (7 305 kg)
Tipping load – ISO Deflected Tires:	Straight	17,137 lb (7 773 kg)	17,354 lb (7 872 kg)	17,542 lb (7 957 kg)	17,745 lb (8 049 kg)
	40° turn	14,241 lb (6 459 kg)	14,436 lb (6 548 kg)	14,616 lb (6 630 kg)	14,800 lb (6 713 kg)
Lift capacity:	Full height	14,924 lb (6 769 kg)	14,995 lb (6 802 kg)	15,104 lb (6 851 kg)	15,186 lb (6 888 kg)
	Ground	24,358 lb (11 049 kg)	23,528 lb (10 672 kg)	23,788 lb (10 790 kg)	23,995 lb (10 884 kg)
Breakout force with tilt cylinder		19,474 lb (8 833 kg)	21,155 lb (9 596 kg)	22,571 lb (10 238 kg)	23,864 lb (10 824 kg)
Loader clearance circle with bucket		476.2 in (12 095 mm)	479.8 in (12 187 mm)	472.4 in (12 000 mm)	476.0 in (12 089 mm)

621G		Z-Bar/XR	Z-Bar/XR	Z-Bar/XR	Z-Bar/XR
Maximum rollback:	Ground	40°/40°	40°/40°	40°/40°	40°/40°
	Carry position	45°/46°	45°/46°	45°/46°	45°/46°
	@ Full height	55°/59°	55°/59°	55°/59°	55°/59°
Maximum grading angle with bucket – back dragging		62°/61°	64°/62°	60°/60°	62°/61°
SAE bucket capacity – struck		2.60 yd ³ (1.99 m ³)	2.40 yd ³ (1.83 m ³)	2.15 yd ³ (1.64 m ³)	2.05 yd ³ (1.57 m ³)
	Heaped	3.00 yd ³ (2.29 m ³)	2.80 yd ³ (2.14 m ³)	2.50 yd ³ (1.91 m ³)	2.40 yd ³ (1.83 m ³)
Bucket width – outside		102.4 in (2 602 mm)	102.1 in (2 593 mm)	102.4 in (2 602 mm)	102.1 in (2 593 mm)
Bucket weight		2,821 lb (1 280 kg)	2,741 lb (1 243 kg)	2,632 lb (1 194 kg)	2,554 lb (1 158 kg)

621G Z-Bar*		3.0 yd ³ (2.29 m ³) Bucket with Bolt-on Edge - ACS Coupler	2.8 yd ³ (2.14 m ³) Bucket with Teeth - ACS Coupler	2.5 yd ³ (1.91 m ³) Bucket with Bolt-on Edge - ACS Coupler	2.4 yd ³ (1.8 m ³) Bucket with Teeth - ACS Coupler
Operating weight		29,322 lb (13 300 kg)	29,242 lb (13 264 kg)	29,109 lb (13 203 kg)	29,028 lb (13 167 kg)
E. Operating height – fully raised with spillguard		203.7 in (5 173 mm)	203.7 in (5 173 mm)	199.2 in (5 059 mm)	199.2 in (5 059 mm)
F. Hinge pin height – fully raised		150.9 in (3 832 mm)	150.9 in (3 832 mm)	150.9 in (3 832 mm)	150.9 in (3 832 mm)
G. Overall length – bucket level on ground		297.3 in (7 551 mm)	303.0 in (7 696 mm)	292.0 in (7 418 mm)	297.7 in (7 562 mm)
Dump angle – fully raised		51°	51°	51°	51°
H. Dump height – fully raised, 45° dump		106.1 in (2 696 mm)	102.4 in (2 602 mm)	109.5 in (2 782 mm)	105.8 in (2 688 mm)
J. Bucket reach – fully raised, 45° dump		45.5 in (1 155 mm)	49.6 in (1 260 mm)	41.5 in (1 053 mm)	45.6 in (1 158 mm)
K. Bucket reach – 7 ft 0 in (2.13 m) height, 45° dump		62.9 in (1 598 mm)	64.8 in (1 646 mm)	60.8 in (1 545 mm)	62.9 in (1 597 mm)
L. Dig depth		2.9 in (74 mm)	3.1 in (78 mm)	2.9 in (73 mm)	3.1 in (78 mm)
Operating load – ISO Rigid Tires		9,329 lb (4 232 kg)	9,456 lb (4 289 kg)	9,542 lb (4 328 kg)	9,662 lb (4 383 kg)
Operating load – ISO Deflected Tires		8,450 lb (3 833 kg)	8,566 lb (3 886 kg)	8,661 lb (3 928 kg)	8,771 lb (3 978 kg)
Maximum material density – ISO Rigid Tires		3,110 lb/yd ³ (1 845 kg/m ³)	3,377 lb/yd ³ (2 004 kg/m ³)	3,817 lb/yd ³ (2 265 kg/m ³)	4,026 lb/yd ³ (2 389 kg/m ³)
Maximum material density – ISO Deflected Tires		2,817 lb/yd ³ (1 671 kg/m ³)	3,059 lb/yd ³ (1 815 kg/m ³)	3,464 lb/yd ³ (2 056 kg/m ³)	3,655 lb/yd ³ (2 168 kg/m ³)
Tipping load – ISO Rigid Tires:	Straight	21,642 lb (9 817 kg)	21,921 lb (9 943 kg)	22,099 lb (10 024 kg)	22,361 lb (10 143 kg)
	40° turn	18,658 lb (8 463 kg)	18,913 lb (8 579 kg)	19,084 lb (8 656 kg)	19,324 lb (8 765 kg)
Tipping load – ISO Deflected Tires:	Straight	20,296 lb (9 206 kg)	20,558 lb (9 325 kg)	20,750 lb (9 412 kg)	20,996 lb (9 524 kg)
	40° turn	16,899 lb (7 665 kg)	17,133 lb (7 771 kg)	17,321 lb (7 857 kg)	17,542 lb (7 957 kg)
Lift capacity:	Full height	15,175 lb (6 883 kg)	15,263 lb (6 923 kg)	15,396 lb (6 984 kg)	15,483 lb (7 023 kg)
	Ground	16,546 lb (7 505 kg)	17,354 lb (7 871 kg)	17,992 lb (8 161 kg)	18,795 lb (8 525 kg)
Breakout force with tilt cylinder		20,212 lb (9 168 kg)	21,315 lb (9 668 kg)	22,635 lb (10 267 kg)	24,003 lb (10 887 kg)
Loader clearance circle with bucket		459.0 in (11 659 mm)	462.2 in (11 740 mm)	455.9 in (11 580 mm)	459.0 in (11 658 mm)

621G XR		3.0 yd ³ (2.29 m ³) Bucket with Bolt-on Edge - ACS Coupler	2.8 yd ³ (2.14 m ³) Bucket with Teeth - ACS Coupler	2.5 yd ³ (1.91 m ³) Bucket with Bolt-on Edge - ACS Coupler	2.4 yd ³ (1.8 m ³) Bucket with Teeth - ACS Coupler
Operating weight		29,711 lb (13 477 kg)	29,631 lb (13 440 kg)	29,498 lb (13 380 kg)	29,418 lb (13 344 kg)
E. Operating height – fully raised with spillguard		220.4 in (5 597 mm)	220.4 in (5 597 mm)	215.9 in (5 484 mm)	215.9 in (5 484 mm)
F. Hinge pin height – fully raised		167.6 in (4 256 mm)	167.6 in (4 256 mm)	167.6 in (4 257 mm)	167.6 in (4 257 mm)
G. Overall length – bucket level on ground		313.4 in (7 961 mm)	319.1 in (8 106 mm)	308.2 in (7 828 mm)	313.9 in (7 972 mm)
Dump angle – fully raised		45°	45°	45°	45°
H. Dump height – fully raised, 45° dump		122.9 in (3 121 mm)	119.2 in (3 027 mm)	126.2 in (3 206 mm)	122.5 in (3 113 mm)
J. Bucket reach – fully raised, 45° dump		45.5 in (1 156 mm)	49.7 in (1 261 mm)	41.5 in (1 054 mm)	45.6 in (1 159 mm)
K. Bucket reach – 7 ft 0 in (2.13 m) height, 45° dump		77.3 in (1 965 mm)	79.6 in (2 021 mm)	75.0 in (1 904 mm)	77.3 in (1 964 mm)
L. Dig depth		3.1 in (78 mm)	3.2 in (82 mm)	3.1 in (78 mm)	3.2 in (82 mm)
Operating load – ISO Rigid Tires		7,779 lb (3 528 kg)	7,883 lb (3 576 kg)	7,960 lb (3 611 kg)	8,059 lb (3 656 kg)
Operating load – ISO Deflected Tires		7,127 lb (3 233 kg)	7,225 lb (3 277 kg)	7,307 lb (3 314 kg)	7,400 lb (3 357 kg)
Maximum material density – ISO Rigid Tires		2,593 lb/yd ³ (1 539 kg/m ³)	2,816 lb/yd ³ (1 671 kg/m ³)	3,184 lb/yd ³ (1 889 kg/m ³)	3,358 lb/yd ³ (1 993 kg/m ³)
Maximum material density – ISO Deflected Tires		2,376 lb/yd ³ (1 410 kg/m ³)	2,580 lb/yd ³ (1 531 kg/m ³)	2,923 lb/yd ³ (1 734 kg/m ³)	3,083 lb/yd ³ (1 830 kg/m ³)
Tipping load – ISO Rigid Tires:	Straight	18,165 lb (8 240 kg)	18,393 lb (8 343 kg)	18,549 lb (8 414 kg)	18,765 lb (8 512 kg)
	40° turn	15,558 lb (7 057 kg)	15,767 lb (7 152 kg)	15,920 lb (7 221 kg)	16,118 lb (7 311 kg)
Tipping load – ISO Deflected Tires:	Straight	17,187 lb (7 796 kg)	17,404 lb (7 894 kg)	17,570 lb (7 970 kg)	17,775 lb (8 063 kg)
	40° turn	14,254 lb (6 466 kg)	14,450 lb (6 554 kg)	14,614 lb (6 629 kg)	14,800 lb (6 713 kg)
Lift capacity:	Full height	14,715 lb (6 675 kg)	14,799 lb (6 713 kg)	14,931 lb (6 772 kg)	15,015 lb (6 811 kg)
	Ground	23,380 lb (10 605 kg)	23,606 lb (10 707 kg)	23,840 lb (10 814 kg)	24,049 lb (10 908 kg)
Breakout force with tilt cylinder		20,843 lb (9 454 kg)	21,967 lb (9 964 kg)	23,336 lb (10 585 kg)	24,730 lb (11 217 kg)
Loader clearance circle with bucket		474.8 in (12 061 mm)	478.4 in (12 152 mm)	471.4 in (11 973 mm)	474.9 in (12 061 mm)

621G		Z-Bar/XR	Z-Bar/XR	Z-Bar/XR	Z-Bar/XR
Maximum rollback:	Ground	40°/40°	40°/40°	40°/40°	40°/40°
	Carry position	45°/46°	45°/46°	45°/46°	45°/46°
	@ Full height	55°/59°	55°/59°	55°/59°	55°/59°
Maximum grading angle with bucket – back dragging		61°/60°	63°/61°	60°/60°	61°/60°
SAE bucket capacity – struck		2.60 yd ³ (1.99 m ³)	2.40 yd ³ (1.83 m ³)	2.15 yd ³ (1.64 m ³)	2.05 yd ³ (1.57 m ³)
	Heaped	3.00 yd ³ (2.29 m ³)	2.80 yd ³ (2.14 m ³)	2.50 yd ³ (1.91 m ³)	2.40 yd ³ (1.83 m ³)
Bucket width – outside		102.4 in (2 602 mm)	102.1 in (2 593 mm)	102.4 in (2 602 mm)	102.1 in (2 593 mm)
Bucket weight		3,024 lb (1 372 kg)	2,944 lb (1 335 kg)	2,811 lb (1 275 kg)	2,731 lb (1 239 kg)

621G XT		3.0 yd ³ (2.29 m ³) Bucket with Bolt-on Edge - JRB Coupler	2.8 yd ³ (2.14 m ³) Bucket with Teeth - JRB Coupler	2.5 yd ³ (1.91 m ³) Bucket with Bolt-on Edge - JRB Coupler	2.4 yd ³ (1.8 m ³) Bucket with Teeth - JRB Coupler
Operating weight		29,519 lb (13 389 kg)	29,442 lb (13 355 kg)	29,332 lb (13 305 kg)	29,253 lb (13 269 kg)
E. Operating height – fully raised with spillguard		216.7 in (5 505 mm)	216.7 in (5 505 mm)	212.0 in (5 386 mm)	212.0 in (5 386 mm)
F. Hinge pin height – fully raised		155.9 in (3 960 mm)	155.9 in (3 960 mm)	155.9 in (3 960 mm)	155.9 in (3 960 mm)
G. Overall length – bucket level on ground		307.8 in (7 818 mm)	313.5 in (7 963 mm)	302.2 in (7 676 mm)	307.7 in (7 817 mm)
Dump angle – fully raised		55°	55°	55°	55°
H. Dump height – fully raised, 45° dump		104.3 in (2 648 mm)	100.6 in (2 554 mm)	107.8 in (2 739 mm)	104.3 in (2 648 mm)
J. Bucket reach – fully raised, 45° dump		55.5 in (1 409 mm)	59.6 in (1 515 mm)	51.2 in (1 301 mm)	55.2 in (1 402 mm)
K. Bucket reach – 7 ft 0 in (2.13 m) height, 45° dump		72.2 in (1 833 mm)	73.9 in (1 878 mm)	70.1 in (1 780 mm)	71.9 in (1 827 mm)
L. Dig depth		2.5 in (62 mm)	2.6 in (66 mm)	2.4 in (62 mm)	2.6 in (66 mm)
Operating load – ISO Rigid Tires		8,506 lb (3 858 kg)	8,616 lb (3 908 kg)	8,704 lb (3 948 kg)	8,421 lb (3 820 kg)
Operating load – ISO Deflected Tires		7,672 lb (3 480 kg)	7,774 lb (3 526 kg)	7,867 lb (3 568 kg)	7,617 lb (3 455 kg)
Maximum material density – ISO Rigid Tires		2,835 lb/yd ³ (1 682 kg/m ³)	3,077 lb/yd ³ (1 826 kg/m ³)	3,482 lb/yd ³ (2 066 kg/m ³)	3,509 lb/yd ³ (2 082 kg/m ³)
Maximum material density – ISO Deflected Tires		2,557 lb/yd ³ (1 517 kg/m ³)	2,776 lb/yd ³ (1 647 kg/m ³)	3,147 lb/yd ³ (1 867 kg/m ³)	3,174 lb/yd ³ (1 883 kg/m ³)
Tipping load – ISO Rigid Tires:	Straight	19,723 lb (8 946 kg)	19,963 lb (9 055 kg)	20,149 lb (9 140 kg)	19,480 lb (8 836 kg)
	40° turn	17,012 lb (7 716 kg)	17,233 lb (7 817 kg)	17,409 lb (7 896 kg)	16,843 lb (7 640 kg)
Tipping load – ISO Deflected Tires:	Straight	18,456 lb (8 372 kg)	18,683 lb (8 474 kg)	18,877 lb (8 562 kg)	18,262 lb (8 283 kg)
	40° turn	15,344 lb (6 960 kg)	15,548 lb (7 052 kg)	15,733 lb (7 136 kg)	15,235 lb (6 910 kg)
Lift capacity:	Full height	13,913 lb (6 311 kg)	14,055 lb (6 375 kg)	14,175 lb (6 430 kg)	13,985 lb (6 344 kg)
	Ground	26,995 lb (12 245 kg)	28,110 lb (12 750 kg)	28,545 lb (12 948 kg)	24,581 lb (11 150 kg)
Breakout force with tilt cylinder		20,671 lb (9 376 kg)	21,613 lb (9 803 kg)	22,854 lb (10 366 kg)	24,077 lb (10 921 kg)
Loader clearance circle with bucket		453.4 in (11 517 mm)	455.5 in (11 569 mm)	451.2 in (11 460 mm)	453.1 in (11 509 mm)

621G XT		3.0 yd ³ (2.29 m ³) Bucket with Bolt-on Edge - ACS Coupler	2.8 yd ³ (2.14 m ³) Bucket with Teeth - ACS Coupler	2.5 yd ³ (1.91 m ³) Bucket with Bolt-on Edge - ACS Coupler	2.4 yd ³ (1.8 m ³) Bucket with Teeth - ACS Coupler
Operating weight		29,852 lb (13 541 kg)	29,774 lb (13 505 kg)	29,639 lb (13 444 kg)	29,561 lb (13 409 kg)
E. Operating height – fully raised with spillguard		212.1 in (5 387 mm)	212.1 in (5 387 mm)	207.6 in (5 274 mm)	207.6 in (5 274 mm)
F. Hinge pin height – fully raised		155.9 in (3 959 mm)	155.9 in (3 959 mm)	155.9 in (3 959 mm)	155.9 in (3 959 mm)
G. Overall length – bucket level on ground		301.8 in (7 666 mm)	307.5 in (7 810 mm)	296.6 in (7 533 mm)	302.3 in (7 678 mm)
Dump angle – fully raised		55°	55°	55°	55°
H. Dump height – fully raised, 45° dump		108.1 in (2 745 mm)	104.4 in (2 653 mm)	111.5 in (2 831 mm)	107.8 in (2 737 mm)
J. Bucket reach – fully raised, 45° dump		50.9 in (1 293 mm)	55.1 in (1 399 mm)	46.9 in (1 191 mm)	51.0 in (1 296 mm)
K. Bucket reach – 7 ft 0 in (2.13 m) height, 45° dump		69.9 in (1 776 mm)	71.9 in (1 826 mm)	67.7 in (1 721 mm)	69.8 in (1 774 mm)
L. Dig depth		2.5 in (63 mm)	2.6 in (65 mm)	2.5 in (62 mm)	2.6 in (67 mm)
Operating load – ISO Rigid Tires		8,755 lb (3 971 kg)	8,871 lb (4 024 kg)	8,948 lb (4 059 kg)	9,058 lb (4 109 kg)
Operating load – ISO Deflected Tires		7,883 lb (3 576 kg)	7,990 lb (3 624 kg)	8,077 lb (3 664 kg)	8,178 lb (3 709 kg)
Maximum material density – ISO Rigid Tires		2,918 lb/yd ³ (1 732 kg/m ³)	3,168 lb/yd ³ (1 880 kg/m ³)	3,579 lb/yd ³ (2 124 kg/m ³)	3,774 lb/yd ³ (2 239 kg/m ³)
Maximum material density – ISO Deflected Tires		2,628 lb/yd ³ (1 559 kg/m ³)	2,854 lb/yd ³ (1 693 kg/m ³)	3,231 lb/yd ³ (1 917 kg/m ³)	3,407 lb/yd ³ (2 022 kg/m ³)
Tipping load – ISO Rigid Tires:	Straight	20,330 lb (9 221 kg)	20,584 lb (9 337 kg)	20,741 lb (9 408 kg)	20,981 lb (9 517 kg)
	40° turn	17,509 lb (7 942 kg)	17,742 lb (8 048 kg)	17,895 lb (8 117 kg)	18,116 lb (8 217 kg)
Tipping load – ISO Deflected Tires:	Straight	19,002 lb (8 619 kg)	19,241 lb (8 727 kg)	19,415 lb (8 806 kg)	19,640 lb (8 908 kg)
	40° turn	15,766 lb (7 152 kg)	15,980 lb (7 248 kg)	16,154 lb (7 327 kg)	16,356 lb (7 419 kg)
Lift capacity:	Full height	13,929 lb (6 318 kg)	14,074 lb (6 384 kg)	14,197 lb (6 440 kg)	14,337 lb (6 503 kg)
	Ground	32,621 lb (14 797 kg)	34,152 lb (15 491 kg)	34,382 lb (15 596 kg)	35,919 lb (16 293 kg)
Breakout force with tilt cylinder		22,941 lb (10 406 kg)	24,092 lb (10 928 kg)	25,446 lb (11 542 kg)	26,841 lb (12 175 kg)
Loader clearance circle with bucket		451.0 in (11 456 mm)	453.0 in (11 506 mm)	449.0 in (11 405 mm)	450.9 in (11 454 mm)

621G		JRB/ACS	JRB/ACS	JRB/ACS	JRB/ACS
Maximum rollback:	Ground	57°/57°	57°/57°	57°/57°	57°/57°
	Carry position	59°/59°	59°/59°	59°/59°	59°/59°
	@ Full height	59°/59°	59°/59°	59°/59°	59°/59°
Maximum grading angle with bucket – back dragging		63°/62°	64°/63°	62°/60°	63°/62°
SAE bucket capacity – struck		2.60 yd ³ (1.99 m ³)	2.40 yd ³ (1.83 m ³)	2.15 yd ³ (1.64 m ³)	2.05 yd ³ (1.57 m ³)
	Heaped	3.00 yd ³ (2.29 m ³)	2.80 yd ³ (2.14 m ³)	2.50 yd ³ (1.91 m ³)	2.40 yd ³ (1.83 m ³)
Bucket width – outside		102.4 in (2 602 mm)	102.1 in (2 593 mm)	102.4 in (2 602 mm)	102.1 in (2 593 mm)
Bucket weight		2,797 lb/3,131 lb (1 269 kg)/(1 420 kg)	2,721 lb/3,053 lb (1 234 kg)/(1 385 kg)	2,610 lb/2,918 lb (1 184 kg)/(1 324 kg)	2,532 lb/2,840 lb (1 149 kg)/(1 288 kg)

NOTE: *Z-Bar performance data shown with full counterweight. Performance data unit equipped with 20.5-R25 Michelin XTLA (L2 Radial) tires, ROPS cab with heater and A/C, full counterweight, standard batteries, front and rear fenders, full fuel and 165 lb (75 kg) operator. Specifications per SAE J732, J1234, J695, J742 and J818.

STANDARD EQUIPMENT**OPERATOR ENVIRONMENT**

See page 1

ENGINE

CASE/FPT F4HFE613W
 Tier 4 Final Certified
 Selective Catalytic Reduction (SCR) with Diesel Oxidation Catalyst
 Selectable work modes:
 Maximum Mode
 Smart Mode
 Turbocharger
 Charge air cooling
 Automatic belt tensioner
 Integral engine oil cooling
 Fuel filter with water trap
 Dual-element dry-type air cleaner
 Hydraulic-driven cooling fan
 Air-cooled radiator
 Mid-mounted cooling module with hydraulically driven auto-reversing fan
 Engine block heater
 Common rail electronic fuel injection

LOADER

See page 2 – Operating weight,
 Other specifications

DRIVETRAIN

4-wheel drive
 4F/3R Selectable autoshift/manual shift transmission
 Electronic Control Module – programmable, computer controlled proportional shifting with programmable gear selection
 Onboard diagnostics
 Single lever electronic shift control
 F/N/R switch in loader control handle
 Downshift button
 Torque converter
 Limited-slip differentials – Z-Bar
 Outboard planetary axles
 Transmission oil cooler
 Brake pedal transmission disconnect – declutch
 Hydraulic wet disc brakes
 Spring-applied hydraulic release parking brake
 Limp-Home Mode
 Greasable rear axle trunnion
 3-piece rims

HYDRAULICS

Adjustable Electro-hydraulic - EH loader control with one auxiliary function and 3 configurable buttons
 Adjustable EH controls:
 Smooth
 Moderate
 Aggressive
 Auxiliary Hydraulics
 Ride Control™
 Locking hydraulics for hydraulic coupler
 EH Parallel Lift
 Low-effort steering
 Hydraulic driven cooling fan
 Diagnostic quick couplers
 Hydraulic oil cooler

ELECTRICAL

Alternator and voltage regulator
 Battery isolator/electrical disconnect
 120 amp alternator
 (2) 700 CCA 12-volt batteries
 Electric starter
 Lights:
 Integrated 4-corner strobe
 2 Front and 2 rear halogen flood lights
 2 Front driving headlights – high/low beam with integrated turn signals
 2 LED stop/tail lights with integrated turn signals
 Key start/stop switch
 Backup alarm
 Centrally located fuse box with all electrical circuits protected
 Remote jump start posts

OTHER

Electric hood lift
 Front and rear fenders, partial coverage
 External rear view mirrors
 Heavy counterweight
 Drawbar hitch
 Articulation locking bar
 Lift arm locking bar
 Lift and tie-down points – front/rear
 Rear frame side covers
 License plate brackets; front bracket and lit rear bracket
 Rubber steering stops
 Grouped remote-mounted ecology drains:
 Engine oil
 Engine coolant
 Hydraulic oil

TELEMATICS

CASE SiteWatch™ Telematics – includes hardware and a 3-yr Advanced data subscription
 SiteConnect Module providing remote diagnostics capability

OPTIONAL EQUIPMENT**OPERATOR ENVIRONMENT**

Cloth-covered heated air-suspension seat with headrest
 Sound Shield noise suppression package
 Bluetooth radio, 12V AM/FM with auxiliary input
 Cab convenience package:
 Rear sun shade, interior mirror, under the seat drawer, coat hook, 12V accessory port, and an ash tray
 In cab powered cooler box
 In cab accessory mount
 Rear view camera
 External heated rear view mirrors
 Front LED driving/headlights
 LED front and rear work lights – 4 front, 2 rear

DRIVETRAIN

5F/3R Autoshift/manual shift transmission, lockup torque converter, PowerInch de-clutch
 Heavy-duty axles:
 With locking front differential and open/conventional rear differential
 Cold weather package:
 Heavy-duty (2) 950 CCA 12V batteries
 Fuel heater
 Hydraulic oil cooler bypass
 Low temperature hydraulic oil
 Fast-warm hydraulic valve

HYDRAULICS

Secondary steering
 Integrated Payload System
 Tire Pressure Monitoring System
 2-spool loader valves with joystick loader control
 4-function loader valve with joystick loader control and two proportional auxiliary roller switches

LOADER

XR extended reach version
 XT tool carrier version
 Attachment auxiliary hydraulics
 Coupler systems – JRB or ACS compatible
 Buckets – see pages 4 through 8

TIRES

20.5x25 L2 bias (16 ply) – dirt/traction
 20.5 x25 L3 bias (16 ply) – rock
 20.5-R25 L2 radial – dirt/traction
 20.5-R25 L3 radial – rock
 20.5-R25 radial Michelin SnoPlus
 Axle oscillation stops

GUARDING

Skid plate, transmission and front chassis bottom guards

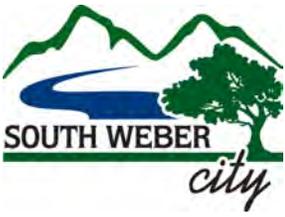
ADVANCED ENGINE AIR FILTRATION

Heavy Debris cooling system:
 Slanted cooling module cover
 Increased cooling fin spacing
 Added cooling module sealing
 Sy-Klone® ejector type pre-cleaner

OTHER

Additional RH steps and platform with standard or wide fenders
 12.4 mph (20 kph) maximum speed control
 Special paint
 Standard fenders with right and left hand steps
 Wide full coverage fenders with right and left hand steps





CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

December 12, 2023

PREPARED BY

David Larson
City Manager

ITEM TYPE

Legislative

ATTACHMENTS

None

PRIOR DISCUSSION DATES

None

AGENDA ITEM

Resolution 23-57: Director of Finance and Treasurer Appointments

PURPOSE

Appoint a new Finance Director to replace Mark McRae, who is retiring in January, and a new City Treasurer to replace Maryn Peterson, who is recommended to become the new Finance Director

RECOMMENDATION

Mayor recommends appointing Maryn Peterson as Finance Director and Tia Jensen as City Treasurer, both internal promotions within the City's finance division

BACKGROUND

Current Finance Director Mac McRae has announced his retirement as of January 5, 2024, necessitating the Mayor to appoint a new Finance Director. State and City code requires that the Mayor appoints the Finance Director with the advice and consent of the City Council. In the Council meeting on November 28, 2023, the City Council updated city code to reflect State requirements on appointing a Finance Director.

ANALYSIS

Maryn Peterson has been serving as the City Treasurer since May of 2022. Maryn came to South Weber with a master's degree in business administration and 9 years' experience in the private sector. She has proven skills and knowledge in financial management, customer service, communication, and leadership. Maryn will perform the duties of Finance Director with her broader role as Administrative Services Director.

Tia Jensen has been serving as the City's Accounts Payable Clerk since June of 2023. She is in the process of completing a Business Applied Management-Accounting degree and has worked in various finance, customer service, and research positions since 2003. Tia has proved her value to the City in a short period of time, improving our accounts payable processes through detailed and thorough analysis and decision-making. Accounts payable job duties will be filled by a hired staff member.

RESOLUTION 23-57**A RESOLUTION OF THE CITY COUNCIL OF SOUTH WEBER CITY, DAVIS COUNTY, UTAH, APPOINTING CITY TREASURER AND DIRECTOR OF FINANCE.**

WHEREAS, the position of Director of Finance for the City of South Weber will become vacant upon Mark McRae's retirement; and

WHEREAS, it is necessary for the efficient administration of the City's financial affairs to appoint a qualified individual to fill this position; and

WHEREAS, Maryn Nelson has demonstrated the requisite knowledge, skills, and abilities to effectively perform the duties of the Director of Finance; and

WHEREAS, Mrs. Nelson's appointment subsequently leaves a vacancy in the position of treasurer which also needs to be filled; and

WHEREAS, Tia Jensen has demonstrated high capability and efficiency and is ready to transition to a full time position with more responsibility as treasurer; and

WHEREAS, the City Council has reviewed and considered the qualifications of both Maryn Nelson and Tia Jensen and finds them well qualified for the positions;

NOW, THEREFORE, BE IT RESOLVED by the City Council of South Weber City, Davis County, Utah, as follows:

Section 1. Appointments. Maryn Nelson is hereby appointed to the position of Director of Finance for South Weber City and Tia Jensen is hereby appointed to the position of City Treasurer for South Weber City, effective January 5, 2024.

Section 2. Term. The term of these appointments shall be until the appointees relinquish the position or until a successor is appointed, unless sooner terminated as provided by law or municipal policy.

Section 3. Duties and Responsibilities. The duties and responsibilities of the Director of Finance and Treasurer shall be those set forth in the South Weber City Municipal Code, state law, and as further detailed in the job description for these positions.

Section 4. Acknowledgment. Maryn Peterson and Tia Jensen shall acknowledge acceptance of these appointments and agree to perform the duties and responsibilities to the best of their abilities.

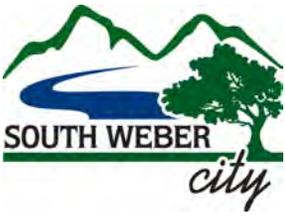
PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 12th day of December, 2023.

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

MAYOR: Rod Westbroek

ATTEST: City Recorder, Lisa Smith



9 Commission
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

December 12, 2023

PREPARED BY

Trevor Cahoon
Community Services Dir.

ITEM TYPE

Appointment

ATTACHMENTS

N/A

PRIOR DISCUSSION DATES

N/A

AGENDA ITEM

Planning Commissioner Appointments

PURPOSE

Presentation to the City Council by the Mayor on his selections to fill vacancies in the Planning Commission.

RECOMMENDATION

After a thorough review, Mayor Rod Westbroek recommends Julie Losee for a second term, effective February 1, 2024, on the Planning Commission, recognizing her valuable contributions and expertise.

Additionally, he recommends Chris Roberts to fill the vacancy created by Jeremy Davis's election to the City Council, effective January 1, 2024 to complete Jeremy's remaining term and continue in that same seat Effective February 1, 2024. He is confident in Roberts' ability to effectively contribute to the Commission's goals.

BACKGROUND

N/A

ANALYSIS

N/A

RESOLUTION 23-58**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL
APPOINTING TWO PLANNING COMMISSIONERS**

WHEREAS, both Jeremy Davis and Julie Losee’s terms expire January 31, 2024; and

WHEREAS, Jeremy Davis has been elected as City Council member beginning January 1, 2024 vacating his office 30 days early; and

WHEREAS, Julie Losee would like to continue her service for another three years; and

WHEREAS, two additional applications were received from Michael Grant and Christopher Roberts; and

WHEREAS, Mayor Westbroek and Community Services Director Trevor Cahoon interviewed the candidates and recommend Chris Roberts be appointed as a member of the Planning Commission;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Appointments: Julie Losee is hereby appointed to serve on the Planning Commission from February 1, 2024 to January 31, 2027. Chris Roberts is hereby appointed to serve on the Planning Commission from January 1, 2024 to January 31, 2027.

Section2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

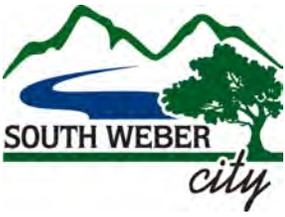
PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 12th day of December, 2023.

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



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

December 12, 2023

PREPARED BY

Lisa Smith
Court Clerk

ITEM TYPE

Legislative

ATTACHMENTS

RES 23-59
Judicial Affidavit
Attorney Letter

PRIOR DISCUSSION DATES

n/a

AGENDA ITEM

Resolution 23-59: Court Recertification

PURPOSE

Re-certify the Justice Court

RECOMMENDATION

Staff recommends re-certification

BACKGROUND

Court certification lasts for four calendar years. The Administrative Office of the Courts has rules governing certification which include an affidavit signed by the judge, a written opinion by the city attorney, and a resolution by the legislative body which requests re-certification and affirms willingness to meet the requirements for the operation of the court. The documents must be submitted no later than December 15, 2023 to be certified by the current expiration of January 31, 2024.

ANALYSIS

Although the future of the justice court system is being scrutinized and changes are coming in the next few years which may lead to dissolution, the city is currently obligated to continue paying the judge through the end of his current term. The fiscally responsible move is to continue operating the court at this time so there are revenues to offset the expenditures.

COURT CERTIFICATION AFFIDAVIT

Justice Court: South Weber

Judge: Bryan J Memmott

Address: 1600 E South Weber Drive, South Weber UT 84405

Telephone: 801-479-3177

Court's Website: www.southwebercity.com

Level of Court (Circle one): I II **III** IV

Average Case Filings Per Month: 92 (11/2020 to 10/2023)

Daily Court Hours: M,W,F 9-11 am T, TH 3-5PM

Number of Full-time Clerks: 0 # Hours Worked Per Week Per Clerk:

Number of Part-time Clerks: 2 # Hours Worked Per Week Per Clerk: 10

This form is divided into two parts. Section I contains those requirements that are statutory and cannot be waived. Section II contains minimum requirements established by the Judicial Council, and those requirements may be waived pursuant to the procedure set forth in the Instructions to Applicant included with this Application for Recertification.

Comes now Judge Bryan J Memmott _____,

Justice Court Judge for South Weber _____,

and, except as specifically noted below, certifies as follows:

SECTION I

THE FOLLOWING ITEMS ARE STATUTORY AND CANNOT BE WAIVED. CERTIFICATION WILL NOT BE GRANTED UNLESS EACH REQUIREMENT IS MET.

Please indicate **Yes or No** to each of the following:

1. All official court business is conducted in a public facility. Y_____
2. Court is open daily. Y_____
3. The hours of court operation are posted conspicuously. Y_____
4. The judge and the clerk attend court at regularly scheduled times based on the level of the court. Y_____
5. The judge is compensated at a fixed rate, within the statutory range. Y_____
6. The responsible governmental entity provides and compensates sufficient clerical personnel necessary to conduct the business of the court. Y_____
7. The responsible governmental entity assumes the expenses of the travel of the judge for purposes of required judicial education. Y_____
8. The responsible governmental entity assumes the expenses of the travel of each clerk for the purposes of attending training sessions conducted by the Judicial Council. Y_____
9. The responsible governmental entity provides the Court with:
 - a. Sufficient prosecutorial support Y_____
 - b. Funding for attorneys for indigent defendants, as appropriate Y_____
 - c. Sufficient local law enforcement officers to attend court as provided by statute Y_____
 - d. Security for the court as provided by statute Y_____
 - e. Witness and juror fees Y_____
 - f. Appropriate copies of the Utah Code, the Justice Court Manual, state laws affecting local governments, local ordinances and other necessary legal reference materials Y_____
10. Fines, surcharges and assessments which are payable to the state are forwarded as required by law. Y_____

11. Court is held within the jurisdiction of the court, except as provided by law (78A-7-212). Y
12. All required reports and audits are filed as required by law or Rule of the Judicial Council. Y
13. A record of all court proceedings is maintained by an appropriate digital recording system. Y

SECTION II

Section II contains minimum requirements established by the Judicial Council, and those requirements may be waived or an extension granted pursuant to the procedure set forth in the Instructions to Applicant included with this Application for Recertification.

Please indicate **YES or NO** to each of the following:

1. A clerk is available each day to conduct court business, including hearings as required by the judge, for the number of hours required for the classification of the court. Yes
2. Hours during which a clerk is available are posted on the court's website. Yes
3. The judge is available to conduct court business as needed. Yes
4. The judge performs all duties required and exercises ultimate responsibility for the administration of justice as an independent branch of government. Yes
5. All court hearings are conducted in a designated courtroom, by remote transmission, or in another location authorized by the Presiding Judge. Yes
3. Minimum furnishings in the courtroom include:
 - a. Desk and chair for the judge Yes
 - b. A six-inch riser Yes
 - c. Desk and chair for the court clerk Yes
 - d. Chairs for witnesses Yes
 - e. Separate tables and appropriate chairs for plaintiffs and defendants Yes
 - f. A new Utah State flag that will be on display no later than March 9, 2024 Yes
 - g. A United States flag Yes
 - h. A separate area and chairs for at least four jurors Yes
 - i. A separate area with appropriate seating for the public Yes
 - j. An appropriate room for jury deliberations Yes
 - k. An appropriate area or room for victims and witnesses which is separate from the public Yes
 - l. A judicial robe Yes

- m. A gavel Yes
- p. Necessary forms and supplies Yes
- q. Office space for the judge Yes
- r. Office space for the court clerk Yes
- s. Secure filing cabinets Yes
- t. Appropriate office supplies Yes
- u. A cash register or secured cash box for each clerk performing cashiering duties Yes
- v. At least one computer with word processing software and internet access Yes
- w. Access to a scanner and copy machine Yes
4. The court shall provide interpreters as required by Rule 3-306.04 of the Code of Judicial Administration. Yes
5. Does the applicant have a law enforcement department? No, contract with Davis Co
6. If the applicant does not have a law enforcement department, identify the law enforcement agency which will provide law enforcement services for the applicant: DCSO

7. A court security plan has been submitted for approval as required by Rule 3-414 of the Code of Judicial Administration. Yes
8. The court electronically reports to the Driver License Division, the Bureau of Criminal Identification and the Administrative Office of the Courts as required. Yes
9. Clerks' education hours shall be reported to the Administrative Office of the Courts on an annual basis. Yes
10. The appointment of the clerk(s) assigned to serve the court are subject to the judge's approval, who may participate in the interview and personnel evaluation process for the clerk(s) at his or her discretion. Yes
11. Court staff are current with all certification requirements required by the Board of Justice Court Judges from the month after starting with the court through September 30, 2023. Yes

- 12. Any interlocal agreement relating to court operations shall be submitted to the Administrative Office of the Court with the city’s application for recertification. Yes
- 13. The court accepts credit and debit cards through a system that integrates with CORIS. Yes, XBP
- 14. The court has access to UCJIS. Yes
- 15. An audio recording system that complies with the description below maintains a digital recording of all court proceedings. Yes

For Class I and Class II justice courts, the system must:

- Be a stand-alone unit that records and audibly plays back the recording;
- Index, back-up and archive the recording and enable the record to be retrieved;
- Have at least four recording channels;
- Have a one-step “on” and “off” recording function;
- Have conference monitoring of recorded audio;
- Have external record archiving from the unit with local access; and
- Be capable of being integrated with the court’s public address system.

For Class III and Class IV justice courts, the system must, at a minimum:

- Be a stand-alone unit that records and audibly plays back the recording;
- Index, back up and archive the recording and enable the record to be retrieved; and
- Have at least two recording channels.

16. If the court is a **Class I** court:

- a. Judge is employed on a full-time basis ____
- b. Designated courtroom meets the master plan guidelines adopted by the Judicial Branch ____
- c. Court has a designated courtroom ____
- d. Judge's chambers, office, and courtroom are in the same building ____
- e. Judge has a separate office and chambers ____
- f. Clerk's office is separate from any other entity ____
- g. Court is open during normal business hours ____



17. If the court is a **Class II** court:

a. Court is open (check one)

- 201-300 average monthly filings: at least 4 hours/day
- 301-400 average monthly filings: at least 5 hours/day
- 401-500 average monthly filings: at least 6 hours/day

b. Trial calendar is set

c. Courtroom closed is permitted

d. Courtroom, judge's chambers, and clerk's office are within the same building

e. Judge has his or her own private chambers

18. If the court is a **Class III** court:

a. Trial calendar is set at least twice per month Yes

b. Court is opened (check one):

- 61-150 average monthly filings: at least 2 hours/day
- 151-200 average monthly filings: at least 3 hours/day

19. If the court is a **Class IV** court:

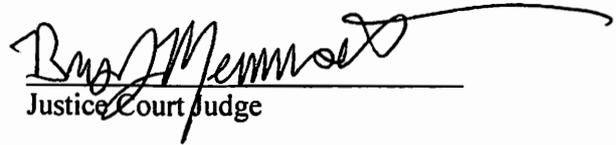
a. Trial calendar is set at least monthly

b. Court is open at least hour per day

20. **If you have responded with a "no" to any item in Section II above, you must request a waiver or extension below and justify that request.** If waiver or extension of any requirement is requested, please specify each requirement and indicate factors which demonstrate a need for the waiver or extension. For any requested extension, please include the requested extension period. (To receive a waiver or extension of any requirement, the information requested in this section must be provided. Remember that statutory requirements cannot be waived or extended).

I am familiar with the minimum operational standards for this court, and except as noted above, those standards are currently met or exceeded. During the current term of the court, I have met with the appropriate governing body of the city to review the budget of the court, review compliance with the minimum requirements and operational standards, and discuss other items of common concern.

DATED this 2 day of November, 2023.


Justice Court Judge

I declare under criminal penalty of the State of Utah that the foregoing is true and correct.

Executed on this 2 day of November, 2023.



HAYES
GODFREY
BELL
LAWYERS

Hayes Godfrey Bell, P.C.
(Mazuran and Hayes 1992-2014)

2118 East 3900 South, Ste. 300
Holladay UT 84124
☎ (801) 272-8998

December 5, 2023

Mayor Rod Westbroek
South Weber City
1600 E South Weber Drive
South Weber, Utah 84405

Dear Mayor and Council:

As part of the certification process for your Justice Court, I have been asked to render an opinion as to the requirements for your court and the feasibility of your maintaining the court. In rendering this opinion, I have reviewed the operation of your Court during the past, spoken with the Court Supervisor and other staff concerning the operation of the Court and its case load and have reviewed the requirements of both statute and rule for the operation of the Court.

Statutes of the State of Utah require the following standards be met in the operation of a Justice Court:

1. All official court business shall be conducted in a courtroom, including remote transmissions, as permitted by the Judicial Council, or in another location authorized by the Presiding Judge. (Utah Code § 78A-7-213).
2. Each court shall be opened and judicial business shall be transacted every day as provided by law (Utah Code § 78A-7-213), although the judge is not required to be present during all hours that the court is open.
3. The hours that the court will be open shall be posted conspicuously at the court and in the local public buildings (Utah Code § 78A-7-213).
4. The judge and the clerk of the court shall attend the court at regularly scheduled times (Utah Code § 78A-7-213).
5. The City, as the entity which created the Justice Court must provide and compensate a judge and clerical personnel to conduct the business of the court at a fixed rate within the statutory range (Utah Code § 78A-7-206).
6. The court shall provide interpreters as required by Rule 3-306.04 of the Code of Judicial Administration.
7. The City must assume the expenses of travel, means, and lodging for the judge of that court to attend required judicial education and training (Utah Code § 78A-7-205).

8. The City must assume the cost of travel and training expenses of clerical personnel at training sessions conducted by the Judicial Council (Utah Code § 78A-7-103).

9. The City must provide a sufficient staff of public prosecutors to attend the court and perform the duties of prosecution (Utah Code § 78A-7-103).

10. The City must provide adequate funding for attorneys where persons are indigent as provided by law (Utah Code § 78A-7-103).

11. The City must provide sufficient local law enforcement officers to attend court when required and provide security for the court (Utah Code § 78A-7-103).

12. Witnesses and jury fees as required by law shall be paid by the City. (Utah Code 10-7-76).

13. Any fine, surcharge, or assessment which is payable to the State shall be forwarded to the State as required by law (Utah Code § 78A-7-120 and § 78A-7-121).

14. The City must pay the judge of that court a fixed compensation within the range provided for by statute. (Utah Code § 78A-7-206).

15. Court shall be held within the jurisdiction of the court, except as provided by law. (Utah Code § 78A-7-212).

16. The City must provide and keep current for the court a copy of the Utah Code, the Justice Court Manual, state laws affecting local governments, Utah Court Rules Annotated, local ordinances, and other necessary legal reference material (Utah Code § 78A-7-103).

17. All required reports and audits shall be filed as required by law or by rule of the Judicial Council pursuant to Utah Code Section § 78A-7-215.

18. All Justice Courts must use a common case management system and disposition reporting system as specified by the Judicial Council. (Utah Code § 78A-7-213)

19. All Justice Courts must record all proceedings with a digital audio recording device and maintain the audio recordings for one year. (Utah Code § 78A-7-103)

In addition to those requirements which are directly imposed by statute, Utah Code Section §78A-7-103 directs the Judicial Council to promulgate minimum requirements for the creation and certification of Justice Courts. Pursuant to statute, the Judicial Council has adopted the following minimum requirements:

1. That the Court be opened for at least one hour each day that the court is required to be open as provided by law.

2. That the judge be available to attend court and conduct court business as needed.

3. That the minimum furnishings for a courtroom include: a desk and chair for the judge (on a six inch riser), a desk and chair for the court clerk, chairs for witnesses, separate tables and appropriate chairs for plaintiffs and defendants, a Utah State flag, a United States flag, a separate area and chairs for a least four jurors, a separate area with appropriate seating for the public, and appropriate room for jury deliberations, and an appropriate area or room for victims and witnesses which is separate from the public.

4. A judicial robe, a gavel, current bail schedules, a copy of the Code of Judicial Administration, and necessary forms and supplies.

5. Office space for the judge and clerk. The office space shall include a desk for the judge and a desk for the clerk, secure filing cabinets for the judge and the clerk, a telephone for the judge and a telephone for the clerk, appropriate office supplies to conduct court business, a cash register or secured cash box, a typewriter or word processor, and access to a copy machine.

6. A clerk must be present during the time the court is open each day and during court sessions, as required by the judge.

7. The entity must have at least one peace officer.

8. A court security plan must be submitted consistent with C.J.A. Rule 3-414.

9. Each Court must have at least one computer with access to the internet, and appropriate software and security/encryption technology to allow for electronic reporting and access to Driver License Division and the Bureau of Criminal Identification, as defined by the reporting and retrieval standards promulgated by the Department of Public Safety. Monthly reports must also be electronically submitted to the Administrative Office of the Courts monthly. A justice court must use the case management system as specified by the Judicial Council. (Utah Code § 78A-7-213)

10. Each Court shall report required case disposition information to DLD, BCI and the Administrative Office of the Courts electronically, as described in number 9 above.

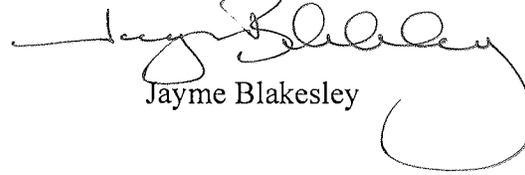
11. Clerks education hours shall be reported to the Administrative Office of the Courts on an annual basis.

12. The appointment of the clerk(s) assigned to serve the court are subject to the judge's approval, who may participate in the interview and personnel evaluation process for the clerk(s) at his or her discretion.

In addition to these base requirements there are additional requirements depending on the average number of cases filed in the Court per month. I am informed that you have more than 61 cases a month but less 200 per month (approximately 92 per month). It appears to me that your Court is a Class III Court. The requirements a Class III Court with average monthly filings between 61-150 must be open at least 2 hours per day and a trial calendar must be held at least twice per month.

I have reviewed your past operation of the Court and believe that it has been in compliance with State Law. It is also my opinion that it is feasible for you to continue to maintain the Court in compliance with applicable law.

Sincerely,

A handwritten signature in black ink, appearing to read "Jayme Blakesley". The signature is fluid and cursive, with a large loop at the end of the last name. It is positioned above the printed name "Jayme Blakesley".

Jayme Blakesley

RESOLUTION 23-59

A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL REQUESTING RECERTIFICATION OF THE SOUTH WEBER JUSTICE COURT

WHEREAS, Utah statute requires all justice courts to be certified by the Judicial Council every four years; and

WHEREAS, the current certification shall expire on January 31, 2024; and

WHEREAS, City Attorney Jayme Blakesley has submitted an opinion letter verifying all requirements have been met to continue operating a justice court; and

WHEREAS, Judge Bryan J Memmott has presented an affidavit swearing to the feasibility of continuing a court at this location; and

WHEREAS, South Weber City Council desires to continue operating a justice court for the convenience and safety of its citizens; and

WHEREAS, the Council affirms its willingness to continue meeting all requirements for court operation and requests from the Judicial Council that this court be recertified;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Request: South Weber Council requests recertification of the South Weber Justice Court by the Justice Courts Standards Committee and the Utah Judicial Council.

Section 2: Repealer Clause: All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

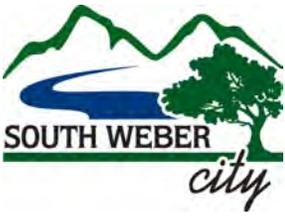
PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 12th day of December, 2023.

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



11 PW Amend
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

December 12, 2023

PREPARED BY

Trevor Cahoon
 Community Services Dir.

ITEM TYPE

Administrative

ATTACHMENTS

Final Plat

PRIOR DISCUSSION DATES

N/A

AGENDA ITEM

Resolution 23-60: Public Works Subdivision Plat 1st Amendment

PURPOSE

Administrative Action: Final Subdivision Plat Amendment

RECOMMENDATION

The Planning Commission recommended approval of the Preliminary/Final Subdivision Amendment at the November 9, 2023 meeting with adding a small portion of city owned property that needs to be included on parcel A. The addition of this property cannot be done as discussed in the Planning Commission meeting. Staff recommends approval of the plat as proposed.

BACKGROUND

Project Information	
Project Name	Public Works Subdivision 1 st Amendment
Site Location	Approx. 104 E South Weber Drive
Tax ID Number	13-358-0002
Applicant	South Weber City
Owner	South Weber City
Proposed Actions	Subdivision Amendment
Current Zoning	C-R
General Plan Land Use Classification	C-R
Rezone Request	N/A
Gross Site	12.15 Acres

ANALYSIS

- **Final Plat.** Because this development is under 10 lots, we have chosen to move forward with the subdivision as a Preliminary/Final submission. Final Plat Items to Consider:
 - *Legal Description:* This has been supplied
 - *Lot Sizes and Orientation:* Complies.
 - *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:* Property for the extension of Harper Way is being dedicated as ROW with the amended plat. This dedication was agreed to by the city as part of the Property Exchange Agreement (Entry #3371592) with the



adjacent Ray property and Nilson Land Development when the original Public Works Subdivision plat was created, approved, and recorded.

- *Easements:* The General Utility Easement required for each property has been indicated on the plat. Access easements have been supplied for additional egress on to Kingston Drive as required by UDOT. There are minor differences in the recorded easement for the powerlines and the actual placement. We are working with Rocky Mountain Power to sign the plat to approve the actual easement dedication.
- *Signature Boxes:* All signature boxes are supplied.
- **Improvement Plans:** Plans for the proposed Public Works Facility are being finalized by the City Engineer in concert with the final design of the buildings by the city's Design-Build Team (Ridgeline Design Architects and Valley Design & Construction – VDC). Approval of the Site Plan will come before the city at a future date when design is final.

APPROVALS PREVIOUSLY GRANTED BY PLANNING COMMISSION

N/A

STAFF REVIEW SUMMARY

City Staff has done a review of the development and have reviewed the following items:

Planning Review:

PL-1: Zoning

The current zoning for this project is C-R and the proposed use is allowed within the zone.

PL-2: Project Size

The Project totals 12.15 acres.

PL-3: Lot Area

There is no minimum lot area required.

PL-4: Lot Width

There is no minimum lot width required.

PL-5: Setbacks

Lot configurations will allow compliance with setback requirements.

PL-6: Access

A traffic study was not required for this project and all access points comply with the requirements of the code. UDOT has required an additional egress through Kingston because of the size of the project.

PL-7: Right-of-way

A small portion of Harper Way will be dedicated with this Plat to allow the Riverwood Subdivision to continue the ROW through into their development. All other ROW was previously dedicated with the original plat.

Public Hearing & Action on Plat Amendment for Public Works Subdivision 1st Amendment Parcel# 13-358-0002 located at approx. 104 E South Weber Dr by Applicant: South Weber City: Community Service Director Trevor Cahoon announced Kingston Drive is a secondary egress so there is not anticipation of trailers going through 6650 South. There will be an access easement for the secondary parcel to access the public works lot. The entrance will be graded into the subdivision. It was suggested General RV be made aware of using the entrance from South Weber Drive verses 6650 South. Mr. Cahoon noted there is a small portion of city owned property that needs to be included on parcel A.

Commissioner Losee moved to open the public hearing for the Plat Amendment for Public Works Subdivision 1st Amendment Parcel# 13-358-0002 located at approx. 104 E South Weber Dr by Applicant: South Weber City. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Skola voted aye. The motion carried.

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

Kathy William of South Weber City expressed safety concerns as 6650 South is a narrow road and queried if the city is planning to widen the road for trailers. She questioned if the State is planning to widen South Weber Drive with a turning lane. She opined the posse grounds would be a better location.

Commissioner Skola moved to close the public hearing for the Plat Amendment for Public Works Subdivision 1st Amendment Parcel# 13-358-0002 located at approx. 104 E South Weber Dr by Applicant: South Weber City. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Skola voted aye. The motion carried.

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

Commissioner Losee moved to recommend for approval the Plat Amendment for Public Works Subdivision 1st Amendment Parcel# 13-358-0002 located at approx. 104 E South Weber Dr by Applicant: South Weber City with the following addition of a small portion of city owned property that needs to be included on parcel A. Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Skola voted aye. The motion carried.

RESOLUTION 23-60**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING
PUBLIC WORKS SUBDIVISION 1ST AMENDMENT PLAT**

WHEREAS, City Council approved the sale of a portion of the Public Works Subdivision to General RV; and

WHEREAS, the parcel will need to be subdivided with a third lot to allow that sale; and

WHEREAS, the South Weber City Planning Commission held a public hearing for the amendment on November 9, 2023 at which time the Commission recommended approval;

NOW THEREFORE BE IT RESOLVED by the Council of South Weber City, Davis County, State of Utah, as follows:

Section 1. Approval: Public Works Subdivision 1st Amendment plat is hereby approved as included in **Exhibit 1**.

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 12th day of December, 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
PUBLIC WORKS SUBDIVISION 1ST
AMENDMENT PLAT

PUBLIC WORKS SUBDIVISION 1ST AMENDMENT

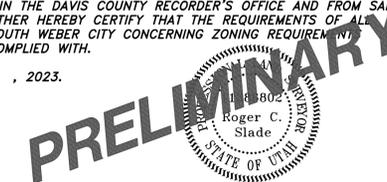
AMENDING LOT 1 AND LOT 2, PUBLIC WORKS SUBDIVISION
SOUTH WEBER CITY, DAVIS COUNTY, UTAH
A PART OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
OCTOBER 2023

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 PROFESSIONAL LAND SURVEYORS ACT AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO THREE (3) LOTS AN PARCEL A, KNOWN HEREAFTER AS PUBLIC WORKS SUBDIVISION 1ST AMENDMENT, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS 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 HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SOUTH WEBER CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2023.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOT 1 AND LOT 2, PUBLIC WORKS SUBDIVISION, SOUTH WEBER, DAVIS COUNTY, UTAH RECORDED AS ENTRY NO. 3372571 IN THE DAVIS COUNTY RECORDER'S OFFICE SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER LOCATED 112.03 FEET NORTH 89°07'28" WEST (NORTH 89°28'27" WEST BY RECORD) ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;

RUNNING THENCE NORTH 89°07'28" WEST 206.23 FEET ALONG SAID SOUTH LINE, ASLO BEING THE SOUTH BOUNDARY OF SAID PUBLIC WORKS SUBDIVISION TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH WEBER DRIVE (STATE ROAD 60); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES; (1) NORTH 45°50'41" WEST 69.57 FEET; (2) NORTHWESTERLY TO THE LEFT ALONG THE ARC OF A 891.50 FOOT RADIUS CURVE, A DISTANCE OF 57.77 FEET, CHORD BEARS NORTH 47°42'04" WEST 57.76 FEET, HAVING A CENTRAL ANGLE OF 03°42'46"; (3) NORTH 49°33'27" WEST 298.71 FEET; (4) NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 853.00 FOOT RADIUS CURVE, A DISTANCE OF 230.27 FEET, CHORD BEARS NORTH 41°49'27" WEST 229.57 FEET, HAVING A CENTRAL ANGLE OF 15°28'01"; (5) NORTH 34°05'26" WEST 125.79 FEET; AND (6) NORTHWESTERLY TO THE LEFT ALONG THE ARC OF A 710.50 FOOT RADIUS CURVE, A DISTANCE OF 152.40 FEET, CHORD BEARS NORTH 40°14'08" WEST 152.11 FEET, HAVING A CENTRAL ANGLE OF 12°17'24" TO THE WEST BOUNDARY OF SAID PUBLIC WORKS SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID PUBLIC WORKS SUBDIVISION THE FOLLOWING EIGHTEEN COURSES (18): (1) NORTH 43°28'16" EAST 17.16 FEET; (2) NORTHEASTERLY TO THE LEFT ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE, A DISTANCE OF 219.43 FEET, CHORD BEARS NORTH 22°31'02" EAST 214.57 FEET, HAVING A CENTRAL ANGLE OF 41°54'29"; (3) NORTH 01°33'47" EAST 32.99 FEET; (4) NORTH 01°33'47" EAST 6.66 FEET; (5) NORTH 01°25'33" EAST 147.09 FEET; (6) NORTH 02°05'38" EAST 179.99 FEET; (7) NORTH 01°59'07" EAST 190.72 FEET; (8) NORTH 01°48'36" EAST 100.08 FEET; (9) NORTH 00°06'20" WEST 503.61 FEET; (10) SOUTH 88°56'01" EAST 169.35 FEET; (11) SOUTH 00°21'23" WEST 412.52 FEET; (12) SOUTH 63°48'03" EAST 280.28 FEET; (13) SOUTH 89°37'19" EAST 219.31 FEET; (14) NORTH 67°30'54" EAST 64.32 FEET; (15) SOUTH 02°34'03" EAST 639.19 FEET; (16) SOUTH 01°44'25" EAST 490.70 FEET; (17) SOUTH 01°01'09" EAST 258.87 FEET; AND (18) SOUTH 02°30'46" EAST 152.02 FEET TO THE POINT OF BEGINNING. CONTAINING 24.65 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE AMENDED AND SUBDIVIDED INTO LOTS, AS SHOWN ON THIS PLAT, TO BE HEREAFTER KNOWN AS PUBLIC WORKS SUBDIVISION 1ST AMENDMENT, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO SOUTH WEBER CITY, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. WE ALSO DEDICATE, GRANT, AND CONVEY TO SOUTH WEBER CITY, DAVIS COUNTY, UTAH, ALL THOSE CERTAIN STRIPS DESIGNATED AS GENERAL UTILITY 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. WE ALSO DEDICATE, GRANT, AND CONVEY A 30" SEWER AND DRAINAGE EASEMENT AS SHOWN HEREON TO THE OWNERS OF LOT 2. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAID SEWER AND DRAINAGE EASEMENT. WE ALSO DEDICATE, GRANT, AND CONVEY A 20" DRAINAGE EASEMENT TO THE OWNERS OF LOT 2. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAID DRAINAGE. WE ALSO DEDICATE, GRANT AND CONVEY A 20" CANAL EASEMENT TO RIVERDALE BENCH CANAL. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SAID CANAL. WE ALSO DEDICATE, GRANT AND CONVEY A 30" POWER EASEMENT TO ROCKY MOUNTAIN POWER. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF POWER LINES. WE ALSO DEDICATE, GRANT AND CONVEY ACCESS EASEMENTS AS SHOWN HEREON TO THE OWNERS OF LOT 3 FOR INGRESS AND EGRESS.

THE PLAT NOTES SHOWN HEREON ARE HEREBY DECLARED EFFECTIVE AND BINDING.

SIGNED THIS _____ DAY OF _____, A.D., 2023.

BY: ROD WESTBROEK, MAYOR OF SOUTH WEBER CITY

BY: RYAN ROGERS; MANAGER OF:
PREMIERE INVESTMENT PROPERTIES, LLC; MANAGER OF PREMIER SPORTSPLEX, LLC

MUNICIPAL ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)

ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME, ROD WESTBROEK WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS THE MAYOR OF SOUTH WEBER CITY, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH, WHICH CITY IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE CITY.

NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED BEFORE ME, RYAN ROGERS, WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS THE MANAGER OF PREMIER INVESTMENT PROPERTIES, LLC WHO IS THE MANGER OF PREMIER SPORTSPLEX, LLC, A UTAH LIMITED LIABILITY COMPANY ("LLC"), WHICH LLC IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE LLC, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE LLC CAME PURSUANT TO A RESOLUTION OF THE MANAGERS, THE CERTIFICATE OF ORGANIZATION, AND/OR THE OPERATING AGREEMENT OF THE LLC.

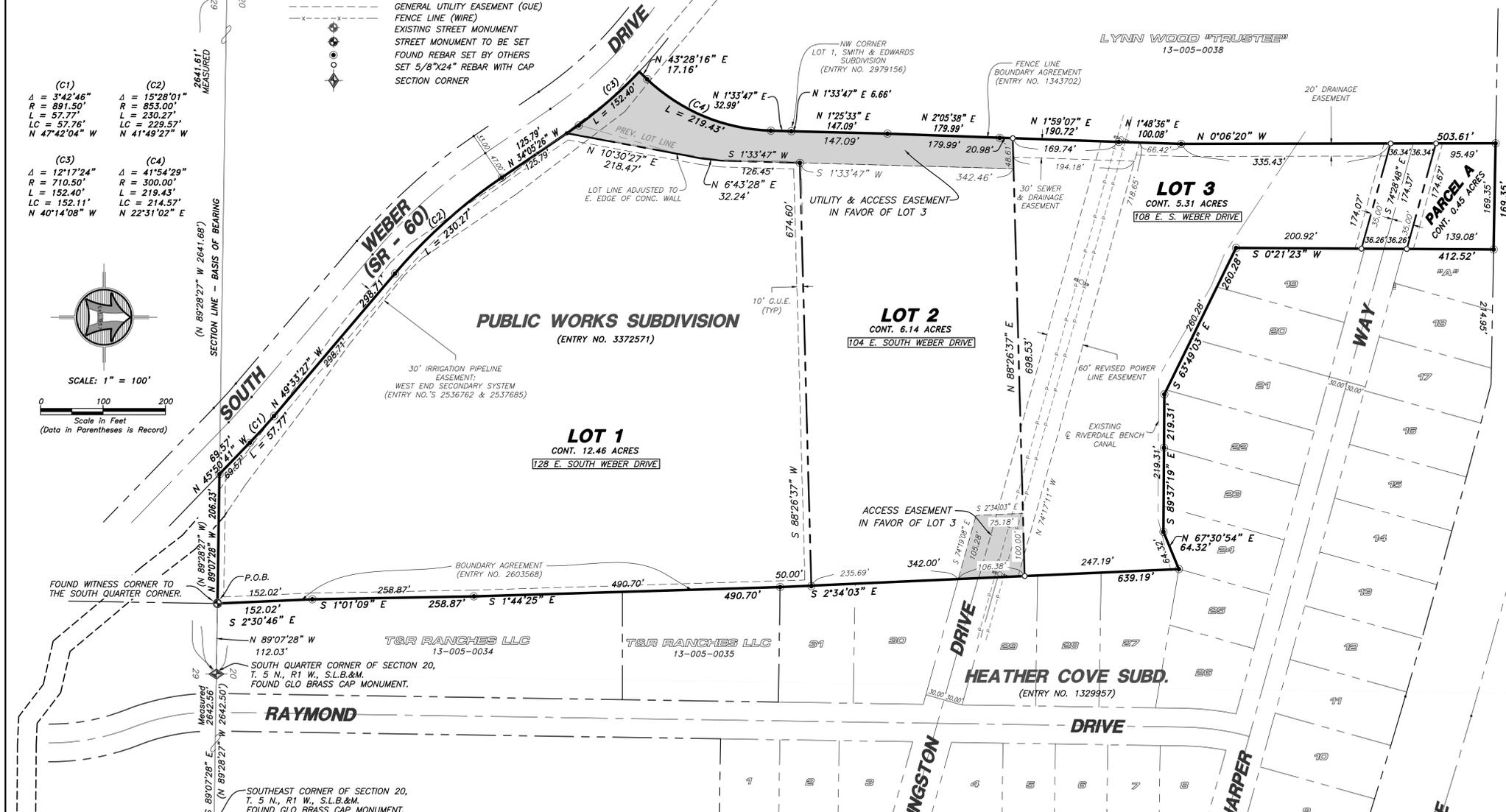
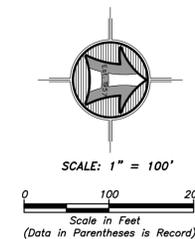
NOTARY PUBLIC

LEGEND

- SUBJECT PROPERTY LINE
- INTERIOR LOT LINES/ ADJOINING SUBDIV.
- ADJOINING PROPERTY LINE
- CENTERLINE
- GENERAL UTILITY EASEMENT (GUE)
- FENCE LINE (WIRE)
- EXISTING STREET MONUMENT
- STREET MONUMENT TO BE SET
- FOUND REBAR SET BY OTHERS
- SET 5/8" X 24" REBAR WITH CAP
- SECTION CORNER

SOUTHWEST CORNER OF SECTION 20,
T. 5 N., R1 W., S.L.B.&M.
FOUND GLO BRASS CAP MONUMENT.

- (C1) Δ = 3°42'46" R = 891.50' L = 57.77' LC = 57.76" N 47°42'04" W
- (C2) Δ = 15°28'01" R = 853.00' L = 230.27' LC = 229.57" N 41°49'27" W
- (C3) Δ = 12°17'24" R = 710.50' L = 152.40' LC = 152.11" N 40°14'08" W
- (C4) Δ = 41°54'29" R = 300.00' L = 219.43' LC = 214.57" N 22°31'02" E



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE AMENDED SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY JONES & ASSOCIATES, ACTING AS CITY ENGINEER FOR SOUTH WEBER CITY. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE PUBLIC WORKS SUBDIVISION, ALONG WITH THE EXISTING DAVIS COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°07'28" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING, (NORTH 89°28'27" WEST, DAVIS COUNTY BEARING).

SOUTH WEBER CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 2023
BY THE SOUTH WEBER CITY ATTORNEY.

SOUTH WEBER CITY ATTORNEY

NOTE:

- 1 - ALL GENERAL UTILITY EASEMENTS (G.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
- 2 - REBAR AND CAP SET ON ALL BACK LOT CORNERS WITH CURB NAILS SET IN TOP BACK OF CURB AND GUTTER ON ALL SIDE YARD PROJECTIONS.

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER

SOUTH WEBER CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY THE SOUTH WEBER CITY ENGINEER.

SOUTH WEBER CITY ENGINEER

SOUTH WEBER PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY THE SOUTH WEBER CITY PLANNING COMMISSION.

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

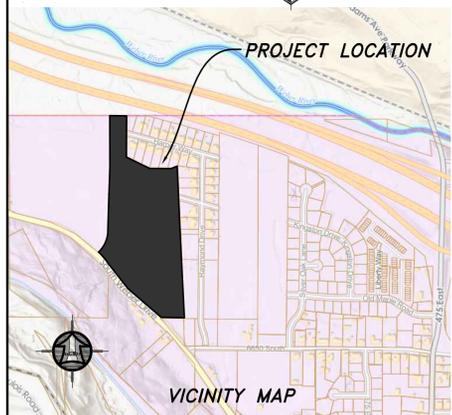
SOUTH WEBER CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 2023
BY THE SOUTH WEBER CITY COUNCIL.

ATTEST: _____

CITY RECORDER MAYOR

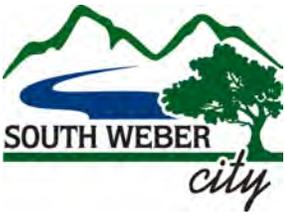
PROJECT LOCATION



VICINITY MAP



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

December 12, 2023

PREPARED BY

Trevor Cahoon
Community Services Dir.

ITEM TYPE

Legislative

ATTACHMENTS

Draft Ordinance Clean

PRIOR DISCUSSION DATES

N/A

AGENDA ITEM

Ordinance 2023-09: Title 10 Chapter 7 Conditional Uses Amendment

PURPOSE

Update our Land Use Ordinance in regards to Conditional Uses.

RECOMMENDATION

The Planning Commission recommended approval for Title 10 Chapter 7: Conditional Use Permit Amendments with the adjustment the Planning Commission be the approval body for the residential and commercial conditional use permits.

BACKGROUND

Conditional use permits play a crucial role in land use planning, allowing for the controlled and regulated use of specific properties within a municipality. These permits are granted for land uses that may not be appropriate in all zoning districts but can be approved under certain conditions to ensure compatibility with the surrounding area.

Conditional use permits provide flexibility for landowners and developers while maintaining the integrity of zoning regulations and safeguarding the public interest. They allow for unique or specialized land uses that may provide benefits to the community but require additional scrutiny to ensure they meet specific criteria and standards.

The Code Committee has reviewed and considered the proposed Conditional Use Code, which aims to provide a comprehensive framework for the administration and regulation of conditional use permits in South Weber City. The new code has been drafted to align with the goals and objectives of our general plan and zoning regulations while addressing the unique needs and circumstances of our community.

The Planning Commission met on November 9, 2023 and discussed the drafted ordinance. It is staff's recommendation that the articles which dictate twin homes and two-family dwellings would be best served to be included in the individual zones. This way we can dictate in what zones those uses are found and how they can be applied to each zone. Planned Unit Developments has always been a tricky section to implement, upon review staff would recommend creating an overlay zone that a landowner would need to apply for specifically to get the density bonus rather than be provided as a conditional use to apply for.

Planning Commission moved to remove these articles from the Conditional Use Chapter and then bring the other edits back in a later meeting to finalize these sections. They made a recommendation to approve the ordinance

ANALYSIS

The adoption of the new Conditional Use Code will ensure a transparent and consistent process for evaluating and granting conditional use permits, promoting responsible development, and preserving the quality of life for our residents. The code includes clear guidelines, standards, and criteria that applicants must meet, fostering predictability and fairness in decision-making.

The proposed Conditional Use Code has undergone extensive review and input from various stakeholders, including planning staff, legal counsel, and community members. The code has been designed to strike a balance between supporting appropriate land uses and protecting the interests and concerns of the community.

A major portion of discussion would be on whether we want to include the Articles in the new ordinance. The purpose of the articles are to help dictate which conditions to directly apply to specific uses. With the updated code being more effective at providing direct tools for the creation of conditions it may be appropriate to eliminate some or all of the identified articles.

LIMITATIONS ON CONDITIONAL USE IN UTAH

In the state of Utah, conditional use permits are subject to certain limitations and guidelines. The Utah State Code establishes a framework for the granting and administration of conditional use permits. Key limitations and considerations in Utah include:

Compatibility: Conditional uses must be compatible with the surrounding area and adhere to the objectives of the applicable zoning district.

Public Hearing: Before granting a conditional use permit, a public hearing must be held to provide an opportunity for public input and address any concerns or objections from affected parties.

Findings of Fact: The Planning Commission must make specific findings of fact to demonstrate that the proposed conditional use meets the necessary criteria and will not be detrimental to the public health, safety, or welfare.

Conditions and Restrictions: Conditional use permits may be subject to conditions or restrictions imposed by the Planning Commission to ensure compliance with relevant regulations and minimize potential adverse impacts on the community.

Revocation: If the conditions set forth in the conditional use permit are not adhered to, or if the use becomes detrimental to the public interest, the Planning Commission has the authority to revoke the permit.

ARTICLE A. IN HOME DAYCARE CENTERS AND PRESCHOOLS**SECTION:****10-7A-1: Scope****10-7A-2: Business License Required****10-7A-3: Conditions Required****10-7A-4: Renewal Of Permit****10-7A-1: SCOPE:**

In home daycare centers and preschools may be approved as a conditional use in all Residential and Agricultural Zones in the City. (Ord. 02-7, 5-28-2002)

10-7A-2: BUSINESS LICENSE REQUIRED:

A conditional use permit is required in addition to and before a business license is issued, and the granting of said permit shall not relieve the permittee of any licensing requirement of the City, the State or any other public agency. (Ord. 02-7, 5-28-2002)

10-7A-3: CONDITIONS REQUIRED:

The following conditions shall be imposed upon and observed at all times by the recipient of a conditional use permit for an in-home daycare center or preschool:

- A. ~~Employment Restricted To Family Members: Only family members related by blood, marriage or adoption to bona fide residents of the dwelling unit may be employed on the premises by the preschool or daycare. Only one part-time employee in addition to the bona fide residents may work in connection with the in-home daycare center or preschool at any time.~~
- B. ~~Incidental And Secondary Use: Each in-home daycare center or preschool use shall be clearly incidental and secondary to the residential use of the property and shall not physically change the dwelling to the extent that it would alter the residential character of the dwelling or the residential atmosphere of the neighborhood in which it is located. An in-home preschool or daycare shall not unreasonably disturb the neighborhood by reason of color, design, material, construction, odors, lighting, sounds, noise or vibrations.~~
- C. ~~Conducted Within Primary Structure: Each in-home daycare center or preschool shall be conducted principally within the primary structure on the premises.~~
- D. ~~Signs: Class 2 signs shall be permitted and shall comply with all regulations of chapter 9 of this title.~~
- E. ~~Traffic: Each in-home daycare center or preschool shall generate no greater vehicular traffic than is commonly associated with the neighborhood in which it is located. There shall be no heavy trucks, delivery or service vehicles. The use shall not occupy the garage area required for two (2) parking spaces.~~
- F. ~~Parking: All vehicles of customers and residents shall be parked in authorized portions of the lot.~~
- G. ~~Code Conformance: There shall be complete conformity with Fire, Building, Plumbing, Electrical and Health Codes and to all County ordinances.~~
- H. ~~Special Recommended Conditions: Any special condition made of record in the conditional use permit to carry out the intent of this chapter shall be met.~~
- I. ~~Annual Premises Inspection: An annual inspection of the premises by the Fire Department shall be required before the conditional use permit may be issued or renewed.~~
- J. ~~Floor Plan And Site Plan: A floor plan and a site plan showing the areas within the home and yard to be used for the daycare center or preschool shall be provided. This may be a simple single line drawing.~~

~~—K.— State Requirements: The business shall comply with all State of Utah requirements for daycares and preschools. (Ord. 19-13, 5-21-2019)~~

~~10-7A-4: RENEWAL OF PERMIT:~~

~~Conditional use permits for in-home daycare centers and preschools shall be valid for one year unless a lesser time is specified, and shall be renewable at the time the business license is renewed. Conditional use permits may be renewed by designated City staff without additional review unless otherwise specified by the approving staff on the permit, provided there have been no reported violations, complaints or detrimental matters which might require reconsideration of the permit. If the permit is not renewed, then the applicant desiring a permit shall follow the same procedure required for an initial application. (Ord. 19-13, 5-21-2019)~~

~~ARTICLE B. SERVICE ACCESSORY USES~~

~~SECTION:~~

~~10-7B-1: Scope~~

~~10-7B-2: Business License Required~~

~~10-7B-3: Conditions Required~~

~~10-7B-1: SCOPE:~~

~~Under controlled conditions, certain occupational and business uses may be allowed in the A and R-L zones which would not be allowed as home occupations. (Ord. 2002-4, 3-26-2002)~~

~~10-7B-2: BUSINESS LICENSE REQUIRED:~~

~~A service accessory conditional use permit is required in addition to and before a business license is issued and the granting of said permit shall not relieve the permittee of any licensing requirement of the city, the state or any other public agency. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)~~

~~10-7B-3: CONDITIONS REQUIRED:~~

~~Neither the planning commission or the city council shall authorize a conditional use permit unless evidence is presented to establish:~~

~~—A.— Incidental Use: That the proposed use of the land is clearly incidental to the primary function of the uses permitted within the zone and all zone requirements are met.~~

~~—B.— Residence On Premises: That the owner, proprietor or chief executive officer of the business or corporation will be living on the same premises as the service accessory use.~~

~~—C.— Nonenclosed Areas: In the case of nonenclosed areas:~~

~~—1.— Storage; Screening: The storage, repair or welding of any equipment (motorized or nonmotorized) shall be confined in an area not to exceed one-half (1/2) acre. A six foot (6') high solid screen fence shall be built around the perimeter of the storage area. In lieu of a solid screen fence, landscaping that would grow at least to the height of a six foot (6') fence could be substituted if such landscaping is permanently sprinkled and maintained.~~

~~—2.— Setback: A fifty foot (50') setback of the fence storage area from any property line must be maintained. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)~~

~~—D.— Enclosed Building: In the case of an enclosed accessory building, required setbacks shall conform to the zone regulations for accessory buildings. However, sufficient distance must be maintained along property lines so that landscaping can be planted along all exterior walls of the structure. Such landscaping shall be installed and permanently irrigated as a condition for a service accessory use permit in all R-L zones. All structures shall be built of permanent materials~~

- and up to code. Exterior finishes must be of a neutral color. (Ord. 2002-4, 3-26-2002)
- E. ~~Parking: Storage areas shall not prohibit adequate parking for the residence.~~
 - F. ~~Lot Area: All lots on which a service accessory use is located must be one acre or larger.~~
 - G. ~~Access: Access to heavy equipment storage areas shall be within one hundred feet (100') of a collector road.~~
 - H. ~~Lighting: Storage areas shall not be lit to a greater intensity than that normally used to illuminate the exterior of houses. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)~~

ARTICLE C. TWIN HOMES

SECTION:

10-7C-1: Scope

10-7C-2: Conditions Required

10-7C-3: Building Standards And Special Conditions

10-7C-1: SCOPE:

~~Twin homes are allowed as an alternative to single family detached dwellings as a conditional use in the R-L zone. (Ord. 2002-4, 3-26-2002)~~

10-7C-2: CONDITIONS REQUIRED:

~~The planning commission or city council shall not approve a twin home unless the following conditions are met: (Ord. 96-1, 9-10-1996, eff. 9-12-1996)~~

- A. ~~Zone: The dwelling is located in an R-L zone. (Ord. 2002-4, 3-26-2002)~~
- B. ~~Lot Area: Each dwelling shall have a minimum lot area attributable to it of at least one-half (1/2) of the minimum lot area required in the zone for a single family dwelling.~~
- C. ~~Side Yards: Side yards shall be at least ten feet (10').~~
- D. ~~Site Plan: The application shall be accompanied by a site plan showing buildings, landscaping, parking and any other information required by the planning commission or the city council. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)~~

10-7C-3: BUILDING STANDARDS AND SPECIAL CONDITIONS:

~~Dwellings shall meet all of the building codes of the city and must have separate utility lines, meters and shut off valves for each dwelling; also, a separate sewer line and water line. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)~~

Commented [TC1]: Add to Applicable Zoning Text

ARTICLE D. PLANNED DWELLING GROUPS

SECTION:

10-7D-1: Scope

10-7D-2: Lot Area

10-7D-3: Yard Requirements

10-7D-4: Entrance

10-7D-1: SCOPE:

~~A planned dwelling group may be approved, provided the project conforms to all of the following conditions and requirements. (Ord. 96-7, 12-10-1996, eff. 1-10-1997)~~

10-7D-2: LOT AREA:

~~The area of the lot on which the planned dwelling group may be erected shall be at least equal to the aggregate of the lot areas otherwise required in the zoning district in which it is located for~~

the dwelling type. (Ord. 96-7, 12-10-1996, eff. 1-10-1997)

10-7D-3: YARD REQUIREMENTS:

No building in a planned dwelling group shall be closer to any lot line than the front, side or rear yard requirements of the district in which it is located. Buildings within a planned dwelling group shall be arranged so that the distances between buildings is the same as the sum of the yards that would be required if they were on separate lots with the front yard being toward the front of the building, the rear yard being toward the rear of the building and the side yards being on the sides of the building. (Ord. 96-7, 12-10-1996, eff. 1-10-1997)

10-7D-4: ENTRANCE:

Every dwelling within a planned dwelling group shall have an entrance within sixty feet (60') of the parking spaces designated for the use of the occupants of the dwelling. (Ord. 96-7, 12-10-1996, eff. 1-10-1997)

ARTICLE E. GROUP HOMES

SECTION:

10-7E-1: Required Conditions

10-7E-1: REQUIRED CONDITIONS:

A residential facility for handicapped or elderly persons is allowed as a conditional use in any zone where residential dwellings are allowed. A permit may be issued to those facilities which meet the following requirements:

- A. **Building, Safety And Health Regulations:** The facility meets all City building, safety and health ordinances applicable to similar dwellings.
- B. **Proper Supervision:** The operator of the facility provides assurance that the residents of the facility will be properly supervised on a twenty four (24) hour basis.
- C. **Structural Or Landseaping Alteration Unnecessary:** The facility is capable of use as a residential facility for handicapped persons or elderly persons without structural or landseaping alteration that will change the structure's character.
- D. **Distance To Another Facility:** No such facility may be established or maintained within three-fourths (3/4) mile of another residential facility for handicapped or elderly persons.
- E. **Alcohol Or Drug Abuse Treatment:** No person being treated for alcoholism or drug abuse may be placed in a residential facility for handicapped or elderly persons.
- F. **Violent Persons:** No person who is violent may be placed in a residential facility for handicapped or elderly persons.
- G. **Placement Voluntary:** Placement in a residential facility for handicapped or elderly persons must be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation or treatment in a correctional facility. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)

ARTICLE F. RECREATIONAL (TRAVEL TRAILER) VEHICLE PARK

SECTION:

10-7F-1: Conditions Required

10-7F-2: Lot, Area And Space Requirements

10-7F-3: Access Drives

10-7F-4: Off Street Parking

10-7F-5: Screening

10-7F-6: Landscaping

~~10-7F-7: Protective Easements~~~~10-7F-8: Security Precautions~~~~10-7F-1: CONDITIONS REQUIRED:~~

~~Under certain controlled conditions, recreational vehicle parks may be allowed as a conditional use for parking of campers, travel trailers, recreational vehicles, motor homes and tents. Neither the Planning Commission or the City Council shall approve a conditional use permit unless evidence is presented to establish: (Ord. 18-03, 5-22-2018)~~

~~—A.—Ownership: That the site is in single ownership or unified control.~~

~~—B.—Need Exists: That a need exists for the proposed recreational vehicle park.~~

~~—C.—Plan Conformance: That the development plan is in conformance with the Comprehensive Plan.~~

~~—D.—Exposure From Other Land Uses: That the site will not be exposed from other land uses to objectionable smoke, noise, odor or other adverse influences.~~

~~—E.—Traffic: That the site has an acceptable relationship to the major traffic thoroughfare plan and that the site is accessible to recreational vehicles without causing disruption to residential areas.~~

~~—F.—Utility And Drainage Facilities: That the proposed recreational vehicle park will not overload utility and drainage facilities and that sensitive environmental areas will not be adversely affected.~~

~~—G.—Health And Safety Codes: That all local, County and State Health and Safety Codes are met (in design and operations stages). (Ord. 96-1, 9-10-1996, eff. 9-12-1996)~~

~~10-7F-2: LOT, AREA AND SPACE REQUIREMENTS:~~

~~—A.—Minimum Area: The area of the lot on which such park is to located shall be at least five (5) acres.~~

~~—B.—Setbacks:~~

~~—1.—No trailer or service building or structure shall be placed or permitted within one hundred feet (100') of the road or street upon which the lot or area fronts, or within seventy five feet (75') of any other boundary line.~~

~~—2.—The Planning Commission or City Council can approve setbacks of less dimensions than required if in its review of the site plan of the proposed RV park it finds evidence of special landscape buffering that in its determination effectively: a) visually screens the park from adjoining land uses; b) mitigates adverse impact on and from the park; and c) provides for an attractive park like setting. In no cases shall the setback distance be less than three feet (3').~~

~~—C.—Maximum Density: The maximum density shall be fifteen (15) recreational vehicles or tent sites per acre. (Ord. 18-03, 5-22-2018)~~

~~—D.—Open Space: A minimum of fifteen percent (15%) of the total area of the park shall be reserved for the purpose of open space or recreational facilities (nonbuilding and RV pad space). Parcels of open space shall be sufficient size and distribution as to be a functional part of the entire development plan.~~

~~—E.—Vehicular Spacing:~~

~~—1.—Pull through recreational vehicle sites shall maintain fifteen feet (15') between vehicle parking in adjoining sites.~~

~~—2.—Back in recreational vehicle sites shall maintain ten feet (10') between vehicles, to include automobiles parking in adjoining sites.~~

~~—F.—Vehicle Setback To Building: Recreational vehicle sites shall be set back thirty feet (30') from any building. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)~~

10-7F-3: ACCESS DRIVES:

All private access drives shall be provided to each space, shall connect with a public street and shall have a minimum width of twenty feet (20') for interior circulation. Access drives shall be a hard surface or a dust free material approved by the Planning Commission and the City Engineer. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)

10-7F-4: OFF-STREET PARKING:

Off street parking shall be provided with a minimum of one parking space for every two (2) recreational trailer units. Minimum width access drives shall not be considered in fulfilling this requirement. Parking spaces shall be of crushed rock or other suitable hard surface as approved by the Planning Commission or City Council. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)

10-7F-5: SCREENING:

—A.— Laundry Drying Yards: Laundry drying yards shall be screened by an opaque hedge, wall or fence not less than five feet (5') in height.

—B.— Side And Rear Property Lines: A screening wall, fence or landscaping strip shall be provided to provide visual screening along the side and rear property lines when adjacent to a public street. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)

10-7F-6: LANDSCAPING:

All open space and setbacks shall be adequately landscaped to provide a park-like appearance. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)

10-7F-7: PROTECTIVE EASEMENTS:

The Planning Commission shall ensure the protection of and public access to natural features by requiring protective easements of sufficient size. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)

10-7F-8: SECURITY PRECAUTIONS:

A full time caretaker shall be required on site to provide twenty four (24) hour security to park tenants. Such caretaker shall be available on demand to park tenants. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)

ARTICLE G. KENNELS**SECTION:**

10-7G-1: Hobby Kennels

10-7G-2: Dog Kennels

10-7G-1: HOBBY KENNELS:

Hobby kennels may be permitted as a conditional use in any R-L, R-LM or R-M zone; provided, that the following requirements are met and, in the opinion of the planning commission or city council, it would not be detrimental to the neighborhood in which it is located: (Ord. 2001-10, 3-27-2001)

—A.— Lot Requirements: The kennel must be located on the same lot as the residence of the dog owner(s) and said lot must be at least one acre in size.

—B.— Health Codes: The kennel and the dogs kept therein shall meet all provisions of the state and county health codes and shall be in compliance with the Davis County animal control ordinance.

—C.— Use Of Dogs: The dogs kept in the kennel are to be used for the showing of dogs in formally recognized dog shows, the training of dogs for field trials, obedience, tracking and other purposes or for recreational and sporting purposes.

—D.— Maximum Number: A maximum of five (5) dogs over one year in age may be kept, together with one dog up to one year in age and dependent young up to four (4) months in age.

—E.— Shelter: The applicant shall provide dog runs with shelter to protect the animals from foul weather and excessive exposure to natural elements. Said runs shall be designed to prevent the escape of any dog contained therein.

—F.— Distance To Adjacent Residence: The dog runs shall be located a minimum of one hundred feet (100') from a residence on an adjacent lot.

—G.— Registration Of Dogs: Dogs must be registered with AKC, UKC or Field. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)

10-7G-2: DOG KENNELS:

The planning commission or city council may approve a permit only after they are confident that all of the following conditions will be met:

—A.— Health Codes: The dog kennel shall meet or exceed all applicable local, county and state health codes as to construction and maintenance of kennels, runs, shelters and waste disposal systems. In addition, a sign-off of the proposed kennel by the county health department shall be required before a permit can be issued.

—B.— Screening; Setbacks: The kennel will not pose a nuisance to neighboring property owners and may be given special consideration as to screening and setbacks. In no case shall any kennel be located less than one hundred feet (100') from any public street or dwelling on adjacent property and not less than ten feet (10') from any side or rear lot line.

—C.— Secondary Use: In any T-1 zone, a dog kennel shall only be permitted as a secondary use when a residential dwelling, as a main use, previously exists prior to the request. (Ord. 96-1, 9-10-1996, eff. 9-12-1996)

ARTICLE H. ELECTRONIC COMMUNICATION FACILITIES AND EQUIPMENT SECTION:

10-7H-1: Application; Site Location Master Plan

10-7H-2: Considerations

10-7H-3: Conditions

10-7H-1: APPLICATION; SITE LOCATION MASTER PLAN:

In addition to other application requirements of this Chapter, applications for electronic communications facilities shall be accompanied by a site location master plan, identifying existing facilities and the approximate number and locations of new facilities expected to be constructed within the City for ten (10) years following the date of the application. (Ord. 96-7, 12-10-1996, eff. 1-10-1997)

10-7H-2: CONSIDERATIONS:

In addition to conditional use standards outlined in this Chapter, the Planning Commission or City Council shall consider the following:

—A.— Co-Location: Whether co-location of the antenna on other existing structures in the same vicinity, such as other towers or buildings, has been sought. (It is the policy of the City that co-location of 2 or more antennas on a single communications tower be encouraged as the primary option.)

- ~~—B.— Location And Design: The location and design of the antenna and tower in relation to existing vegetation, topography and buildings to obtain best visual screening.~~
- ~~—C.— Spacing: Whether spacing between towers creates quantifiable detrimental impacts to adjoining properties. (Ord. 96-7, 12-10-1996, eff. 1-10-1997)~~

~~10-7H-3: CONDITIONS:~~

~~No permit shall be issued for electronic communications facilities unless all of the following conditions have or will be met:~~

- ~~—A.— Building Permit Required: A building permit will be obtained for each tower and related facilities. Each application for a building permit shall be accompanied by plans and calculations certified by a licensed professional engineer that the facility meets the applicable electrical safety, material and design integrity, seismic safety and wind and snow loading standards.~~
- ~~—B.— Accessory Buildings: Accessory buildings of facilities must comply with required setback, height and landscaping requirements of the zoning district in which they are located. All power lines on the lot to the communication facility shall be underground.~~
- ~~—C.— Fencing: Freestanding facilities shall be surrounded by a fence that is at least six feet (6') high and constructed of material appropriate to the location as approved by the City Council.~~
- ~~—D.— Climbing Peg Removal: Climbing pegs shall be removed from the lower twenty feet (20') of all communications towers.~~
- ~~—E.— Overhanging Or Encroaching: No communication facility shall overhang, encroach upon or block a public right of way or public sidewalk.~~
- ~~—F.— Residential Zones: No monopole or lattice tower may be located within a residential zone and may not be located less than one and one-half (1 1/2) times the height of the tower from any residential zone boundary. This restriction may be reduced by the approving body, provided demonstrable need can be shown.~~
- ~~—G.— Setbacks: No monopole or lattice tower may be located in any required landscaped or parking area and shall comply with the setback requirements of the zone in which it is located.~~
- ~~—H.— Guyed Towers Prohibited: Guyed towers used to support low power radio communication service are not permitted in any zone. (Ord. 96-7, 12-10-1996, eff. 1-10-1997)~~

ARTICLE I. PLANNED UNIT DEVELOPMENTS (PUD)

SECTION:

- 10-7I-1: Purpose
- 10-7I-2: Permitted Uses
- 10-7I-3: Site Plan Requirements
- 10-7I-4: Conditions Required

10-7I-1: PURPOSE:

~~The purpose of the planned unit development (PUD) is to allow diversification in the relationship of residential uses and structures to their sites and to permit more flexible development of those sites. It is intended to ensure substantial compliance with zone regulations and other public health, safety and general welfare while allowing flexibility of design, encouraging open space preservation and securing the advantages of large-scale site planning. Compliance with these regulations in no sense excuses the developer from the applicable requirements of the subdivision standards 1. (Ord. 2000-9, 7-11-2000)~~

Notes

- 1. See Title 11 of this Code.

10-71-2: PERMITTED USES:

Uses permitted in a PUD shall be those permitted in the zone in which the development is located; provided, that for the purposes of this Article, single family attached dwellings such as townhouses, row houses and zero lot line lots shall be considered single family dwellings and may be permitted in a zone which allows only single family dwellings. (Ord. 2000-9, 7-11-2000)

10-71-3: SITE PLAN REQUIREMENTS:

The application shall be accompanied by a site plan showing the use or uses, dimensions and locations of structures, dimensions and locations of areas reserved for vehicular access and parking, open spaces, architectural drawings and sketches demonstrating the nature and character of proposed uses and the physical relationship of uses, information on residential density, open space area and such information as may be necessary to determine that the provisions of this Article are met. (Ord. 2000-9, 7-11-2000)

10-71-4: CONDITIONS REQUIRED:

The following conditions and requirements shall be met before any planned unit development will be approved:

- A. Area: The minimum land area required for the development of the combined total of all contiguous phases of a single PUD is five (5) acres.
- B. Ownership: The development shall be in single, corporate or undivided interest partnership ownership at the time of application.
- C. Protection Of Adjacent Properties: The Planning Commission or City Council shall require such arrangements of structures and open spaces within the site as necessary to assure that adjacent properties will not be adversely affected.
- D. Base Density And Density Bonuses:
 - 1. The base density allowed in a PUD is the maximum density allowed in the zone in which the project is located. Where projects include more than one zone, the base density will be figured separately for that portion of the project site in each zone. In these cases, the actual placement of the lots or dwelling units will not be restricted to that zone in which their density numbers were calculated.
 - 2. A bonus density of ten percent (10%) of the base density may be added to the project if, in the opinion of the Planning Commission and City Council, considerable effort has been made to preserve significant open spaces which are open to the public.
 - 3. A bonus density of ten percent (10%) of the base density may be added to the project if, in the opinion of the Planning Commission and City Council, the quality of the project is significantly enhanced through the use of unique architectural and site design and exterior materials, including brick, stone, stucco or other materials of similar quality, durability and low maintenance requirements.
- E. Lot And Yard: Lot area, width and yard requirements shall be determined by approval of the site plan, however, in no case shall any lot be less than eight thousand (8,000) square feet in area. Every effort shall be made on the site plan to cluster dwelling units and consolidate open space into areas functional for recreation or other approved purposes.
- F. Open Space: Every PUD shall provide open space equal to at least thirty percent (30%) of the total site area. The required open space may be a naturally vegetated area of scenic value or a totally landscaped area. It may consist of water features, trails, parks, playgrounds, recreation facilities, agricultural areas and similar areas which promote the preservation of outdoor experiences and the rural atmosphere of the city. The thirty percent (30%) required open space

shall not consist of jurisdictional wetlands, land within the AICUZ noise zone 75 Ldn or higher, steep hillsides, rivers and streams, or other lands which could not be used for residential building sites anyway. These lands may be included in open space areas but will not be part of the calculated thirty percent (30%) open space. No streets, driveways or parking areas may be included as part of the required open space. No area within building lots may be considered as part of the open space unless it is within a lot of at least two (2) acres in area, then all except one half (1/2) acre of the lot may be considered part of the open space. Any open space not within lots of two (2) acres or larger shall be accessible to all residents of the development and their guests.

—G. Open Space Preservation: Preservation, maintenance and ownership of required open space within the development shall be accomplished by:

— 1. Dedication of the land to the city as a public park or parkway system, if so proposed by the developer and accepted by the city; or

— 2. Granting to the city a permanent open space easement on and over the said private open spaces to guarantee that the open space remains perpetually in the use for which it was intended, with ownership and maintenance responsibilities being that of a homeowners' association established with articles of association and bylaws which are satisfactory to the city;

— 3. Complying with the provisions of the condominium ownership act of 1963, title 57 chapter 8 Utah Code Annotated, as amended, which provides for the payment of common expenses for the upkeep of common areas and facilities.

—H. Streets: Streets may be either public or private. They may be required to be public if they are on the South Weber City Vehicle Transportation Map or if so determined by the approving body. If the streets are public, then they shall meet the applicable requirements of the Public Works Standard Drawings. Private streets shall meet the provisions of the underlying zones.

—I. Landscaping: Landscaping, including a planting plan, fencing and screening within the site shall be presented as part of the application and shall meet the requirements of chapter 15 of this title.

—J. Drainage: A grading and drainage plan shall be submitted with the application. (Ord. 2000-9, 7-11-2000; amd. Ord. 2001-6, 2-27-2001; Ord. 2021-14, 1-11-2022)

Commented [TC2]: Create Overlay Zone

ARTICLE J. MODEL HOMES

SECTION:

10-7J-1- Purpose

10-7J-2- Conditions Required

10-7J-1- PURPOSE:

There may also arise the need to construct and occupy a model home with a temporary real estate sales office for the sale of building lots or residences within a specific development. It is the purpose of this Article to set forth conditions under which these uses may occur. (Ord. 98-16, 7-28-1998)

10-7J-2- CONDITIONS REQUIRED:

A conditional use for a model home to be used for a sales office for sale of real estate within the same development and the construction management office that the model home resides in may be permitted for a period of one year provided the following conditions are met:

—A. Time extensions may be granted by the Planning Commission provided that a maximum of two (2) extensions of six (6) months each may be granted. Extensions may only be granted if not more than eighty percent (80%) of the subdivision is sold.

- ~~—B. Adequate off-street parking is provided for employees working in the model home, as well as at least two (2) parking spaces for visitors touring the model home.~~
- ~~—C. A signage and lighting plan is provided showing size and location of all signs and associated lights.~~
- ~~—D. The hours of operation must be noted and approved.~~
- ~~—E. A model home shall not be used for a general real estate office.~~
- ~~—F. A business license must be obtained to operate a business in a model home in the City.~~
- ~~—G. All infrastructure should be completed as per the Subdivision Ordinance 1 requirements prior to the construction of the model home. (Ord. 98-16, 7-28-1998)~~

~~-~~
Notes

- ~~1 1. See Title 11 of this Code.~~

~~ARTICLE K. BUSINESS USES IN RESIDENTIAL AND AGRICULTURAL ZONES
SECTION:~~

~~10-7K-1: Application; Contents~~

~~10-7K-2: Verification Of Information~~

~~10-7K-3: Conditions Required~~

~~10-7K-4: Review Of Compliance~~

~~10-7K-1: APPLICATION; CONTENTS:~~

~~All businesses which do not conform to the provisions of Article A or B of this Chapter, operating within a residential or agricultural zone shall have six (6) months from the effective date of this Article to apply for a conditional use permit under the provisions herein. Any such business operating within a residential or agricultural zone which fails to apply for a conditional use permit within this time shall be deemed to have waived its rights to continue its business and shall be ordered to cease doing business at the end of the six (6) month application period. At the end of the six (6) month application period, any business in a residential or agricultural zone which may have held status as a nonconforming use under the provisions of this Title shall lose all rights previously granted under those provisions.~~

~~Each business applying for a conditional use permit shall complete an application on a form to be supplied by the City. At minimum, the business shall supply the following information:~~

- ~~—A. Name and address of the business applying for a conditional use.~~
- ~~—B. Type of business conducted in the residential or agricultural zone.~~
- ~~—C. Number of employees working at the site in the residential or agricultural zone.~~
- ~~—D. Number of employees in and out of the site in the residential or agricultural zone on a daily basis.~~
- ~~—E. Number of vehicle trips into and out of the site on a daily basis.~~
- ~~—F. Number and types of vehicles and equipment normally kept at the site.~~
- ~~—G. Amounts and types of materials kept at the site.~~
- ~~—H. The land area (in square feet) occupied by the use.~~
- ~~—I. The number of buildings on the site in the residential or agricultural zone.~~

~~The application shall be accompanied by an application fee, which shall be set by resolution of the City Council and shall be in an amount necessary to reimburse the City for its costs in reviewing and approving the applications. (Ord. 98-26, 1-12-1999)~~

~~10-7K-2: VERIFICATION OF INFORMATION:~~

~~The City's Building Inspector shall verify the information contained within the application of any~~

business operating on a site located in a residential or agricultural zone with an on-site inspection, as well as taking a photograph, to ensure that the information contained in the application accurately reflects the use of the site. (Ord. 98-26, 1-12-1999)

10-7K-3: CONDITIONS REQUIRED:

Neither the Planning Commission nor the City Council shall approve a conditional use permit for a business operating in a residential or agricultural zone unless the following conditions are included in the permit:

- A.—The business shall take all necessary steps to prevent the escape of dust from the site in the residential or agricultural zone.
- B.—The business shall take all necessary steps to prevent excessive noise and light from emanating from the site in the residential or agricultural zone so that the business's operations do not become a nuisance affecting the surrounding uses.
- C.—The business shall be required to landscape its site in the residential or agricultural zone so that, as much as possible, it is in harmony with the surrounding uses.
- D.—The planning commission or city council shall set reasonable hours of operation for the business. These hours of operation shall be set on an individual basis and shall reflect the needs of the surrounding residential and/or agricultural uses.
- E.—The business shall agree that no hazardous materials (as defined by applicable state and federal statutes and regulations) are stored on the site with the exception of fuels for motor vehicles which shall be stored in sealed underground tanks or other containers approved for such storage by the state. Other hazardous materials may not be stored at the site without specific written permission of the city, which shall not be given until after a public hearing has been held on the request.
- F.—The planning commission or city council shall include a condition prohibiting the business from expanding its use on the site within the residential or agricultural zone beyond the limits set out in the application and the building inspector's report of the use of the property unless the expansion is first approved by the city council.
- G.—All businesses operating sites within a residential or agricultural zone shall be required to have a current business license from the city and shall keep all other required licenses and permits which may be issued by the city or any other governmental entity current as a condition of operating the business within the residential or agricultural zones.
- H.—The planning commission or city council shall set such other conditions as are reasonably necessary to ensure the safety of persons on the site or on the surrounding properties and to ensure compatibility with surrounding properties so far as possible. (Ord. 98-26, 1-12-1999)

10-7K-4: REVIEW OF COMPLIANCE:

The South Weber City manager shall review the business' compliance with conditions set forth in the conditional use permit at least annually as part of the business' application for renewal of its business license. If it is found that the business is not in compliance, then the business shall be brought before the planning commission for review. (Ord. 11-03, 3-8-2011)

ARTICLE L. TWO FAMILY DWELLINGS AT A MAJOR INTERSECTION SECTION:

10-7L-1: Purpose

10-7L-2: Conditions Required

10-7L-1: PURPOSE:

~~The purpose of this article is to establish conditions under which two family dwellings may be allowed in single family residential zones where, due to existing street and traffic conditions, the building of single family homes may be less desirable. (Ord. 18-07, 9-25-2018)~~

~~10-7L-2: CONDITIONS REQUIRED:~~

~~A conditional use for a two family dwelling in certain single family residential zones may be approved if the following conditions are met:~~

~~A. The lot is adjacent to two (2) roads that form a major intersection as defined in section 10-1-10 of this title.~~

~~B. The minimum lot size shall be the minimum lot size for a single family residence in the same zone.~~

~~C. Access to driveway shall be as far from the intersection as practical and driveway access points for the individual units shall be combined into one access point where practical as approved by the Planning Commission.~~

~~D. The driveway(s) are required to access only the major collector.~~

~~E. The intersections applicable are as follows:~~

- ~~1. South Weber Drive and future South Bench Drive.~~
- ~~2. South Weber Drive and 1200 E.~~
- ~~3. South Weber Drive and 1900 E.~~
- ~~4. Deer Run Drive and 2700 E.~~

~~F. Site plans must be approved by the Planning Commission.~~

~~G. Driveways must be designed so that vehicles enter and exit in a forward motion. (Ord. 18-07, 9-25-2018)~~

Commented [TC3]: Add to applicable zoning text

ORDINANCE 2023-09

**AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL
AMENDING TITLE 10 CHAPTER 7 CONDITIONAL USES**

WHEREAS, conditional uses are crucial to successful land use planning by allowing control and regulation of specific properties within a municipality; and

WHEREAS, in an effort to establish the most clear and applicable code, the Code Committee has been reviewing Title 10 for an extended period of time; and

WHEREAS, they present these alterations to align with the goals and objectives of the General Plan and zoning regulations; and

WHEREAS, the Planning Commission discussed these proposed changes on November 9, 2023 and recommend removal of the articles and approval of the complete rewrite of Chapter 7; and

WHEREAS, the City Council has also studied the changes and agree the chapter will likely ensure a more transparent and consistent process for conditional use evaluation and granting permits;

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

Section 1. Amendment: Title 10 Chapter 7 shall be amended to read as included in **Exhibit 1** attached hereto.

Section 2. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. 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 12th day of December, 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 2023-09 was passed and adopted on the 12th day of December, 2023 and that complete copies of the ordinance were posted in the following locations within the City this 13th day of December, 2023.

1. South Weber City Building, 1600 E. South Weber Drive
2. City Website www.southwebercity.com
3. Utah Public Notice Website Utah.gov/pmn

Lisa Smith, City Recorder

EXHIBIT 1 TITLE 10 CHAPTER 7 CONDITIONAL USES

TITLE 10 ZONING REGULATIONS CHAPTER 7 CONDITIONAL USES

10-7	Conditional Uses
10-7-1	Purpose
10-7-2	Authority
10-7-3	Initiation
10-7-4	Standards
10-7-5	Application Requirements
10-7-6	Conditional Use Application Requirements
10-7-7	Approval Standards for A Conditional Use Application
10-7-8	Reasonable Conditions for A Conditional Use Authorized
10-7-9	Required Findings for Approval or Denial of a Conditional Use Application
10-7-10	Effect of Approval of a Conditional Use Application
10-7-11	Appeals
10-7-12	Revocation or Modification of a Conditional Use Approval
10-7-13	Conditional Use Approval Amendment
10-7-14	Expiration of a Conditional Use Approval

10-7-1 **Purpose**

The purpose of a conditional use application is to request land uses that, because of the unique characteristics or potential impact of the land use on the City, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. This chapter identifies and provides the procedures for the review, approval, and appeal of conditional use applications.

10-7-2 **Authority**

With the exception of applications to allow a short-term rental, the Planning Commission is hereby authorized to review and to render a decision for all conditional use applications in residential zones. The Planning Commission shall review and make a recommendation to the City Council on all conditional use applications in non-residential zones and for short-term rentals. The City Council is hereby authorized to make the final review and to render a decision for all conditional use applications in non-residential zones and for short-term rentals, in accordance with the requirements of this chapter.

10-7-3 **Initiation**

All requests to establish a conditional use, as identified in the Land Use Matrix, shall be made on an application form provided by the city. A property owner or an agent of the property owner may present a conditional use application for review and decision. A lessee of the property owner may present a conditional use application for review and decision only if such application is accompanied by a property owner affidavit of authorization.

10-7-4 Standards & Conditions

The Planning Commission or City Council shall approve an application for a conditional use if the proposed use complies with the requirements of the underlying zone(s) and reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the following standards and conditions:

- A. Compatibility with or impact to neighboring properties:
1. Location within zone: The placement of conditional uses only in specific areas of a zoning district (i.e., along an arterial or collector street).
 2. Site Configuration: Size, configuration, and location of the site, and proposed site plan layout.
 3. Screening: The screening of yards or other areas as protection from certain land uses and activities.
 4. Height: Limitations or controls on the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development.
 5. Setbacks: The relocation of proposed or existing structures as necessary to provide for street widening or street placement within the area under application, as provided in the General Plan, adequate sight distances for general safety, groundwater control, or similar issues.
 6. Density/Intensity/Livability: Modification to allowed population density and intensity of land use and activities where land capability and/or vicinity relationships make it appropriate to do so to protect health, safety, and welfare; and

The provision of useable open space, public features, and recreational amenities to serve the uses and activities on the site.
- B. Safety of persons and property:
1. Flooding: Building elevation and grading plans which will prevent or minimize flood water damage, where property may be subject to flooding.
 2. Attractive Nuisances: The relocation, covering, or fencing of irrigation ditches, drainage channels, and other potential attractive nuisances existing on or adjacent to the property.

3. Setbacks: Increased setback distances from lot lines where it is determined to be necessary to ensure public safety and to ensure compatibility with the intended characteristics of the zoning district, or where the lot abuts an arterial or collector street.
 4. Fault Lines: Appropriate design, construction, and location of structures, buildings, and facilities in relation to an earthquake fault which may exist on the property, and limitations and/or restrictions to use and/or location of use due to special site conditions, including but not limited to, geologically hazardous areas, flood plains, fault zones, and landslide areas other than may be required by the sensitive lands overlay development regulations.
 5. Signs and similar structures: Limitations and control of the number, location, color, size, height, lighting, and landscaping of signs and structures in relation to the creation of traffic hazards.
 6. Loading Zones: Plans for the location, arrangement, and dimensions of truck loading and unloading facilities.
 7. Street Features: Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants, and street lighting.
- C. Health and Sanitation:
1. Water: A guarantee of sufficient water to serve the intended land use and a water-delivery system to meet the needs of the proposed use and development.
 2. Wastewater: A wastewater disposal system and a solid waste-disposal system to meet the needs of the proposed use and development.
 3. Utilities: Construction of water mains, sewer mains, and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the zoning district and to provide for an orderly development of land.
 4. Trash Collection: Provision of appropriate storage and collection areas for trash and refuse generated by the use and development.
 5. Snow Removal: Sufficient space on the property to manage and store snow during the winter season
- D. Environment:
1. Sensitive Areas: Limitations and/or restrictions on the use and/or location of uses in sensitive areas due to soils capabilities, wildlife, and plant life.

2. Pollution: Processes/designs for the control, elimination, or prevention of land, water, or air pollution.
 3. Erosion: The prevention of soil erosion.
 4. Odors: The control of objectionable odors.
 5. Noise: The control of objectionable noise; and
Fencing, screening and landscape treatments and other features designed to protect adjoining property owners from noise.
 6. Dust: The prevention of dust or debris.
 7. Light: No light pollution.
 8. Nuisance: Measures directed at minimizing or eliminating potential nuisance factors including, but not limited to noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.
 9. Natural Conditions: Measures designed to protect the natural features of the site, including wetlands and drainage ways, around water protection, wildlife habitat, historic and archeological site protection, and other natural site features.
- E. Traffic, Circulation, and Parking:
1. Traffic: The proposed use and development shall not generate enough traffic to be detrimental to the immediate neighborhood, overload the carrying capacity for which local streets were designed, shall not reduce the performance of existing roads from their current level of service, and shall provide safe site ingress and egress to existing and proposed roads and streets.
 2. Circulation: Internal traffic circulation shall not adversely affect adjacent residential properties. The site shall provide sufficient circulation to manage loading and unloading, deliveries, and queueing of vehicles without such activities leaving the site and impacting adjacent roads.
 3. Parking: Parking facilities shall not adversely affect neighboring properties, shall be effectively screened from adjacent residential properties. The relationship between structures and parking shall be complimentary to the aesthetics of the general area. The location and amount of off-street parking and loading areas shall be sufficient to serve the proposed use and development. There shall be sufficient parking to serve the proposed use and development and to store snow removed from the parking areas during winter months.

10-7-5 Application Requirements

Applications for conditional use are required to comply with all requirements of this chapter and this ordinance, and includes the requirements for a building permit, as applicable, and all other applicable requirements. All conditional use applications shall be determined complete by the City Manager or designee before they may be considered by the Planning Commission or City Council.

10-7-6 Conditional Use Application Requirements

All conditional use applications shall be submitted to the City Manager or designee. Applications shall be provided in electronic PDF format and as directed by the City Manager or designee, shall include any of the following information:

- A. A completed application form, as provided by the city.
- B. Title report and survey of the subject property.
- C. Proposed plans, including a site plan, elevation drawings and building renderings which display the following information:
 1. Property boundaries and the location of all existing and proposed buildings on the subject property and buildings located within three hundred (300) feet of the subject property.
 2. Building setbacks, heights, and lot coverage dimensions to demonstrate compliance with dimensional standards of the site's zoning district.
 3. The location of all fences and walls, identifying proposed height, materials, and colors shall be shown.
 4. Landscape plan(s) shall be provided, prepared by a registered landscape architect, identifying all proposed landscape, screening, and buffering features, plant materials and sizes.
 5. Proposed vehicular and bicycle parking, loading, and traffic circulation plan. This plan must consider snow removal and storage during winter months.
 6. The location of all existing and proposed roads and streets serving the property, and including any permits as required by Davis County or the Utah Department of Transportation.
 7. All public and private rights-of-way and easements located on, or adjacent to the property, proposed to be continued, created, relocated, or abandoned shall be shown.

8. The location and dimension of all existing natural property features including existing vegetation, wetlands, streams, drainage ways, flood plains, waterbodies, and wildlife habitat areas.
 9. Existing topography of the property, including the existing grade, and identifying the proposed finished grade of the site shown.
 10. The location and dimension of all trails, sidewalks, and biking facilities.
 11. All existing and proposed utilities, including culinary water, secondary water, sanitary sewer, storm drainage, power, gas, telephone lines and facilities, streets and roads with design plans for any new water, sewer and storm drainage lines and facilities, as applicable, streets and roads, meeting the design and construction requirements of the city, or other agencies, as applicable, and prepared by a licensed engineer, at a scale acceptable to the City. Access to all utilities and points of utilities connections shall be shown.
 12. Building plans and drawings shall be provided, as required, to meet the adopted building code. The exterior elevations of every side of all proposed buildings and structures shall be provided, clearly showing proposed building materials and colors proposed for all exterior building facades.
 13. Lighting plan showing identifying proposed site and building lighting, type, design, location, intensity, height, and direction of all site and building lighting. All lighting shall be dark-sky compliant, utilize a full cut-off design, and be directed downward and away from any adjacent residential uses.
 14. The location of all associated mechanical and ancillary equipment shall be provided, including any screening treatments proposed. The location and dimensions of all proposed solid waste collection areas and storage areas, including the proposed method of screening shall be identified.
 15. An erosion control plan with Information identifying proposed temporary and permanent erosion control measures.
 16. Information shall be provided identifying the phases of construction, a construction schedule, and a list of all permits necessary for the proposed use(s).
- D. A narrative, accompanied by necessary tables and other information, describing the proposed conditional use application, to assist city staff, Planning Commission, and City Council in reviewing the conditional use application identifying the following:
1. A calculation, identifying all pervious and impervious areas.

2. A description of all proposed uses and buildings, including the total site area and building square footage, by building.
 3. Projected increase in traffic trips.
 4. Projected water and sewer demand.
 5. How the proposed use and accompanying site and building plans comply with the general plan.
- E. Proposed materials board displaying all building, sign and fencing materials and colors.
- F. If required by staff, the Planning Commission, the City Council, or the City Engineer, a traffic impact analysis will be required. At a minimum, unless additional information is required, a traffic impact analysis shall be prepared by a licensed engineer and include the following information:
1. Projected traffic from the proposed development project,
 2. The area within the general vicinity of the proposed project as outlined by the City Engineer,
 3. Potential traffic to be generated by other undeveloped sites within the established study boundaries, and
 4. Recommendations of land use and/or appropriate traffic engineering modifications to mitigate traffic impacts and maintain an acceptable level of service.

10-7-7 Approval Standards for A Conditional Use Application

The City shall review the conditional use application and determine if the application, from the materials presented by the applicant complies with the following:

- A. The proposed use is consistent with the General Plan.
- B. The proposed use is an allowed conditional use within the zoning district.
- C. The proposed conditional use and the accompanying site plan complies with all requirements of the zoning district, as applicable, including minimum area, front, rear and side-yard setbacks, building and structure height, and all other requirements applicable in the zoning district.
- D. Complies with all site plan requirements.

- E. Complies with all applicable dedication requirements of the city and provides the necessary infrastructure, as required.
- F. The proposed conditional use meets and will be conducted in compliance with the requirements of this ordinance, all other applicable land use ordinances, and all applicable federal, state, or local requirements.
- G. The property on which the conditional use is proposed is of adequate size to permit the conduct of the proposed conditional use in a manner that will not be detrimental to adjoining and surrounding properties.

10-7-8 Reasonable Conditions for a Conditional Use Authorized

The City is authorized to impose such reasonable requirements and conditions with respect to location, construction, maintenance, operation, site planning, traffic control, hours of operation, and other items for the Conditional Use deemed necessary for the protection of adjacent properties and the public interest. Among other conditions deemed appropriate by the City, these conditions may include but shall not be limited to:

- A. Size, configuration, and location of the site, and proposed site plan layout.
- B. Proposed site ingress and egress to existing and proposed roads and streets.
- C. The provision of public facilities and amenities, including roads and streets, culinary water, sanitary sewer, storm drainage, public safety and fire protection, and other utilities.
- D. The location and amount of off-street parking and loading areas.
- E. Site circulation pattern for vehicular and pedestrian traffic.
- F. Building size and location, building design and exterior building features.
- G. The location and design of all site features, including proposed signage, lighting, and refuse collection.
- H. The provision of usable open space, public features, and recreational amenities.
- I. Fencing, screening and landscape treatments and other features which are designed to increase the attractiveness of the site and protect adjoining property owners from noise and visual impacts.
- J. Measures directed at minimizing or eliminating potential nuisance factors including, but not limited to noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.

- K. Measures designed to protect the natural features of the site, including wetlands and drainage ways, around water protection, wildlife habitat, historic and archeological site protection, and other natural site features.
- L. The regulation of operating hours for activities affecting normal schedules and functions.
- M. Identifying a time for regular review and monitoring, as determined necessary, to ensure the Conditional Use continues to operate in compliance with all conditions and requirements of approval.
- N. Such other conditions determined reasonable and necessary by the Planning Commission or City Council to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this Ordinance.

10-7-9 Required Findings for Approval or Denial of a Conditional Use Application

- A. If the Planning Commission or City Council finds that the Conditional Use Application complies with all the requirements of this Ordinance, the adopted Building Codes, and all other applicable Land Use Ordinances, the Conditional Use Application shall be approved, with or without reasonable conditions necessary to comply with this Ordinance, the adopted Building Codes, and all other applicable Land Use Ordinances. Following the approval of a Conditional Use Application, with or without conditions, a Building Permit Application may be reviewed, and a Building Permit issued if such an application is found to comply with the Building Code, as adopted.
- B. If the Planning Commission or City Council finds that the Conditional Use Application does not comply with all the requirements of this Ordinance, the adopted Building Codes, and all other applicable Land Use Ordinances, the Conditional Use Application shall be denied and no Approval, Permit, or License issued by the city, including a Building Permit.

10-7-10 Effect of Approval of a Conditional Use Application

Approval of a Conditional Use Application by the Planning Commission or City Council shall authorize the establishment of the approved use, subject to any use or site plan reasonable conditions. Approval of a Conditional Use Application shall not be deemed an Approval of any other Application, Permit, or License.

10-7-11 Appeals

Any person aggrieved by a decision of the Planning Commission or City Council regarding a Conditional Use Application may appeal the decision, as provided by Title 10, Chapter 4 of City Code.

10-7-12 Revocation or Modification Of A Conditional Use Approval

- A. A Conditional Use approved in accordance with the provisions of this Ordinance may be revoked by the same body that made the approval – the Planning Commission or City Council – if any of the conditions of approval are not met, or if the permit is used to violate any law or Ordinance.
- B. The City Manager or designee shall notify the approved Conditional Use holder by certified mail of any violation, or if a violation exists in any conditions of approval. If no attempt to correct the violation is made within ten (10) days after notification, the Conditional Use approval may be revoked by the Planning Commission or City Council, if the Planning Commission or City Council finds that one or more of the following circumstances exists:
1. The Conditional Use approval was obtained in a fraudulent manner.
 2. The use for which the approval was granted has now ceased for at least six (6) consecutive calendar months.
 3. One (1) or more of the conditions of approval have not been met.
 4. Additionally, the Planning Commission or City Council, following a public hearing, may modify the conditions under which the use approval was originally approved if the Planning Commission or City Council finds that the use or related development constitutes or is creating a nuisance.

10-7-13 Conditional Use Approval Amendment

The procedure for amending any Conditional Use Application approval shall be the same procedure as required to approve the Conditional Use Application.

10-7-14 Expiration of a Conditional Use Approval

A Conditional Use Application approval shall expire and shall be invalid if a building, activity, construction, or occupancy, as authorized by the approval, is not commenced within one hundred eighty (180) days from the date of approval. If work has not commenced, or a use established within one-hundred eighty (180) days from date of approval, the approval shall be void and a new Conditional Use Application required. Upon receipt of a written request submitted at least thirty (30) days before the expiration of a conditional use permit approval and showing good cause for the failure to commence work, the City Manager may extend the expiration period by up to six (6) months.

10-7-15 Decision Document

Every decision document granting a conditional use permit shall include the following, as applicable:

- A. Heading. A heading containing:
 - 1. The name of the issuing authority;
 - 2. The title of the document, clearly indicating that it is a decision document granting a conditional use permit; and
 - 3. The date of issuance.

- B. Project Details. A concise description of the project or activity for which the conditional use permit is being granted shall be provided. The description should encompass the following information:
 - 1. Location of the project or property;
 - 2. Purpose of the proposed conditional use; and
 - 3. The scope and scale of the conditional use.

- C. Background and Purpose. An explanation of the background and purpose of the conditional use permit, addressing:
 - 1. The legal or regulatory basis for granting the conditional use permit; and
 - 2. The criteria and considerations used to evaluate permit applications.

- D. Findings. The decision document shall summarize the findings of the evaluation process, demonstrating that the proposed use meets the necessary conditions for approval. The findings shall include:
 - 1. Reference to specific criteria or standards outlined in municipal code; and
 - 2. Justification for the approval based on the compliance of the proposed use with the specified criteria.

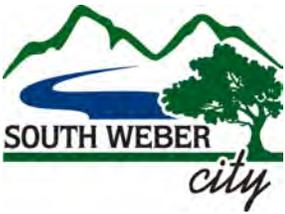
- E. Conditions and Limitations: The conditions and limitations imposed on the conditional use permit. The conditions and limitations shall be:
 - 1. Directly related to mitigating potential impacts or ensuring compliance with regulations; and
 - 2. Reasonable and enforceable.

- F. Duration and Renewal. The decision document shall specify:
 - 1. The duration of the conditional use permit, including the start and end dates; and
 - 2. Any requirements or criteria for permit renewal, if applicable.

- G. Compliance and Monitoring. An outline of the following:
 - 1. Requirements for compliance with the conditions specified in the permit;
 - 2. Monitoring or reporting obligations imposed on the permit holder; and
 - 3. Consequences of non-compliance.

- H. Signatures and Approvals. Spaces for the signatures of the issuing authority, relevant officials, or decision-making bodies involved in the permit approval process.

- I. Attachments. Relevant supporting documents, maps, plans, or reports shall be annexed to the decision document.



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

December 12, 2023

PREPARED BY

Trevor Cahoon
Community Services Dir.

ITEM TYPE

Legislative &
Administrative

ATTACHMENTS

Final Plat

PRIOR DISCUSSION DATES

N/A

AGENDA ITEM

Ordinance 2023-10: Rezoning 0.588 acres from Agriculture (A) to Residential Low Moderate (R-LM) for Riverwood Subdivision located at approximately 75 W South Weber Drive

Resolution 23-31: Riverwood Final Plats and Associated Agreements Approval

PURPOSE

Legislative Action: Rezone Approval
Administrative Action: Final Subdivision Plat

RECOMMENDATION

Planning Commission recommends approval of the Final Subdivision Plat for Riverwood Phase 1 at the June 8, 2023 meeting.

The Planning Commission recommended approval of the rezone request for a portion of the property from A to R-LM at the October 20, 2021 meeting.

Planning Commission recommends approval of the Preliminary/Final Subdivision Plat for Riverwood Phase 2 at the November 9, 2023 meeting with the condition the developer will obtain the additional required number of water shares prior to recordation of the plat.

Staff recommends approval of UDOT Drainage Agreement, WBWCD Trail Encroachment Agreement, and the Secondary Water Shares Agreement; all of which are associated with the complete approval of the development.

BACKGROUND

Project Information	
Project Name	Riverwood Phase 1 & 2
Site Location	75 West South Weber Drive
Tax ID Number	130050038
Applicant	Steve Anderson, Nilson Homes
Owner	Lynn Wood – Trustee (Larry D. Ray Revokable Trust)
Proposed Actions	Final Subdivision plat approval for Phases 1 and 2 from City Council
Current Zoning	R-LM & A (small portion, approx. 0.588 ac)
General Plan Land Use Classification	R-LM
Rezone Request	R-LM (small portion, approx. 0.588 ac)
Gross Site	33.03 Acres
Number of Lots in Phase 1	43



Number of Lots in Phase 2	12
Gross Number of Lots	55
Gross Density Calculation	1.67

ANALYSIS

Final Plat. After the preliminary plan approval, the next step in the process is approval or denial of the Final Plat by the City Council. 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. Final Plat Items to Consider:

- *Legal Description:* This has been supplied. **Complete**
- *Subdivision Name:* The Subdivision name appears on the plat and is consistent with the application that has been submitted. **Complete**
- *Lot Sizes and Orientation:* All lot sizes are consistent with the R-LM. **Complete**
- *Addresses and Street Names:* This has been completed. **Complete**
- *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. **Complete**
- *Right-of-Way (ROW):* The ROW has been indicated on the drawings for dedication to the City and the widths comply with the City Standards. **Complete**
- *Utility Easements:* The General Utility Easement required indicated on the plat. **Complete**
- *Signature Boxes:* All signature boxes are supplied. **Complete**
- *Phasing:* Developer is choosing to go forward with phase 1 and phase 2 approvals. **Complete**

APPROVALS PREVIOUSLY GRANTED BY PLANNING COMMISSION

- **Improvement Plans:** Developer has submitted improvement plans to be included in the submission.
- **Preliminary Plan Acceptance.** The Planning Commission reviewed that the Preliminary Application is complete and any conditions of approval are satisfied.
 - *Conditions of Approval:*
 - Planning Commission to receive copies of all existing easements on the parcel prior to final approval as well as any new easements. **Complete: These are included in the plat.**
 - State of Utah approval regarding APZ zones. **Complete: This letter has been received accepting the plan as in compliance with the easement requirements.**
 - UDOT approval for access on South Weber Drive. **Complete.**
 -
 - Submit a landscaping plan. **Complete.**
 - Identify type of fence material for east side fence. **The fence on the east of the property is not required of the developer. It will be required at the time of the future development of the adjacent parcel.**
 - Annexation letter from Davis and Weber County. **Annexation is not complete, but we received confirmation from Weber County that the developer can place improvements in unincorporated Weber County until which time the annexation can be completed.**
 - Preliminary approval letter for secondary water with appropriate shares for Phase 1 only. Developer will need to obtain an appropriate number of shares prior to recordation of the plat.
 - All other conditions as listed in the memos from Brandon Jones and Trevor Cahoon. **Complete**

STAFF REVIEW SUMMARY

City Staff has done a review of and have reviewed the following items:

Planning Review:

PL-1: ZONING COMPLETE

The current zoning for this project is R-LM and a small portion of A. The developer has previously expressed the desire to do a rezone application for this small portion of the property. The entire portion that is zoned A lies within the APZ easement area and therefore does not affect the design of the development. It does affect the density calculation, but the difference is negligible and does not cause the density threshold in the R-LM zone to be exceeded whether it is rezoned or left to remain as A. It is mainly a mapping clean-up exercise.

PL-2: PROJECT DENSITY CALCULATION

The project includes a section of development located within the Hill Air Force Noise and Crash Zones. The developer has decided to designate these parcels as remnant parcels that can be sold to individuals as they start selling lots. During the application process, the code did not specify whether this noise area should be included in density calculations or excluded due to the residential development rights being obtained through the easement. Some concern was expressed on the ability to utilize this area in density calculations because the easement area was purchased by the state for the purpose of restricting residential dwellings in being built in the noise and crash zones.

The Planning Commission reviewed and approved the preliminary plat, including the easement area in the density calculation, pending approval from the State of Utah Attorney General's Office regarding compliance with the easement restrictions. The State of Utah owns the easement rights on the property and therefore needed to be consulted on the development of the land in their easement area. The State approved the use of the property but does not have jurisdiction to comment on the use of the easement area in calculations and left that with the City to administer.

Since then, the City Council has revised the code to clearly state that the Hill Air Force Base easement area should be excluded from any density calculations. However, because the developer submitted the application and received preliminary approval prior to this code change, the planning commission will need to make decisions based on the code in effect at the time of application.

If the development is approved, the open parcels will become part of the subdivision. As a result, these parcels cannot be developed for any other purposes in the future.

PL-3: PROJECT SIZE COMPLETE

Phase 1 is approximately 26.411 acres and Phase 2 is approximately 6.535 acres.

PL-4: LOT AREAS COMPLETE

The minimum lot area is 10,000 square feet in the R-LM zone. All lots comply.

PL-5: LOT WIDTH COMPLETE

Lot widths are a maximum of twenty five percent (25%) of all lots within any development phase may be a minimum of eighty feet (80') in width; and a minimum of twenty five percent (25%) of all lots within any development phase shall be a minimum of one hundred feet (100') in width; and the width of all lots within any development phase shall average a minimum of ninety feet (90') in width. The lots comply with this code.

PL-6: **SETBACKS COMPLETE**

The lots indicate the buildable area of each lot, and all comply with the requirements of the code and allow for development of the property.

PL-7: **ACCESS COMPLETE**

We have received the conditional access permit from UDOT, and the subdivision complies with the terms of the permit. The City will be dedicating a portion of the property to the east of the development for the continuation of Harper Way which is required for the development to be constructed due to the number of units.

PL-8: **LANDSCAPING COMPLETE**

The developer has submitted a landscape plan for the storm water basin.

Engineering Review:

1. **Approvals from External Entities:**

- All necessary approvals for this development phase have been received from outside organizations, with the exception of the South Weber Irrigation Company (SWIC). There are not sufficient water shares to cover all lots in Phase 2. If the proposed Secondary Water Shares Agreement is approved by the City Council and signed by the developer, this would allow the construction of the improvements to proceed and grant approval for Phase 2, but not allow the plat to be recorded until evidence is provided to SWIC and the City that sufficient secondary water shares have been acquired to cover all lots in Phase 2.

2. **Local Government Drainage Agreement (UDOT and City):**

- UDOT requires the City to approve an agreement allowing storm drain flows from South Weber Drive/SR-60 into city storm drains.
- This agreement also covers drainage from the city's system to UDOT's facilities under I-84, leading to the Weber River.
- After the City's approval, the agreement will be returned to UDOT for final signatures.

3. **WBWCD Trail Encroachment Agreement (WBWCD and City):**

- This agreement allows the public trail to encroach into the WBWCD transmission line easement, requires that the city maintain the trail, and the city will be responsible for replacement of the asphalt portion of the trail if the District damages or has to remove any portion while maintaining their transmission line.

4. **Compliance with City Standards:** All proposed public improvements adhere to the City's current standards.

5. **Harper Way Right-of-Way (ROW) Dedication:**

- The section of Harper Way crossing city property will be dedicated as public ROW by the City. This requirement is being met as shown on the Public Work Subdivision 1st Amendment plat.

•

6. **Utilities and Roads in Phase 2:**

- These are being constructed with Phase 1 due to existing utility connections and infrastructure connectivity required.

-
-

7. **Easements for Transmission and Outfall Lines:**

- Easements for the WBWCD transmission line and the Central Weber Sewer Improvement District (CWSID) outfall line, running along the I-84 ROW, have been included and approved as shown on the Phase 2 plat.

8. **Open Space in Phase 2:**

- Phase 2 includes an Open Space parcel featuring a detention basin, utility lines, and a public trail.
- The trail connects to Harper Way on both ends and runs behind Lots 201-208.

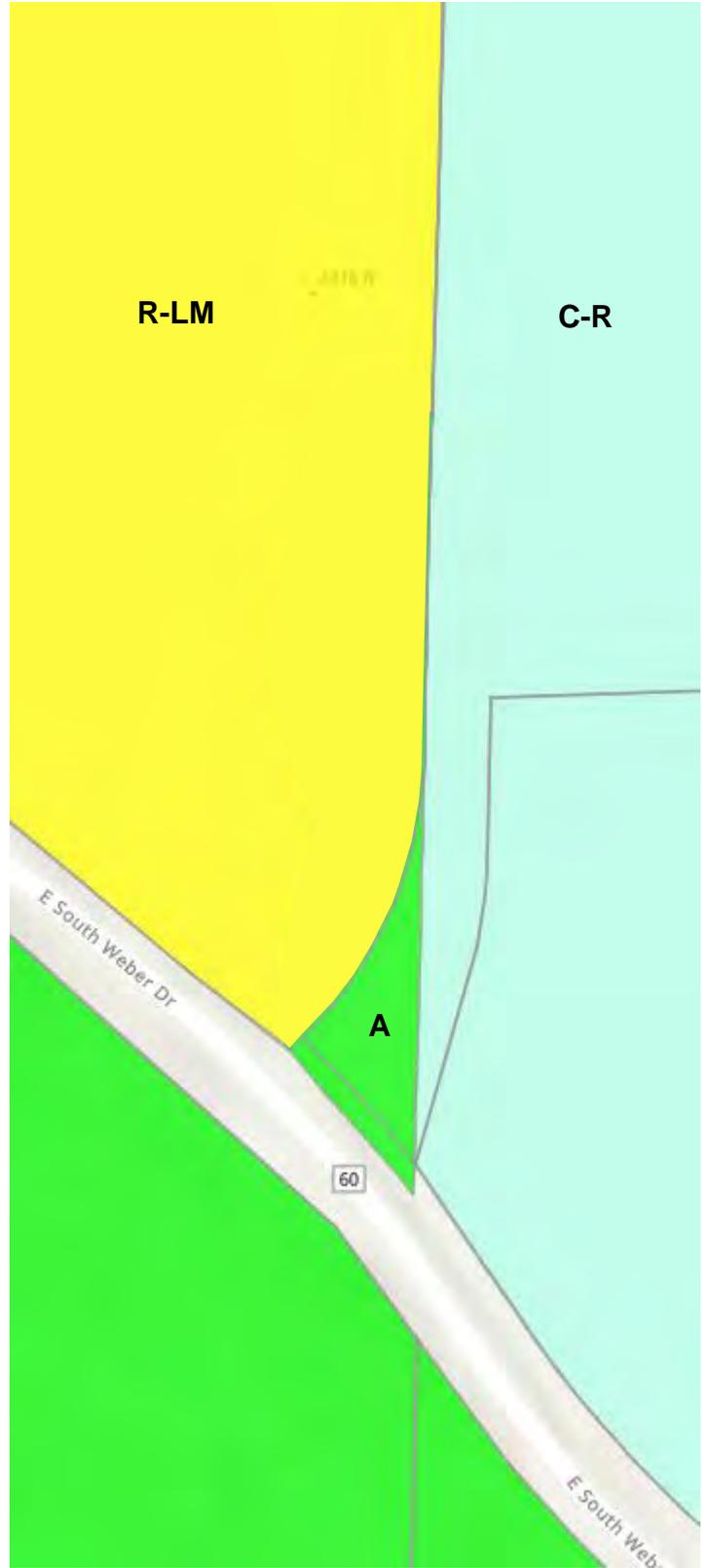
9. **Riverdale Bench Canal Relocation:**

- Most of the canal relocation is within Phase 2.
- A Supreme Court ruling suggests it might not be a regulated facility by the Army Corps of Engineers, but it's the developer's responsibility to determine if a permit is required and to obtain one if necessary.

EXISTING ZONING



PROPOSED ZONING



ORDINANCE 2023-10

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING THE CITY'S ZONING MAP PARCEL 130050038, RIVERWOOD SUBDIVISION, FROM AGRICULTURAL ZONE TO RESIDENTIAL LOW-MODERATE ZONE

WHEREAS, Nilson Land Development applied to develop parcel 130050038 of 34.165 acres at approximately 75 W South Weber Drive and requested a rezone of 0.588 acres from Agricultural (A) to Residential Low-Moderate (R-LM); and

WHEREAS, a public hearing was held before the Planning Commission on the 10th of October, 2021 at which time the Commission recommended approval; and

WHEREAS, the City Council, after considering the information available along with the recommendation, finds rezoning of the property described is consistent with the City's General Plan and determines that it is in the best interest of the City to approve the change of zoning;

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

Section 1. Amendment: The Zoning Map referenced in section 10-1-5 is amended as follows:

Property Owner: Larry D Ray Revocable Trust

Property Address: 75 W South Weber Drive

Davis County Parcel #: 130050038

Total Number of Acres Changing: 0.588

New Zone: Residential Low-Moderate (R-LM)

Legal Description:

A parcel of land situated in the Southwest Quarter of Section 20, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the north right-of-way of South Weber Drive. Said point being the south westerly point of the Public Works Subdivision, South Weber, Davis County, Utah recorded as entry No. 3372571 in the Davis County Recorder's office situated in the southwest quarter of Section 20, Township 5 North, Range 1 West of the Salt Lake Base and Meridian; and described as follows:

Running thence North 12°59'40" East 159.10 feet; thence North 17°55'26" West 93.94 feet; thence North 13°52'06" East 219.32 feet; thence South 86°59'26" East 41.46 feet to the west subdivision line of said Public Works Subdivision; thence along said west subdivision line the following (5) courses; (1) South 02°05'38" West 57.85 feet; (2) South 01°25'33" West 147.09 feet; (3) South 01°33'47" West 39.65 feet; (4) southwesterly to the right along the arc of a 300.00 foot radius curve, a distance of 219.43 feet, chord bears South 22°31'02" West 214.57 feet, having a central angle of 41°54'29"; and (5) South 43°28'16" West 17.16 feet to the north right-of-way line of said South Weber Drive and the pint of beginning.

Containing 25,613 square feet, and 0.588 acres.

Section 2. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. Effective Date. 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 12th day of December, 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 2023-10 was passed and adopted on the 12th day of December, 2023 and that complete copies of the ordinance were posted in the following locations within the City on this 13th day of December, 2023.

1. South Weber City Building, 1600 E. South Weber Drive
2. City Website www.southwebercity.com
3. Utah Public Notice Website Utah.gov/pmn

Lisa Smith, City Recorder

RESOLUTION 23-31**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL APPROVING THE FINAL PLATS AND ASSOCIATED AGREEMENTS FOR RIVERWOOD SUBDIVISION PHASES 1 & 2**

WHEREAS, an application for subdividing 34.165 acres at approximately 75 W South Weber Drive into 56 building lots was submitted by Nilson Homes; and

WHEREAS, both the City Planner and the City Engineer have analyzed all forms presented and found all conditions of City Code met and relayed their findings to the Planning Commission; and

WHEREAS, The South Weber City Planning Commission held a public hearing for the entire subdivision on the 20th of October, 2021; and

WHEREAS, the Planning Commission reviewed all the supporting documents in an open public meeting on the 8th of June, 2023 and gave a favorable recommendation for approval by the City Council at the same hearing; and

WHEREAS, the City Council verified all reviews and recommendations in a public meeting on the 12th of December, 2023 and after thorough consideration approved the plat and plans 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 Plat Phases 1 and 2 for Riverwood Subdivision located at approximately 75 W South Weber Drive are hereby approved as attached in **Exhibits 1 and 2**.

Section 2. Agreements: The Secondary Water Shares Agreement in **Exhibit 3**, the Easement Encroachment Agreement in **Exhibit 4**, and the Drainage Agreement in **Exhibit 5** are all hereby approved as attached.

Section 3: 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 12th day of December, 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

EXHIBIT 1 RIVERWOOD PHASE 1 PLAT

311
 CALL BLUEPRINTS
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.
 Non-emergency
 Call 801.458.9636

BENCHMARK
 SOUTH QUARTER CORNER
 SECTION 20
 T2N, R10E
 S81M (FOUND)
 ELEV = 4417.54'

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GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

10 Riverwood Ph. 1



EN SIGN
 THE STANDARD IN ENGINEERING

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 919 North 400 West
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SALT LAKE CITY
 Phone: 801.255.0529

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
 WESLEY HODGES
 5817 SOUTH 1475 EAST
 SOUTH OGDEN, UTAH 84403
 CONTRACT
 PHONE:

**RIVERWOOD SUBDIVISION
 PHASE 1
 50 WEST SOUTH WEBER DRIVE
 SOUTH WEBER, UTAH**



14 Riverwood Ph. 1

OVERALL SITE PLAN

PROJECT NUMBER: 2024-01
 TITLE: 435-896-2983
 DRAWN BY: J.MOSS
 CHECKED BY: C.PRESTON
 PROJECT MANAGER: C.PRESTON

C-100

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SALT LAKE CITY
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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.899.2983

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FOR:
WELSH HOMES
5617 SOUTH 1475 EAST
SOUTH OGDEN, UTAH 84403
OWNER

PHONE:

**RIVERWOOD SUBDIVISION
PHASE 1**
50 WEST SOUTH WEBER DRIVE
SOUTH WEBER, UTAH

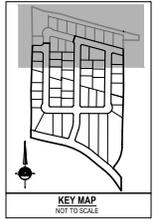


No. 002 RE-4431

SITE PLAN

PROJECT NUMBER: 2011-001
TRACER: 431
DRAWN BY: J.MOSS
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

C-101



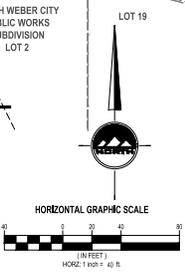
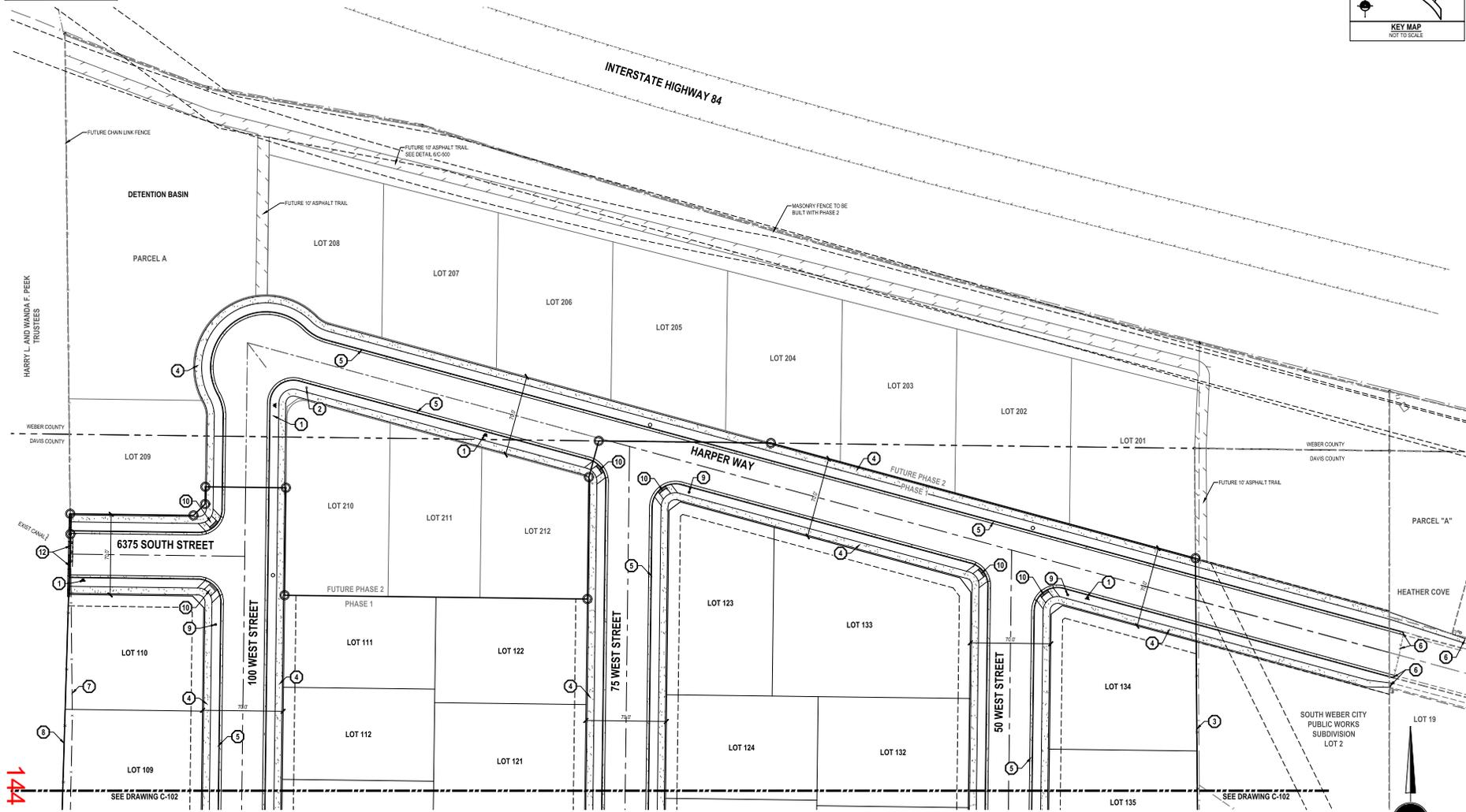
KEY NOTES

- 1 INSTALL FIRE HYDRANT PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
- 2 INSTALL RESIDENTIAL STREET LIGHT PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
- 3 INSTALL 1/2 VINYL PRIVACY FENCE AT SUBDIVISION BOUNDARY
- 4 INSTALL 1/2 SIDEWALK PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
- 5 INSTALL 3/4 CURB AND GUTTER PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
- 6 MATCH EXISTING IMPROVEMENTS
- 7 REMOVE EXIST FENCE
- 8 6" CHAIN LINK FENCE
- 9 INSTALL INTERSECTION STREET LIGHT PER SOUTH WEBER STANDARDS AND SPECIFICATIONS
- 10 PEDESTRIAN ACCESS RAMP PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
- 11 PEDESTRIAN ACCESS RAMP PER UDOT STANDARDS AND SPECIFICATIONS
- 12 INSTALL JERSEY BARRIERS AND WARNING SIGNS AT END OF PAVEMENT ALONG PROPERTY LINE



CALL BLUEPRINTS @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK
SOUTH QUARTER CORNER
SECTION 20
T4N 81W
S84M (FOUND)
ELEV = 4417.54'

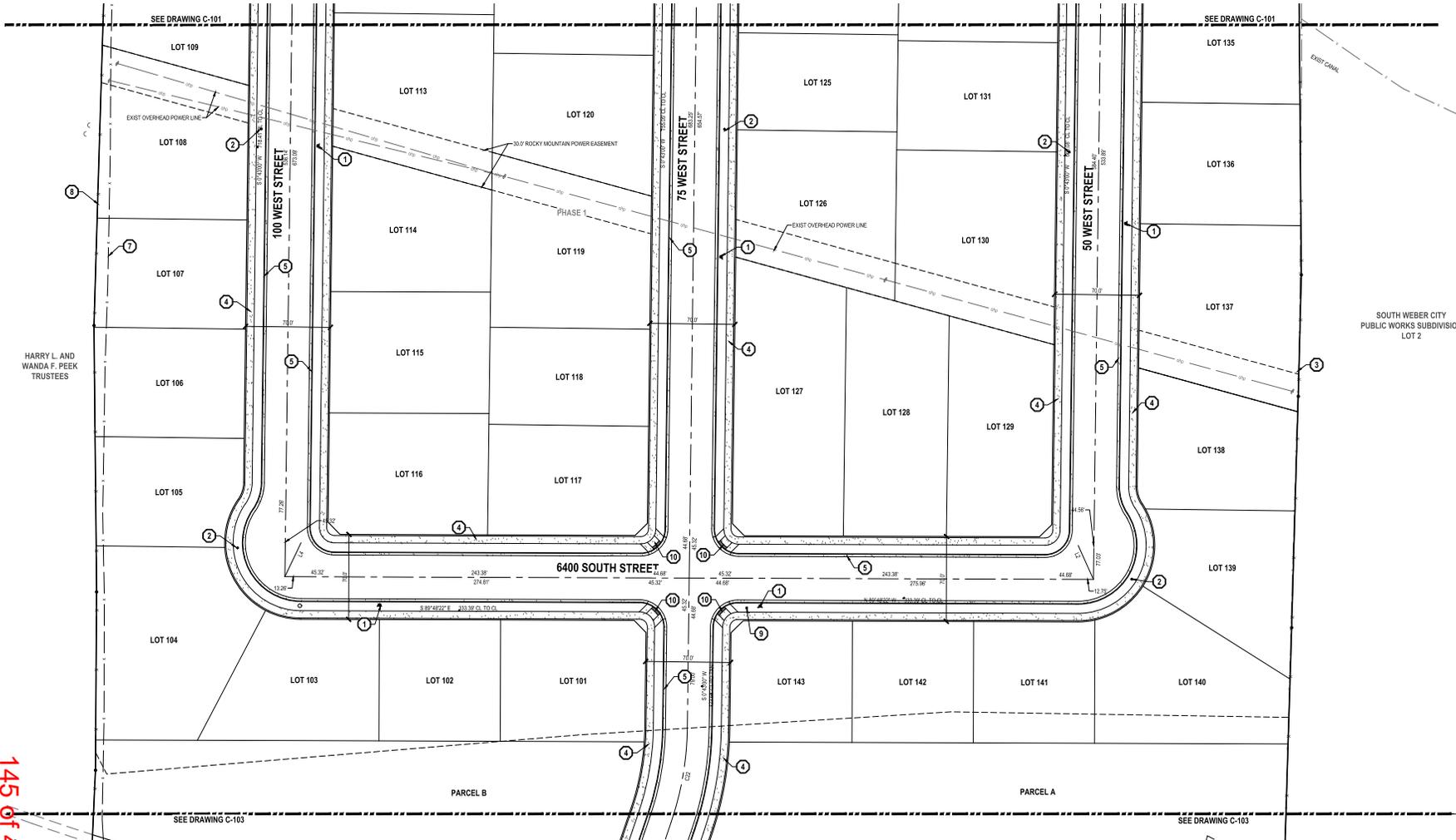
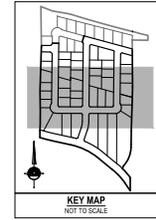




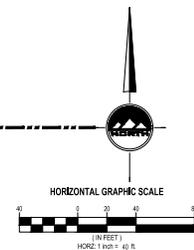
BENCHMARK
SOUTH QUARTER CORNER
SECTION 20
T9N, R10W
S8M (FOUND)
ELEV = 4417.54'

KEY NOTES

- 1 INSTALL FIRE HYDRANT PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
- 2 INSTALL RESIDENTIAL STREET LIGHT PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
- 3 INSTALL 6" VINYL PRIVACY FENCE AT SUBDIVISION BOUNDARY
- 4 INSTALL 6" SIDEWALK PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
- 5 INSTALL 30" CURB AND GUTTER PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
- 6 WATCH EXISTING IMPROVEMENTS
- 7 REMOVE EXIST FENCE
- 8 6" CHAIN LINK FENCE
- 9 INSTALL INTERSECTION STREET LIGHT PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
- 10 PEDESTRIAN ACCESS RAMP PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
- 11 PEDESTRIAN ACCESS RAMP PER UDOT STANDARDS AND SPECIFICATIONS
- 12 INSTALL JERSEY BARRIERS AND WARNING SIGNS AT END OF PAVEMENT ALONG PROPERTY LINE



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FOR:
WESLEY HUGHES
5817 SOUTH 145 EAST
SOUTH OGDEN, UTAH 84403
OWNER:

PHONE:

**RIVERWOOD SUBDIVISION
PHASE 1
50 WEST SOUTH WEBER DRIVE
SOUTH WEBER, UTAH**



No. 012 PERM. BY

SITE PLAN

PROJECT MANAGER: J. MOSS
DRAWN BY: J. MOSS
PROJECT MANAGER: C. PRESTON

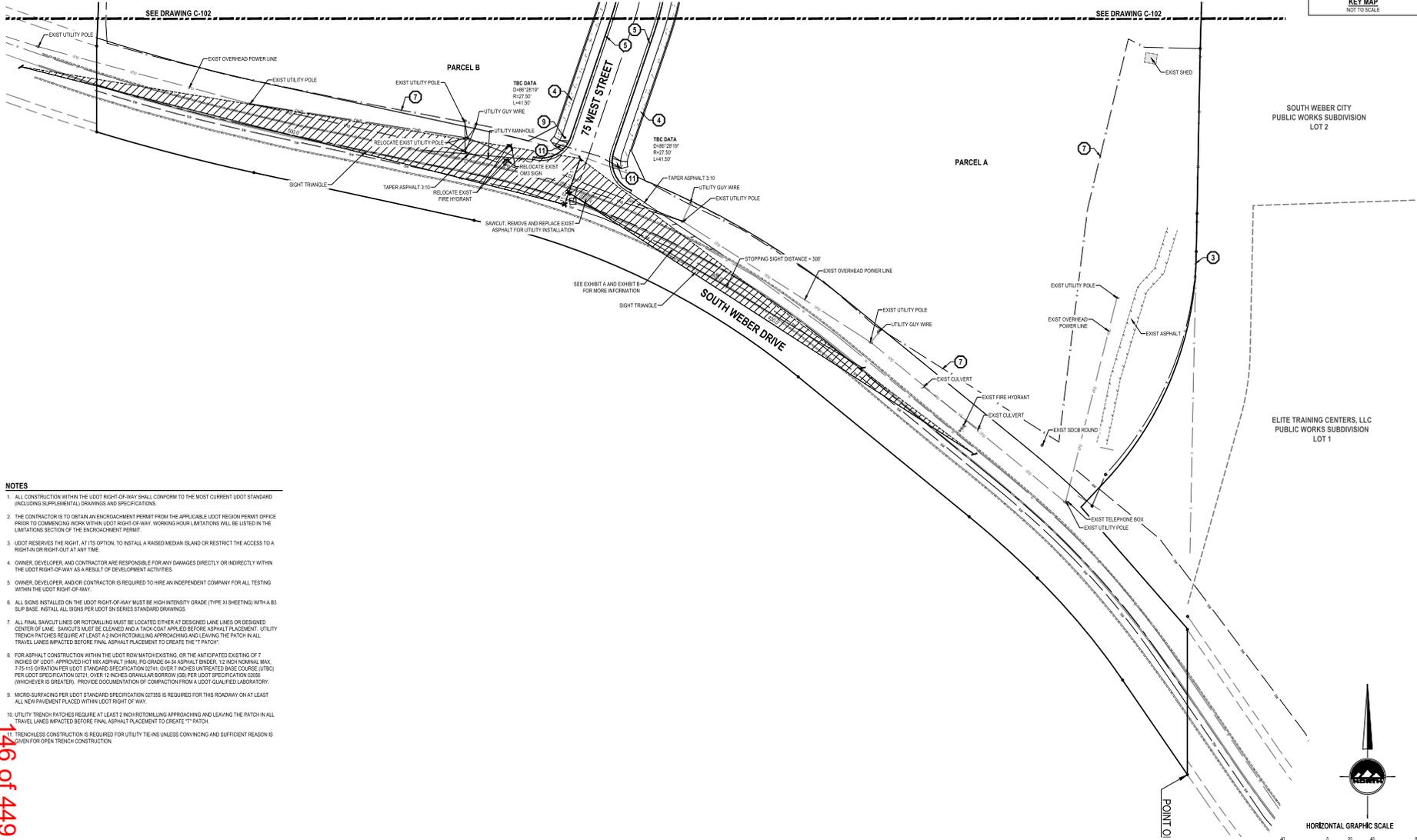
C-102



BENCHMARK
SOUTH QUARTER CORNER
SECTION 20
T&M 8100
S&M&M (FOUND)
ELEV = 4417.54'

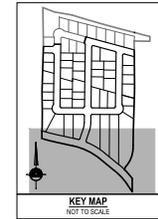
KEY NOTES

1. INSTALL FIRE HYDRANT PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
2. INSTALL RESIDENTIAL STREET LIGHT PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
3. INSTALL 6" VINYL PRIVACY FENCE AT SUBDIVISION BOUNDARY
4. INSTALL 6" SIDEWALK PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
5. INSTALL 30" CURB AND GUTTER PER SOUTH WEBER CITY STANDARDS AND SPECIFICATIONS
6. MATCH EXISTING IMPROVEMENTS
7. REMOVE EXIST FENCE
8. 6" CHAIN LINK FENCE
9. INSTALL INTERSECTION STREET LIGHT PER SOUTH WEBER STANDARDS AND SPECIFICATIONS
10. PEDESTRIAN ACCESS RAMP PER SOUTH WEBER CITY STANDARD DETAIL 2206
11. PEDESTRIAN ACCESS RAMP PER UDOT STANDARDS AND SPECIFICATIONS
12. INSTALL JERSEY BARRIERS AND WARNING SIGNS AT END OF PAVEMENT ALONG PROPERTY LINE



- NOTES**
1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL DRAWINGS AND SPECIFICATIONS)
 2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE LDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
 3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
 4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
 5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
 6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLP BASE. INSTALL ALL SIGNS PER UDOT SIGN SERIES STANDARD DRAWINGS.
 7. ALL FINAL SAWCUT LINES OR ROTOCUTTING MUST BE LOCATED EITHER AT DESIGNED LANE LINES OR DESIGNED CENTER OF LANE. SAWCUTS MUST BE CLEANED AND A TACK COAT APPLIED BEFORE ASPHALT PLACEMENT. UTILITY TRENCH PATCHES REQUIRE AT LEAST 2 INCH ROTOCUTTING APPROACHING AND LEAVING THE PATCH IN ALL TRAVEL LANES IMPACTED BEFORE FINAL ASPHALT PLACEMENT TO CREATE THE "T" PATCH.
 8. FOR ASPHALT CONSTRUCTION WITHIN THE UDOT ROW MATCH EXISTING, OR THE ANY ADJACENT EXISTING OF 1 INCHES OF UDOT APPROVED HOT MIX ASPHALT (HMA), PG-GRADE 68.94 ASPHALT (TENSER, 10 INCH NOMINAL MAX, 7.75-11.5 GYRATION PER UDOT STANDARD SPECIFICATION 02741, OVER 7 INCHES UNTREATED BASE COURSE (UBC) PER UDOT SPECIFICATION 02721, OVER 2 INCHES GRANULAR BROW (GB) PER UDOT SPECIFICATION 0266. (WHICHEVER IS GREATER). PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT QUALIFIED LABORATORY.
 9. MICRO SURFACING PER UDOT STANDARD SPECIFICATION 02735 IS REQUIRED FOR THIS ROADWAY ON AT LEAST ALL NEW PAVEMENT PLACED WITHIN UDOT RIGHT OF WAY.
 10. UTILITY TRENCH PATCHES REQUIRE AT LEAST 2 INCH ROTOCUTTING APPROACHING AND LEAVING THE PATCH IN ALL TRAVEL LANES IMPACTED BEFORE FINAL ASPHALT PLACEMENT TO CREATE "T" PATCH.
 11. TRENCHLESS CONSTRUCTION IS REQUIRED FOR UTILITY TRENCHES UNLESS CONVINCING AND SUFFICIENT REASON IS GIVEN FOR OPEN TRENCH CONSTRUCTION.

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10 Riverwood Ph. 1

EN SIGN
THE STANDARD IN ENGINEERING

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FOR:
NORTH WINDS
517 SOUTH 1475 EAST
SOUTH OGDEN, UTAH 84403
OWNER:
PHONE:

**RIVERWOOD SUBDIVISION
PHASE 1
50 WEST SOUTH WEBER DRIVE
SOUTH WEBER, UTAH**

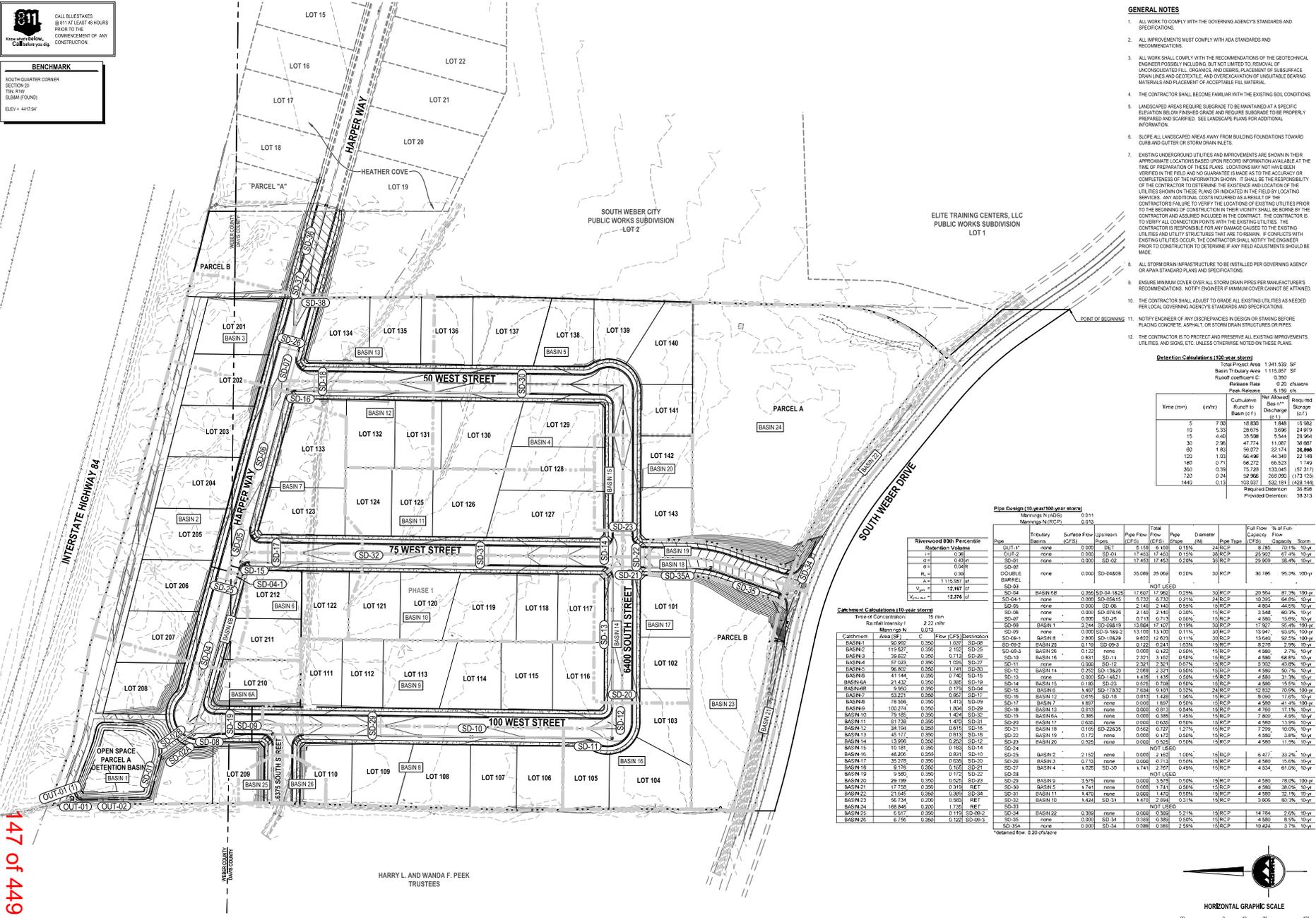
14 Riverwood
UDOT SITE PLAN
PROJECT NUMBER: 441000
DRAWN BY: J. MOSS
PROJECT MANAGER: C. PRESTON

C-103

92 of 126

811 CALL BLUEPRINTS @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK
SOUTH QUARTER CORNER SECTION 20 T4N, R10W S34M (FOUND)
ELEV = 4417.54'



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HARRY L. AND WANDA F. PECK TRUSTEES

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNDESIRABLE FILL ORIGINALLY PLACED; RELOCATION OF SURFACE DRAIN LINES AND GUTTERLINE AND OVERLAP OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE MATERIAL.
 - THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
 - LANDSCAPED AREAS REQUIRE SURGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SURGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
 - SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
 - EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN IDENTIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ARE NOT INCLUDED IN THE CONTRACT. THE CONTRACTOR SHALL VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
 - ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR AWA STANDARD PLANS AND SPECIFICATIONS.
 - ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
 - THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

Detention Calculations (100-year storm)

Total Project Area	1,341,539 SF
Basin Tributary Area	1,115,957 SF
Runoff coefficient (C)	0.300
Release Rate	0.20 cfs/acre
Peak Release	6,159 cfs

Time (min)	(cfs)	Cumulative Inflow (cfs)	Basin (ft)	Peak Release (cfs)	Required Detention (min)
5	7.00	16.830	1.848	15.982	1.0
10	13.11	30.961	3.696	30.205	2.0
15	15.40	35.508	5.544	33.954	3.0
20	16.74	38.850	7.392	36.660	4.0
30	18.18	50.072	22.174	36.846	5.0
40	19.33	66.498	46.349	37.149	6.0
50	19.87	79.629	66.529	37.469	7.0
60	20.39	75.728	133.045	(57.317)	8.0
70	20.84	52.866	200.900	(179.158)	9.0
80	21.23	103.937	530.193	(428.143)	10.0
1440	0.19			Required Detention	39.825
				Provided Detention	38.313

Pipe Design (10-year/100-year storm)

Manholes N (A)SD: 0.011
Manholes N (R)CP: 0.013

Basin	Triangular Basin (CFBS)	Surface Flow	Upstream Slope	Pipe Flow (CFPS)	Full Flow (CFPS)	Pipe Slope	Diameter (in)	Pipe Type	Full Flow % of Full Capacity	Full Capacity (CFPS)	Storm Capacity (CFPS)
SD-01	none	0.000	SD-01	5.158	6.158	0.15%	24" RCP	15RCP	8.785	70.1%	10.0%
SD-02	none	0.000	SD-02	17.452	17.452	0.15%	36" RCP	15RCP	3.546	66.3%	10.0%
SD-03	none	0.000	SD-03	15.483	15.483	0.20%	36" RCP	15RCP	25.902	58.4%	10.0%
SD-04	DOUBLE BARREL	none	0.000	SD-04-005	35.066	0.20%	30" RCP	30" RCP	30.186	95.3%	100.0%
SD-05	none	0.000	SD-05	17.607	17.607	0.20%	30" RCP	20" RCP	20.964	87.3%	100.0%
SD-06	none	0.000	SD-06	2.148	2.148	0.20%	18" RCP	18" RCP	4.804	44.5%	10.0%
SD-07	none	0.000	SD-07	2.448	2.448	0.20%	18" RCP	18" RCP	3.546	66.3%	10.0%
SD-08	none	0.000	SD-08	1.435	1.435	0.20%	18" RCP	18" RCP	4.580	33.1%	10.0%
SD-09	none	0.000	SD-09	2.095	2.095	0.20%	18" RCP	18" RCP	4.580	33.1%	10.0%
SD-10	none	0.000	SD-10	1.435	1.435	0.20%	18" RCP	18" RCP	4.580	33.1%	10.0%
SD-11	none	0.000	SD-11	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-12	none	0.000	SD-12	2.544	2.544	0.15%	30" RCP	17" RCP	17.927	65.4%	100.0%
SD-13	none	0.000	SD-13	13.100	13.100	0.15%	36" RCP	15" RCP	13.947	93.5%	100.0%
SD-14	none	0.000	SD-14	8.822	12.828	0.11%	36" RCP	13" RCP	13.640	92.5%	100.0%
SD-15	none	0.000	SD-15	0.122	0.241	1.00%	18" RCP	18" RCP	9.370	19.1%	10.0%
SD-16	none	0.000	SD-16	0.122	0.122	0.20%	18" RCP	18" RCP	4.660	2.7%	10.0%
SD-17	none	0.000	SD-17	2.271	3.162	0.20%	18" RCP	18" RCP	4.580	66.3%	10.0%
SD-18	none	0.000	SD-18	2.448	2.448	0.20%	18" RCP	18" RCP	4.580	33.1%	10.0%
SD-19	none	0.000	SD-19	1.435	1.435	0.20%	18" RCP	18" RCP	4.580	33.1%	10.0%
SD-20	none	0.000	SD-20	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-21	none	0.000	SD-21	2.544	2.544	0.15%	30" RCP	17" RCP	17.927	65.4%	100.0%
SD-22	none	0.000	SD-22	1.435	1.435	0.20%	18" RCP	18" RCP	4.580	33.1%	10.0%
SD-23	none	0.000	SD-23	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-24	none	0.000	SD-24	2.148	2.148	0.20%	18" RCP	18" RCP	4.580	33.1%	10.0%
SD-25	none	0.000	SD-25	0.578	0.578	0.20%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-26	none	0.000	SD-26	1.435	1.435	0.20%	18" RCP	18" RCP	4.580	33.1%	10.0%
SD-27	none	0.000	SD-27	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-28	none	0.000	SD-28	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-29	none	0.000	SD-29	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-30	none	0.000	SD-30	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-31	none	0.000	SD-31	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-32	none	0.000	SD-32	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-33	none	0.000	SD-33	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-34	none	0.000	SD-34	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-35	none	0.000	SD-35	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-36	none	0.000	SD-36	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-37	none	0.000	SD-37	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%
SD-38	none	0.000	SD-38	0.578	0.578	0.15%	18" RCP	18" RCP	4.580	15.8%	10.0%

Catchment Calculations (10-year storm)

Time of Concentration: 15 min
Rainfall Intensity: 2.22 in/hr
Manning's N: 0.13

Catchment	Area (SF)	C	Flow (CFPS)	Destination
BASIN 1	90.65	0.350	1.832	SD-08
BASIN 2	119,937	0.350	2,152	SD-25
BASIN 3	38,627	0.350	6,713	SD-26
BASIN 4	27,059	0.350	1,206	SD-27
BASIN 5	66,802	0.350	1,241	SD-20
BASIN 6	41,144	0.350	9,740	SD-15
BASIN 6A	21,432	0.350	3,382	SD-19
BASIN 6B	9,900	0.350	3,770	SD-04
BASIN 7	53,221	0.350	0,951	SD-17
BASIN 8	18,586	0.350	1,410	SD-09
BASIN 9	100,214	0.350	1,804	SD-29
BASIN 10	79,145	0.350	1,424	SD-37
BASIN 11	61,239	0.350	1,470	SD-31
BASIN 12	24,734	0.350	0,811	SD-16
BASIN 13	48,727	0.350	0,811	SD-18
BASIN 14	13,966	0.350	0,250	SD-12
BASIN 15	10,101	0.350	0,183	SD-14
BASIN 16	48,802	0.350	0,831	SD-10
BASIN 17	35,278	0.350	0,834	SD-20
BASIN 18	9,179	0.350	0,762	SD-21
BASIN 19	9,580	0.350	0,172	SD-22
BASIN 20	26,199	0.350	0,762	SD-23
BASIN 21	17,758	0.350	0,919	RET
BASIN 22	21,645	0.350	0,380	SD-34
BASIN 23	67,734	0.350	0,950	RET
BASIN 24	168,849	0.350	1,731	RET
BASIN 25	6,577	0.350	0,116	SD-00-02
BASIN 26	6,736	0.350	0,122	SD-00-03

HORIZONTAL GRAPHIC SCALE



10 Riverwood Ph 1

EN SING
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.596.2863

www.ensingeng.com

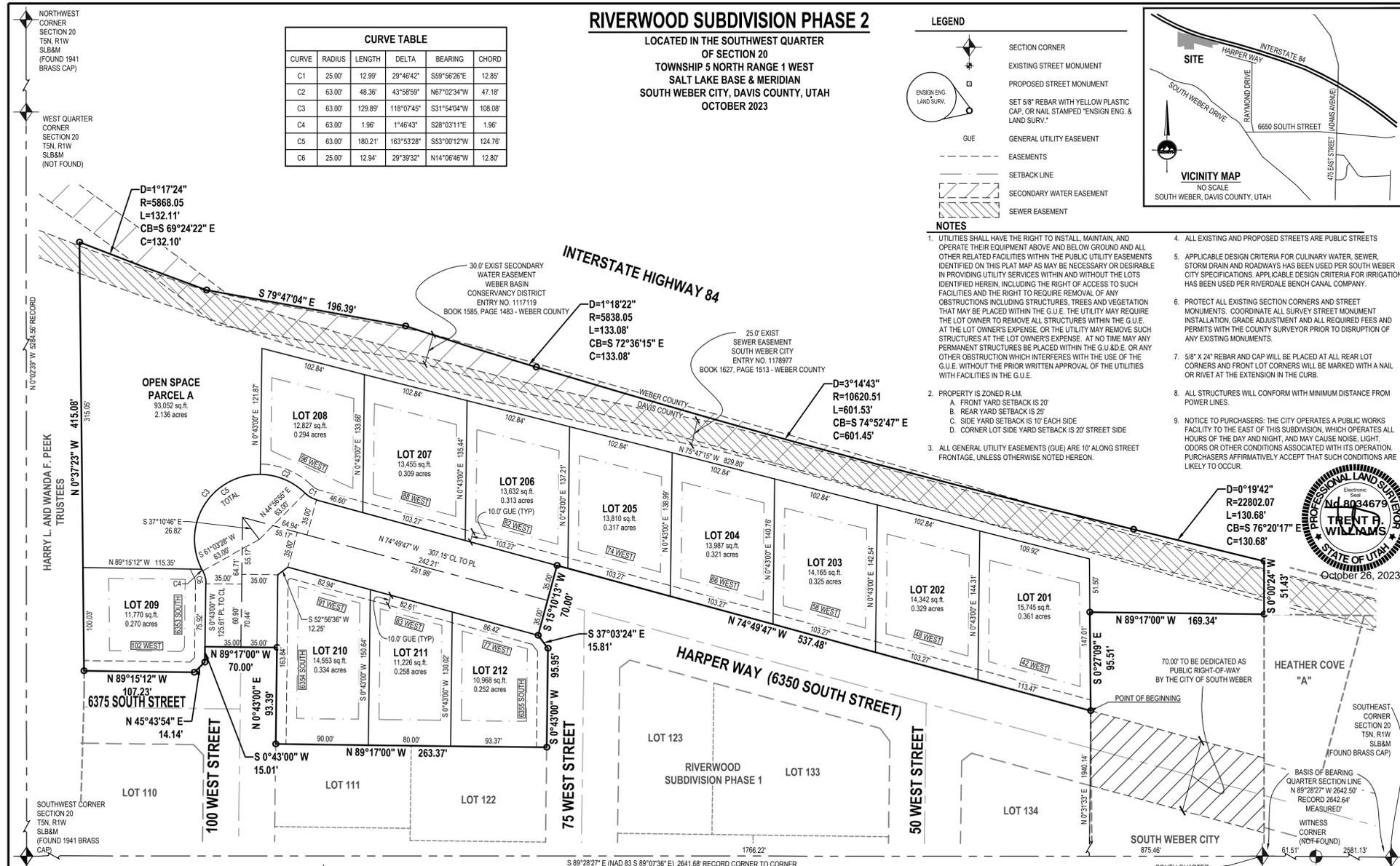
147 of 449

RIVERWOOD SUBDIVISION
PHASE 1
50 WEST SOUTH WEBER DRIVE
SOUTH WEBER, UTAH

14 Riverwood
93 of 126

C-200

EXHIBIT 2 RIVERWOOD PHASE 2 PLAT



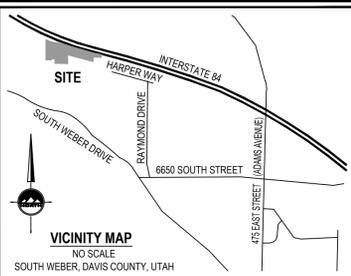
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	12.99'	29°46'42"	S59°56'26"E	12.85'
C2	63.00'	48.36'	43°58'59"	N67°02'34"W	47.18'
C3	63.00'	129.89'	118°07'45"	S31°54'04"W	108.08'
C4	63.00'	1.96'	1°46'43"	S28°03'11"E	1.96'
C5	63.00'	180.21'	163°53'28"	S53°00'12"W	124.76'
C6	25.00'	12.94'	29°39'32"	N14°06'46"W	12.80'

RIVERWOOD SUBDIVISION PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20 TOWNSHIP 5 NORTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN SOUTH WEBER CITY, DAVIS COUNTY, UTAH OCTOBER 2023

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED 'ENSGN ENG. & LAND SURV.'
- GENERAL UTILITY EASEMENT
- EASEMENTS
- SETBACK LINE
- SECONDARY WATER EASEMENT
- SEWER EASEMENT



NOTES

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE G.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE G.U.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE G.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE G.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE G.U.E.
- PROPERTY IS ZONED R-1.M.
 - FRONT YARD SETBACK IS 20'
 - REAR YARD SETBACK IS 25'
 - SIDE YARD SETBACK IS 10' EACH SIDE
 - CORNER LOT SIDE YARD SETBACK IS 20' STREET SIDE
- ALL GENERAL UTILITY EASEMENTS (GUE) ARE 10' ALONG STREET FRONTAGE, UNLESS OTHERWISE NOTED HEREON.
- ALL EXISTING AND PROPOSED STREETS ARE PUBLIC STREETS
- APPLICABLE DESIGN CRITERIA FOR CULINARY WATER, SEWER, STORM DRAIN AND ROADWAYS HAS BEEN USED PER SOUTH WEBER CITY SPECIFICATIONS. APPLICABLE DESIGN CRITERIA FOR IRRIGATION HAS BEEN USED PER RIVERDALE BENCH CANAL COMPANY.
- PROTECT ALL EXISTING CORNER CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- ALL STRUCTURES WILL CONFORM WITH MINIMUM DISTANCE FROM POWER LINES.
- NOTICE TO PURCHASERS: THE CITY OPERATES A PUBLIC WORKS FACILITY TO THE EAST OF THIS SUBDIVISION, WHICH OPERATES ALL HOURS OF THE DAY AND NIGHT, AND MAY CAUSE NOISE, LIGHT, ODDORS OR OTHER CONDITIONS ASSOCIATED WITH ITS OPERATION. PURCHASERS AFFIRMATIVELY ACCEPT THAT SUCH CONDITIONS ARE LIKELY TO OCCUR.

SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. **8034679** in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 20, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in South Weber City, Davis County, Utah, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Harper Way (6350 South Street) as depicted on the Riverwood Subdivision Phase 1 Plat, said point being South 89°28'27" East 1766.22 feet along the Section Line (NAD83 Bearing being South 89°07'36" East between the Southwest Corner and the South Quarter Corner of said Section 20 per the Davis County Township Reference Plat) and North 00°31'33" East 1940.14 feet from the Southwest Corner of said Section 20 and running thence along the northerly perimeter of Riverwood Subdivision Phase 1 the following ten (10) courses and distances:

- North 74°49'47" West 537.48 feet;
- South 15°10'13" West 70.00 feet;
- South 37°03'24" East 15.81 feet;
- South 00°43'00" West 95.95 feet;
- North 89°17'00" West 263.37 feet;
- North 00°43'00" East 93.39 feet;
- North 89°17'00" West 70.00 feet;
- South 00°43'00" West 15.01 feet;
- South 45°43'54" West 14.14 feet;
- North 89°15'12" West 107.23 feet;

thence North 00°37'23" West 415.08 feet to the Davis/Weber County Line, also being the southerly right-of-way line of Interstate 84;

thence along the Davis/Weber County line the following five (5) courses and distances:

- easterly 132.81 feet along the arc of a 5059.08-foot radius non-tangent curve to the left (center bears North 21°17'26" East and the long chord bears South 69°27'41" East 132.81 feet with a central angle of 01°30'15");
- South 79°47'04" East 195.68 feet;
- easterly 133.08 feet along the arc of a 5838.05-foot radius non-tangent curve to the left (center bears North 18°02'56" East and the long chord bears South 72°36'15" East 133.08 feet with a central angle of 01°18'22");
- easterly 601.53 feet along the arc of a 10620.51-foot radius curve to the left (center bears North 16°44'34" East and the long chord bears South 74°52'47" East 601.45 feet with a central angle of 03°14'43");
- easterly 130.68 feet along the arc of a 22802.07-foot radius non-tangent curve to the left (center bears North 13°49'34" East and the long chord bears South 76°20'17" East 130.68 feet with a central angle of 00°19'42");

thence South 00°00'24" West 51.43 feet to the northerly line of Public Works Subdivision; thence North 89°17'00" West 169.34 feet along said northerly line; thence South 00°27'09" East 95.51 feet; to the Point of Beginning.

Contains: 294664 square feet or 6.535 acres.

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name said tract:

RIVERWOOD SUBDIVISION PHASE 2

and do hereby dedicate, grant and convey 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 City 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 such easements; and also dedicate Parcel A to South Weber City for drainage, underground utility, and public trail access purposes.

Warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____

By: _____ By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S. County of Davis

On the _____ day of _____ A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC RESIDING IN _____ COUNTY.

RIVERWOOD SUBDIVISION PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20 TOWNSHIP 5 NORTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN SOUTH WEBER CITY, DAVIS COUNTY, UTAH

PROJECT NUMBER: 7992A
MANAGER: C.PRESTON
DRAWN BY: J.MOSS
CHECKED BY: T.WILLIAMS
DATE: 10/26/23

SHEET 1 OF 1

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

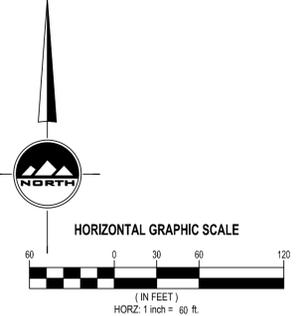
DOMINION ENERGY UTAH APPROVAL

DOMINION ENERGY UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT
QUESTAR GAS COMPANY, a DIVISION OF DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-336-8532

APPROVED THIS _____ DAY OF _____ 20____

BY: _____

TITLE: _____



ENSGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.553.6315
WWW.ENSGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 438.843.3500

CDAR CITY
Phone: 438.843.4143

RICHFIELD
Phone: 438.896.2983

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____ 20____

BY THE SOUTH WEBER CITY ATTORNEY

SOUTH WEBER CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 20____

BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____ 20____

BY THE SOUTH WEBER CITY CITY ENGINEER

SOUTH WEBER CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____ 20____

BY THE SOUTH WEBER CITY COUNCIL

CITY RECORDER CITY MAYOR

SURVEY RECORDING DATA

DATE: _____

DRAWING No. _____

EXHIBIT 3 SECONDARY WATER SHARES AGREEMENT

SECONDARY WATER SHARES AGREEMENT
for the
-- RIVERWOOD SUBDIVISION PHASE 2 DEVELOPMENT --

This **SECONDARY WATER SHARES AGREEMENT** (“Agreement”) is made and entered into as of the 12th day of December, 2023, by and among **SOUTH WEBER CITY**, A Utah municipal corporation, hereinafter referred to as the “City”; **NILSON LAND DEVELOPMENT, LLC**, hereinafter referred to as “Developer”; and the **LARRY D. RAY REVOCABLE TRUST** under Declaration of Trust Dated December 29, 1997, as amended, and the **SUZANNE A. RAY REVOCABLE TRUST** under Declaration of Trust dated December 29, 1997, as amended, hereinafter referred to collectively as “Owner.” City, Developer, and Owner are sometimes referred to collectively herein as the “Parties,” and individually as a “Party.”

RECITALS:

A. The City, acting pursuant to its authority under the Utah Land Use Development and Management Act (“LUDMA”), Utah Code Annotated §§ 10-9a-101, et seq., as amended, and the Municipal Code for South Weber City (“City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed development of certain property, (further described below as **Exhibit A**), in exercise of its legislative discretion and administrative authority, and has elected to enter into this Agreement.

B. The Developer has a contract to purchase real property from the Owner, as described in **Exhibit A** (the “Property”). The Property is identified as including all of parcel numbers 13-005-0042, 13-005-0043, 13-005-0044, and a portion of 13-005-0038 and abuts Interstate 84 to the north, the Public Works Subdivision Lot 2 to the east, parcel 13-005-0039 to the west and the remainder of parcel 13-005-0038 to the south.

C. The Developer intends to develop the Property into a subdivision with 12 lots and an open space parcel entitled Riverwood Subdivision Phase 2.

D. In accordance with Section 11-4-3 (Adequate Public Improvements) of the City Code a pressure secondary water system must be provided as part of the development. This includes providing or acquiring the necessary secondary water shares to service the proposed development.

E. The South Weber Irrigation Company (SWIC) is the provider of secondary water in the area where the proposed Riverwood Subdivision Phase 2 is located.

F. The Developer has sufficient secondary water shares to provide for the property in Riverwood Subdivision Phase 1 but does not currently have sufficient secondary water shares for the property in Riverwood Subdivision Phase 2.

AGREEMENT:

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Recitals. The Recitals set forth above are fully incorporated herein by this reference.
2. Authorization to Proceed with Construction. After receiving final plat approval from the City Council, holding a preconstruction meeting, and complying with all other items that are required by the City Code prior to construction, the city authorizes the Developer to proceed with site preparation and construction, recognizing that adequate secondary water shares have not been fully acquired for the Riverwood Subdivision Phase 2.
3. Plat Recordation Restriction. The plat for Riverwood Subdivision Phase 2 shall not be recorded until sufficient secondary water shares have been acquired to cover all property within the development.
4. Proof of Sufficient Secondary Water Shares. Evidence that sufficient secondary water shares have been acquired must be provided to SWIC by the Developer. Once provided, the city will require a written letter substantiating that the requirement for shares has been met before the plat can be recorded.
5. Term. This Agreement shall be in effect as of the effective date listed above and shall continue in full force and effect unless and until this Agreement is terminated by mutual consent of the parties.
6. General Provisions.
 - A. Notices. Any notice required or desired to be given pursuant to this Agreement shall be delivered personally or mailed by certified mail, return receipt requested, postage prepaid, to the parties as follows:

City: South Weber City
 Attn: City Manager
 1600 East South Weber Drive
 South Weber, Utah 84405

Owner: Larry D. Ray Revocable Trust
 Suzanne A. Ray Revocable Trust
 Attn: Lynn J. Wood, Trustee
 2490 Wall Ave.
 Ogden, UT 84401

Developer: Nilson Land Development, LLC
 Attn: Steve Bingham, Manager

5617 South 1475 East
South Ogden, UT 84403

The Parties may change their addresses by notice given as required above.

- B. Waiver. No failure by any Party to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement or to exercise any rights or remedy for a breach of this Agreement shall constitute a waiver of any such breach or of such right or remedy or of any other covenant, agreement, term or condition.
- C. No Partnership or Joint Venture. The Parties hereto expressly disclaim and disavow any partnership, joint venture, fiduciary, agency or employment status or relationship among them and expressly affirm that they have entered into this Agreement as part of an “arms-length” transaction. No Party hereto has the authority to make any representation or warranty or incur any obligation or liability on behalf of any other Party hereto, nor shall it make any representation to any third party inconsistent with this provision.
- D. Interpretation. Section titles and captions to this Agreement are for convenience only and shall not be deemed part of this Agreement and in no way define, limit, augment, extend, or describe the scope, content, or intent of any part of this Agreement. This Agreement has been arrived at through negotiation between the Parties. As a result, the normal rule of contract construction that any ambiguities are to be resolved against the drafting Party shall not apply in the construction or interpretation of this Agreement.
- E. Applicable Law. This Agreement shall be construed in accordance and governed by the laws of the State of Utah.
- F. Run with the Land/Successors. This Agreement shall run with the land, and the terms and conditions of this Agreement shall inure to the benefit of and be binding upon the Parties, their successors and assigns. Any party shall have the right to sell, assign, or transfer its rights under this Agreement as it deems appropriate.
- G. Integration. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof, and supersedes all prior agreements and understandings pertaining thereto. No covenant, representations or condition not expressed in this Agreement shall affect or be deemed to interpret, change, or restrict the express provision hereof. Any amendment or modification to this Agreement shall be in writing and signed by authorized agents or officers of the Parties.
- H. Authorization. Each Party to this Agreement represents and warrants that it has taken all appropriate actions and steps necessary (including, without limitation, obtaining all requisite and/or applicable approvals, consents, and authorizations)

to ensure that this Agreement shall be binding upon such Party and the individual executing this Agreement for each respective Party represents that he/she has all requisite authority to execute the same for and on behalf of the party for which it is aligning.

- I. Non-Liability of City Officials, Employees and Others. Except for claims relating to authorization as may arise in Section 6H above, no officer, employee, representative or agent of the City shall be personally liable to the Owner, Developer, or their successors or assignees in the event of any default or breach by the City, or for any act or omission arising out of, or connected to, any of the matters set forth herein, or for any amount which may become due to Haws or any obligation arising under the terms of this Agreement.

EXHIBIT A

THE PROPERTY

RIVERWOOD PHASE 2 SUBDIVISION

A parcel of land, situate in the Southwest Quarter of Section 20, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in South Weber City, Davis County, Utah, more particularly described as follows:

Beginning at a point South 89°28'27" East 1766.22 feet along the Section Line (NAD83 Bearing being South 89°07'36" East between the Southwest Corner and the South Quarter Corner of said Section 20 per the Davis County Township Reference Plat) and North 00°31'33" East 1940.14 feet from the Southwest Corner of said Section 20 and running the following ten (10) courses and distances:

1. North 74°49'47" West 537.48 feet;
2. South 15°10'13" West 70.00 feet;
3. South 37°03'24" East 15.81 feet;
4. South 00°43'00" West 95.95 feet;
5. North 89°17'00" West 263.37 feet;
6. North 00°43'00" East 93.39 feet;
7. North 89°17'00" West 70.00 feet;
8. South 00°43'00" West 15.01 feet;
9. South 45°43'54" West 14.14 feet;
10. North 89°15'12" West 107.23 feet;

thence North 00°37'23" West 415.08 feet to the Davis/Weber County Line, also being the southerly right-of-way line of Interstate 84; thence along the Davis/Weber County line the following five (5) courses and distances:

1. easterly 132.81 feet along the arc of a 5059.08-foot radius non-tangent curve to the left (center bears North 21°17'26" East and the long chord bears South 69°27'41" East 132.81 feet with a central angle of 01°30'15");
2. South 79°47'04" East 195.68 feet;
3. easterly 133.08 feet along the arc of a 5838.05-foot radius non-tangent curve to the left (center bears North 18°02'56" East and the long chord bears South 72°36'15" East 133.08 feet with a central angle of 01°18'22");
4. easterly 601.53 feet along the arc of a 10620.51-foot radius curve to the left (center bears North 16°44'34" East and the long chord bears South 74°52'47" East 601.45 feet with a central angle of 03°14'43");
5. easterly 130.68 feet along the arc of a 22802.07-foot radius non-tangent curve to the left (center bears North 13°49'34" East and the long chord bears South 76°20'17" East 130.68 feet with a central angle of 00°19'42");

thence South 00°00'24" West 51.43 feet to the northerly line of Public Works Subdivision;

thence North $89^{\circ}17'00''$ West 169.34 feet along said northerly line; thence South $00^{\circ}27'09''$ East 95.51 feet; to the Point of Beginning.

Contains: 284,664 square feet or 6.535 acres.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

CITY: **SOUTH WEBER CITY,**
a municipality of the State of Utah

By: _____

David Larson, City Manager

Attest:

Lisa Smith, City Recorder

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the ____ day of _____ 2023, personally appeared before me David Larson, who being duly sworn, did say that he is the City Manager of SOUTH WEBER CITY, a municipal corporation of the State of Utah, and that the foregoing instrument was signed on behalf of the City by authority of its governing body and said David Larson acknowledged to me that the City executed the same.

Notary Public for Utah

NILSON LAND DEVELOPMENT,
LLC:

By: _____

Name: _____

Its: _____

LARRY D. RAY REVOCABLE
TRUST:

By: _____

Name: _____

Its: _____

SUZANNE A. RAY REVOCABLE
TRUST:

By: _____

Name: _____

Its: _____

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the _____ day of _____ 2023, personally appeared before me
_____, known or satisfactorily proved to me to be the
_____ of NILSON LAND DEVELOPMENT, LLC, who
acknowledged to me that he/she signed the foregoing instrument as _____
for NILSON LAND DEVELOPMENT, LLC and in its behalf.

Notary Public for Utah

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the _____ day of _____, 2023, personally appeared before me _____, known or satisfactorily proved to me to be the Trustee of the LARRY D. RAY REVOCABLE TRUST, who acknowledged to me that he/she signed the foregoing instrument as Trustee for the LARRY D. RAY REVOCABLE TRUST and signed on its behalf.

Notary Public for Utah

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the ____ day of _____, 2023, personally appeared before me _____, known or satisfactorily proved to me to be the Trustee of the SUZANNE A. RAY REVOCABLE TRUST, who acknowledged to me that he/she signed the foregoing instrument as Trustee for the SUZANNE A. RAY REVOCABLE TRUST, and signed in their behalf.

Notary Public for Utah

EXHIBIT 4 EASEMENT ENCROACHMENT AGREEMENT

Contract No. L22019 - South Weber City -- Riverwood Trail

EASEMENT ENCROACHMENT AGREEMENT

BETWEEN
WEBER BASIN WATER CONSERVANCY DISTRICT
AND
SOUTH WEBER CITY

This Easement Encroachment Agreement made this 12th of December, 2023, by and between WEBER BASIN WATER CONSERVANCY DISTRICT, hereinafter referred to as (District), and SOUTH WEBER CITY, hereinafter referred to as (Owner).

WITNESSETH THAT:

WHEREAS, the District is the Grantee of certain perpetual easements recorded August 23, 1990 on Pages 1483-1494 of Book 1585 at the Weber County Recorder's Office in favor of the District and is hereinafter referred to as Easement; and

WHEREAS, the Owner plans to encroach upon the District Easement in a manner more particularly specified hereinafter;

NOW, THEREFORE, the District hereby agrees to encroachment upon the Easement by the Owner only to the extent and for the purposes set forth below:

1. District guidelines for agreeing to such encroachment upon the Easement are shown on Exhibit "A" attached hereto and by this reference made a part hereof.
2. The Owner(s) acknowledges the prior and superior rights of the District to construct, reconstruct, operate, and maintain the pipelines and appurtenant structures above and below ground surface within the Easement as shown on Exhibit "D" attached hereto and by this reference made a part hereof.
3. The Owner will construct a 10-foot wide, 4-inch thick asphalt or concrete pedestrian trail, as shown in Exhibit "C" that will encroach the District's 24-inch South Weber Connect Pipeline and its Easement as shown on the drawings attached hereto and by this reference made a part hereof.
4. The Owner and/or its contractor shall perform all work within the Easement in accordance with approved plans, drawings, guidelines, maps, and the following stipulations, and in a manner satisfactory to the District.
 - 4.1. A minimum vertical separation of 12-inches shall be maintained between the District pipeline and all crossing utility lines.

- 4.2. All utilities located below District pipelines shall be cased across the entire width of the Easement.
 - 4.3. If the Owner elects to construct the trail out of concrete, no steel reinforcement is permitted within the slab.
 - 4.4. All fill material placed within the Easement shall be compacted as outlined in paragraph M of Exhibit "A".
 - 4.5. If the requirements of this Agreement conflict with information shown and noted on the Drawings, the Agreement shall govern.
 - 4.6. The Agreement does not include provisions for improvements of any kind beyond those described herein. All future proposed improvements within the Easement of the District shall be submitted to the District for approval prior to construction.
5. In consideration of the District agreeing to encroachment upon the Easement by the Owner, the Owner hereby agrees to indemnify and hold the District, their agents, employees, and assigns harmless from any and all claims whatsoever for personal injuries or damages to property when such injuries or damages directly or indirectly arise out of the existence, construction, maintenance, repair, condition, use, or presence of the encroachment upon the Easement, regardless of the cause of said injuries or damages; provided, however, that nothing in this agreement shall be construed as releasing the District from responsibility for their own negligence.
 6. This agreement will terminate and all rights of the Owner hereunder will cease if the Owner fails to observe any of the conditions of this agreement.
 7. The Owner shall comply with all applicable laws, ordinances, rules, and regulations enacted or promulgated by any federal, state, or local governmental body having jurisdiction over the encroachment.
 8. The provisions of this agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto; provided, however, that no such heir, executor, administrator, personal representative, successor, or assign shall have the right to use, alter, or modify the encroachment in a manner which will increase the burden of the encroachment on the Easement.
 9. This agreement makes no finding as to the right, title, or validity of the encroaching interest, but merely defines the conditions under which the encroachment will not be deemed unreasonable by the District.

10. If the maintenance or repair of any or all structures and facilities of the District located on the Easement area should be made more expensive by reason of the existence of the encroachment improvements or works of the Owner, the Owner will promptly pay to the District the full amount of such additional expense upon receipt of an itemized bill.
11. It shall be understood that if the District disrupts or destroys any of the Owner's trail within the District's Easement, while operating, maintaining, repairing, or replacing the pipeline contained within, the District will only be responsible to replace and compact the subgrade material. The Owner will be responsible to replace their encroachment at their sole cost and expense.
12. The pipeline contained with the District's Easement contains cathodic protection (CP). Any subsurface wires associated with the CP should be protected in place in addition to any CP test stations along the pipeline. If any of the CP is damaged during construction of the trail, the Owner shall be responsible to hire a qualified contractor to repair the CP to the satisfaction of the District.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

WEBER BASIN WATER CONSERVANCY
DISTRICT

Scott W. Paxman, P.E.
General Manager/CEO

South Weber City

David Larson
City Manager

EXHIBIT A

PROTECTION CRITERIA

- A. Surface structures that generally will be allowed within an Easement of the District include asphalt roadways, with no utilities within roadway, non-reinforced parking lots, curbs, gutters, sidewalks, walkways, driveways and fences with gated openings (no footings, foundation, or masonry block walls). However, where District pipe has specific maximum and minimum cover designation, the special requirements for roadways, parking lots, and driveways crossing over the pipe shall be obtained from the District for the maximum allowable external loading or minimum cover. However, it is understood that all surface structures shall be analyzed and considered on an individual basis.
- B. Structures that may not be constructed in, on, or along an Easement of the District include buildings, garages, carports, mobile homes, swimming pools, or other permanent structures as designated by the District.
- C. No trees, vines, or deep-rooted plants will be allowed within an Easement of the District.
- D. All temporary or permanent changes in ground surfaces within an Easement of the District are to be considered encroaching structures and must be handled as such. Additionally, earth-fills and cuts on adjacent property shall not encroach on Easement of the District without prior approval by the District.
- E. Existing gravity drainage of an Easement of the District must be maintained. No new concentration of surface or subsurface drainage may be directed onto or under Easements of the District without adequate provision for removal of drainage water or adequate protection of an Easement of the District. Small transverse drainage channels may be unlined; however, major transverse drainage channels must be concrete lined or protected by adequately sized riprap for a distance of at least 20 feet either side of centerline or for the entire width of the right-of-way, whichever is less.
- F. Prior to construction of structures that encroach within an Easement of the District, an excavation must be made to determine the location of existing District facilities. The excavation must be made by or in the presence of the District.
- G. Any contractor or individual constructing improvements in, on, or along an Easement of the District must limit his construction to the encroachment herewith approved and construct the improvements strictly in accordance with the plans and specifications herein.
- H. The ground surfaces within an Easement of the District must be restored to a condition equal to that which existed before the encroachment work began or as shown on the approved plans or specifications.

- I. The owner of newly constructed facilities that encroach upon the Easement of the District shall notify the District two working days prior to any work within the Easement so the District's Inspector can be on site during the construction activities. Prior to the installation of the conduits, all lines owned by the District shall be potholed to determine the exact location and depth. The District inspector shall be notified in advance so he may be present to identify and note any information regarding the pothole of the pipeline locations.
- J. Except in case of ordinary maintenance and emergency repairs, an owner of encroaching facilities shall give the District at least ten days notice in writing before entering upon an Easement of the District for the purpose of reconstructing, repairing, or removing the encroaching structure or performing any work on or in connection with the operation of the encroaching structure.
- K. If unusual conditions are proposed for the encroaching structure or unusual field conditions within an Easement of the District are encountered, the District reserves the right to impose more stringent criteria than those prescribed herein.
- L. All backfill material within an Easement of the District shall be compacted to 90 percent of maximum density unless otherwise shown. Mechanical compaction shall not be allowed within 6 inches of the projects work whenever possible. In no case will mechanical compaction using heavy equipment be allowed over the project works or within 18 inches horizontally of the project works.
- M. The backfilling of any excavation or around any structure within an Easement of the District shall be compacted in layers not exceeding 6 inches thick to the following requirements: (1) cohesive soils to 90 percent maximum density specified by ASTM Pan 1 9, D-698, method A; (2) noncohesive soils to 70 percent relative density specified by ANSI/ASTM Part 19, d-2049, par. 7.1.2, wet method.
- N. Any nonmetallic encroaching structure below ground level shall be accompanied with a metallic strip within an Easement of the District.
- O. No use of District land or right-of-way shall be permitted that involves the storage of hazardous material.



14 Riverwood

UNION PACIFIC RAILROAD RR

US West

WBWCD 24-inch Culinary Pipeline
Approximate Station 63+00

WB I-84

I-84 EASTBOUND FWY

EB I-84

WBWCD 24-inch Culinary Pipeline
Approximate Station 63+00

I-84 WEST

E Harper Wy

E Kingston Dr

S Raymond Dr

W South Weber Dr

E South

Exhibit B
168 of 449



LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
NILSON HOMES
5917 SOUTH 1475 EAST
SOUTH OGDEN, UTAH 84403

CONTRACT:
PHONE:

RIVERWOOD SUBDIVISION
WEBER BASIN EXHIBIT
50 WEST SOUTH WEBER DRIVE
SOUTH WEBER, UTAH

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			

OFFSITE CULINARY WATER MAIN EXHIBIT

PROJECT NUMBER: 7992A PRINT DATE: 3/1/22
DRAWN BY: K.SIMMONS CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

Exhibit C



LEGEND

- EXISTING CULINARY WATER MAIN (Blue dashed line)
- EXISTING SANITARY SEWER MAIN (Green dashed line)
- EXISTING 30.0' CULINARY WATER EASEMENT (Blue dashed line)
- EXISTING 25.0' SANITARY SEWER EASEMENT (Green dashed line)
- PROPOSED 10.0' ASPHALT TRAIL (Purple shaded area)
- PROPOSED GROUND COVER (Dotted pattern)
- PROPOSED SOD (Green dotted pattern)
- PROPOSED TREE (Green tree symbol)
- EXISTING TREE TO REMAIN (Grey tree symbol)

AGREEMENT AND GRANT OF EASEMENT

This AGREEMENT AND GRANT OF EASEMENT made this 13
day of AUGUST, 1990, by and between WEBER BASIN WATER
CONSERVANCY DISTRICT, a conservancy district organized and
existing under the laws of the State of Utah (hereinafter
"Weber Basin"), and Glen and Lamanda R. Ray, hereinafter
referred to as Grantors.

RECITALS:

WHEREAS, Weber Basin owns and operates culinary and
secondary water facilities, including wells, reservoirs,
pipelines, canals, pumping stations and various other
facilities related to the retention and transportation of
water; and

WHEREAS, Weber Basin, in order to deliver culinary
water from its new well located in South Weber, Utah, and to
enhance its ability to deliver culinary water from and between
its existing pipelines which transect South Weber, Utah,
intends to link said existing pipelines and its new South Weber
well with a pipeline to be located in South Weber, Utah,
between 475 East and the Utah Power & Light substation at the
location depicted on the Easement Plat attached hereto as
Exhibit "1" and by this reference made a part hereof. The
proposed pipeline is depicted on the plat as running between
Points A, B, C and D; and

WHEREAS, Grantors own a parcel of land through which
Weber Basin's proposed pipeline would travel; and

WHEREAS, Grantors consent to Weber Basin's pipeline crossing their property and agree to grant Weber Basin an easement to facilitate the crossing of landowner's property to construct and maintain the pipeline under the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained and other good and valuable consideration, the parties agree as follows:

1. Grant of Permanent Easement. Subject to the terms and conditions of this agreement, Grantors hereby grant and convey to Weber Basin a 30-foot permanent easement and right-of-way for the installation, maintenance, repair and replacement of a culinary water line through Grantor's property. A general description of Grantor's property through which the easement shall run is contained in Exhibit "2" attached hereto and by this reference made a part hereof. The center line of said permanent easement along the entire course of the pipeline is described in the attached Exhibit "3" which is by this reference made a part hereof.

2. Grant of Temporary Construction Easement. Subject to the terms and conditions of this agreement, Grantors also hereby grant and convey to Weber Basin a 45-foot wide temporary construction easement to allow Weber Basin to install its culinary water pipeline through Grantor's property. Said temporary construction easement shall overlap the aforescribed permanent easement and extend an additional 15

feet to the southwest of the permanent easement and run the entire length of the permanent easement as it crosses Grantor's property. This temporary construction easement shall terminate upon completion of the original construction without the requirement of a recordable release.

3. Compensation. Weber Basin agrees to pay Grantor \$2,250.00 per acre, for Grantor's total acreage affected by the permanent easement. Said acreage shall not include the additional 15 feet of property needed for the temporary construction easement.

4. Immediate Occupancy. Grantors hereby grant Weber Basin immediate occupancy of their land to begin construction of the pipeline.

5. Temporary Assessment. Grantors agree to allow Weber Basin temporary access from South Weber Drive to the proposed pipeline provided verbal permission is first obtained from Grantors and travel across Grantors' land would not adversely affect the land.

6. Cleaning and Grubbing. Grantors agree to allow Weber Basin to clear and grub the 45-foot temporary construction easement. It being agreed that tree stumps, roots and other debris will be placed outside the easement on Grantors' land by Weber Basin. Weber Basin agrees to use its best efforts to pile the trees and other debris removed from the easement in such a way as to assist landowners in handling and disposing of the debris. Grantors agree to be totally responsible for disposing of all trees, stumps, roots and other

debris removed from Grantors' land and placed on Grantors' land as described above.

7. No Permanent Structure. Grantors agree not to place any permanent structure on the 30-foot permanent easement described herein and agree that Weber Basin shall be allowed to keep the easement clear of any trees. It being agreed that Weber Basin is not required to keep the easement clear of trees after installation but may do so if it chooses. Grantors will not be responsible for disposal of cleared trees after the initial clearing as stated in paragraph 6.

8. Fencing and Livestock. Grantors agree to be responsible for temporary fencing of their property during construction and for the control of all livestock during construction of the pipeline. Weber Basin agrees to restore permanent fencing upon completion of construction. Thereafter, it is agreed that Grantors shall be responsible for maintenance of the permanent fencing and control of livestock.

9. Grading and Seeding. Upon completion of the water line, Weber Basin shall grade out the easement. Approximately one year after grading, Weber Basin will fill any settlement of the trench and broadcast grass seed over the easement. Weber Basin makes no assurance that grass will grow over the easement.

10. Post Construction Maintenance. After construction and in the event of maintenance on the pipeline, Weber Basin agrees to reasonably restore fences and the

disturbed land to their condition prior to the required maintenance.

IN WITNESS WHEREOF, the parties have duly executed this Agreement and Grant of Easement the day and year first above written.

WEBER BASIN WATER CONSERVANCY DISTRICT

By [Signature]
Secretary/Manager

GRANTORS: [Signature]
[Signature]
Glen Ray

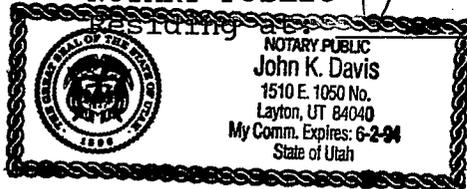
[Signature]
Lamanda R. Ray

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

The foregoing instrument was acknowledged before me this 6 day of JULY, 1990, by LAREN RAY, TRUSTEE GLEN and LAMANDA R. RAY.

[Signature]

NOTARY PUBLIC



My Commission Expires:

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

On the 13 day of AUGUST, 1990, personally appeared before me IVAN W. FLINT, who being duly

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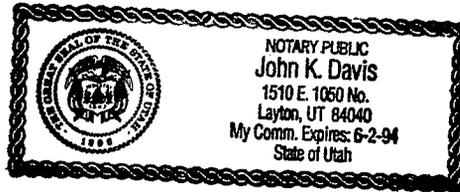
sworn by me did say that he is Secretary/Manager of Weber Basin Water Conservancy District, and that he executed the foregoing on behalf of said District.

John K. Davis

NOTARY PUBLIC
Residing at:

My Commission Expires:

0278g



WEBER BASIN WATER CONSERVANCY DISTRICT EXHIBIT "1" EASEMENT PLAT

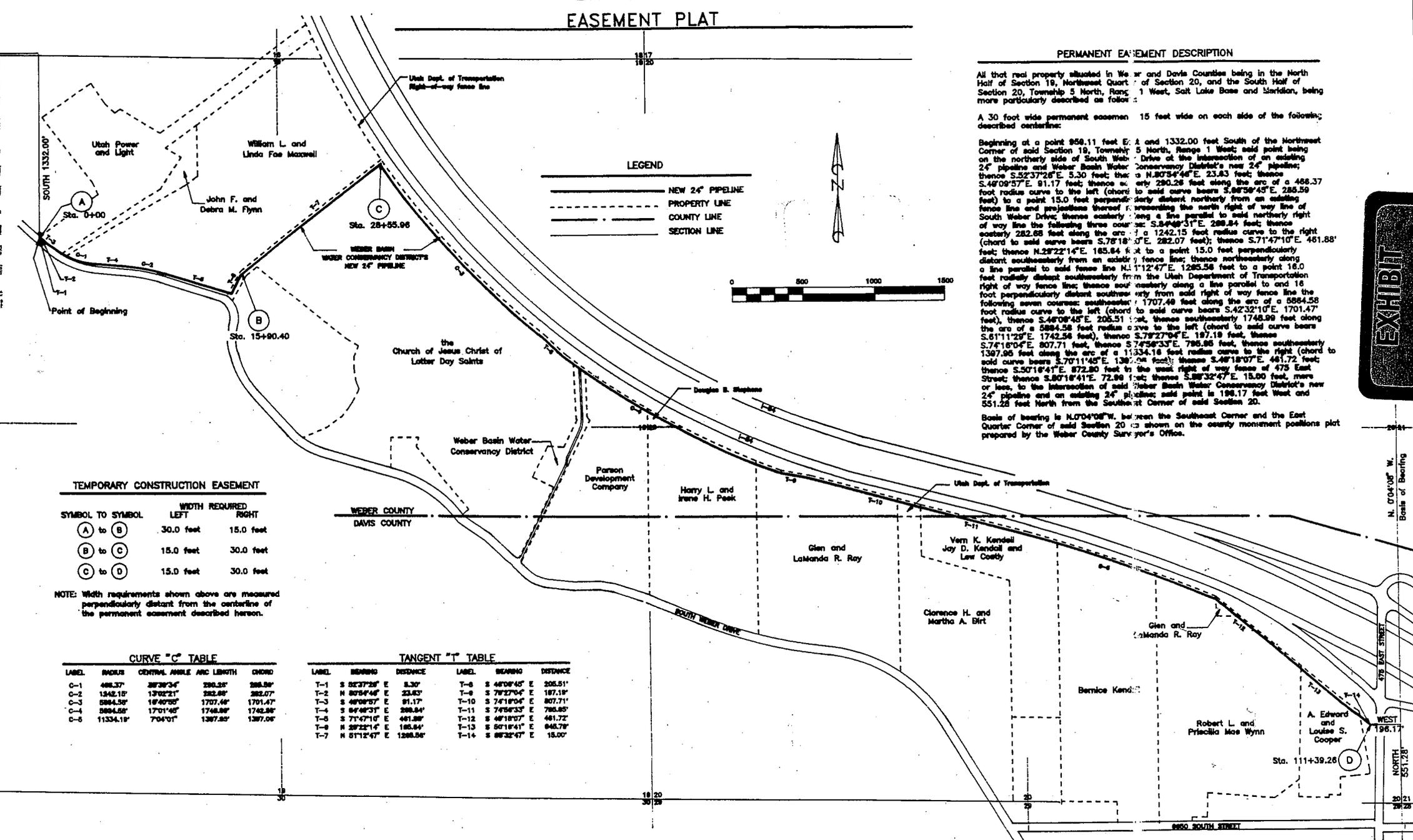
PERMANENT EASEMENT DESCRIPTION

All that real property situated in Weber and Davis Counties being in the North Half of Section 19, Northwest Quarter of Section 20, and the South Half of Section 20, Township 5 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

A 30 foot wide permanent easement 15 feet wide on each side of the following described centerline:

Beginning at a point 858.11 feet East and 1332.00 feet South of the Northwest Corner of said Section 19, Township 5 North, Range 1 West; said point being on the northerly side of South Weber Drive at the intersection of an existing 24" pipeline and Weber Basin Conservancy District's new 24" pipeline; thence S.52°37'28"E. 5.30 feet; thence N.80°54'46"E. 23.83 feet; thence S.48°09'57"E. 91.17 feet; thence westerly 282.28 feet along the arc of a 488.37 foot radius curve to the left (chord to said curve bears S.68°39'45"E. 285.59 feet) to a point 15.0 feet perpendicular distant northerly from an existing fence line and projections thereof representing the north right of way line of South Weber Drive; thence easterly along a line parallel to said northerly right of way line the following three courses: S.84°49'51"E. 288.84 feet; thence easterly 282.68 feet along the arc of a 1242.15 foot radius curve to the right (chord to said curve bears S.78°18'0"E. 282.07 feet); thence S.71°47'10"E. 461.88 feet; thence N.2°22'14"E. 165.84 feet to a point 15.0 feet perpendicular distant southerly from an existing fence line; thence southerly along a line parallel to said fence line 16.0 feet parallel to said fence line N.1°12'47"E. 1285.56 feet to a point 16.0 feet radial distant southerly from the Utah Department of Transportation right of way fence line; thence southerly along a line parallel to and 16 feet perpendicular distant southerly from said right of way fence line the following seven courses: southerly 1707.48 feet along the arc of a 5884.58 foot radius curve to the left (chord to said curve bears S.42°32'10"E. 1701.47 feet); thence S.48°08'45"E. 205.51 feet; thence southerly 1748.99 feet along the arc of a 5884.58 foot radius curve to the left (chord to said curve bears S.61°11'29"E. 1742.54 feet); thence S.79°27'04"E. 197.18 feet; thence S.74°18'04"E. 807.71 feet; thence S.74°58'33"E. 795.98 feet; thence southerly 1397.95 feet along the arc of a 11334.18 foot radius curve to the right (chord to said curve bears S.70°11'45"E. 1387.04 feet); thence S.48°18'07"E. 461.72 feet; thence S.50°18'41"E. 872.80 feet to the west right of way fence of 475 East Street; thence S.80°18'41"E. 72.88 feet; thence S.88°32'47"E. 15.00 feet, more or less, to the intersection of said Weber Basin Conservancy District's new 24" pipeline and an existing 24" pipeline; said point is 198.17 feet West and 551.28 feet North from the Southeast Corner of said Section 20.

Base of bearing is N.00°40'00"W. between the Southeast Corner and the East Quarter Corner of said Section 20 as shown on the county monument positions plat prepared by the Weber County Surveyor's Office.



LEGEND

- NEW 24" PIPELINE
- PROPERTY LINE
- COUNTY LINE
- SECTION LINE

TEMPORARY CONSTRUCTION EASEMENT

SYMBOL TO SYMBOL	WIDTH REQUIRED	
	LEFT	RIGHT
(A) to (B)	30.0 feet	15.0 feet
(B) to (C)	15.0 feet	30.0 feet
(C) to (D)	15.0 feet	30.0 feet

NOTE: Width requirements shown above are measured perpendicularly distant from the centerline of the permanent easement described herein.

CURVE "C" TABLE

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD
C-1	488.37'	28°39'34"	290.25'	288.99'
C-2	1242.15'	13°02'21"	282.68'	282.07'
C-3	5884.58'	18°40'35"	1707.48'	1701.47'
C-4	5884.58'	17°01'45"	1748.99'	1742.54'
C-5	11334.18'	7°04'01"	1387.04'	1387.05'

TANGENT "T" TABLE

LABEL	BEARING	DISTANCE	LABEL	BEARING	DISTANCE
T-1	S 02°37'28" E	5.30'	T-8	S 48°08'45" E	205.51'
T-2	N 80°54'46" E	23.83'	T-9	S 79°27'04" E	197.18'
T-3	S 48°09'57" E	91.17'	T-10	S 74°18'04" E	807.71'
T-4	S 68°39'45" E	285.59'	T-11	S 70°11'45" E	785.85'
T-5	S 71°47'10" E	461.88'	T-12	S 48°18'07" E	461.72'
T-6	N 2°22'14" E	165.84'	T-13	S 50°18'41" E	848.78'
T-7	N 51°12'47" E	1285.56'	T-14	S 88°32'47" E	15.00'

EAST 858.11
SOUTH 1332.00
RANGE 1 WEST
TOWNSHIP 5 NORTH
SECTION 19
SECTION 20



Parcel 1

- (a) Real property situate in Weber County, Utah,
to-wit:

A part of the Southwest Quarter of Section 20, Township 5 North, Range 1 West, Salt Lake Meridian, United States Survey; Beginning 12.0 chains East of the Northwest corner of said quarter section, and running thence East 15.1 chains to a point 13.07 chains West of the Northeast corner of said quarter section; thence South 10 chains, more or less, to the Davis and Weber County line; thence West 15.1 chains to a point South of beginning; thence North to the place of beginning.

- (b) Real property situate in Davis County, Utah,
to-wit:

Beginning at a point 11.50 chains East and 482.19 feet North of the Southwest corner of Section 20, Township 5 North, Range 1 West, Salt Lake Meridian, and running thence North 1530.81 feet, more or less, to the North line of Davis County; thence East 15.0 chains along said County line, thence South 30.50 chains, more or less, to the South line of said Section 20; thence West 2.60 chains, more or less, to the Easterly line of the Davis and Weber County Canal Company Right of Way; thence North $51^{\circ}41'$ West 626.5 feet along said Right of Way; thence North $65^{\circ}15'$ West 355.5 feet along said Right of Way to the point of beginning.

ALSO:

Parcel 2

Beginning at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 20, Township 5 North, Range 1 West, Salt Lake Base and Meridian; Running thence East 184 feet, more or less, to the westerly line of property conveyed to the Utah State Road Commission by 523-394; thence North $50^{\circ}45'07''$ West 202 feet to a point 110 feet radially distant from the centerline of East Bound Lane; thence Westerly 36 feet more or less along the arc of an 11,349.16 foot radius curve to the left to a point North of the point of beginning; thence South 137 feet more or less to the point of beginning. Containing 0.305 acre.

feet), thence South $79^{\circ}27'04''$ East 197.19 feet, thence South $74^{\circ}16'04''$ East 807.71 feet, thence South $74^{\circ}56'33''$ East 795.95 feet, thence southeasterly 1397.95 feet along the arc of a 11334.16 foot radius curve to the right (chord to said curve bears South $70^{\circ}11'45''$ East 1397.06 feet); thence South $49^{\circ}18'07''$ East 461.72 feet; thence South $50^{\circ}16'41''$ East 872.80 feet to the West right of way fence of 475 East Street; thence South $50^{\circ}16'41''$ East 72.99 feet; thence South $88^{\circ}32'47''$ East 15.00 feet, more or less, to the intersection of said Weber Basin Water Conservancy District's new 24" pipeline and an existing 24" pipeline; said point is 196.17 feet West and 551.28 feet North from the Southeast Corner of said Section 20.

Basis of bearing is North $0^{\circ}04'08''$ West between the Southeast Corner and the East Quarter Corner of said Section 20 as shown on the county monument positions plat prepared by the Weber County Surveyor's Office.

A F F I D A V I T

STATE OF UTAH)
) SS.
COUNTY OF WEBER)

GLEN RAY, being first duly sworn deposes and says:

That he is the surviving joint tenant of LAMANDA RAWSON RAY, Deceased.

That he knows of his own knowledge that LAMANDA RAWSON RAY, as named in attached Certificate of Death, was one and the same person as LAMANDA RAWSON RAY as grantee in that certain DECREE ~~Deed~~, dated the 15th day of September, 1959, and recorded on the 27th day of September, 1959, as Entry No. 321315, in Book 624, Page 194 of Official Records, on the following described property:

PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION 12 CHAINS EAST OF THE NORTHWEST CORNER THEREOF; RUNNING THENCE SOUTH 10 CHAINS TO THE DAVIS COUNTY LINE; THENCE EAST 15.1 CHAINS; THENCE NORTH 10 CHAINS TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE WEST 15.1 CHAINS TO THE PLACE OF BEGINNING.

EXCEPTING THAT PORTION WITHIN STATE HIGHWAY.

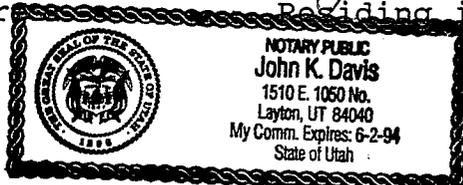
GLEN RAY
Glen Ray

On the 6th day of JULY, A.D. 1990, personally appeared before me LARRY RAY, TRUSTEE, who duly acknowledged to me that HE executed the same.

John K. Davis

NOTARY PUBLIC
Residing in:

My Comm. Expires:



STATE OF UTAH

DEPARTMENT OF HEALTH

14 Bureau

1117419 BK1585 PG1494

CERTIFICATE OF DEATH

STATE OF UTAH - DEPARTMENT OF HEALTH

LOCAL FILE NUMBER 06-417

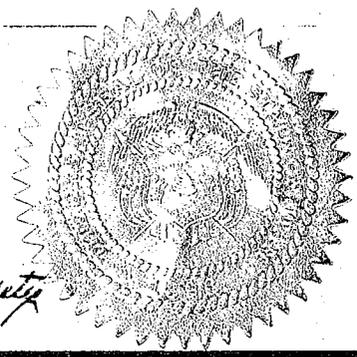
STATE FILE NUMBER

1. LaManda Rawson Ray		2. Female	3. White	4. September 9, 1986	
5. Utah		6. July 22, 1906	7. 80 Yrs.	8. 529-36-0455	
9. USA		10. <input checked="" type="checkbox"/> Never Married <input type="checkbox"/> Married <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced		11. 12	
13a. Homemaker		13b. In own home		14. Glen Ray	
15. Walter H. Rawson		16. Eliza Ritchie		17. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
18a. 440 East 6650 South		18b. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		19. Glen Ray 440 East 6650 South South Weber, Utah 84405	
18c. South Weber		18d. Davis		18e. Utah 84405	
20a. 440 East 6650 South		20b. South Weber		20c. Davis	
21a. Sept 8 1986		21b. Dr. Robert F. Bitner, M.D.		21c. 0805	
22. Hour: MO. DAY YEAR		21g. 2121 N. Robins Dr., Layton, Ut. 84041		21f. 10 Sept 86	
23a. Sept. 12, 1986		24. Mark Lucas		25. Lindquist's & Sons Mortuary #43 3408 Washington Blvd., Ogden Utah	
26. Uintah Cemetery, Uintah, Utah		27. C.A. Lorenson, M.D.		28. Sept. 11, 1986	
29. Cardio Resp Arrest		30. Interval between onset and death		31. <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
32. Large Cancer - Ovarian CA		33. Interval between onset and death		34. <input type="checkbox"/> YES <input type="checkbox"/> NO	
35. Abdominal Metastatic CA		36. Interval between onset and death		37. <input type="checkbox"/> YES <input type="checkbox"/> NO	
38. Were laboratory tests done for drugs or toxic chemicals?		39. Were laboratory tests done for alcohol?		40. If motor vehicle accident, specify: If decedent was driver, passenger, or pedestrian.	

SDH-BHS 92 (4-85) This is to certify that this is a true copy of the certificate on file in this office. This certified copy is issued under authority of section 26-2-26 of the Utah Code Annotated, 1953 As Amended.

Date Issued: **SEP 10 1986**
 County: **DAVIS**
 Registrar: **C.A. Lorenson, M.D.**
L048243

John E. Brockert
 John E. Brockert
 DIRECTOR OF VITAL STATISTICS
 By: *Mardene M. Lorenson, Deputy*



WARNING: IT IS ILLEGAL TO DUPLICATE THIS COPY FOR OFFICIAL PURPOSES.

EXHIBIT 5 DRAINAGE AGREEMENT



Contract #

Tracking #

DRAINAGE AGREEMENT
Between
UTAH DEPARTMENT OF TRANSPORTATION
And
SOUTH WEBER CITY

This Drainage Agreement (“Agreement”), by and between **Utah Department of Transportation** (“Department”) and South Weber City (“**Local Government**”), herein together referred to as (Party or “Parties”), describes the terms and conditions of offsite drainage connections in the Department Right of Way and Local Government Right of Way.

RECITALS

WHEREAS, the Local Government desires to construct drainage facilities in accordance with the plans permitted by the Department, to collect and convey stormwater from their property and discharge into the Department’s drainage facilities, more particularly shown in Exhibit A; and

WHEREAS, the Department desires to allow construction of drainage facilities on their behalf to collect and convey stormwater from their right-of-way and discharge into the Local Government’s drainage facilities, more particularly shown in Exhibit B; and

WHEREAS, both the Local Government and the Department shall be responsible to comply with the required stormwater permits, applicable laws, and regulations.

AGREEMENT

The Parties agree to the following:

(1) DRAINAGE CONNECTION IMPACT

- a) The Local Government must not increase the stormwater discharge into the Department’s drainage facilities without the written permission of the Department.
- b) The Department must not increase the stormwater discharge into the Local Government’s drainage facilities without the written permission of the Local Government.
- c) The Local Government will not hold the Department liable for damages or any costs resulting from any back-up or flow into drainage facilities or property. The Local Government accepts all risks associated with their connection to the Department’s drainage facility.
- d) The Department will not hold the Local Government liable for damages or any costs resulting from any back-up or flow into drainage facilities or property. The Department accepts all risks associated with their connection to the Local Government’s drainage facility.
- e) The Local Government shall regulate and monitor the stormwater in their drainage facilities for compliance with the applicable stormwater permits, laws, regulations, and rules.

- f) The Department shall regulate and monitor the stormwater in their drainage facilities for compliance with the applicable stormwater permits, laws, regulations, and rules.
- g) Each party shall indemnify and hold the other harmless for any and all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against the other party from failure to comply with each respective party's obligations, applicable stormwater permits, laws, regulations, and rules under this agreement relating to the drainage connection.

(2) LONG TERM OPERATION AND MAINTENANCE

- a) The Parties' drainage facilities shall be maintained and operational to prevent or reduce the discharge of pollutants.
- b) Either party may notify the other of any maintenance requirements if the other party has failed to maintain their respective drainage facilities. Both parties reserve the right, without relieving the other of their obligations, to reconstruct or make repairs to the drainage connection as necessary. Both parties agree to reimburse the other for their cost if the other party fails to comply with the written notification.
- c) The Local Government's drainage facilities shall be maintained without access from any interstate highway or ramp.

(3) FUTURE IMPACTS

- a) Both parties shall have the right to change their drainage facilities for any future transportation or stormwater project. If either parties' drainage facilities are reconstructed or modified, it shall be the responsibility of the party causing the change to either maintain the connection point to the other's drainage facilities or pay the cost to have the other's drainage facilities reconnected so as to maintain substantially similar function to the pre-modified condition. The party that is not making modifications shall not be responsible for any costs related to the modification.

(4) REMOVAL OF CONNECTION

- a) Non-compliance with this Agreement may result in either party removing the other party's drainage connection and restoring the highway and/or Right of Way at the sole expense of the non-complying party.
- b) The party claiming non-compliance of the other party shall notify the non-complying party in writing prior to any cancellation, setting forth the claimed violations, and providing the non-complying party a reasonable time to correct the violations to the satisfaction of the other party. The party claiming non-compliance may order the removal of any drainage connections subject to this Agreement if the violations are not corrected within a reasonable amount of time, agreed to by both parties. If the non-compliance is causing or may cause damages, the non-complying party herein agrees to be solely responsible for any and all costs related damages incurred.

(5) SUCCESSORS AND ASSIGNS

- b) All covenants, obligations and agreements will be binding upon the parties, their successors and assigns and run with the land as described in the Exhibits unless the drainage connection is removed as provided in Section 4.

(6) MISCELLANEOUS

- a) Each party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purpose of the Agreement at the request of the other party.
- b) This Agreement does not create any type of agency relationship, joint venture, or partnership between the Department and Local Government.
- c) The failure of either party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either party to exercise any rights or remedies provided in this Agreement, or by law, will not release either party from any obligations arising under this Agreement.
- d) This Agreement shall be deemed to be made under and shall be governed by the laws of the State of Utah in all respects. Each person signing this Agreement warrants that the person has full legal capacity, power, and authority to execute this Agreement for and on behalf of the respective party and to bind such party.
- e) If any portion of this Agreement is held to be invalid or unenforceable for any reason by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other provision, and this Agreement shall be construed as if such invalid or unenforceable provision had never been included.
- f) The effective date of this Agreement is the date signed by the last party.

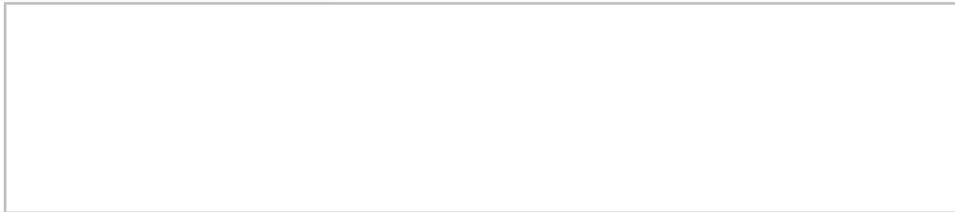
IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers.

Title: City Manager David Larson

Attest: City Recorder, Lisa Smith

Date: _____

(IMPRESS SEAL)



Recommended for Approval

UDOT

Title: Permit's Officer

Title: Region Director

Date: _____

Date: _____

UDOT Comptroller Office

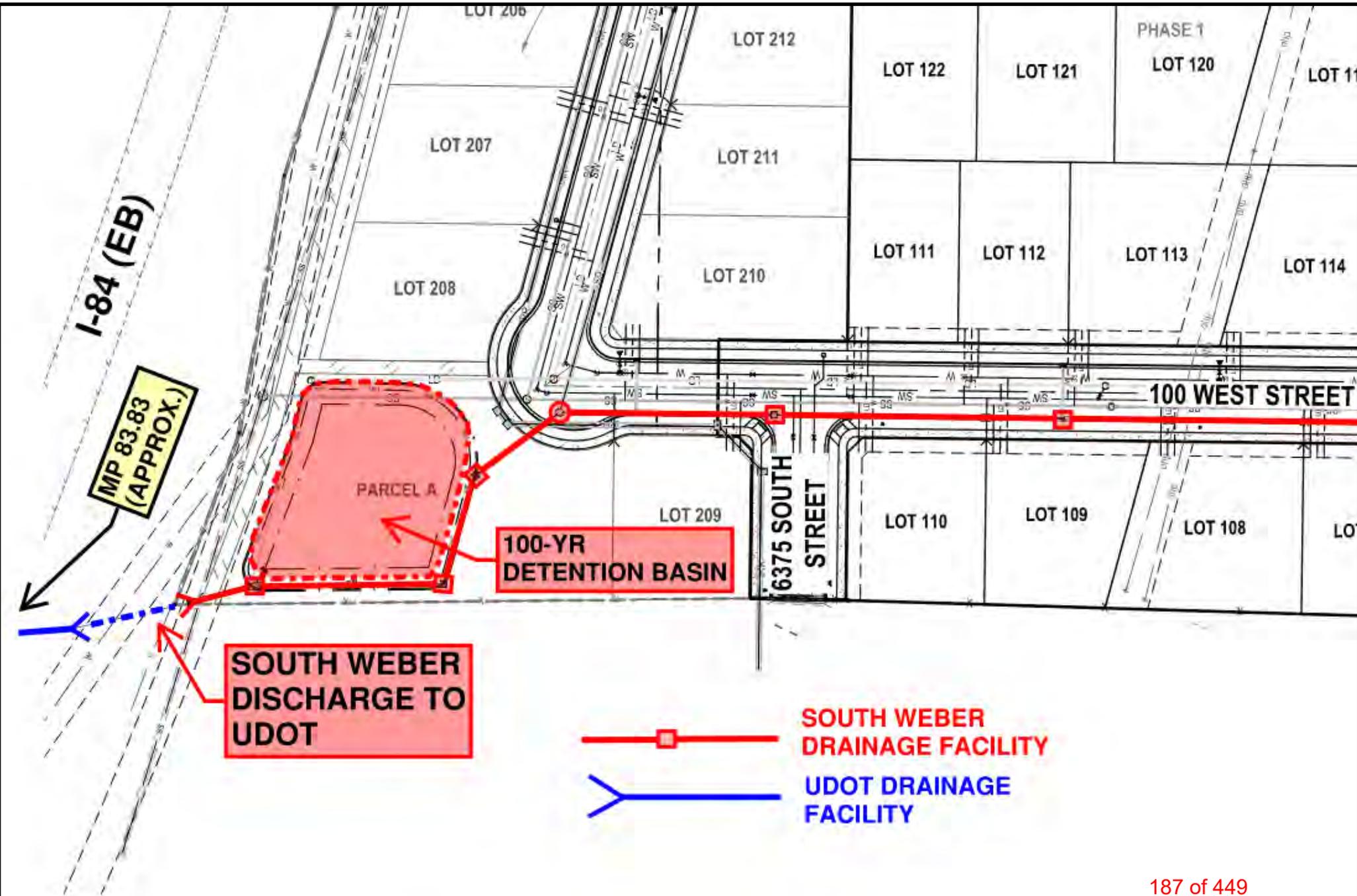
Title: Contract Administrator

Date: _____

--- Exhibit A ---

**City drainage facilities
discharging to UDOT
facilities**

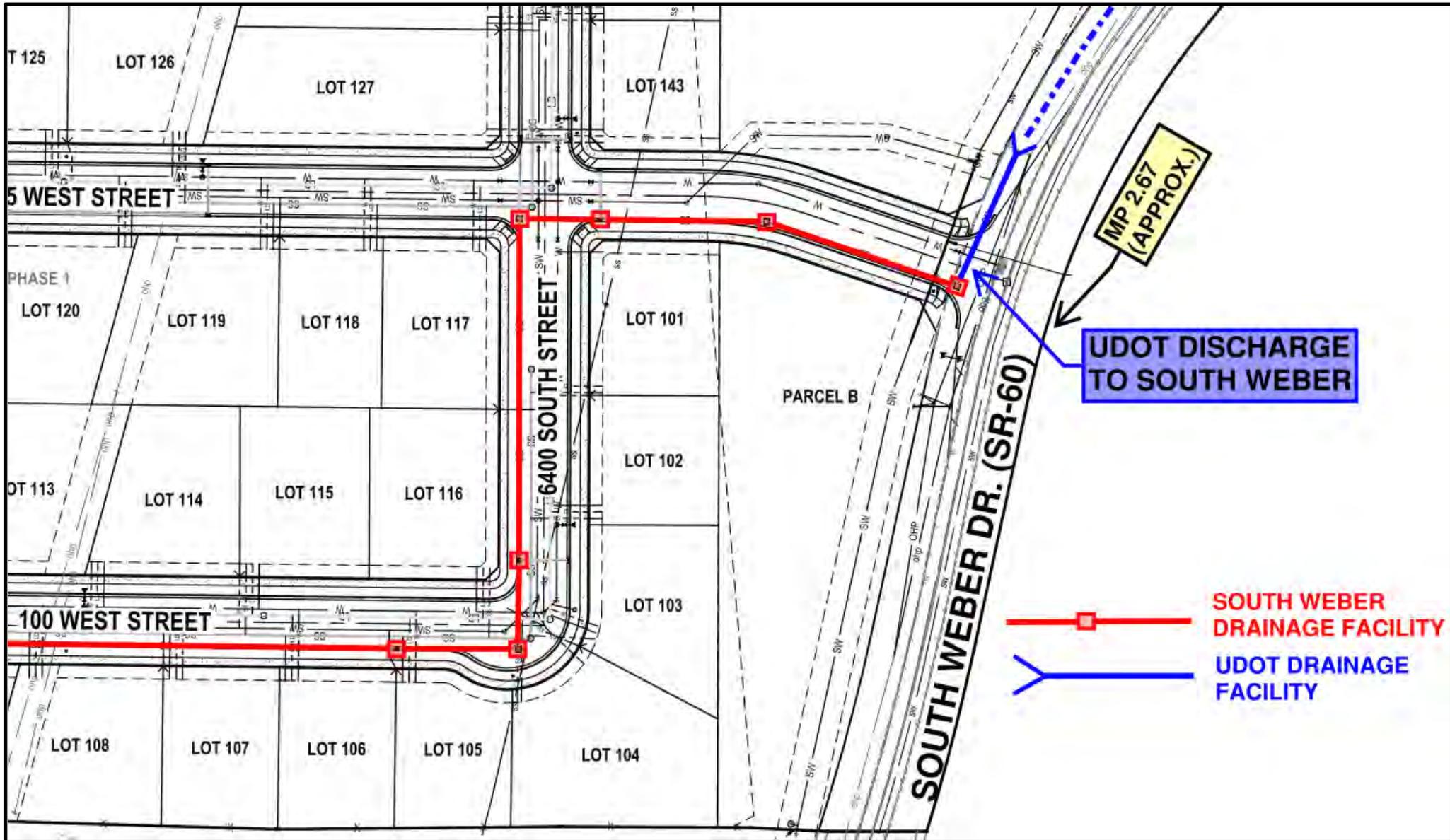
--- EXHIBIT A ---

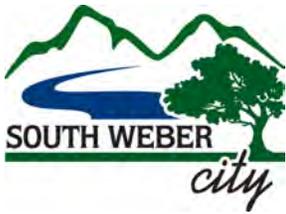


--- Exhibit B ---

**UDOT drainage
facilities discharging
to City facilities**

--- EXHIBIT B ---





15 Subdivision
CITY COUNCIL MEETING
STAFF REPORT

MEETING DATE

December 12, 2023

PREPARED BY

Trevor Cahoon
Community Services Dir.

ITEM TYPE

Legislative

ATTACHMENTS

Flow Chart For Approval
Process

Title 11 Highlighted

Standards Redline

PC Minutes 10-12-2023

Draft Ordinance Clean

PRIOR DISCUSSION DATES

11-28-2023

AGENDA ITEM

Ordinance 2023-17: Adopt Title 2 Chapter 3 Impact Fees, Amendments to Multiple Sections of Title 10 to Coordinate with Changes in Title 11, and Repeal and Replace Title 11 in its Entirety

PURPOSE

In accordance with Utah State law city ordinances concerning the process of reviewing subdivisions

RECOMMENDATION

Planning Commission unanimously recommend approval of the ordinance in its entirety with the following amendments:

- Section 11.07.04 referencing the minimum required fencing but noting that alternate fencing can be approved by the Planning Commission as provided later in the section.
- Updating word “any” instead of “the” in the standard residential street section.
- Clarify on page CW1 placement on the water meter to be centered on the frontage.
- Modify any inconsistency of the term conference to the word meeting.

BACKGROUND

Table of Contents:

1. Introduction & Background
2. Administrative Land Use Authority Designation
3. Concept Plan Review Elimination
4. Complete Application Definition
5. Review Process Timing
6. Engineering Standards Review
7. Bonding and Landscaping
8. Road Standards Compliance
9. Inclusion of New Appeal Process
10. Impact Fee Relocation
11. Title 10 Amendments
12. City Standards (Text portion)
13. City Standards (Drawings Portion - Appendix D)
14. Requested amendments by staff

1. Introduction & Background:

Due to State law changes an assessment is necessary for updating our Subdivision

Ordinance. The modifications mainly aim to reinforce the administrative nature of subdivisions, particularly for 1 or 2 family dwellings and townhomes. Our goal is to align our Subdivision Ordinance with Senate Bill 174, ensuring administrative reinforcement, streamlined processes, and clear guidelines. The new code has sections that strictly adhere to the State Code, without discretionary flexibility.

While the State Law only requires the changes for 1 or 2 family dwellings and townhomes, the proposed ordinance will apply to all subdivisions regardless of the use. If a Subdivision requires a Site Plan review that process is dictated in Title 10 and not within the subdivision ordinance.

2. Administrative Land Use Authority Designation:

The revised proposal ensures the designation of an "administrative land use authority" for preliminary plats within our ordinance, complying with the latest mandate. The Planning Commission is designated as the administrative land-use authority for the preliminary plat. For final plat approval City Staff will be the administrative land-use authority and will be responsible for executing final documentation. This is compliant with the requirements of the updated state regulations.

3. Concept Plan Review Elimination:

Steps have been taken to remove the mandatory concept plan review in compliance with the new law. Instead, it is proposed to be optional and integrated into the preliminary plat under a different title.

4. Complete Application Definition:

A comprehensive definition of a "complete" application has been provided, accompanied by checklists for both planning and engineering. The definition of a "complete" application is essential because the submission of a completed application will begin the "shot clock" for the development review.

5. Review Process Timing:

Revisions strictly follow the timings specified in the new law: a preliminary plat review within 15 business days and a final plat review within 20 days. Notably, only four reviews between preliminary and final approval are allowed.

6. Engineering Standards Review:

The standards synchronize with previous regulations, providing explicit engineering standards formulated with public input. State law requires cities to identify residential roads more carefully within their future planning definitions as unless certain conditions are met the City shall not require roads larger than 32 feet. We have within the development standards a list of those exemptions and provide an updated list of roadways and their definitions.

7. Bonding and Landscaping:

In alignment with House Bill 406, the ordinance has been updated to indicate that private property landscaping bonding is no longer permissible. The bonding language has also been revised, ensuring assurances exclusively for public infrastructure.

8. Road Standards Compliance:

The ordinance revisions address the new residential roadway standards as introduced in House Bill 406.

9. Inclusion of New Appeal Process:

Complying with Senate Bill 174, two distinct appeal processes have been introduced:

- For disputes concerning public improvement or engineering standards, a three-person panel will be convened within 10 days of a request. This panel is designed to avoid potential conflicts of interest.



- For other disputes, issues will be forwarded to the designated appeal authority. Appeal process costs will be equally shared by the applicant and the municipality.

10. Impact Fee Relocation

Currently the section regarding impact fees is housed within Title 11. With the revision of the ordinance staff recommends moving this section to Title 2 Revenue and Taxation.

11. Title 10 Amendments

As we update Title 11 there is a necessity to update some areas of Title 10. These areas include:

- **10-2-7: Adoption and Amendments** – Removing this sentence in sections A&B: *The city council shall hold a public hearing on the proposed land use ordinance or zoning map recommended to it by the planning commission. The city council shall provide reasonable notice of the public hearing as required by law.* This text conflicts with other sections of the code including that as the administrative land-use authority the Planning Commission shall hold the public hearings.
- **10-14-5: Sensitive Lands Submittal and Approval Process for Building Permits and Site Plans** – In this section we removed any references to a sketch plan as those are not required by our new process. This way we can keep a standard procedural process for subdivisions. It is important to note that although the subdivision process is the same, state law does allow the city to have different timelines for sensitive lands. This is reflected in the Title 11 update.

12. City Standards (Text portion)

- Table of Contents - Modified the title of the "Pre-Construction Conference" to the "Pre-Construction Meeting"
- Section 1 - General (no changes)
- Section 2 - Development Standards
 - 2.02C.1 - Added referenced code location
 - 2.02C.3 - Added language for seal coat requirement and referenced code location
 - 2.02C.4 - Added language for streetlight requirement and referenced code location
 - 2.02C.5 - Added language for street sign requirement and referenced code location
 - 2.02C.7 - Added language to clarify that the developer is responsible for reimbursing the city for the costs to update the city's GIS database with the new improvements that their development installed.
 - 2.04A.1a - Added language from state code indicating that residential developments which occur in areas identified with geological hazards (essentially what the city has identified as "sensitive lands") are not subject to the same review cycle that non-sensitive lands must follow.
- Section 3 - Design Standards
 - 3.01A & B - Added language for Preliminary and Final plat requirements. Also reference the new drawing Sheet DEV1 that provides a sample plat.
 - 3.02 - Added section referencing the required improvements as listed in Title 11.
 - 3.03I - Added sentence indicating that no construction activities may take place until the Administrative Land Use Authority has approved the improvement plans.
- Section 4 - Construction Standards
 - 4.02 - Change "Pre-Construction Conference" to "Pre-Construction Meeting"

13. City Standards (Drawings Portion - Appendix D)



- Cover - Added Notes adopting the APWA specifications, but also establishing that the city's amended specs would be prioritized over a general APWA spec.
- Sheet R1 - Changed the standard Local Residential cross section to only have 32' of asphalt in accordance with the new state code requirements.
- Sheet R1 - Created new street cross section entitled "Special Residential". This allows for a 36' pavement width, but only when justified. Created General Note #11 which uses the language found in the state code for conditions under which a pavement width of more than 32' may be justified.
- Sheet R4 - Changed the asphalt width for the road to 32'.
- Sheet R4 - Added note that the property corner pins that are placed in the top of the curb and gutter must be stainless steel.
- Sheet R4 - Added General Utility Easement (GUE, aka PUE) to show where/how it is located.
- Sheet R5 - Added note requiring that corner lots adjacent to collector or arterial roads are only allowed a driveway on the residential road.
- Sheet R6 - Added additional ADA ramp layout options, as a result of the 32' pavement width change (which now provides for 9.5' park strips).
- Sheet R7 - Updated street cross section to be 32' pavement width.
- Sheet R10 - Added a curb and gutter end section.
- Sheet R10 - Added "whirligig" manhole riser.
- Sheet R10 - Added General Note that if no specification is provided, that the table should be used to determine the class of concrete for the use.
- Sheet R11 - Added "Utility Potholing Detail"
- Sheet CW1 - Added notes about the meter location and what is required if it is located in a driveway.
- Sheet CW6 - Updated the Pressure Gauge Assembly
- Sheet CW6 - Added requirement to paint the steel plates at the penetration on the inside of the vault
- Sheet SS2 - Added "whirligig" manhole riser.
- Sheet SD3 - Added "whirligig" manhole riser.
- Sheet SD5 - Added clarifying note that the spillway should be located at the high-water mark of the pond.
- Added Sheet DEV1 - This sheet is intended to graphically represent most of the items to be included on a new subdivision plat, as required in the city code and the standards.

14. Recommended Amendments by Staff

There are a few amendments that we feel as staff are recommended after review of the Planning Commission and in consultation with legal. These are currently implemented in the drafted ordinance. They are as follows:

11.01.04 Definitions – Process Related

Administrative Land Use Authority. The appointed board, consisting of the City Manager and/or City Planner, Public Works Director, City Engineer, and others as assigned, are responsible for reviewing applications and land use decisions arising from subdivision applications. **The City Council reserves the right to change the members of the appointed board at its discretion.** The Planning Commission shall be the Administrative Land Use Authority for the approval of the Preliminary Plat only. The process is administered and overseen by the City Planner or designee. The City Council shall be the Administrative Land Use Authority for the approval of vacating a street, right of way, or easement only.

11.08.02 Improvements Completion Assurance and Guarantee of Performance



1. **Purpose.** To assure the completion of required improvements and infrastructure as required by the approved plans, Public Works Standards, and all applicable ordinances, the Subdivider shall establish a:
 - a. Cash Escrow account guarantee with a federally insured financial institution, or
 - b. A Surety Bond with a reputable Bond Provider who is licensed to issue surety bonds in the state of Utah. The City reserves the right to review any proposed bond provider's performance and may reject a proposed provider whose past performance has been questionable or who have been in business for less than 5 years.

This completion assurance shall be established prior to recording the Subdivision plat. If the Subdivider installs the infrastructure and improvements and such infrastructure and improvements are inspected and approved by the City prior to recording the plat, then only warranty portion of the completion assurance shall be required. The provisions of this section do not supersede the terms of a valid Development Agreement, an adopted phasing plan, or the State Construction Code.

Council requested a small amendment to Chapter 11 adding

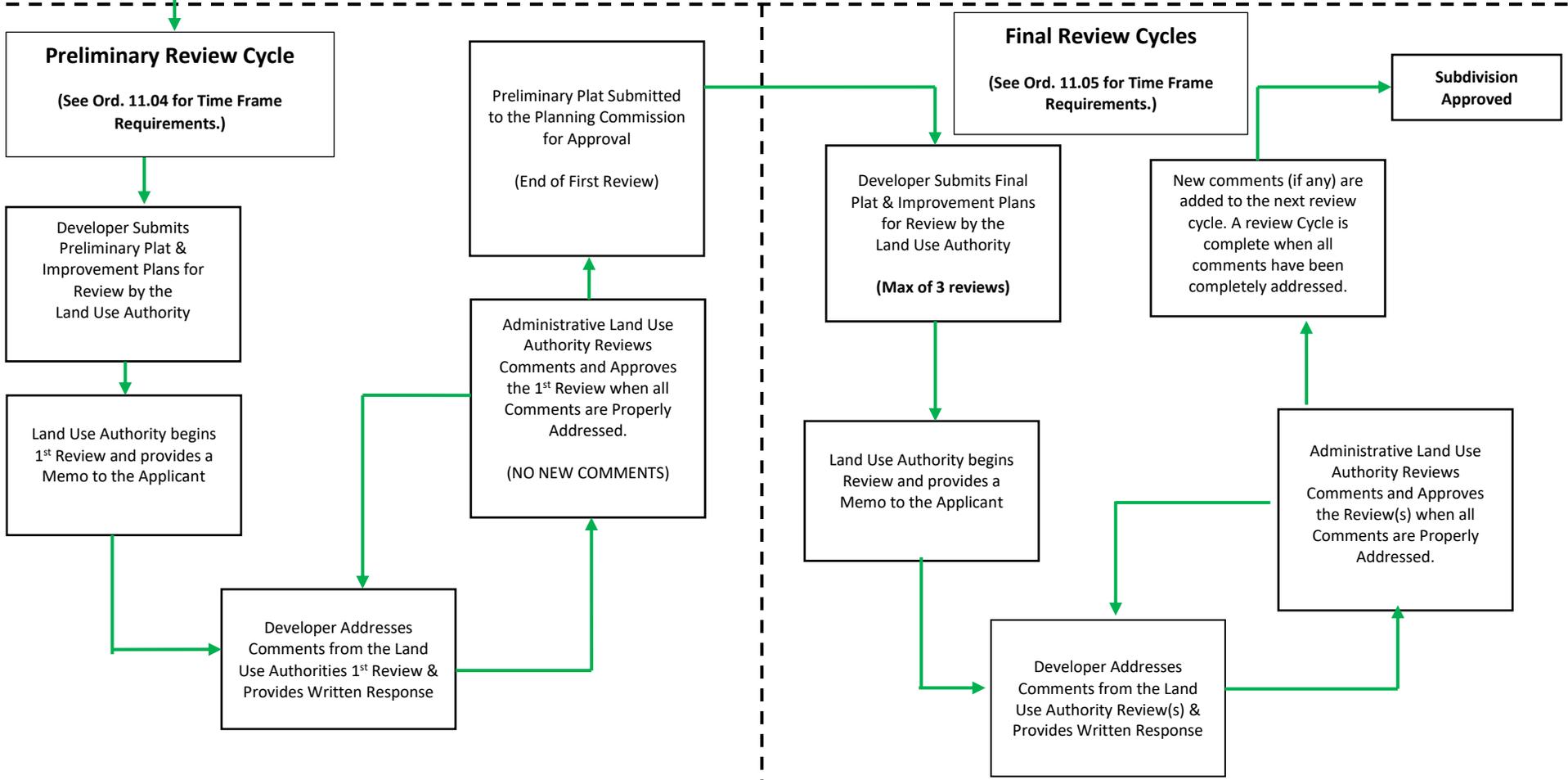
ANALYSIS

N/A

Concept Plan Review
(At request of Developer, not required)
City to provide:
• Land Use Regulations
• List of Standards
• Preliminary & Final Checklists

(See Ord. 11.03 for Time Frame Requirements.)

Property Rezone
(Must be approved prior to Preliminary Review Cycle)



- Red: Items that cannot be change (non-negotiable) 15 Subdivision
- Blue: Items that can change, but the staff recommends it stay as is
- Green: Items that are completely up to the Planning Commission / City Council to leave or change

Title 11 Subdivision Regulations

11.01 GENERAL PROVISIONS

11.01.01 **TITLE: This Title shall be entitled as the SUBDIVISION ORDINANCE OF SOUTH WEBER CITY, UTAH, and may be so cited.**

11.01.02 **Purpose**

Promote the health, safety, convenience, and general welfare of the inhabitants of the City in the matter of Subdivisions or matters affected by Subdivisions through provisions designed to:

1. To promote the health, safety, convenience, and general welfare of the residents of the City;
2. To ensure the efficient and orderly subdivision and development of land within the City;
3. To prevent the uncontrolled division and development of real property, which may be done without considering the rights and best interests of adjoining property owners and the City as a whole;
4. To avoid subdivisions and developments that:
 - a. Do not comply with the City general plan or ordinances,
 - b. Cannot be adequately served by existing utilities or public services,
 - c. May prove to be dangerous or unsafe due to design, natural or man-made hazards existing prior to or created by the subdivision and development,
 - d. May cause an undue burden on existing traffic or transportation services, or
 - e. May require the future expenditure of public funds to correct problems caused by the subdivision and development;
5. To provide design standards for public improvements, facilities, and utilities to provide for reasonable access to public rights-of-way, parks, trails, or open spaces, to provide for the dedication of land and streets deemed necessary for the proper development of the subdivision, and to provide for easements or rights-of-way that are necessary to service the properties created by the subdivision.

11.01.03 **Scope**

1. This Title is designed to inform the Subdivider and public of the requirements and conditions necessary to obtain approval of a Subdivision. Because each parcel of real property has unique site/situational characteristics (whether natural or man-made), there may be some aspects of subdivision development that cannot easily be articulated. For this reason, it is not possible to cover every possible contingency. Therefore, the Administrative Land Use Authority has the authority to impose reasonable conditions for the subdivision and development in addition to those expressly required, provided that:
 - a. The conditions are not arbitrary or capricious;
 - b. The conditions do not conflict with any local, state, federal law.
2. This Title shall apply to lots or parcels where public rights of way are dedicated, and public improvements and infrastructure are installed regardless of whether the land is subdivided.

11.01.04

Definitions – Process Related

Administrative Land Use Authority. The appointed board consisting of the City Manager and/or City Planner, Public Works Director, City Engineer, and others as assigned who are responsible for reviewing applications and land use decisions arising from subdivision applications. The Planning Commission shall be the Administrative Land Use Authority for the approval of the Preliminary Plat only. The process is administered and overseen by the City Planner or designee.

Administrative Land Use Authority Review. The Administrative Land Use Authority shall complete a review of each completed Application and provide written comments to the Applicant requesting additional information and/or modifications to plans. Each request shall be specific and include citations to ordinances, standards, or specifications.

Applicant or Subdivider or Developer. A person or persons making application to create a subdivision.

Applicant Response to Review. The Applicant shall submit revised plans along with a written explanation in response to the Administrative Land Use Authority's review comments identifying and explaining their revisions and reasons for declining to make revisions (if any). Each explanation shall be specific and include citations to ordinances, standards, or specifications. If the Applicant fails to address a review comment in the response, the review cycle is not complete and subsequent review cycle may not begin until all comments are addressed.

City: South Weber City, Utah

City Engineer: The city engineer of South Weber City or any individual or firm retained or designated by South Weber City as the city engineer for the purpose of performing engineering duties.

City Planner: The director of the Community Development department of South Weber City.

Complete Application. A Subdivision Application shall be considered complete as defined in each Application Section.

County: Davis County, Utah

Development, Design, and Construction Standards: The Public Works Standards referred to in this Title and adopted by Title 9-7-1.

Geological Hazard. The restrictions and requirements of the review cycle do not apply to the review of subdivision applications affecting property within identified geological hazard areas (property identified to be within the city's "Sensitive Lands" – see Title 10-14).

Improvements: All infrastructure improvements, such as water, sewer, storm drain, land drain, secondary water, curbs, gutters, sidewalk, grading, streetlights, paving, landscaping, fencing, electric power, natural gas, communication lines, and all other elements required by this Title and the Public Works Standards.

Planning Commission: The South Weber City Planning Commission.

Review Cycle. There shall be no more than four (4) total review cycles. A review cycle shall be considered complete when:

1. Complete Application is submitted to the Administrative Land Use Authority;
2. The Administrative Land Use Authority Review is complete;
3. The Applicant Response to Review is complete; and
4. The Administrative Land Use Authority provides a written statement to Applicant stating completion of the review cycle and next required steps for approval.

Review Cycle, Exceptions.

1. Additional Review Cycle(s). May be required when a modification or correction is necessary to protect public health and safety or to enforce state or federal law when a change or correction is necessitated by the Applicant's adjustment to a plan set or an update to a phase plan that adjusts infrastructure needed for the specific development.
2. Additional Time for Review. If the Applicant does not submit a revised plan within twenty (20) business days after the Administrative Land Use Authority requires a modification or correction, the Administrative Land Use Authority shall have an additional twenty (20) business days to respond.

3. **Other Land Use Applications.** The Review Cycle as defined in this Title applies only to single family, townhome and twin home land use applications. Review times and cycles may vary for multifamily, commercial, industrial, institutional, and other non-residential land use applications.

Subdivision Improvement Plans. Civil engineering and design plans associated with required infrastructure and City owned/operated utilities required for a Subdivision.

Subdivision Ordinance Review. A review to verify that an application for a Subdivision meets the criteria of the applicable City Ordinance(s). The Administrative Land Use Authority shall notify the Applicant in writing of the deficiency in the application and the right to appeal the determination to a designated Appeal Authority as stated in Title 10-4.

Subdivision Plan Review. A review of the Applicant's Subdivision improvement plans and other aspects of the Subdivision application to verify that the application complies with all ordinances and applicable standards and specifications, including the current Public Works Standards for Development, Design, and Construction.

11.01.05 **Validity**

If any section, subsection, sentence, clause, or phrase of this Title is, for any reason held to be invalid, such holding shall not affect the validity of the remaining portion of this Title.

11.02 **ADMINISTRATION**

11.02.01 **Final Platting and Recording Required**

1. **Terms.** Any division of real property within the City is subject to the terms of this Title. The division of real property includes the sale, gift, transfer, conveyances, split or other division that results in changing the boundaries or legal descriptions of a given parcel of real property and results in the creation of a new parcel of real property.
2. **Unlawful Subdivision.** No land which is located wholly or in part in South Weber City may be subdivided, the plat be filed and recorded in the County Recorder's Office, nor lots be sold unless such Subdivision has been created pursuant to and in accordance with the provisions of this ordinance.
 - a. **Exception.** Joining a lot or lots to an existing parcel does not constitute a Subdivision nor does it require a Subdivision plat amendment.
3. **Final Plat Approval.** Lots shall not be transferred or sold, nor shall a building permit be issued for a structure thereon, until the final plan of a Subdivision is approved and the final plat is recorded in accordance with this Title and the provisions of state statute, and until the improvements and infrastructure required in connection with the Subdivision have been constructed or guaranteed as provided herein.

4. **Sales of Land Parcels.** No person shall sell or exchange or offer to sell or exchange any parcel of land which is in any part of a Subdivision or a larger tract of land or offer for a recordation in the County Recorder's Office, any deed conveying such a parcel of land or any interest therein, unless such Subdivision has been created pursuant to, and in accordance with, the provisions of this Title.
5. **Building Permits.** Building permits shall not be issued prior to approval and recordation of the final plat.

11.02.02 **Work to be Done by Registered Professional**

All plans must be prepared and stamped by licensed and/or certified professionals in the State of Utah including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, geotechnical engineers, transportation engineers or other professionals as deemed necessary by the City.

11.02.03 **Approval Procedure**

1. **Approval Process.** The approval process for a Subdivision shall be in sequential order consisting of no more than four (4) review cycles:
 - a. **Concept Plan (optional)**
 - b. **Preliminary Plat Review**
 - c. **Preliminary Improvement Plan Review**
 - d. **Final Plat and Improvement Plan Review**
2. **Expiration.** Each Subdivision application review cycle shall be valid for a period of not more than one (1) year. At the request of the Subdivider, the Administrative Land Use Authority may grant up to two (2) six-month (6) extensions if substantial progress has been demonstrated by the Applicant. Expired applications shall be deemed null and void and require the Subdivider to start the Subdivision approval process over.

11.02.04 **Phasing**

Subdivisions may be done in phases. Each phase shall follow the Approval Procedure as outlined in 11.02.03.

1. **The Preliminary Plat shall include all ground anticipated to be subdivided. The phases shall be shown as part of the Preliminary Plat and submitted with the Preliminary Plat.**

2. Development shall be organized such that the phases will be contiguous, and the required improvements and infrastructure will be continuous as deemed feasible and desirable by the Administrative Land Use Authority.
3. Less desirable or expensive aspects of the Subdivision should not be delayed to the final phases of development.
4. The Administrative Land Use Authority may require a pro-rated portion of the improvements and infrastructure be developed, or guaranteed in escrow, in earlier phases.
5. Where it is prudent to install improvements and infrastructure that extend into the next phase, such work may be done when it is shown on the plans and approved accordingly.

11.02.05 **Rezone of Property**

If rezoning the property is required, the Applicant must first obtain rezone approval as required in City Code, prior to subdividing.

11.02.06 **Development Agreements**

Any Development Agreement (either administrative or legislative) proposed by the Applicant or the City shall be approved prior to subdividing.

11.02.07 **Public Hearings**

The Planning Commission shall hold public hearings for the general plan, zoning map changes, and any other Land Use Ordinances, applications, and amendments as required by Utah Code Annotated 10-9a-103, 10-9a-404, 10-9a-502, 10-9a-503, 10-9a-602, and 10-9a-608, and as otherwise required. The Planning Commission may hold public hearings for preliminary plat applications, but such public hearings are not required.

11.02.08 **Application Requirements and Review Process**

Notwithstanding the specific requirements outlined in this Section for each Application, all proposed Subdivisions shall show compliance with all applicable laws and standards. Poorly drawn, incomplete, or illegible drawings shall be cause for denial. The Administrative Land Use Authority may waive certain informational and design requirements when they clearly do not apply and are irrelevant to a proposed Subdivision and shall state such waiver as part of the review cycle.

11.03 **CONCEPT PLAN**

1. **Purpose.** An Applicant may request a meeting with the Administrative Land Use Authority to obtain initial feedback and information prior to making a formal preliminary application for a Subdivision. This meeting shall be optional, non-binding, and considered separate from and independent of the required Subdivision

approval review cycles. It is highly recommended that the Applicant participate in this optional Review Cycle.

2. **Application Required.** To provide a basic framework of the proposed Subdivision, the Applicant shall submit the required application to the Administrative Land Use Authority.
3. **Fees.** There are no fees associated with this type of application.
4. **Time Frame.** Within fifteen (15) business days after the receipt of the completed application, the Applicant shall be placed on the agenda of the next regularly scheduled meeting of the Administrative Land Use Authority for discussion.

11.04 PRELIMINARY PLAT AND IMPROVEMENT PLANS

1. **Purpose.** For the Administrative Land Use Authority to complete an initial Subdivision Ordinance Review and an initial Subdivision Plan Review.
2. **Application Required.** The Applicant shall submit the required Preliminary Subdivision Plat Application for review and approval by the Administrative Land Use Authority.
 - i. **Exception.** When a proposed Subdivision does not involve the development of new public infrastructure, an exception may be granted by the City Engineer to waive, in writing, the need for the review of the Preliminary Improvement Plans.
3. **Complete Application.** An application shall be considered complete and begin the first review cycle when the following items are submitted:
 - a. A completed Preliminary Subdivision Plat Application as provided by the City.
 - b. Additional studies and information as listed on the application form and as necessary to show feasible compliance with applicable codes and regulations (see 11.07.01.4).
 - c. A signed Owner-Agent Affidavit (if the Owner is being represented by another party).
 - d. Current Davis County ownership plat depicting property proposed for subdivision and all contiguous property around land proposed to be subdivided.
 - e. A recent Title Report covering the proposed subdivided property identifying ownership, easements of record, liens or other encumbrances and verifies payment of taxes and assessments.
 - f. Will-serve letters from all applicable service providers.
 - g. A digital copy of the preliminary plat as outlined in the Public Works Standards.

- h. A digital copy of the preliminary improvement plans to include at a minimum the following:
 - i. Grading and drainage plan.
 - A. Storm Drain calculations
 - B. Low Impact Design (LID) analysis and Water Quality Report
 - ii. Utility plan.
 - i. Payment of fees as stated in the City's current adopted Fee Schedule.
4. **Time Frame.**
- a. **Location is Not Within 100 Feet of Water Conveyance Facility.** Within fifteen (15) business days after the receipt of the completed application, the Applicant shall receive written comments from the Administrative Land Use Authority.
 - i. After the Applicant's complete Response is received the Applicant will be placed on the agenda of the next regularly scheduled meeting of the Planning Commission for approval. The Planning Commission shall review the subdivision for conformance to the general plan and the provisions of this Title.
 - ii. Approval from the Planning Commission shall complete the Review Cycle.
 - b. **Location is Within 100 Feet of Water Conveyance Facility.** Within twenty (20) calendar days after the receipt of the completed application, the City shall notify in writing the Water Conveyance Facility Owner(s) of the Application and request comments related to the following aspects of the water conveyance facility: access, maintenance, protection, safety, and any other issues related.
 - i. Within fifteen (15) business days after the twenty (20) calendar days comment period, whether comments are received from the Water Conveyance Facility Owner(s) or not, the Applicant shall receive written comments from the Administrative Land Use Authority. Total time frame shall not exceed forty (40) calendar days.
 - ii. After the Applicant's complete Response is received the Applicant will be placed on the agenda of the next regularly scheduled meeting of the Planning Commission for approval.
 - iii. Approval from the Planning Commission shall complete the Review Cycle.
 - c. **Water Conveyance Facility.** Shall mean a ditch, canal, flume, pipeline, or other watercourse used to convey water used for irrigation or storm water drainage

and any related easement for the ditch, canal, flume, pipeline, or other watercourse. *See State Code 73-1-15.5-1b.*

11.05 FINAL PLAT AND IMPROVEMENT PLANS

1. **Purpose.** For the Administrative Land Use Authority to complete a final Subdivision Plat and Improvement Plans Review.
2. **Application Required.** The Applicant shall submit the required Final Subdivision Plat and Improvement Plans Application for review and approval by the Administrative Land Use Authority.
3. **Complete Application.** An application shall be considered complete and begin the review cycle when the following items are submitted:
 - a. Completion of all requirements from previous Review Cycle.
 - b. A completed Final Plat and Improvement Plans Application as provided by the City.
 - c. Additional studies and information as listed on the application form and as necessary to show feasible compliance with applicable codes and regulations (see 11.09.01.4).
 - d. A signed Owner-Agent Affidavit (if the Owner is being represented by another party).
 - e. Proof of tax clearance indicating that all taxes, interest, and penalties owing on the land have been paid.
 - f. Approval letter from secondary water provider(s).
 - g. Written approval from other agencies as applicable (e.g. Army Corps of Engineers, Utah Department of Transportation, Davis County Surveyor).
 - h. A digital copy of the final plat and improvement plans as revised and updated from the previous review cycle.
 - i. Plan and profile drawings for all existing and proposed infrastructure.
 - j. Final covenants, conditions, and restrictions (if applicable) which shall be recorded with the final plat.
 - k. Final agreements (if applicable) executed by all parties.
 - l. Engineer's Cost Estimate for all improvements and infrastructure that includes quantities, units, and costs for all improvements and infrastructure required.

m. Payment of fees as stated in the City's current adopted Fee Schedule.

4. **Signors of Plat**

- a. Mayor (as a non-discretionary and ministerial act for the acceptance of land and public improvements that may be proposed for dedication to the City);
- b. City Recorder (attesting the Mayor's signature);
- c. City Planner;
- d. City Engineer;
- e. City Attorney;
- f. Each Landowner on record as described on the plat – Owner's Dedication as shown on the plat and notarized;
- g. A surveyor who prepares the plat shall certify that the surveyor holds a license in accordance with State Code Title 58-22 and has completed a survey of the property, verifying all measurements, or has referenced a record of survey map of the existing property boundaries shown on the plat, and verified the locations of the boundaries and has placed monuments as represented on the plat.

5. **Review Cycle and Approval.** The Administrative Land Use Authority may complete up to three (3) final review cycles, as deemed necessary. After the Applicant has responded to either the fourth or final review cycle, and the Applicant has complied with each modification requested in the Administrative Land Use Authority's previous review cycle, no additional reviews are required if the Applicant has not materially changed the plan – other than those changes in response to the requested modifications or corrections.

6. **Time Frame.** Within twenty (20) business days after the receipt of the completed application, the Applicant shall receive written comments from the Administrative Land Use Authority.

- a. **Appeal of Improvement Plans Approval.** If, on the fourth or final review, the Administrative Land Use Authority fails to respond within the time frame, the Applicant may make a formal request for a decision to approve or deny the final revised set of plans.

Within ten (10) days of this request, the City shall assemble an appeal panel consisting of one (1) licensed engineer designated by the City, one (1) licensed engineer designated by the Applicant, and one (1) licensed engineer agreed upon and designated by the engineers selected by the City

and the Applicant. No member of the panel may have any interest in the application that is the subject of the appeal.

The Applicant shall pay fifty percent (50%) of the cost of the appeal review and the City's fee as stated in the current adopted Consolidated Fee Schedule.

The decision by the appeal panel shall be final, subject to a petition being filed within thirty (30) days of the decision in District Court.

7. **Final Plat Approval – Notice Required.** Within thirty (30) days after approving a final plat, the municipality shall submit an electronic copy of the final approved plat to the Utah Geospatial Resource Center for inclusion in the unified statewide 911 emergency services database.

11.06 IMPROVEMENTS AND INFRASTRUCTURE

11.06.01 General Requirements

All improvements and infrastructure related to a Subdivision shall be installed according to the requirements of the City Code and the Public Works Standards. The Subdivider shall be responsible for extending all utilities and improvements and infrastructure to the Subdivision if they are not already adjacent to or on the site including curb, gutter, and sidewalk on streets operated by the Utah Department of Transportation. When the City is to take ownership of public infrastructure and improvements, the City shall require the Subdivider to install such improvements in a manner that does not cause excessive liability or maintenance costs for the City at the convenience or advantage of the Subdivider.

11.06.02 Utilities Required

The following utilities are required to be provided by the Subdivider to each lot:

1. **Culinary Water.** The water source shall be provided by South Weber City unless an alternative permanent source is approved by the City Engineer and the Davis County Health Department.
2. **Sewer.** The sewer service shall be provided by South Weber City through gravity collection lines. Public sewer lift stations are generally not permitted.
 - a. Public sewer lift stations may be granted by exception by the Administrative Land Use Authority and the City Engineer when a lift station is deemed clearly preferable to the interest of the City and gravity sewer is not feasible.
 - b. As determined by the Administrative Land Use Authority and the City Engineer, some property may not be developed if gravity sewer cannot be reasonably provided.

3. **Secondary Water.** Secondary water service shall be provided by the Davis and Weber Counties Canal Company, South Weber Irrigation Company, South Weber Water Improvement District, Weber Basin Water Conservancy District, or an alternative permanent source as approved by the City.
4. **Land Drain.** The land drain system must be installed in areas with shallow groundwater. If basements are eliminated and the geotechnical report can provide sufficient documentation that groundwater levels (including historical) are deep enough to eliminate the need for the land drain system, the Administrative Land Use Authority and the City Engineer may allow this requirement to be waived.
5. **Electrical Power.** The electrical power will be provided by Rocky Mountain Power (RMP) or their successors and all installations must follow RMP Standards.
6. **Natural Gas.** The natural gas service will be provided by Dominion Energy or their successors and all installations must follow Dominion Energy Standards.

11.06.03 **Storm Water**

Storm water plans shall meet the requirements of the Public Works Standards and the City Code. The City Engineer shall determine the appropriate implementation strategy for meeting the City's storm water-related standards, using the current Capital Facilities Plan as a guide; this may include decisions regarding ownership and access to storm water ponds, and where and how the water shall flow as part of the City's overall storm water system.

11.06.04 **Inspections**

All improvements and infrastructure shall receive inspections by the City Engineer and/or City Public Works Department as required in the Public Works Standards and as necessary to verify conformance with the City Code and the Public Works Standards. Failure to obtain the necessary inspections shall result in a fine as outlined in this Title. Failure to obtain the necessary inspections may also necessitate removal and re-installation of the improvements and infrastructure at the Subdivider's sole cost, as such removal and re-installation are determined by the City Engineer and/or Public Works Department.

11.06.05 **Fee in lieu of Actual Improvements**

Subdivisions adjacent to a rural road or another road where the surrounding area is lacking public improvements and infrastructure may request the option to pay a fee in lieu of constructing the required improvements and infrastructure. The Administrative Land Use Authority and City Engineer may also require payment of the fee in lieu to make improvements as a part of a larger future project. An Agreement approving the payment of the fee in lieu may be approved during the Preliminary Improvement Plans Application phase by the Administrative Land Use Authority and City Engineer. Fee in lieu Agreements should only be approved when it is unreasonable or undesirable for the

improvements and infrastructure to be installed with the development. The Agreement should include:

1. A calculation of the cost of the improvements not being installed.
2. For areas where the future project date is known, inflation costs at a maximum of 3% per year may be used up to the project year. For areas where the future project date is not known, inflation costs may only be included at a maximum of 3% per year for 5 years.
3. For areas where off-site improvements have already been constructed and excess capacity exists that was paid for by the city, Subdividers may “buy in” to the existing improvements to meet their requirements. A determination of available excess capacity and cost will be performed by the City Engineer.

11.07 ENGINEERING AND DESIGN REQUIREMENTS

11.07.01 General Requirements

1. **Access.** All lots shall be accessed by a fully improved city street and shall meet the frontage requirements as stated in Title 10, Zoning Regulations. It shall be the responsibility of the Subdivider to provide proper road access to the Subdivision as required in City Code, the Public Works Standards, and (where applicable) the Utah Department of Transportation. The mere existence of a public road or right-of-way to the proposed Subdivision does not mean that adequate access exists. It shall be the Subdivider’s responsibility to construct and dedicate all public roads required by the City to provide access to the Subdivision.
2. **Design Standards.** All Subdivisions shall comply with the current adopted design standards set forth in the City Code and in the Public Works Standards.
3. **Public Infrastructure and Improvements.** The City Engineer shall have authority to require adjustments to the utility plan associated with a proposed Subdivision including adjustments to the type, manner, and location of utilities. Such adjustments to the utility plan may be required to provide connectivity among developments, provide for public safety, and minimize public infrastructure maintenance and liability.
4. **Additional Reports and Studies.**
 - a. Geotechnical reports as required by the Public Works Standards and the City Engineer.
 - b. A traffic study may be required by the City Engineer depending on his/her judgment regarding the size of the Subdivision, complex traffic movements involved with the proposal, interaction of streets with State roads, new traffic patterns, traffic volume in or near the Subdivision, history of crashes

- or expected crashes in the area, general safety, or anticipated traffic delays due to the Subdivision.
- c. Storm water pollution protection as required by the Public Works Standards and City Code.
 - d. Wetland delineation and mitigation may be required as determined by the City Engineer.
5. **Preservation of Natural Conditions.** The design and development of Subdivisions shall preserve insofar as possible the natural terrain, natural drainage, existing topsoil, and trees as determined by the Administrative Land Use Authority for the Preliminary Subdivision Applications.
 6. **Hazards.** Land subject to hazardous conditions such as slides, mud flows, rock falls, faults, snow avalanches, possible mine subsidence, shallow water table, open quarries, floods, and polluted or non-potable water supply shall not be subdivided until complete mitigation of the hazards has been properly identified and included in the Subdivision Improvement Plans (see also Title 10-14).

11.07.02 Street Layout and Access

1. **General.** All streets shall conform, as much as practicable, to the adopted General Plan, Transportation Master Plan, and the Public Works Standards.
2. **Approval.** Overall street layout and access shall be reviewed and approved as part of the Preliminary Subdivision Applications. The Administrative Land Use Authority shall have authority to require stub roads, additional access into the development, and adjustments to the street layout, street cross-section, and right of way widths. Such adjustments to the Subdivision plan may be required to provide connectivity among developments, provide for public safety and emergency access, minimize public infrastructure maintenance and liability, and align with the General Plan and adopted transportation plans.
3. **Required Ingress/Egress Access.**
 - a. Developments where the number of residential building units exceeds thirty (30) along a single street shall have a minimum of two (2) ingress/egress routes which are two (2) fully improved City rights-of-way. Thirty (30) residential units shall include all proposed residential units and all existing single-family buildings and lots, empty building lots, and each apartment unit located along a single road up to and including the nearest intersection with two (2) existing means of ingress/egress.
 - b. A development that extends more than one thousand eight hundred feet (1,800') from a connecting street must provide a second ingress/egress.
4. **Exceptions.** The Administrative Land Use Authority for the Preliminary Subdivision Applications may waive these access requirements for more than thirty (30) residential units with one point of improved ingress/egress when unique

topographic circumstances or “landlocked” (physically restrained from other access points) from adjacent, existing developments circumstances exist. A waiver of these regulations may require additional development requirements to ensure public safety standards are met.

5. **Private Rights-Of-Way.** Private rights-of-way may be used for development purposes in all zoning districts subject to the following conditions:
 - a. Private rights-of-way shall be designed and built as per the South Weber City Public Works Standard Drawings.
 - b. Private rights-of-way shall meet the provisions of the zoning district.
 - c. Shall not be permitted for any portion of road that is contained on the South Weber City Transportation Map.
 - d. Private rights-of-way shall not be permitted if the road serves to connect other rights-of-way or subdivisions.
 - e. Private rights-of-way shall meet all requirements of the international fire code, appendix D.
 - f. All development on private rights of way of two (2) lots or more shall establish a homeowners’ association or similar organization that will be responsible for the care and maintenance of any common property or utilities. A complete set of covenants, conditions, and restrictions (CC&Rs) shall outline the care and maintenance of all private utilities, street improvements and common spaces. The CC&Rs shall also set forth the funding mechanism for that maintenance. The CC&Rs shall be recorded and run with the land.
 - g. An easement for all public utilities shall be provided and dedicated to the city.
 - h. Private Rights-Of-Way; Maintenance: The City will not be responsible in any way for maintenance or upkeep of surface improvements for private rights-of-way and does not guarantee services like mail or garbage collection will extend to the residences on such streets.

11.07.03

Trails

1. **Required.** Where a proposed Subdivision includes or adjoins an existing or planned public trail system as specified in the City’s General Plan or Trails Master Plan the Subdivision plat shall include and provide for the development of a public trail infrastructure in accordance with said Plan.
2. **Improvements.** Trails shall be developed in accordance with applicable AASHTO standards with sufficient width, and to safely accommodate two-way bicycle and

pedestrian traffic along the trail corridor. In absence of applicable AASHTO standards, the Davis County Trails Standards are hereby adopted and applied.

- a. The Administrative Land Use Authority, when feasible, may allow the trail right-of-way to be a substitute for required sidewalk and park strip area on one side of the street right-of-way dedicated within the Subdivision.
- b. All trail improvements shall be dedicated to the City or an agreed upon non-profit third party, for the operation and maintenance after final acceptance.

11.07.04

Fencing

1. **Purpose.** Provide increased safety from potential dangers due to agricultural activities, water courses, high-speed traffic, and other potential dangers or hazards by requiring a barrier between potentially incompatible land uses.
2. **Requirement.** Fencing shall be required under the following conditions:
 - a. **Bordering Agricultural Land.** A six foot (6') high fence is required between the subdivision (any zone) and any land that is zoned Agricultural (A).
 - i. Fencing material shall be chain link.
 - b. **Bordering Canals.** A six foot (6') high fence is required where the subdivision borders a canal, canal right-of-way / easement, or canal property whereon the canal is located.
 - i. Fencing material shall be chain link.
 - c. **Bordering Interstate.** A six foot (6') high fence is required where building lots for any land use are adjacent to Interstate 84. The fence shall be installed along the I-84 right-of-way line.
 - i. Fencing material shall be masonry.
 - d. **Buffer Yard.** An eight foot (8') high fence/wall as required by Title 10-15-14.
 - i. Fencing/wall material shall be masonry.
 - e. In the case where one or more of the fencing conditions listed above exist in the same location, the more restrictive requirement shall govern.
3. **Other Fencing Materials.** The listed material shall be required unless a different type of fencing material matches the look and feel of other adjacent fencing materials as requested by the applicant and approved by the Administrative Land Use Authority. In no case can the quality or purpose be less than the listed size and material.
4. **Authority.** The Administrative Land Use Authority shall have authority to implement reasonable fencing requirements for conditions other than those stated above where potential dangers are currently present or will be present after the development of the subdivision. The Administrative Land Use Authority shall also

have the authority to waive the fencing requirement where its removal will not compromise safety or does not accomplish the intent of the fence.

11.07.05 **Street Lighting**

1. The subdivider shall pay for all outdoor street lighting fixtures.
2. The placement and installation of street lighting shall be in accordance with adopted Development, Design, and Construction Standards.
3. The subdivider shall be required to get power installed into the subdivision and notify the City when power is available.
4. The City is responsible to order the street lights. The street lights shall then be installed and maintained by the City's authorized contractor.

11.07.06 **Easements**

1. General Utility Easements. A minimum ten foot (10') general utility easement shall traverse the frontage(s) of each lot. The Administrative Land Use Authority may require additional easements to accommodate utility planning and future access.

11.07.07 **Lots and Parcels**

1. The lot arrangement, design and shape shall be such that lots will provide satisfactory and desirable sites for structures and be properly related to topography and conform to requirements set forth herein. Side lines of lots shall be approximately at right angles, or radial to the street line whenever possible and desirable.
2. Lots shall not contain peculiarly shaped elongations solely to provide necessary square footage or frontage, which would be unusable for normal purposes.
3. For Subdivisions containing more than two (2) residential building lots, no lots shall directly access an arterial or collector street.
4. All lots shown on the final plat must conform to the minimum requirements of the zoning code for the zone in which the Subdivision is located, except for remainder parcels as follows:
 - a. May be used for agricultural purposes but shall not be eligible for habitation, commercial uses, or primary structures.
 - b. May not be eligible for building permits and may not be eligible for other permitted uses. All limitations and restrictions shall be clearly noted on the final plat.

- c. Shall be described on the final plat; however, an exception may be granted by the City Engineer.
5. Each lot shall have frontage on an improved public road as required in the zoning code and the Public Works Standards unless a permanent access easement and shared driveway has been approved.
6. All remnants of land left over after subdividing, shall be attached to adjacent lots or made part of the common area governed by a Community/Homeowners Association, rather than allowed to remain as unusable parcels. All lands within the boundaries of the Subdivision shall be accounted for, either as lots, right of way, or as remainder parcels.
7. Lots having double frontage shall not be approved except where necessitated by topographic or other unusual conditions or where the lots are adjacent to a road that does not permit direct access (exception: corner lots).
8. Contiguous parcels owned by different parties may be embraced in one final plat, provided that all Owners join in the dedication and acknowledgments.
9. A lot shall not be divided by a city limit or county limit line. Such boundary lines shall be made at lot lines.

11.07.08 Utilities to be Underground

1. All utilities, including those that are normally overhead shall be placed underground in all Subdivisions. The Subdivider shall establish final utility grades prior to utilities being placed underground. Exception: wireless communication equipment or where underground connection is not permitted by the Provider.

11.08 DEVELOPMENT ACTIVITY PRIOR TO PLAT RECORDING

1. **Pre-Construction Meeting.** Upon completion of the Final Plat and Improvement Plans Review Cycle and prior to commencing any construction activity, the Applicant shall schedule and attend a pre-construction meeting as required in the City's Public Works Standards for Development, Design, and Construction.
 - a. If the General Contractor changes at any time during construction, an additional pre-construction meeting shall be held before additional work commences.
2. **Inspections.** All construction shall be subject to inspections as required in the City's Public Works Standards for Development, Design, and Construction.
3. **Improvement Completion Assurance.** At any time after receiving final approval, the Applicant may post an improvement completion assurance as outlined in 11.02.09 for:

- a. Completion of one hundred percent (100%) of the required public improvements or infrastructure; or
- b. If the City has inspected and accepted a portion of the public improvements, one hundred percent (100%) of the incomplete or unacceptable public improvements or infrastructure.

11.08.01 Subdivision Plat Recording

1. After the plat has been acknowledged, certified, and approved, the City Recorder shall record the plat in the office of the County Recorder.

11.08.02 Improvements Completion Assurance and Guarantee of Performance

1. **Purpose.** To assure the completion of required improvements and infrastructure as required by the approved plans, Public Works Standards, and all applicable ordinances, the Subdivider shall establish a Cash Escrow account or Letter of Credit guarantee with a federally insured financial institution.

This completion assurance shall be established prior to recording the Subdivision plat. If the Subdivider installs the infrastructure and improvements and such infrastructure and improvements are inspected and approved by the City prior to recording the plat, then only warranty portion of the completion assurance shall be required.

The provisions of this section do not supersede the terms of a valid Development Agreement, an adopted phasing plan, or the State Construction Code.

2. **Cost Estimate.** The Subdivider shall submit an updated Engineer's Cost Estimate for all improvements and infrastructure required within the Subdivision. The cost estimate shall include quantities, units, and costs for all improvements and infrastructure required, and shall indicate which items have already been installed.

The City Engineer shall review and approve the cost estimate and may adjust the costs to meet current industry standards. Those items that are deemed "direct costs" shall be removed from the escrow and shall be accounted separately.

3. **Guarantee Amount.** The guarantee shall be equal to one hundred ten percent (110%) of the cost estimated and approved by the City Engineer.
 - a. One hundred percent (100%) shall be for the cost of those improvements and infrastructure not yet installed; and
 - b. Ten percent (10%) shall be for a required one-year (1) warranty period (see Subsection 11.09-4). The warranty amount calculated shall be based upon the total cost of all required improvements and infrastructure.

4. **Liability.** The Subdivider and/or contractor shall indemnify and hold harmless the City and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorney's fees, arising out of, or resulting from the installation of the required improvements and infrastructure. The indemnity required hereby shall be included in the applicable Escrow Agreement.
5. **Default.** In the event the Subdivider is in default with any provision of this Section, or fails or neglects to satisfactorily install the required improvements and infrastructure within two (2) years from the date of approval of the final plat, or to pay all liens in connection therewith, or to correct deficiencies or damages to the improvements and infrastructure required for final acceptance (see Subsection 10 hereof), the City may declare the escrow forfeited and the City may install, repair, or cause the required improvements and infrastructure to be installed or repaired, using the proceeds from the collection of escrow to defray the expense thereof.

The City may apply all sums deposited in escrow against the cost of completing all required improvements and infrastructure and to pay all expenses, including, but not limited to, all unreimbursed engineering expenses related to the development, a ten percent (10%) administration fee for the securing of contracts, and court costs and attorney fees. The default provisions required hereby shall be included in the applicable Escrow Agreement.

6. **Release of Funds.** The Subdivider shall be responsible for the quality of all materials and workmanship. If improvements and infrastructure are properly installed and verified via City inspections and testing, liens are paid, and other conditions are found to be satisfactory, then the City's Escrow Agent shall authorize the money held in escrow for the specific improvement completed (except for the 10% held during the hereinafter described warranty period) to be released. If the conditions of material or workmanship show unusual depreciation, or do not comply with the acceptable standards of durability, or if required inspections or testing have not been done, or if any outstanding liens are not paid, then the City may withhold releasing the money and the City may declare the Subdivider in default. The City shall have exclusive control over the release of the escrow funds, and they may be released only upon written approval by the City.
7. **Direct Costs.** The Subdivider shall pay the following direct costs at the time they establish the required Improvements Completion Assurance. The funds collected for each item will be used for the construction and installation of said items by the city; thus removing the Subdivider's responsibility for the installation of these items as part their development:
 - a. Half percent (0.05%) of the total construction cost shall be to cover administrative costs.
 - b. Funds for the current Public Works Standard seal coat treatment. The amount shall be established by the City Engineer in accordance with recent bid prices received for similar treatment(s).

- c. Funds for current Public Works Standard Streetlights and all associated infrastructure costs.
- d. Funds for current Public Works Standard Street Signs.
- e. Funds for mailbox combination boxes, if Subdivider would like them to be installed by the city (optional).
- f. Funds associated with any cost agreement(s) with the city that was established as a condition of approval.

11.09 DEVELOPMENT ACTIVITY AFTER PLAT RECORDING

1. **Improvements and Infrastructure Required for Building Permit.** No building permit shall be issued by the City unless all required improvements are installed, inspected, and approved, with the exception of sidewalk, asphalt pavement, streetlights, and street signs.
2. **Improvements and Infrastructure Required for Occupancy.** No occupancy permit shall be issued by the City unless all required improvements are installed, including the sidewalk along the frontage of the building lot in question, but with the exception of streetlights and street signs.
3. **Conditional Acceptance of Improvements and Infrastructure.** The City Engineer shall issue conditional acceptance upon the following:
 - a. Completion of all required improvements and infrastructure.
 - b. The site has been left in an orderly and clean condition following construction. Construction waste, debris, excess fill material, or any other similar material shall not be left or abandoned on the site or on other nearby properties.
 - c. The final plat has been recorded.
 - d. The Subdivider makes a written request for inspection of improvements and infrastructure for the purpose of conditional acceptance.
 - i. The city will generate a written punchlist of items needing repair, replacement or yet to be completed.
 - e. Improvements and infrastructure are inspected by the City and found to be acceptable and in compliance.
 - i. Completion of all items identified on the punchlist.
 - f. Reproducible as-built drawings have been submitted to and accepted by the City Engineer.

4. **Warranty Period.** Upon receipt of Conditional Acceptance, all required improvements and infrastructure shall be warranted by the Subdivider for a period of one (1) calendar year.
5. **Final Acceptance.** Following the completion of the Warranty Period, the Public Works Director shall issue final acceptance of the Subdivision improvements and infrastructure when:
 - a. The Subdivider makes a written request for inspection of improvements and infrastructure for the purpose of Final Acceptance.
 - i. The city will generate a written punchlist of items needing repair or replacement.
 - b. Improvements and infrastructure are inspected by the City and found to be acceptable and in compliance.
 - i. Completion of all items identified on the punchlist.
6. **Release of Remaining Escrow.** Upon acceptance by the City Engineer, the City's Escrow Agent shall authorize the release of all remaining escrow monies.

11.10 VARIANCES AND APPEALS

11.10.01 Variances and Appeals Generally

Any Person may petition for a variance or appeal a decision pertaining to this Title to the Appeal Authority as established in Title 10-4, Appeal Authority.

11.11 PENALTY

1. Any Person, who shall transfer or sell, or cause to be transferred or sold, any lot or land in a Subdivision, which Subdivision has not been approved by the City, and recorded in the office of the County Recorder, shall be guilty of a Class B misdemeanor for each lot or parcel of land so transferred or sold, and the description of such lot or parcel of land by metes and bounds in the instrument of transfer, or other document used in the process of selling or transferring, shall not exempt the transaction from such penalties or from the remedies provided in this Title. The City may enjoin such transfer or sale or agreement by action for injunction brought in any court of equity jurisdiction, or may recover the penalty by civil action in any court of competent jurisdiction, together with costs and attorney fees incurred in enforcing this Title.
2. Any Person violating any of the provisions of this Title shall be guilty of a Class B misdemeanor.
3. Any Person violating any of the provisions of this Title or the Public Works Standards or failing to obtain the necessary inspections and tests required for public improvements and infrastructure shall be assessed a fine as stated in the City's

current adopted Consolidated Fee Schedule. Fines may be applied daily and separately for each violation.

4. The City may bring an action against an Owner to require the property to conform to the provisions of this Title, the zoning ordinance, or any other applicable Law. The action may include an injunction, abatement, merger of title, or any other appropriate action or proceedings to prevent, enjoin, or abate the violation. The City need only establish the violation to obtain the injunction.

11.12 VACATING OR ALTERING A SUBDIVISION FINAL PLAT, VACATING A STREET, RIGHT OF WAY, OR EASEMENT, AND PARCEL ADJUSTMENTS

11.12.01 Vacating, Altering, or Amending a Final Plat

1. Vacating, altering, or amending a final plat shall be done in accordance with Utah Code Annotated 10-9a-608, or its successor statute. This includes changing a Subdivision boundary, dedicated right of way, the number or layout of lots, easements, the Subdivision name, and any other aspect of a recorded final plat. If an amendment proposes significant changes to the existing Subdivision, then the Administrative Land Use Authority may require the changes to be made through the vacation of the existing final plat and/or approval of the changes being done through the process required for new Subdivisions; this should be done to ensure that significant changes receive proper review and adequate fees are obtained to cover costs to the City.
2. The Administrative Land Use Authority for vacating, altering, or amending a final plat shall be the same as that for the final plat application.

11.12.02 Vacating a Street, Right of Way, or Easement

1. Vacations shall be done in accordance with Utah Code Annotated 10-9a-609.5 or its successor statute.
2. The Administrative Land Use Authority shall be the City Council.
3. Making adjustments or modifications to an existing street, right of way, or easement while not eliminating the street, right of way, or easement, and while still maintaining access, does not constitute a vacation.

11.13 EXEMPTIONS FROM PLAT; PARCEL AND LOT LINE ADJUSTMENTS

11.13.01 Purpose

1. The purpose of this chapter is to outline the requirements and procedures for parcel line adjustments and lot line adjustments in accordance with Utah State Code and local land use regulations. The intent of this chapter is to allow owners of real property to adjust common property lines while minimizing delay and expense without the need of a subdivision plat.

11.13.02

Parcel Boundary Adjustments Not in a Recorded Subdivision

1. **Approval Required.** Prior to the recording of a parcel line adjustment between adjoining properties not located within a platted subdivision, the adjustment must first be approved by the Administrative Land Use Authority if the any of the properties involved includes a dwelling unit.
 - a. **Exemption:** Approval is not required prior to recording of a parcel line adjustment if the properties involved do not contain a dwelling unit.
2. **Review.** Application and the review of a proposed parcel line adjustment shall follow the procedures listed below:
 - a. **Application.** An applicant, either an owner of one of the properties or a representative of the owners, shall submit a complete application which shall include:
 - i. Property owner(s) affidavit acknowledging the consent of each party for the proposed adjustment.
 - ii. Property survey(s) with all existing improvements to the properties;
 - iii. A legal description of the proposed parcel line and of each parcel after the boundary line is changed;
 - iv. A site plan or exhibit serving as a visual depiction of the parcel line adjustment;
 - v. Any necessary improvement plans, agreements, or additional materials needed for review as determined by the Administrative Land Use Authority.
 - b. **Review Procedure.** Upon receipt and payment of a complete application, the Administrative Land Use Authority shall commence the review of the parcel line adjustment request. The review shall be completed, with a written response returned to the applicant, within fourteen (14) business days from the date of complete application. The reviewing parties shall review the adjustment for compliance with city zoning and public works standards.
3. **Final Approval.** If the proposed parcel line adjustment is in compliance with all city ordinances and development standards, written approval shall be provided to the applicant by the City Planner or designee.
4. **Recording.** Upon final approval from the Administrative Land Use Authority, the applicant shall record the approved documents at the office of the Davis County Recorder to complete the parcel line adjustment. The parcel line adjustment may be completed by a quitclaim deed or boundary line agreement and shall be accompanied by the following:

- a. The written notice of approval of the parcel line adjustment by South Weber City that recites the legal descriptions of both the original parcels and the parcels resulting from the exchange of title;
 - b. The approved site plan or exhibit depicting the new parcel boundaries and adjacent properties if deemed necessary; and
 - c. Any other documents deemed necessary as part of the parcel line adjustment approval.
5. **Exception.** If the parcel line adjustment is creating a new parcel(s) for the purpose of constructing a dwelling unit, a subdivision plat must be approved, and the provisions of this title must be followed.
 6. All parcel line adjustments shall comply with applicable state code regulations found under sections 10-9a-523 (property boundary adjustment) and 10-9a-524 (boundary line agreement). A parcel line adjustment shall follow the procedures provided herein unless exempted from local land use authority review as provided in the forementioned state code sections.

11.13.03

Lot Line Adjustments within a Recorded Subdivision

1. **Approval Required.** Prior to the recording of a lot line adjustment between adjoining properties within a platted subdivision, the adjustment must first be approved by the Administrative Land Use Authority.
2. **Review.** Application and the review of a proposed lot line adjustment shall follow the procedures listed below:
 - a. **Application.** An applicant, either an owner of one of the properties or a representative of the owners, shall submit a complete application which shall include:
 - i. Property owner(s) affidavit acknowledging the consent of each party for the proposed adjustment between the lots.
 - ii. Property survey(s) with all existing improvements to the lots and reference to the subdivision within which the properties are located including easements located on the lots;
 - iii. A legal description of each of the proposed lots after the lot line is changed including any changes to platted easements associated with the lots;
 - iv. A site plan or exhibit serving as a visual depiction of the lot line adjustment. Although not a plat, the site plan or exhibit shall sufficiently represent the new lots and include adjacent lots within the subdivision;

- v. Any necessary improvement plans, agreements, or additional materials needed for review as determined by the City Planner, City Engineer, or designees.
- b. **Review Procedure.** Upon receipt and payment of a complete application, the Administrative Land Use Authority shall commence the review of the lot line adjustment request. The review shall be completed, with a written response returned to the applicant, within fourteen (14) business days from the date of complete application. The reviewing parties shall review the adjustment for compliance with city zoning and public works standards.
- 3. **Final Approval.** If the proposed lot line adjustment is in compliance with all city ordinances and development standards, written approval shall be provided to the applicant by the City Planner or designee.
- 4. **Recording.** Upon final approval from the Administrative Land Use Authority, the applicant shall record the approved documents at the office of the Davis County Recorder to complete the lot line adjustment. The lot line adjustment may be completed by quitclaim deed or boundary line agreement and shall be accompanied by the following:
 - a. The written notice of approval of the lot line adjustment by South Weber City that recites the legal descriptions of both the original lots and the lots resulting from the exchange of title;
 - b. The approved site plan or exhibit depicting the new lot boundaries along with adjacent lots within the subdivision; and
 - c. Any other documents deemed necessary as part of the lot line adjustment approval.
- 5. **Exception.** If the lot line adjustment is creating a new lot(s) or parcel(s) for the purpose of constructing a dwelling unit, a subdivision plat must be approved and the provisions of this title must be followed.
- 6. All lot line adjustments shall comply with applicable state code regulations found under section 10-9a-608 (5). A lot line adjustment shall follow the procedures provided herein unless an amended plat is required per state statute.

11.14 EXEMPTIONS FOR BONA FIDE AGRICULTURAL AND UTILITY SERVICE PURPOSES

11.14.01 Purpose and Intent

Utah Code 10-9a-605(2) exempts agricultural lands from plat requirements under the certain conditions therein.

11.14.02 Qualifications of Land for Agricultural Purposes

Agricultural land may be divided or partitioned under this Chapter only under the following circumstances:

1. The property must have been solely in agricultural use and actively devoted to agricultural use as defined by Utah Code 59-2-502, and must continue to be used solely for agricultural use in the future.
2. All of the lots or parcels must meet the minimum lot size requirements of the applicable zoning district.

11.14.03 Agricultural Partition Parcels as Buildable Lots

An agricultural partition lot is buildable for only bona-fide agricultural purposes. A parcel created in accordance with this Chapter is not considered a buildable lot for residential, commercial, industrial, or any other non-agricultural purposes.

11.14.04 Public Improvements and Infrastructure

The City shall not require any public improvements and infrastructure to be installed as a condition of approval for agricultural partitions.

11.14.05 Use of Property Created Under This Part for Non-Agricultural Purposes

If a lot or parcel created by this part is used for a non-agricultural purpose, the City shall require the lot or parcel to comply with the requirements of the Subdivision and land use provisions of the City.

11.14.06 Utilities

A Subdivision of land for utility purposes (unmanned facilities such as: substations, regulator stations, towers, etc.) creating a parcel(s) under eight thousand square feet (8,000 ft²) in size may be exempted by the Administrative Land Use Authority for certain provisions of this Title and/or provisions of City Code relating to lot size, frontage, setbacks, and improvements and infrastructure.

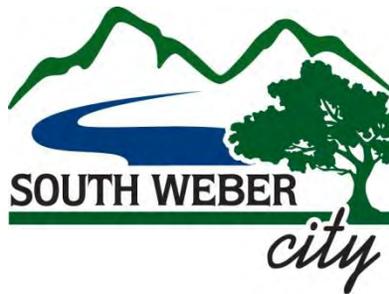
11.14.07 Parent Parcels

The parent parcel from which the agricultural or utility lot(s) is created shall be labeled as a remainder parcel and shall not be part of an approved Subdivision until such time as it complies with the provisions of this Title and other relevant sections of the City Code and has received the applicable land use approval(s).

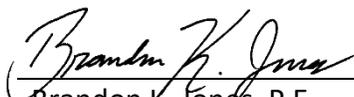
DEVELOPMENT, DESIGN, AND
CONSTRUCTION STANDARDS

for

SOUTH WEBER CITY



SUBMITTED & RECOMMENDED:



Brandon K. Jones, P.E.
City Engineer

12/31/23
Date

APPROVED:

Rod Westbroek
Mayor

12/31/23
Date

David J. Larson
City Manager

12/31/23
Date

Trevor Cahoon
Community & Planning Director

12/31/23
Date

Mark B. Larsen
Public Works Director

12/31/23
Date

Lisa Smith
Attest, City Recorder

12/31/23
Date

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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 Municipal Code, Title 11.06 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 – **The Developer is responsible to pay for the seal coat, but the City is responsible for the timing and installation of the seal coat (See Municipal Code, Title 11.08.02-7b).**

4. Street Lighting – The Developer is responsible to pay for the required street lighting, but the City is responsible for the timing and installation of the streetlights (See Municipal Code, Title 11.08.02-7c).
5. Street Signage – The Developer is responsible to pay for the required street signs. The city is responsible to order the signs. The Developer is required to install the street signs. (See Municipal Code, Title 11.08.02-7d).
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 New Improvements – Developer shall reimburse City for time spent by the City Engineer to update the city’s GIS database with the new improvements. This is done through field data collection and entering the data into the city’s database.

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 residential subdivisions;
 - a. Exception: The restrictions and requirements of a Subdivision Review Cycle do not apply to the review of subdivision applications affecting property within identified geological hazard areas (See Municipal Code, Title 10-14 and State Code 10-9a-604-2-2)
 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 Plat Requirements

All plats shall contain, at a minimum the information as shown on Sheet DEV1 in the Drawings and the following specific to the Review Cycle in the approval process.

A. Preliminary Plat (See Municipal Code, 11.04)

1. The information on the preliminary plat shall include, at a minimum:
 - a. Name of Subdivision, True North Arrow, Basis Thereof, and Date
 - b. Township, range, section, and quarter section as applicable.
 - c. Names of the Owner(s) of record, the Surveyor of the Subdivision, and the Owner of the land immediately adjoining the land to be subdivided.
 - d. Boundary Description with the acreage carried to three (3) decimal places and the square footage rounded to the nearest whole number.
 - e. The number and square footage of each lot rounded to the nearest whole number.
 - f. Graphic scale with bar.
 - g. Ties to a minimum of two (2) section corners with bearings and distances.
 - h. Street layout with centerlines and widths dimensioned.
 - i. Phasing delineated.
 - j. Easements plotted with widths shown.
 - k. Open Space shown, if applicable.

B. Final Plat (See Municipal Code, 11.05)

1. The information on the final plat shall include, at a minimum:
 - a. Same information required on the Preliminary Plat.
 - b. Survey monuments.
 - c. Signature blocks for:
 1. The Owner(s) dedication
 2. The City Planner
 3. The City Engineer
 4. The Mayor
 5. The City Recorder (attesting the Mayor's signature)
 6. The City Attorney

7. Easement Approval from utility provider(s)
 - d. Prepared, and certification made as to its accuracy by a registered Land Surveyor licensed to do such work in the State of Utah.
 - e. Parcels not contiguous shall not be included in one (1) final plat, neither shall more than one (1) final plat be made on the same sheet. Contiguous parcels owned by different parties may be embraced in one (1) final plat, provided that all owners join in the dedication and acknowledgments.
2. Language conveying to the Community Association items as required in State Code Title 57.
3. Measurements and Dimensions
 - a. Scale: One inch (1") equals one hundred feet (100') or larger.
 - b. Lengths shall be shown to hundredths of a foot.
 - c. Angles and bearings shall be shown to seconds of arc.
 - d. For all curves, sufficient data shall be given to enable the re-establishment of the curves on the ground. The curve data shall include the radius, central angle, tangent, and arc length.
 - e. Bearings and dimensions shall be given for all lot lines, except that bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines.
 - f. The acreage of the development carried to three (3) decimal places, and the area of the lot rounded to the nearest whole number.
4. Clearly Identify
 - a. Survey monuments
 1. Surveys shall tie to a minimum of two (2) duly established section corners. Additional ties may also be required to the State grid system or other publicly recorded control system as required by the County Surveyor or County Recorder.
 - b. All public lands and streets shall be clearly identified.
 - c. Right-of-way lines of each street and the width of proposed or existing dedications.

- d. Widths and locations of adjacent streets and other public properties within 150' of the subdivision shown with dashed lines.
- e. Streets shall be identified by coordinate numbers, approved by the County Recorder, that conform to the City's addressing system.
- f. All easements shall be designated as such, and dimensions given.
- g. Setback dimensions from proposed property boundaries to existing structures.
- h. Excepted and remainder parcels shall be marked, "Not included in this Subdivision."
- i. Notes and restrictions, shown as an "R" on each Lot, that includes applicable information regarding:
 - 1. Specialized development standards.
 - 2. The existence of CCR's (where applicable).
 - 3. Special utility or district requirements.
- j. Any other restrictive language or notes approved by the City to give notice to prospective buyers and others of special terms, restrictions, and conditions related to the Subdivision.

3.02 Required Improvements

- A. See Municipal Code, Title 11.06 and 11.07 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.

3.03 Improvement Plans

- A. Engineered drawings, including typical cross-sections and plans and/or written statements regarding the width and type of proposed streets; location, size and type of proposed water mains, sanitary sewers, or other sewage disposal facilities; storm drainage facilities; detention basins; and other proposed improvements and infrastructure.
- B. Lot layout and data tables showing the number of lots/units, buildable area for each lot, percentage of landscaping/open space, and density of units per acre.
- C. The required improvements shall include the location, width, and other dimensions of all existing or final platted streets, 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 to existing improvements.
- D. The location, width and other dimensions of proposed alleys, shared driveways, easements, parks and other open spaces, with proper labeling of spaces to be dedicated to the public, or to be reserved for common use and benefit of Subdivision residents.

- E. All lands within the boundaries of the Subdivision shall be accounted for, either as lots, walkways, streets, or as remainder parcels.
- F. Indicated by solid-line contours superimposed on dashed-line contours of existing topography.
- G. The general locations of existing trees over six inches (6") in diameter measured at four and one-half feet (4.5') above the ground, and in the case of heavily wooded areas, an indication of the outline of the wooded area and location of trees which are to remain.
- H. Other important features which shall include but are not limited to, watercourses, areas within one hundred (100) year flood plain, exceptional topography such as wetlands, marshy areas, swamps, or any other flood-prone area, slopes that are 30% and greater, structures within the tract, existing sanitary sewers, storm drains, water supply mains, bridges, and other utilities within the tract, or within two hundred feet (200') thereof Subdivision Design shall must provide for future extension to adjacent development and shall 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.
- I. 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. **No construction shall begin until plans have been checked and approved by the Administrative Land Use Authority.**
- J. 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:
 - K. All drawings and/or prints shall be clear and legible and conform to industry standard engineering and drafting practices.
 - L. Drawings shall be legible and to a common scale when printed on 11"x17" paper.
 - M. 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.
 - N. Plan and profiles shall indicate design and/or existing grades a minimum of 200 feet beyond the limits of the proposed project.
 - O. All wet utilities (water, sewer, storm drain, irrigation) shall be shown in plan and profiles views.
 - P. 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.

- Q. 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.
- R. 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.

3.04 Sanitary Sewer Design

- A. All design shall be in accordance with Utah Administrative Code R317.
- B. Changes in pipe size shall occur in a manhole. Match 0.8 depth point of sewer lines. (R317-3-2-H)
- C. All terminating sewer mains shall end with a city standard manhole.
- D. Service lateral connection shall not be allowed in sewer manholes.
- E. All sewer shall be gravity unless otherwise approved by the City.
- F. 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.
- G. 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.

3.05 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
- G. 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.
- H. Fire hydrants shall not be located within 10-ft of any sanitary sewer line or manhole.

3.06 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
- G. 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.
- H. Intersections shall be no closer than 500-ft to one another, as measured from centerline to centerline.
- I. Cul-de-Sacs
- J. Length of cul-de-sac shall not exceed 400-ft as shown in the Standard Drawings.
- K. Pavement / Pavement Section
- L. Developments
- M. 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.
- N. City Projects
- O. Pavement section shall be included in the Project plans.
- P. See Appendix D, Sheet R1 for minimum pavement section and notes.

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

- Q. 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.
- R. Temporary Turnarounds
- S. 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.
- T. The lot(s) on which the turnaround is constructed shall be restricted as follows:
 - U. Platted as "R" (restricted lot).
 - V. This lot cannot be sold or building permits issued until the road is extended beyond the subdivision boundary, complete with curb, gutter, and sidewalk.
 - W. Drainage onto adjacent property must be by written approval (easement) of adjacent property owner.
 - X. 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:
 - Y. 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.
 - Z. 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.
- AA. Landscaping
- BB. When landscaping is required to be designed/installed, refer to the Standard Drawings.
- CC. UDOT
- DD. 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.
- EE. Streetlights
- FF. Street Signs

3.07 Storm Drain and Drainage Design

- A. See Appendix A for Storm Drain and Drainage Design Standards.
- B. Low Impact Development (See Appendix A)

C. 80th Percentile Storm Retention (See Appendix A)

SECTION 4 CONSTRUCTION STANDARDS

4.01 General Policies

- A. General Conditions
- B. 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.
- C. Private access: Temporary all-weather roadways, driveways, walks, and rights-of-way for vehicles and pedestrians shall be constructed and continuously maintained where required.
- D. 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.
- E. 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.
- F. 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.
- G. Licensing
- H. 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.

- I. 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.
- J. Permits
- K. 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:
 - L. Encroachment (City)
- M. 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.
- N. 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.
- O. Emergency Work
- P. 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.
- Q. 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.
- R. 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.
- S. USACE/DWRi Stream Alteration – Stream Alteration
- T. UPDES
- U. Dam Safety (DWRi)
- V. UDOT

- W. Davis County Surveyor's Monument
- X. Excavation Operations
- Y. Blue Stakes: Before commencing excavation operations, the permittee shall call "Blue Stakes" at 1-800-662-4111 or 811.
- Z. Traffic control devices: Traffic control devices such as construction signs, barricades, and cones must be in place before excavation begins.
- AA. 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.
- BB. Open trench limits: Open trenches will be limited to one block at a time or 660 feet, whichever is less.
- CC. 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.
- DD. Environmental Controls
- EE. 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.
- FF. Noise: The permittee or contractor shall keep neighborhood free of noise nuisance in accordance with the Noise Ordinance.
- GG. 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.
- HH. 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 Meeting

- A. The pre-construction meeting shall not be held until the City Engineer has approved and signed the construction plans.

- B. A preconstruction meeting shall be held before any excavation or other work is begun in the subdivision or Project. The meeting will include:
- C. City Engineer
- D. Developer or Project Manager
- E. Subdivision or Project Engineer
- F. All contractors and subcontractors involved with installing the subdivision or project improvements
- G. Representatives of affected South Weber City Departments
- H. Representatives of local utility companies as may be required by South Weber City.
- I. Items pertaining to the construction and inspection of the subdivision or Project improvements will be discussed.

4.03 Construction

- A. Specifications
- B. Contractor shall be responsible for constructing all improvements in accordance with the Technical Specifications, per Section 5 of this document.
- C. Deviations from such shall be reviewed and authorized by the City Engineer on a case-by-case basis.
- D. Plans and Details
- E. Contractor shall be responsible for constructing all improvements in accordance with the Drawings, Plans, and Details, per Section 6 of this document.
- F. Deviations from such shall be reviewed and authorized by the City Engineer on a case-by-case basis.
- G. 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.
- H. Sequence/Timing
- I. 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.
- J. All concrete collars shall be installed within fourteen (14) days of asphalt placement.
- K. Inspection

- L. 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.
- M. Requests for Inspections
- N. Requests for inspections shall be made to the Public Works Department by the person responsible for the construction.
- O. Requests for inspection on work requiring continuous inspection shall be made three (3) working days prior to the commencing of the work.
- P. 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.
- Q. Continuous Inspection
- R. May be required on (but not limited to) the following types of work:
- S. Laying of street surfacing
- T. Placing of concrete for curb and gutter, sidewalks, and other structures
- U. Laying of sewer pipe, irrigation pipe, drainage pipe, water mains, water service laterals and testing.
- V. 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.
- W. Periodic inspections
- X. Shall be required on (but not limited to) the following types of work:
- Y. Street grading and gravel base
- Z. Excavations for curb and gutter and sidewalks
- AA. Excavations for structures
- BB. Trenches for laying pipe
- CC. Forms for curb and gutter, sidewalks and structures
- DD. Substantial and Final Completion Inspections
- EE. 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.

FF. 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.

GG. Testing

HH. Development Projects

II. Developer/Contractor shall select a properly licensed and qualified testing agency.

JJ. Developer/Contractor shall be responsible for coordinating all testing in accordance with the Technical Specifications per Section 5 of this document.

KK. Testing reports shall be submitted to City weekly for review. Areas with failed tests shall be corrected and retested.

LL. Failure to have improvements tested as they are constructed may be cause for work stoppage or rejection by City.

MM. City Projects

NN. Contractor shall select a properly licensed and qualified testing agency.

OO. Contractor shall be responsible for coordinating all testing in accordance with the Technical Specifications per Section 5 of this document.

PP. 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.

QQ. Failure to have improvements tested as they are constructed may be cause for work stoppage or rejected by City.

RR. Safety

SS. Contractor is solely responsible for jobsite safety.

TT. Contractor shall comply with all local, state, and federal rules and regulations regarding jobsite safety.

UU. 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

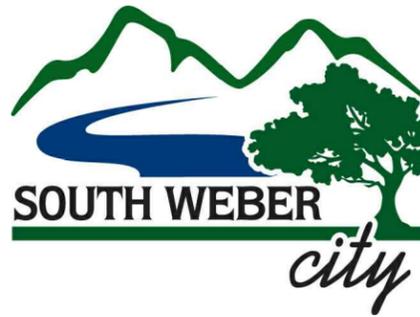
SOUTH WEBER CITY CORPORATION

PUBLIC WORKS STANDARD DRAWINGS

Index of Drawings (34 Sheets)

SUBMITTED & RECOMMENDED

BRANDON K. JONES, P.E. DATE
SOUTH WEBER CITY ENGINEER



APPROVAL

ROD WESTBROEK DATE
SOUTH WEBER CITY MAYOR

DAVID J. LARSON DATE
SOUTH WEBER CITY MANAGER

TREVOR CAHOON DATE
SOUTH WEBER CITY COMMUNITY & PLANNING DIRECTOR

MARK B. LARSEN DATE
SOUTH WEBER CITY PUBLIC WORKS DIRECTOR

LISA SMITH DATE
ATTEST, SOUTH WEBER CITY RECORDER



SPECIAL STANDARD NOTES:

A. THE CITY ADOPTS THE FOLLOWING AS STANDARDS FOR ALL ISSUES RELATED TO THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF IMPROVEMENTS NOT SPECIFICALLY COVERED BY THIS MANUAL:

1. APWA: MANUAL OF STANDARD SPECIFICATIONS (CURRENT EDITION) AND ALL ADOPTED AMENDMENTS
2. APWA: MANUAL OF STANDARD PLANS (CURRENT EDITION)

B. AS TO ANY PARTICULAR ISSUE, IF A CONFLICT EXISTS BETWEEN ANY OF THE FOREGOING STANDARDS, THE CITY STANDARDS TAKE PRECEDENCE.

C. AT THE CITY'S SOLE DISCRETION, ALTERNATE METHODS OF CONSTRUCTION OR DEVIATIONS FROM THESE STANDARDS MAY BE REQUIRED OR APPROVED BY THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR (OR THEIR DESIGNEE), WHEN SUCH ARE NECESSARY TO MEET THE BEST INTERESTS OF THE CITY.

ROAD IMPROVEMENT STANDARDS

- R1.....TYPICAL RESIDENTIAL STREET SECTION DETAILS
- R2.....SOUTH WEBER DRIVE & COLLECTOR ROADWAY TYPICAL CROSS SECTION DETAILS
- R3.....PRIVATE ROADWAY STREET CROSS SECTION DETAILS
- R4.....TYPICAL STREET INTERSECTION, UTILITY LATERAL CONFIGURATION & 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, UTILITY POTHOLING, 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

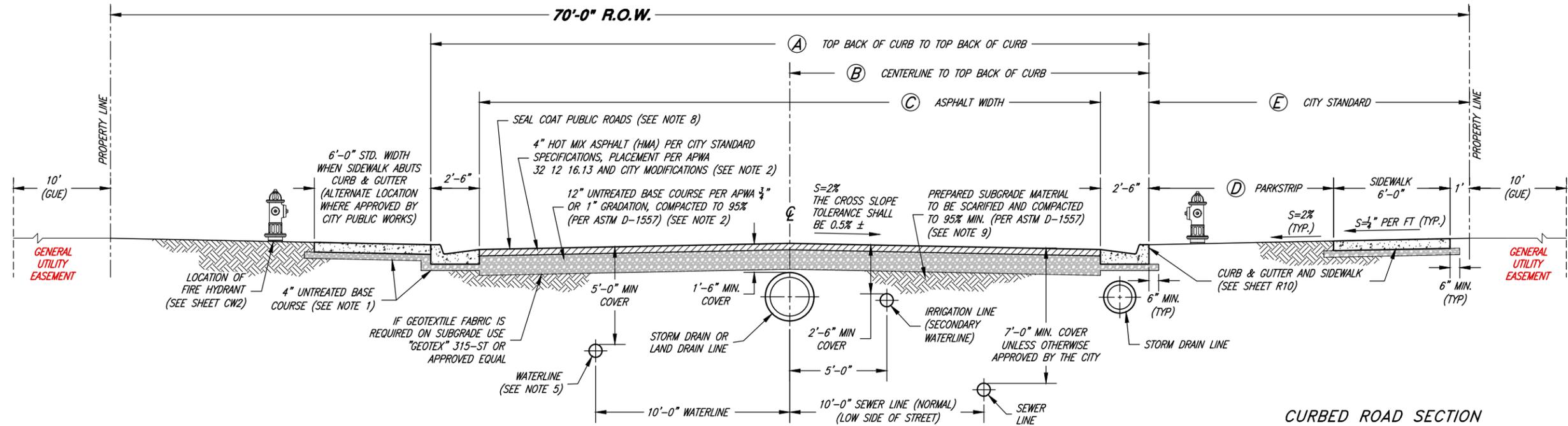
- LID1....GENERAL LID (LOW IMPACT DEVELOPMENT) EXAMPLES

MISCELLANEOUS DEVELOPMENT STANDARDS

- DEV1....SUBDIVISION PRELIMINARY & FINAL PLAT SUBMITTALS EXAMPLE



NOVEMBER XX, 2023



STANDARD RESIDENTIAL STREET SECTION

CURBED ROAD SECTION

STREET DESIGNATION	T.B.C. TO T.B.C. (A)	CENTERLINE TO T.B.C. (B)	ASPHALT WIDTH (C)	PARKSTRIP (D)	T.B.C. TO PROPERTY LINE (E)
LOCAL RESIDENTIAL	37'-0"	18'-6"	32'-0"	9'-6"	16'-6"
SPECIAL RESIDENTIAL (SEE GENERAL NOTE 11)	41'-0"	20'-6"	36'-0"	7'-6"	14'-6"

GENERAL NOTES:

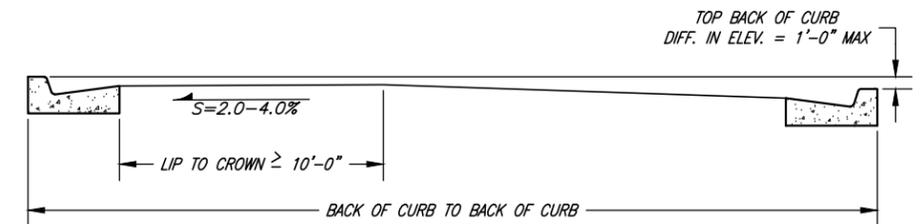
- PROVIDE 4" THICKNESS OF 3/4" OR 1" UNTREATED BASE COURSE UNDER SIDEWALK, DRIVEWAY APPROACHES AND CURB & GUTTER, COMPACTED TO 95%, PER ASTM D-1557.
- THE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY MINIMUMS AND MAY BE REQUIRED TO BE ADJUSTED WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE STABILITY PER THE GEOTECHNICAL REPORT OR CITY ENGINEER. 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.
- ALL ROAD CUTS SHALL BE PATCHED PER SHEET R11 AND SHEET R12
- CURB & GUTTER AND SIDEWALKS SHALL BE CONSTRUCTED USING FIBER REINFORCED CONCRETE AND IN COMPLIANCE WITH SOUTH WEBER CITY TECHNICAL SPECIFICATIONS AND THESE DRAWINGS.
- 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
- 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.
- NATURAL GAS TYPICALLY LOCATED IN THE PARKSTRIP, POWER AND COMMUNICATION LINES TYPICALLY LOCATED BEHIND PROPERTY LINES OR IN LOT EASEMENTS.
- "SEAL COAT" CONSISTS OF THE FOLLOWING:
 - CHIP SEAL PER APWA 32 01 13.64 AND CITY MODIFICATIONS, AND
 - FOG SEAL PER APWA 32 01 13.50.
- IMPORTED FILL UNDER ROADWAY SHALL BE GRANULAR BORROW 2" MAX.
- PRIOR TO THE INSTALLATION OF PAVEMENT, THE CITY INSPECTOR MUST GIVE WRITTEN PERMISSION TO PROCEED.

GENERAL NOTES CONT.:

- THE SPECIAL RESIDENTIAL STREET SECTION SHALL BE USED FOR RESIDENTIAL ROADWAYS THAT QUALIFY TO BE WIDER (AS PER UTAH CODE 10-9A-508(51)). THE CITY CAN REQUIRE THE INSTALLATION OF PAVEMENT IN EXCESS OF 32 FEET FOR RESIDENTIAL ROADS THAT MEET ANY OF THE FOLLOWING CONDITIONS:
 - TO ADDRESS SPECIFIC TRAFFIC FLOW CONSTRAINTS AT AN INTERSECTION, MID-BLOCK CROSSINGS, OR OTHER AREAS;
 - TO ADDRESS AN APPLICABLE GENERAL OR MASTER PLAN IMPROVEMENT, INCLUDING TRANSPORTATION, BICYCLE LANES, TRAILS, OR OTHER SIMILAR IMPROVEMENTS THAT ARE NOT INCLUDED WITHIN AN IMPACT FEE AREA;
 - TO ADDRESS TRAFFIC FLOW CONSTRAINTS FOR SERVICE TO OR ABUTTING HIGHER DENSITY DEVELOPMENTS OR USES THAT GENERATE HIGHER TRAFFIC VOLUMES, INCLUDING COMMUNITY CENTERS, SCHOOLS, AND OTHER SIMILAR USES;
 - AS NEEDED FOR THE INSTALLATION OR LOCATION OF A UTILITY WHICH IS MAINTAINED BY THE MUNICIPALITY AND IS CONSIDERED A TRANSMISSION LINE OR REQUIRES ADDITIONAL ROADWAY WIDTH;
 - FOR THIRD-PARTY UTILITY LINES THAT HAVE AN EASEMENT PREVENTING THE INSTALLATION OF UTILITIES MAINTAINED BY THE MUNICIPALITY WITHIN THE ROADWAY;
 - FOR UTILITIES OVER 12 FEET IN DEPTH;
 - FOR ROADWAYS WITH A DESIGN SPEED THAT EXCEEDS 25 MILES PER HOUR;
 - AS NEEDED FOR FLOOD AND STORMWATER ROUTING;
 - AS NEEDED TO MEET FIRE CODE REQUIREMENTS FOR PARKING AND HYDRANTS;
 - OR AS NEEDED TO ACCOMMODATE STREET PARKING.

NOTES:

- THE ROAD SECTION REQUIRED SHALL BE AS DETERMINED BY THE CITY ENGINEER BASED UPON ZONING, GENERAL PLAN, MASTER PLAN, SIZE OF DEVELOPMENT, ESTIMATED TRAFFIC VOLUME, & AMOUNT OF OPEN SPACE ASSOCIATED WITH DEVELOPMENTS, AS WELL AS THE PROXIMITY TO HIGH VOLUME ROADS OR COMMERCIAL ZONING.



CROWN LOCATION FOR VARIOUS CROSS SLOPES

CROWN NOTES:

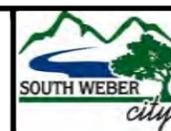
- MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURBS ON OPPOSITE SIDES OF THE STREET SHALL NOT EXCEED 1'-0" AS SHOWN IN DETAIL.
- ON CERTAIN STREETS APPROVED BY THE CITY COUNCIL, THE CITY ENGINEER WILL PROVIDE A PAVEMENT DESIGN. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY PER DIRECTION OF THE CITY ENGINEER.
- ALL STREET CROSS SECTIONS SHALL BE AS APPROVED BY THE CITY ENGINEER.

PROJECT ENGINEER	SCALE:
DATE	N. T.S.
REV.	DESIGNED <u>BKJ</u>
DATE	DRAWN <u>BEB</u>
APPR.	CHECKED <u>BKJ</u>

SCALE: N. T.S.

DESIGNED BKJ
DRAWN BEB
CHECKED BKJ

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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS

TYPICAL RESIDENTIAL STREET SECTION DETAILS

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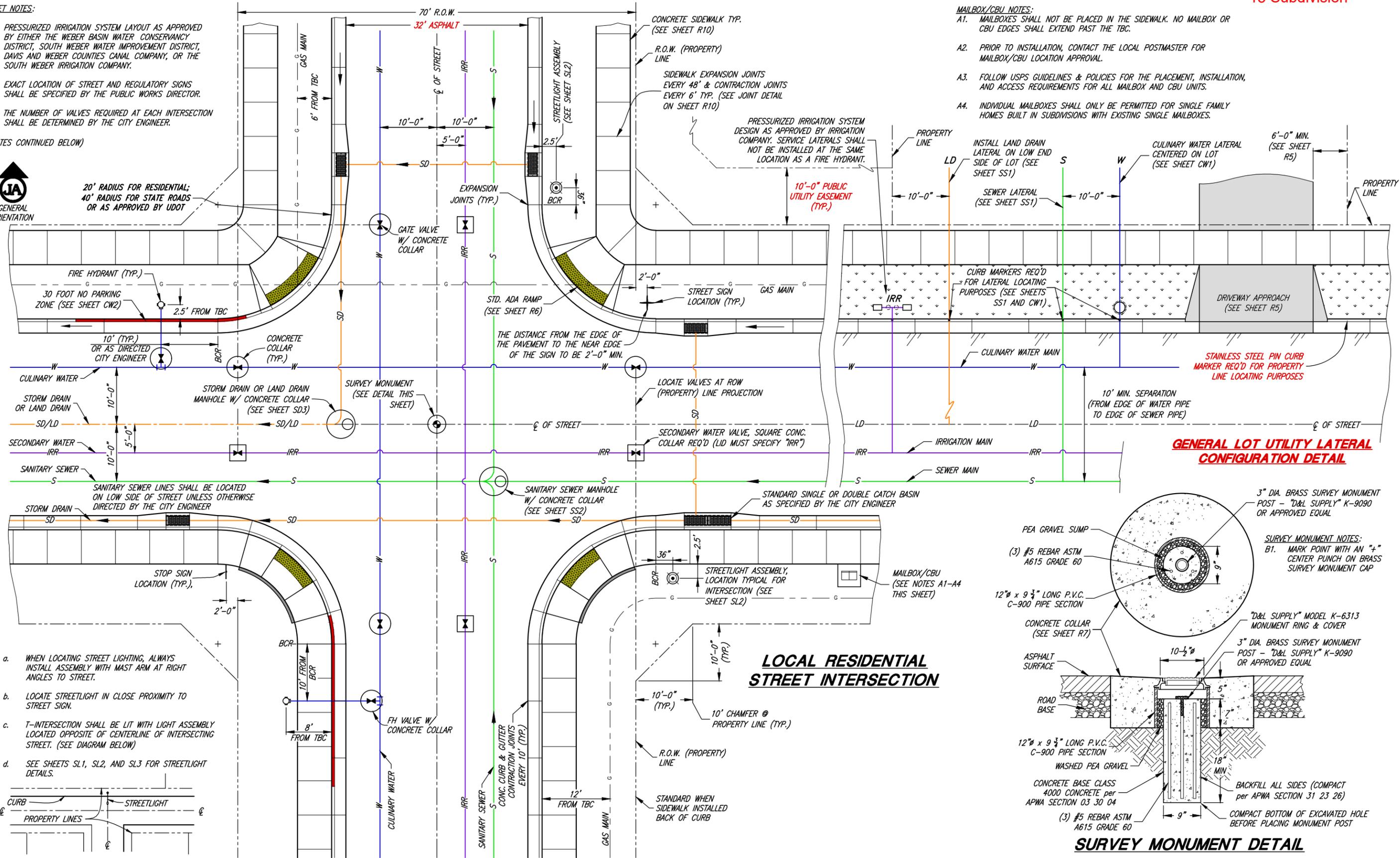
STREET NOTES:

- 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.

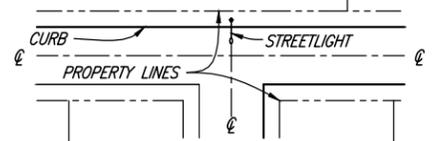
(NOTES CONTINUED BELOW)

MAILBOX/CBU NOTES:

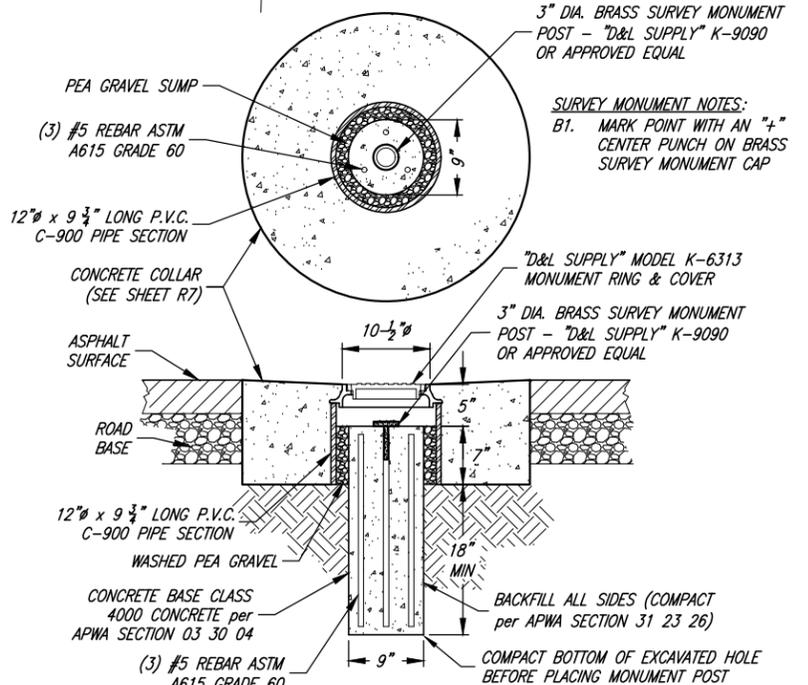
- A1. MAILBOXES SHALL NOT BE PLACED IN THE SIDEWALK. NO MAILBOX OR CBU EDGES SHALL EXTEND PAST THE TBC.
- A2. PRIOR TO INSTALLATION, CONTACT THE LOCAL POSTMASTER FOR MAILBOX/CBU LOCATION APPROVAL.
- A3. FOLLOW USPS GUIDELINES & POLICIES FOR THE PLACEMENT, INSTALLATION, AND ACCESS REQUIREMENTS FOR ALL MAILBOX AND CBU UNITS.
- A4. INDIVIDUAL MAILBOXES SHALL ONLY BE PERMITTED FOR SINGLE FAMILY HOMES BUILT IN SUBDIVISIONS WITH EXISTING SINGLE MAILBOXES.



- 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.



LOCAL RESIDENTIAL STREET INTERSECTION

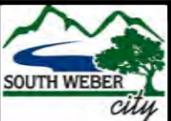


SURVEY MONUMENT DETAIL

PROJECT ENGINEER	REV.	DATE	APPR.
DATE			

SCALE:	DESIGNED	BKJ
N. T.S.	DRAWN	BEB
	CHECKED	BKJ

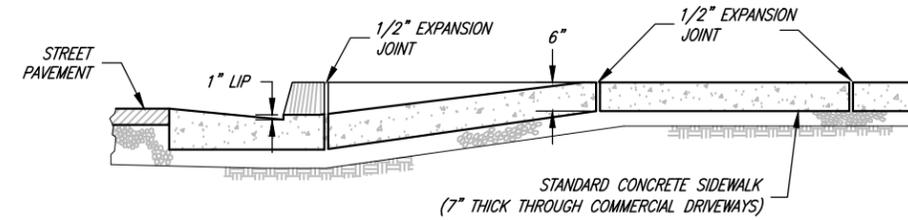
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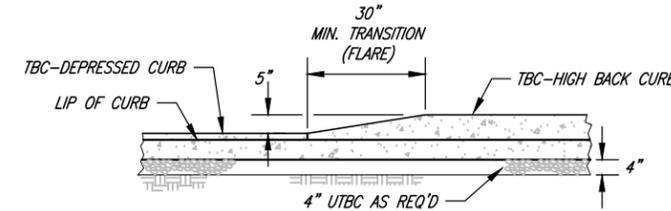
SOUTH WEBER CITY CORPORATION
 PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL STREET INTERSECTION, UTILITY LATERAL CONFIGURATION & STREET MONUMENT DETAILS
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DRIVEWAY APPROACH NOTES:

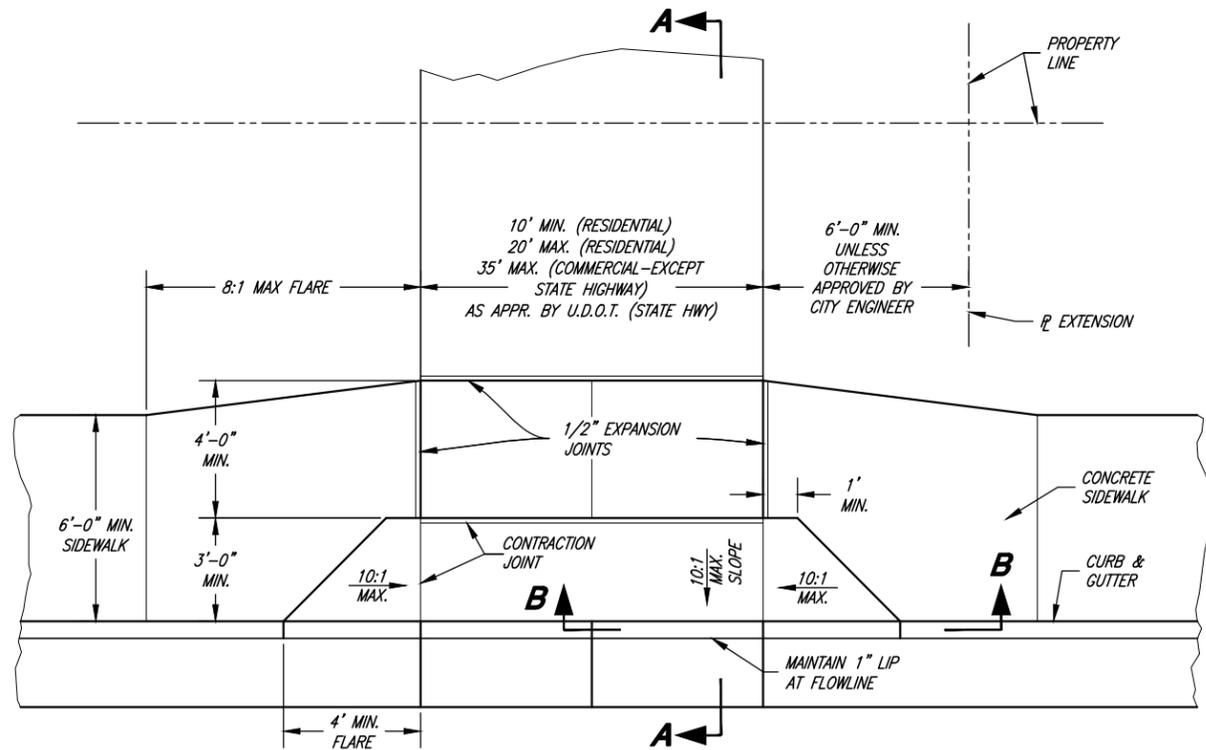
1. IN NEW SUBDIVISIONS WHERE FUTURE DRIVEWAY LOCATIONS ARE UNKNOWN, THE DRIVEWAY APPROACH SHALL BE MADE BY SAW CUTTING THE BACK OF THE EXISTING CURB TO THE REQUIRED DRIVEWAY WIDTH. ALL SAW CUTTING SHALL BE ACCOMPLISHED BY A CITY APPROVED LICENSED CONTRACTOR.
2. SCORE SIDEWALK 1/4 OF SIDEWALK THICKNESS 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.
4. IF A RESIDENTIAL LOT HAS TWO FRONTAGES AND ONE OF THOSE FRONTAGES IS LOCATED ON A COLLECTOR OR ARTERIAL STREET, THE DRIVEWAY SHALL BE LOCATED ON THE RESIDENTIAL STREET ONLY. NO DRIVEWAY ACCESS WILL BE PERMITTED ONTO THE COLLECTOR OR ARTERIAL STREET.



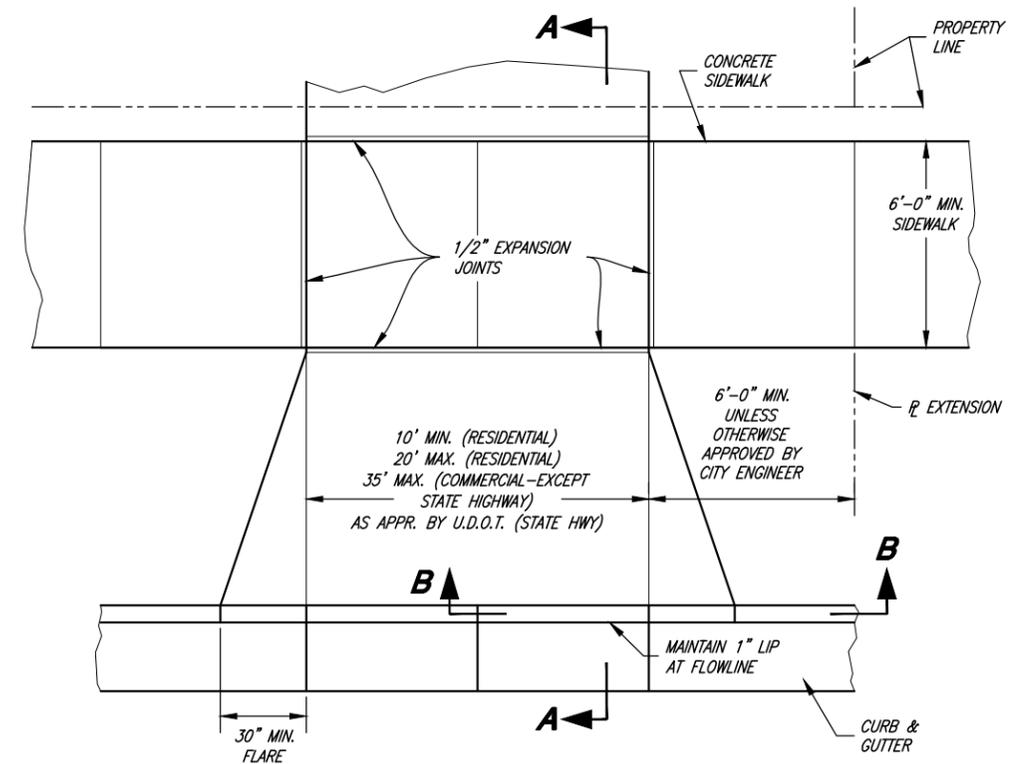
SECTION A-A



SECTION B-B



DRIVEWAY APPROACH W/ ADJACENT SIDEWALK



DRIVEWAY APPROACH W/ PARKSTRIP

DROP DOWN STYLE (CITY STANDARD)

PROJECT ENGINEER	REV.	DATE	APPR.
DATE			

SCALE:

N. T.S.

DESIGNED BKJ
 DRAWN BEB
 CHECKED BKJ

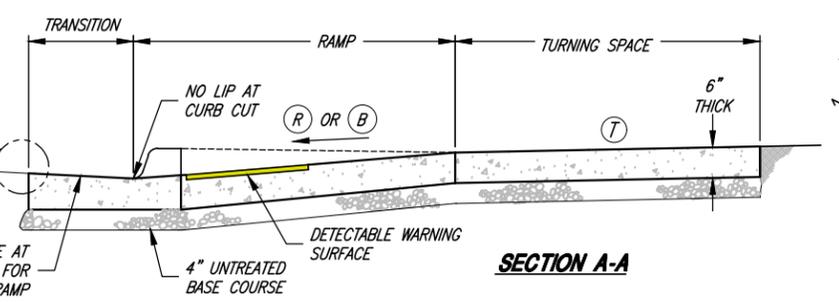
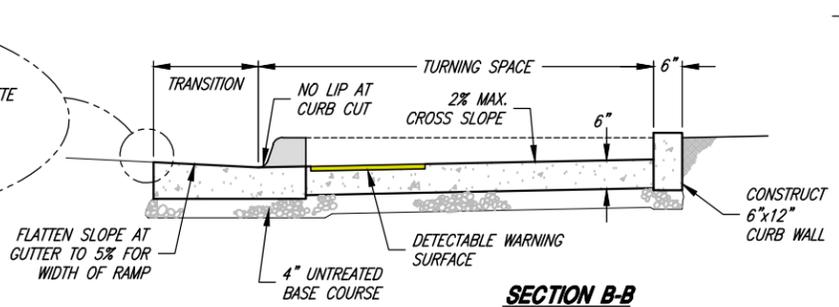
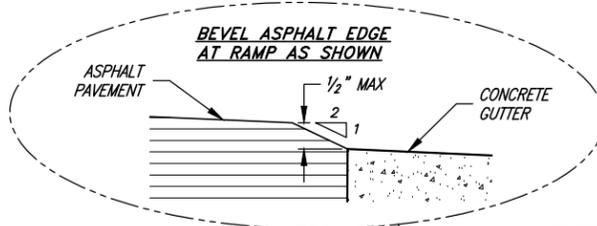


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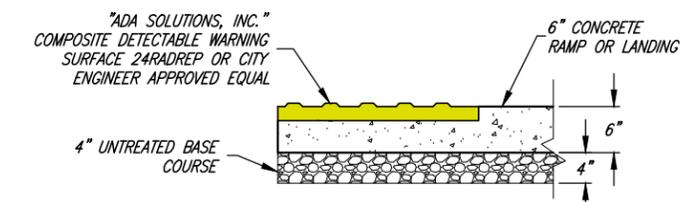
SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL DRIVE APPROACH DETAILS

SHEET:
R5
 OF 34 SHEETS
 0



- GENERAL NOTES:**
1. INSTALLATION TOLERANCES ON CURB & GUTTER AND SIDEWALK PER APWA 32 16 13, 3.7.
 2. AS-BUILT SURVEY MAY BE REQUIRED TO VERIFY COMPLIANCE WITH TOLERANCES.
 3. GRINDING OF CONCRETE, TO MEET TOLERANCES, WILL NOT BE ALLOWED.

- 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 PUBLIC WORKS DIRECTOR.
 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.

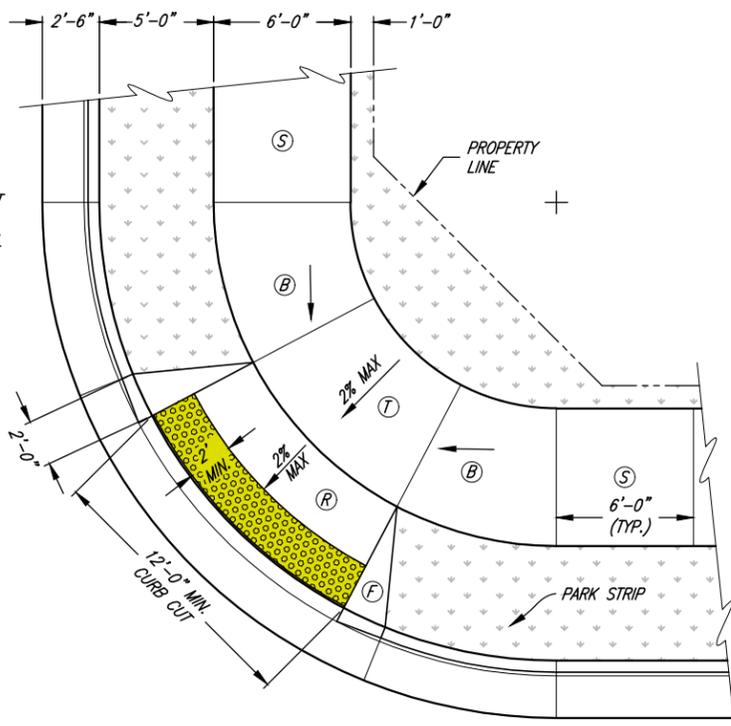


DETECTABLE WARNING SURFACE DETAIL

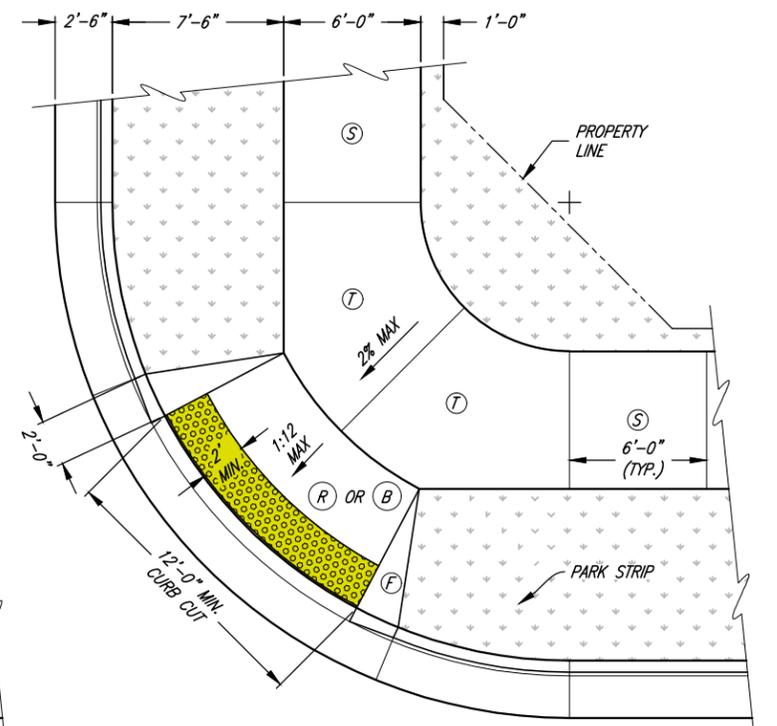
SLOPE REFERENCE TABLE			
ITEM	MAX RUNNING SLOPE*	MAX. CROSS SLOPE*	
(T) TURNING SPACE ²	2% (1V:48H)	2% (1V:48H)	
(R) RAMP	8.3% (1V:12H)	2% (1V:48H)	
(S) SIDEWALK	5% (1:20) ¹	2% (1V:48H)	
(F) FLARE	25% (1V:4H)	--	
(B) BLENDED TRANSITION	5% (1V:20H) 2% MIN.	2% (1V:48H)	

* 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

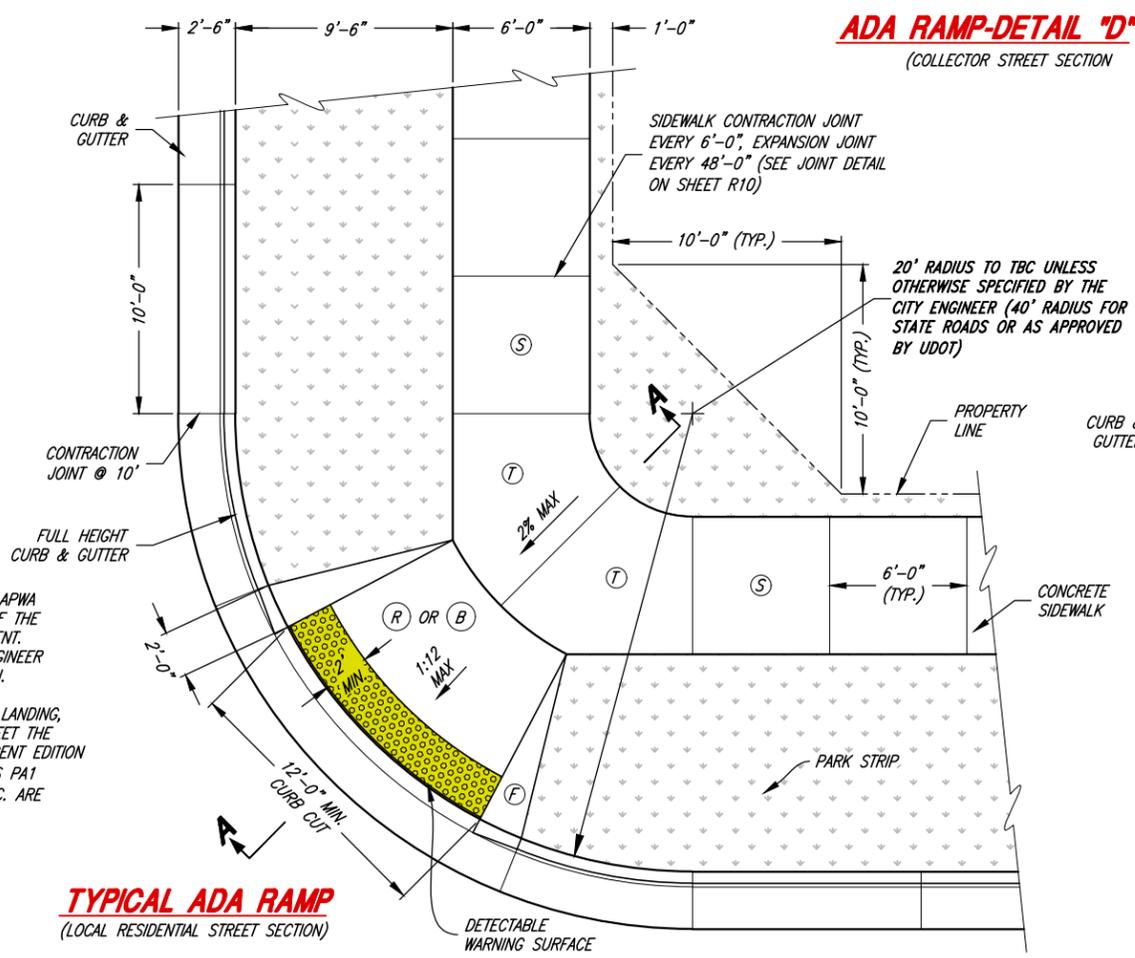
- ADA RAMP NOTES:**
- WHERE DESIGNATED BY THE CITY, ALTERNATE UDOT OR APWA RAMP DESIGNS MAY BE USED WITH PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY PUBLIC WORKS DEPARTMENT. SUBMIT ENGINEERED CONSTRUCTION PLANS TO CITY ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
 - SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP, LANDING, AND TRANSITION MAY BE CHANGED, BUT THEY MUST MEET THE 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.
 - LOCATE CURB CUT WITHIN CROSSWALK.
 - RAMP GRADE BREAK MUST BE PERPENDICULAR TO THE RUNNING SLOPE.



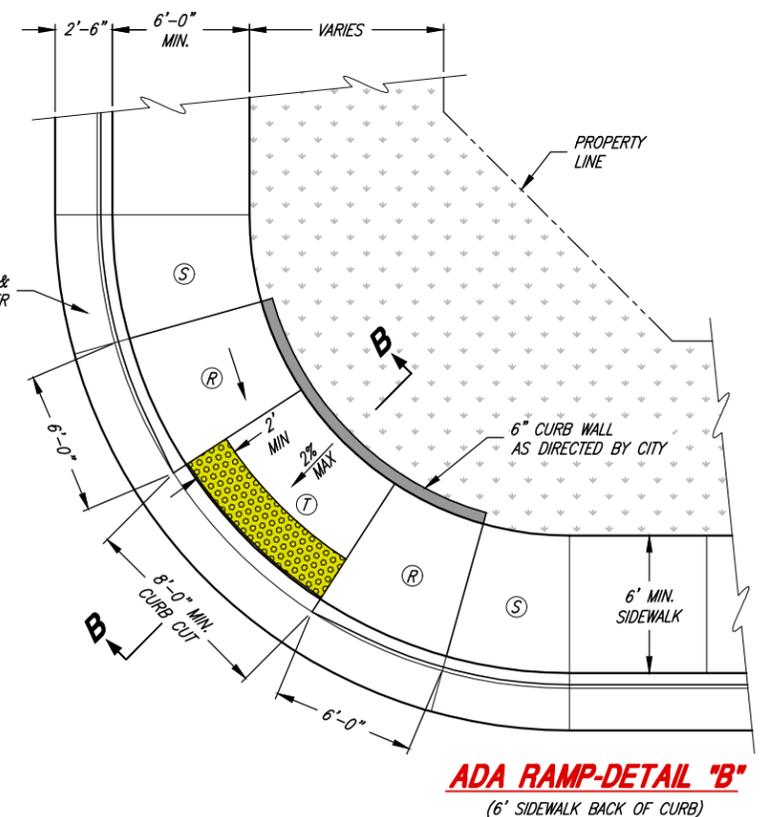
ADA RAMP-DETAIL "D"
(COLLECTOR STREET SECTION)



ADA RAMP-DETAIL "C"
(SPECIAL RESIDENTIAL STREET SECTION)



TYPICAL ADA RAMP
(LOCAL RESIDENTIAL STREET SECTION)

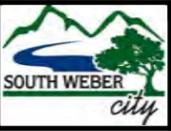


ADA RAMP-DETAIL "B"
(6' SIDEWALK BACK OF CURB)

PROJECT ENGINEER	REV.	DATE	APPR.
DATE			

SCALE:	DESIGNED	BKJ
N. T.S.	DRAWN	BEB
	CHECKED	BKJ

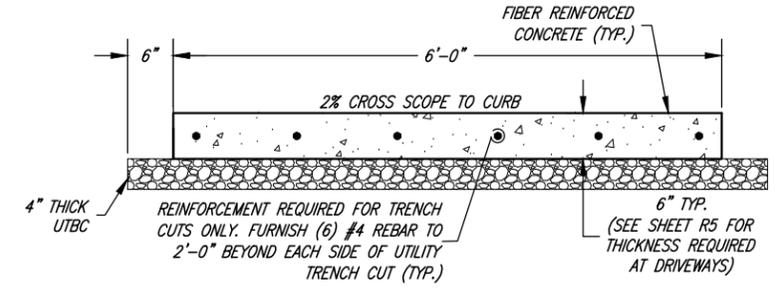
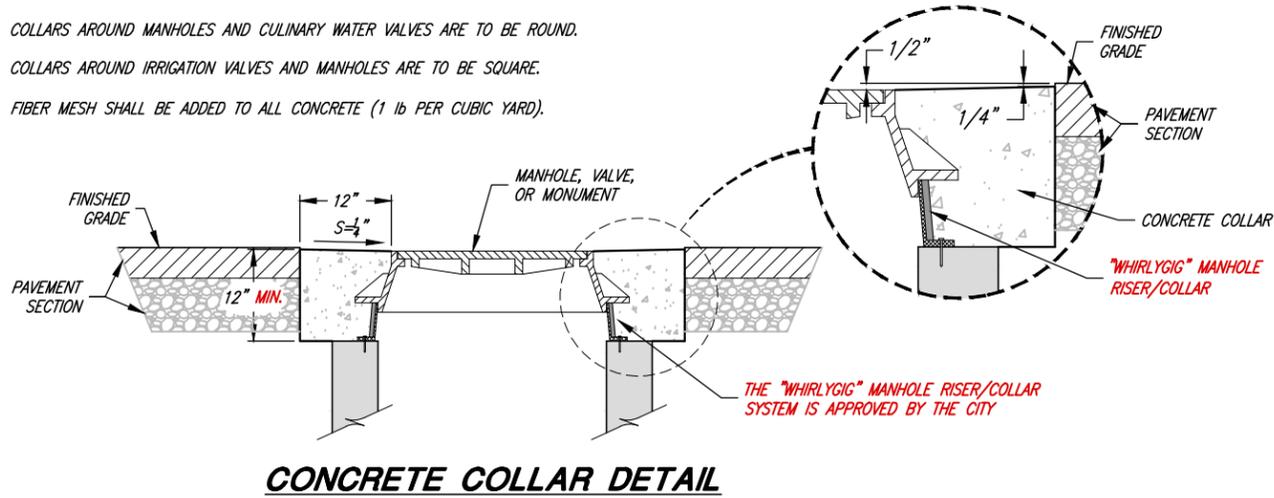
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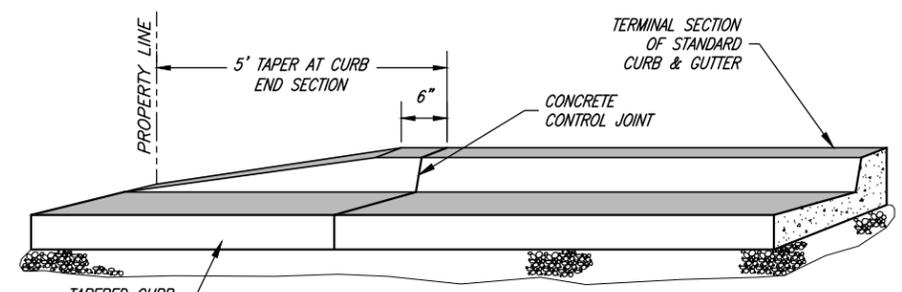
SOUTH WEBER CITY CORPORATION
 PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL ADA RAMP DETAILS
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CONCRETE COLLAR NOTES:

- 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).

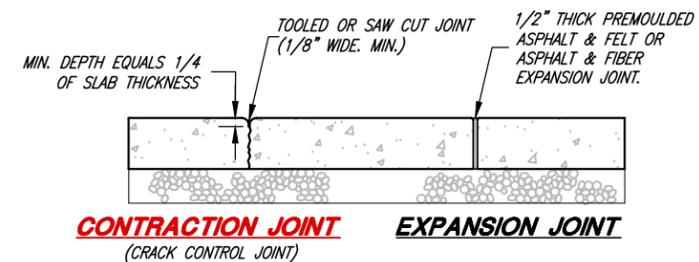


SIDEWALK SECTION
(CITY STANDARD)

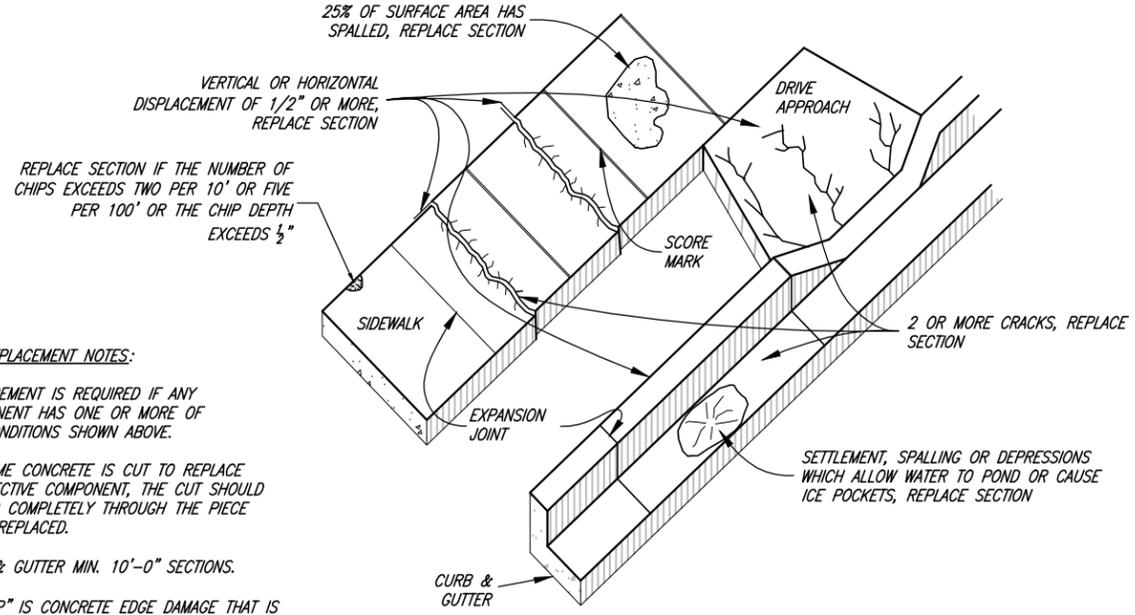


CURB END SECTION

CURB END SECTION NOTE:
CONSTRUCT CURB END SECTION FOR IMPROVED SAFETY AND TO PREVENT SNOW PLOW DAMAGE. CONTRACTOR REQUIRED TO SAW-CUT AND REMOVE TAPERED CURB END SECTION AND CONSTRUCT NEW CURB AND GUTTER WHEN CURB AND GUTTER IS EXTENDED.



JOINT DETAIL



DEFECTIVE CONCRETE REPLACEMENT CRITERIA

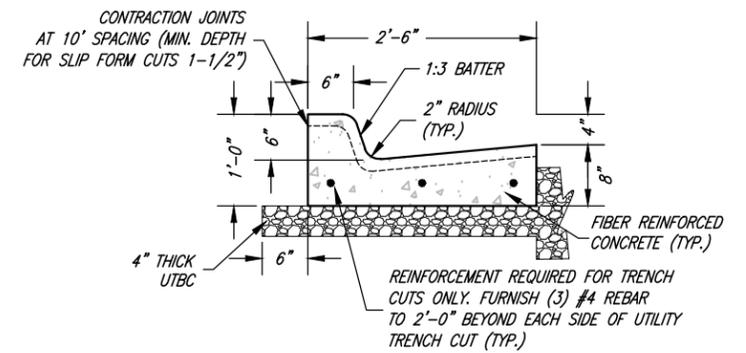
CONCRETE REPLACEMENT NOTES:

- 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.
- A4. CONCRETE CLASS: WHEN NOT SPECIFIED IN THE PLANS OR PROJECT SPECIFICATION, USE THE FOLLOWING TABLE TO SELECT THE CLASS OF CONCRETE REQUIRED FOR THE APPLICATION.

CONCRETE 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



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%.

PROJECT ENGINEER	REV.	DATE	APPR.
DATE			

SCALE: N. T.S.

DESIGNED BKJ

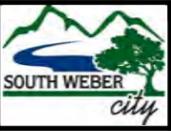
DRAWN BEB

CHECKED BKJ

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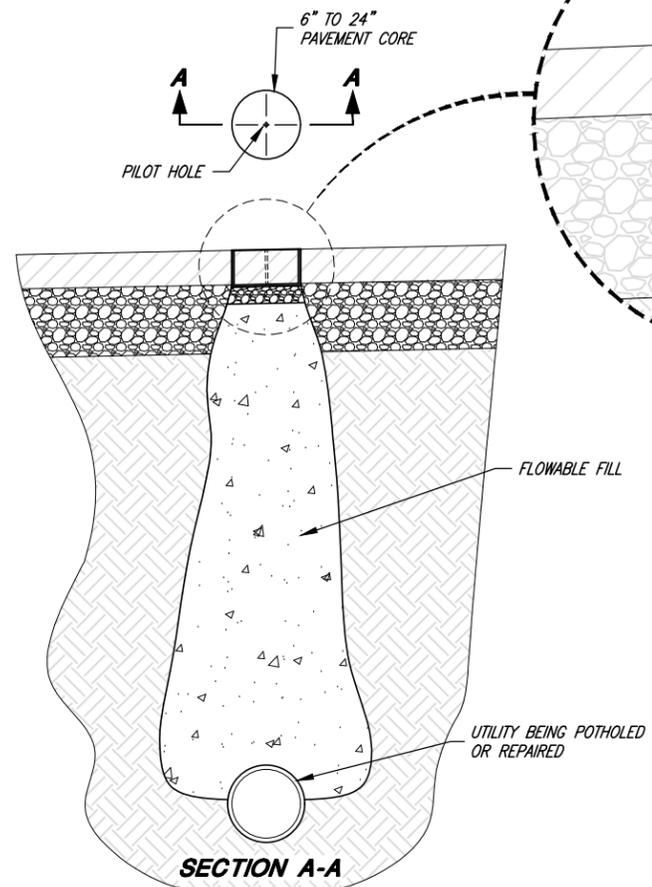


SOUTH WEBER CITY CORPORATION

PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS

TYPICAL SIDEWALK, CURB & GUTTER, CONCRETE COLLAR, AND DEFECTIVE CONC. REPLACEMENT DETAILS 252 of 449

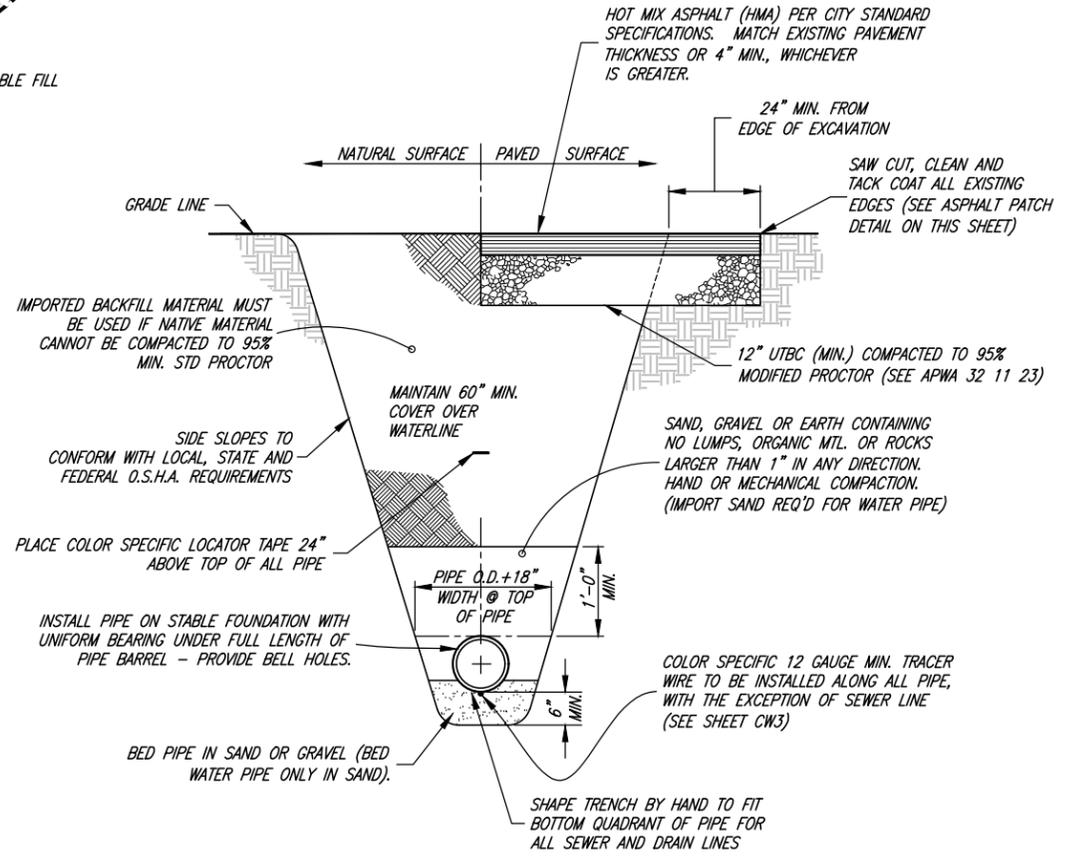
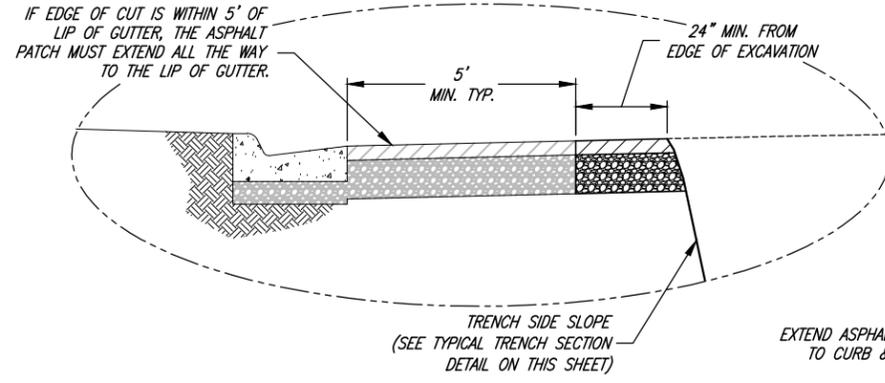
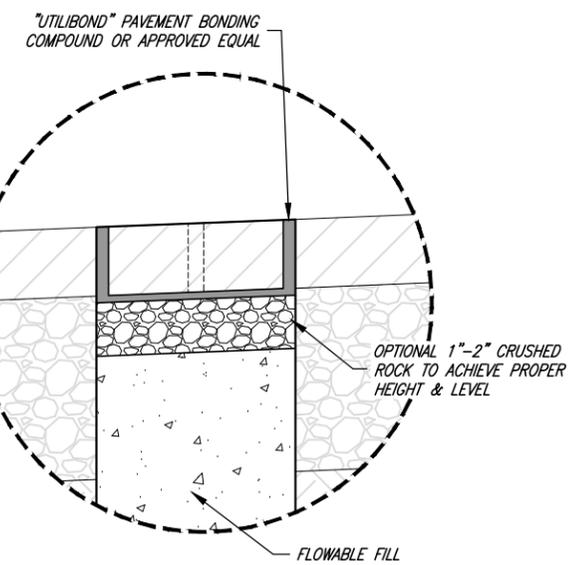
BOND MATERIAL PROPERTIES		
PROPERTY	ASTM TEST METHOD	REQUIREMENTS
BOND STRENGTH, PSI (@ 70° F., 30 MIN. CURE)	C882	200 MIN.
COMPRESSIVE STRENGTH, PSI (@ 70° F., 60 MIN. CURE)	C109	1500 MIN.



UTILITY POTHOLES DETAIL
KEYHOLE METHOD

UTILITY POTHOLES NOTES:

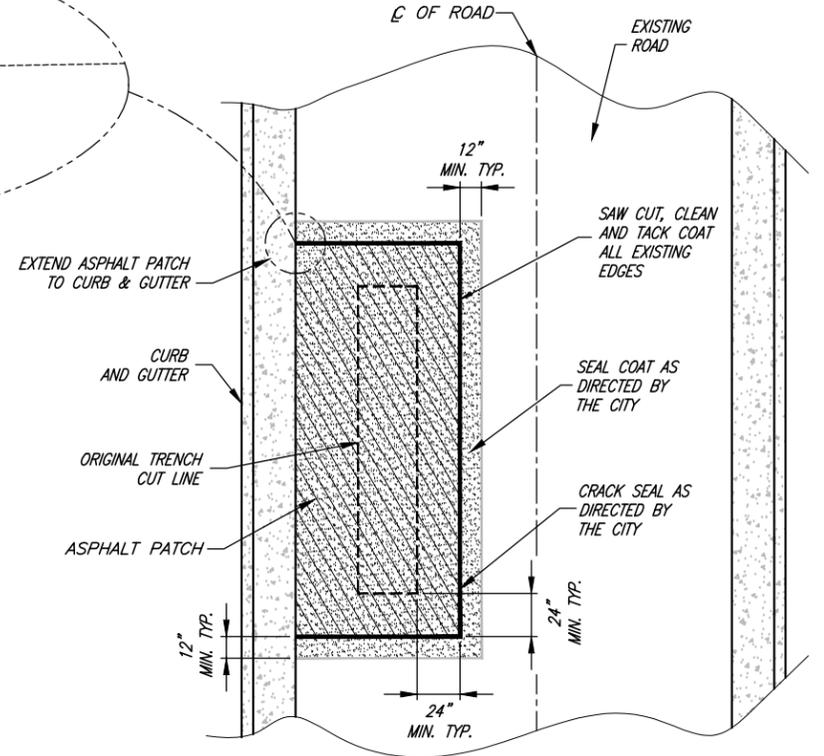
- A1. CONTRACTOR SHALL PLACE A TEMPORARY PAINT MARK ON THE PAVEMENT TO ASSURE CORE IS REPLACED IN THE SAME ORIENTATION.
- A2. CORING SHALL BE COMPLETED PERPENDICULAR TO THE HORIZON (NOT THE PAVEMENT), AND SHALL EXTEND THE FULL ASPHALT DEPTH. CORING SHALL BE COMPLETED USING A KEYHOLE CORING SAW CAPABLE OF REMOVING AN INTACT CORE OF PAVEMENT.
- A3. CORES SHALL NOT BE LESS THAN 6 INCHES IN DIAMETER AND NO MORE THAN 24 INCHES IN DIAMETER.
- A4. SOIL SHALL BE REMOVED USING AIR/VACUUM EXTRACTION METHODS AND DISPOSED PROPERLY OFF SITE.
- A5. FLOWABLE FILL SHALL BE USED TO BACKFILL THE HOLE TO WITHIN ONE TO TWO INCHES OF THE BOTTOM OF THE EXISTING PAVEMENT.
- A6. COMPACTED GRAVEL IF NECESSARY SHALL BE USED TO BRING THE POTHOLE TO THE BOTTOM OF PAVEMENT GRADE. THE TEMPORARY PAINT MARK SHALL BE USED TO ALIGN THE CORE TO ITS ORIGINAL POSITION AND THE GRAVEL SHALL BE USED TO LEVEL THE CORE SO THE FINISH GRADE IS FLUSH WITH THE SURROUNDING ASPHALT.
- A7. PAVEMENT BONDING COMPOUND SHALL BE USED TO RESTORE THE CORE TO ITS ORIGINAL CONDITION COMPLETELY FLUSH WITH THE SURROUNDING ASPHALT. THE COMPOUND SHALL BE POURED IN THE POTHOLE AND THE CORE PLACE IN AFTER CAUSING THE PAVEMENT BONDING COMPOUND TO FLOW TO THE SURFACE. ALL EXCESS BONDING AGENT SHALL BE REMOVED.
- A8. CORES SHALL BE ALLOWED TO CURE PER MANUFACTURER'S RECOMMENDATIONS PRIOR TO OPENING TO TRAFFIC.



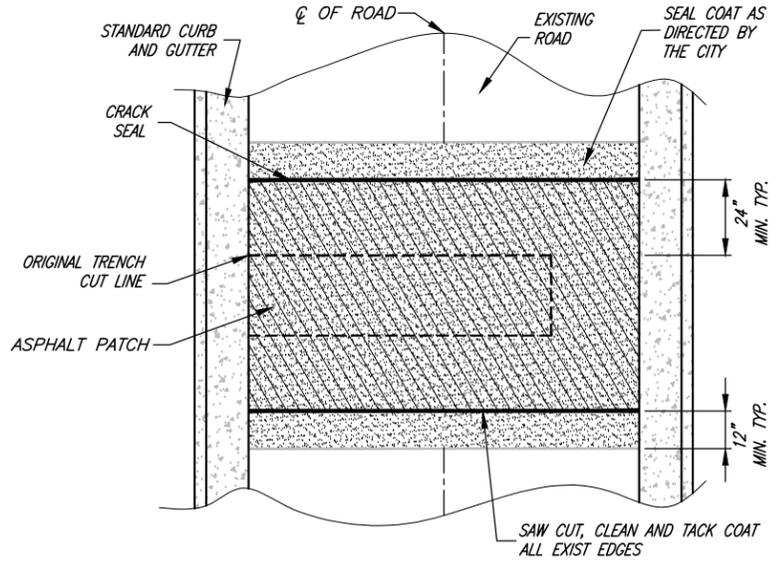
TYPICAL TRENCH SECTION
(WATER, IRRIGATION, SEWER, STORM DRAIN, AND LAND DRAIN)

TRENCH NOTES:

- A. BACKFILL PER APWA 33 05 20.
- 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.



TYPICAL PARALLEL ASPHALT PATCH PLAN



TYPICAL HORIZONTAL ASPHALT PATCH PLAN

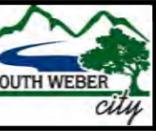
ASPHALT PATCH NOTE:

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)
2. NO ANGLED ASPHALT PATCHING ALLOWED.

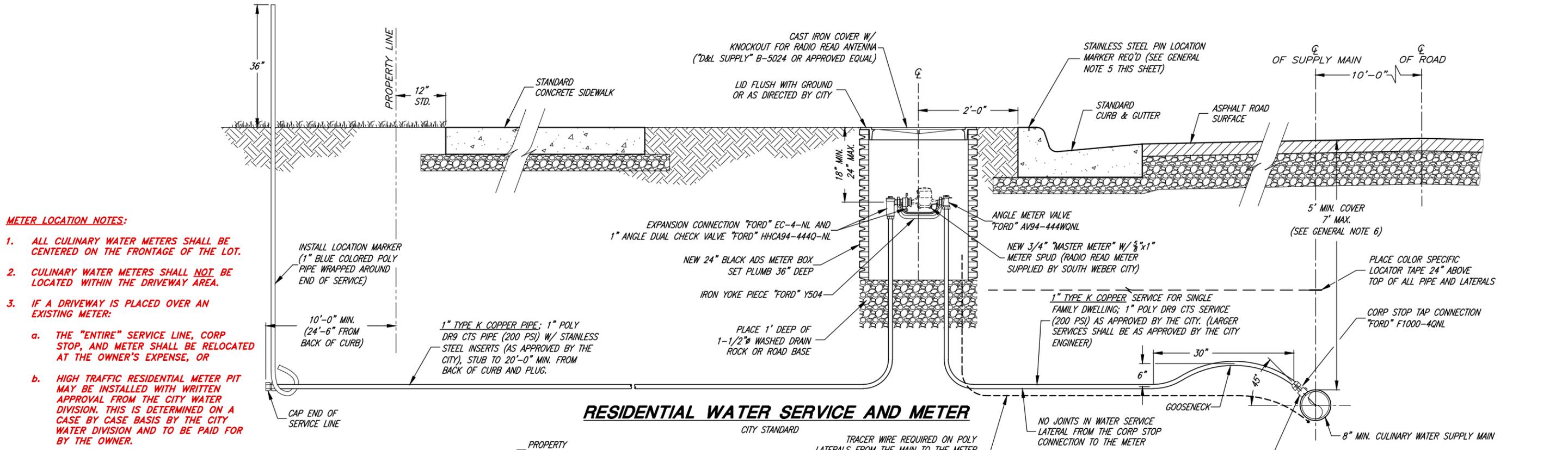
PROJECT ENGINEER	SCALE:
DATE	N. T.S.
REV.	DESIGNED <u>BKJ</u>
DATE	DRAWN <u>BEB</u>
APPR.	CHECKED <u>BKJ</u>

SCALE:	DESIGNED <u>BKJ</u>
N. T.S.	DRAWN <u>BEB</u>
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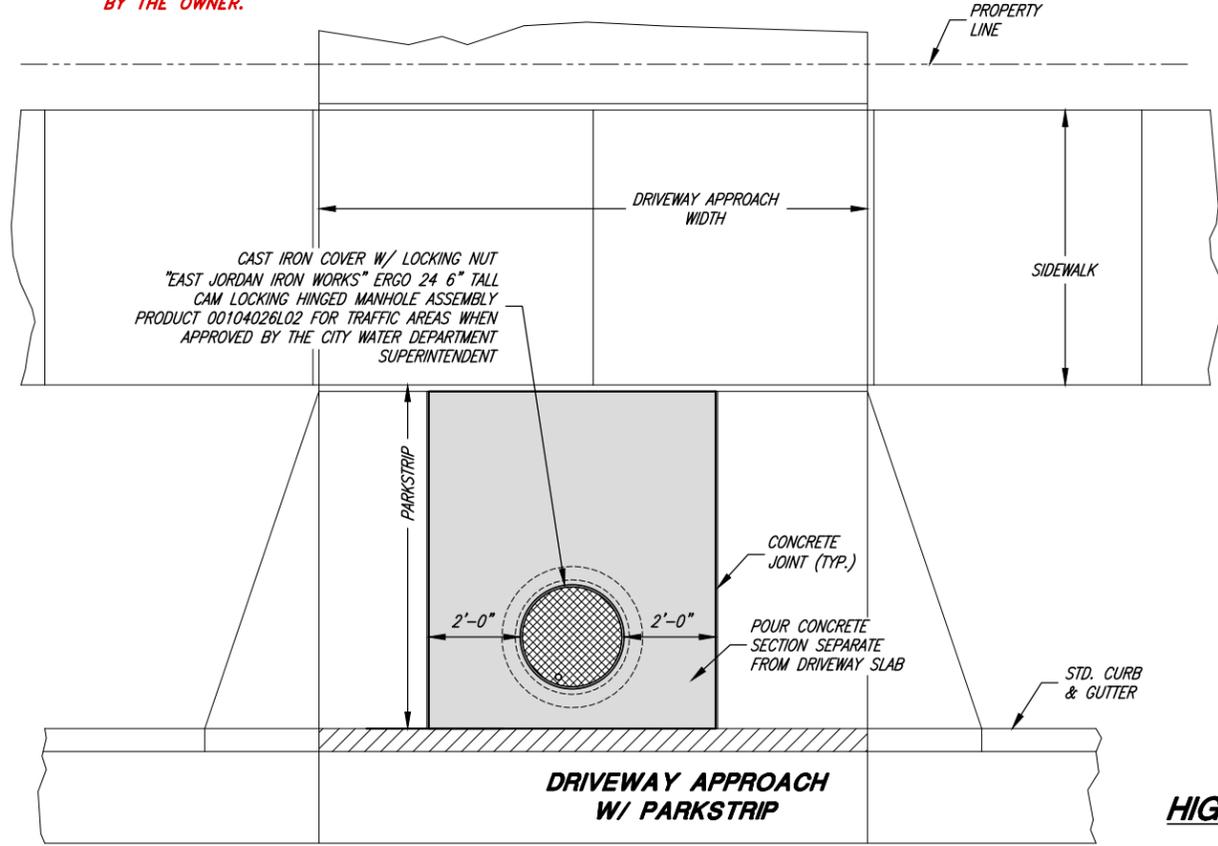
SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
UTILITY TRENCH, UTILITY POTHOLES, AND ASPHALT PATCH PLAN DETAILS



METER LOCATION NOTES:

1. ALL CULINARY WATER METERS SHALL BE CENTERED ON THE FRONTAGE OF THE LOT.
2. CULINARY WATER METERS SHALL NOT BE LOCATED WITHIN THE DRIVEWAY AREA.
3. IF A DRIVEWAY IS PLACED OVER AN EXISTING METER:
 - a. THE "ENTIRE" SERVICE LINE, CORP STOP, AND METER SHALL BE RELOCATED AT THE OWNER'S EXPENSE, OR
 - b. HIGH TRAFFIC RESIDENTIAL METER PIT MAY BE INSTALLED WITH WRITTEN APPROVAL FROM THE CITY WATER DIVISION. THIS IS DETERMINED ON A CASE BY CASE BASIS BY THE CITY WATER DIVISION AND TO BE PAID FOR BY THE OWNER.

RESIDENTIAL WATER SERVICE AND METER



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)

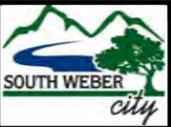
C900 - CITY STANDARD (UNLESS OTHERWISE SPECIFIED)
 BLUE COLOR PIPE W/ BLUE 12 GAUGE TRACER WIRE.
 8"-12" MAINS SHALL BE C900 DR-18
 14" OR LARGER MAINS SHALL BE C900 DR-18
 DUCTILE IRON PIPE IS ALSO ALLOWED BY THE CITY - POLYWRAP ALL D.I. WATERLINES
 8"-12" MAINS SHALL BE CLASS 51.
 14" OR LARGER MAINS SHALL BE CLASS 250 psi

- GENERAL NOTES:**
1. ALL FITTINGS SHALL BE "MUELLER" COMPRESSION TYPE UNLESS OTHERWISE NOTED.
 2. "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.
 3. 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).
 4. ALL SPECIFIED BRANDS OF MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS MAY BE USED WITH PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY WATER SYSTEM SUPERINTENDENT.
 5. 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.
 6. 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.

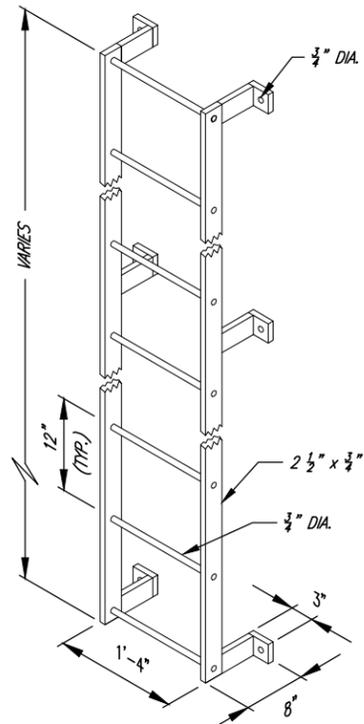
PROJECT ENGINEER	REV.	DATE	APPR.
DATE			

SCALE:	DESIGNED	BKJ
N. T.S.	DRAWN	BEB
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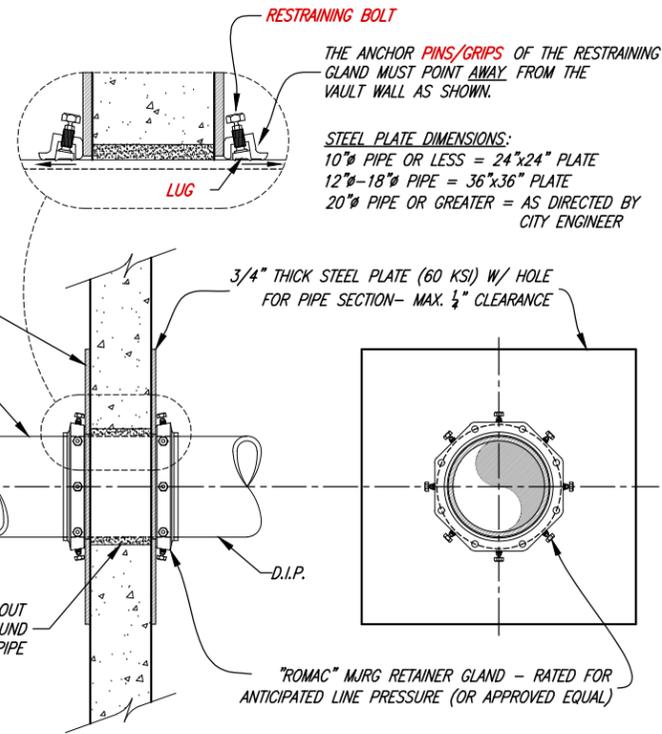
SOUTH WEBER CITY CORPORATION
 PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
RESIDENTIAL WATER SERVICE CONNECTION DETAILS



LADDER DETAIL

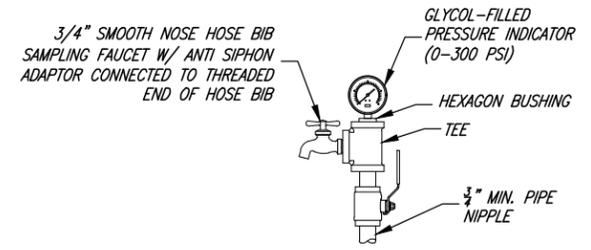
LADDER NOTES:

- D1. MAX. 12" SPACING BETWEEN BOTTOM OF LADDER AND VAULT FLOOR.
- D2. HOT DIP GALVANIZE AFTER FABRICATION.

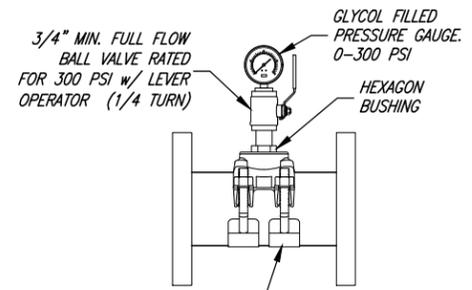


WALL PENETRATION DETAIL

FOR PRECAST VAULT (TYP)



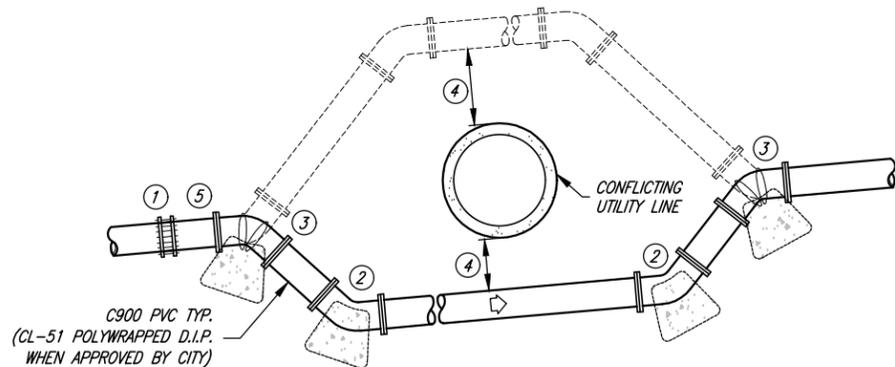
(WITH SAMPLING FAUCET DETAIL)



BRASS DOUBLE S.S. STRAPS SERVICE SADDLE OR APPROVED EQUAL

PRESSURE GAUGE ASSEMBLY

N.T.S.



TYPICAL WATERLINE LOOP

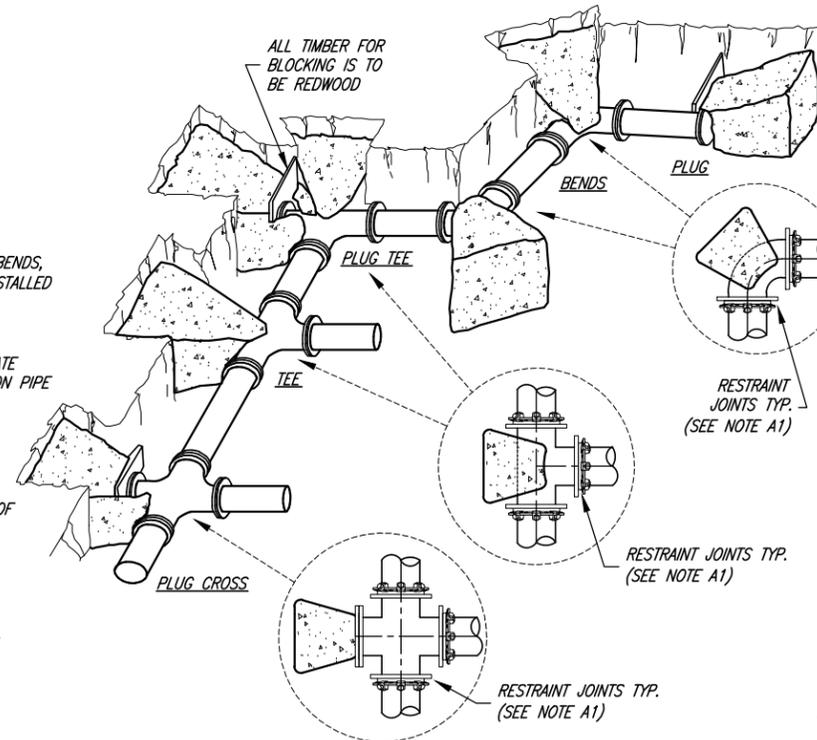
- ① TRANSITION COUPLING; "ROMAC" ALPHA, "ROMAC" MACRO, OR APPROVED EQUAL
- ② MJ 45° BEND W/RETAINER GLANDS
- ③ CONSTRUCT THRUST BLOCKS AT EACH 45° BEND W/(3) #6 REBAR SECURING BLOCK TO FITTING (EPOXY COATING)
- ④ MINIMUM OF 12" COVER BETWEEN THE WATERLINE AND CONFLICTING UTILITY LINE TO BE CROSSED, EXCEPT 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

PROJECT ENGINEER	SCALE:
DATE	N. T.S.
REV.	DESIGNED <u>BKJ</u>
DATE	DRAWN <u>BEB</u>
APPR.	CHECKED <u>BKJ</u>

SCALE:	DESIGNED <u>BKJ</u>
N. T.S.	DRAWN <u>BEB</u>
	CHECKED <u>BKJ</u>

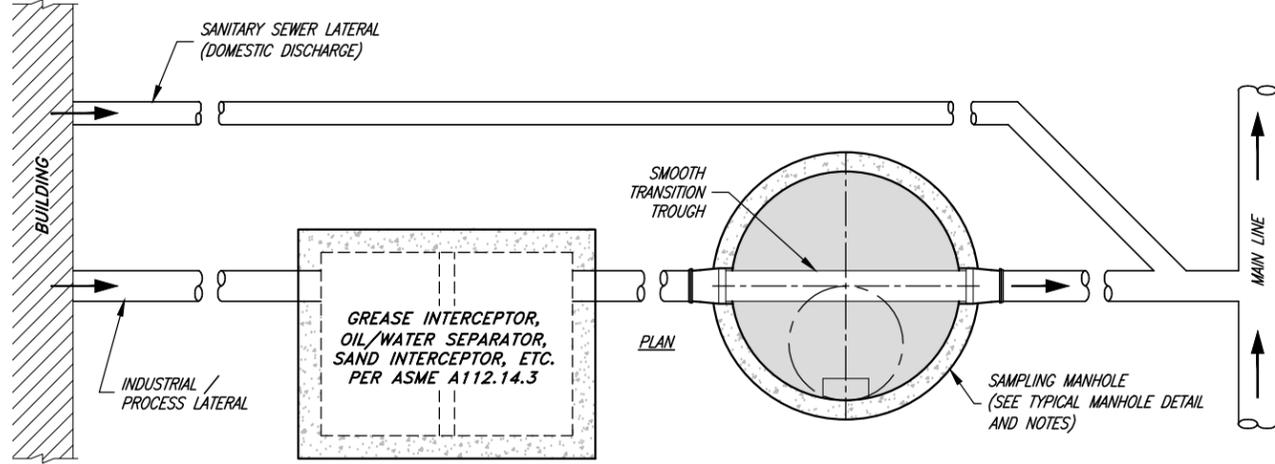


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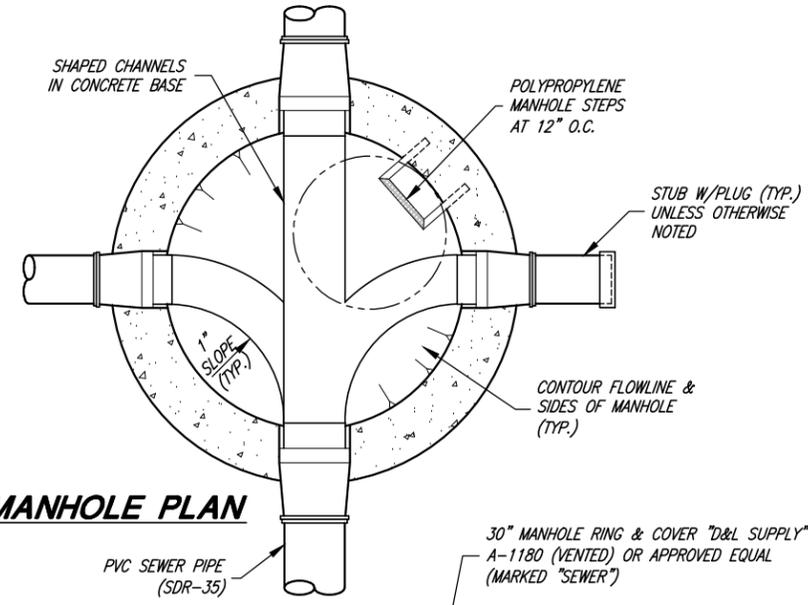


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
THRUST BLOCK, WATERLINE LOOP, AND MISC. VAULT DETAILS

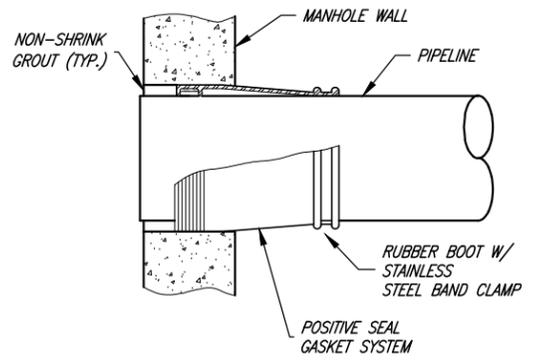
SHEET:
CW6
 OF 34 SHEETS
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SAMPLING MANHOLE



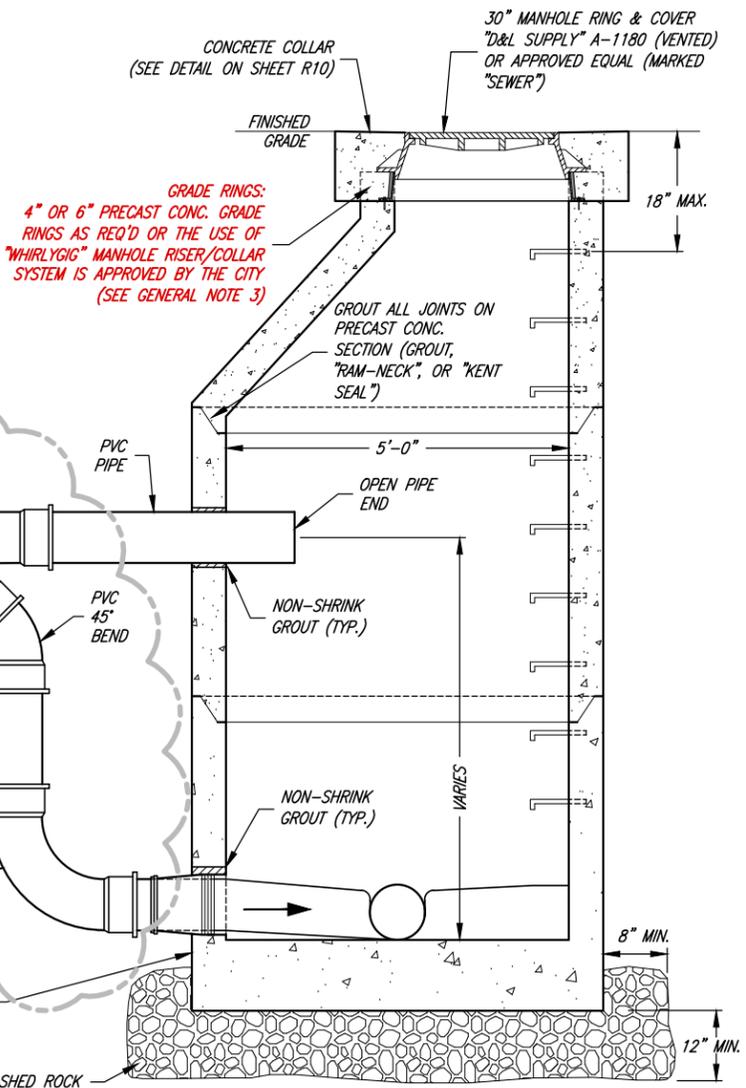
MANHOLE PLAN



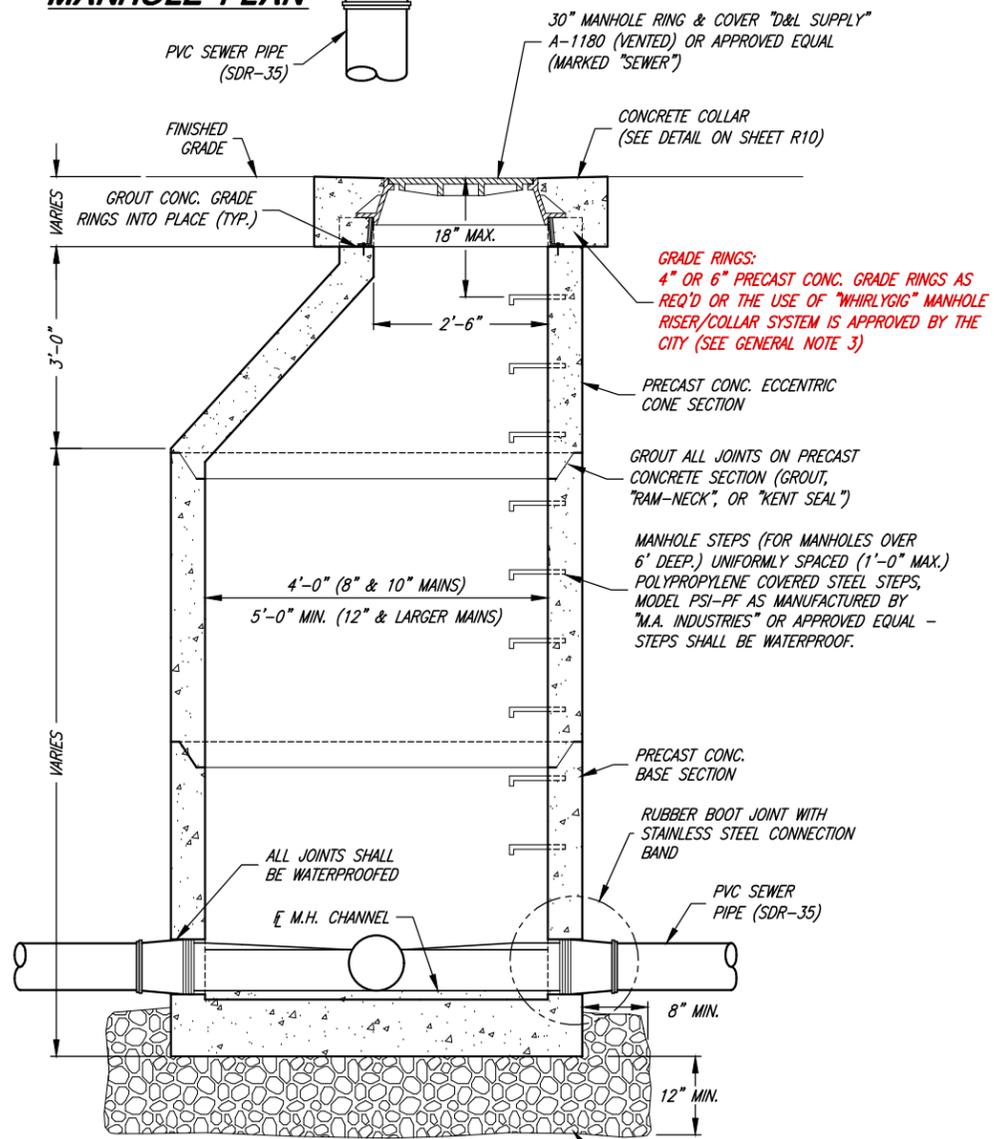
RUBBER BOOT DETAIL

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

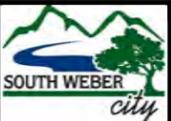
GENERAL NOTES:

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 CITY 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.
9. ALL SEWER MANHOLE COVERS TO BE VENTED UNLESS OTHERWISE NOTED.

PROJECT ENGINEER			
DATE	REV.	DATE	APPR.

SCALE:	
DESIGNED	BKJ
DRAWN	BEB
CHECKED	BKJ

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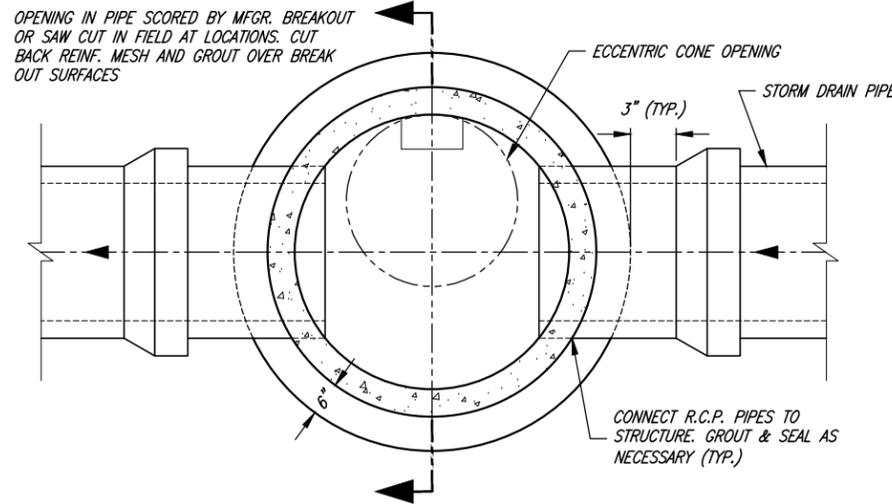
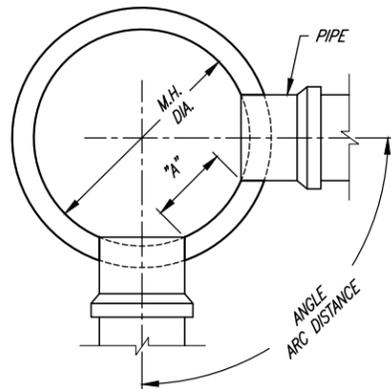


SOUTH WEBER CITY CORPORATION
 PUBLIC WORKS - SANITARY SEWER SYSTEM STANDARDS
SANITARY SEWER MANHOLE DETAILS
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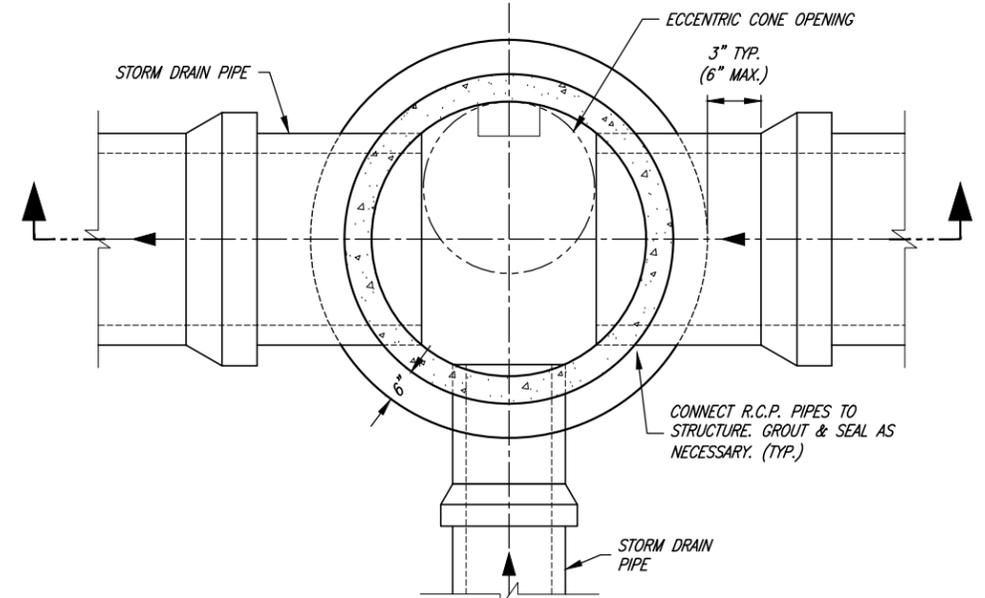
PIPE SIZES		JUNCTION MANHOLE (ANGLE / ARC DISTANCE)										
M.H. SIZE	IN-LINE M.H.	180°	90°	85°	80°	75°	70°	65°	60°	55°	50°	45°
4" M.H.	15"-24"	15"-18"	15"-18"	15"-18"	15"	15"	15"	15"	15"	15"	15"	15"
5" M.H.	27"-30"	21"-24"	21"-24"	18"-21"	18"-21"	15"-18"	15"-18"	15"	15"	15"	15"	15"
6" M.H.	36"-48"	27"-30"	27"-30"	24"-27"	24"	21"-24"	21"	18"	15"-18"	15"	15"	15"
7" M.H.	54"	36"	36"	30"	27"-30"	27"	24"	21"-24"	21"	18"	15"	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



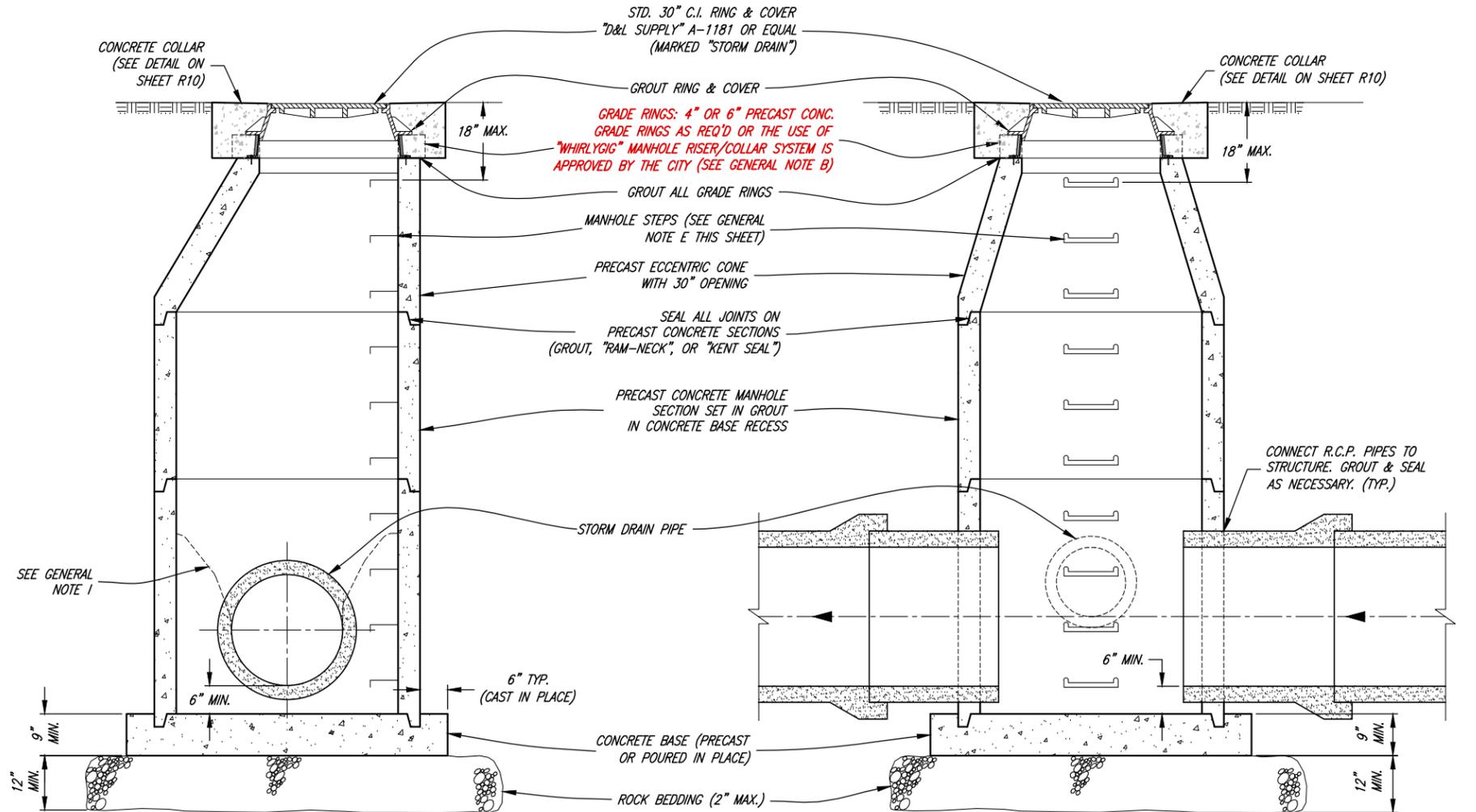
TYPICAL LINE MANHOLE



TYPICAL JUNCTION MANHOLE

GENERAL NOTES:

- A LARGER DIAMETER MANHOLE MAY BE REQUIRED BY THE CITY ENGINEER AFTER EVALUATION OF THE NUMBER, SIZE, AND 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.



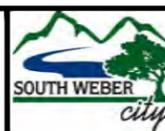
PROJECT ENGINEER	REV.	DATE	APPR.
DATE			

SCALE:	DESIGNED	BKJ
N. T.S.	DRAWN	BEB
	CHECKED	BKJ

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PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS

STORM DRAIN MANHOLE DETAILS

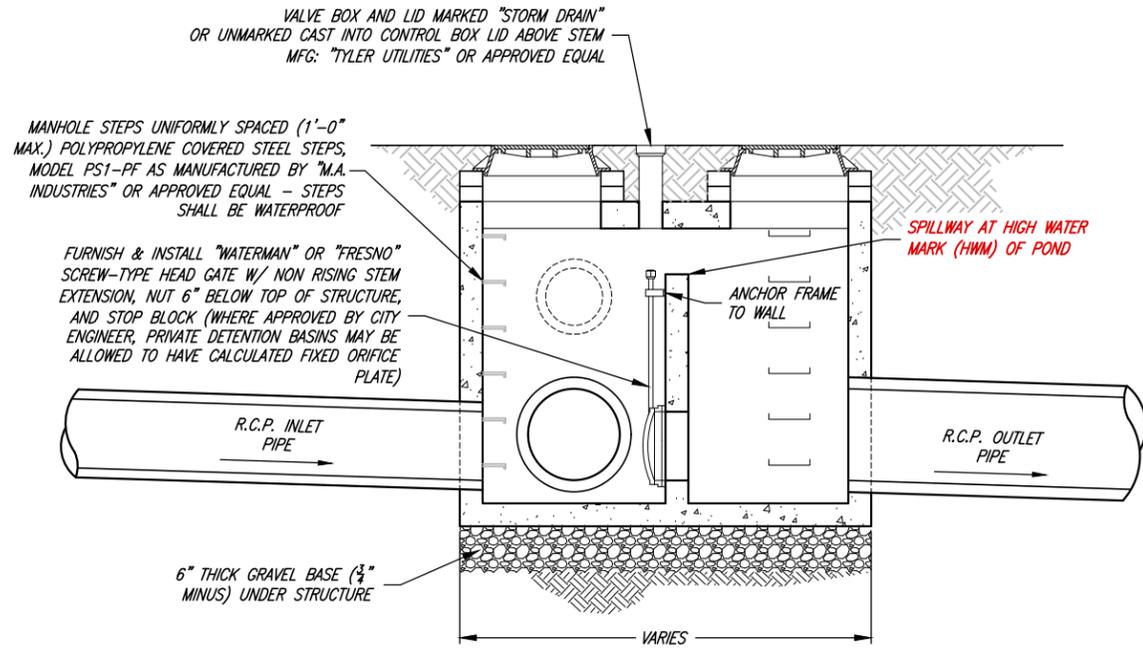
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GENERAL NOTES:

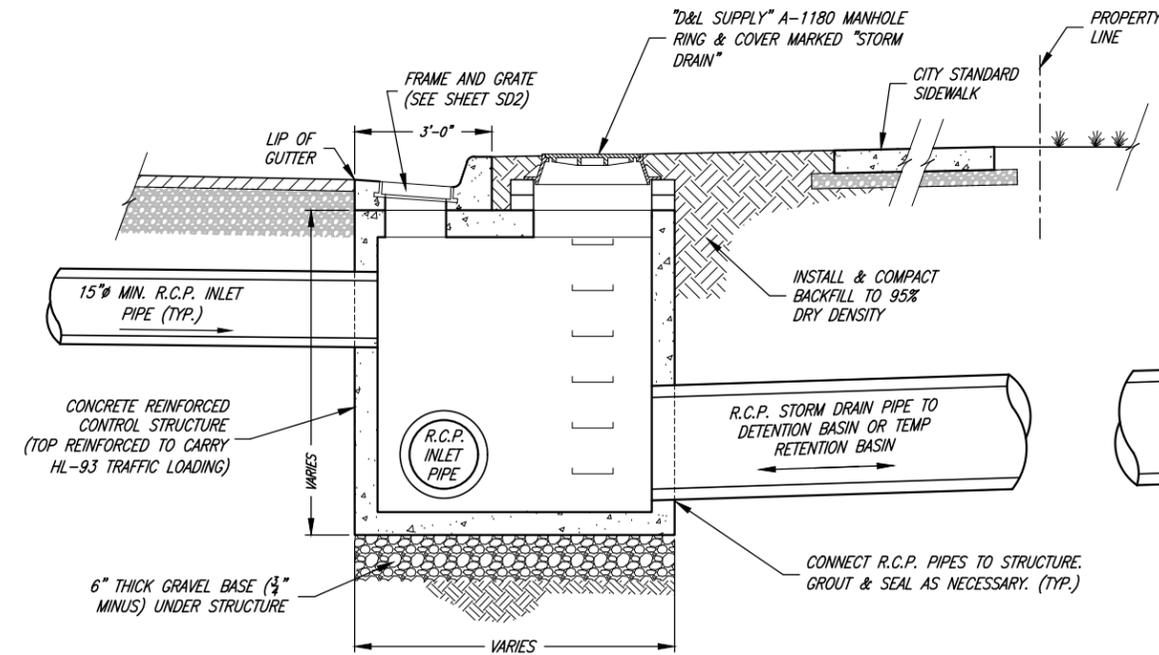
1. ALL BASINS REGARDLESS OF LOCAL OR REGIONAL SHALL BE DESIGNED TO ACCOMMODATE A 100 YEAR STORM EVENT.
2. A DAM SAFETY (UTAH DIVISION OF WATER RIGHTS) HAZARD PERMIT MAY BE REQUIRED.
3. STRUCTURE DESIGN AND FLOW CALCULATIONS MUST BE APPROVED BY CITY ENGINEER PRIOR TO CONSTRUCTION.
4. STORM DRAIN LINES 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

STRUCTURAL NOTES:

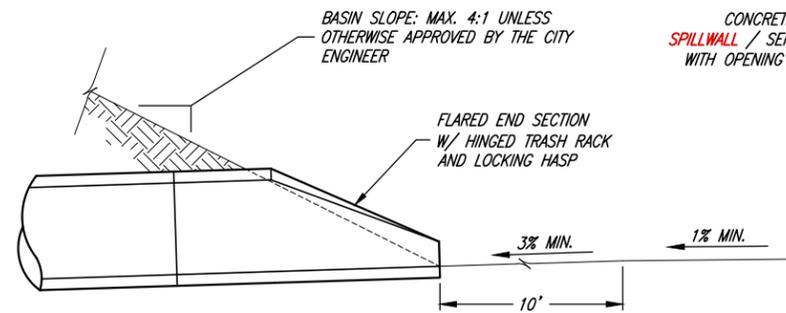
- A. PRECAST CONCRETE STRUCTURE CAN BE REPLACED WITH CAST-IN-PLACE CONCRETE VAULT. SUBMIT ENGINEERED CONSTRUCTION PLANS WITH REBAR DETAILS TO CITY ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- B. ADD REINFORCEMENT AROUND OPENINGS EQUAL TO REINFORCEMENT DISPLACED BY OPENING.
- C. THE PRECAST 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



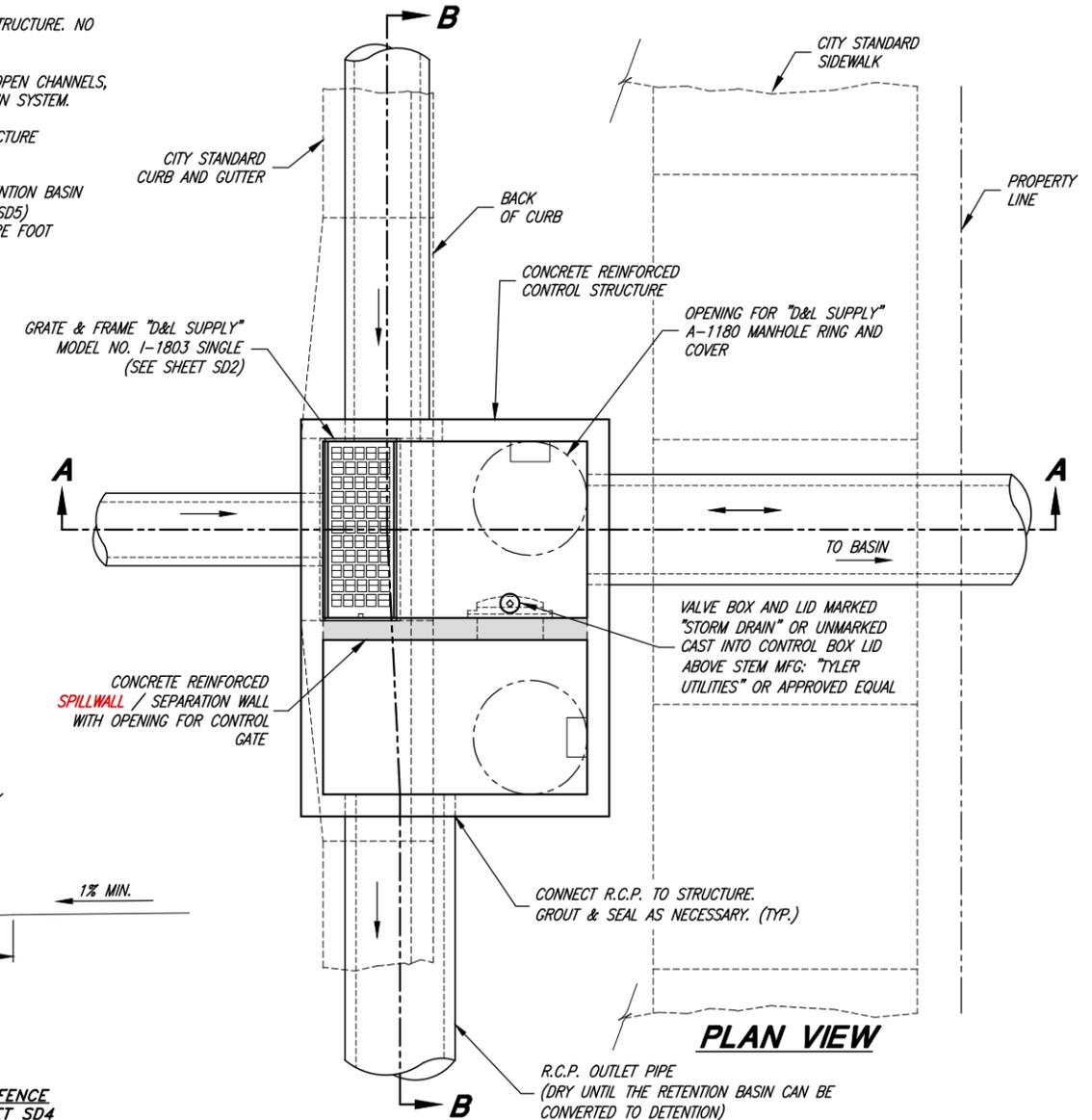
SECTION B-B



SECTION A-A



EMERGENCY OVERTFLOW AND FENCE LOCATION DETAIL: SEE SHEET SD4



PLAN VIEW

INLET/OUTLET CONTROL STRUCTURE

(PRECAST OR CAST-IN-PLACE)

PROJECT ENGINEER			
DATE	REV.	DATE	APPR.

SCALE:
N. T.S.

DESIGNED BKJ
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CHECKED BKJ



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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS
SMALL DETENTION BASIN DETAILS

SUBDIVISION PLAT REQUIREMENTS		
	PRELIM. PLAT	FINAL PLAT
1 PLAT NOTES	X	X
2 VICINITY MAP (SUBD. LOCATION)	X	X
3 NAME OF THE SUBDIVISION	X	X
4 TRUE NORTH ARROW	X	X
5 DATE	X	X
6 PLAT LEGEND	X	X
7 SECTION, TOWNSHIP, RANGE	X	X
8 NAMES OF DEVELOPER(S)	X	X
9 SUBDIVISION BOUNDARY DESCRIPTION	X	X
10 ADJOINING LAND OWNER(S)	X	X
11 TOTAL ACREAGE OF DEVELOPMENT	X	X
12 SURVEY NARRATIVE	X	X
13 BASIS OF BEARINGS	X	X
14 TIES TO TWO SECTION CORNERS WITH BEARINGS & DISTANCES	X	X
SIGNATURE BLOCKS FOR:		
15 COUNTY RECORDER	X	X
16 OWNER DEDICATION	X	X
17 CITY PLANNER/LAND USE AUTHORITY	X	X
18 CITY ENGINEER	X	X
19 MAYOR	X	X
20 CITY RECORDER	X	X
21 CITY ATTORNEY	X	X
22 SURVEYOR'S CERTIFICATE	X	X
MEASUREMENTS & DIMENSIONS		
23 SCALE, GRAPHIC SCALE	X	X
24 LENGTHS	X	X
25 ANGLES & BEARINGS	X	X
CURVE DATA		
26 RADIUS, CENTRAL ANGLE, TANGENTS, ARC LENGTH	X	X
27 BEARING DIMENSIONS FOR ALL LOT LINES	X	X
28 SQ FT OF EACH LOT	X	X
29 SURVEY MONUMENTS	X	X
30 PUBLIC LANDS & STREETS IDENTIFIED	X	X
31 RIGHT-OF-WAY LINES	X	X
32 IDENTIFY SPECIFIC DEDICATIONS (ROADS, PARCEL N, ETC.)	X	X
33 WIDTHS/LOCATIONS OF STREETS & PUBLIC PROPERTIES	X	X
34 STREET NAMES AND/OR COORDINATE NUMBERS	X	X
35 SHOW AND LABEL ALL EASEMENTS	X	X
36 NOTES & RESTRICTIONS	X	X
37 SHOW "R" ON ALL RESTRICTED LOTS	X	X
38 SPECIALIZED DEVELOPMENT STANDARDS	X	X
39 CCR'S WHERE APPLICABLE	X	X
40 SHOW SPECIAL UTILITIES AND DISTRICTS	X	X
41 OTHER RESTRICTIVE LANGUAGE, TERMS, RESTRICTIONS, CONDITIONS	X	X
42 EASEMENT APPROVAL (AS APPLICABLE)	X	X
43 NEW LOT ADDRESSES (ASSIGNED BY THE CITY)	X	X
44 DRINKING WATER SOURCE PROTECTION ZONES	X	X
45 FEMA FLOOD ZONES, FAULT, DEBRIS FLOW OR OTHER GEOLOGICAL HAZARD SETBACKS	X	X

SHEET 1 OF X

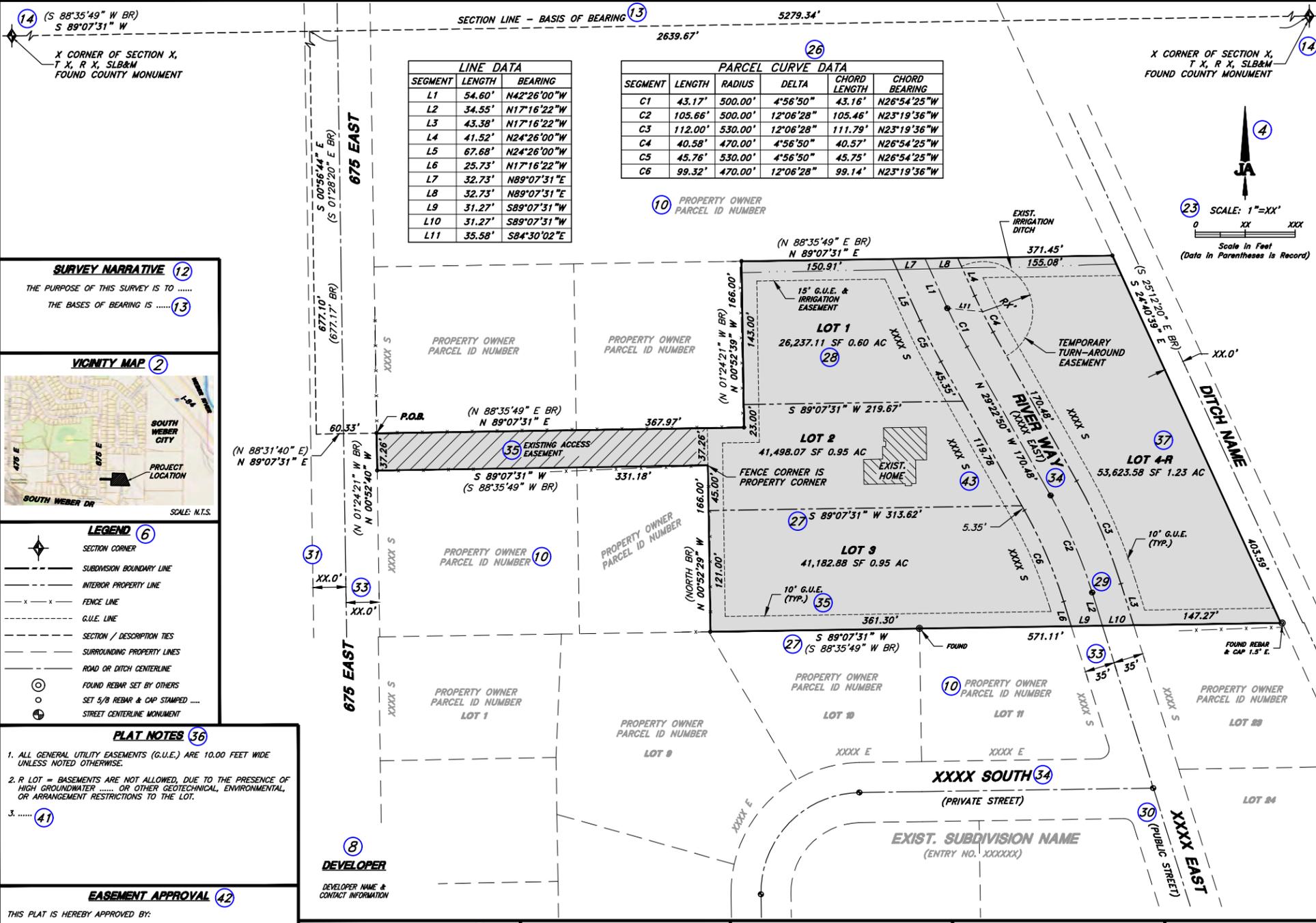
3 SUBDIVISION NAME

7 A PART OF SECTION X, TOWNSHIP X, RANGE X, S.L.B.&M. SOUTH WEBER CITY, DAVIS COUNTY, UTAH

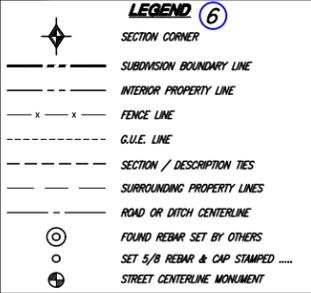
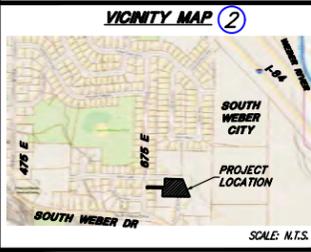
9 SUBDIVISION BOUNDARY DESCRIPTION

BEING PART OF SECTION X, TOWNSHIP X, RANGE X OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT FROM THE X CORNER OF SAID SECTION X; RUNNING THENCE.....

5 DATE



12 SURVEY NARRATIVE THE PURPOSE OF THIS SURVEY IS TO THE BASES OF BEARING IS 13



36 PLAT NOTES 1. ALL GENERAL UTILITY EASEMENTS (G.U.E.) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE. 2. R LOT = BASEMENTS ARE NOT ALLOWED, DUE TO THE PRESENCE OF HIGH GROUNDWATER OR OTHER GEOTECHNICAL, ENVIRONMENTAL, OR ARRANGEMENT RESTRICTIONS TO THE LOT. 3. 41

42 EASEMENT APPROVAL THIS PLAT IS HEREBY APPROVED BY: RIVERDALE BENCH CANAL COMPANY DATE, CENTRAL WEBER SEWER DISTRICT DATE, WEBER BASIN WATER CONSERVANCY DISTRICT DATE, PACIFICORP DATE

17 SOUTH WEBER CITY PLANNING COMMISSION APPROVAL APPROVED THIS ... DAY OF ... 20XX BY THE SOUTH WEBER CITY PLANNING COMMISSION. CHAIRMAN

21 SOUTH WEBER CITY ATTORNEY APPROVED THIS ... DAY OF ... 20XX BY THE SOUTH WEBER CITY ATTORNEY. CITY ATTORNEY

19 SOUTH WEBER CITY COUNCIL APPROVAL AND ACCEPTANCE PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS ... DAY OF ... 20XX AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. SOUTH WEBER CITY MAYOR, CITY RECORDER

18 SOUTH WEBER CITY ENGINEER APPROVED THIS ... DAY OF ... 20XX BY THE SOUTH WEBER CITY ENGINEER. SOUTH WEBER CITY ENGINEER

PLAT SURVEYOR AND/OR ENGINEERING COMPANY CONTACT INFORMATION

15 DAVIS COUNTY RECORDER STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF ... DATE ... TIME ... FEE ... ENTRY ... INDEX ... FILED IN: ... FILE OF PLATS ... COUNTY RECORDER CHIEF DEPUTY

GENERAL NOTE: 1. THIS SHEET (DEV1) IS INTENDED AS AN EXAMPLE TO GIVE A GRAPHICAL REPRESENTATION OF THE MAIN ITEMS TO BE INCLUDED ON A PLAT. IT IS NOT INTENDED TO BE A COMPLETE REPRESENTATION OF ALL ITEMS THAT MAY BE NEEDED ON A PLAT. 2. THE BLUE CIRCLED ITEMS ARE REFERENCED ON THIS SHEET. THE BLACK CIRCLED ITEMS ARE NOT REPRESENTED.

Table with columns: PROJECT ENGINEER, DATE, REV., DATE, APPR.

Table with columns: SCALE: N. T.S., DESIGNED: BKJ, DRAWN: BEB, CHECKED: BKJ

JA JONES & ASSOCIATES CONSULTING ENGINEERS 6080 Fashion Point Drive South Ogden, Utah 84403 (801) 476-9767 www.jonescivil.com



SOUTH WEBER CITY CORPORATION PUBLIC WORKS - MISCELLANEOUS DEVELOPMENT STANDARDS SUBDIVISION PRELIMINARY & FINAL PLAT SUBMITTALS EXAMPLE

259 of 449

DEV1 OF 34 SHEETS 0

SHEET: DEV1 OF 34 SHEETS 0

Excerpt PC Minutes 10-12-2023

4. Public Hearing & Action: Titles 10 & 11 Amendments and Development Standards to Comply with State Code Updates:

Community Services Director Trevor Cahoon announced due to State law changes effective May 4, 2023, the city must assess the need for updating the city subdivision ordinance. Notably, these modifications revolve around reinforcing the administrative nature of subdivisions, especially for 1 or 2 family dwellings and townhomes.

Mr. Cahoon noted all changes are designed to reinforce the administrative nature of subdivisions, streamline processes, and ensure clear guidelines for all stakeholders. There are many areas of the new code that strictly follow State Code and are not discretionary.

1. Administrative Land Use Authority Designation: The proposal ensures that we have designated an "administrative land use authority" for preliminary plats within our subdivision ordinance. This is in keeping with the recent mandate. The options presented in the revision also allow flexibility to the city—whether it be the staff or the entire planning commission to review the preliminary plat.

2. Concept Plan Review Elimination: We have taken steps to eliminate any mandates for a concept plan review, as required by the new law. We now suggest that it be optional, with it being incorporated into the preliminary plat under a different designation.

3. Complete Application Definition: We have thoroughly defined what constitutes a "complete" application, further streamlined with checklists for both planning and engineering.

4. Review Process Timing: The proposed revisions strictly adhere to the timings specified under the new law. There's the initial review of the preliminary plat within 15 business days and the review of the final plat within 20 days. Importantly, only four reviews between preliminary and final approval are allowed.

5. Engineering Standards Review: The reviews are in harmony with previous laws where clear engineering standards are provided. These standards have been formulated keeping public feedback in mind and will be adopted after due diligence and procedure.

6. Bonding and Landscaping: As per the provisions in House Bill 406, we have updated the ordinance to reflect that bonding for landscaping on private property is no longer permissible. Also, bonding language has been refreshed to ensure that assurances are only for public infrastructure.

7. Road Standards Compliance: The revised ordinance addresses the new residential roadway standards from House Bill 406.

8. Inclusion of New Appeal Process: As Senate Bill 174 outlines, we have incorporated two distinct appeal processes once the four review cycles and after 20 days have elapsed. This is to ensure fair and unbiased judgment in case of any disputes:

- For disputes relating to public improvement or engineering standards, a three-person panel will be convened within 10 days of a request. This panel is carefully constructed to avoid any conflicts of interest and to ensure unbiased judgments.
- For all other disputes, matters will be referred to the designated appeal authority. The costs for this appeal process will be shared equally by the applicant and the municipality, ensuring that both parties have equal stakes in the decision.

City Engineer Brandon Jones reviewed the flow chart enclosed in the packet. The Planning Commission agreed after reviewing it the flow chart makes sense. Mr. Cahoon reviewed the Legislative and Administrative decisions with the amendments and how that relates to the Planning Commission. Mr. Jones expressed the rezone of property must be approved prior to preliminary review. He reminded the Planning Commission it is important to understand the city staff is not driving this but doing the best to follow the state requirement. Commissioner Boatright queried if this is good, bad, or in between for the city. Mr. Cahoon replied this will streamline the process but understands it can be difficult when the state issues mandates to cities. He does feel the amendments will enhance the Planning Commission. Mr. Jones communicated if there is a good element to this, it is the citizens should help inform land use through the general plan process. Commissioner Losee referenced Section 11.02.08 *The Planning Commission may hold public hearings for preliminary plat applications, but such public hearings are not required.* Commissioner Boatright advised depending on the subdivision, it may be worth it to hold a public hearing. Mr. Cahoon added the chairperson and city staff decide whether a public hearing should be held.

Mr. Jones reviewed the amendments to road width standards. They are as follows:

CURBED ROAD SECTION

<i>STREET DESIGNATION</i>	<i>T.B.C. TO T.B.C. Ⓐ</i>	<i>CENTERLINE TO T.B.C. Ⓑ</i>	<i>ASPHALT WIDTH Ⓒ</i>	<i>PARKSTRIP Ⓓ</i>	<i>T.B.C. TO PROPERTY LINE Ⓔ</i>
<i>LOCAL RESIDENTIAL</i>	<i>37'-0"</i>	<i>18'-6"</i>	<i>32'-0"</i>	<i>9'-6"</i>	<i>16'-6"</i>
<i>SPECIAL RESIDENTIAL (SEE GENERAL NOTE 11)</i>	<i>41'-0"</i>	<i>20'-6"</i>	<i>36'-0"</i>	<i>7'-6"</i>	<i>14'-6"</i>

Mr. Cahoon reviewed amendments to Title 10 Section 10-2-7 and 10-14-5 as well as the moving of impact fees from Title 11 to Title 2.

Commissioner Davis suggested Commissioner Skola’s comments be included in the minutes which is as follows:

- Some of my notes. Page 59. The city also does the ordering?
- Page 70 pre-construction meeting, then in the paragraph it calls it a conference. Not a big deal, just noticed.
- Overall, I think what is recommended makes sense in the blue.
- On the rezone I think it all makes sense.

Commissioner Losee moved to open the public hearing for Titles 10 & 11 Amendments and Development Standards to Comply with State Code Updates. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and McFadden voted aye. The motion carried.

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

(No Public Comments)

Commissioner McFadden moved to close the public hearing for Titles 10 & 11 Amendments and Development Standards to Comply with State Code Updates. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and McFadden voted aye. The motion carried.

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

Commissioner Losee moved to recommend approval of Titles 10 & 11 Amendments and Development Standards to Comply with State Code Updates including the items:

- **Section 11.07.04 referencing the minimum required fencing but noting that alternate fencing can be approved by Planning Commission as provided later in the section.**
- **Update the word “any” instead of “the” in the standard residential street section.**
- **Clarify on page CW1 placement of the water meter to be centered on the frontage.**
- **Modify any inconsistency of the term conference to the word meeting.**

Commissioner McFadden seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, and McFadden voted aye. The motion carried.

ORDINANCE 2023-17**AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL ADOPTING TITLE 2 CHAPTER 3 IMPACT FEES, AMENDING MULTIPLE SECTIONS OF TITLE 10, REPLACING TITLE 11, AND AMENDING DEVELOPMENT, DESIGN, AND CONSTRUCTION STANDARDS**

WHEREAS, the South Weber City Council wishes to make changes to the subdivision ordinance pursuant to state law; and

WHEREAS, the South Weber City Council desires to facilitate consistent development review processes; and

WHEREAS, the replacement of Title 11 to reflect changes to state code necessitates other code changes; and

WHEREAS, a public hearing was held before the Planning Commission on the 12th day of October, 2023; and

WHEREAS, after careful review the Planning Commission unanimously recommended approval of these zoning and subdivision amendments; and

WHEREAS, the City Council after considering the information available along with the recommendation finds the amendments satisfactory;

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

Section 1. Adoption: Title 2 Chapter 3 Impact Fees of South Weber City Code is hereby adopted as attached in **Exhibit 1**.

Section 2. Amendment. Title 10 Chapter 2 Section 7 Adoption and Amendments shall be amended as follows:

A. Adoption: The planning commission shall provide notice and hold a public hearing on a proposed land use ordinance or zoning map and prepare and recommend to the city council a proposed land use ordinance and zoning map that represents the planning commission's recommendation for regulating the use and development of land within all or any part or area of South Weber City. The city council may adopt or reject the proposed land use ordinance or zoning map either as proposed by the planning commission or after making any revision that the city council considers appropriate.

B. Amendments: The City Council may, from time to time, amend the number, shape, boundaries or areas of any zone, or any regulation of or within such zones or any other provisions of this title, but such amendments shall not be made or become effective unless the same shall have been proposed by or be first submitted to the Planning Commission for its recommendation. The City Council may adopt or reject the proposed land use ordinance or zoning map either as

proposed by the Planning Commission or after making any revision that the City Council considers appropriate.

Section 3. Amendment. Title 10 Chapter 14 Section 5 Sensitive Lands Submittal and Approval Process For Building Permits and Site Plans shall be amended as attached in **Exhibit 2.**

Section 4. Replacement. Title 11 shall be replaced in its entirety and will now be read as attached in **Exhibit 3.**

Section 5. Amendment. Development, Design, and Construction Standards for South Weber City shall be amended as shown in **Exhibit 4.**

Section 6. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 7. Effective Date. This ordinance shall take effect on the 1st day of January, 2024, following its approval and subsequent notification in accordance with legal requirements. Applications duly received before this date shall be processed in conformity with the procedural standards and regulations applicable at the time of their complete submission.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 28th day of November, 2023.

MAYOR: Rod Westbroek

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

ATTEST: City Recorder, Lisa Smith

CERTIFICATE OF POSTING

I hereby certify that Ordinance 2023-17 was passed and adopted the 28th day of November, 2023 and that complete copies of the ordinance were posted in the following locations within the City this 29th day of November, 2023:

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive

Lisa Smith, City Recorder

EXHIBIT 1

TITLE 2 CHAPTER 3 - IMPACT FEES

CHAPTER 3 IMPACT FEES

2-3-1: FINDINGS AND PURPOSE:

The City Council hereby finds and determines:

- A. There is a need for public facilities for new developments which have not been constructed and are required to be consistent with the City's general plan and to protect the public's health, safety, and welfare.
- B. The rapid and continuing growth of South Weber City necessitates the imposition and collection of impact fees pursuant to law that require development to pay its fair share of the cost of providing public facilities occasioned by the demands and needs of the development project at service levels necessary to promote and preserve the public health, safety, and welfare.
- C. The impact fees established by this chapter are based upon the costs which are generated through the need for new facilities and other capital acquisition costs required, incrementally, by new development within the City.
- D. The impact fees established by this chapter do not exceed the reasonable cost of providing public facilities occasioned by development projects within the City.

2-3-2: IMPACT FEES LEVIED:

- A. Impact fees are hereby imposed as a condition of the issuance of a building permit by the City for any development activity which creates additional demand and need for public facilities in the following City systems: culinary water, sewer, storm drainage, transportation, parks, recreation, and public safety fire station
- B. The City shall also collect the Central Weber Sewer District and Weber Basin Water Conservancy District's treated water impact fee for developments creating additional demand on that system and remit the same to each respective district.
- C. Impact fees are hereby levied for the City service area for the systems identified in this section as set forth in the City's consolidated fee schedule.
- D. All impact fees shall be paid prior to the City issuing a building permit.

2-3-3: SERVICE AREA:

The entire area of the City and any areas outside of the City served by such systems are designated and established as one service area with respect to the City's culinary water, sewer, storm drainage, transportation, parks, recreation, and public safety fire station systems, including the Central Weber Sewer District and Weber Basin Water Conservancy District's Treated Water System.

2-3-4: ADJUSTMENT OF IMPACT FEE:

- A. The City may adjust the impact fees imposed pursuant to this chapter as necessary in order to:
 - 1. Respond to unusual circumstances in specific cases;
 - 2. Ensure that the impact fees are imposed fairly;
 - 3. Permit the adjustment of the amount of the fee based upon studies and data submitted by an applicant as approved by the City Council in order to ensure that the fee represents the proportionate

share of the costs of providing such facilities which are reasonably related to and necessary in order to provide the services in question to anticipated future growth and development activities; and

4. Allow credits against impact fees for dedication of land for improvement to or new construction of any system improvements as defined by the Utah Impact Fees Act.

B. The City Manager shall have the authority to make such adjustments based upon information submitted by an applicant and any recommendations from the City Engineer.

C. The City Manager may adopt policies consistent with this chapter and any resolutions passed by the City Council to assist in the implementation, administration, and interpretation of this chapter.

D. If the applicant, person or entity is not satisfied with the decision of the City Manager, an appeal may be made to the City Council under the procedures set forth in section [2-3-5](#) of this chapter.

E. Each applicant shall be entitled to a credit or refund, if applicable, for any impact fees previously paid for the same building permit or development activity.

2-3-5: ADMINISTRATIVE CHALLENGES AND APPEALS PROCEDURE:

Any person or entity required to pay an impact fee who believes the fee does not meet the requirements of law may file a written request for information with the City as provided by the Utah Impact Fees Act and any other relevant information relating to the impact fee.

A. Any person or entity residing in or owning property within the City who believes the fee does not meet the requirements of the law or wishes to challenge the fee shall file a written appeal within thirty (30) calendar days after payment of any impact fee with the City Recorder setting forth in detail all factual and legal grounds in support of the appeal. Upon receipt of the appeal, the City Manager shall make a recommendation to the City Council and schedule a public hearing before the City Council on the appeal for the purpose of receiving input from all interested persons. The City Council shall thereafter render its decision on the appeal no later than thirty (30) days after the date the appeal was filed.

B. Any person or entity who has failed to comply with these administrative remedies may not file or join an action challenging the validity of any impact fee.

C. Any person or entity who was a party to an appeal under this section who is adversely affected by the decision of the City Council may petition the District Court for a review of the decision within ninety (90) days of a decision upholding an impact fee by the City Council or within one hundred twenty (120) days after the date the challenge to the impact fee was filed, whichever is earlier. Such a declaratory judgment action or petition for review challenging the validity of the fee shall be filed in the District Court for Davis County.

D. In the event a petition is filed with the court, the City shall transmit to the reviewing court the record of its proceedings, including the minutes, findings, orders and, if available, a true and correct transcript of its proceedings.

E. If the proceeding was audio recorded, a transcript of that audio recording is a true and correct transcript for the purposes of subsection D of this section.

F. If there is a record:

1. The District Court review is limited to the record provided by the City; and

2. The court may not accept or consider any evidence outside the City record unless that evidence was offered to the City and the court determines that it was improperly excluded by the City.

G. If there is an inadequate record, the court may call witnesses and take evidence.

H. The court shall affirm the decision of the City if the decision was supported by substantial evidence in the record.

I. The Judge may award reasonable attorney fees and costs to the prevailing party in any action brought under this section.

2-3-6: ACCOUNTING, EXPENDITURE AND REFUND OF IMPACT FEES:

The impact fees collected pursuant to this chapter shall be deposited into a separate interest-bearing ledger account and may only be used for capital improvements for which the fees were collected. The accounting, expenditure, and refund of all such impact fees collected shall be handled in accordance with the provisions of the Utah Impact Fees Act.

EXHIBIT 2

TITLE 10 CHAPTER 14 SECTION 5 SENSITIVE LANDS SUBMITTAL AND APPROVAL PROCESS FOR BUILDING PERMITS AND SITE PLANS

10-14-5: SENSITIVE LANDS SUBMITTAL AND APPROVAL PROCESS FOR BUILDING PERMITS AND SITE PLANS:

Each step should be followed in the order outlined.

A. A meeting may be requested to determine the feasibility of the development and review the sensitive lands overlay map from the general plan to determine if the site is in the sensitive lands area and if it is, what hazards are associated with the site. If the site is outside of the sensitive lands area, the process outlined in title 11, "Subdivision Regulations", of this code will be followed. If it is subsequently determined that the site is within the sensitive lands area or the site has geologic hazards that are not shown on the map the review process will be pursuant to this chapter.

B. All building permits on single lots, which are in the sensitive lands' areas, will follow the outline through this section up to subsection D of this section after which the building permit may be issued administratively after it is determined that the lot can be developed in accordance with the intent of this chapter.

If the only hazard associated with the site is high liquefaction, then the applicant must submit a soils report with recommendations for control of subsurface water as well as footing and foundation design after which the proposal will follow the process outlined in title 11 of this code.

C. All applications required in this section shall first be submitted for review by the City Planner or designee and the City Engineer or designee. The following items are required to be submitted with the application for site plan:

1. Location of the proposal, with identification of abutting streets;
2. A plan showing the average "slope" (as defined in section [10-14-8](#) of this chapter) of the proposed site broken down into homogenous slope zones, generally with no more than a five percent (5%) difference in slope within each slope zone and with each zone no smaller than ten thousand (10,000) square feet;
3. The number of lots;
4. The location and size of proposed lots;
5. Location, width, and grade of all proposed streets or hard surfaced areas, and radius of any cul-de-sac;
6. Soil/geologic report that addresses all items in the scope of work as approved by the committee and, if applicable, recommendations by a qualified geotechnical engineer. Reports shall be site specific and identify all geologic hazards, whether on or off site, if it affects the particular property including the following hazard(s):
 - a. Flood history and potential; proximity to known canals, lakes, streams, and alluvial fan flooding;
 - b. Definition of any zones of deformation with respect to active faults and recommended setbacks therefrom;
 - c. Evidence for other mass movement of soil and rock (landslides, debris flows, rockfalls);
 - d. Evaluation of the site for global and local instabilities;
 - e. Identification of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of site;

f. Determination of characteristics including any contamination that may be present in the groundwater or soil;

g. The report shall contain written recommendations for construction of structures and avoidance or mitigation of the hazards;

h. Report on soil characteristics. Data regarding the nature, distribution, and strength of soils within the project area. The soil report shall include a unified classification of all soils with an estimate of susceptibility to erosion, plasticity index, liquid limit, shrink-swell potential, and general suitability for development;

i. Estimate of the likely highest level of the water table considering the long-term effects of development and irrigation.

D. After the application is received, the geologic and soil report will be reviewed by the City Planner or designee and the City Engineer or designee and, if geologic hazards exist, other geotechnical advisors which may include the Utah geologic survey (UGS). If after review, the committee concurs with the geologic and soil report submitted by the applicant, the item will be forwarded to the planning commission for review for preliminary plan or site plan approval. If the submitted information does not provide sufficient data for recommendation of approval, the City may require additional studies to be performed.

A determination by the City Planner or designee and the City Engineer or designee that the site plan cannot be developed may be appealed by the applicant to the appeal authority by filing of a written notice of appeal within thirty (30) days of the action.

EXHIBIT 3

TITLE 11 SUBDIVISION REGULATIONS

TITLE 11**SUBDIVISION REGULATIONS****11.01 GENERAL PROVISIONS**

11.01.01 TITLE: This Title shall be entitled as the **SUBDIVISION ORDINANCE OF SOUTH WEBER CITY, UTAH, and may be so cited.**

11.01.02 Purpose

Promote the health, safety, convenience, and general welfare of the inhabitants of the City in the matter of Subdivisions or matters affected by Subdivisions through provisions designed to:

1. To promote the health, safety, convenience, and general welfare of the residents of the City;
2. To ensure the efficient and orderly subdivision and development of land within the City;
3. To prevent the uncontrolled division and development of real property, which may be done without considering the rights and best interests of adjoining property owners and the City as a whole;
4. To avoid subdivisions and developments that:
 - a. Do not comply with the City general plan or ordinances,
 - b. Cannot be adequately served by existing utilities or public services,
 - c. May prove to be dangerous or unsafe due to design, natural or man-made hazards existing prior to or created by the subdivision and development,
 - d. May cause an undue burden on existing traffic or transportation services, or
 - e. May require the future expenditure of public funds to correct problems caused by the subdivision and development;
5. To provide design standards for public improvements, facilities, and utilities to provide for reasonable access to public rights-of-way, parks, trails, or open spaces, to provide for the dedication of land and streets deemed necessary for the proper development of the subdivision, and to provide for easements or rights-of-way that are necessary to service the properties created by the subdivision.

11.01.03 Scope

1. This Title is designed to inform the Subdivider and public of the requirements and conditions necessary to obtain approval of a Subdivision. Because each parcel of real property has unique site/situational characteristics (whether natural or man-made), there may be some aspects of subdivision development that cannot easily be articulated. For this reason, it is not possible to cover every possible contingency. Therefore, the Administrative Land Use Authority has the authority to impose reasonable conditions for the subdivision and development in addition to those expressly required, provided that:
 - a. The conditions are not arbitrary or capricious;
 - b. The conditions do not conflict with any local, state, federal law.

2. This Title shall apply to lots or parcels where public rights of way are dedicated, and public improvements and infrastructure are installed regardless of whether the land is subdivided.

11.01.04 Definitions – Process Related

Administrative Land Use Authority. The appointed board, consisting of the City Manager and/or City Planner, Public Works Director, City Engineer, and others as assigned, are responsible for reviewing applications and land use decisions arising from subdivision applications. The City Council reserves the right to change the members of the appointed board at its discretion. The Planning Commission shall be the Administrative Land Use Authority for the approval of the Preliminary Plat only. The process is administered and overseen by the City Planner or designee. The City Council shall be the Administrative Land Use Authority for the approval of vacating a street, right of way, or easement only.

Administrative Land Use Authority Review. The Administrative Land Use Authority shall complete a review of each completed Application and provide written comments to the Applicant requesting additional information and/or modifications to plans. Each request shall be specific and include citations to ordinances, standards, or specifications.

Applicant or Subdivider or Developer. A person or persons making an application to create a subdivision.

Applicant Response to Review. The Applicant shall submit revised plans along with a written explanation in response to the Administrative Land Use Authority’s review comments identifying and explaining their revisions and reasons for declining to make revisions (if any). Each explanation shall be specific and include citations to ordinances, standards, or specifications. If the Applicant fails to address a review comment in the response, the review cycle is not complete and subsequent review cycle may not begin until all comments are addressed.

City: South Weber City, Utah

City Engineer: The city engineer of South Weber City or any individual or firm retained or designated by South Weber City as the city engineer for the purpose of performing engineering duties.

City Planner: The director of the Community Development department of South Weber City.

Complete Application. A Subdivision Application shall be considered complete as defined in each Application Section.

County: Davis County, Utah

Development, Design, and Construction Standards: The Public Works Standards referred to in this Title and adopted by Title 9-7-1.

Geological Hazard. The restrictions and requirements of the review cycle do not apply to the review of subdivision applications affecting property within identified geological hazard areas (property identified to be within the city’s “Sensitive Lands” – see Title 10-14).

Improvements: All infrastructure improvements, such as water, sewer, storm drain, land drain, secondary water, curbs, gutters, sidewalk, grading, streetlights, paving, landscaping, fencing, electric power, natural gas, communication lines, and all other elements required by this Title and the Public Works Standards.

Planning Commission: The South Weber City Planning Commission.

Review Cycle. There shall be no more than four (4) total review cycles. A review cycle shall be considered complete when:

1. Complete Application is submitted to the Administrative Land Use Authority;
2. The Administrative Land Use Authority Review is complete;
3. The Applicant Response to Review is complete; and
4. The Administrative Land Use Authority provides a written statement to the Applicant stating completion of the review cycle and next required steps for approval.

Review Cycle, Exceptions.

1. Additional Review Cycle(s). May be required when a modification or correction is necessary to protect public health and safety or to enforce state or federal law when a change or correction is necessitated by the Applicant's adjustment to a plan set or an update to a phase plan that adjusts infrastructure needed for the specific development.
2. Additional Time for Review. If the Applicant does not submit a revised plan within twenty (20) business days after the Administrative Land Use Authority requires a modification or correction, the Administrative Land Use Authority shall have an additional twenty (20) business days to respond.
3. Other Land Use Applications. The Review Cycle as defined in this Title applies only to single family, townhome, and twin-home land use applications. Review times and cycles may vary for multifamily, commercial, industrial, institutional, and other non-residential land use applications.

Subdivision Improvement Plans. Civil engineering and design plans associated with required infrastructure and City owned/operated utilities required for a Subdivision.

Subdivision Ordinance Review. A review to verify that an application for a Subdivision meets the criteria of the applicable City Ordinance(s). The Administrative Land Use Authority shall notify the Applicant in writing of the deficiency in the application and the right to appeal the determination to a designated Appeal Authority as stated in Title 10-4.

Subdivision Plan Review. A review of the Applicant's Subdivision improvement plans and other aspects of the Subdivision application to verify that the application complies with all ordinances and applicable standards and specifications, including the current Public Works Standards for Development, Design, and Construction.

11.01.05 Validity

If any section, subsection, sentence, clause, or phrase of this Title is, for any reason held to be invalid, such holding shall not affect the validity of the remaining portion of this Title.

11.02 ADMINISTRATION

11.02.01 Final Platting and Recording Required

1. **Terms.** Any division of real property within the City is subject to the terms of this Title. The division of real property includes the sale, gift, transfer, conveyances, split, or other division that results in changing the boundaries or legal descriptions of a given parcel of real property and results in the creation of a new parcel of real property.
2. **Unlawful Subdivision.** No land which is located wholly or in part in South Weber City may be subdivided, the plat be filed and recorded in the County Recorder's Office, nor lots be sold unless such Subdivision has been created pursuant to and in accordance with the provisions of this ordinance.
 - a. **Exception.** Joining a lot or lots to an existing parcel does not constitute a Subdivision nor does it require a Subdivision plat amendment.
3. **Final Plat Approval.** Lots shall not be transferred or sold, nor shall a building permit be issued for a structure thereon, until the final plan of a Subdivision is approved, and the final plat is recorded in accordance with this Title and the provisions of state statute, and until the improvements and infrastructure required in connection with the Subdivision have been constructed or guaranteed as provided herein.
4. **Sales of Land Parcels.** No person shall sell or exchange or offer to sell or exchange any parcel of land which is in any part of a Subdivision or a larger tract of land or offer for a recordation in the County Recorder's Office, any deed conveying such a parcel of land or any interest therein, unless such Subdivision has been created pursuant to, and in accordance with, the provisions of this Title.
5. **Building Permits.** Building permits shall not be issued prior to approval and recordation of the final plat.

11.02.02 Work to be Done by Registered Professional

All plans must be prepared and stamped by licensed and/or certified professionals in the State of Utah including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, geotechnical engineers, transportation engineers or other professionals as deemed necessary by the City.

11.02.03 Approval Procedure

1. **Approval Process.** The approval process for a Subdivision shall be in sequential order consisting of no more than four (4) review cycles:
 - a. Concept Plan (optional)
 - b. Preliminary Plat Review
 - c. Preliminary Improvement Plan Review
 - d. Final Plat and Improvement Plan Review
2. **Expiration.** Each Subdivision application review cycle shall be valid for a period of not more than one (1) year. At the request of the Subdivider, the Administrative Land Use Authority may grant up to two (2) six-month (6) extensions if substantial progress has been demonstrated by the Applicant. Expired applications shall be deemed null and void and require the Subdivider to start the Subdivision approval process over.

11.02.04 Phasing

Subdivisions may be done in phases. Each phase shall follow the Approval Procedure as outlined in 11.02.03.

1. The Preliminary Plat shall include all ground anticipated to be subdivided. The phases shall be shown as part of the Preliminary Plat and submitted with the Preliminary Plat.
2. Development shall be organized such that the phases will be contiguous, and the required improvements and infrastructure will be continuous as deemed feasible and desirable by the Administrative Land Use Authority.
3. Less desirable or expensive aspects of the Subdivision should not be delayed to the final phases of development.
4. The Administrative Land Use Authority may require a pro-rated portion of the improvements and infrastructure be developed, or guaranteed in escrow, in earlier phases.
5. Where it is prudent to install improvements and infrastructure that extend into the next phase, such work may be done when it is shown on the plans and approved accordingly.

11.02.05 Rezone of Property

If rezoning the property is required, the Applicant must first obtain rezone approval as required in City Code, prior to subdividing.

11.02.06 Development Agreements

Any Development Agreement (either administrative or legislative) proposed by the Applicant, or the City shall be approved prior to subdividing.

11.02.07 Public Hearings

The Planning Commission shall hold public hearings for the general plan, zoning map changes, and any other Land Use Ordinances, applications, and amendments as required by Utah Code Annotated 10-9a-103, 10-9a-404, 10-9a-502, 10-9a-503, 10-9a-602, and 10-9a-608, and as otherwise required. The Planning Commission may hold public hearings for preliminary plat applications, but such public hearings are not required.

11.02.08 Application Requirements and Review Process

Notwithstanding the specific requirements outlined in this Section for each Application, all proposed Subdivisions shall show compliance with all applicable laws and standards. Poorly drawn, incomplete, or illegible drawings shall be cause for denial. The Administrative Land Use Authority may waive certain informational and design requirements when they clearly do not apply and are irrelevant to a proposed Subdivision and shall state such waiver as part of the review cycle.

11.03 CONCEPT PLAN

1. **Purpose.** An Applicant may request a meeting with the Administrative Land Use Authority to obtain initial feedback and information prior to making a formal preliminary application for a Subdivision. This meeting shall be optional, non-binding, and considered separate from and independent of the required Subdivision approval review cycles. It is highly recommended that the Applicant participate in this optional Review Cycle.

2. **Application Required.** To provide a basic framework of the proposed Subdivision, the Applicant shall submit the required application to the Administrative Land Use Authority.
3. **Fees.** There are no fees associated with this type of application.
4. **Time Frame.** Within fifteen (15) business days after the receipt of the completed application, the Applicant shall be placed on the agenda of the next regularly scheduled meeting of the Administrative Land Use Authority for discussion.

11.04 PRELIMINARY PLAT AND IMPROVEMENT PLANS

1. **Purpose.** For the Administrative Land Use Authority to complete an initial Subdivision Ordinance Review and an initial Subdivision Plan Review.
2. **Application Required.** The Applicant shall submit the required Preliminary Subdivision Plat Application for review and approval by the Administrative Land Use Authority.
 - a. **Exception.** When a proposed Subdivision does not involve the development of new public infrastructure, an exception may be granted by the City Engineer to waive, in writing, the need for the review of the Preliminary Improvement Plans.
3. **Complete Application.** An application shall be considered complete and begin the first review cycle when the following items are submitted:
 - a. A completed Preliminary Subdivision Plat Application as provided by the City.
 - b. Additional studies and information as listed on the application form and as necessary to show feasible compliance with applicable codes and regulations (see 11.07.01.4).
 - c. A signed Owner-Agent Affidavit (if the Owner is being represented by another party).
 - d. Current Davis County ownership plat depicting property proposed for subdivision and all contiguous property around land proposed to be subdivided.
 - e. A recent Title Report covering the proposed subdivided property identifying ownership, easements of record, liens or other encumbrances and verifies payment of taxes and assessments.
 - f. Will serve letters from all applicable service providers.
 - g. A digital copy of the preliminary plat as outlined in the Public Works Standards.
 - h. A digital copy of the preliminary improvement plans to include at a minimum the following:
 - i. Grading and drainage plan.
 - A. Storm Drain calculations
 - B. Low Impact Design (LID) analysis and Water Quality Report
 - ii. Utility plan.
 - i. Payment of fees as stated in the City's current adopted Fee Schedule.

4. **Time Frame.**

- a. **Location is Not Within 100 Feet of Water Conveyance Facility.** Within fifteen (15) business days after the receipt of the completed application, the Applicant shall receive written comments from the Administrative Land Use Authority.
 - i. After the Applicant's complete Response is received the Applicant will be placed on the agenda of the next regularly scheduled meeting of the Planning Commission for approval. The Planning Commission shall review the subdivision for conformance to the general plan and the provisions of this Title.
 - ii. Approval from the Planning Commission shall complete the Review Cycle.
- b. **Location is Within 100 Feet of Water Conveyance Facility.** Within twenty (20) calendar days after the receipt of the completed application, the City shall notify in writing the Water Conveyance Facility Owner(s) of the Application and request comments related to the following aspects of the water conveyance facility: access, maintenance, protection, safety, and any other issues related.
 - i. Within fifteen (15) business days after the twenty (20) calendar days comment period, whether comments are received from the Water Conveyance Facility Owner(s) or not, the Applicant shall receive written comments from the Administrative Land Use Authority. Total time frame shall not exceed forty (40) calendar days.
 - ii. After the Applicant's complete Response is received the Applicant will be placed on the agenda of the next regularly scheduled meeting of the Planning Commission for approval.
 - iii. Approval from the Planning Commission shall complete the Review Cycle.
- c. **Water Conveyance Facility.** Shall mean a ditch, canal, flume, pipeline, or other watercourse used to convey water used for irrigation or storm water drainage and any related easement for the ditch, canal, flume, pipeline, or other watercourse. *See State Code 73-1-15.5-1b.*

11.05 FINAL PLAT AND IMPROVEMENT PLANS

1. **Purpose.** For the Administrative Land Use Authority to complete a final Subdivision Plat and Improvement Plans Review.
2. **Application Required.** The Applicant shall submit the required Final Subdivision Plat and Improvement Plans Application for review and approval by the Administrative Land Use Authority.
3. **Complete Application.** An application shall be considered complete and begin the review cycle when the following items are submitted:
 - a. Completion of all requirements from previous Review Cycle.
 - b. A completed Final Plat and Improvement Plans Application as provided by the City.

- c. Additional studies and information as listed on the application form and as necessary to show feasible compliance with applicable codes and regulations (see 11.09.01.4).
- d. A signed Owner-Agent Affidavit (if the Owner is being represented by another party).
- e. Proof of tax clearance indicating that all taxes, interest, and penalties owing on the land have been paid.
- f. Approval letter from secondary water provider(s).
- g. Written approval from other agencies as applicable (e.g., Army Corps of Engineers, Utah Department of Transportation, Davis County Surveyor).
- h. A digital copy of the final plat and improvement plans as revised and updated from the previous review cycle.
- i. Plan and profile drawings for all existing and proposed infrastructure.
- j. Final covenants, conditions, and restrictions (if applicable) which shall be recorded with the final plat.
- k. Final agreements (if applicable) executed by all parties.
- l. Engineer's Cost Estimate for all improvements and infrastructure that includes quantities, units, and costs for all improvements and infrastructure required.
- m. Payment of fees as stated in the City's current adopted Fee Schedule.

4. Signors of Plat

- a. Mayor (as a non-discretionary and ministerial act for the acceptance of land and public improvements that may be proposed for dedication to the City);
- b. City Recorder (attesting the Mayor's signature);
- c. City Planner;
- d. City Engineer;
- e. City Attorney;
- f. Each Landowner on record as described on the plat – Owner's Dedication as shown on the plat and notarized;
- g. A surveyor who prepares the plat shall certify that the surveyor holds a license in accordance with State Code Title 58-22 and has completed a survey of the property, verifying all measurements, or has referenced a record of survey map of the existing property boundaries shown on the plat, and verified the locations of the boundaries and has placed monuments as represented on the plat.

5. **Review Cycle and Approval.** The Administrative Land Use Authority may complete up to three (3) final review cycles, as deemed necessary. After the Applicant has responded to either the fourth or final review cycle, and the Applicant has complied with each modification requested in the Administrative Land Use Authority's previous review cycle, no additional reviews are

required if the Applicant has not materially changed the plan – other than those changes in response to the requested modifications or corrections.

6. **Time Frame.** Within twenty (20) business days after the receipt of the completed application, the Applicant shall receive written comments from the Administrative Land Use Authority.
 - a. **Appeal of Improvement Plans Approval.** If, on the fourth or final review, the Administrative Land Use Authority fails to respond within the time frame, the Applicant may make a formal request for a decision to approve or deny the final revised set of plans.

Within ten (10) days of this request, the City shall assemble an appeal panel consisting of one (1) licensed engineer designated by the City, one (1) licensed engineer designated by the Applicant, and one (1) licensed engineer agreed upon and designated by the engineers selected by the City and the Applicant. No member of the panel may have any interest in the application that is the subject of the appeal.

The Applicant shall pay fifty percent (50%) of the cost of the appeal review and the City's fee as stated in the current adopted Consolidated Fee Schedule.

The decision by the appeal panel shall be final, subject to a petition being filed within thirty (30) days of the decision in the District Court.

7. **Final Plat Approval – Notice Required.** Within thirty (30) days after approving a final plat, the municipality shall submit an electronic copy of the final approved plat to the Utah Geospatial Resource Center for inclusion in the unified statewide 911 emergency services database.

11.06 IMPROVEMENTS AND INFRASTRUCTURE

11.06.01 General Requirements

All improvements and infrastructure related to a Subdivision shall be installed according to the requirements of the City Code and the Public Works Standards. The Subdivider shall be responsible for extending all utilities and improvements and infrastructure to the Subdivision if they are not already adjacent to or on the site including curb, gutter, and sidewalk on streets operated by the Utah Department of Transportation. When the City is to take ownership of public infrastructure and improvements, the City shall require the Subdivider to install such improvements in a manner that does not cause excessive liability or maintenance costs for the City at the convenience or advantage of the Subdivider.

11.06.02 Utilities Required

The following utilities are required to be provided by the Subdivider to each lot:

1. **Culinary Water.** The water source shall be provided by South Weber City unless an alternative permanent source is approved by the City Engineer and the Davis County Health Department.
2. **Sewer.** The sewer service shall be provided by South Weber City through gravity collection lines. Public sewer lift stations are generally not permitted.
 - a. Public sewer lift stations may be granted by exception by the Administrative Land Use Authority and the City Engineer when a lift station is deemed clearly preferable to the interest of the City and gravity sewer is not feasible.

- b. As determined by the Administrative Land Use Authority and the City Engineer, some property may not be developed if gravity sewer cannot be reasonably provided.
3. **Secondary Water.** Secondary water service shall be provided by the Davis and Weber Counties Canal Company, South Weber Irrigation Company, South Weber Water Improvement District, Weber Basin Water Conservancy District, or an alternative permanent source as approved by the City.
4. **Land Drain.** The land drain system must be installed in areas with shallow groundwater. If basements are eliminated and the geotechnical report can provide sufficient documentation that groundwater levels (including historical) are deep enough to eliminate the need for the land drain system, the Administrative Land Use Authority and the City Engineer may allow this requirement to be waived.
5. **Electrical Power.** The electrical power will be provided by Rocky Mountain Power (RMP), or their successors and all installations must follow RMP Standards.
6. **Natural Gas.** The natural gas service will be provided by Dominion Energy, or their successors, and all installations must follow Dominion Energy Standards.

11.06.03 Storm Water

Storm water plans shall meet the requirements of the Public Works Standards and the City Code. The City Engineer shall determine the appropriate implementation strategy for meeting the City's storm water-related standards, using the current Capital Facilities Plan as a guide; this may include decisions regarding ownership and access to storm water ponds, and where and how the water shall flow as part of the City's overall storm water system.

11.06.04 Inspections

All improvements and infrastructure shall receive inspections by the City Engineer and/or City Public Works Department as required in the Public Works Standards and as necessary to verify conformance with the City Code and the Public Works Standards. Failure to obtain the necessary inspections shall result in a fine as outlined in this Title. Failure to obtain the necessary inspections may also necessitate removal and re-installation of the improvements and infrastructure at the Subdivider's sole cost, as such removal and re-installation are determined by the City Engineer and/or Public Works Department.

11.06.05 Fee in lieu of Actual Improvements

Subdivisions adjacent to a rural road or another road where the surrounding area is lacking public improvements and infrastructure may request the option to pay a fee in lieu of constructing the required improvements and infrastructure. The Administrative Land Use Authority and City Engineer may also require payment of the fee in lieu to make improvements as a part of a larger future project. An Agreement approving the payment of the fee in lieu may be approved during the Preliminary Improvement Plans Application phase by the Administrative Land Use Authority and City Engineer. Fee in lieu Agreements should only be approved when it is unreasonable or undesirable for the improvements and infrastructure to be installed with the development. The Agreement should include:

1. A calculation of the cost of the improvements not being installed.

2. For areas where the future project date is known, inflation costs at a maximum of 3% per year may be used up to the project year. For areas where the future project date is not known, inflation costs may only be included at a maximum of 3% per year for 5 years.
3. For areas where off-site improvements have already been constructed and excess capacity exists that was paid for by the city, Subdividers may “buy in” to the existing improvements to meet their requirements. A determination of available excess capacity and cost will be evaluated by the City Engineer.

11.07 ENGINEERING AND DESIGN REQUIREMENTS

11.07.01 General Requirements

1. **Access.** All lots shall be accessed by a fully improved city street and shall meet the frontage requirements as stated in Title 10, Zoning Regulations. It shall be the responsibility of the Subdivider to provide proper road access to the Subdivision as required in the City Code, the Public Works Standards, and (where applicable) the Utah Department of Transportation. The mere existence of a public road or right-of-way to the proposed Subdivision does not mean that adequate access exists. It shall be the Subdivider’s responsibility to construct and dedicate all public roads required by the City to provide access to the Subdivision.
2. **Design Standards.** All Subdivisions shall comply with the current adopted design standards set forth in the City Code and in the Public Works Standards.
3. **Public Infrastructure and Improvements.** The City Engineer shall have authority to require adjustments to the utility plan associated with a proposed Subdivision including adjustments to the type, manner, and location of utilities. Such adjustments to the utility plan may be required to provide connectivity among developments, provide for public safety, and minimize public infrastructure maintenance and liability.
4. **Additional Reports and Studies.**
 - a. Geotechnical reports as required by the Public Works Standards and the City Engineer.
 - b. A traffic study may be required by the City Engineer depending on his/her judgment regarding the size of the Subdivision, complex traffic movements involved with the proposal, interaction of streets with State roads, new traffic patterns, traffic volume in or near the Subdivision, history of crashes or expected crashes in the area, general safety, or anticipated traffic delays due to the Subdivision.
 - c. Storm water pollution protection as required by the Public Works Standards and City Code.
 - d. Wetland delineation and mitigation may be required as determined by the City Engineer.
5. **Preservation of Natural Conditions.** The design and development of Subdivisions shall preserve insofar as possible the natural terrain, natural drainage, existing topsoil, and trees as determined by the Administrative Land Use Authority for the Preliminary Subdivision Applications.
6. **Hazards.** Land subject to hazardous conditions such as slides, mud flows, rock falls, faults, snow avalanches, possible mine subsidence, shallow water table, open quarries, floods, and polluted or non-potable water supply shall not be subdivided until complete mitigation of the hazards

has been properly identified and included in the Subdivision Improvement Plans (see also Title 10-14).

11.07.02 Street Layout and Access

1. **General.** All streets shall conform, as much as practicable, to the adopted General Plan, Transportation Master Plan, and the Public Works Standards.
2. **Approval.** Overall street layout and access shall be reviewed and approved as part of the Preliminary Subdivision Applications. The Administrative Land Use Authority shall have authority to require stub roads, additional access into the development, and adjustments to the street layout, street cross-section, and right of way widths. Such adjustments to the Subdivision plan may be required to provide connectivity among developments, provide for public safety and emergency access, minimize public infrastructure maintenance and liability, and align with the General Plan and adopted transportation plans.
3. **Required Ingress/Egress Access.**
 - a. Developments where the number of residential building units exceeds thirty (30) along a single street shall have a minimum of two (2) ingress/egress routes which are two (2) fully improved City rights-of-way. Thirty (30) residential units shall include all proposed residential units and all existing single-family buildings and lots, empty building lots, and each apartment unit located along a single road up to and including the nearest intersection with two (2) existing means of ingress/egress.
 - b. A development that extends more than one thousand eight hundred feet (1,800') from a connecting street must provide a second ingress/egress.
4. **Exceptions.** The Administrative Land Use Authority for the Preliminary Subdivision Applications may waive these access requirements for more than thirty (30) residential units with one point of improved ingress/egress when unique topographic circumstances or "landlocked" (physically restrained from other access points) from adjacent, existing developments circumstances exist. A waiver of these regulations may require additional development requirements to ensure public safety standards are met.
5. **Private Rights-Of-Way.** Private rights-of-way may be used for development purposes in all zoning districts subject to the following conditions:
 - a. Private rights-of-way shall be designed and built as per the South Weber City Public Works Standard Drawings.
 - b. Private rights-of-way shall meet the provisions of the zoning district.
 - c. Private rights-of-way shall not be permitted for any portion of road that is contained on the South Weber City Transportation Map.
 - d. Private rights-of-way shall not be permitted if the road serves to connect other rights-of-way or subdivisions.
 - e. Private rights-of-way shall meet all requirements of the international fire code, appendix D.
 - f. All development on private rights of way of two (2) lots or more shall establish a homeowners' association or similar organization that will be responsible for the care and

maintenance of any common property or utilities. A complete set of covenants, conditions, and restrictions (CC&Rs) shall outline the care and maintenance of all private utilities, street improvements and common spaces. The CC&Rs shall also set forth the funding mechanism for that maintenance. The CC&Rs shall be recorded and run with the land.

- g. An easement for all public utilities shall be provided and dedicated to the city.
- h. Private Rights-Of-Way; Maintenance: The City will not be responsible in any way for maintenance or upkeep of surface improvements for private rights-of-way and does not guarantee services like mail or garbage collection will extend to the residences on such streets.

11.07.03 Trails

1. **Required.** Where a proposed Subdivision includes or adjoins an existing or planned public trail system as specified in the City's General Plan or Trails Master Plan the Subdivision plat shall include and provide for the development of a public trail infrastructure in accordance with said Plan.
2. **Improvements.** Trails shall be developed in accordance with applicable AASHTO standards with sufficient width, and to safely accommodate two-way bicycle and pedestrian traffic along the trail corridor. In absence of applicable AASHTO standards, the Davis County Trails Standards are hereby adopted and applied.
 - a. The Administrative Land Use Authority, when feasible, may allow the trail right-of-way to be a substitute for required sidewalk and park strip area on one side of the street right-of-way dedicated within the Subdivision.
 - b. All trail improvements shall be dedicated to the City or an agreed upon non-profit third party, for the operation and maintenance after final acceptance.

11.07.04 Fencing

1. **Purpose.** Provide increased safety from potential dangers due to agricultural activities, water courses, high-speed traffic, and other potential dangers or hazards by requiring a barrier between potentially incompatible land uses.
2. **Requirement.** Fencing shall be required under the following conditions:
 - a. **Bordering Agricultural Land.** A six foot (6') high fence is required between the subdivision (any zone) and any land that is zoned Agricultural (A).
 - i. Fencing material shall be chain link unless otherwise approved according to 11-07-04-3.
 - b. **Bordering Canals.** A six foot (6') high fence is required where the subdivision borders a canal, canal right-of-way / easement, or canal property whereon the canal is located.
 - i. Fencing material shall be chain link unless otherwise approved according to 11-07-04-3.

- c. **Bordering Interstate.** A six foot (6') high fence is required where building lots for any land use are adjacent to Interstate 84. The fence shall be installed along the I-84 right-of-way line.
 - i. The fencing material shall be masonry unless otherwise approved according to 11-07-04-3.
 - d. **Buffer Yard.** An eight foot (8') high fence/wall as required by Title 10-15-14.
 - i. Fencing/wall material shall be masonry unless otherwise approved according to 11-07-04-3.
 - e. **Multiple Conditions.** In the case where one or more of the fencing conditions listed above exist in the same location, the more restrictive requirement shall govern.
3. **Other Fencing Materials.** The listed material shall be required unless a different type of fencing material matches the look and feel of other adjacent fencing materials as requested by the applicant and approved by the Administrative Land Use Authority. In no case can the quality or purpose be less than the listed size and material.
 4. **Authority.** The Administrative Land Use Authority shall have authority to implement reasonable fencing requirements for conditions other than those stated above where potential dangers are currently present or will be present after the development of the subdivision. The Administrative Land Use Authority shall also have the authority to waive the fencing requirement where its removal will not compromise safety or does not accomplish the intent of the fence.

11.07.05 Street Lighting

1. The subdivider shall pay for all outdoor street lighting fixtures.
2. The placement and installation of street lighting shall be in accordance with the adopted Development, Design, and Construction Standards.
3. The subdivider shall be required to get power installed into the subdivision and notify the City when power is available.
4. The City is responsible for ordering the streetlights. The streetlights shall then be installed and maintained by the City's authorized contractor.

11.07.06 Easements

1. **General Utility Easements.** A minimum ten foot (10') general utility easement shall traverse the frontage(s) of each lot. The Administrative Land Use Authority may require additional easements to accommodate utility planning and future access.

11.07.07 Lots and Parcels

1. The lot arrangement, design and shape shall be such that lots will provide satisfactory and desirable sites for structures and be properly related to topography and conform to requirements set forth herein. Side lines of lots shall be approximately at right angles, or radial to the street line whenever possible and desirable.

2. Lots shall not contain peculiarly shaped elongations solely to provide necessary square footage or frontage, which would be unusable for normal purposes.
3. For Subdivisions containing more than two (2) residential building lots, no lots shall directly access an arterial or collector street.
4. All lots shown on the final plat must conform to the minimum requirements of the zoning code for the zone in which the Subdivision is located, except for remainder parcels as follows:
 - a. May be used for agricultural purposes but shall not be eligible for habitation, commercial uses, or primary structures.
 - b. May not be eligible for building permits and may not be eligible for other permitted uses. All limitations and restrictions shall be clearly noted on the final plat.
 - c. Shall be described on the final plat; however, an exception may be granted by the City Engineer.
5. Each lot shall have frontage on an improved public road as required in the zoning code and the Public Works Standards unless a permanent access easement and shared driveway has been approved.
6. All remnants of land left over after subdividing, shall be attached to adjacent lots or made part of the common area governed by a Community/Homeowners Association, rather than allowed to remain as unusable parcels. All lands within the boundaries of the Subdivision shall be accounted for, either as lots, right of way, or as remainder parcels.
7. Lots having double frontage shall not be approved except where necessitated by topographic or other unusual conditions or where the lots are adjacent to a road that does not permit direct access (exception: corner lots).
8. Contiguous parcels owned by different parties may be embraced in one final plat, provided that all Owners join in the dedication and acknowledgments.
9. A lot shall not be divided by a city limit or county limit line. Such boundary lines shall be made at lot lines.

11.07.08 Utilities to be Underground

1. All utilities, including those that are normally overhead shall be placed underground in all Subdivisions. The Subdivider shall establish final utility grades prior to utilities being placed underground.
 - a. Exception: wireless communication equipment or where underground connection is not permitted by the Provider.

11.08 DEVELOPMENT ACTIVITY PRIOR TO PLAT RECORDING

1. **Pre-Construction Meeting.** Upon completion of the Final Plat and Improvement Plans Review Cycle and prior to commencing any construction activity, the Applicant shall schedule and attend a pre-construction meeting as required in the City's Public Works Standards for Development, Design, and Construction.

- a. If the General Contractor changes at any time during construction, an additional pre-construction meeting shall be held before additional work commences.
2. **Inspections.** All construction shall be subject to inspections as required in the City's Public Works Standards for Development, Design, and Construction.
3. **Improvement Completion Assurance.** At any time after receiving final approval, the Applicant may post an improvement completion assurance as outlined in 11.02.09 for:
 - a. Completion of one hundred percent (100%) of the required public improvements or infrastructure; or
 - b. If the City has inspected and accepted a portion of the public improvements, one hundred percent (100%) of the incomplete or unacceptable public improvements or infrastructure.

11.08.01 Subdivision Plat Recording

1. After the plat has been acknowledged, certified, and approved, the City Recorder shall record the plat in the office of the County Recorder.

11.08.02 Improvements Completion Assurance and Guarantee of Performance

1. **Purpose.** To assure the completion of required improvements and infrastructure as required by the approved plans, Public Works Standards, and all applicable ordinances, the Subdivider shall establish a Cash Escrow account or Letter of Credit guarantee with a federally insured financial institution.

This completion assurance shall be established prior to recording the Subdivision plat. If the Subdivider installs the infrastructure and improvements and such infrastructure and improvements are inspected and approved by the City prior to recording the plat, then only warranty portion of the completion assurance shall be required.

The provisions of this section do not supersede the terms of a valid Development Agreement, an adopted phasing plan, or the State Construction Code.

2. **Cost Estimate.** The Subdivider shall submit an updated Engineer's Cost Estimate for all improvements and infrastructure required within the Subdivision. The cost estimate shall include quantities, units, and costs for all improvements and infrastructure required, and shall indicate which items have already been installed.

The City Engineer shall review and approve the cost estimate and may adjust the costs to meet current industry standards. Those items that are deemed "direct costs" shall be removed from the escrow and shall be accounted for separately.

3. **Guarantee Amount.** The guarantee shall be equal to one hundred ten percent (110%) of the cost estimated and approved by the City Engineer.
 - a. One hundred percent (100%) shall be for the cost of those improvements and infrastructure not yet installed; and
 - b. Ten percent (10%) shall be for a required one-year (1) warranty period (see Subsection 11.09-4). The warranty amount calculated shall be based upon the total cost of all required improvements and infrastructure.

4. **Liability.** The Subdivider and/or contractor shall indemnify and hold harmless the City and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorney's fees, arising out of, or resulting from the installation of the required improvements and infrastructure. The indemnity required hereby shall be included in the applicable Escrow Agreement.
5. **Default.** In the event the Subdivider is in default with any provision of this Section, or fails or neglects to satisfactorily install the required improvements and infrastructure within two (2) years from the date of approval of the final plat, or to pay all liens in connection therewith, or to correct deficiencies or damages to the improvements and infrastructure required for final acceptance (see Subsection 10 hereof), the City may declare the escrow forfeited and the City may install, repair, or cause the required improvements and infrastructure to be installed or repaired, using the proceeds from the collection of escrow to defray the expense thereof.

The City may apply all sums deposited in escrow against the cost of completing all required improvements and infrastructure and to pay all expenses, including, but not limited to, all unreimbursed engineering expenses related to the development, a ten percent (10%) administration fee for the securing of contracts, and court costs and attorney fees. The default provisions required hereby shall be included in the applicable Escrow Agreement.

6. **Release of Funds.** The Subdivider shall be responsible for the quality of all materials and workmanship. If improvements and infrastructure are properly installed and verified via City inspections and testing, liens are paid, and other conditions are found to be satisfactory, then the City's Escrow Agent shall authorize the money held in escrow for the specific improvement completed (except for the 10% held during the hereinafter described warranty period) to be released. If the conditions of material or workmanship show unusual depreciation, or do not comply with the acceptable standards of durability, or if required inspections or testing have not been done, or if any outstanding liens are not paid, then the City may withhold releasing the money and the City may declare the Subdivider in default. The City shall have exclusive control over the release of the escrow funds, and they may be released only upon written approval by the City.
7. **Direct Costs.** The Subdivider shall pay the following direct costs at the time they establish the required Improvements Completion Assurance. The funds collected for each item will be used for the construction and installation of said items by the city; thus, removing the Subdivider's responsibility for the installation of these items as part their development:
 - a. Half percent (0.5%) of the total construction cost shall be to cover administrative costs.
 - b. Funds for the current Public Works Standard seal coat treatment. The amount shall be established by the City Engineer in accordance with recent bid prices received for similar treatment(s).
 - c. Funds for current Public Works Standard Streetlights and all associated infrastructure costs.
 - d. Funds for current Public Works Standard Street Signs.
 - e. Funds for mailbox combination boxes, if Subdivider would like them to be installed by the city (optional).

- f. Funds associated with any cost agreement(s) with the city that was established as a condition of approval.

11.09 DEVELOPMENT ACTIVITY AFTER PLAT RECORDING

1. **Improvements and Infrastructure Required for Building Permit.** No building permit shall be issued by the City unless all required improvements are installed, inspected, and approved, with the exception of sidewalk, asphalt pavement, streetlights, and street signs.
2. **Improvements and Infrastructure Required for Occupancy.** No occupancy permit shall be issued by the City unless all required improvements are installed, including the sidewalk along the frontage of the building lot in question, but with the exception of streetlights and street signs.
3. **Conditional Acceptance of Improvements and Infrastructure.** The City Engineer shall issue conditional acceptance upon the following:
 - a. Completion of all required improvements and infrastructure.
 - b. The site has been left in an orderly and clean condition following construction. Construction waste, debris, excess fill material, or any other similar material shall not be left or abandoned on the site or on other nearby properties.
 - c. The final plat has been recorded.
 - d. The Subdivider makes a written request for inspection of improvements and infrastructure for the purpose of conditional acceptance.
 - i. The city will generate a written punch list of items needing repair, replacement or yet to be completed.
 - e. Improvements and infrastructure are inspected by the City and found to be acceptable and in compliance.
 - i. Completion of all items identified on the punch list.
 - f. Reproducible as-built drawings have been submitted to and accepted by the City Engineer.
4. **Warranty Period.** Upon receipt of Conditional Acceptance, all required improvements and infrastructure shall be warranted by the Subdivider for a period of one (1) calendar year.
5. **Final Acceptance.** Following the completion of the Warranty Period, the Public Works Director shall issue final acceptance of the Subdivision improvements and infrastructure when:
 - a. The Subdivider makes a written request for inspection of improvements and infrastructure for the purpose of Final Acceptance.
 - i. The city will generate a written punch list of items needing repair or replacement.
 - b. Improvements and infrastructure are inspected by the City and found to be acceptable and in compliance.
 - i. Completion of all items identified on the punch list.

6. **Release of Remaining Escrow.** Upon acceptance by the City Engineer, the City's Escrow Agent shall authorize the release of all remaining escrow monies.

11.10 VARIANCES AND APPEALS

11.10.01 Variances and Appeals Generally

Any Person may petition for a variance or appeal a decision pertaining to this Title to the Appeal Authority as established in Title 10-4, Appeal Authority.

11.11 PENALTY

1. Any Person, who shall transfer or sell, or cause to be transferred or sold, any lot or land in a Subdivision, which Subdivision has not been approved by the City, and recorded in the office of the County Recorder, shall be guilty of a Class B misdemeanor for each lot or parcel of land so transferred or sold, and the description of such lot or parcel of land by metes and bounds in the instrument of transfer, or other document used in the process of selling or transferring, shall not exempt the transaction from such penalties or from the remedies provided in this Title. The City may enjoin such transfer or sale or agreement by action for injunction brought in any court of equity jurisdiction, or may recover the penalty by civil action in any court of competent jurisdiction, together with costs and attorney fees incurred in enforcing this Title.
2. Any Person violating any of the provisions of this Title shall be guilty of a Class B misdemeanor.
3. Any Person violating any of the provisions of this Title or the Public Works Standards or failing to obtain the necessary inspections and tests required for public improvements and infrastructure shall be assessed a fine as stated in the City's current adopted Consolidated Fee Schedule. Fines may be applied daily and separately for each violation.
4. The City may bring an action against an Owner to require the property to conform to the provisions of this Title, the zoning ordinance, or any other applicable Law. The action may include an injunction, abatement, merger of title, or any other appropriate action or proceedings to prevent, enjoin, or abate the violation. The City need only establish the violation to obtain the injunction.

11.12 VACATING OR ALTERING A SUBDIVISION FINAL PLAT, VACATING A STREET, RIGHT OF WAY, OR EASEMENT, AND PARCEL ADJUSTMENTS

11.12.01 Vacating, Altering, or Amending a Final Plat

1. Vacating, altering, or amending a final plat shall be done in accordance with Utah Code Annotated 10-9a-608, or its successor statute. This includes changing a Subdivision boundary, dedicated right of way, the number or layout of lots, easements, the Subdivision name, and any other aspect of a recorded final plat. If an amendment proposes significant changes to the existing Subdivision, then the Administrative Land Use Authority may require the changes to be made through the vacation of the existing final plat and/or approval of the changes being done through the process required for new Subdivisions; this should be done to ensure that significant changes receive proper review and adequate fees are obtained to cover costs to the City.
2. The Administrative Land Use Authority for vacating, altering, or amending a final plat shall be the same as that for the final plat application.

11.12.02 Vacating a Street, Right of Way, or Easement

1. Vacations shall be done in accordance with Utah Code Annotated 10-9a-609.5 or its successor statute.
2. The Administrative Land Use Authority shall be the City Council.
3. Adjusting or modifying an existing street, right of way, or easement while not eliminating the street, right of way, or easement, and while still maintaining access, does not constitute a vacation.

11.13 EXEMPTIONS FROM PLAT; PARCEL AND LOT LINE ADJUSTMENTS**11.13.01 Purpose**

1. The purpose of this chapter is to outline the requirements and procedures for parcel line adjustments and lot line adjustments in accordance with Utah State Code and local land use regulations. The intent of this chapter is to allow owners of real property to adjust common property lines while minimizing delay and expense without the need of a subdivision plat.

11.13.02 Parcel Boundary Adjustments Not in a Recorded Subdivision

1. **Approval Required.** Prior to the recording of a parcel line adjustment between adjoining properties not located within a platted subdivision, the adjustment must first be approved by the Administrative Land Use Authority if the any of the properties involved includes a dwelling unit.
 - a. **Exemption:** Approval is not required prior to recording of a parcel line adjustment if the properties involved do not contain a dwelling unit.
2. **Review.** Application and the review of a proposed parcel line adjustment shall follow the procedures listed below:
 - a. **Application.** An applicant, either an owner of one of the properties or a representative of the owners, shall submit a complete application which shall include:
 - i. Property owner(s) affidavit acknowledging the consent of each party for the proposed adjustment.
 - ii. Property survey(s) with all existing improvements to the properties;
 - iii. A legal description of the proposed parcel line and of each parcel after the boundary line is changed;
 - iv. A site plan or exhibit serving as a visual depiction of the parcel line adjustment;
 - v. Any necessary improvement plans, agreements, or additional materials needed for review as determined by the Administrative Land Use Authority.
 - b. **Review Procedure.** Upon receipt and payment of a complete application, the Administrative Land Use Authority shall commence the review of the parcel line adjustment request. The review shall be completed, with a written response returned to the applicant, within fourteen (14) business days from the date of complete application.

The reviewing parties shall review the adjustment for compliance with city zoning and public works standards.

3. **Final Approval.** If the proposed parcel line adjustment complies with all city ordinances and development standards, written approval shall be provided to the applicant by the City Planner or designee.
4. **Recording.** Upon final approval from the Administrative Land Use Authority, the applicant shall record the approved documents at the office of the Davis County Recorder to complete the parcel line adjustment. The parcel line adjustment may be completed by a quitclaim deed or boundary line agreement and shall be accompanied by the following:
 - a. The written notice of approval of the parcel line adjustment by South Weber City that recites the legal descriptions of both the original parcels and the parcels resulting from the exchange of title;
 - b. The approved site plan or exhibit depicting the new parcel boundaries and adjacent properties if deemed necessary; and
 - c. Any other documents deemed necessary as part of the parcel line adjustment approval.
5. **Exception.** If the parcel line adjustment is creating a new parcel(s) for the purpose of constructing a dwelling unit, a subdivision plat must be approved, and the provisions of this title must be followed.
6. All parcel line adjustments shall comply with applicable state code regulations found under sections 10-9a-523 (property boundary adjustment) and 10-9a-524 (boundary line agreement). A parcel line adjustment shall follow the procedures provided herein unless exempted from local land use authority review as provided in the forementioned state code sections.

11.13.03 Lot Line Adjustments within a Recorded Subdivision

1. **Approval Required.** Prior to the recording of a lot line adjustment between adjoining properties within a platted subdivision, the adjustment must first be approved by the Administrative Land Use Authority.
2. **Review.** Application and the review of a proposed lot line adjustment shall follow the procedures listed below:
 - a. **Application.** An applicant, either an owner of one of the properties or a representative of the owners, shall submit a complete application which shall include:
 - i. Property owner(s) affidavit acknowledging the consent of each party for the proposed adjustment between the lots.
 - ii. Property survey(s) with all existing improvements to the lots and reference to the subdivision within which the properties are located including easements located on the lots;
 - iii. A legal description of each of the proposed lots after the lot line is changed including any changes to platted easements associated with the lots;

- iv. A site plan or exhibit serving as a visual depiction of the lot line adjustment. Although not a plat, the site plan or exhibit shall sufficiently represent the new lots and include adjacent lots within the subdivision;
 - v. Any necessary improvement plans, agreements, or additional materials needed for review as determined by the City Planner, City Engineer, or designees.
- b. **Review Procedure.** Upon receipt and payment of a complete application, the Administrative Land Use Authority shall commence the review of the lot line adjustment request. The review shall be completed, with a written response returned to the applicant, within fourteen (14) business days from the date of complete application. The reviewing parties shall review the adjustment for compliance with city zoning and public works standards.
3. **Final Approval.** If the proposed lot line adjustment complies with all city ordinances and development standards, written approval shall be provided to the applicant by the City Planner or designee.
4. **Recording.** Upon final approval from the Administrative Land Use Authority, the applicant shall record the approved documents at the office of the Davis County Recorder to complete the lot line adjustment. The lot line adjustment may be completed by quitclaim deed or boundary line agreement and shall be accompanied by the following:
- a. The written notice of approval of the lot line adjustment by South Weber City that recites the legal descriptions of both the original lots and the lots resulting from the exchange of title;
 - b. The approved site plan or exhibit depicting the new lot boundaries along with adjacent lots within the subdivision; and
 - c. Any other documents deemed necessary as part of the lot line adjustment approval.
5. **Exception.** If the lot line adjustment is creating a new lot(s) or parcel(s) for the purpose of constructing a dwelling unit, a subdivision plat must be approved, and the provisions of this title must be followed.
6. All lot line adjustments shall comply with applicable state code regulations found under section 10-9a-608 (5). A lot line adjustment shall follow the procedures provided herein unless an amended plat is required per state statute.

11.14 EXEMPTIONS FOR BONA FIDE AGRICULTURAL AND UTILITY SERVICE PURPOSES

11.14.01 Purpose and Intent

Utah Code 10-9a-605(2) exempts agricultural lands from plat requirements under the certain conditions therein.

11.14.02 Qualifications of Land for Agricultural Purposes

Agricultural land may be divided or partitioned under this Chapter only under the following circumstances:

1. The property must have been solely for agricultural use and actively devoted to agricultural use as defined by Utah Code 59-2-502 and must continue to be used solely for agricultural use in the future.
2. All of the lots or parcels must meet the minimum lot size requirements of the applicable zoning district.

11.14.03 Agricultural Partition Parcels as Buildable Lots

An agricultural partition lot is buildable for only bona-fide agricultural purposes. A parcel created in accordance with this Chapter is not considered a buildable lot for residential, commercial, industrial, or any other non-agricultural purposes.

11.14.04 Public Improvements and Infrastructure

The City shall not require any public improvements and infrastructure to be installed as a condition of approval for agricultural partitions.

11.14.05 Use of Property Created Under This Part for Non-Agricultural Purposes

If a lot or parcel created by this part is used for a non-agricultural purpose, the City shall require the lot or parcel to comply with the requirements of the Subdivision and land use provisions of the City.

11.14.06 Utilities

A Subdivision of land for utility purposes (unmanned facilities such as: substations, regulator stations, towers, etc.) creating a parcel(s) under eight thousand square feet (8,000 ft²) in size may be exempted by the Administrative Land Use Authority for certain provisions of this Title and/or provisions of City Code relating to lot size, frontage, setbacks, and improvements and infrastructure.

11.14.07 Parent Parcels

The parent parcel from which the agricultural or utility lot(s) is created shall be labeled as a remainder parcel and shall not be part of an approved Subdivision until such time as it complies with the provisions of this Title and other relevant sections of the City Code and has received the applicable land use approval(s).

EXHIBIT 4

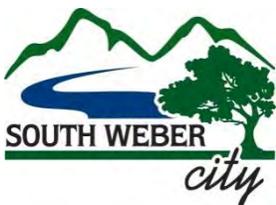
DEVELOPMENT, DESIGN, AND CONSTRUCTION STANDARDS FOR SOUTH WEBER

South Weber City Corporation

Development, Design, & Construction Standards



December 2023



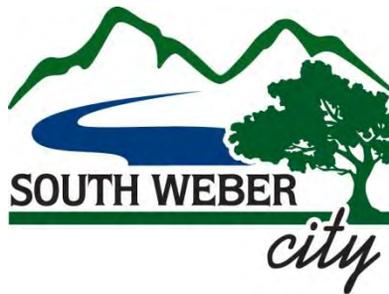
Prepared by
JONES & ASSOCIATES
Consulting Engineers



DEVELOPMENT, DESIGN, AND
CONSTRUCTION STANDARDS

for

SOUTH WEBER CITY



SUBMITTED & RECOMMENDED:



Brandon K. Jones, P.E.
City Engineer

12/31/23
Date

APPROVED:

Rod Westbroek
Mayor

12/31/23
Date

David J. Larson
City Manager

12/31/23
Date

Trevor Cahoon
Community & Planning Director

12/31/23
Date

Mark B. Larsen
Public Works Director

12/31/23
Date

Lisa Smith
Attest, City Recorder

12/31/23
Date

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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 Municipal Code, Title 11.06 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 – The Developer is responsible to pay for the seal coat, but the City is responsible for the timing and installation of the seal coat (See Municipal Code, Title 11.08.02-7b).

4. Street Lighting – The Developer is responsible to pay for the required street lighting, but the City is responsible for the timing and installation of the streetlights (See Municipal Code, Title 11.08.02-7c).
5. Street Signage – The Developer is responsible to pay for the required street signs. The city is responsible to order the signs. The Developer is required to install the street signs. (See Municipal Code, Title 11.08.02-7d).
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 New Improvements – Developer shall reimburse City for time spent by the City Engineer to update the city’s GIS database with the new improvements. This is done through field data collection and entering the data into the city’s database.

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 residential subdivisions;
 - a. Exception: The restrictions and requirements of a Subdivision Review Cycle do not apply to the review of subdivision applications affecting property within identified geological hazard areas (See Municipal Code, Title 10-14 and State Code 10-9a-604-2-2)
 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 Plat Requirements

All plats shall contain, at a minimum the information as shown on Sheet DEV1 in the Drawings and the following specific to the Review Cycle in the approval process.

A. Preliminary Plat (See Municipal Code, 11.04)

1. The information on the preliminary plat shall include, at a minimum:
 - a. Name of Subdivision, True North Arrow, Basis Thereof, and Date
 - b. Township, range, section, and quarter section as applicable.
 - c. Names of the Owner(s) of record, the Surveyor of the Subdivision, and the Owner of the land immediately adjoining the land to be subdivided.
 - d. Boundary Description with the acreage carried to three (3) decimal places and the square footage rounded to the nearest whole number.
 - e. The number and square footage of each lot rounded to the nearest whole number.
 - f. Graphic scale with bar.
 - g. Ties to a minimum of two (2) section corners with bearings and distances.
 - h. Street layout with centerlines and widths dimensioned.
 - i. Phasing delineated.
 - j. Easements plotted with widths shown.
 - k. Open Space shown, if applicable.

B. Final Plat (See Municipal Code, 11.05)

1. The information on the final plat shall include, at a minimum:
 - a. Same information required on the Preliminary Plat.
 - b. Survey monuments.
 - c. Signature blocks for:
 1. The Owner(s) dedication
 2. The City Planner
 3. The City Engineer
 4. The Mayor
 5. The City Recorder (attesting the Mayor's signature)
 6. The City Attorney

7. Easement Approval from utility provider(s)
 - d. Prepared, and certification made as to its accuracy by a registered Land Surveyor licensed to do such work in the State of Utah.
 - e. Parcels not contiguous shall not be included in one (1) final plat, neither shall more than one (1) final plat be made on the same sheet. Contiguous parcels owned by different parties may be embraced in one (1) final plat, provided that all owners join in the dedication and acknowledgments.
2. Language conveying to the Community Association items as required in State Code Title 57.
3. Measurements and Dimensions
 - a. Scale: One inch (1") equals one hundred feet (100') or larger.
 - b. Lengths shall be shown to hundredths of a foot.
 - c. Angles and bearings shall be shown to seconds of arc.
 - d. For all curves, sufficient data shall be given to enable the re-establishment of the curves on the ground. The curve data shall include the radius, central angle, tangent, and arc length.
 - e. Bearings and dimensions shall be given for all lot lines, except that bearings and lengths need not be given for interior lot lines where the bearings and lengths are the same as those of both end lot lines.
 - f. The acreage of the development carried to three (3) decimal places, and the area of the lot rounded to the nearest whole number.
4. Clearly Identify
 - a. Survey monuments
 1. Surveys shall tie to a minimum of two (2) duly established section corners. Additional ties may also be required to the State grid system or other publicly recorded control system as required by the County Surveyor or County Recorder.
 - b. All public lands and streets shall be clearly identified.
 - c. Right-of-way lines of each street and the width of proposed or existing dedications.
 - d. Widths and locations of adjacent streets and other public properties within 150' of the subdivision shown with dashed lines.
 - e. Streets shall be identified by coordinate numbers, approved by the County Recorder, that conform to the City's addressing system.
 - f. All easements shall be designated as such, and dimensions given.

- g. Setback dimensions from proposed property boundaries to existing structures.
- h. Excepted and remainder parcels shall be marked, "Not included in this Subdivision."
- i. Notes and restrictions, shown as an "R" on each Lot, that includes applicable information regarding:
 - 1. Specialized development standards.
 - 2. The existence of CCR's (where applicable).
 - 3. Special utility or district requirements.
- j. Any other restrictive language or notes approved by the City to give notice to prospective buyers and others of special terms, restrictions, and conditions related to the Subdivision.

3.02 Required Improvements

- A. See Municipal Code, Title 11.06 and 11.07 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.

3.03 Improvement Plans

- A. Engineered drawings, including typical cross-sections and plans and/or written statements regarding the width and type of proposed streets; location, size and type of proposed water mains, sanitary sewers, or other sewage disposal facilities; storm drainage facilities; detention basins; and other proposed improvements and infrastructure.
- B. Lot layout and data tables showing the number of lots/units, buildable area for each lot, percentage of landscaping/open space, and density of units per acre.
- C. The required improvements shall include the location, width, and other dimensions of all existing or final platted streets, 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 to existing improvements.
- D. The location, width and other dimensions of proposed alleys, shared driveways, easements, parks and other open spaces, with proper labeling of spaces to be dedicated to the public, or to be reserved for common use and benefit of Subdivision residents.
- E. All lands within the boundaries of the Subdivision shall be accounted for, either as lots, walkways, streets, or as remainder parcels.
- F. Indicated by solid-line contours superimposed on dashed-line contours of existing topography.

- G. The general locations of existing trees over six inches (6") in diameter measured at four and one-half feet (4.5') above the ground, and in the case of heavily wooded areas, an indication of the outline of the wooded area and location of trees which are to remain.
- H. Other important features which shall include but are not limited to, watercourses, areas within one hundred (100) year flood plain, exceptional topography such as wetlands, marshy areas, swamps, or any other flood-prone area, slopes that are 30% and greater, structures within the tract, existing sanitary sewers, storm drains, water supply mains, bridges, and other utilities within the tract, or within two hundred feet (200') thereof Subdivision Design shall must provide for future extension to adjacent development and shall 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.
- I. 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. No construction shall begin until plans have been checked and approved by the Administrative Land Use Authority.
- J. 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:
 - K. All drawings and/or prints shall be clear and legible and conform to industry standard engineering and drafting practices.
 - L. Drawings shall be legible and to a common scale when printed on 11"x17" paper.
 - M. 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.
 - N. Plan and profiles shall indicate design and/or existing grades a minimum of 200 feet beyond the limits of the proposed project.
 - O. All wet utilities (water, sewer, storm drain, irrigation) shall be shown in plan and profiles views.
- P. 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.
- Q. 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.

- R. 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.

3.04 Sanitary Sewer Design

- A. All design shall be in accordance with Utah Administrative Code R317.
- B. Changes in pipe size shall occur in a manhole. Match 0.8 depth point of sewer lines. (R317-3-2-H)
- C. All terminating sewer mains shall end with a city standard manhole.
- D. Service lateral connection shall not be allowed in sewer manholes.
- E. All sewer shall be gravity unless otherwise approved by the City.
- F. 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.
- G. 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.

3.05 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.

3.06 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.
 - 4. 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

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

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.

- J. The lot(s) on which the turnaround is constructed shall be restricted as follows:
 - 1. Platted as "R" (restricted lot).
 - 2. 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:
 - 5. 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.
 - 6. 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.
- K. Landscaping
 - 1. When landscaping is required to be designed/installed, refer to the Standard Drawings.
- L. 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.
- M. Streetlights
- N. Street Signs

3.07 Storm Drain and Drainage Design

- A. See Appendix A for Storm Drain and Drainage Design Standards.
- B. Low Impact Development (See Appendix A)
- C. 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.

- a. 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
- D. Excavation Operations
1. Blue Stakes: Before commencing excavation operations, the permittee shall call "Blue Stakes" at 1-800-662-4111 or 811.
 2. Traffic control devices: Traffic control devices such as construction signs, barricades, and cones must be in place before excavation begins.
 3. 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.
 4. Open trench limits: Open trenches will be limited to one block at a time or 660 feet, whichever is less.
 5. 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.
- E. Environmental Controls
1. 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.
 2. Noise: The permittee or contractor shall keep neighborhood free of noise nuisance in accordance with the Noise Ordinance.
 3. 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.
 4. 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 Meeting

- A. The pre-construction meeting shall not be held until the City Engineer has approved and signed the construction plans.
- B. A preconstruction meeting 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.
2. Requests for Inspections
 - a. Requests for inspections shall be made to the Public Works Department by the person responsible for the construction.
 - b. Requests for inspection on work requiring continuous inspection shall be made three (3) working days prior to the commencing of the work.
 - c. 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.
3. Continuous Inspection
 - a. May be required on (but not limited to) the following types of work:
 - (i) Laying of street surfacing
 - (ii) Placing of concrete for curb and gutter, sidewalks, and other structures
 - (iii) Laying of sewer pipe, irrigation pipe, drainage pipe, water mains, water service laterals and testing.
 - (iv) 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.
4. Periodic inspections
 - a. Shall be required on (but not limited to) the following types of work:
 - (i) Street grading and gravel base
 - (ii) Excavations for curb and gutter and sidewalks
 - (iii) Excavations for structures
 - (iv) Trenches for laying pipe

(v) Forms for curb and gutter, sidewalks and structures

5. Substantial and Final Completion Inspections

- a. 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.
- b. 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.

6. Testing

a. Development Projects

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

b. City Projects

- (i) Contractor shall select a properly licensed and qualified testing agency.
- (ii) Contractor shall be responsible for coordinating all testing in accordance with the Technical Specifications per Section 5 of this document.
- (iii) 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.

- c. Failure to have improvements tested as they are constructed may be cause for work stoppage or rejected by City.

7. Safety

- a. Contractor is solely responsible for jobsite safety.
- b. Contractor shall comply with all local, state, and federal rules and regulations regarding jobsite safety.

- c. 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)										
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 ---

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

PF tabular

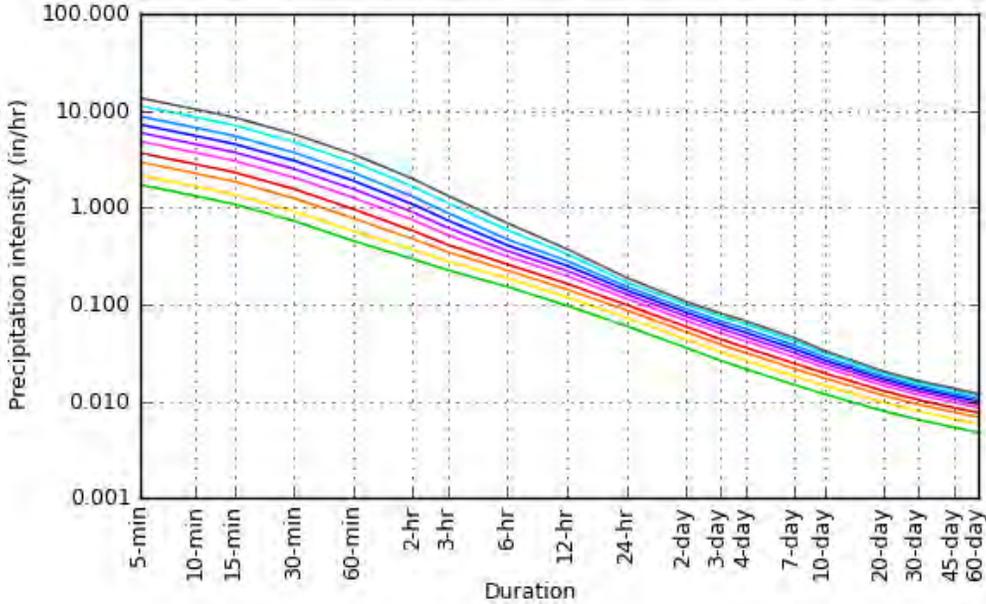
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	1.73 (1.50-2.02)	2.17 (1.90-2.54)	2.95 (2.56-3.46)	3.67 (3.16-4.31)	4.84 (4.06-5.71)	5.93 (4.82-7.08)	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.

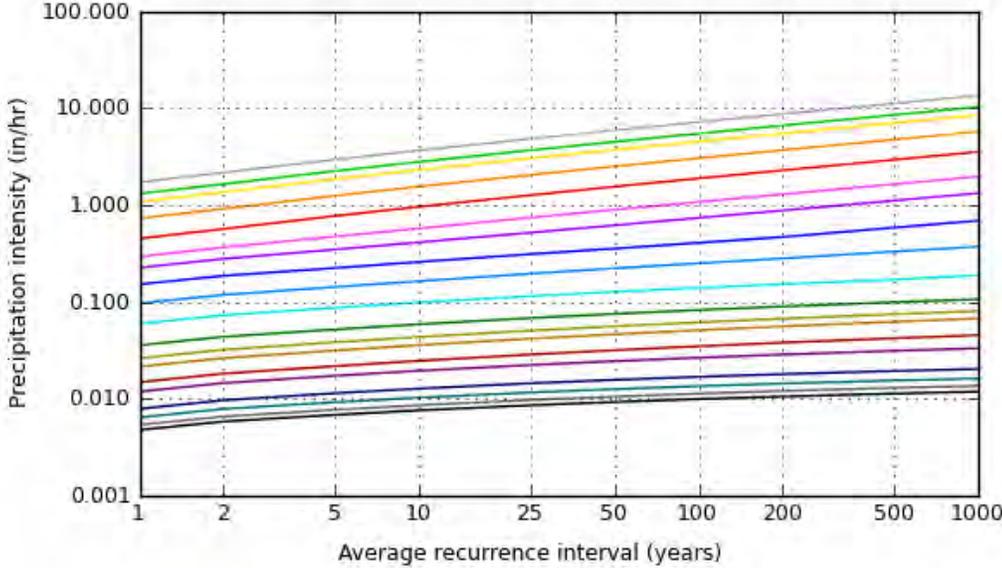
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PF graphical

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



Average recurrence interval (years)
1
2
5
10
25
50
100
200
500
1000



Duration
5-min
10-min
15-min
30-min
60-min
2-hr
3-hr
6-hr
12-hr
24-hr
2-day
3-day
4-day
7-day
10-day
20-day
30-day
45-day
60-day

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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

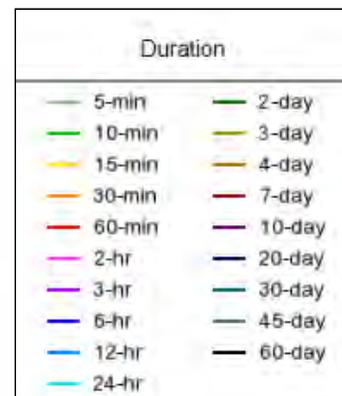
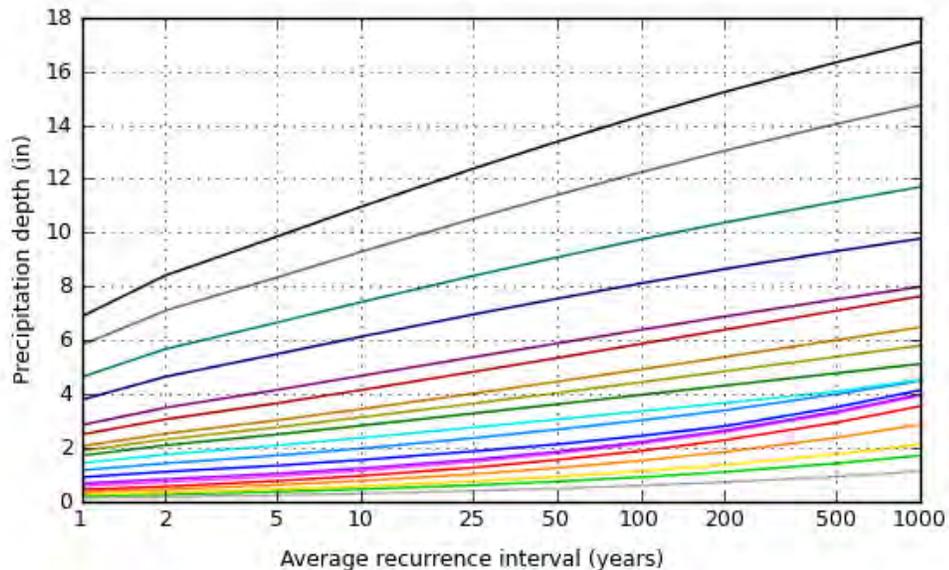
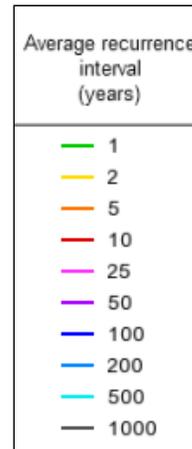
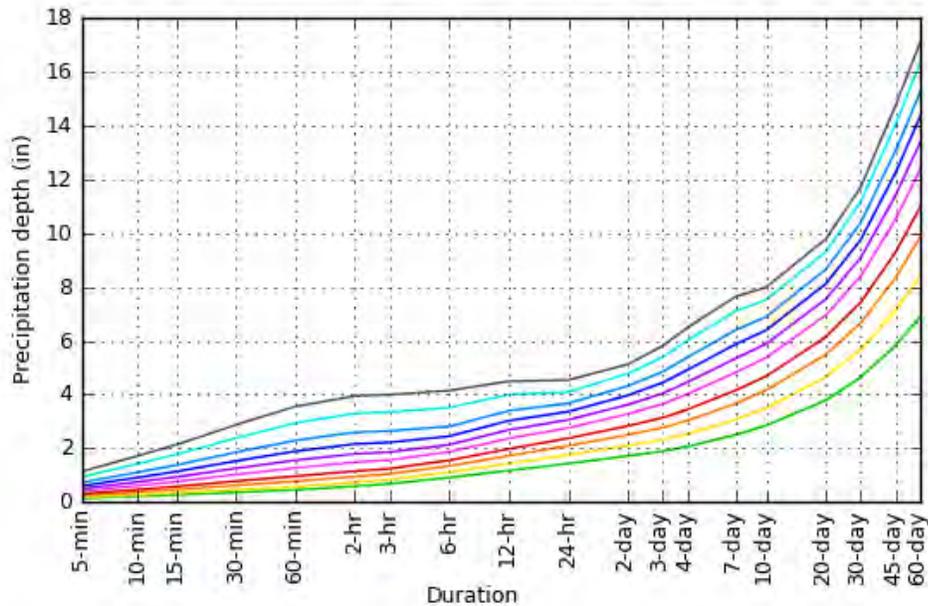
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.144 (0.125-0.168)	0.181 (0.158-0.212)	0.246 (0.213-0.288)	0.306 (0.263-0.359)	0.403 (0.338-0.476)	0.494 (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°

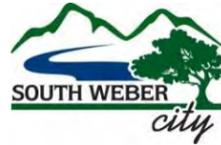


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Maps & aerials

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.

Table 3 – Emulsion Application Rate	
Emulsion	Application Rate (gal/sy)
CRS-2P	0.32 – 0.35
LMCRS-2	0.32 – 0.35

2. Cover Material: Use Table 4.

Table 4 – Cover Material Application Rate	
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
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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, than 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
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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

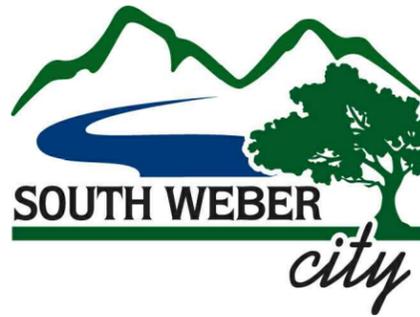
Index of Drawings (34 Sheets)

SUBMITTED & RECOMMENDED


BRANDON K. JONES, P.E.
SOUTH WEBER CITY ENGINEER



DATE: 11/28/23



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

SPECIAL STANDARD NOTES:

- A. THE CITY ADOPTS THE FOLLOWING AS STANDARDS FOR ALL ISSUES RELATED TO THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF IMPROVEMENTS NOT SPECIFICALLY COVERED BY THIS MANUAL:
 - 1. APWA: MANUAL OF STANDARD SPECIFICATIONS (CURRENT EDITION) AND ALL ADOPTED AMENDMENTS
 - 2. APWA: MANUAL OF STANDARD PLANS (CURRENT EDITION)
- B. AS TO ANY PARTICULAR ISSUE, IF A CONFLICT EXISTS BETWEEN ANY OF THE FOREGOING STANDARDS, THE CITY STANDARDS TAKE PRECEDENCE.
- C. AT THE CITY'S SOLE DISCRETION, ALTERNATE METHODS OF CONSTRUCTION OR DEVIATIONS FROM THESE STANDARDS MAY BE REQUIRED OR APPROVED BY THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR (OR THEIR DESIGNEE), WHEN SUCH ARE NECESSARY TO MEET THE BEST INTERESTS OF THE CITY.

ROAD IMPROVEMENT STANDARDS

- R1.....TYPICAL RESIDENTIAL STREET SECTION DETAILS
- R2.....SOUTH WEBER DRIVE & COLLECTOR ROADWAY TYPICAL CROSS SECTION DETAILS
- R3.....PRIVATE ROADWAY STREET CROSS SECTION DETAILS
- R4.....TYPICAL STREET INTERSECTION, UTILITY LATERAL CONFIGURATION & 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, UTILITY POTHOLING, 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

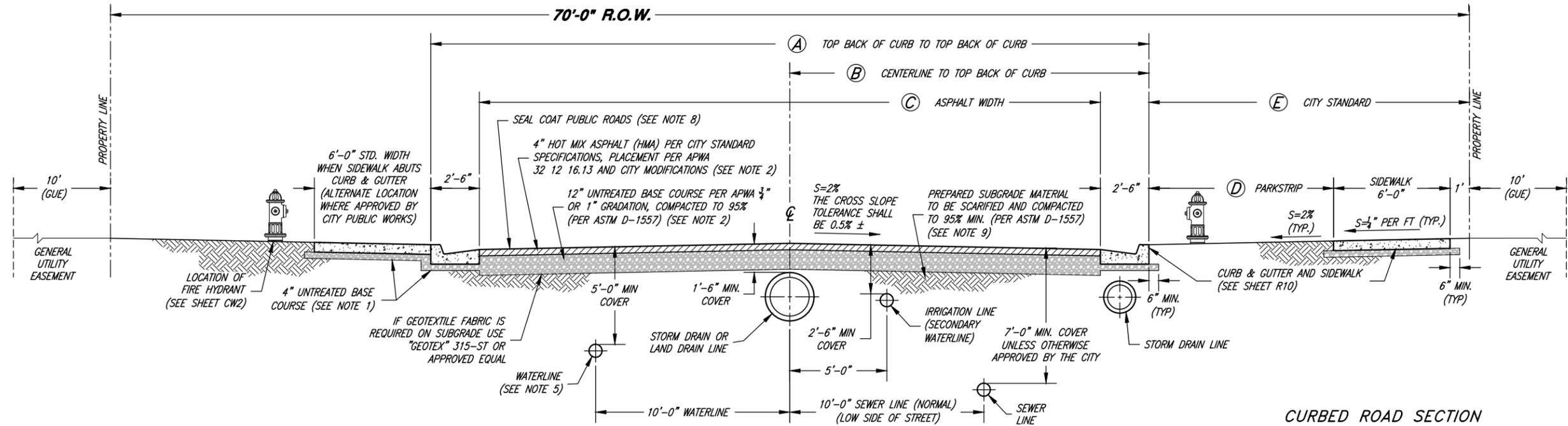
- LID1....GENERAL LID (LOW IMPACT DEVELOPMENT) EXAMPLES

MISCELLANEOUS DEVELOPMENT STANDARDS

- DEV1....SUBDIVISION PRELIMINARY & FINAL PLAT SUBMITTALS EXAMPLE



NOVEMBER 28, 2023



STANDARD RESIDENTIAL STREET SECTION

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. THE PAVEMENT THICKNESS SHALL BE CONSIDERED AS CITY MINIMUMS AND MAY BE REQUIRED TO BE ADJUSTED WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE STABILITY PER THE GEOTECHNICAL REPORT OR CITY ENGINEER. 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 SHEET R11 AND SHEET 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.
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.

GENERAL NOTES CONT.:

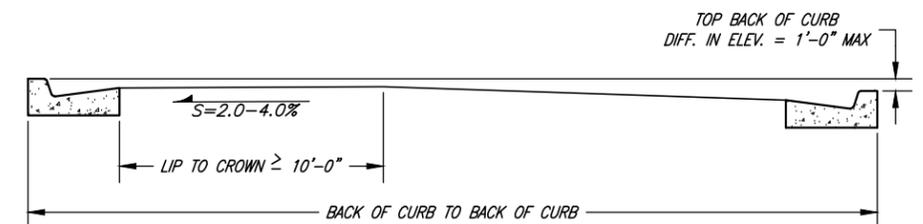
11. THE SPECIAL RESIDENTIAL STREET SECTION SHALL BE USED FOR RESIDENTIAL ROADWAYS THAT QUALIFY TO BE WIDER (AS PER UTAH CODE 10-9A-508(51)). THE CITY CAN REQUIRE THE INSTALLATION OF PAVEMENT IN EXCESS OF 32 FEET FOR RESIDENTIAL ROADS THAT MEET ANY OF THE FOLLOWING CONDITIONS:
 - TO ADDRESS SPECIFIC TRAFFIC FLOW CONSTRAINTS AT AN INTERSECTION, MID-BLOCK CROSSINGS, OR OTHER AREAS;
 - TO ADDRESS AN APPLICABLE GENERAL OR MASTER PLAN IMPROVEMENT, INCLUDING TRANSPORTATION, BICYCLE LANES, TRAILS, OR OTHER SIMILAR IMPROVEMENTS THAT ARE NOT INCLUDED WITHIN AN IMPACT FEE AREA;
 - TO ADDRESS TRAFFIC FLOW CONSTRAINTS FOR SERVICE TO OR ABUTTING HIGHER DENSITY DEVELOPMENTS OR USES THAT GENERATE HIGHER TRAFFIC VOLUMES, INCLUDING COMMUNITY CENTERS, SCHOOLS, AND OTHER SIMILAR USES;
 - AS NEEDED FOR THE INSTALLATION OR LOCATION OF A UTILITY WHICH IS MAINTAINED BY THE MUNICIPALITY AND IS CONSIDERED A TRANSMISSION LINE OR REQUIRES ADDITIONAL ROADWAY WIDTH;
 - FOR THIRD-PARTY UTILITY LINES THAT HAVE AN EASEMENT PREVENTING THE INSTALLATION OF UTILITIES MAINTAINED BY THE MUNICIPALITY WITHIN THE ROADWAY;
 - FOR UTILITIES OVER 12 FEET IN DEPTH;
 - FOR ROADWAYS WITH A DESIGN SPEED THAT EXCEEDS 25 MILES PER HOUR;
 - AS NEEDED FOR FLOOD AND STORMWATER ROUTING;
 - AS NEEDED TO MEET FIRE CODE REQUIREMENTS FOR PARKING AND HYDRANTS;
 - OR AS NEEDED TO ACCOMMODATE STREET PARKING.

CURBED ROAD SECTION

STREET DESIGNATION	T.B.C. TO T.B.C. (A)	CENTERLINE TO T.B.C. (B)	ASPHALT WIDTH (C)	PARKSTRIP (D)	T.B.C. TO PROPERTY LINE (E)
LOCAL RESIDENTIAL	37'-0"	18'-6"	32'-0"	9'-6"	16'-6"
SPECIAL RESIDENTIAL (SEE GENERAL NOTE 11)	41'-0"	20'-6"	36'-0"	7'-6"	14'-6"

NOTES:

- B1. THE ROAD SECTION REQUIRED SHALL BE AS DETERMINED BY THE CITY ENGINEER BASED UPON ZONING, GENERAL PLAN, MASTER PLAN, SIZE OF DEVELOPMENT, ESTIMATED TRAFFIC VOLUME, & AMOUNT OF OPEN SPACE ASSOCIATED WITH DEVELOPMENTS, AS WELL AS THE PROXIMITY TO HIGH VOLUME ROADS OR COMMERCIAL ZONING.



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 KENT JONES
No. 5148758
PROJECT ENGINEER
11/28/2023
DATE

REV.	DATE	APPR.

SCALE: N. T.S.
DESIGNED: BKJ
DRAWN: BEB
CHECKED: BKJ

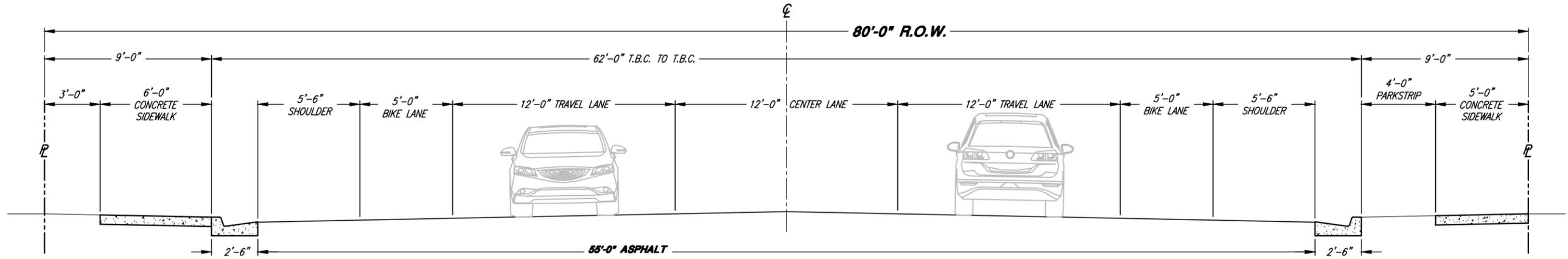


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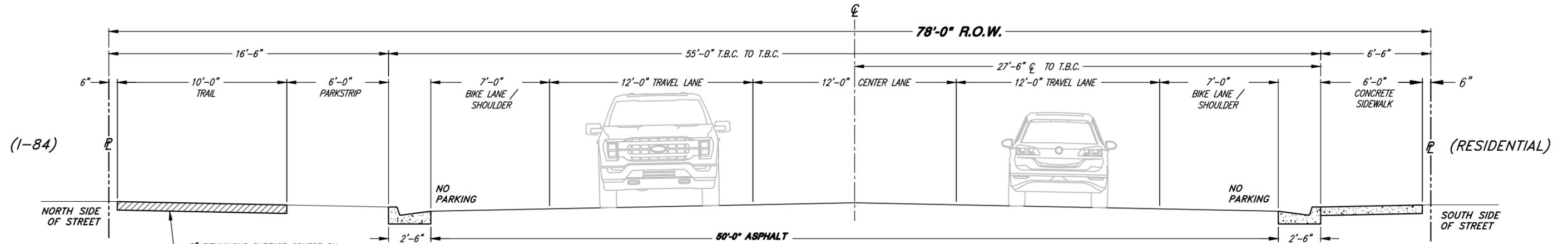
SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL RESIDENTIAL STREET SECTION DETAILS

SHEET: **R1**
OF 34 SHEETS
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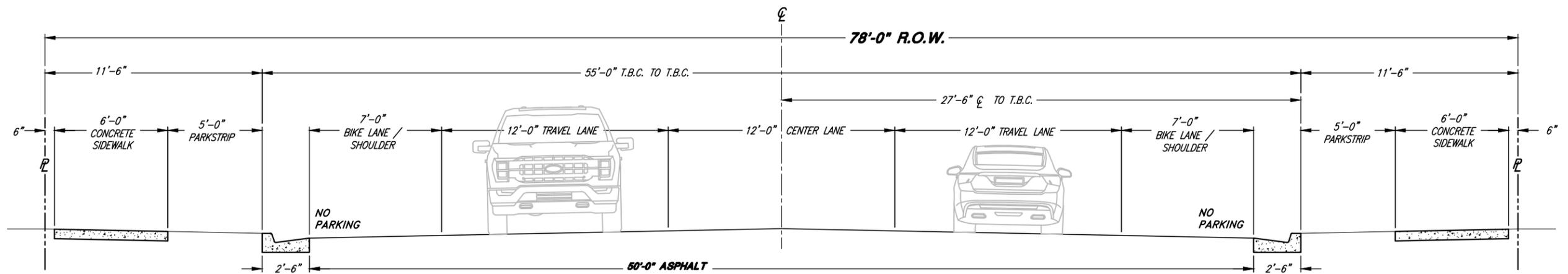
SOUTH WEBER DRIVE R.O.W. SECTION

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 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)



BRANDON KENT JONES
No. 5148758
State of Utah
PROJECT ENGINEER
11/28/2023
DATE

REV.	DATE	APPR.

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N. T.S.

DESIGNED BKJ
DRAWN BEB
CHECKED BKJ

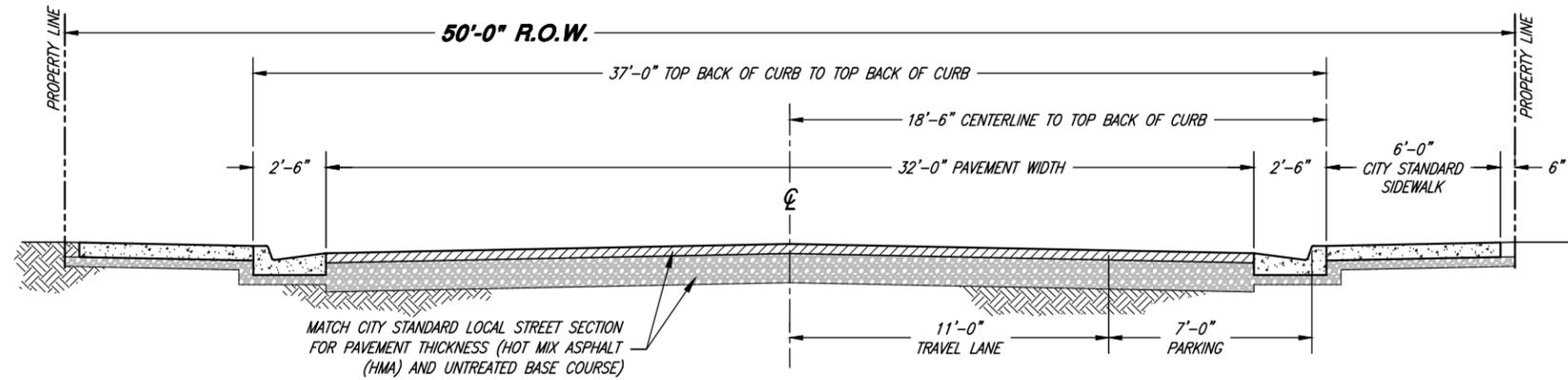


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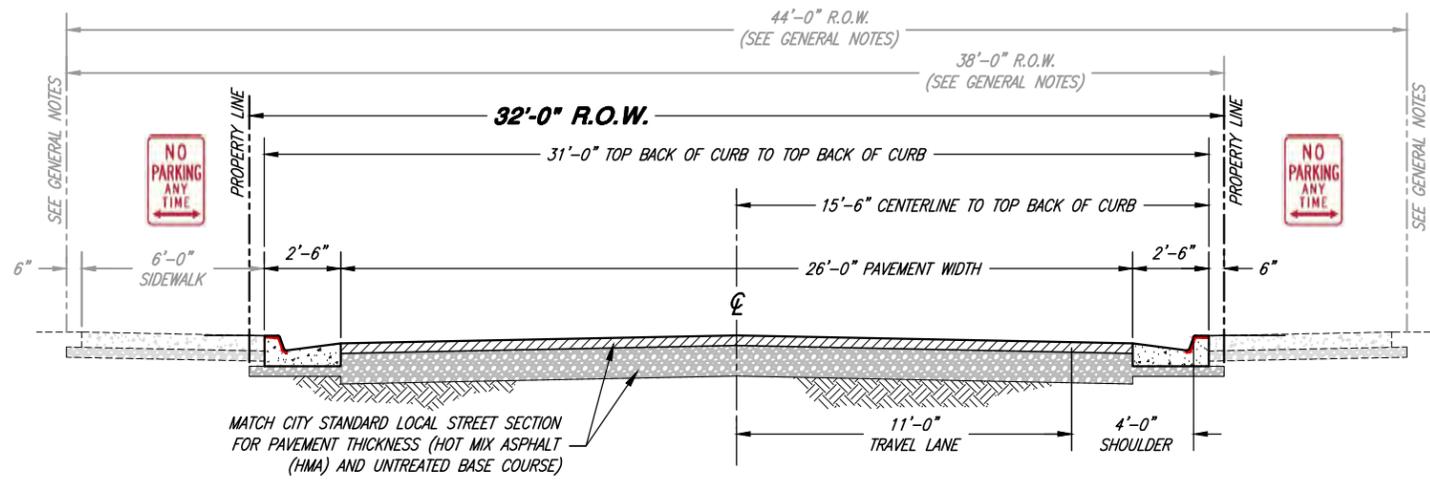


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
SOUTH WEBER DRIVE & COLLECTOR ROADWAY
TYPICAL CROSS SECTION DETAILS

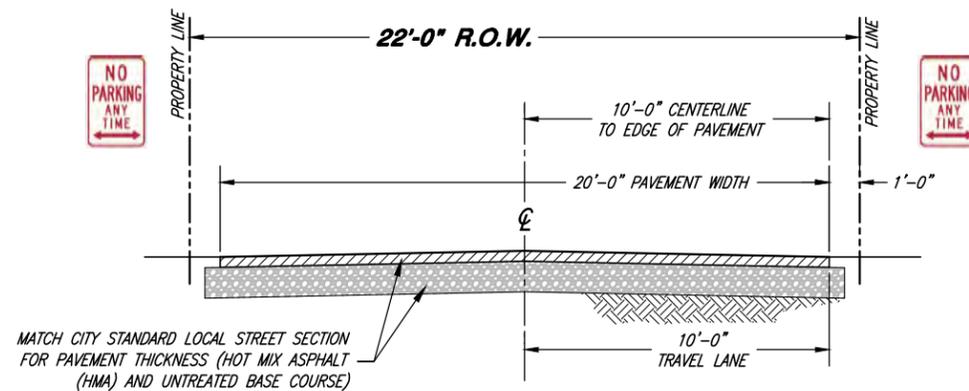
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R2
OF 34 SHEETS
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**50' RIGHT-OF-WAY
PRIVATE ROADWAY STREET SECTION A**



**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.



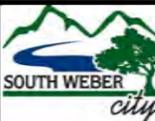
PROJECT ENGINEER
Brandon K. Jones
DATE 11/28/2023

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
PRIVATE ROADWAY STREET CROSS SECTION DETAILS

SHEET: **R3**
OF 34 SHEETS
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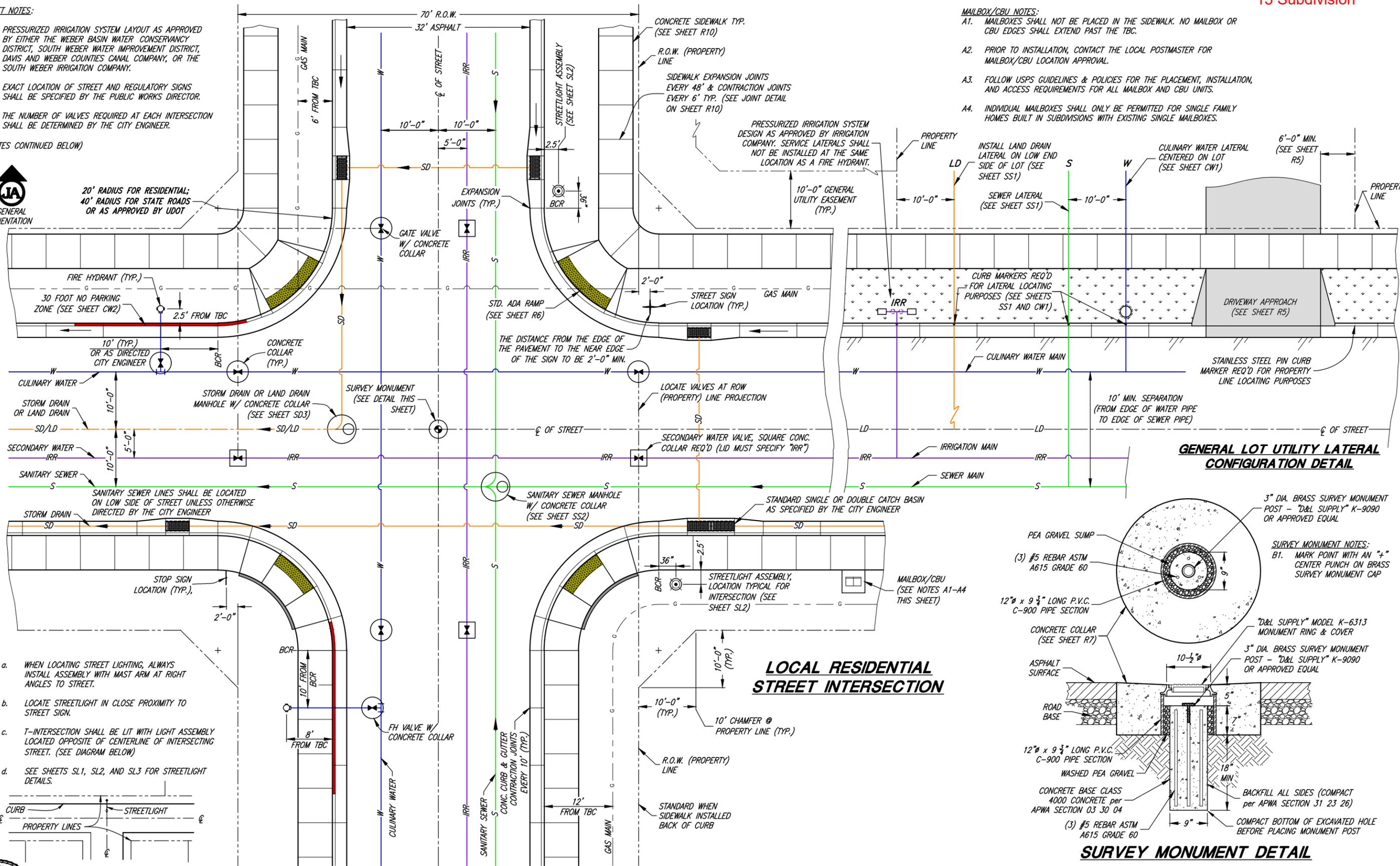
STREET NOTES:

- 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.

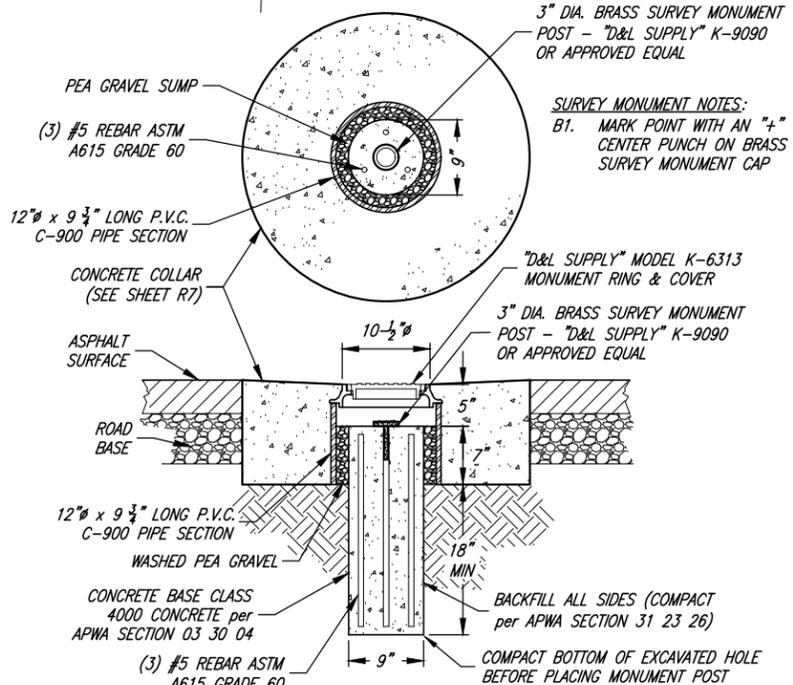
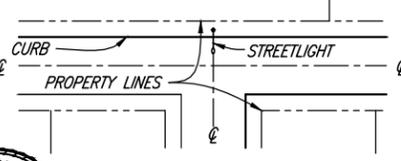
(NOTES CONTINUED BELOW)

MAILBOX/CBU NOTES:

- A1. MAILBOXES SHALL NOT BE PLACED IN THE SIDEWALK. NO MAILBOX OR CBU EDGES SHALL EXTEND PAST THE TBC.
- A2. PRIOR TO INSTALLATION, CONTACT THE LOCAL POSTMASTER FOR MAILBOX/CBU LOCATION APPROVAL.
- A3. FOLLOW USPS GUIDELINES & POLICIES FOR THE PLACEMENT, INSTALLATION, AND ACCESS REQUIREMENTS FOR ALL MAILBOX AND CBU UNITS.
- A4. INDIVIDUAL MAILBOXES SHALL ONLY BE PERMITTED FOR SINGLE FAMILY HOMES BUILT IN SUBDIVISIONS WITH EXISTING SINGLE MAILBOXES.



- 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.



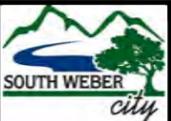
SURVEY MONUMENT DETAIL



PROJECT ENGINEER	BRANDON K. JONES
DATE	11/28/2023
REV.	DATE
DATE	APPR.

SCALE:	N. T.S.
DESIGNED	BKJ
DRAWN	BEB
CHECKED	BKJ

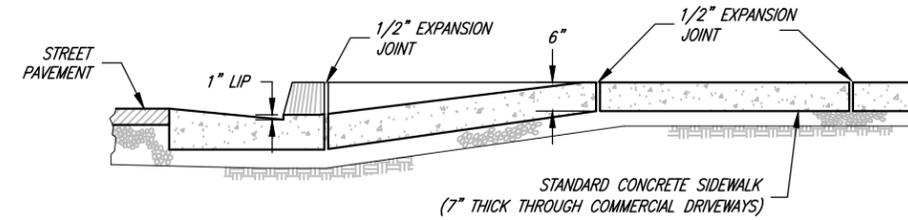
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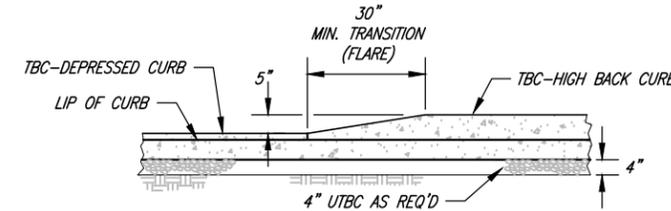
SOUTH WEBER CITY CORPORATION
 PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL STREET INTERSECTION, UTILITY LATERAL CONFIGURATION & STREET MONUMENT DETAILS

DRIVEWAY APPROACH NOTES:

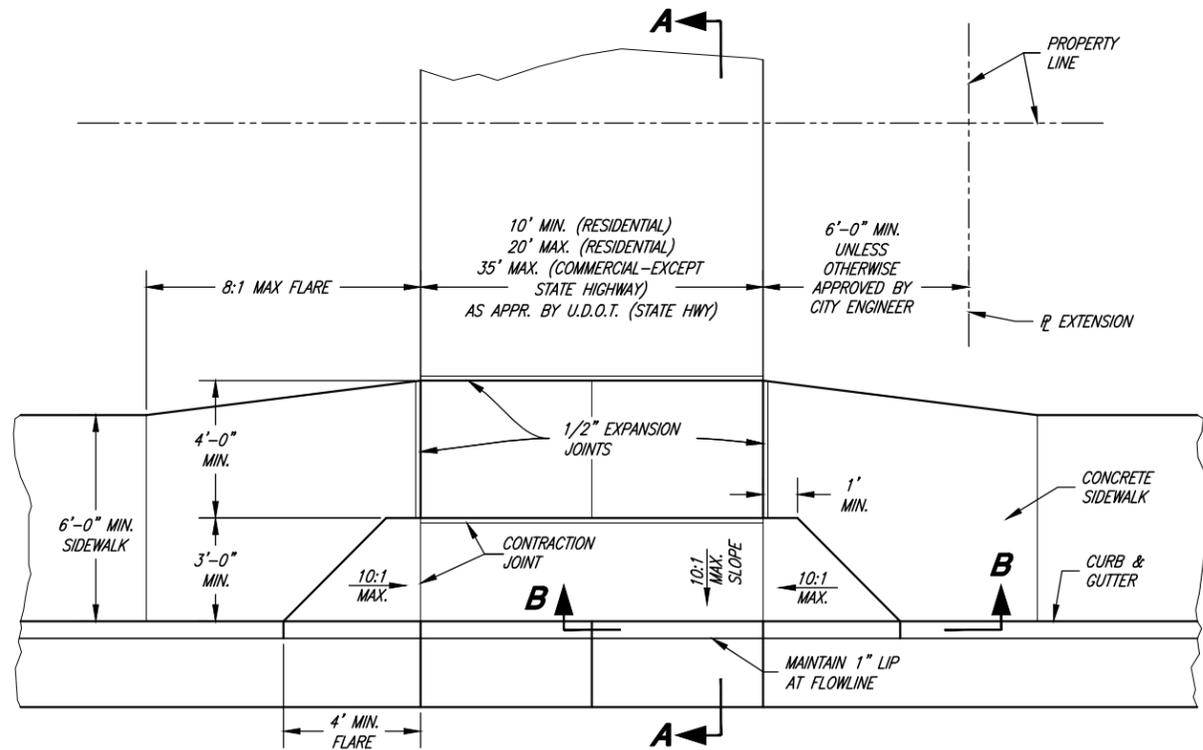
1. IN NEW SUBDIVISIONS WHERE FUTURE DRIVEWAY LOCATIONS ARE UNKNOWN, THE DRIVEWAY APPROACH SHALL BE MADE BY SAW CUTTING THE BACK OF THE EXISTING CURB TO THE REQUIRED DRIVEWAY WIDTH. ALL SAW CUTTING SHALL BE ACCOMPLISHED BY A CITY APPROVED LICENSED CONTRACTOR.
2. SCORE SIDEWALK 1/4 OF SIDEWALK THICKNESS 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.
4. IF A RESIDENTIAL LOT HAS TWO FRONTAGES AND ONE OF THOSE FRONTAGES IS LOCATED ON A COLLECTOR OR ARTERIAL STREET, THE DRIVEWAY SHALL BE LOCATED ON THE RESIDENTIAL STREET ONLY. NO DRIVEWAY ACCESS WILL BE PERMITTED ONTO THE COLLECTOR OR ARTERIAL STREET.



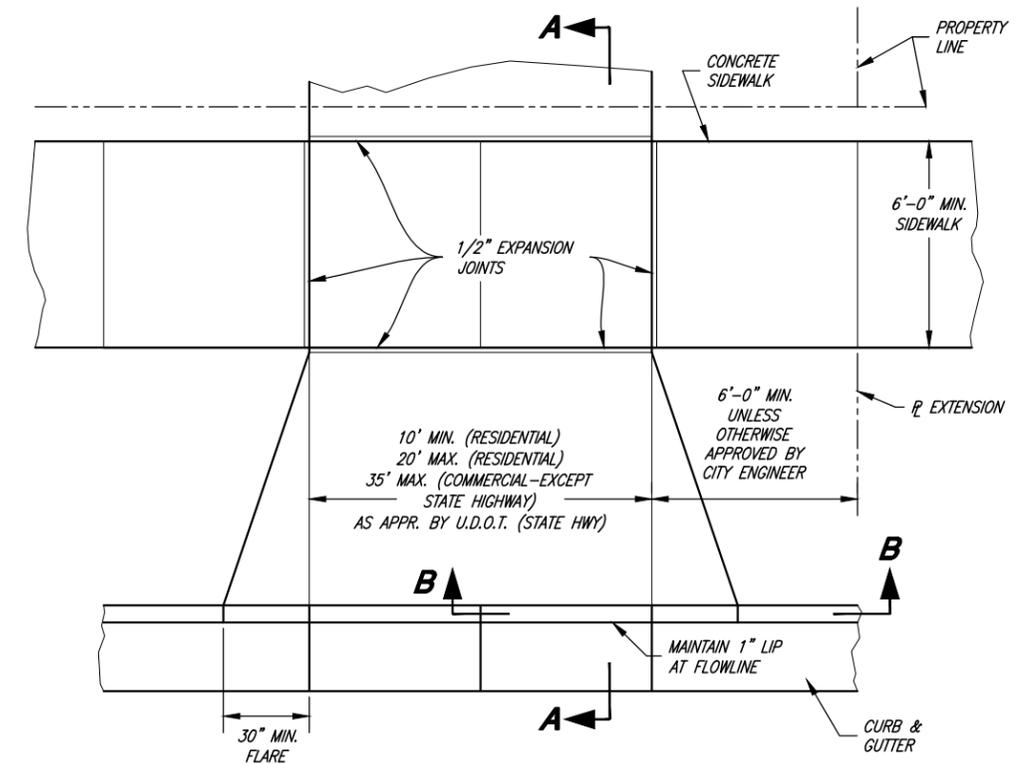
SECTION A-A



SECTION B-B



DRIVEWAY APPROACH W/ ADJACENT SIDEWALK



DRIVEWAY APPROACH W/ PARKSTRIP

DROP DOWN STYLE (CITY STANDARD)



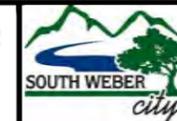
BRANDON KENT JONES
No. 5148758
PROJECT ENGINEER
11/28/2023
DATE

REV.	DATE	APPR.

SCALE:
N. T.S.
DESIGNED BKJ
DRAWN BEB
CHECKED BKJ

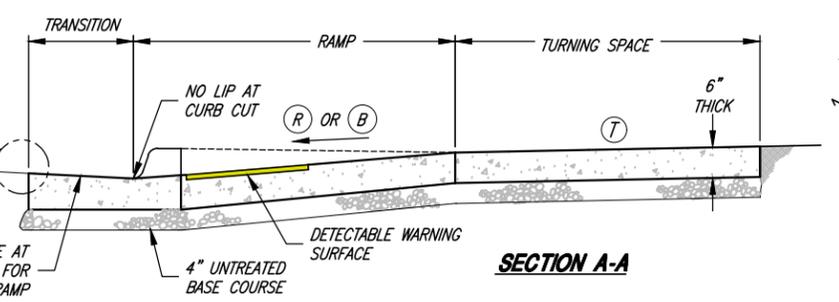
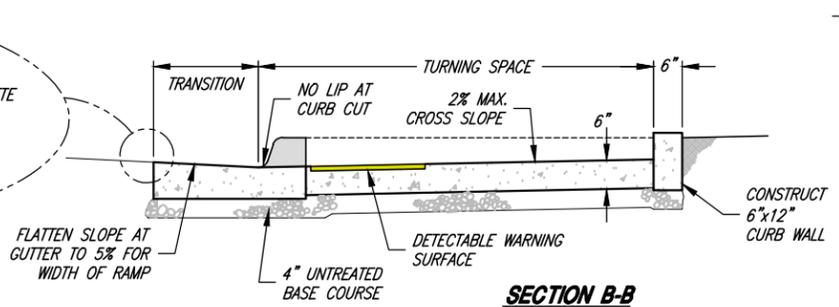
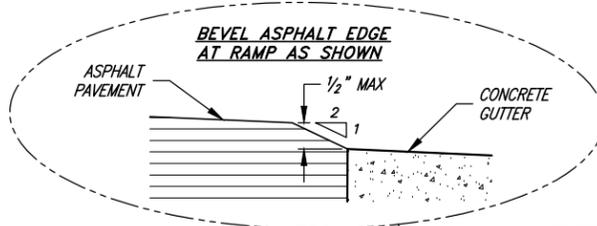


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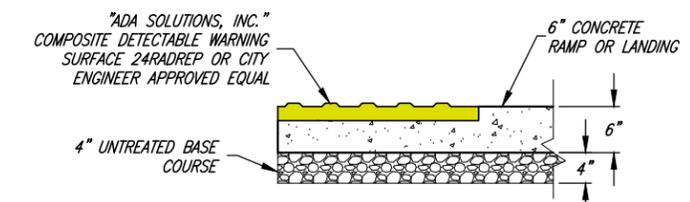
SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL DRIVE APPROACH DETAILS

SHEET:
R5
OF 34 SHEETS
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- GENERAL NOTES:**
1. INSTALLATION TOLERANCES ON CURB & GUTTER AND SIDEWALK PER APWA 32 16 13, 3.7.
 2. AS-BUILT SURVEY MAY BE REQUIRED TO VERIFY COMPLIANCE WITH TOLERANCES.
 3. GRINDING OF CONCRETE, TO MEET TOLERANCES, WILL NOT BE ALLOWED.

- 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 PUBLIC WORKS DIRECTOR.
 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.

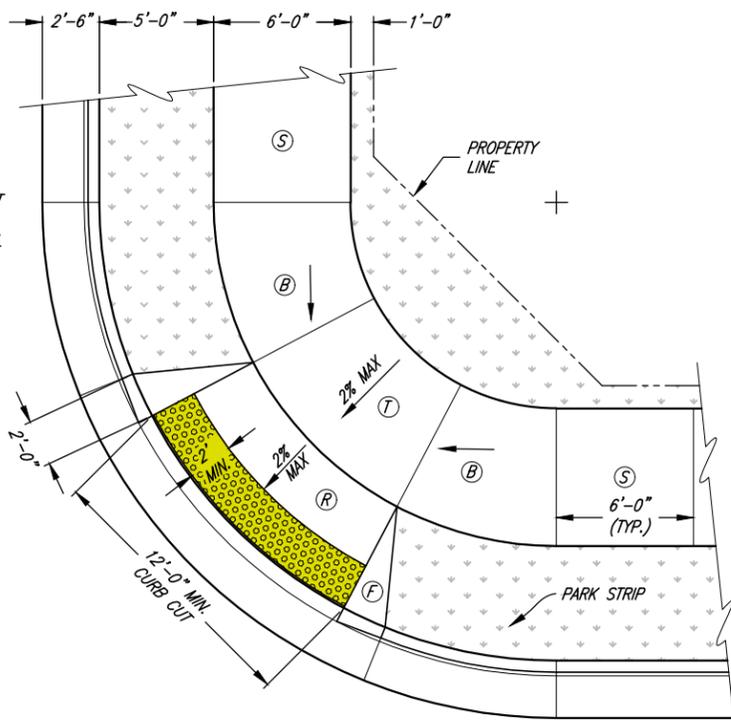


DETECTABLE WARNING SURFACE DETAIL

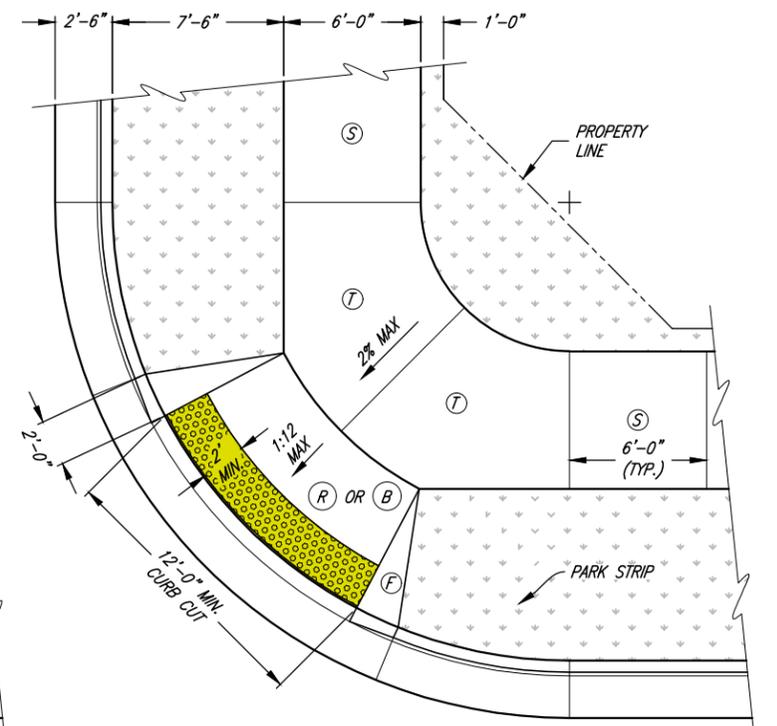
SLOPE REFERENCE TABLE			
ITEM	MAX RUNNING SLOPE*	MAX. CROSS SLOPE*	
(T) TURNING SPACE ²	2% (1V:48H)	2% (1V:48H)	
(R) RAMP	8.3% (1V:12H)	2% (1V:48H)	
(S) SIDEWALK	5% (1:20) ¹	2% (1V:48H)	
(F) FLARE	25% (1V:4H)	--	
(B) BLENDED TRANSITION	5% (1V:20H) 2% MIN.	2% (1V:48H)	

* 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

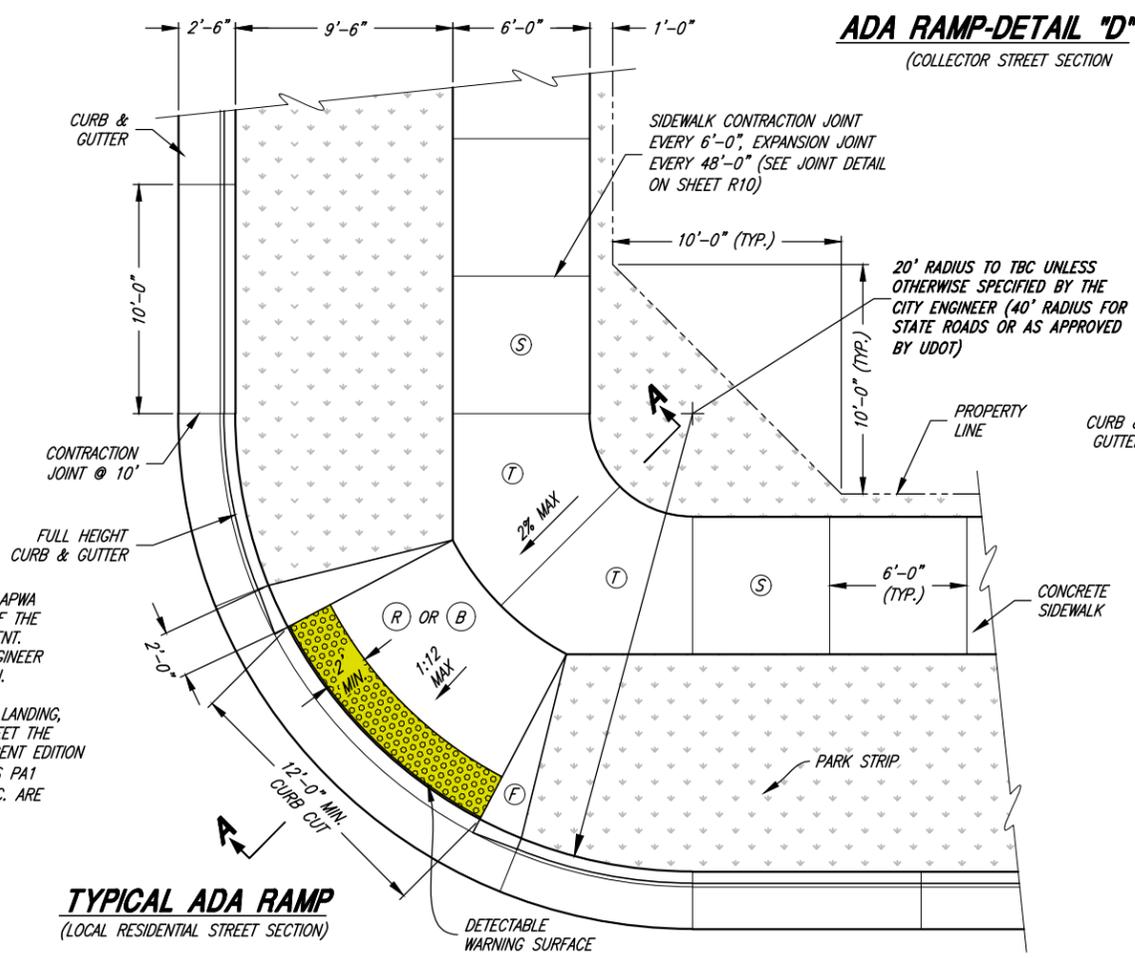
- ADA RAMP NOTES:**
- WHERE DESIGNATED BY THE CITY, ALTERNATE UDOT OR APWA RAMP DESIGNS MAY BE USED WITH PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY PUBLIC WORKS DEPARTMENT. SUBMIT ENGINEERED CONSTRUCTION PLANS TO CITY ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
 - SITE CONDITIONS WILL VARY. CONFIGURATION OF RAMP, LANDING, AND TRANSITION MAY BE CHANGED, BUT THEY MUST MEET THE 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.
 - LOCATE CURB CUT WITHIN CROSSWALK.
 - RAMP GRADE BREAK MUST BE PERPENDICULAR TO THE RUNNING SLOPE.



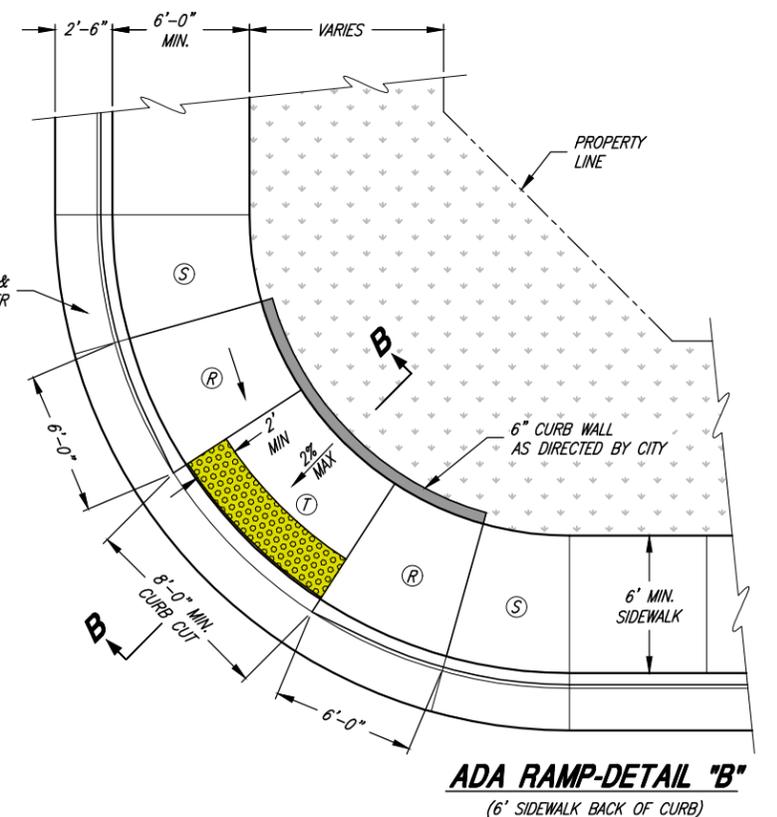
ADA RAMP-DETAIL "D"
(COLLECTOR STREET SECTION)



ADA RAMP-DETAIL "C"
(SPECIAL RESIDENTIAL STREET SECTION)



TYPICAL ADA RAMP
(LOCAL RESIDENTIAL STREET SECTION)



ADA RAMP-DETAIL "B"
(6' SIDEWALK BACK OF CURB)



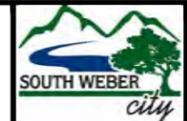
BRANDON K. JONES
 PROJECT ENGINEER
 11/28/2023
 DATE

REV.	DATE	APPR.

SCALE:
 N. T.S.
 DESIGNED: BKJ
 DRAWN: BEB
 CHECKED: BKJ



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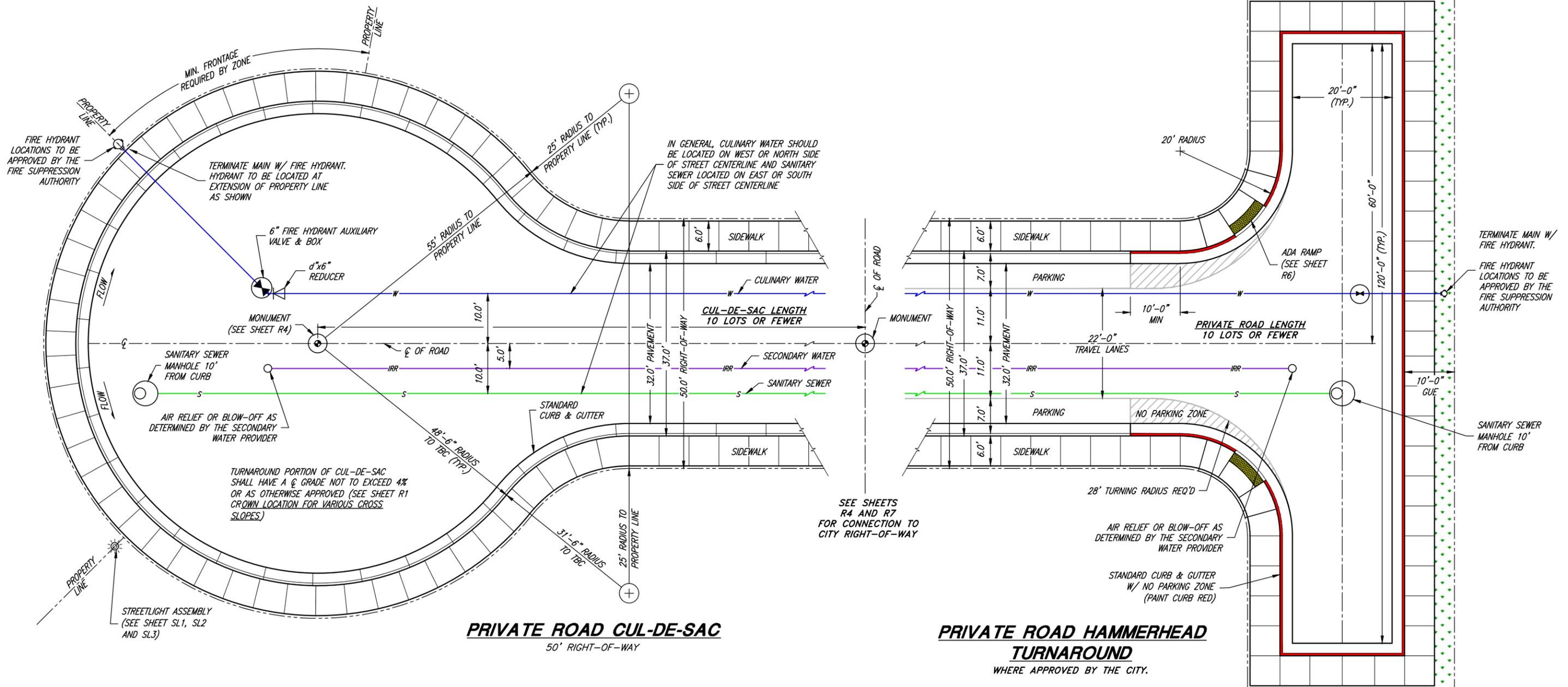


SOUTH WEBER CITY CORPORATION
 PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL ADA RAMP DETAILS

SHEET:
R6
 OF 34 SHEETS
 0

GENERAL NOTES:

1. THE CIRCULAR CUL-DE-SAC LAYOUT ON THIS SHEET IS 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
PROJECT ENGINEER
11/28/2023
DATE

REV.	DATE	APPR.

SCALE:
N. T.S.
DESIGNED BKJ
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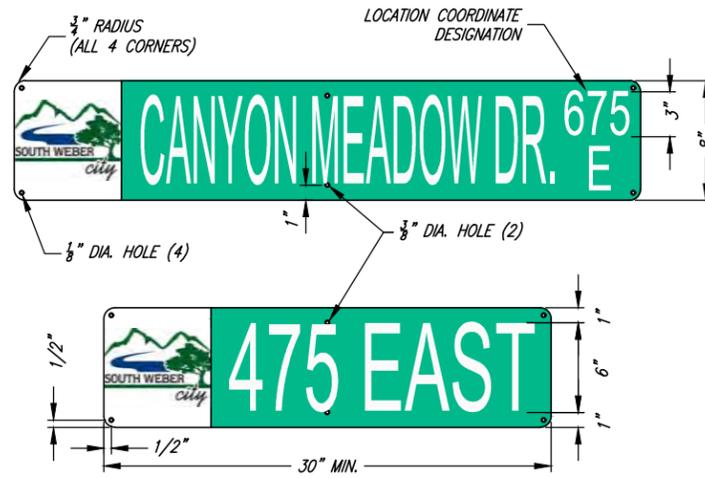


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
PRIVATE ROAD CUL-DE-SAC AND HAMMERHEAD TURNAROUND DETAILS

SHEET:
R8
OF 34 SHEETS
0

STREET SIGN NOTES:

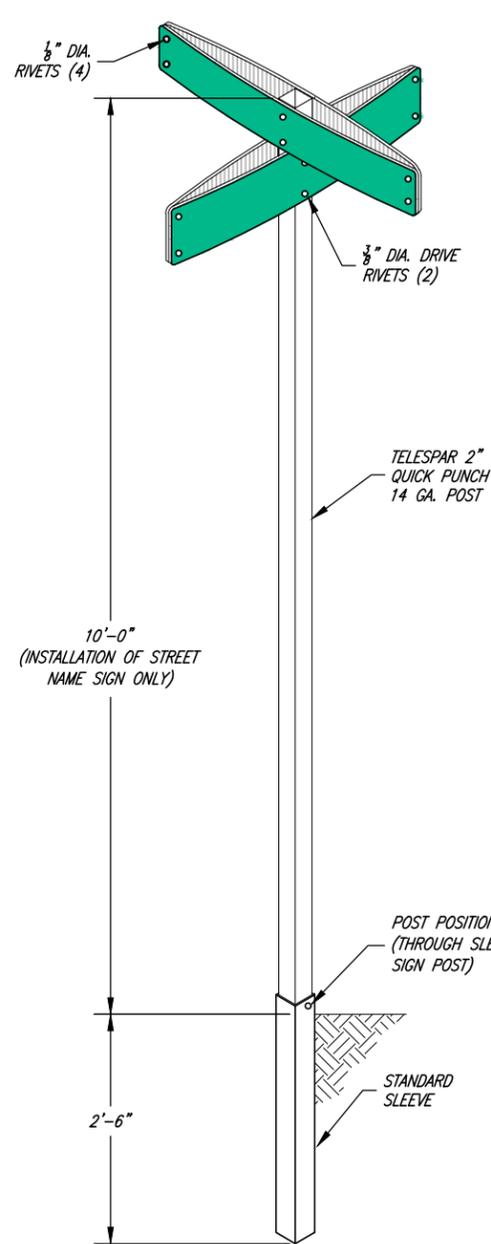
- A. STREET SIGN BACKGROUND SHALL BE REGULATORY GREEN, BOTH STREET AND TRAFFIC SIGNS SHALL BE AT THE VERY LEAST HIGH INTENSITY REFLECTIVE SHEETING (9FP-85 TYPE IIIA)
- B. LEGEND SHALL BE WHITE LETTERS (FONT: HIGHWAY C), HIGH INTENSITY REFLECTIVE SHEETING (9FP-85 IIIA)
- C. SIGN BLANK SHALL BE 6081-T6 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"



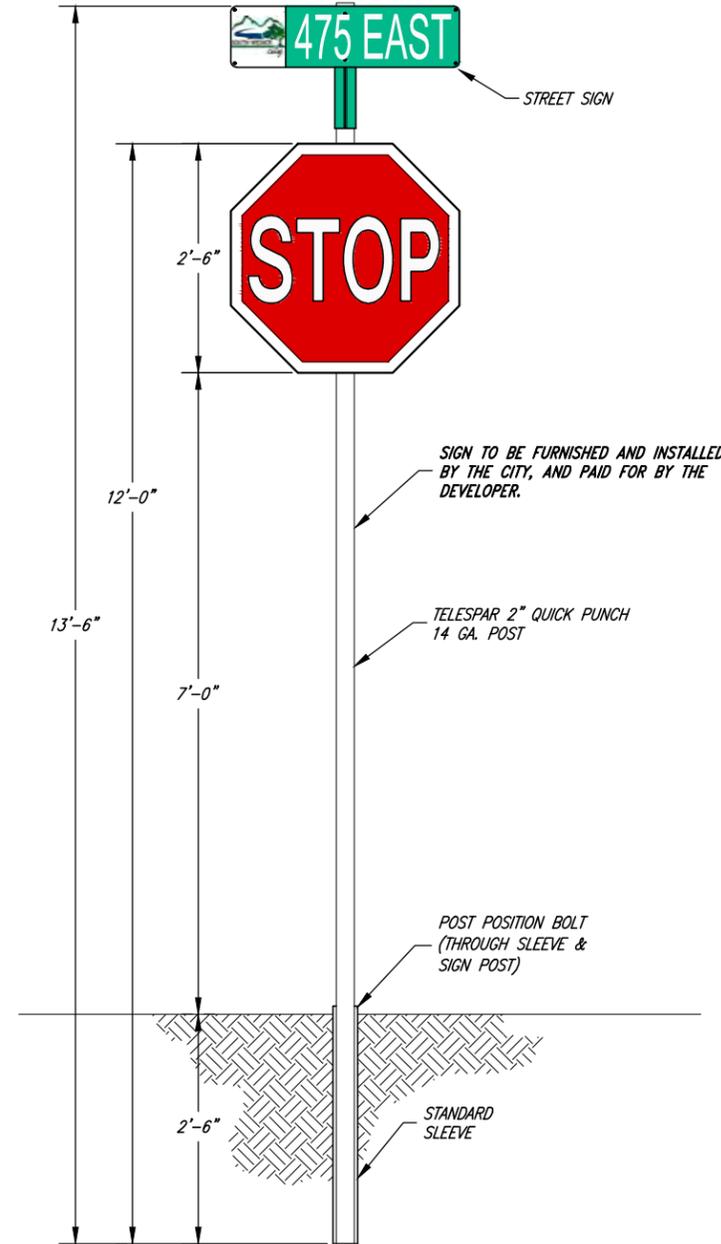
CITY STANDARD PLATE DETAIL



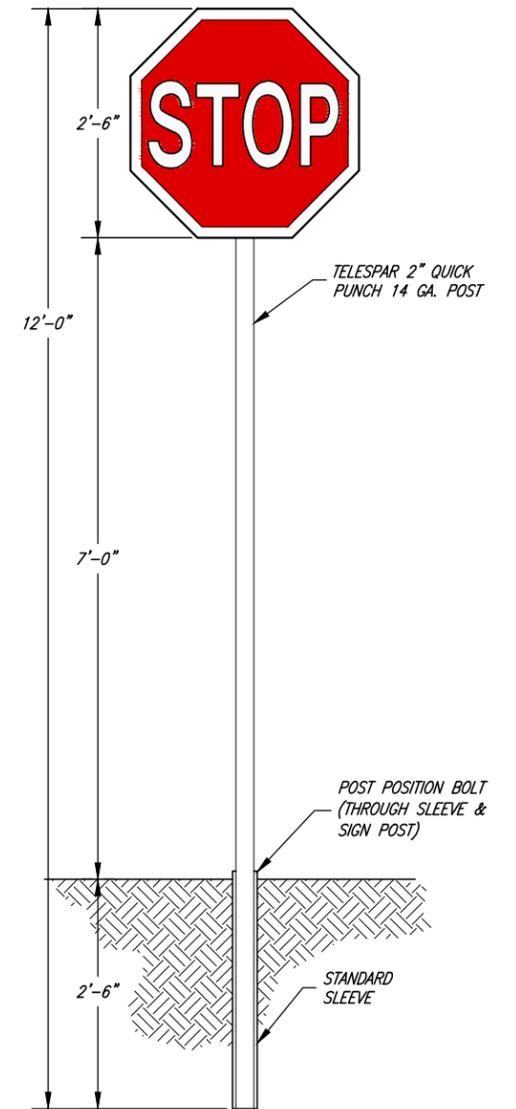
PRIVATE ROAD PLATE DETAIL
(SEE STREET SIGN NOTE E THIS SHEET)



STREET SIGN & POST



STREET / TRAFFIC SIGN & POST



TRAFFIC SIGN & POST



BRANDON KENT JONES
No. 5148758
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11/28/2023
DATE

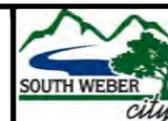
REV.	DATE	APPR.

SCALE:
N. T.S.

DESIGNED BKJ
DRAWN BEB
CHECKED BKJ



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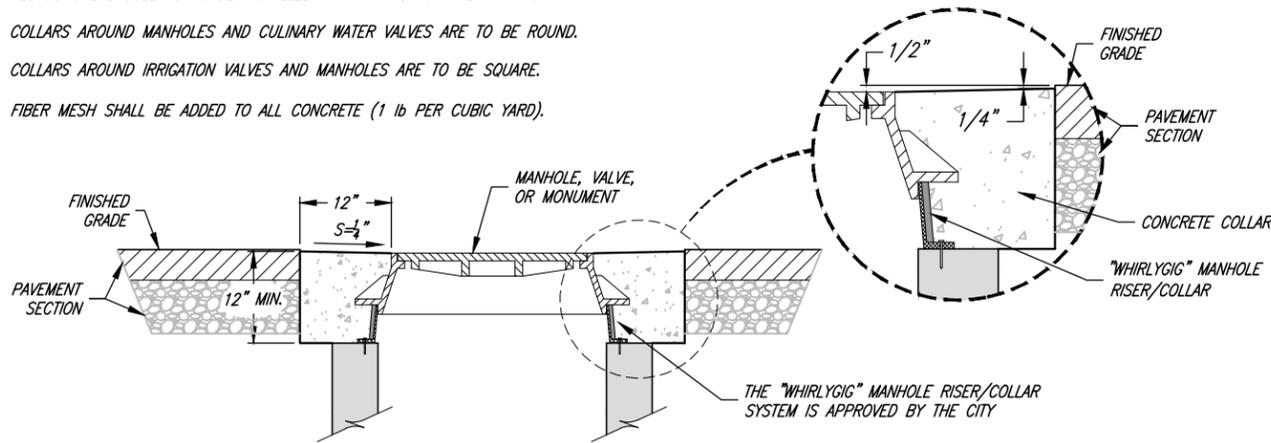


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
STREET SIGN DETAILS

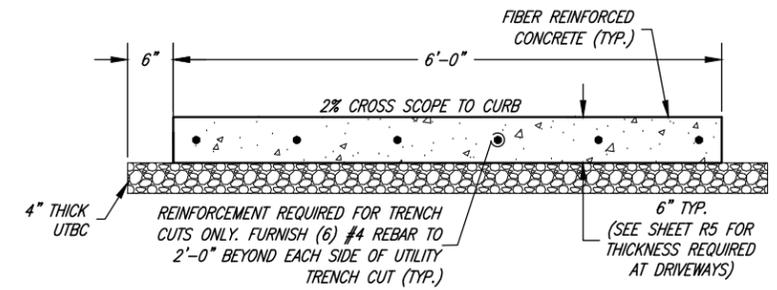
SHEET:
R9
OF 34 SHEETS
0

CONCRETE COLLAR NOTES:

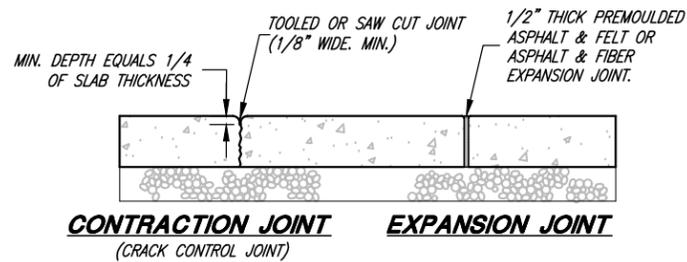
- B1. ALL CONCRETE COLLARS TO BE INSTALLED WITHIN 14 DAYS AFTER PAVING.
- B2. COLLARS AROUND MANHOLES AND CULINARY WATER VALVES ARE TO BE ROUND.
- B3. COLLARS AROUND IRRIGATION VALVES AND MANHOLES ARE TO BE SQUARE.
- B4. FIBER MESH SHALL BE ADDED TO ALL CONCRETE (1 lb PER CUBIC YARD).



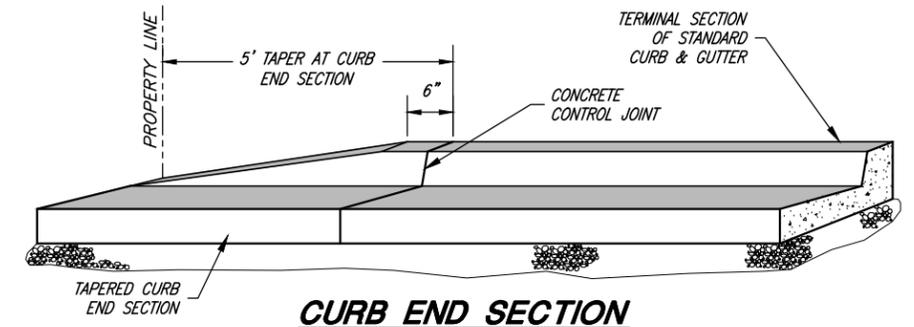
CONCRETE COLLAR DETAIL



SIDEWALK SECTION
(CITY STANDARD)



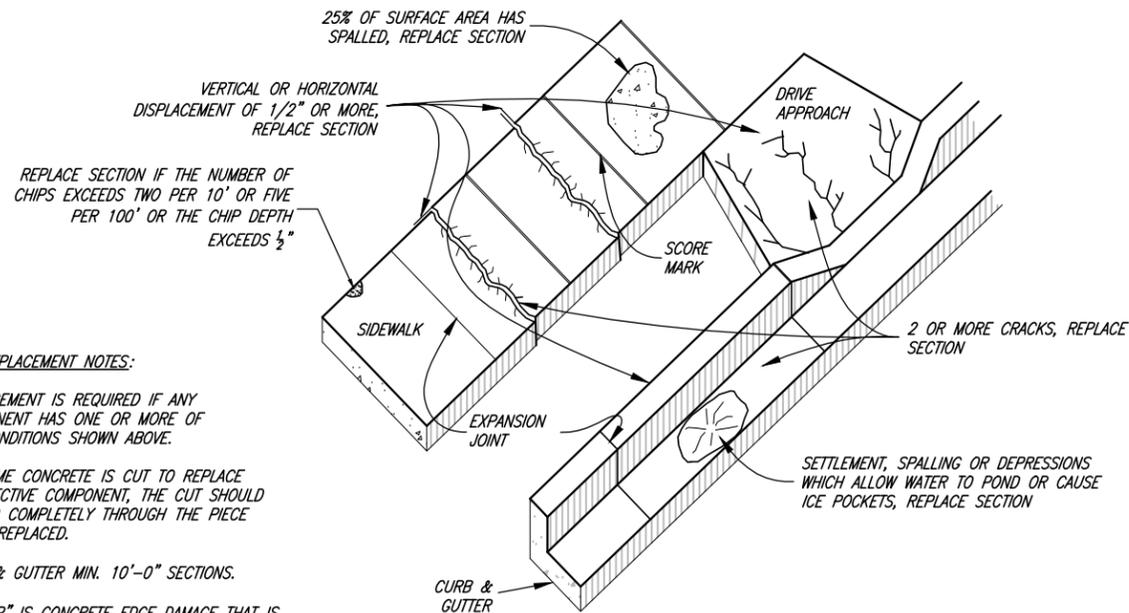
JOINT DETAIL



CURB END SECTION

CURB END SECTION NOTE:

CONSTRUCT CURB END SECTION FOR IMPROVED SAFETY AND TO PREVENT SNOW PLOW DAMAGE. CONTRACTOR REQUIRED TO SAW-CUT AND REMOVE TAPERED CURB END SECTION AND CONSTRUCT NEW CURB AND GUTTER WHEN CURB AND GUTTER IS EXTENDED.



DEFECTIVE CONCRETE REPLACEMENT CRITERIA

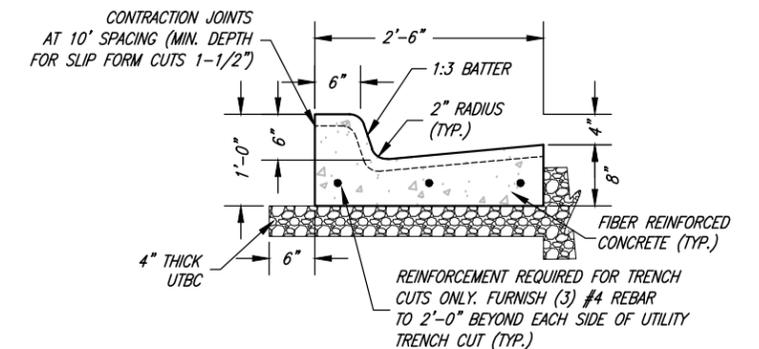
CONCRETE REPLACEMENT NOTES:

- 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.
- A4. CONCRETE CLASS: WHEN NOT SPECIFIED IN THE PLANS OR PROJECT SPECIFICATION, USE THE FOLLOWING TABLE TO SELECT THE CLASS OF CONCRETE REQUIRED FOR THE APPLICATION.

CONCRETE 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



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%.



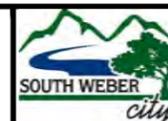
BRANDON KENT JONES
No. 5148758
PROJECT ENGINEER
11/28/2023
DATE

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SCALE:
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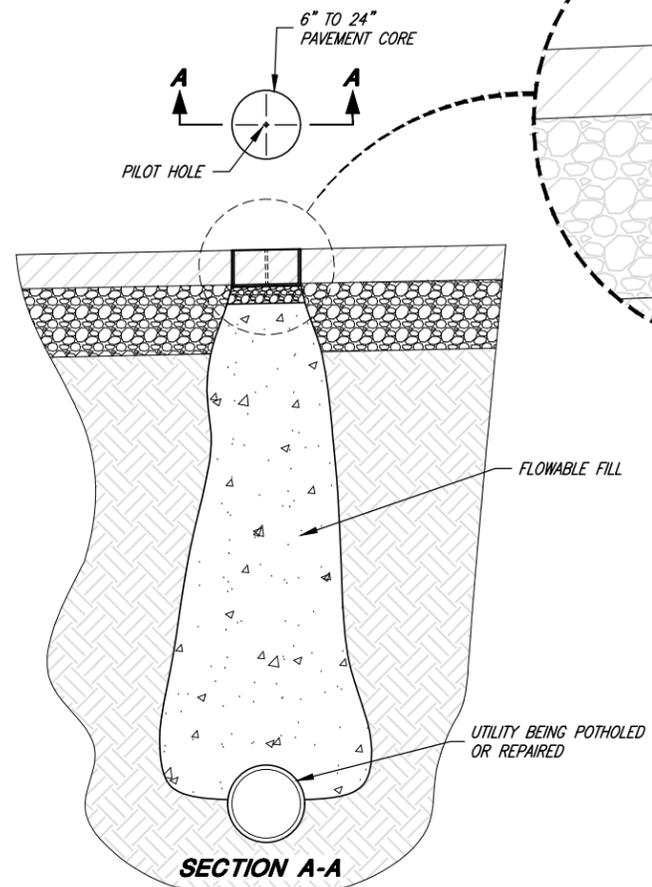
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS
TYPICAL SIDEWALK, CURB & GUTTER, CONCRETE COLLAR,
AND DEFECTIVE CONC. REPLACEMENT DETAILS 398 of 449

SHEET:
R10
OF 34 SHEETS
0

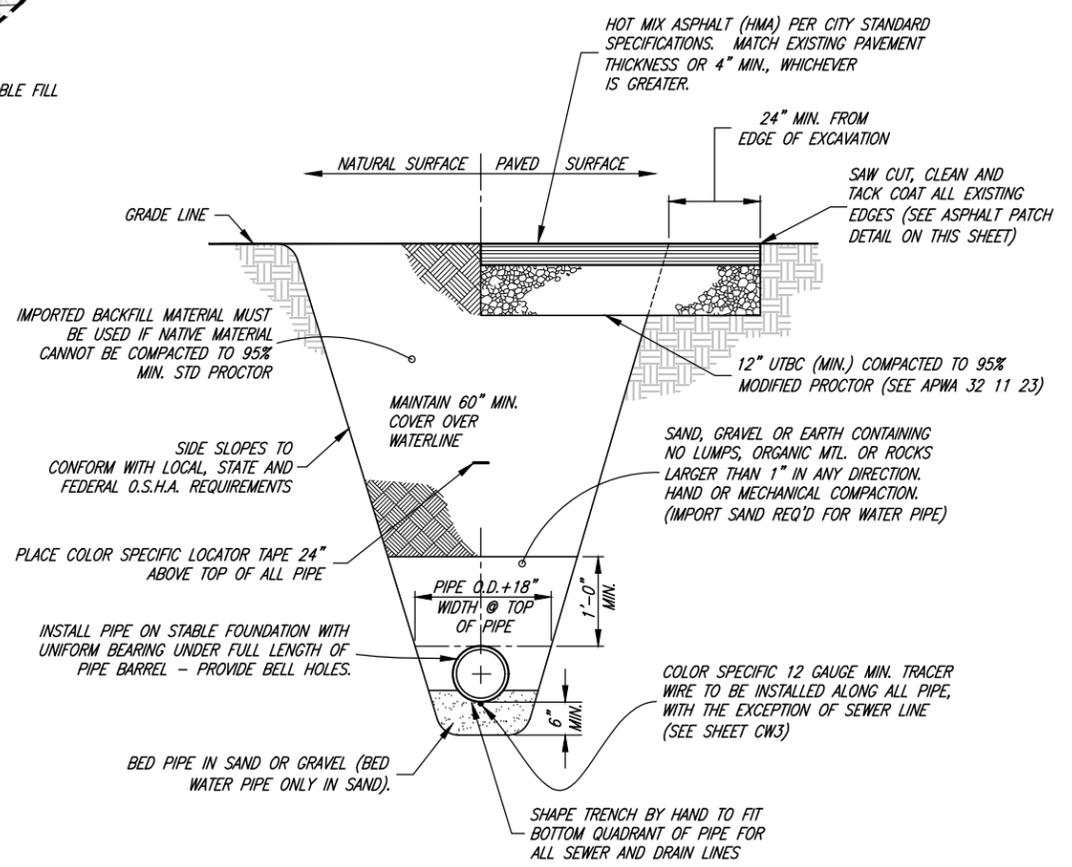
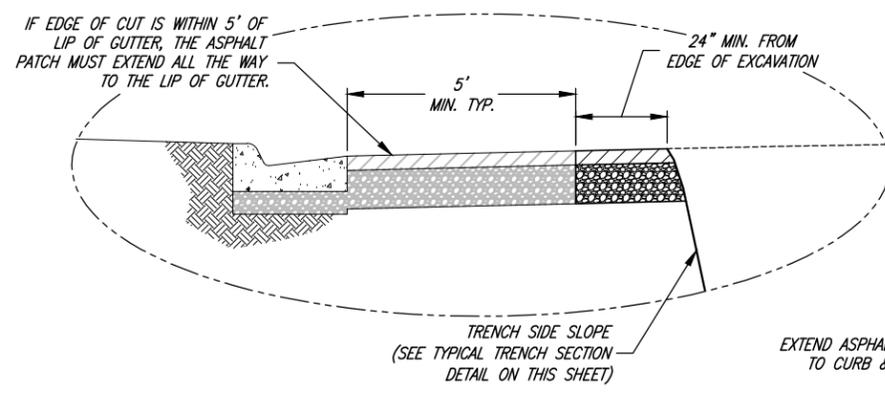
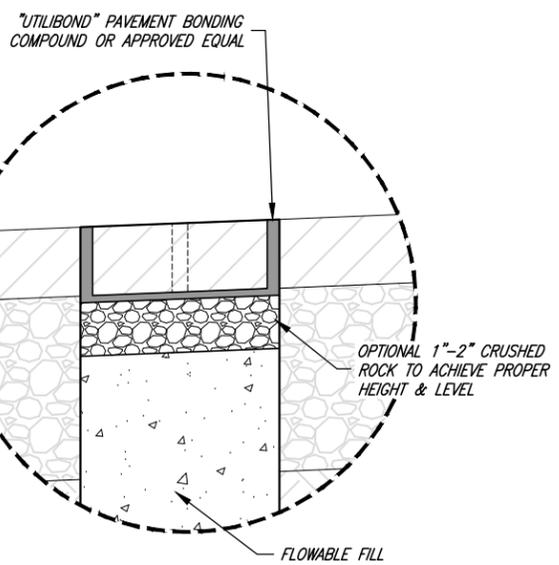
BOND MATERIAL PROPERTIES		
PROPERTY	ASTM TEST METHOD	REQUIREMENTS
BOND STRENGTH, PSI (@ 70° F., 30 MIN. CURE)	C882	200 MIN.
COMPRESSIVE STRENGTH, PSI (@ 70° F., 60 MIN. CURE)	C109	1500 MIN.



UTILITY POTHOLES DETAIL
KEYHOLE METHOD

UTILITY POTHOLES NOTES:

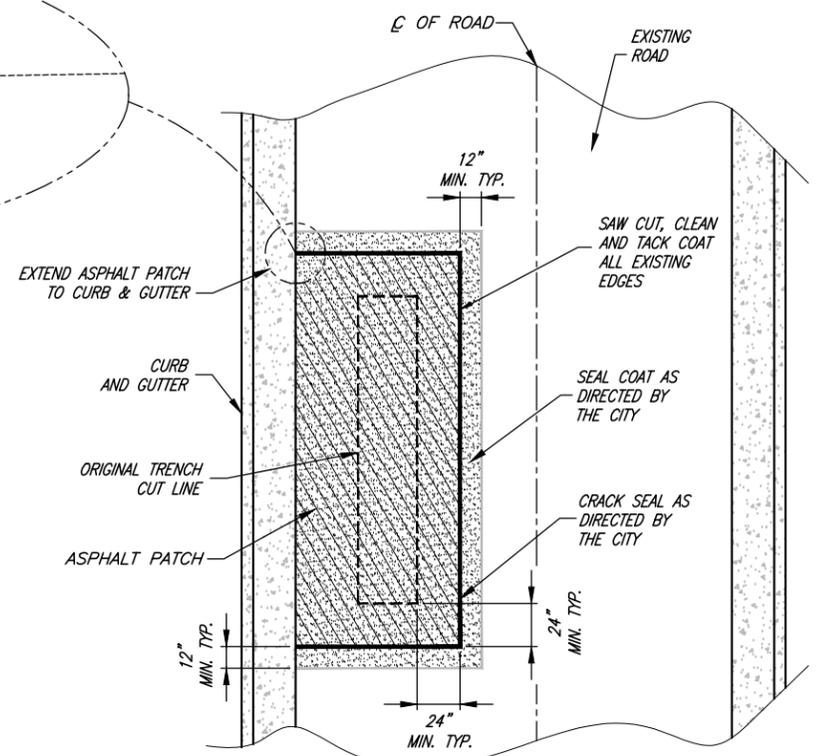
- A1. CONTRACTOR SHALL PLACE A TEMPORARY PAINT MARK ON THE PAVEMENT TO ASSURE CORE IS REPLACED IN THE SAME ORIENTATION.
- A2. CORING SHALL BE COMPLETED PERPENDICULAR TO THE HORIZON (NOT THE PAVEMENT), AND SHALL EXTEND THE FULL ASPHALT DEPTH. CORING SHALL BE COMPLETED USING A KEYHOLE CORING SAW CAPABLE OF REMOVING AN INTACT CORE OF PAVEMENT.
- A3. CORES SHALL NOT BE LESS THAN 6 INCHES IN DIAMETER AND NO MORE THAN 24 INCHES IN DIAMETER.
- A4. SOIL SHALL BE REMOVED USING AIR/VACUUM EXTRACTION METHODS AND DISPOSED PROPERLY OFF SITE.
- A5. FLOWABLE FILL SHALL BE USED TO BACKFILL THE HOLE TO WITHIN ONE TO TWO INCHES OF THE BOTTOM OF THE EXISTING PAVEMENT.
- A6. COMPACTED GRAVEL IF NECESSARY SHALL BE USED TO BRING THE POTHOLE TO THE BOTTOM OF PAVEMENT GRADE. THE TEMPORARY PAINT MARK SHALL BE USED TO ALIGN THE CORE TO ITS ORIGINAL POSITION AND THE GRAVEL SHALL BE USED TO LEVEL THE CORE SO THE FINISH GRADE IS FLUSH WITH THE SURROUNDING ASPHALT.
- A7. PAVEMENT BONDING COMPOUND SHALL BE USED TO RESTORE THE CORE TO ITS ORIGINAL CONDITION COMPLETELY FLUSH WITH THE SURROUNDING ASPHALT. THE COMPOUND SHALL BE POURED IN THE POTHOLE AND THE CORE PLACE IN AFTER CAUSING THE PAVEMENT BONDING COMPOUND TO FLOW TO THE SURFACE. ALL EXCESS BONDING AGENT SHALL BE REMOVED.
- A8. CORES SHALL BE ALLOWED TO CURE PER MANUFACTURER'S RECOMMENDATIONS PRIOR TO OPENING TO TRAFFIC.



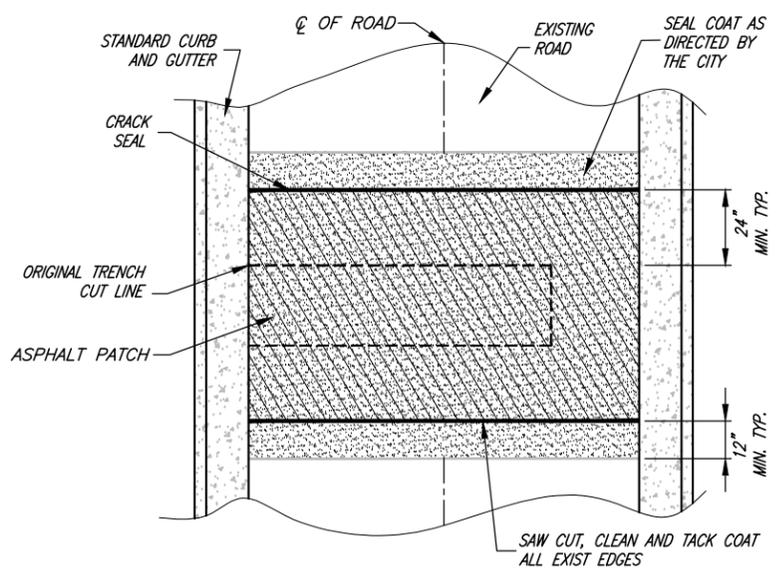
TYPICAL TRENCH SECTION
(WATER, IRRIGATION, SEWER, STORM DRAIN, AND LAND DRAIN)

TRENCH NOTES:

- A. BACKFILL PER APWA 33 05 20.
- 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.



TYPICAL PARALLEL ASPHALT PATCH PLAN



TYPICAL HORIZONTAL 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)
2. NO ANGLED ASPHALT PATCHING ALLOWED.



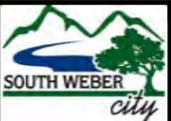
BRANDON KENT JONES
PROJECT ENGINEER
11/28/2023
DATE

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, UTILITY POTHOLES, AND ASPHALT PATCH PLAN DETAILS

SHEET:
R11
OF 34 SHEETS
0

BITUMINOUS PAVEMENT T-PATCH NOTES:

1. GENERAL:

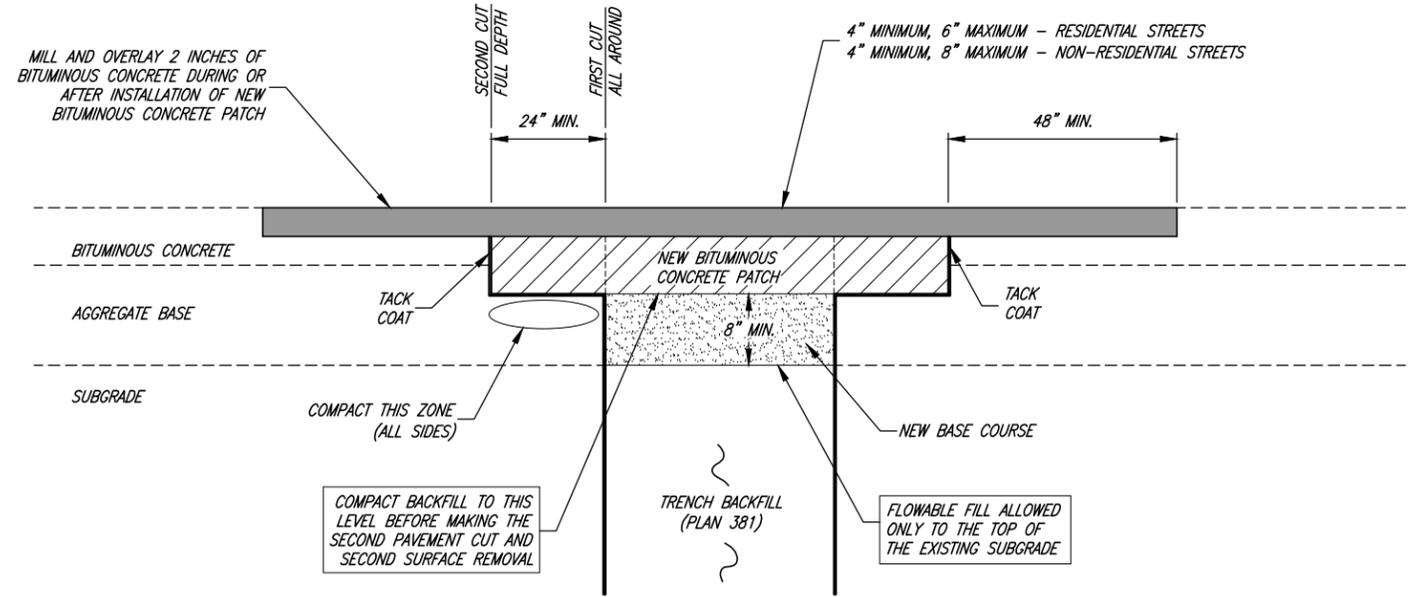
- A. VERTICAL CUTS IN BITUMINOUS PAVEMENT MAY BE DONE BY SAW OR PAVEMENT ZIPPING. IF CUTS GREATER THAN 6 INCHES ARE NECESSARY TO PREVENT PAVEMENT "BREAK OFF" CONSULT CITY ENGINEER FOR DIRECTION ON HANDLING ADDITIONAL COSTS.
- B. REPAIR A T-PATCH RESTORATION IF ANY OF THE FOLLOWING CONDITIONS OCCUR PRIOR 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:

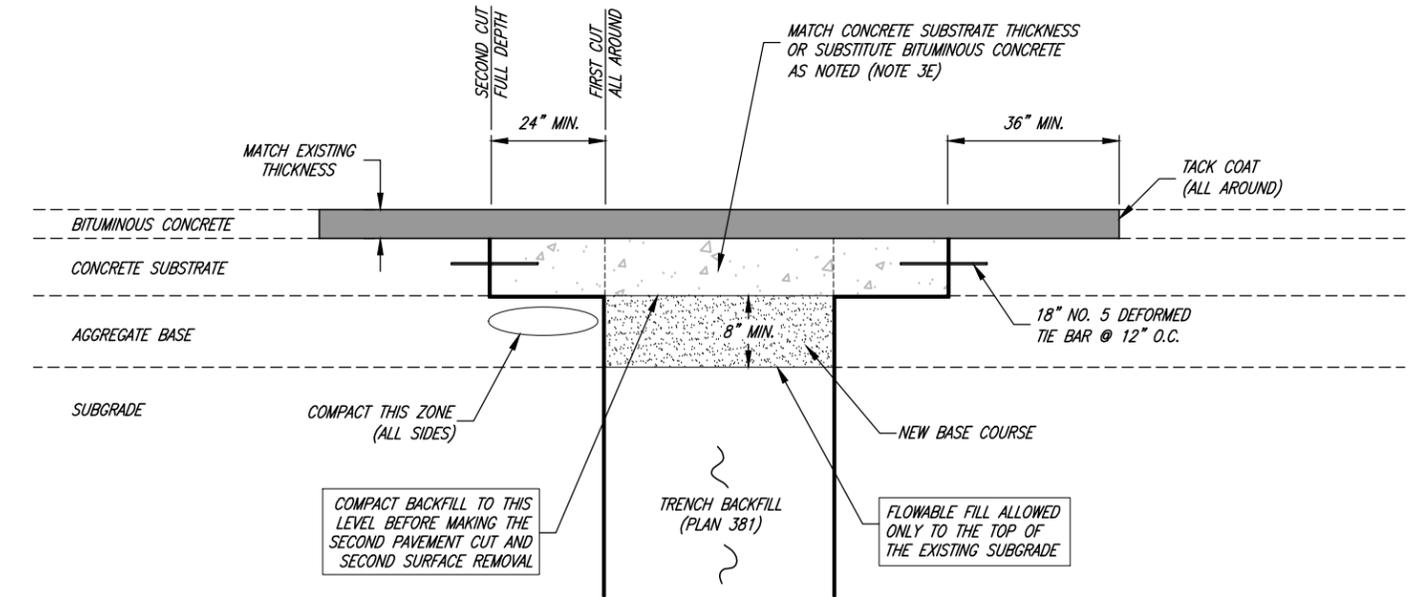
- A. BASE COURSE: UNTREATED BASE COURSE, APWA SECTION 32 11 23. DO NOT USE GRAVEL AS A BASE COURSE WITHOUT ENGINEER'S PERMISSION.
- B. FLOWABLE FILL: TARGET IS 60 PSI IN 28 DAYS WITH 90 PSI MAXIMUM IN 28 DAYS, APWA SECTION 31 05 15. IT MUST FLOW EASILY REQUIRING NO VIBRATION FOR CONSOLIDATION.
- C. REINFORCEMENT: 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
PROJECT ENGINEER
DATE 11/28/2023

REV.	DATE	APPR.

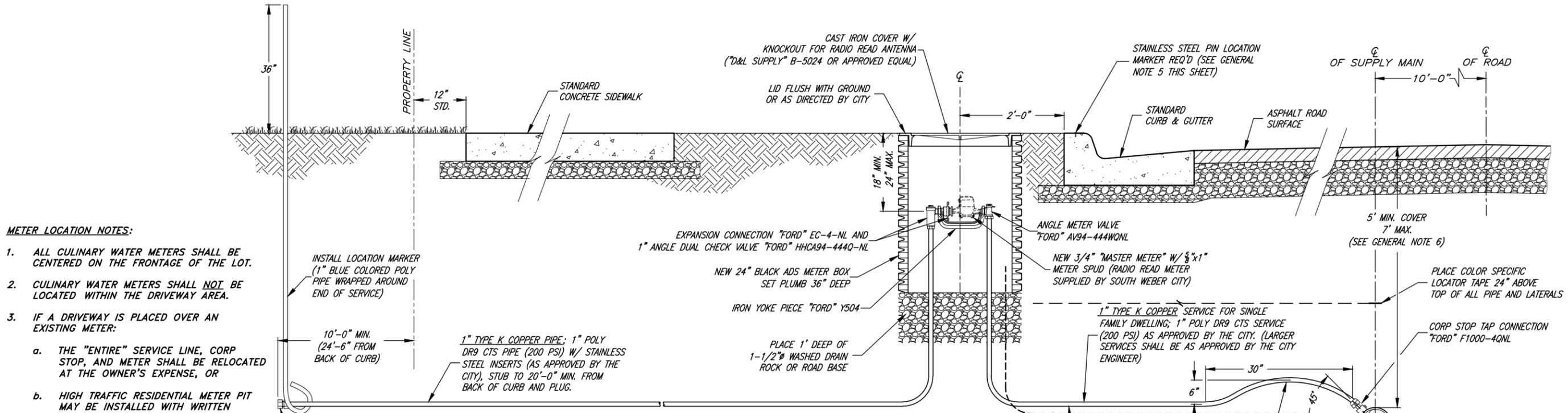
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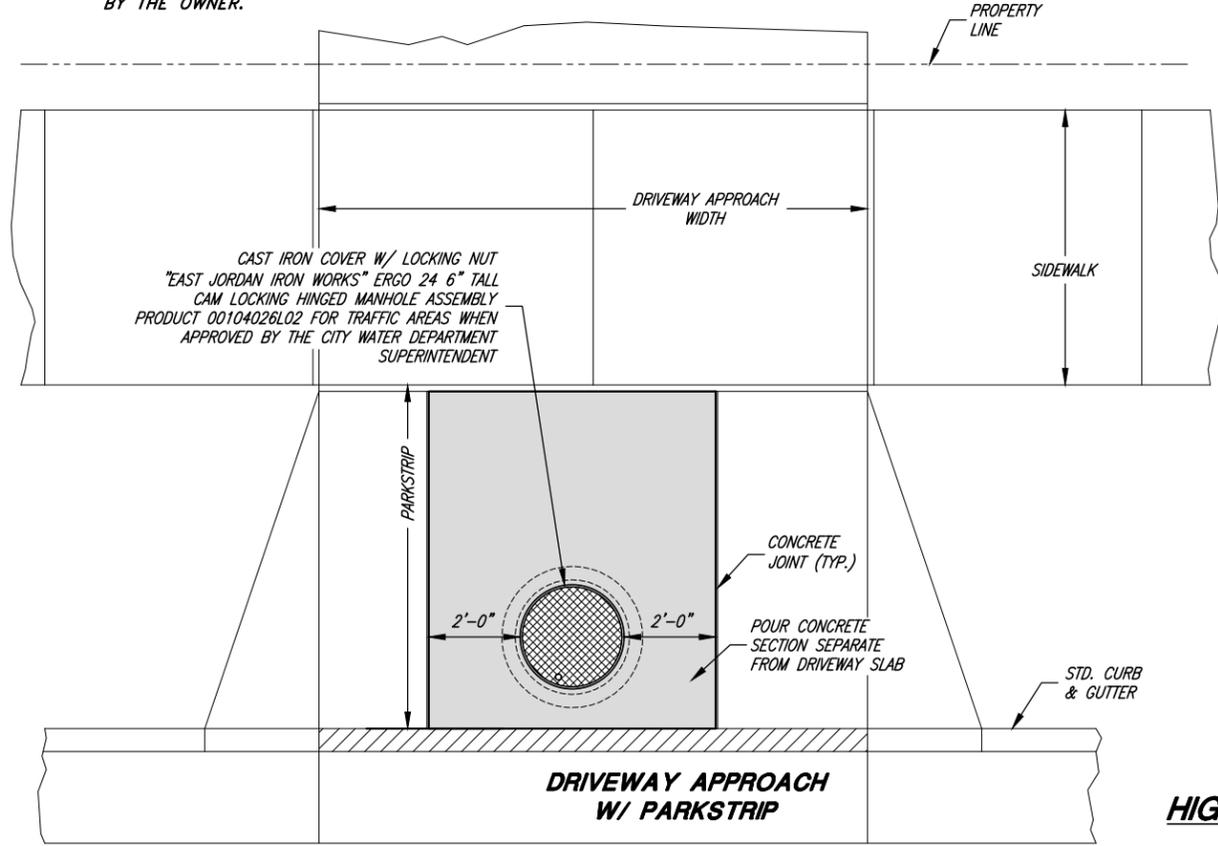
SOUTH WEBER CITY CORPORATION		R12
PUBLIC WORKS - ROAD IMPROVEMENT STANDARDS		
APWA PLAN 255 BITUMINOUS PAVEMENT T-PATCH		OF 34 SHEETS 0



METER LOCATION NOTES:

1. ALL CULINARY WATER METERS SHALL BE CENTERED ON THE FRONTAGE OF THE LOT.
2. CULINARY WATER METERS SHALL NOT BE LOCATED WITHIN THE DRIVEWAY AREA.
3. IF A DRIVEWAY IS PLACED OVER AN EXISTING METER:
 - a. THE "ENTIRE" SERVICE LINE, CORP STOP, AND METER SHALL BE RELOCATED AT THE OWNER'S EXPENSE, OR
 - b. HIGH TRAFFIC RESIDENTIAL METER PIT MAY BE INSTALLED WITH WRITTEN APPROVAL FROM THE CITY WATER DIVISION. THIS IS DETERMINED ON A CASE BY CASE BASIS BY THE CITY WATER DIVISION AND TO BE PAID FOR BY THE OWNER.

RESIDENTIAL WATER SERVICE AND METER



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)

PVC MAINS: USE BRASS SADDLE W/ DOUBLE STAINLESS STEEL STRAPS: "ROMAC" 202BS
 EXIST. D.I.P. MAINS: TAP DIRECTLY INTO MAIN

C900 - CITY STANDARD (UNLESS OTHERWISE SPECIFIED)
 BLUE COLOR PIPE W/ BLUE 12 GAUGE TRACER WIRE.
 8"-12" MAINS SHALL BE C900 DR-18
 14" OR LARGER MAINS SHALL BE C900 DR-18
 DUCTILE IRON PIPE IS ALSO ALLOWED BY THE CITY - POLYWRAP ALL D.I. WATERLINES
 8"-12" MAINS SHALL BE CLASS 51.
 14" OR LARGER MAINS SHALL BE CLASS 250 psi

- GENERAL NOTES:**
1. ALL FITTINGS SHALL BE "MUELLER" COMPRESSION TYPE UNLESS OTHERWISE NOTED.
 2. "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.
 3. 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).
 4. ALL SPECIFIED BRANDS OF MATERIALS SHOWN ON THESE DRAWINGS ARE "CITY STANDARDS." OTHER EQUIVALENT BRANDS MAY BE USED WITH PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY WATER SYSTEM SUPERINTENDENT.
 5. 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.
 6. 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.



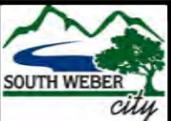
BRANDON K. JONES
 PROJECT ENGINEER
 11/28/2023
 DATE

REV.	DATE	APPR.

SCALE:
 N. T.S.
 DESIGNED BKJ
 DRAWN BEB
 CHECKED BKJ

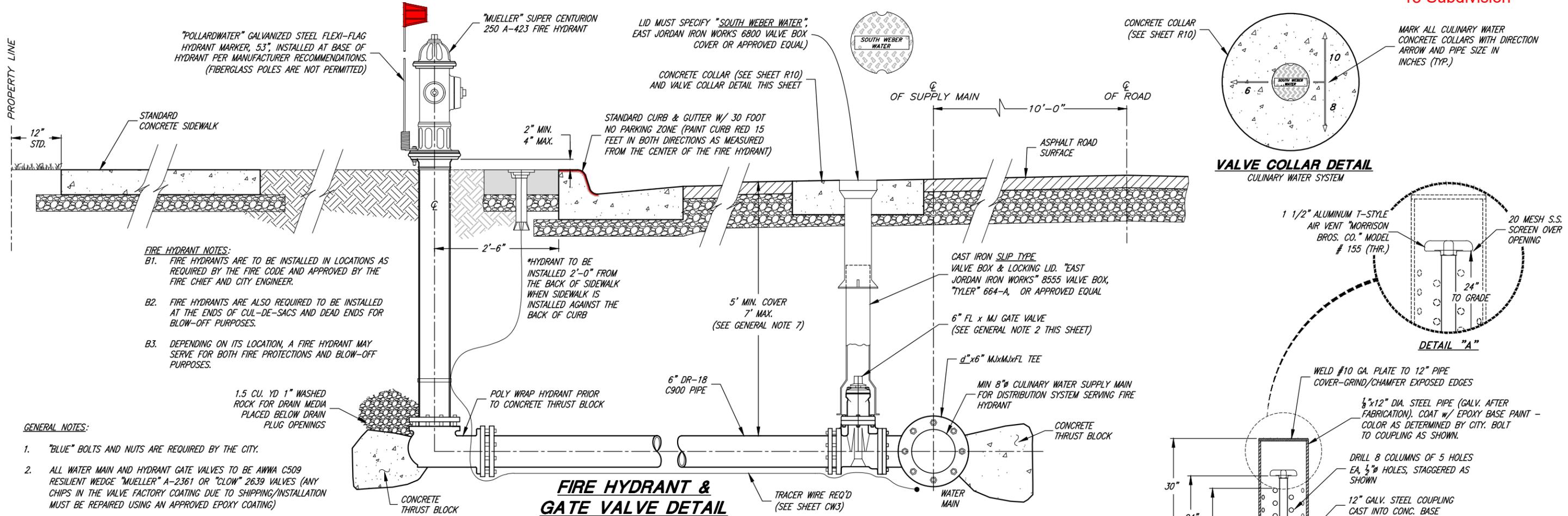


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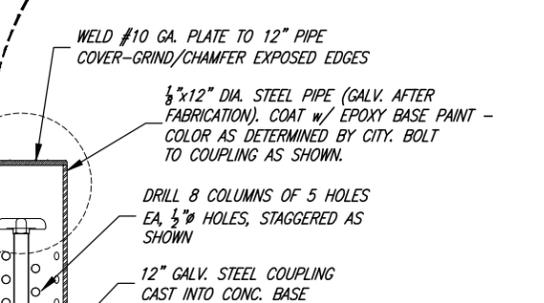
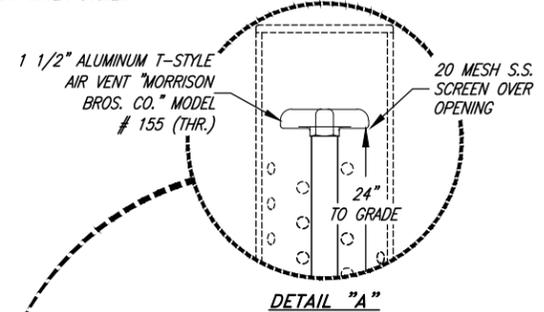


SOUTH WEBER CITY CORPORATION
 PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
RESIDENTIAL WATER SERVICE CONNECTION DETAILS

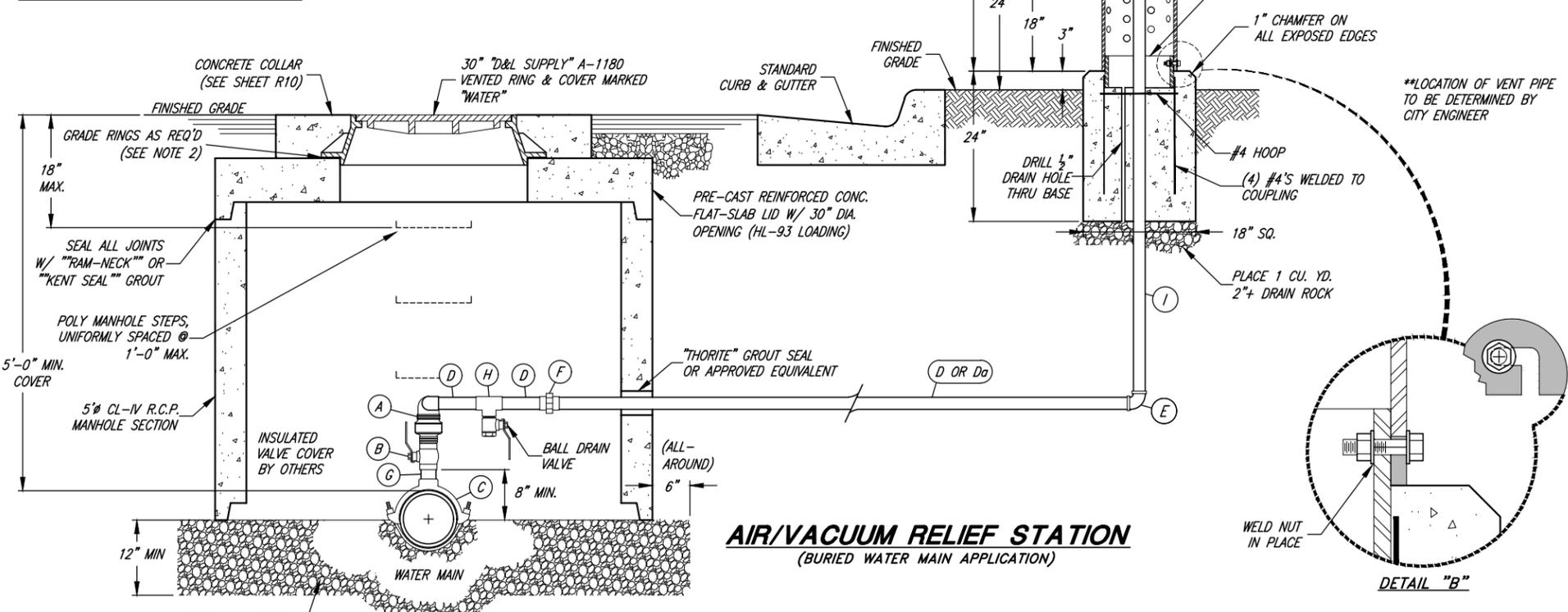
SHEET:
CW1
 OF 34 SHEETS
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VALVE COLLAR DETAIL
CULINARY WATER SYSTEM



FIRE HYDRANT & GATE VALVE DETAIL



AIR/VACUUM RELIEF STATION
(BURIED WATER MAIN APPLICATION)



- 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 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.



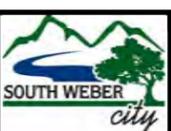
BRANDON K. JONES
PROJECT ENGINEER
11/28/2023
DATE

REV.	DATE	APPR.

SCALE:
N. T.S.

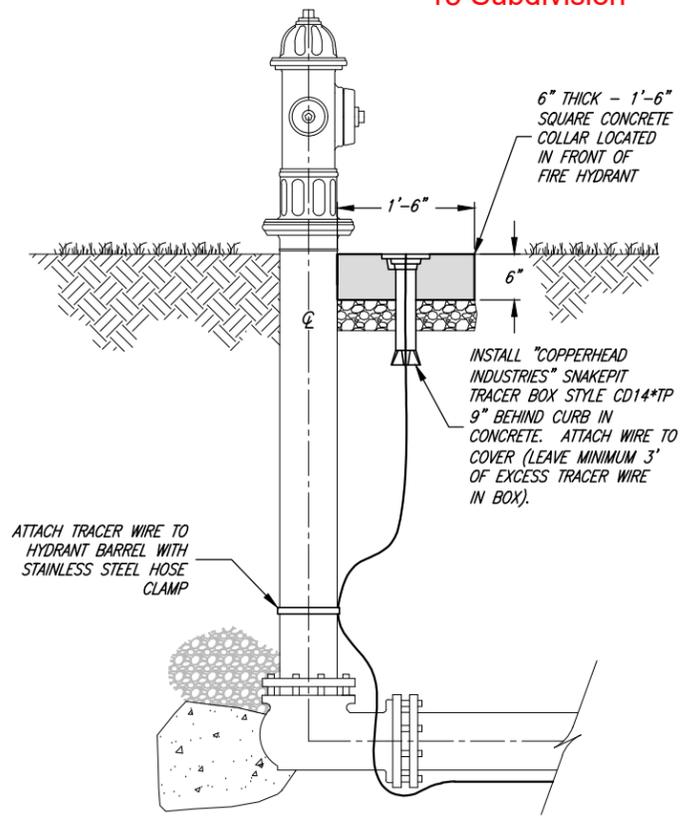
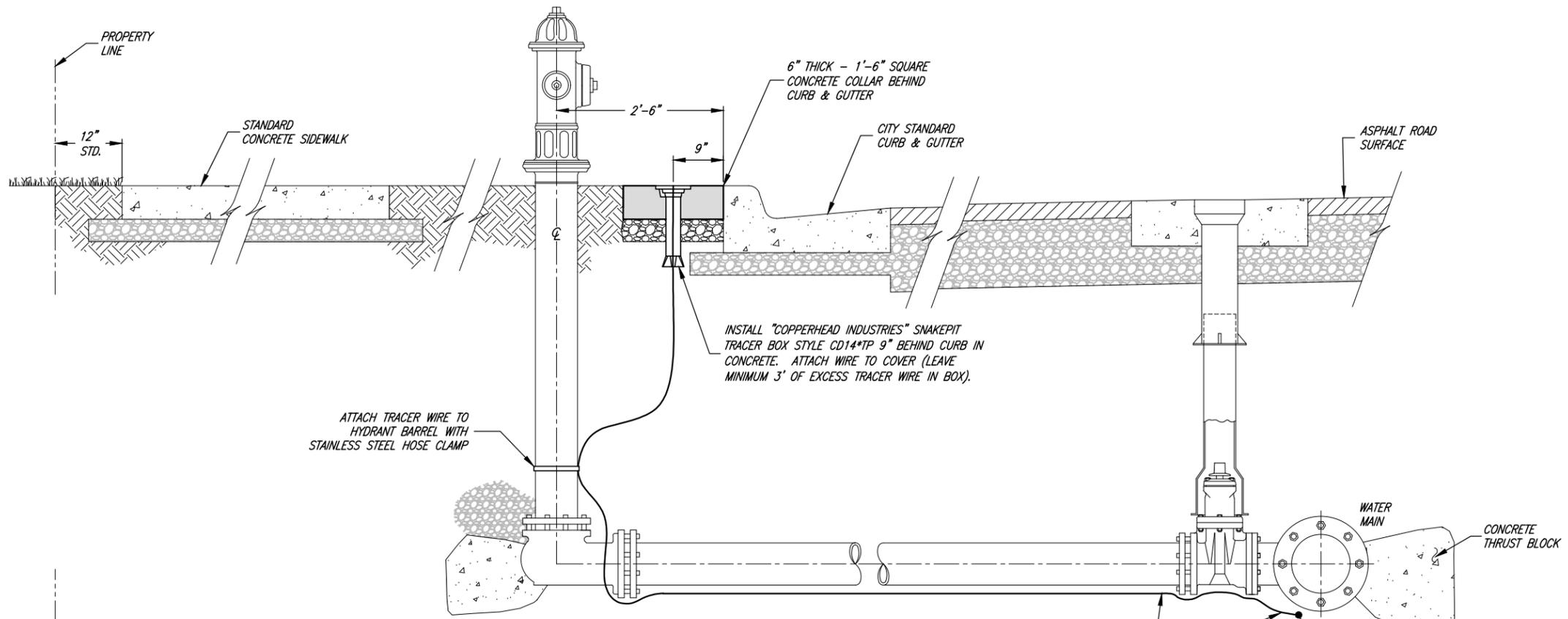
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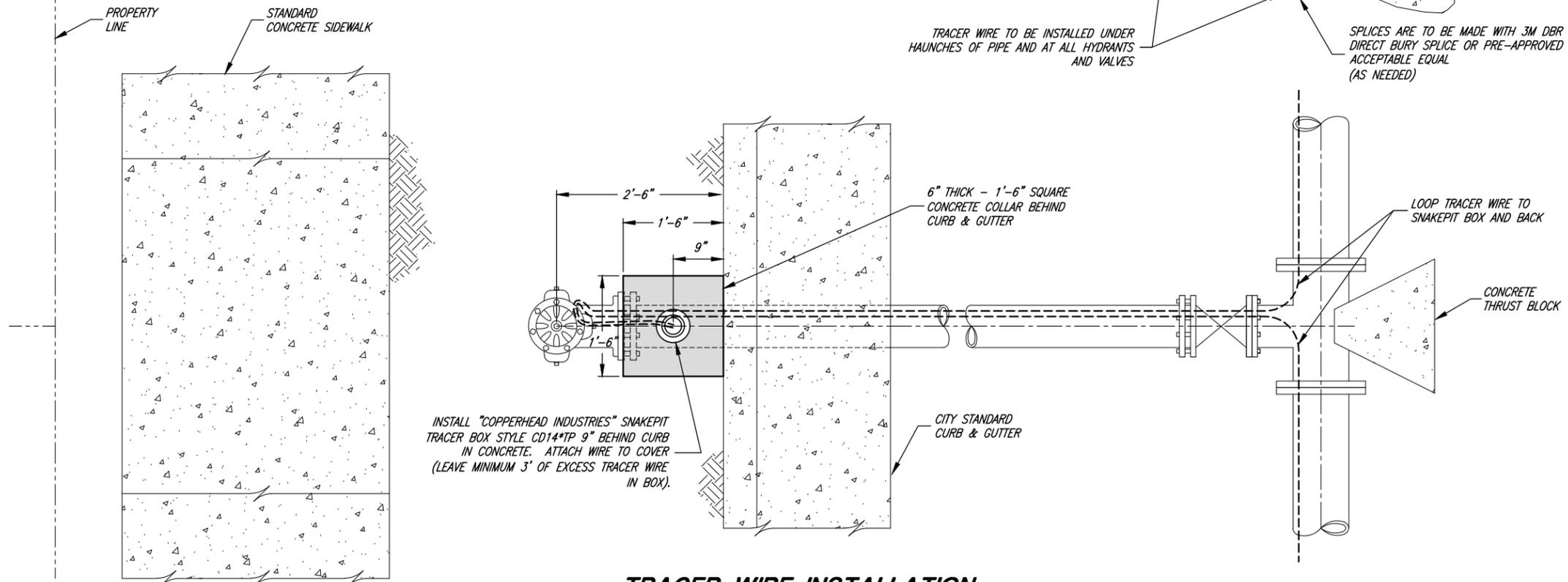
SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
FIRE HYDRANT, GATE VALVE, AND AIR/VACUUM RELIEF STATION DETAILS

SHEET:
CW2
OF 34 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.



BRANDON KENT JONES
No. 5148758
REGISTERED PROFESSIONAL ENGINEER
State of Utah

PROJECT ENGINEER
11/28/2023

REV.	DATE	APPR.

SCALE:
N. T.S.

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PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS

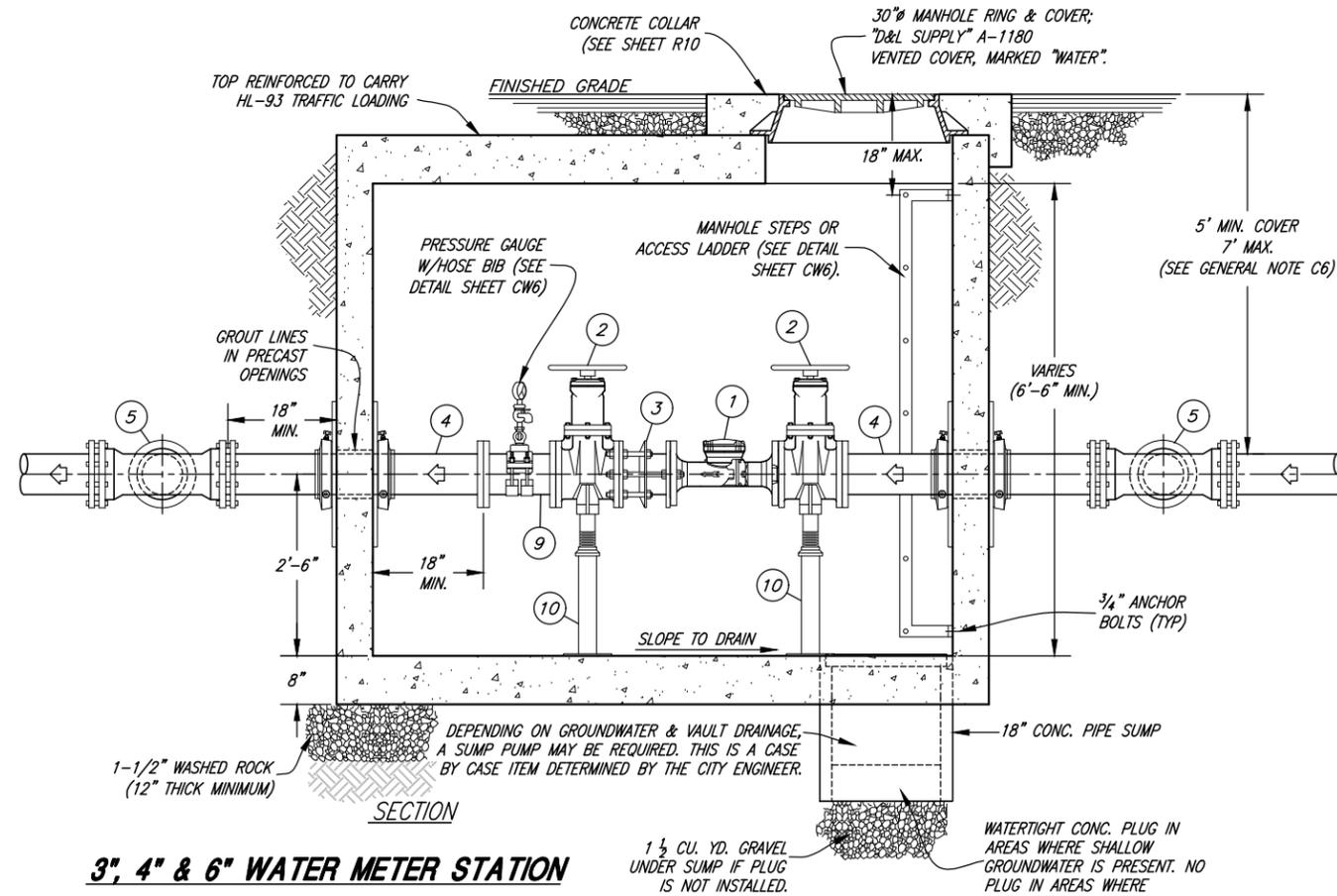
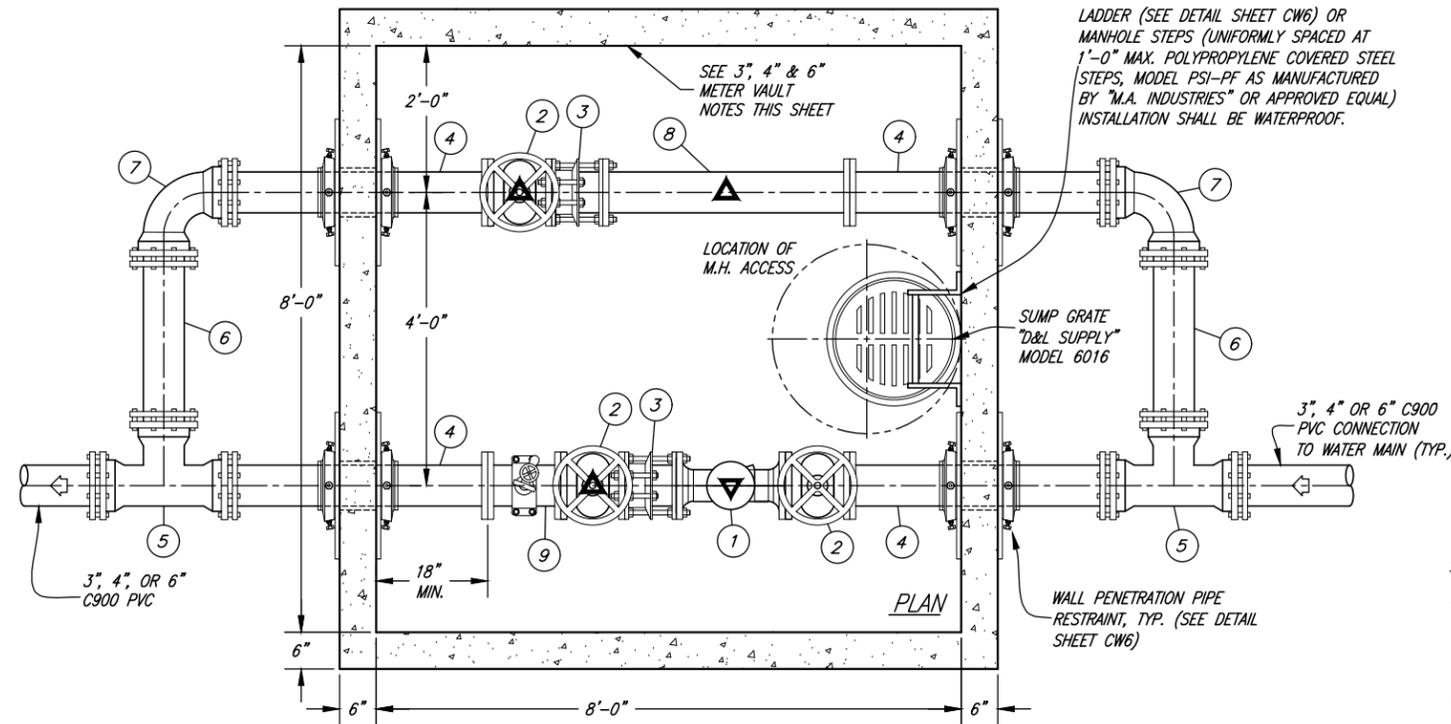
TRACER WIRE INSTALLATION DETAILS

SHEET:
CW3
OF 34 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	"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

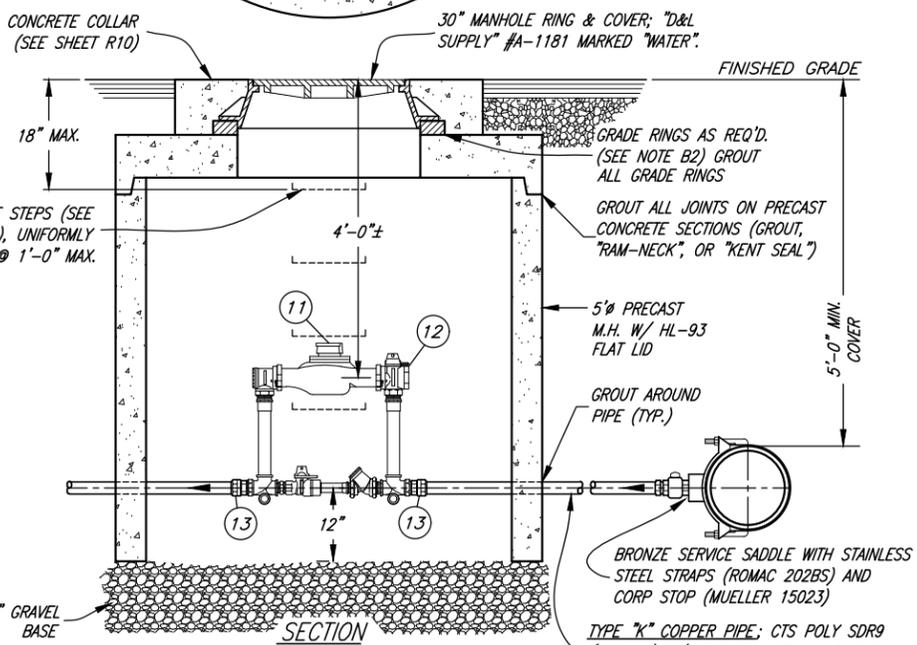
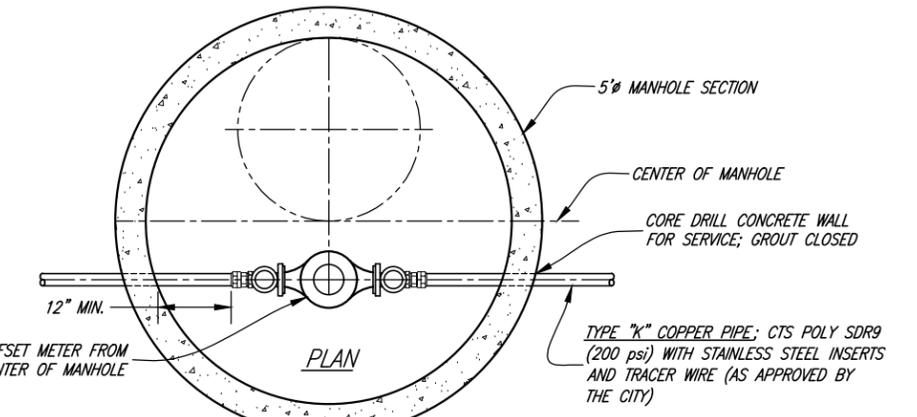
3", 4" & 6" METER VAULT NOTES:

- A1. ALL FITTINGS OUTSIDE OF THE VAULT ARE TO BE DUCTILE IRON MJ WITH THRUST RESTRAINT RETAINER GLANDS ("ROMAC", MJRG, OR APPROVED EQUAL)
- A2. PENETRATION WALLS NEED TO BE ADEQUATELY DESIGNED STRUCTURALLY FOR ANTICIPATED THRUST.
- A3. 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.
- A4. 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 PRIOR APPROVAL OF THE CITY ENGINEER AND THE CITY WATER SYSTEM SUPERINTENDENT.

GENERAL NOTES:

- C1. PROPERTY OWNER OR CONTRACTOR SHALL PAY FOR ALL COSTS OF INSTALLATION INCLUDING ALL MATERIALS, ALL EXCAVATION AND FILL, ASPHALT REPLACEMENT AND WATER MAIN CONNECTION.
- C2. 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.
- C3. IF APPLICABLE, A CITY EXCAVATION PERMIT MUST BE REQUESTED AND APPROVED PRIOR TO START OF WORK.
- C4. "BLUE" BOLTS AND NUTS ARE REQUIRED BY THE CITY.
- C5. CONTRACTOR TO SUPPLY ALL METERS 1 1/2" OR LARGER.
- C6. 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:

- B1. 1 1/2" SERVICE LINE-13" METER
2" SERVICE LINE-17" METER
- B2. NO MORE THAN 12" OF GRADE RINGS TO BE ALLOWED ON ANY MANHOLE
- B3. 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 - STEPS SHALL BE WATERPROOF.



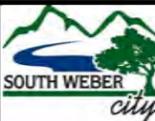
BRANDON KENT JONES
No. 5148758
PROJECT ENGINEER
11/28/2023
DATE

REV.	DATE	APPR.

SCALE:
N. T.S.
DESIGNED BKJ
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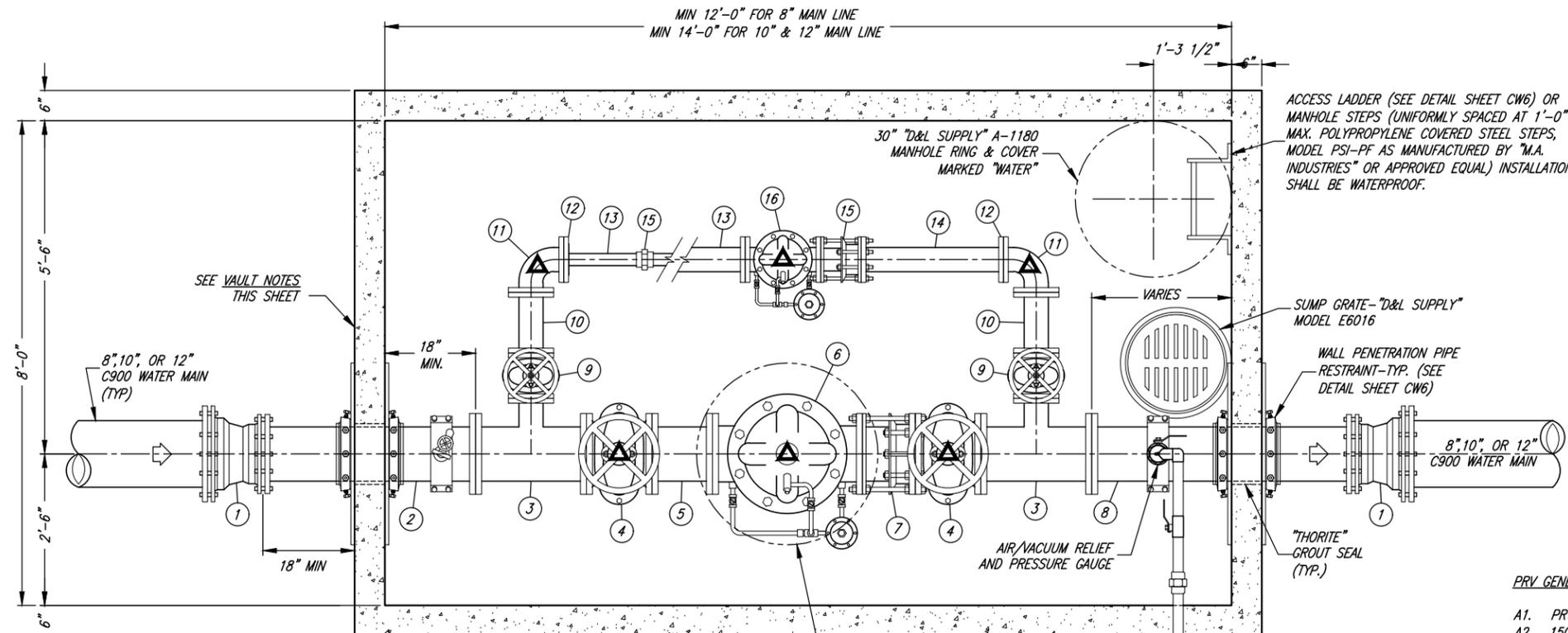


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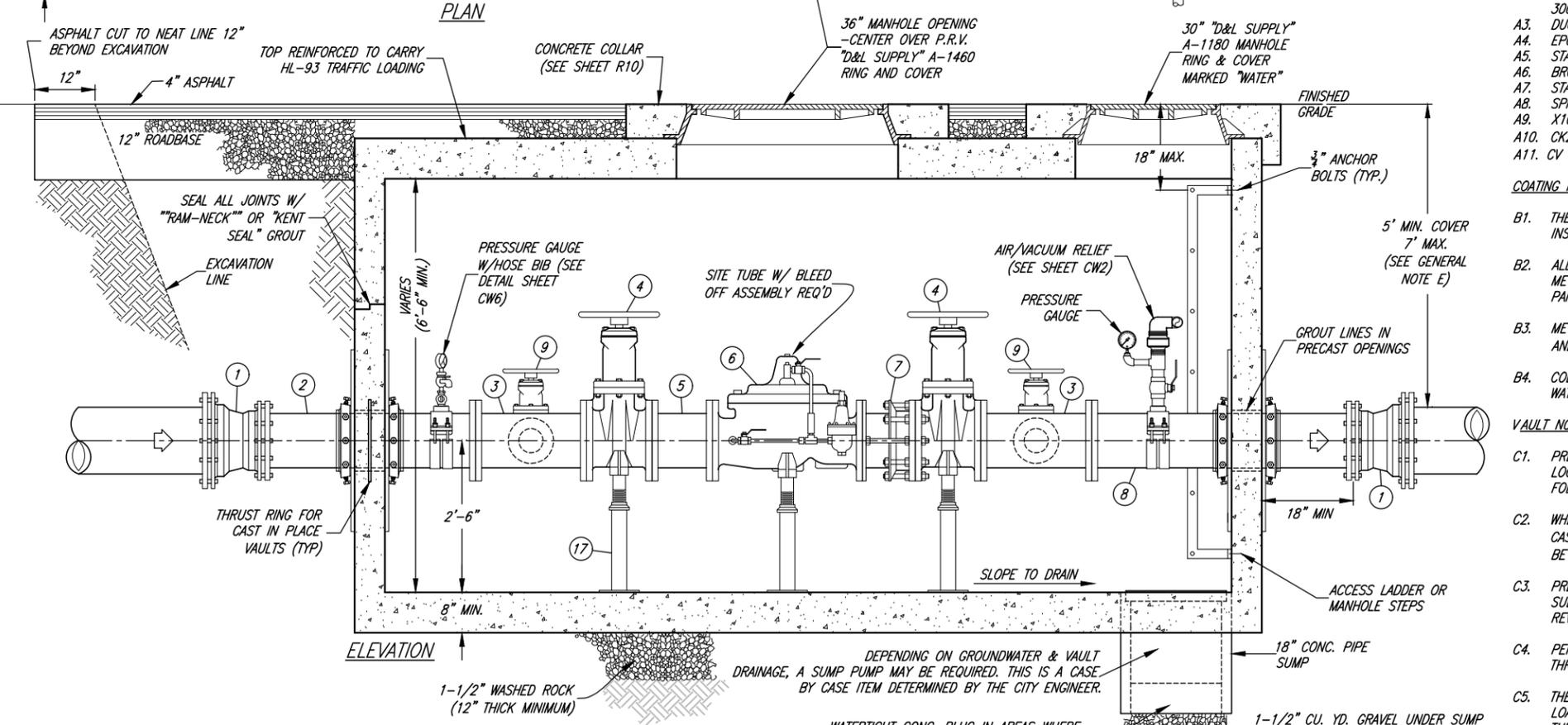


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
TYPICAL WATER METER STATIONS

SHEET:
CW4
OF 34 SHEETS
0



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"	4"	4"
17	"ANVIL" #264 GALV. PIPE SUPPORT W/ 3" COMPANION FLANGE & VARIABLE HEIGHT 3" NIPPLE (6 EA REQ'D.)	THR.	2"	--	--



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.

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 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.

PRESSURE REDUCTION STATION



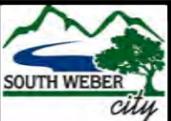
BRANDON KENT JONES
PROJECT ENGINEER
11/28/2023
DATE

REV.	DATE	APPR.

SCALE: N. T.S.
DESIGNED: BKJ
DRAWN: BEB
CHECKED: BKJ

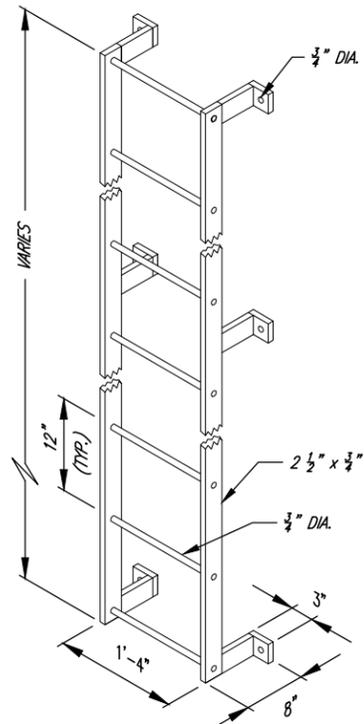


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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
PRESSURE REDUCTION STATION
405 of 449

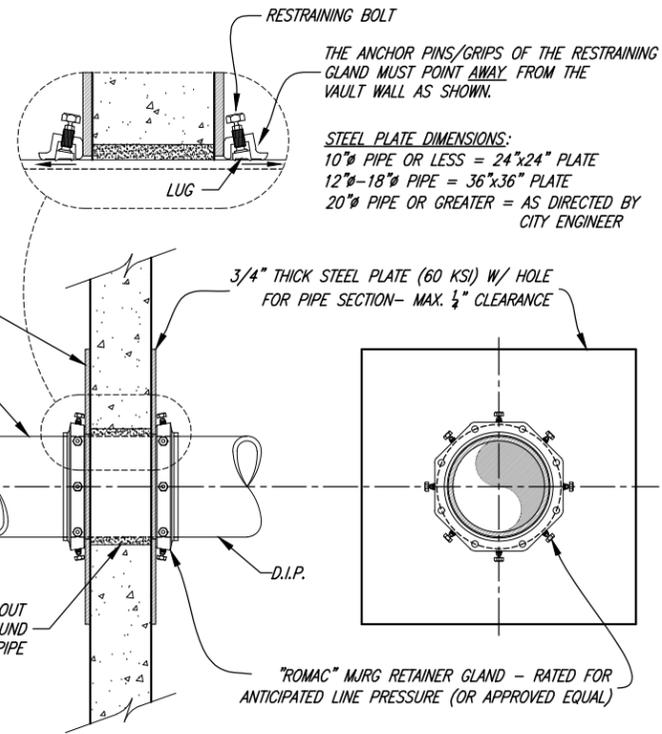
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OF 34 SHEETS
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LADDER DETAIL

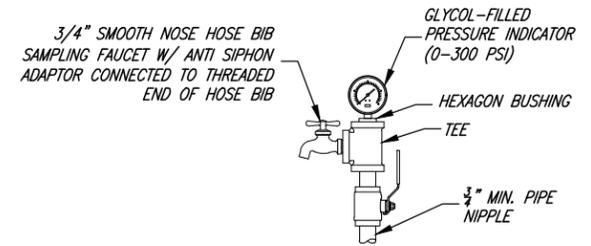
LADDER NOTES:

- D1. MAX. 12" SPACING BETWEEN BOTTOM OF LADDER AND VAULT FLOOR.
- D2. HOT DIP GALVANIZE AFTER FABRICATION.

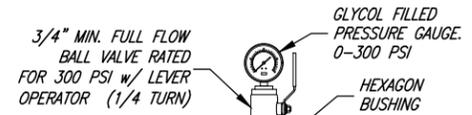


WALL PENETRATION DETAIL

FOR PRECAST VAULT (TYP)



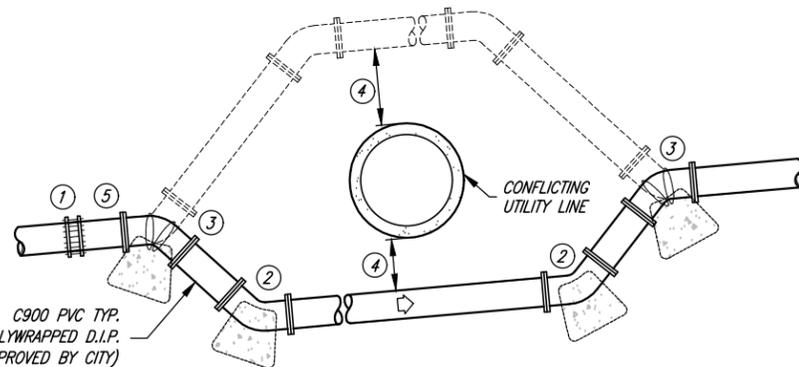
(WITH SAMPLING FAUCET DETAIL)



BRASS DOUBLE S.S. STRAPS SERVICE SADDLE OR APPROVED EQUAL

PRESSURE GAUGE ASSEMBLY

N.T.S.



TYPICAL WATERLINE LOOP

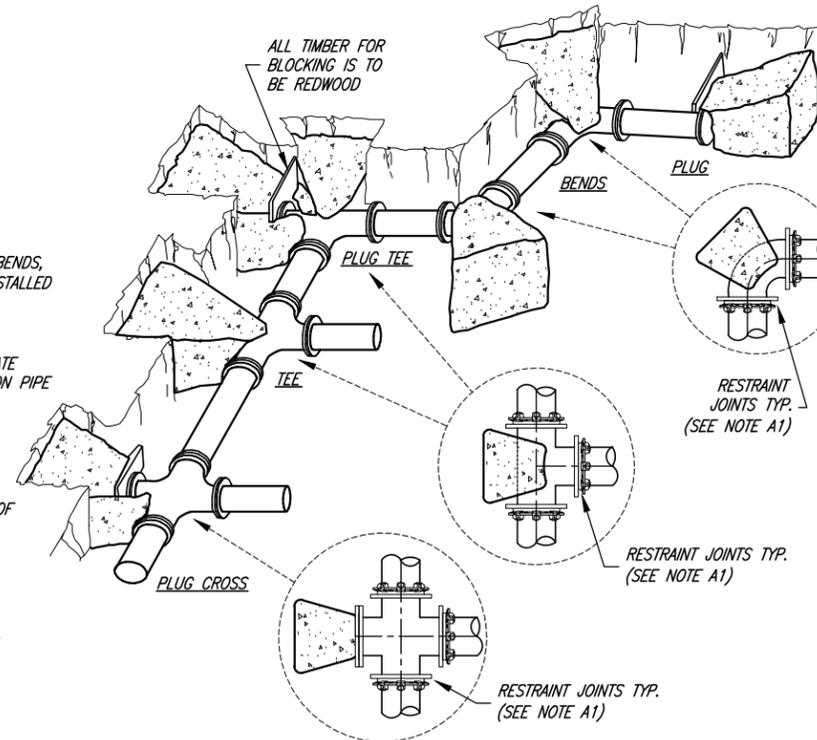
- 1 TRANSITION COUPLING; "ROMAC" ALPHA, "ROMAC" MACRO, OR APPROVED EQUAL
- 2 MJ 45° BEND W/RETAINER GLANDS
- 3 CONSTRUCT THRUST BLOCKS AT EACH 45° BEND W/(3) #6 REBAR SECURING BLOCK TO FITTING (EPOXY COATING)
- 4 MINIMUM OF 12" COVER BETWEEN THE WATERLINE AND CONFLICTING UTILITY LINE TO BE CROSSED, EXCEPT 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



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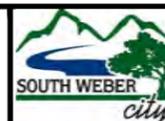
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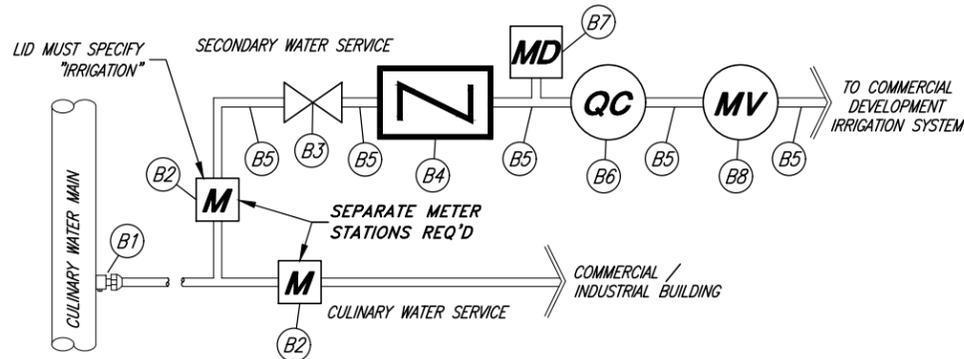
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PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
THRUST BLOCK, WATERLINE LOOP, AND MISC. VAULT DETAILS

SHEET:
CW6
 OF 34 SHEETS
 0

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

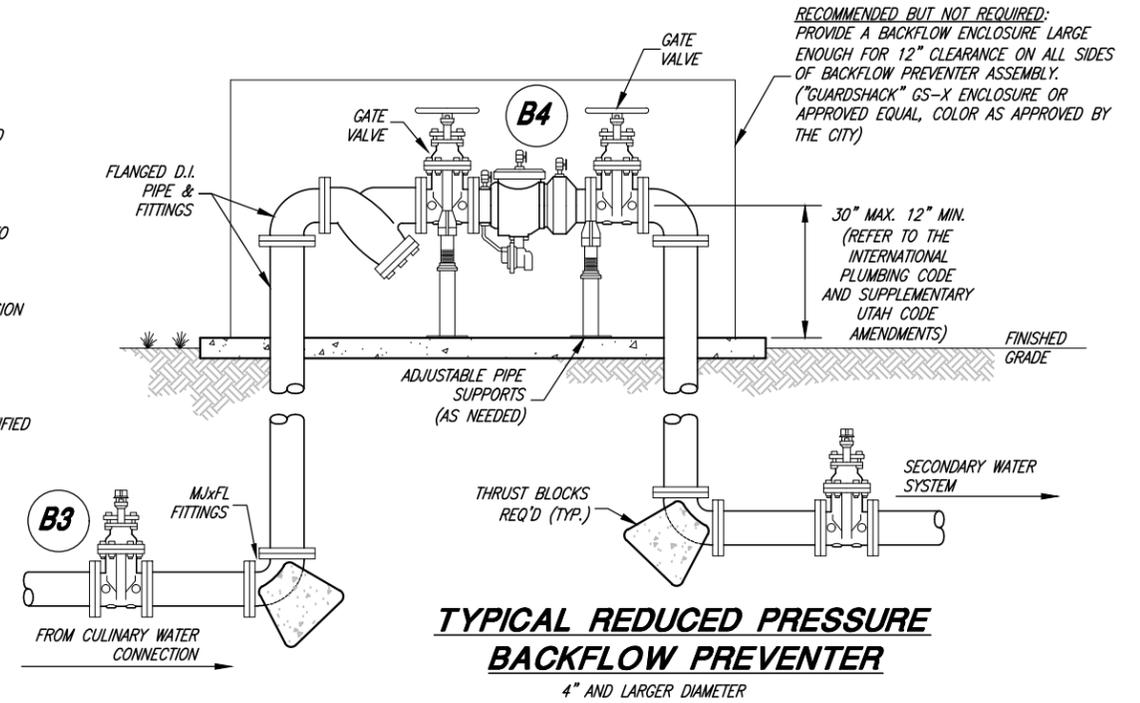


TYPICAL COMMERCIAL / INDUSTRIAL DEVELOPMENT POINT OF CONNECTION SCHEMATIC DIAGRAM

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

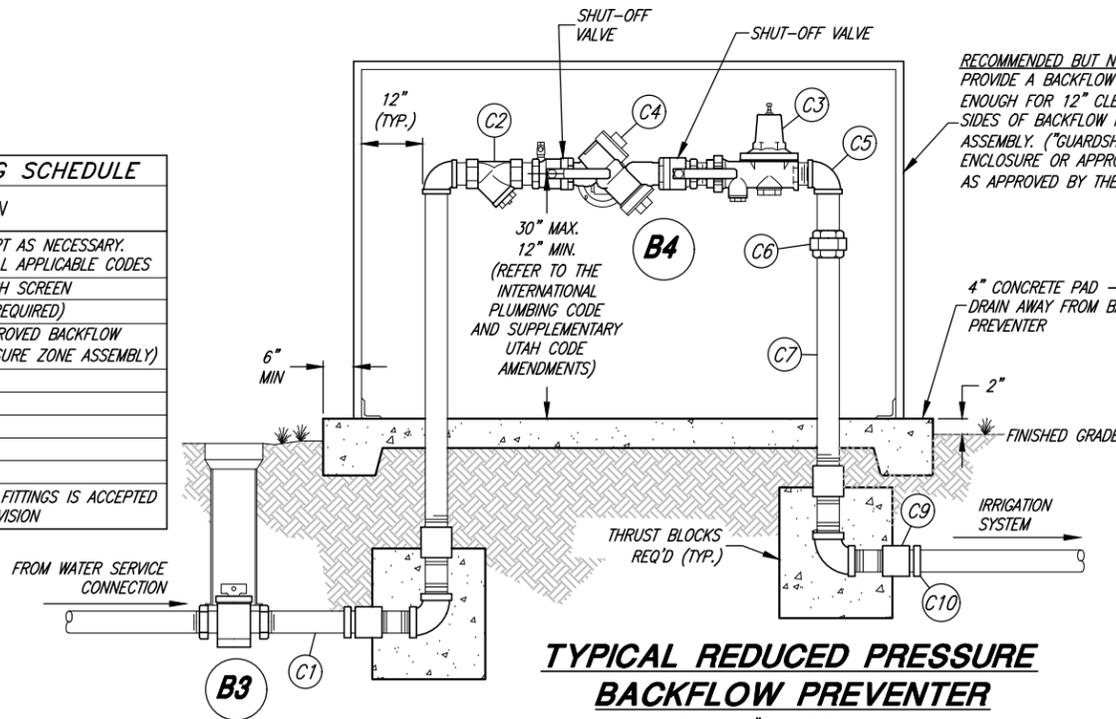
REDUCED PRESSURE ASSEMBLY (RP) NOTES:

- 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

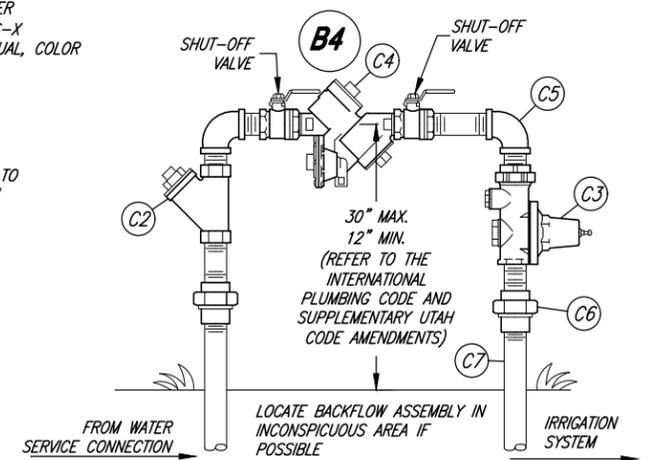
NO.	DESCRIPTION
C1	TO POINT OF CONNECTION - ADAPT AS NECESSARY. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
C2	BRASS WYE STRAINER W/ 60 MESH SCREEN
C3	PRESSURE REDUCING VALVE (AS REQUIRED)
C4	DIVISION OF DRINKING WATER APPROVED BACKFLOW PREVENTER UNIT (REDUCED PRESSURE ZONE ASSEMBLY)
C5	BRASS 90 DEGREE 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
REGISTERED PROFESSIONAL ENGINEER
No. 5148758
PROJECT ENGINEER
11/28/2023
DATE

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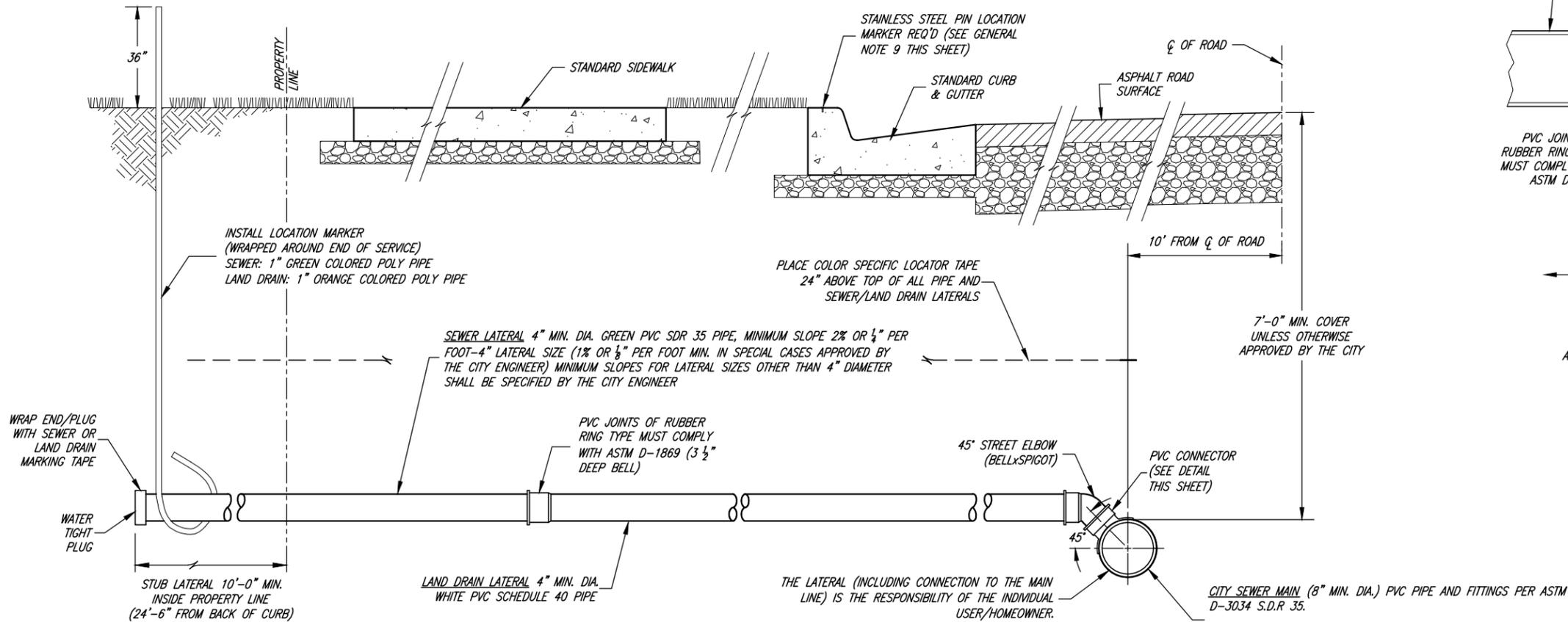
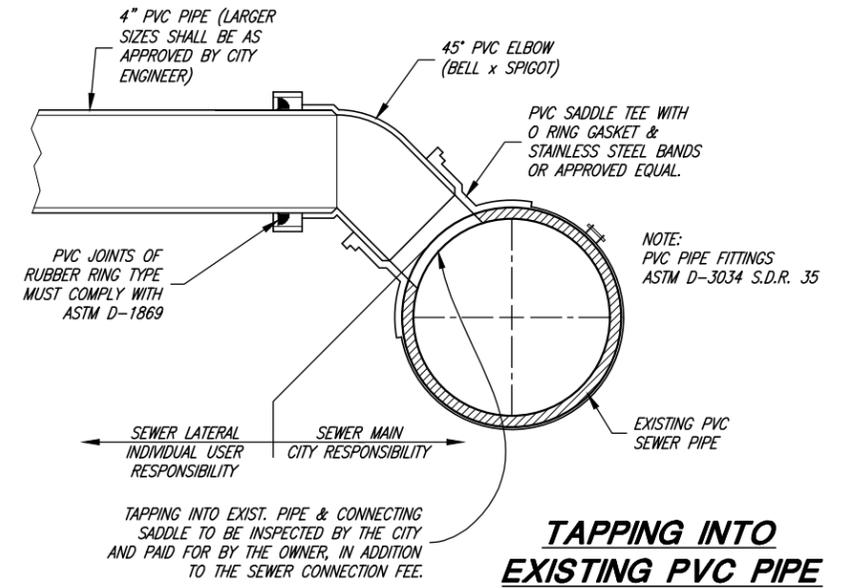
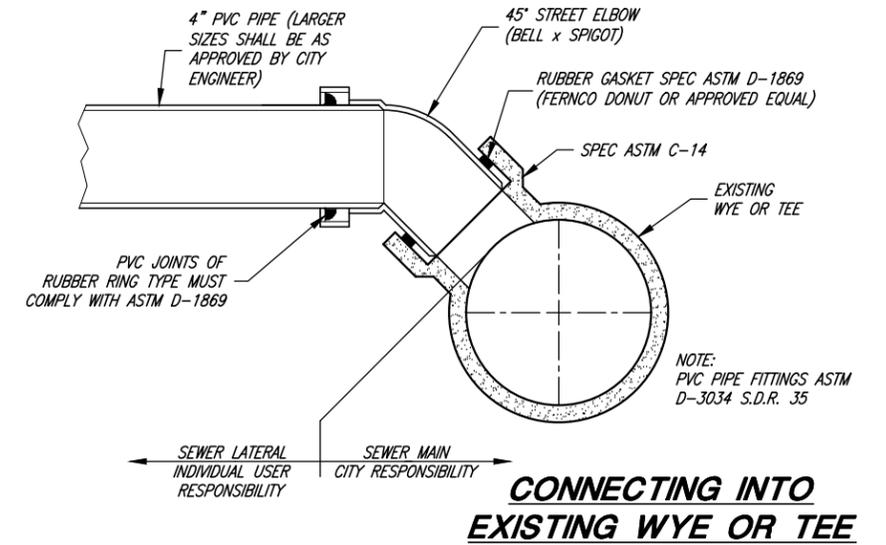


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PUBLIC WORKS - CULINARY WATER SYSTEM STANDARDS
REDUCED PRESSURE (RP) BACKFLOW PREVENTION ASSEMBLY
407 of 449

SHEET:
CW7
OF 34 SHEETS
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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.

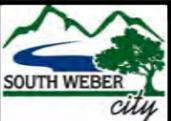


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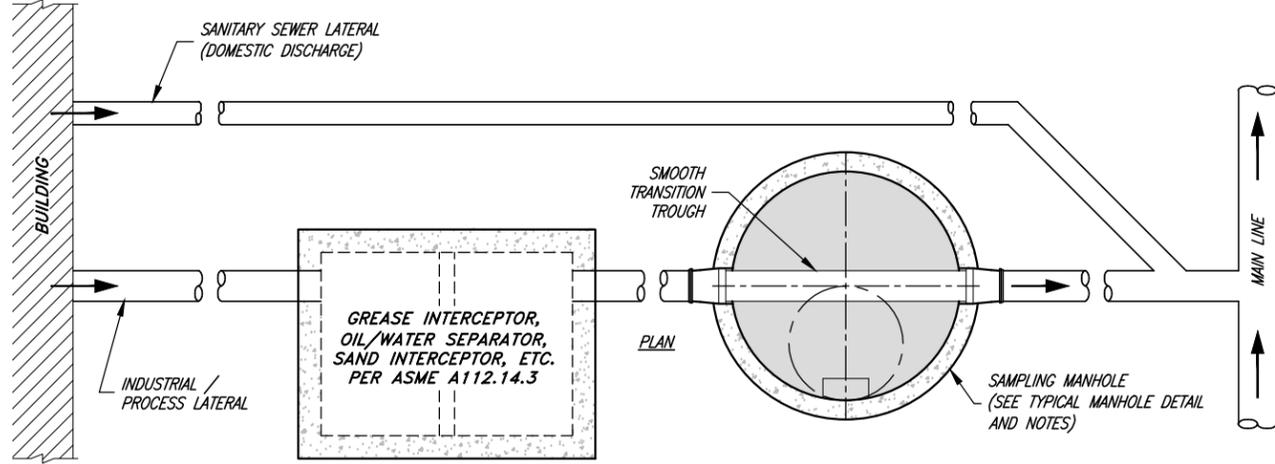
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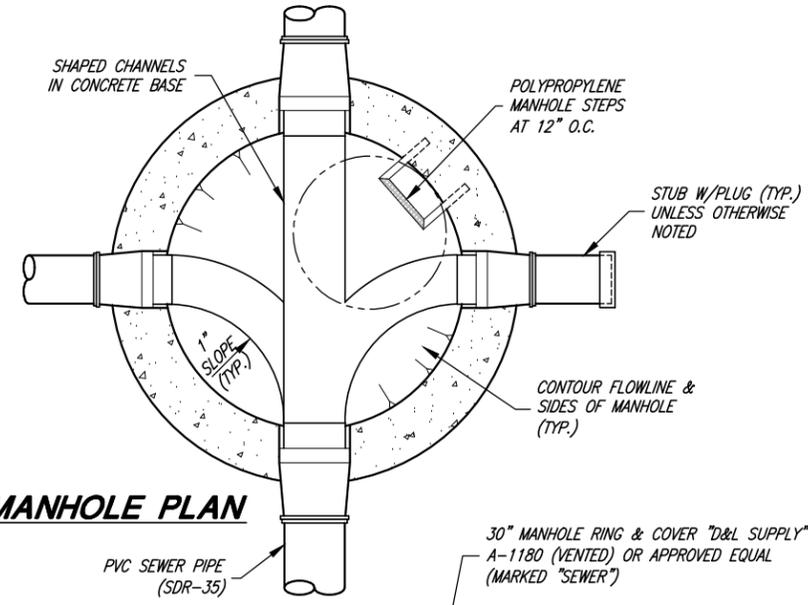


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PUBLIC WORKS - SANITARY SEWER SYSTEM STANDARDS
SEWER / LAND DRAIN LATERAL & MAIN LINE CONNECTION DETAILS

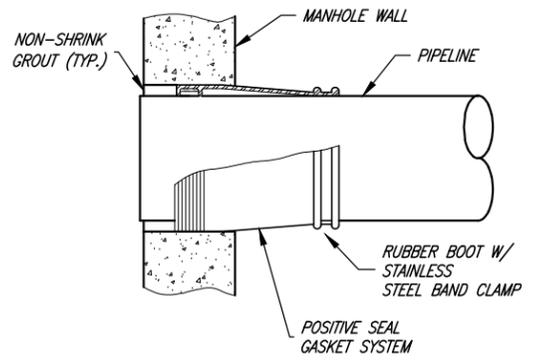
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OF 34 SHEETS
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SAMPLING MANHOLE

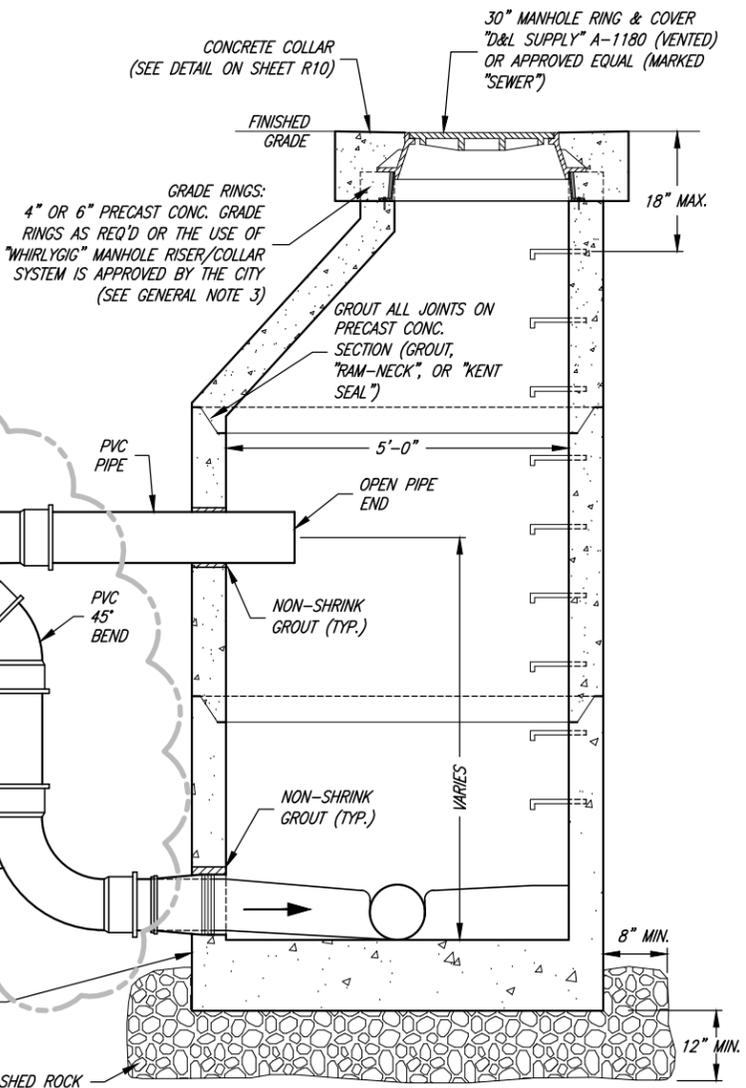


MANHOLE PLAN

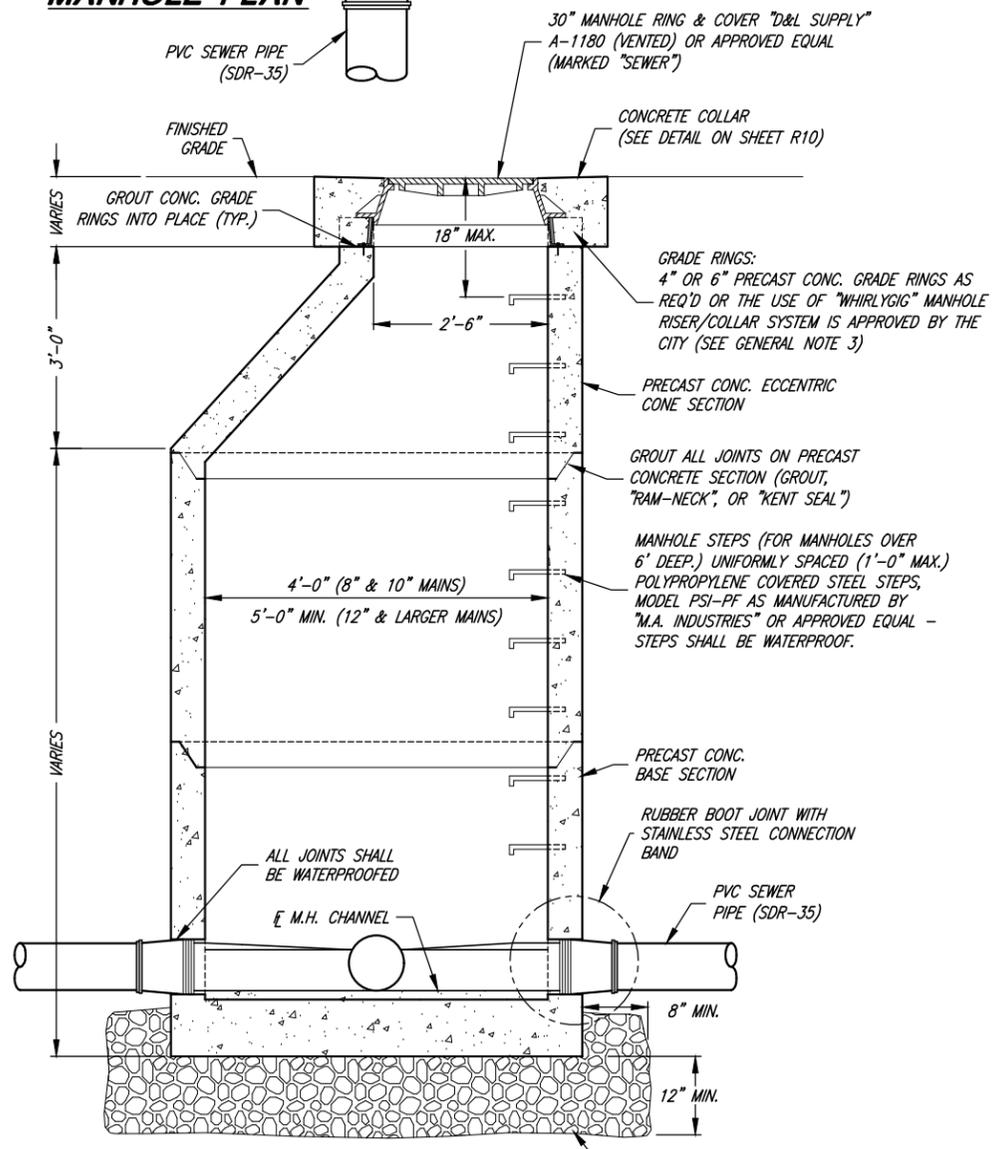


RUBBER BOOT DETAIL

- 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 CITY 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.
 9. ALL SEWER MANHOLE COVERS TO BE VENTED UNLESS OTHERWISE NOTED.



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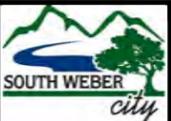
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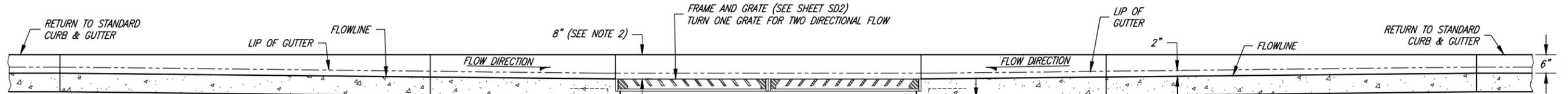
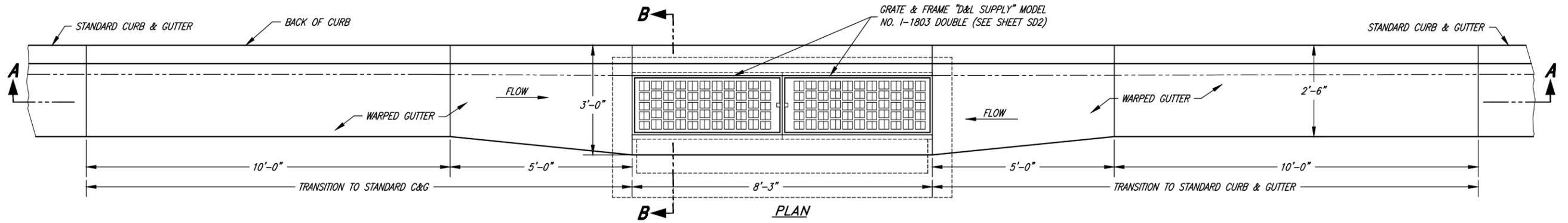


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PUBLIC WORKS - SANITARY SEWER SYSTEM STANDARDS
SANITARY SEWER MANHOLE DETAILS

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 OF 34 SHEETS
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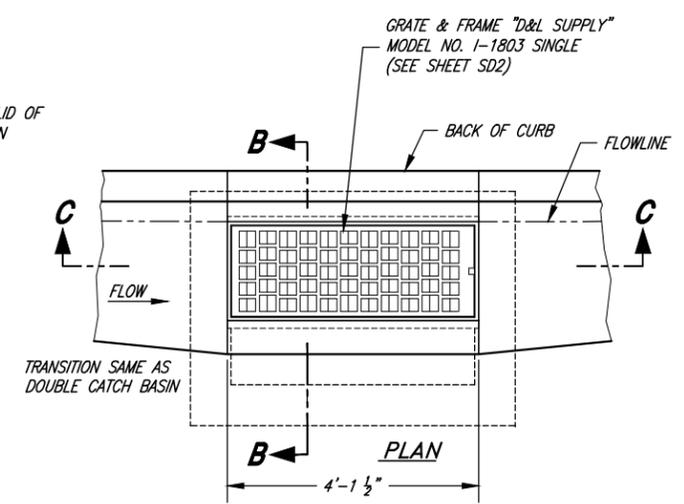
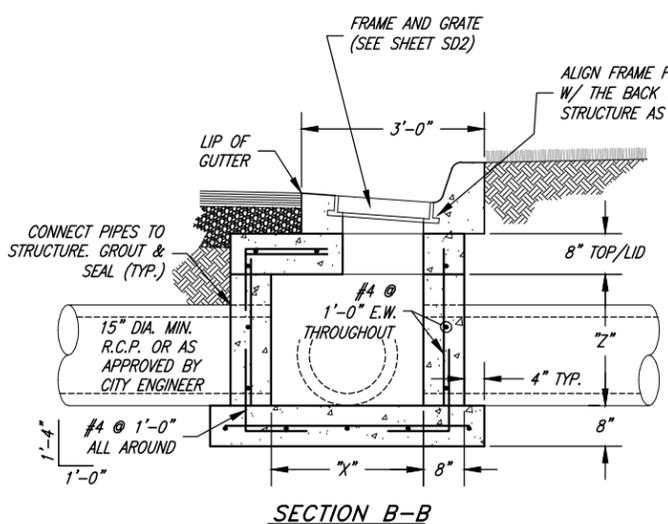
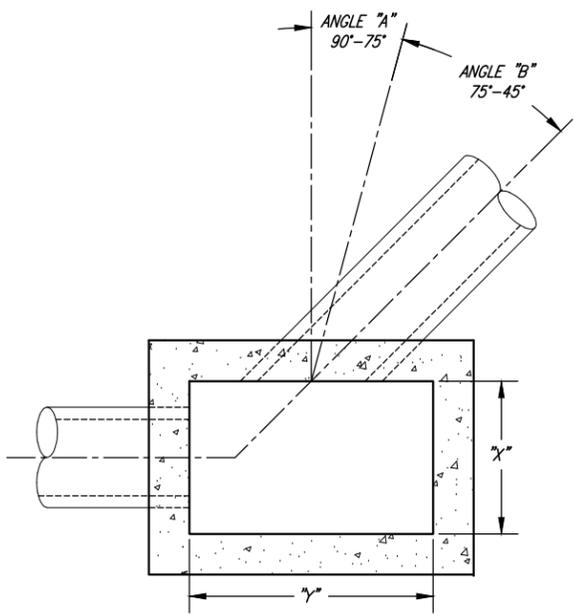


STANDARD CATCH BASIN DIMENSION TABLE

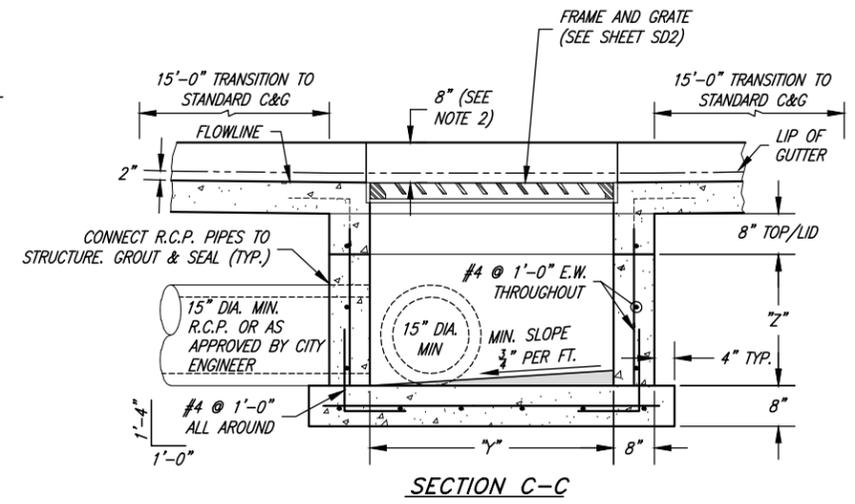
PIPE SIZE (IN.)	"X"	SINGLE CATCH BASIN		DOUBLE "Y"	"Z" MIN.
		"Y" (ANGLE A)	"Y" (ANGLE B)		
15	2'-6"	4'-0"	4'-0"	8'-0"	2'-0"
18	2'-6"	4'-0"	4'-0"	8'-0"	2'-6"
21	4'-0"	4'-0"	4'-0"	8'-0"	3'-0"
24	4'-0"	4'-0"	5'-0"	8'-0"	3'-0"
30	4'-0"	4'-0"	6'-0"	8'-0"	3'-6"
36	4'-0"	5'-0"	6'-0"	8'-0"	4'-0"
42	6'-0"	6'-0"	7'-0"	8'-0"	5'-0"
48	6'-0"	6'-0"	8'-0"	8'-0"	5'-6"

- 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.

DOUBLE CATCH BASIN



SINGLE CATCH BASIN



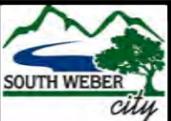
BRANDON KENT JONES
No. 5148758
PROJECT ENGINEER
11/28/2023
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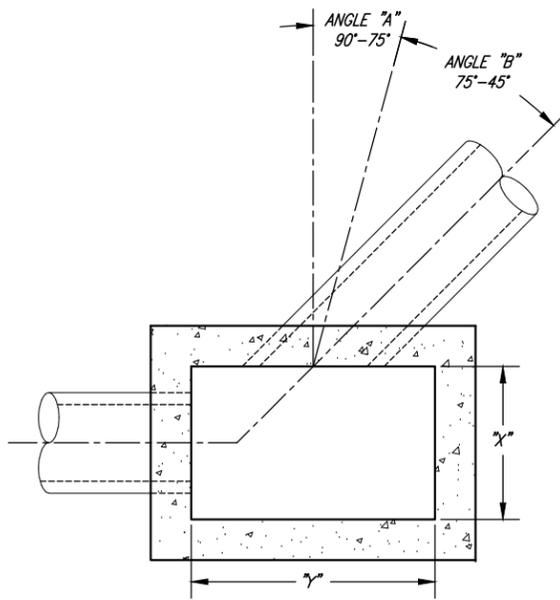


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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS
SINGLE AND DOUBLE CATCH BASIN DETAILS

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OF 34 SHEETS
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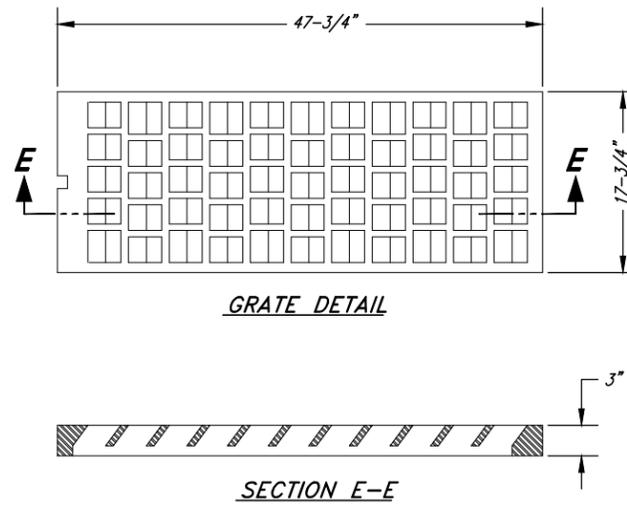
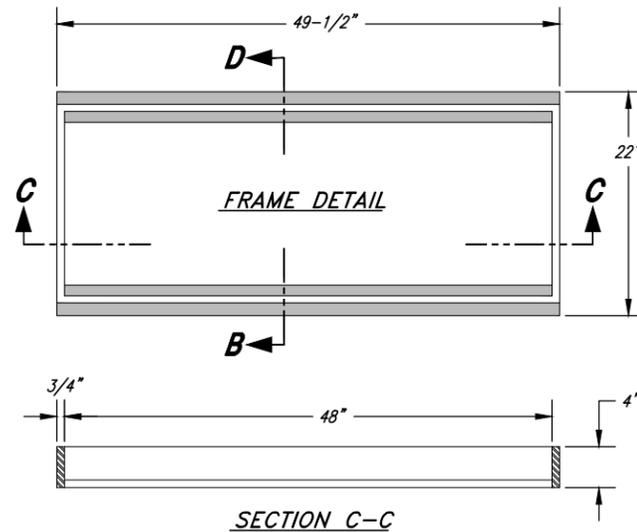
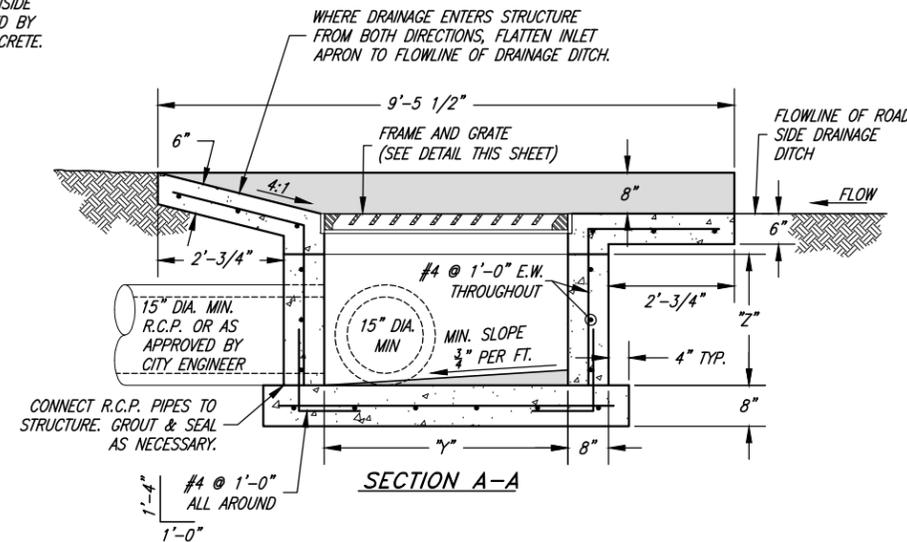
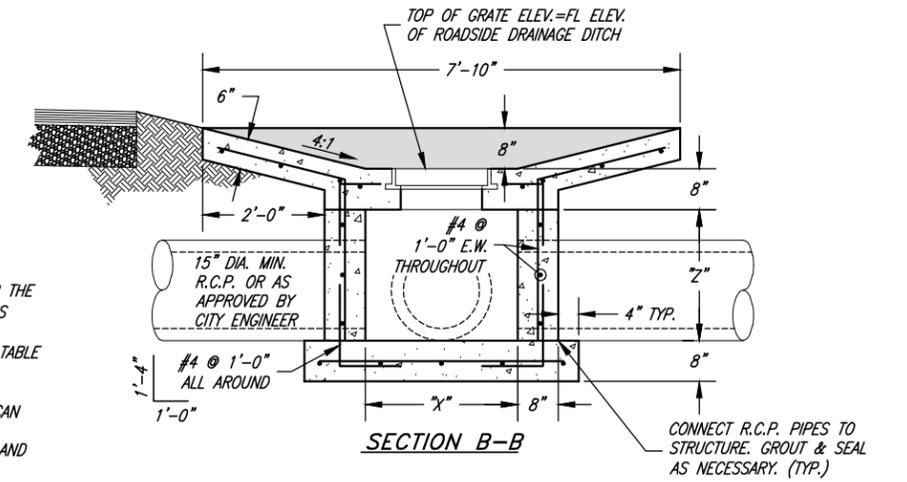


**DRAINAGE DITCH INLET BOX
DIMENSION TABLE**

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"

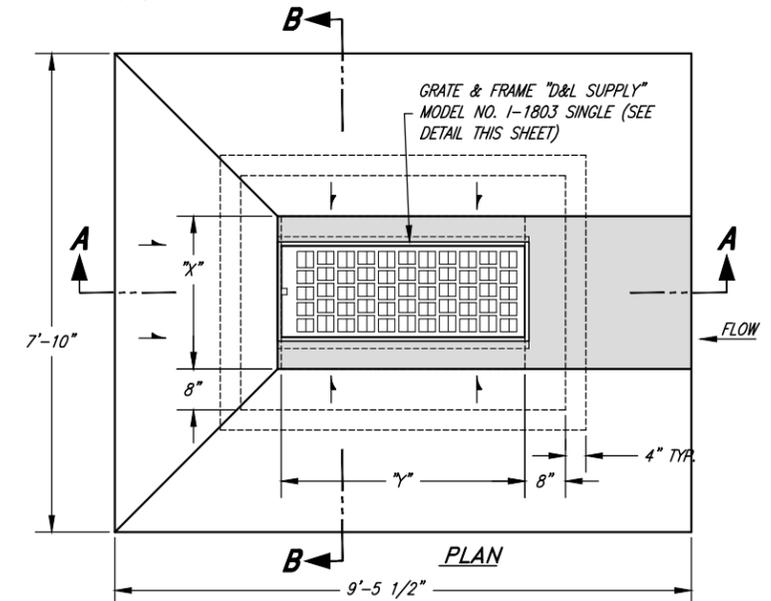
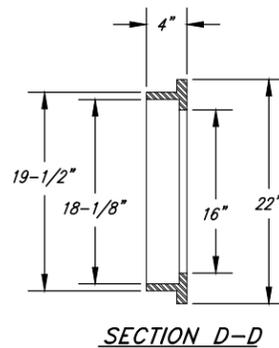
GENERAL NOTE:
STORM DRAIN LINES SHALL BE 15 INCH MINIMUM DIAMETER REINFORCED CONCRETE PIPE (RCP), OF APPROPRIATE CLASS.

- 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 KENT JONES
No. 5148758
PROJECT ENGINEER
11/28/2023
DATE

REV.	DATE	APPR.

SCALE:
N. T.S.
DESIGNED: BKJ
DRAWN: BEB
CHECKED: BKJ



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www.jonescivil.com



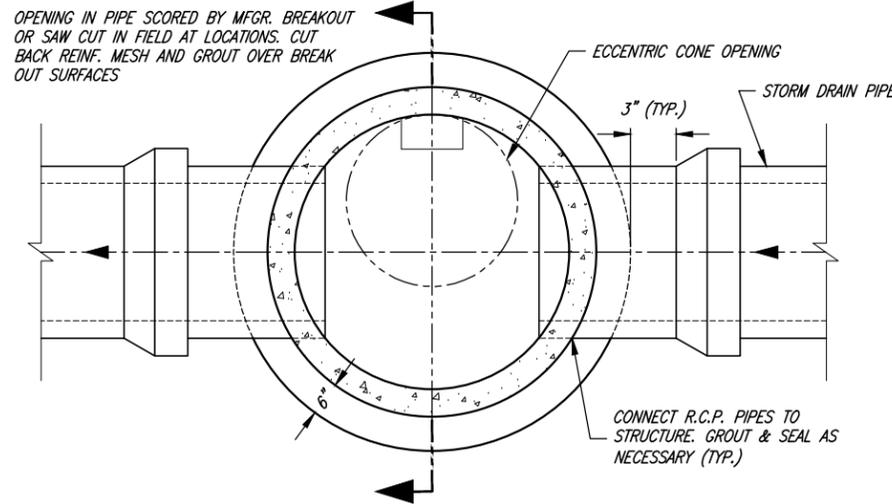
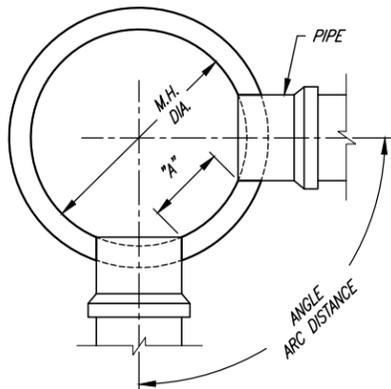
SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS
DRAINAGE INLET BOX AND GENERAL GRATE & FRAME DETAILS

SHEET:
SD2
OF 34 SHEETS
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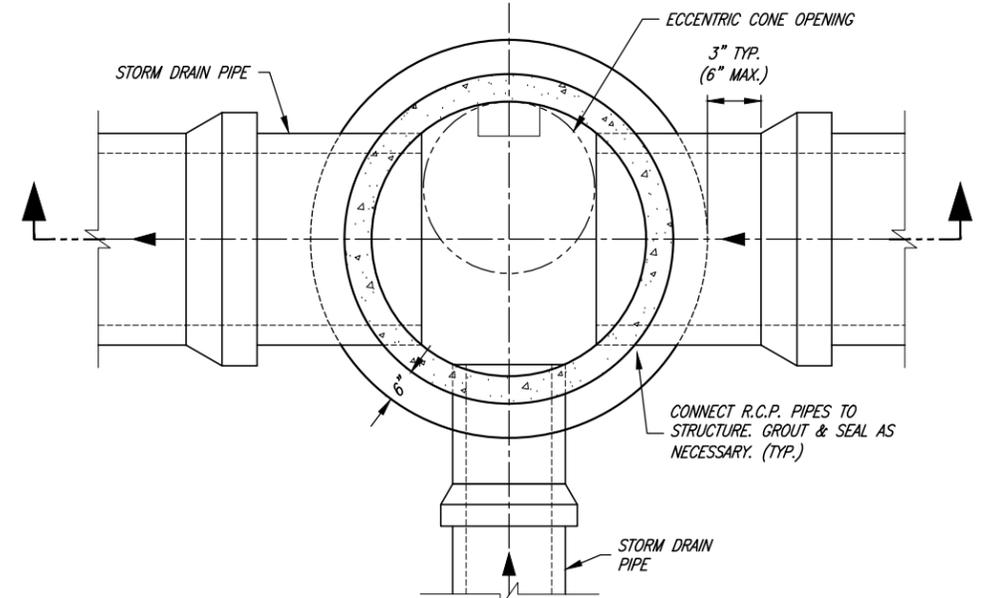
PIPE SIZES		JUNCTION MANHOLE (ANGLE / ARC DISTANCE)										
M.H. SIZE	IN-LINE M.H.	180°	90°	85°	80°	75°	70°	65°	60°	55°	50°	45°
4" M.H.	15"-24"	15"-18"	15"-18"	15"-18"	15"	15"	15"	15"	15"	15"	15"	15"
5" M.H.	27"-30"	21"-24"	21"-24"	18"-21"	18"-21"	15"-18"	15"-18"	15"	15"	15"	15"	15"
6" M.H.	36"-48"	27"-30"	27"-30"	24"-27"	24"	21"-24"	21"	18"	15"-18"	15"	15"	15"
7" M.H.	54"	36"	36"	30"	27"-30"	27"	24"	21"-24"	21"	18"	15"	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



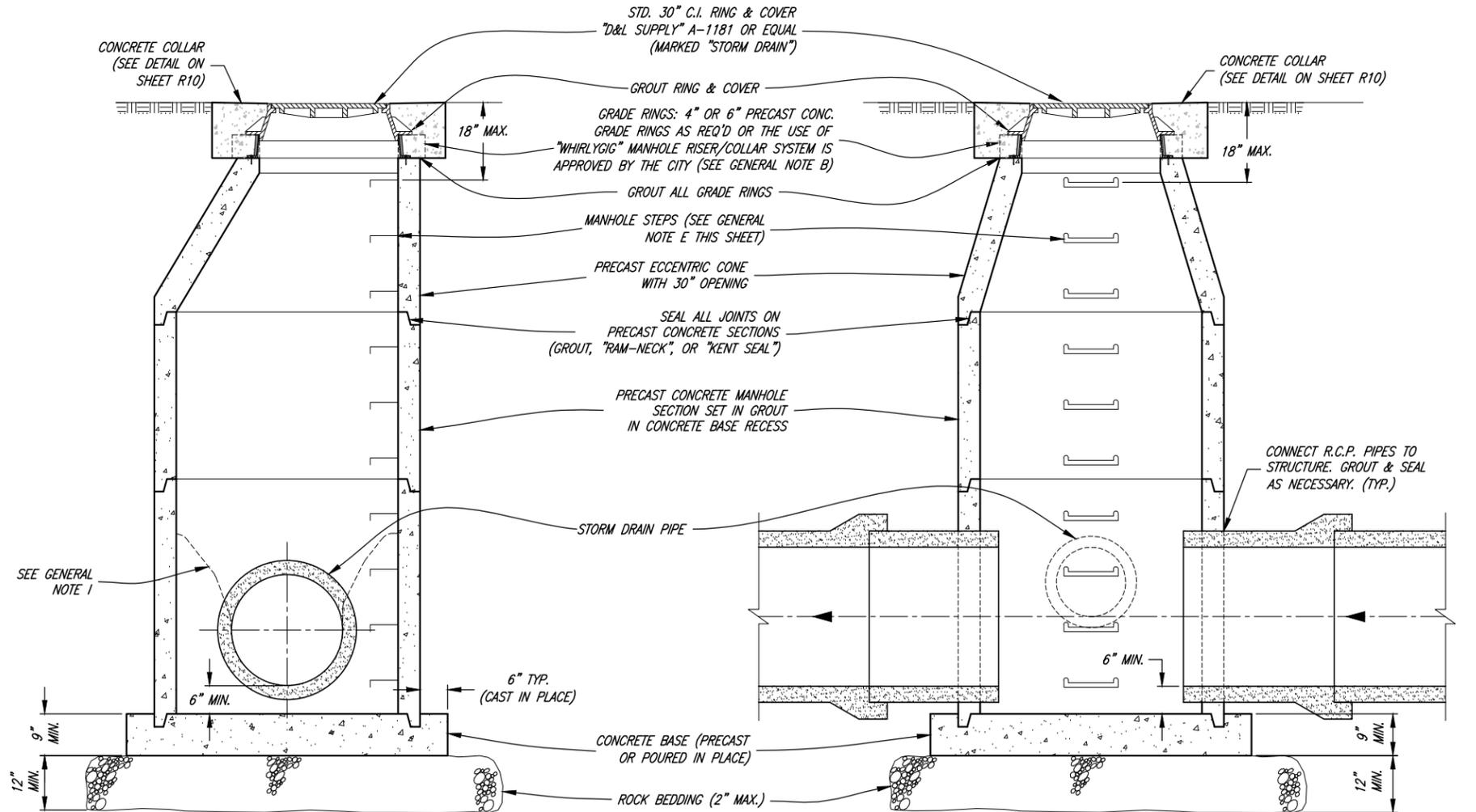
TYPICAL LINE MANHOLE



TYPICAL JUNCTION MANHOLE

GENERAL NOTES:

- A LARGER DIAMETER MANHOLE MAY BE REQUIRED BY THE CITY ENGINEER AFTER EVALUATION OF THE NUMBER, SIZE, AND 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
PROJECT ENGINEER
11/28/2023
DATE

REV.	DATE	APPR.

SCALE: N. T.S.
DESIGNED: BKJ
DRAWN: BEB
CHECKED: BKJ

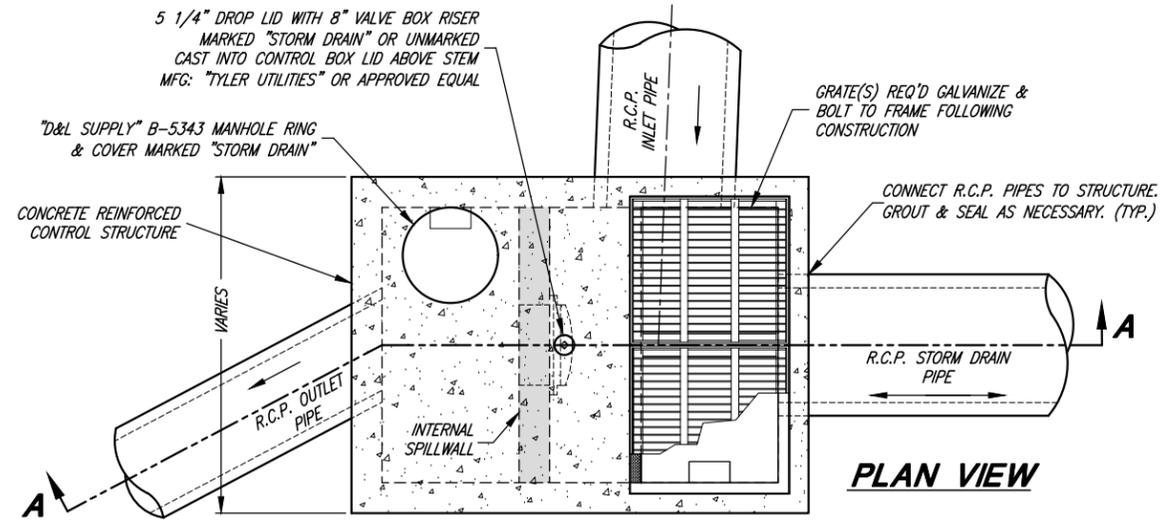


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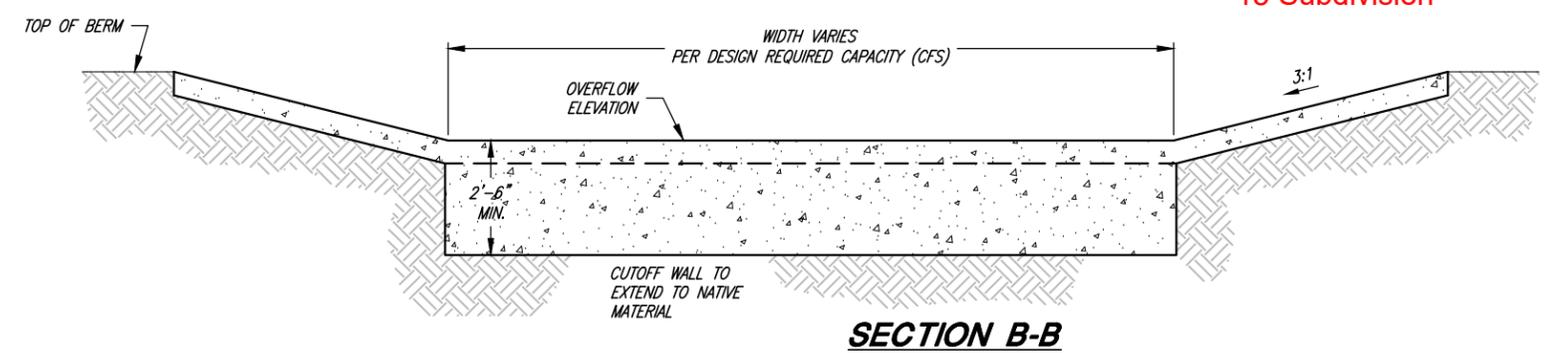


SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS
STORM DRAIN MANHOLE DETAILS

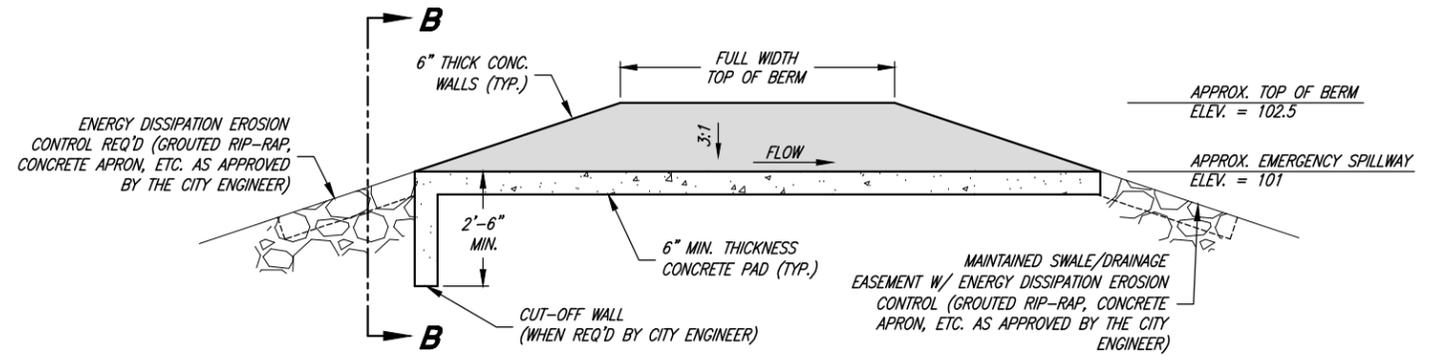
SHEET: **SD3**
OF 34 SHEETS
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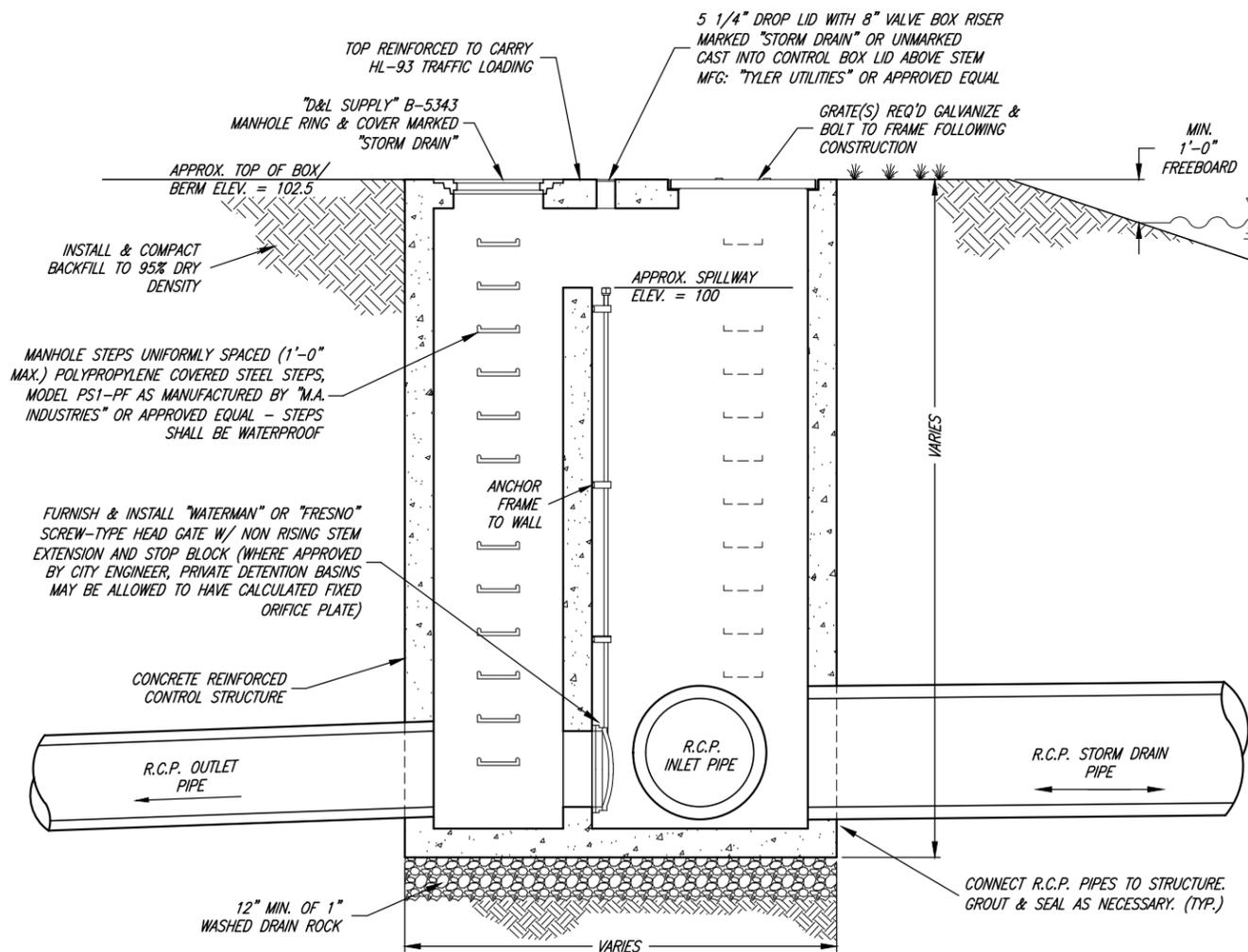
DETENTION INLET/OUTLET CONTROL STRUCTURE
(PRECAST OR CAST-IN-PLACE)



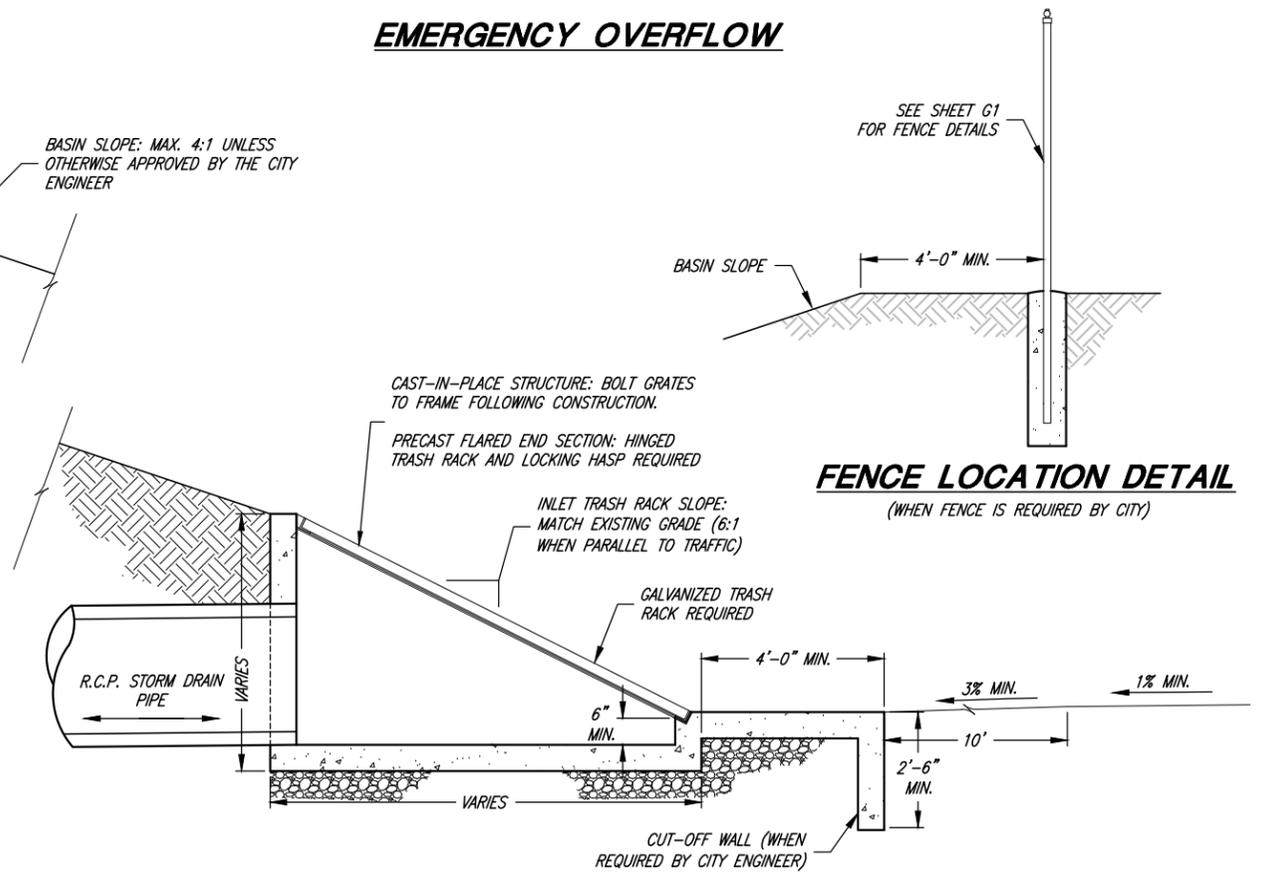
SECTION B-B



EMERGENCY OVERFLOW



SECTION A-A



FENCE LOCATION DETAIL
(WHEN FENCE IS REQUIRED BY CITY)

GENERAL AND STRUCTURAL NOTES:
SEE SHEET SD5

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.



BRANDON K. JONES
PROJECT ENGINEER
11/28/2023

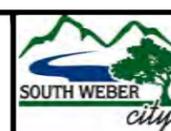
REV.	DATE	APPR.

SCALE:
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS
LARGE DETENTION BASIN DETAILS

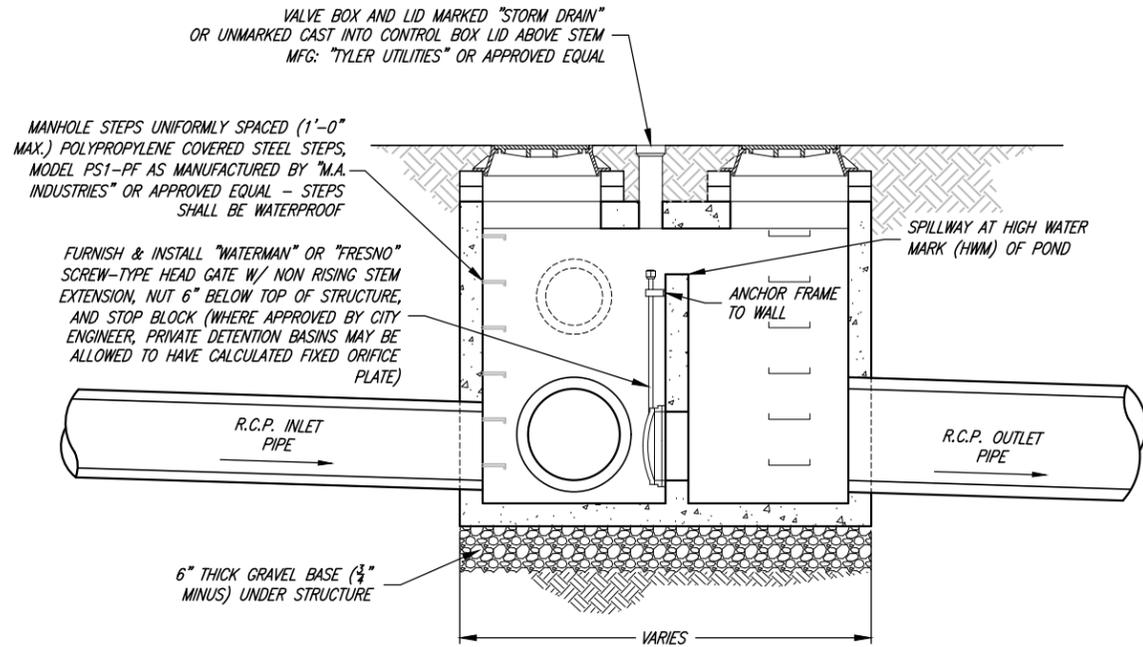
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SD4
OF 34 SHEETS
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GENERAL NOTES:

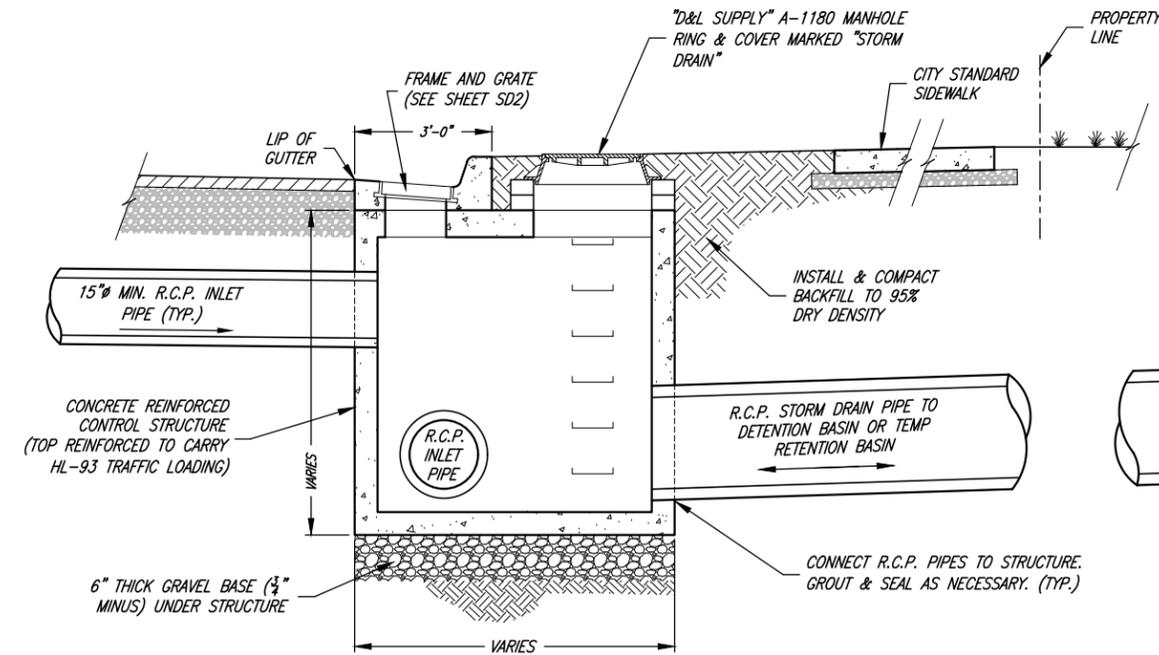
1. ALL BASINS REGARDLESS OF LOCAL OR REGIONAL SHALL BE DESIGNED TO ACCOMMODATE A 100 YEAR STORM EVENT.
2. A DAM SAFETY (UTAH DIVISION OF WATER RIGHTS) HAZARD PERMIT MAY BE REQUIRED.
3. STRUCTURE DESIGN AND FLOW CALCULATIONS MUST BE APPROVED BY CITY ENGINEER PRIOR TO CONSTRUCTION.
4. STORM DRAIN LINES 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

STRUCTURAL NOTES:

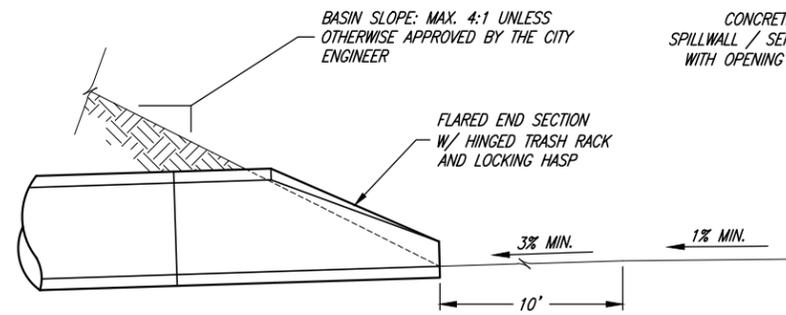
- A. PRECAST CONCRETE STRUCTURE CAN BE REPLACED WITH CAST-IN-PLACE CONCRETE VAULT. SUBMIT ENGINEERED CONSTRUCTION PLANS WITH REBAR DETAILS TO CITY ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
- B. ADD REINFORCEMENT AROUND OPENINGS EQUAL TO REINFORCEMENT DISPLACED BY OPENING.
- C. THE PRECAST 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



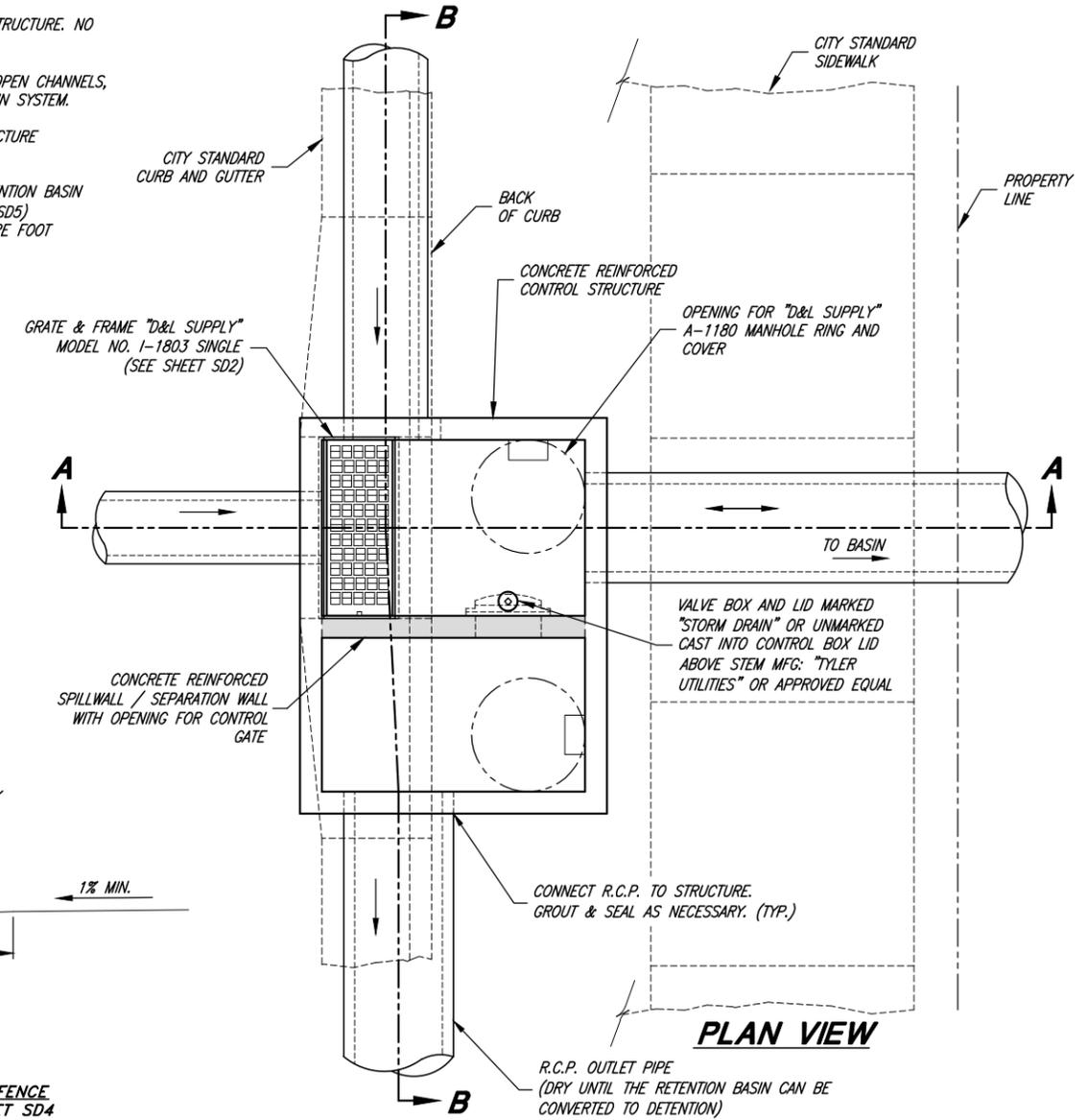
SECTION B-B



SECTION A-A



EMERGENCY OVERTFLOW AND FENCE LOCATION DETAIL : SEE SHEET SD4



PLAN VIEW

INLET/OUTLET CONTROL STRUCTURE

(PRECAST OR CAST-IN-PLACE)



BRANDON KENT JONES
No. 5148758
PROJECT ENGINEER
DATE 11/28/2023

REV.	DATE	APPR.

SCALE:
N. T.S.
DESIGNED BKJ
DRAWN BEB
CHECKED BKJ

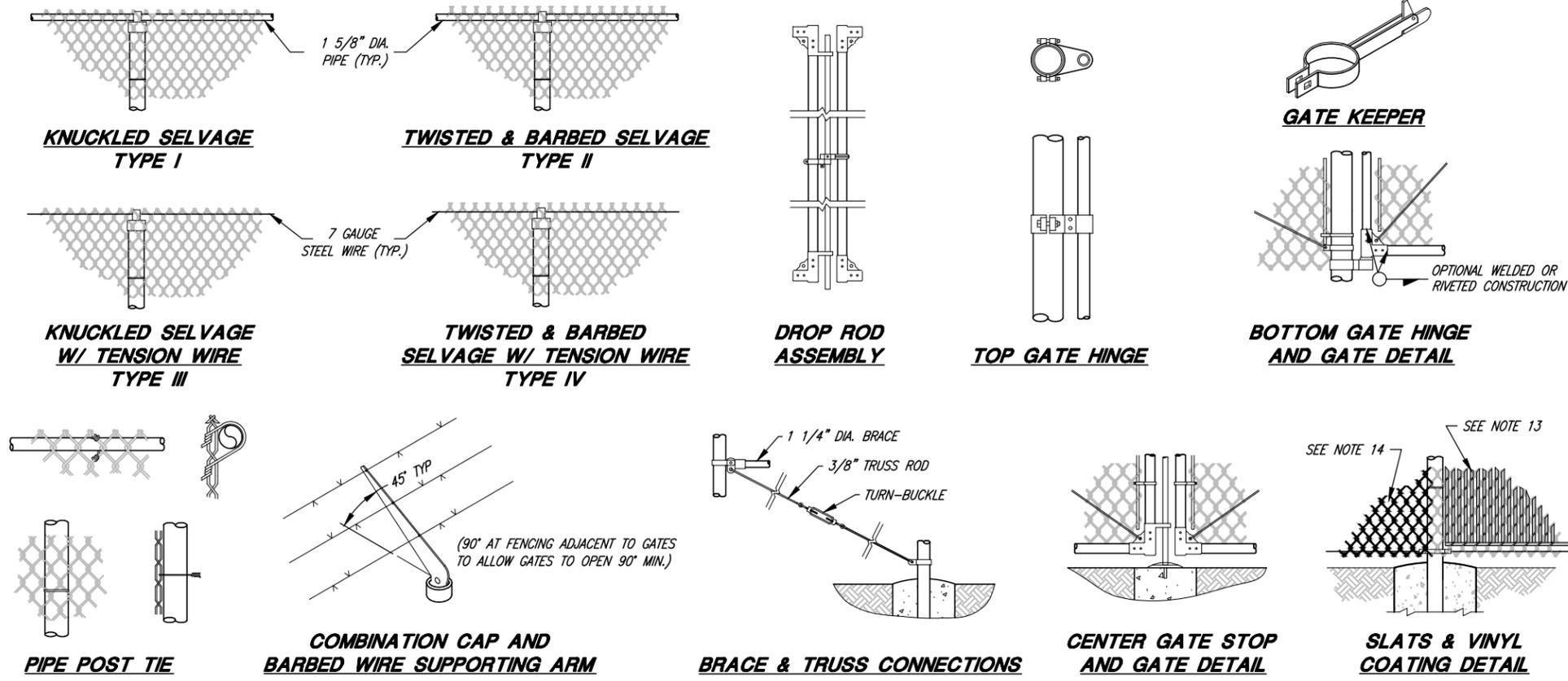


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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STORM DRAIN SYSTEM STANDARDS
SMALL DETENTION BASIN DETAILS 414 of 449

SHEET:
SD5
OF 34 SHEETS
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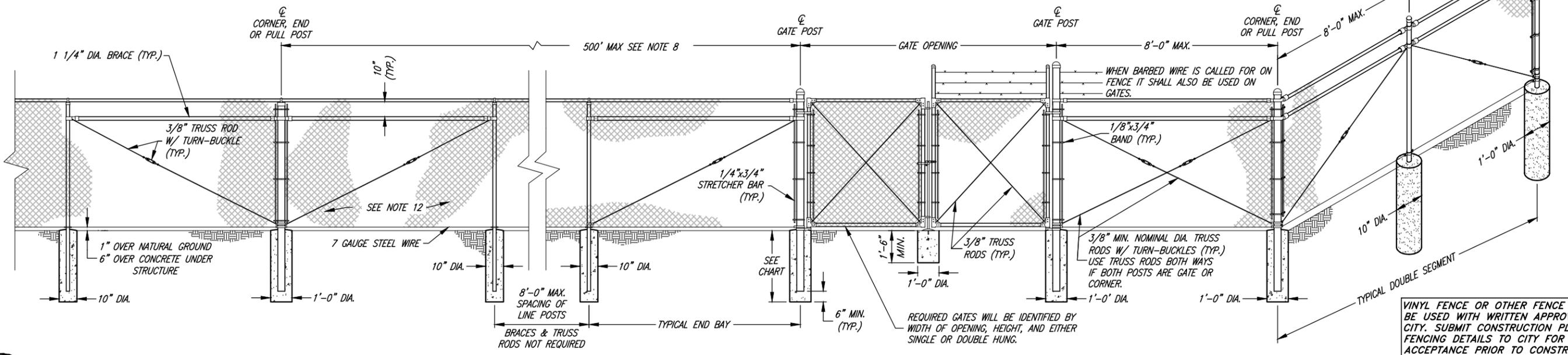


GENERAL NOTES:

1. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. TOP SUPPORT - TYPES I AND II TUBULAR RAIL, TYPES III AND IV TENSION WIRE.
3. BARB WIRE SHALL ONLY BE USED WHEN APPROVED BY THE CITY.
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"



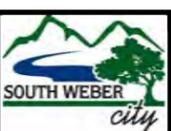
VINYL FENCE OR OTHER FENCE STYLES MAY BE USED WITH WRITTEN APPROVAL BY THE CITY. SUBMIT CONSTRUCTION PLANS AND FENCING DETAILS TO CITY FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.



BRANDON K. JONES
PROJECT ENGINEER
11/28/2023
DATE

SCALE:
N. T.S.
DESIGNED BKJ
DRAWN BEB
CHECKED BKJ

JONES & ASSOCIATES
CONSULTING ENGINEERS
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - GENERAL CONSTRUCTION & LANDSCAPING STANDARDS
CHAIN LINK FENCE STANDARD DETAILS

SHEET:
G1
OF 34 SHEETS
0

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"

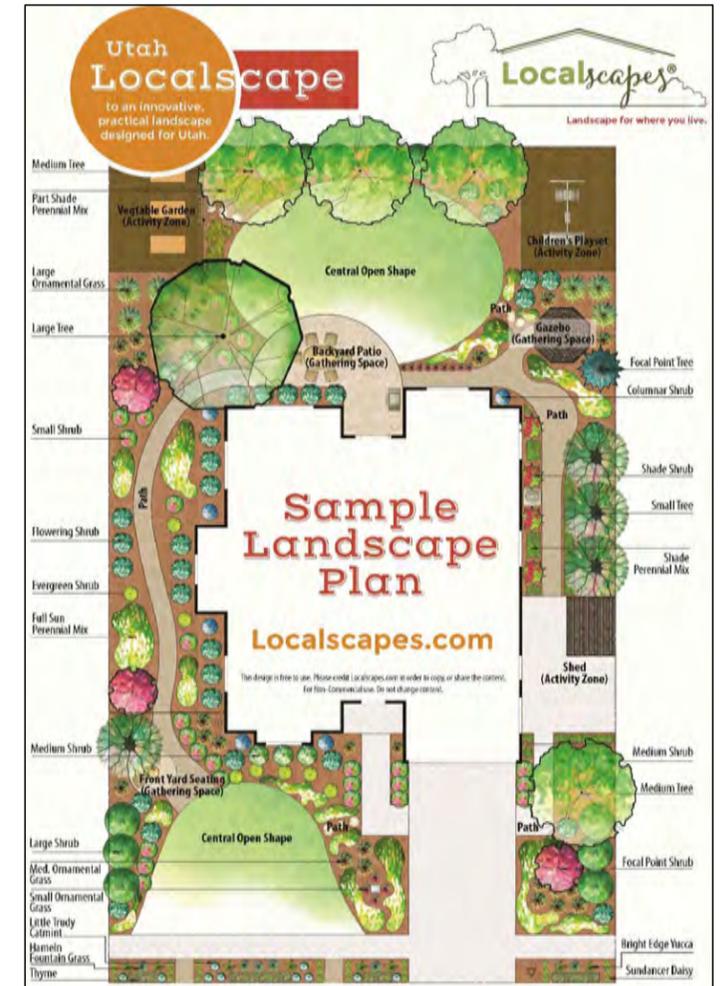
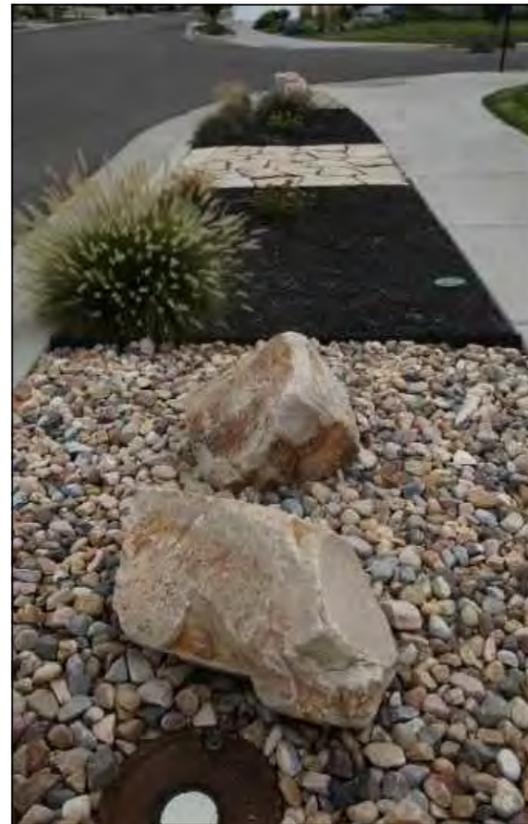
A. LANDSCAPES IN EXISTING SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS: "WATER WISE LANDSCAPING" IS RECOMMENDED BUT NOT REQUIRED.

B. LANDSCAPES IN NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS: SEE CITY CODE TITLE 10 CHAPTER 15

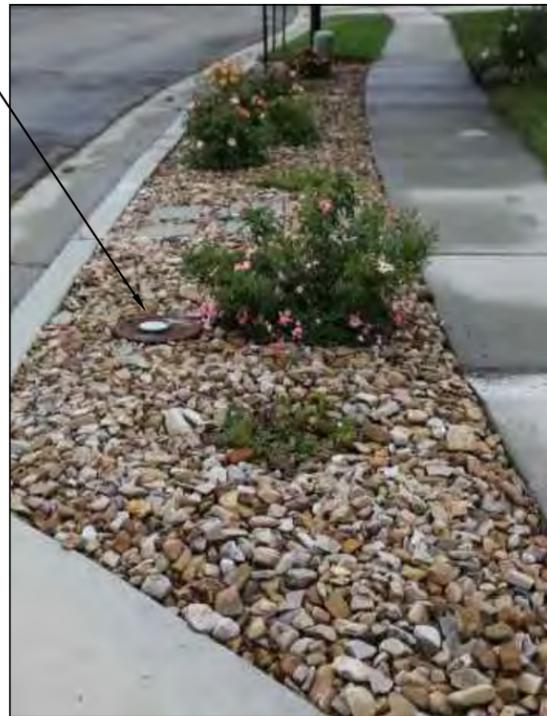
C. LANDSCAPES IN ALL OTHER TYPES OF DEVELOPMENTS: SEE CITY CODE TITLE 10 CHAPTER 15

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 PROPERTY 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
 PROJECT ENGINEER
 11/28/2023
 DATE

REV.	DATE	APPR.

SCALE:
 N. T.S.

DESIGNED BKJ
 DRAWN BEB
 CHECKED BKJ

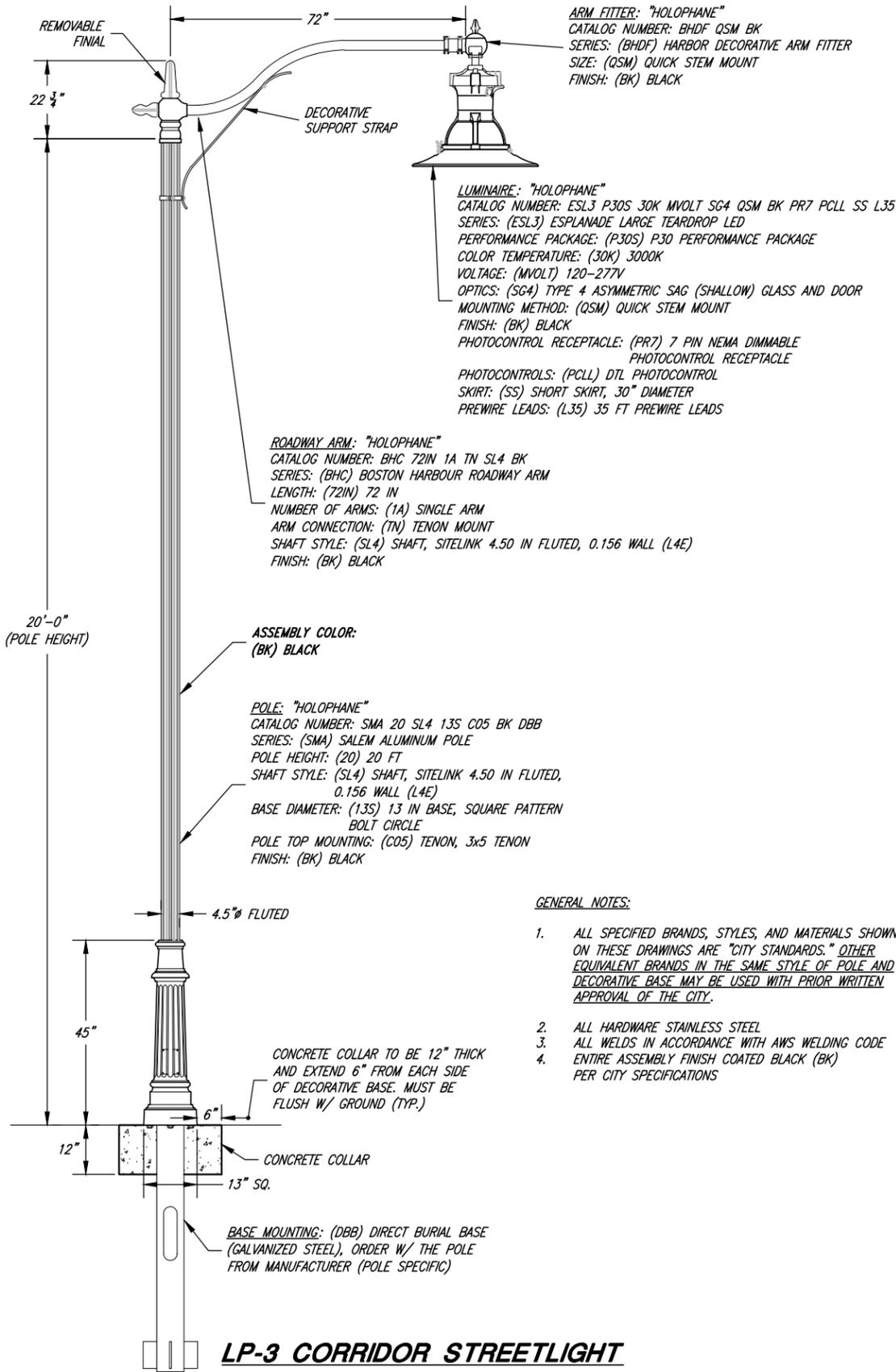


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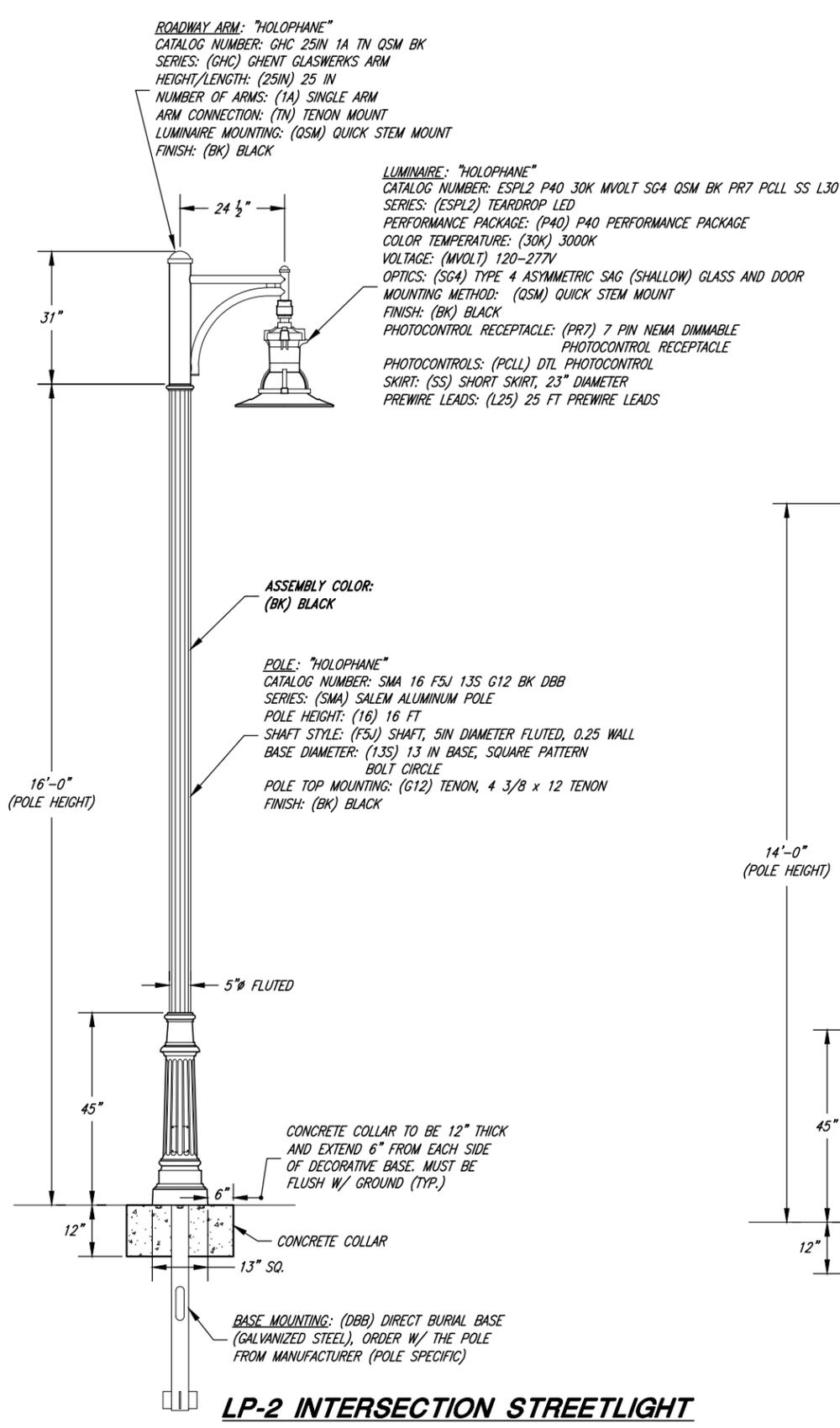


SOUTH WEBER CITY CORPORATION
 PUBLIC WORKS - GENERAL CONSTRUCTION & LANDSCAPING STANDARDS
WATER EFFICIENT LANDSCAPING 416 of 449

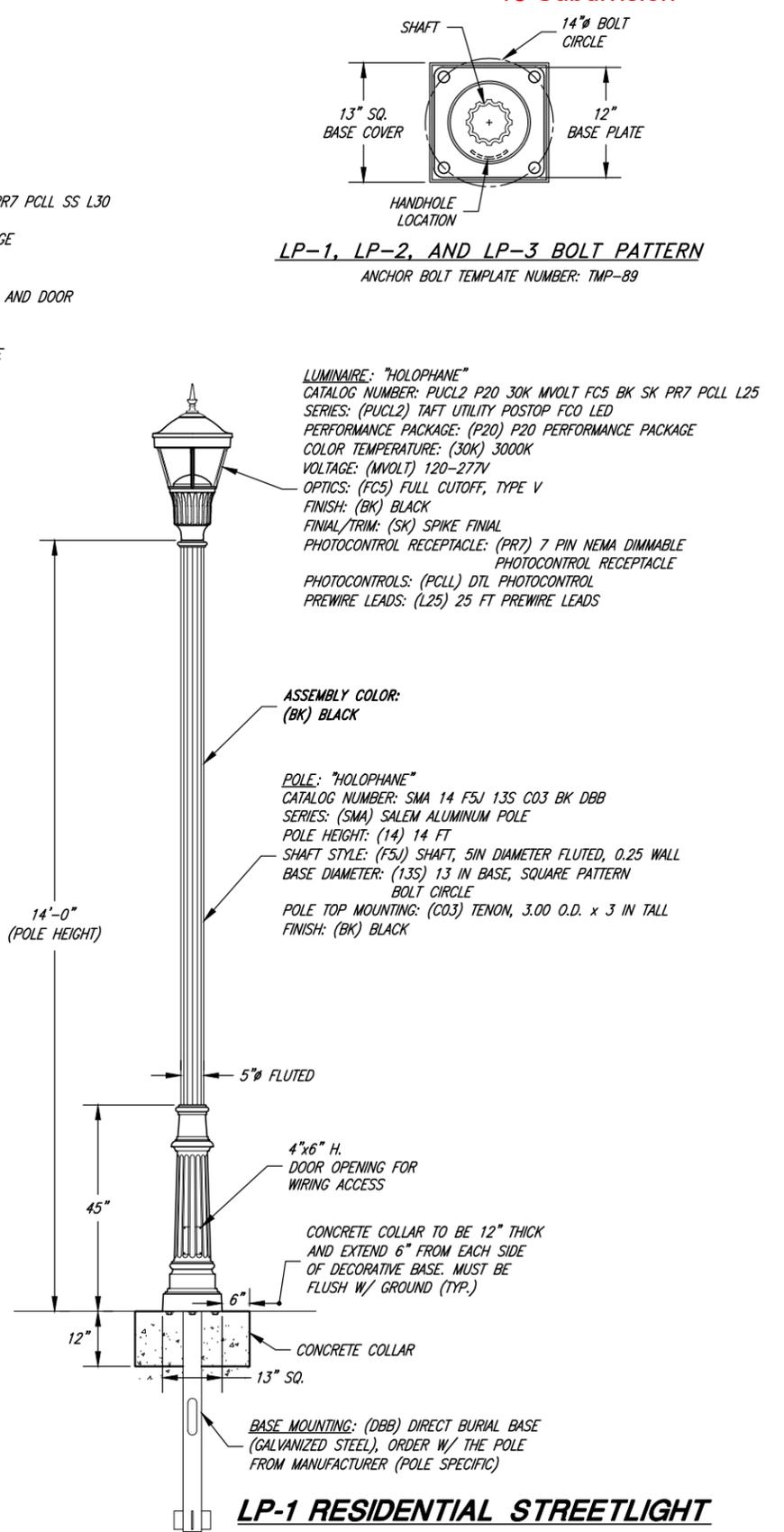
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 OF 34 SHEETS
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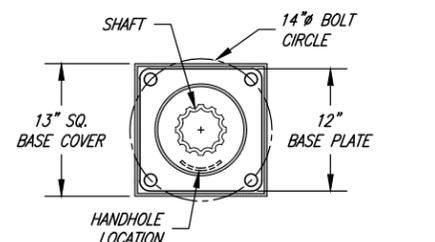
LP-3 CORRIDOR STREETLIGHT



LP-2 INTERSECTION STREETLIGHT



LP-1 RESIDENTIAL STREETLIGHT



LP-1, LP-2, AND LP-3 BOLT PATTERN
ANCHOR BOLT TEMPLATE NUMBER: TMP-89

- GENERAL NOTES:**
1. 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 PRIOR WRITTEN APPROVAL OF THE CITY.
 2. ALL HARDWARE STAINLESS STEEL
 3. ALL WELDS IN ACCORDANCE WITH AWS WELDING CODE
 4. ENTIRE ASSEMBLY FINISH COATED BLACK (BK) PER CITY SPECIFICATIONS



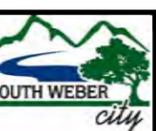
BRANDON KENT JONES
No. 5148758
PROJECT ENGINEER
11/28/2023
DATE

REV.	DATE	APPR.

SCALE:
N. T.S.

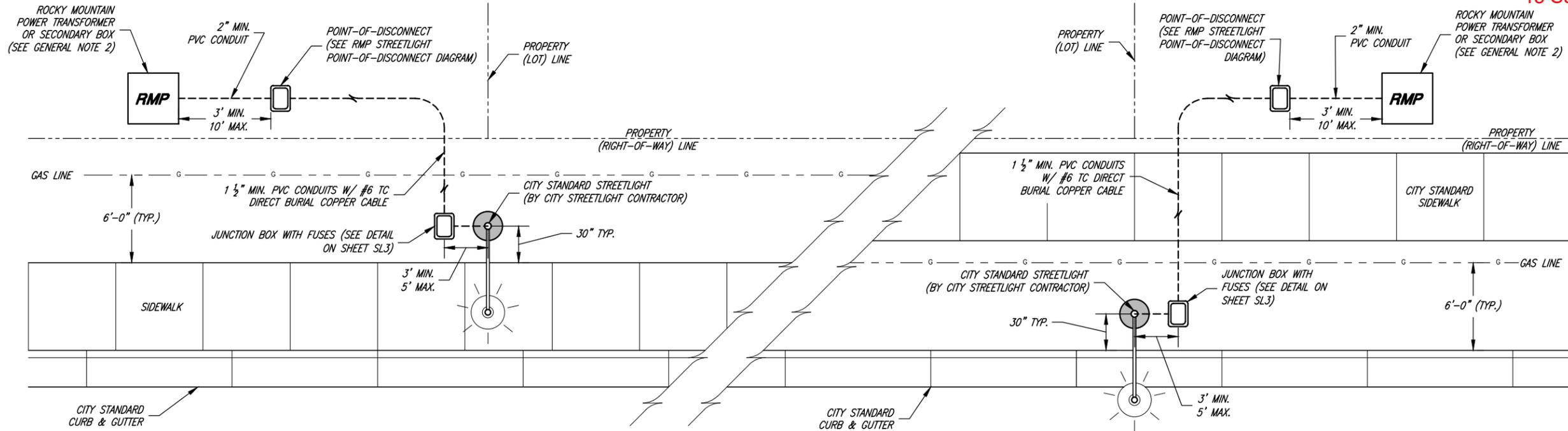
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CHECKED: BKJ

J&A JONES & ASSOCIATES
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STREET LIGHTING STANDARDS
POLES AND FIXTURES

SHEET:
SL1
OF 34 SHEETS
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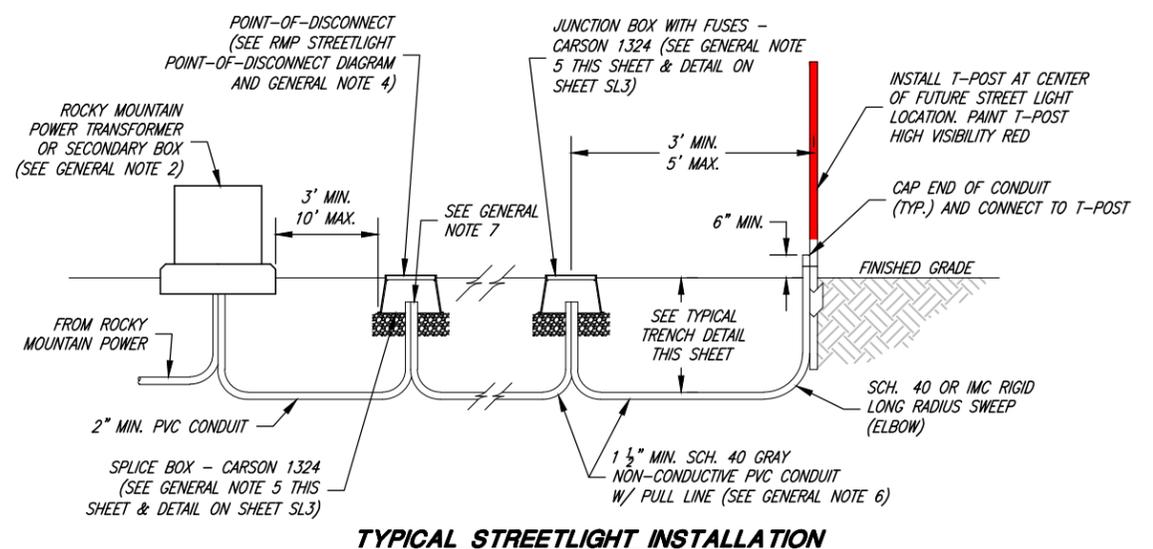
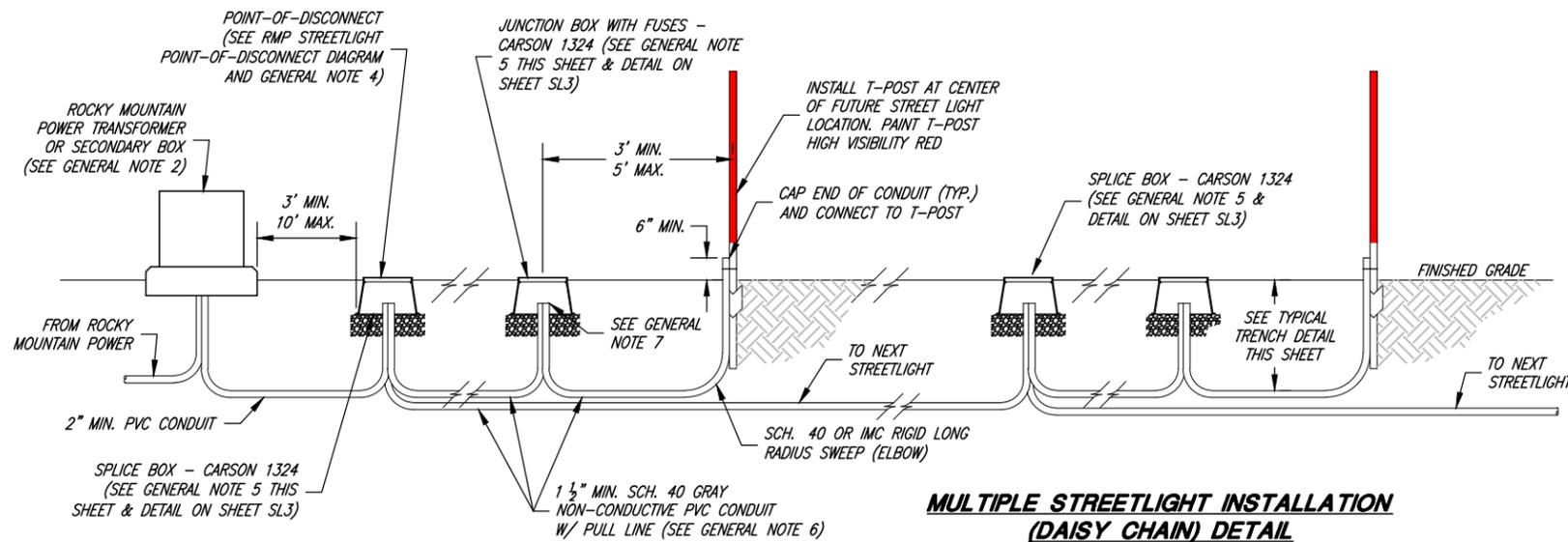
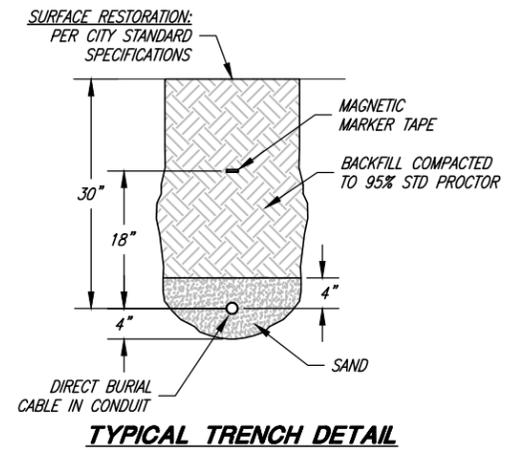


GENERAL NOTES:

- 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
PROJECT ENGINEER
11/28/2023
DATE

REV.	DATE	APPR.

SCALE:
N. T.S.

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DRAWN BEB
CHECKED BKJ

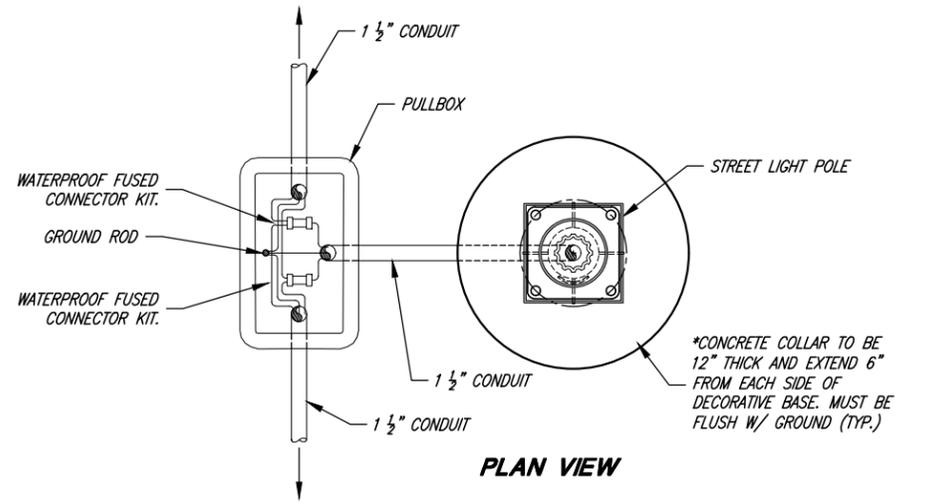
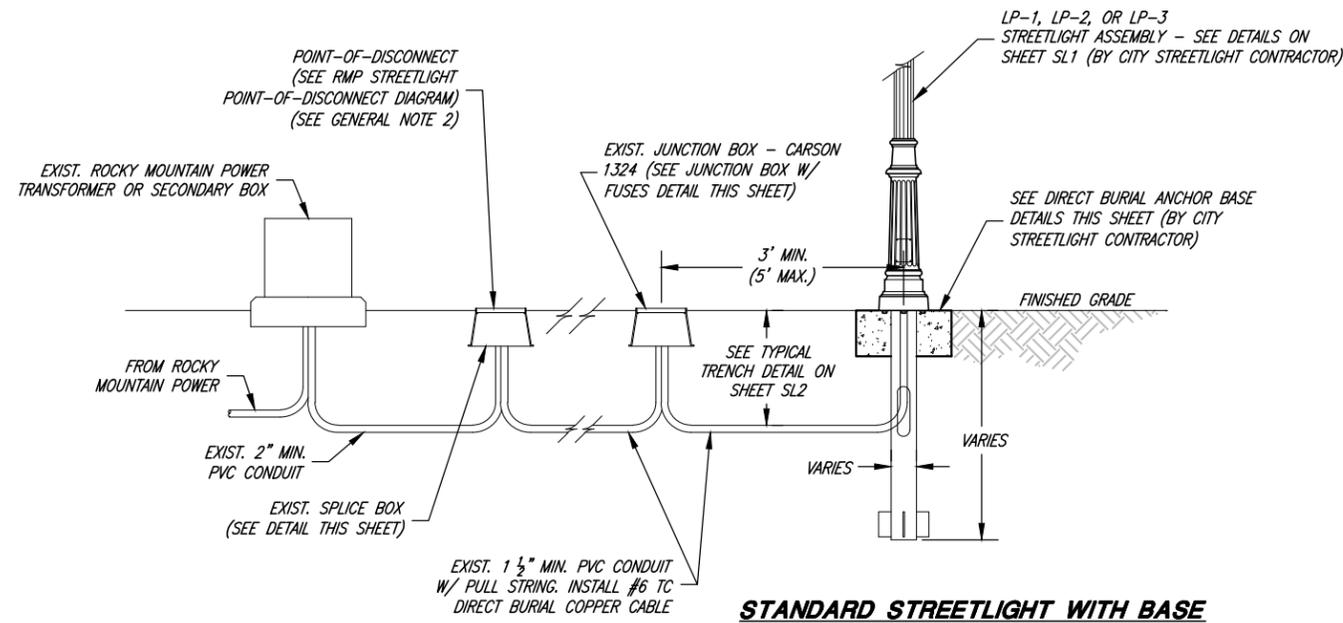
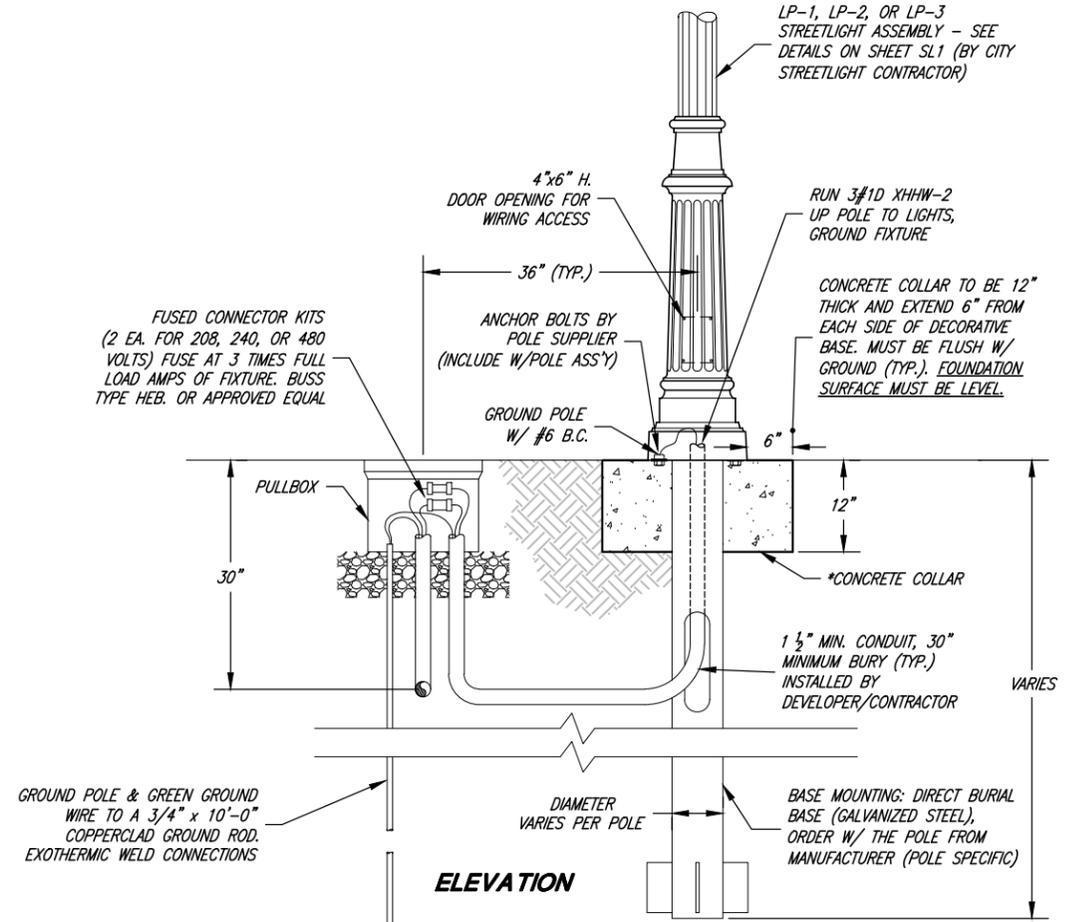
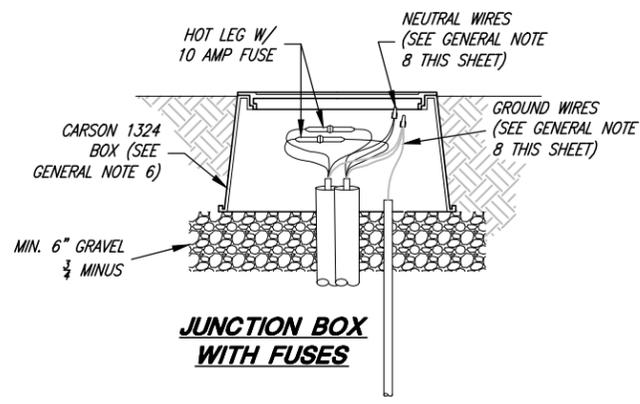
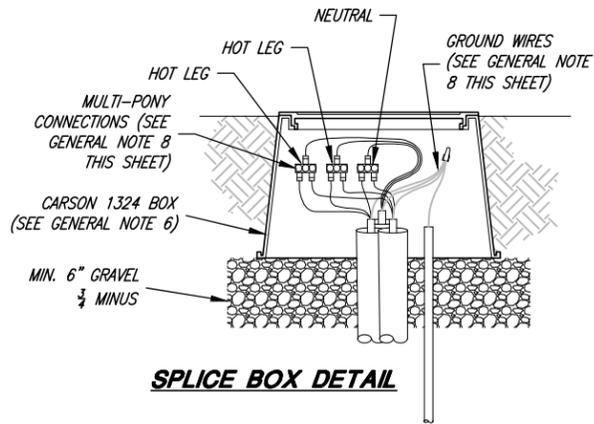


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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STREET LIGHTING STANDARDS
DEVELOPER/CONTRACTOR INSTALLATION PORTION
OF STREETLIGHT STANDARDS

SHEET:
SL2
OF 34 SHEETS
0



STREET LIGHT POLE, DIRECT BURIAL ANCHOR BASE AND PULL BOX
N.T.S.

* CONCRETE CLASS 4000 PER APWA 03 30 04, PLACEMENT PER APWA 03 30 10, AND CURE PER APWA 03 39 00

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 VNTC #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.
- IN BOX CONNECTIONS:
 - USE "BURNDY" BIBS350JDB, DIRECT BURIAL SUBMERSIBLE THREE CONDUCTOR INSULATED MULTI-TAP CONNECTOR FOR IN BOX CONNECTIONS WHERE A FUSE KIT IS NOT NEEDED.
 - WIRE NUTS SHALL NOT BE ALLOWED FOR CONNECTIONS IN GROUND BOXES. WIRE NUTS MAY ONLY BE USED FOR CONNECTIONS IN THE BASE OF POLES.



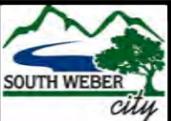
BRANDON KENT JONES
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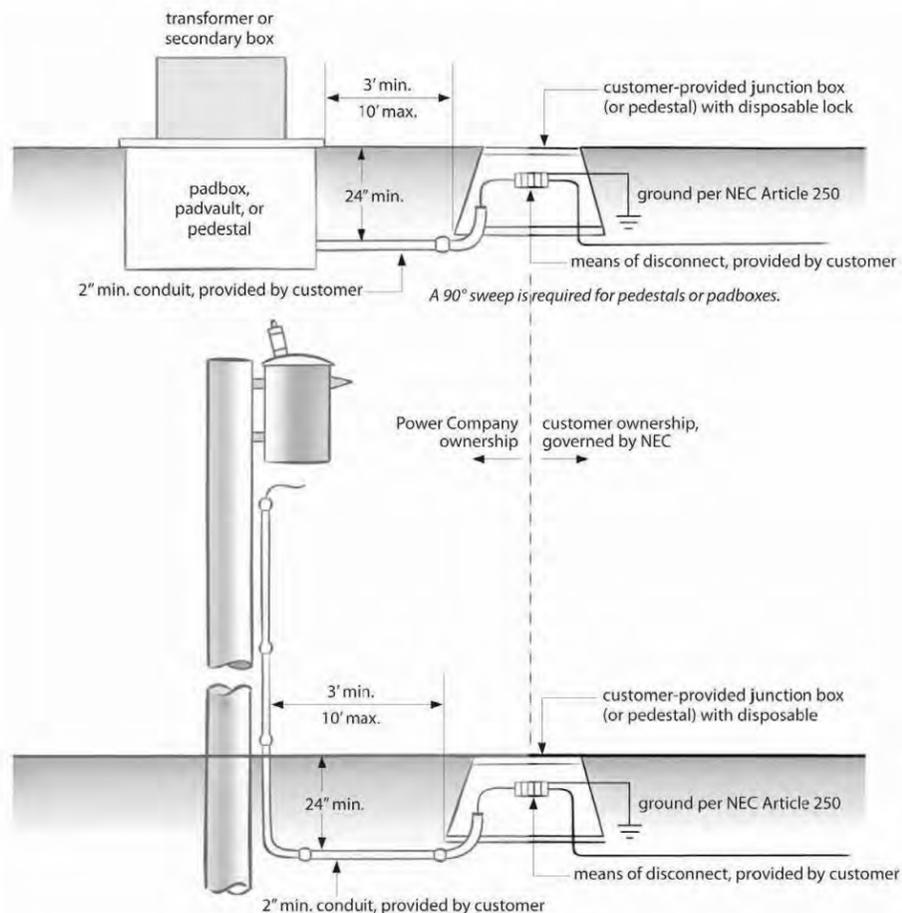
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STREET LIGHTING STANDARDS
CITY CONTRACTOR INSTALLATION PORTION
OF STREETLIGHT STANDARDS

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OF 34 SHEETS
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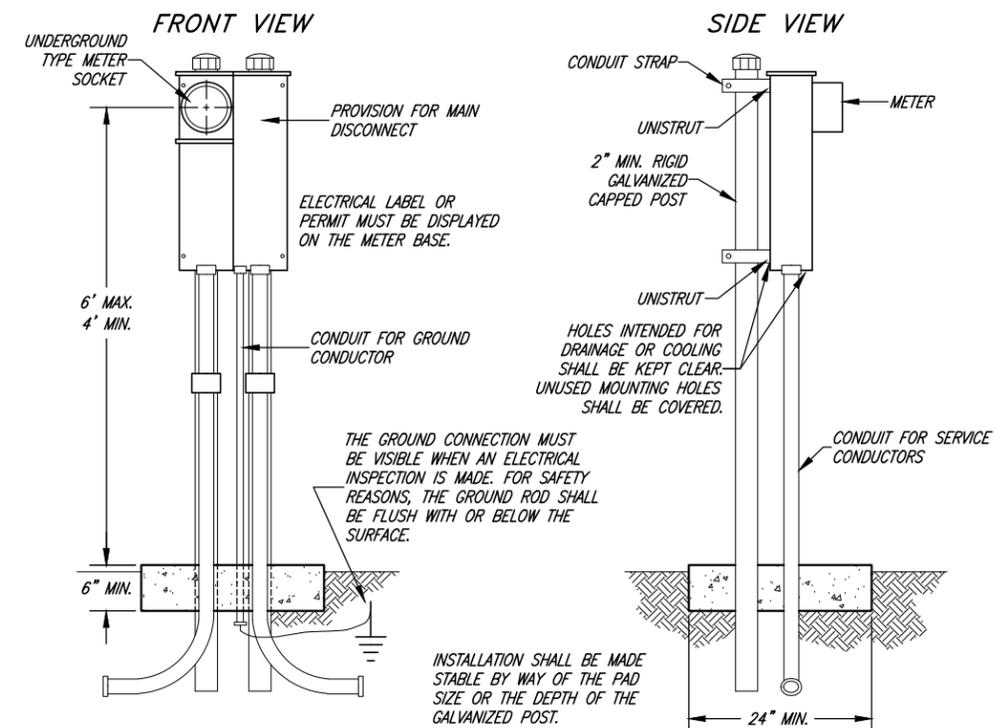
Figure 63—Street Lighting Points of Connection Diagram



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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101



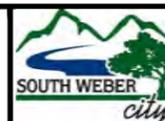
BRANDON K. JONES
PROJECT ENGINEER
11/28/2023
DATE

REV.	DATE	APPR.

SCALE:
N. T.S.
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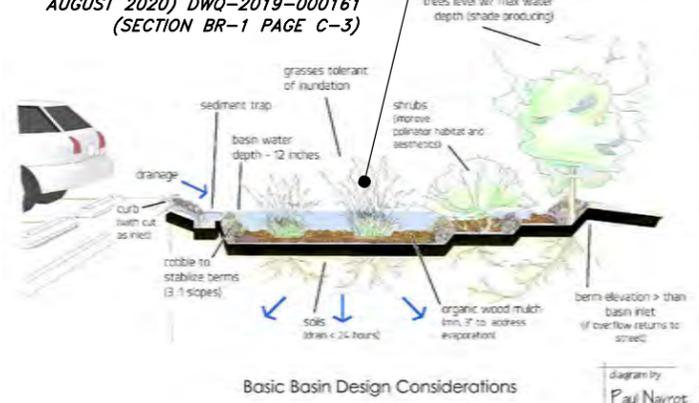
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - STREET LIGHTING STANDARDS
ROCKY MOUNTAIN POWER CONNECTION DETAILS

SHEET:
SL4
OF 34 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)

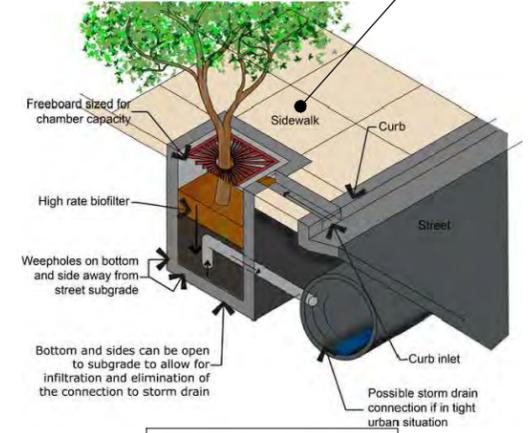


Basic Basin Design Considerations

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

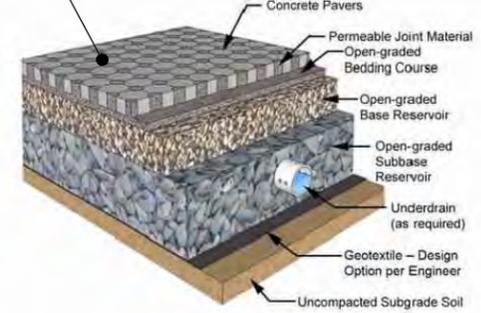


RAIN BARREL

<http://www.goodideasinc.com/products/rain-barrels/rain-wizard-50/>

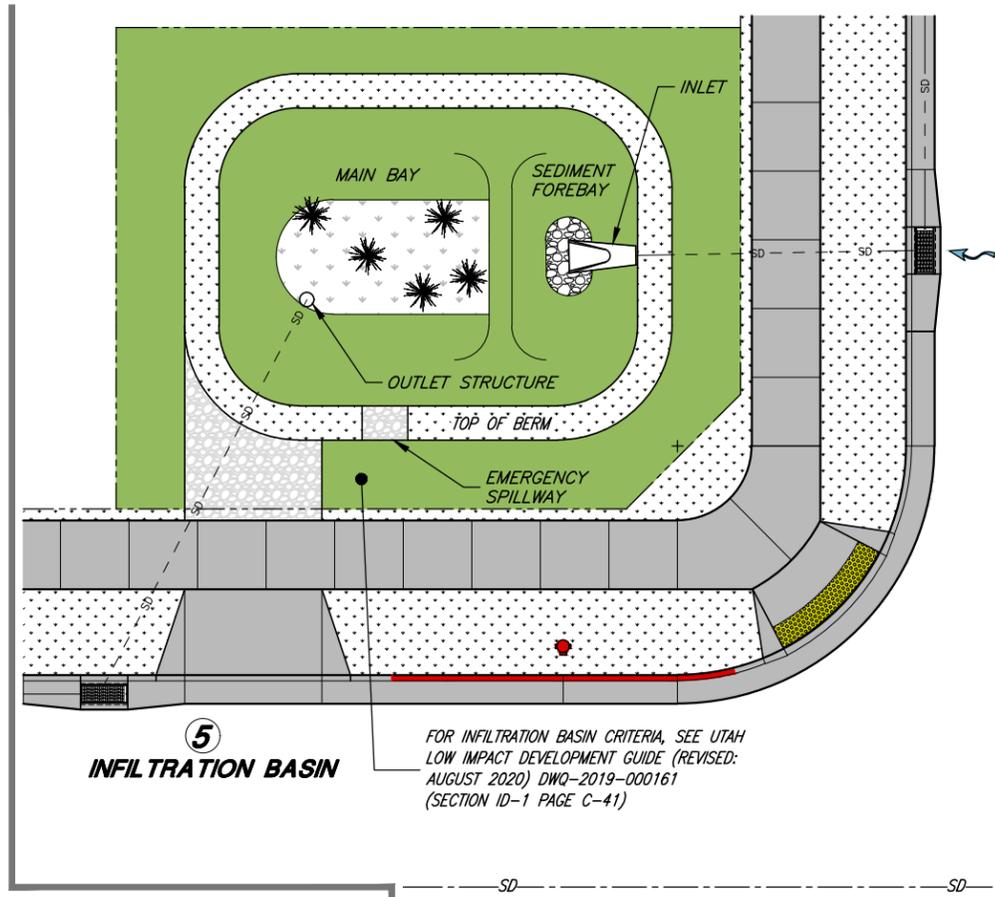
FOR RAIN BARREL SEE UTAH LOW IMPACT DEVELOPMENT GUIDE (REVISED: AUGUST 2020) DWQ-2019-000161 (SECTION HR-1 PAGE C-62)

FOR PERVIOUS SURFACES SEE UTAH LOW IMPACT DEVELOPMENT GUIDE (REVISED: AUGUST 2020) DWQ-2019-000161 (SECTION PS-1 PAGE C-36)



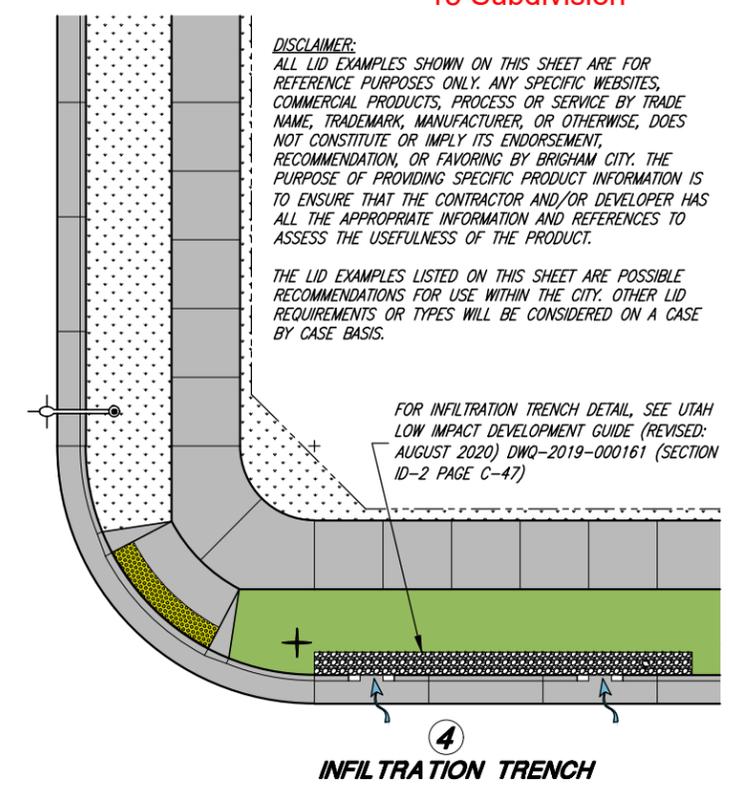
PERMEABLE PAVER

From Smith, D. 2006. *Permeable Interlocking Concrete Pavement—selection design, construction and maintenance. Third Edition.* Interlocking Concrete Pavement Institute. Herndon, VA



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)



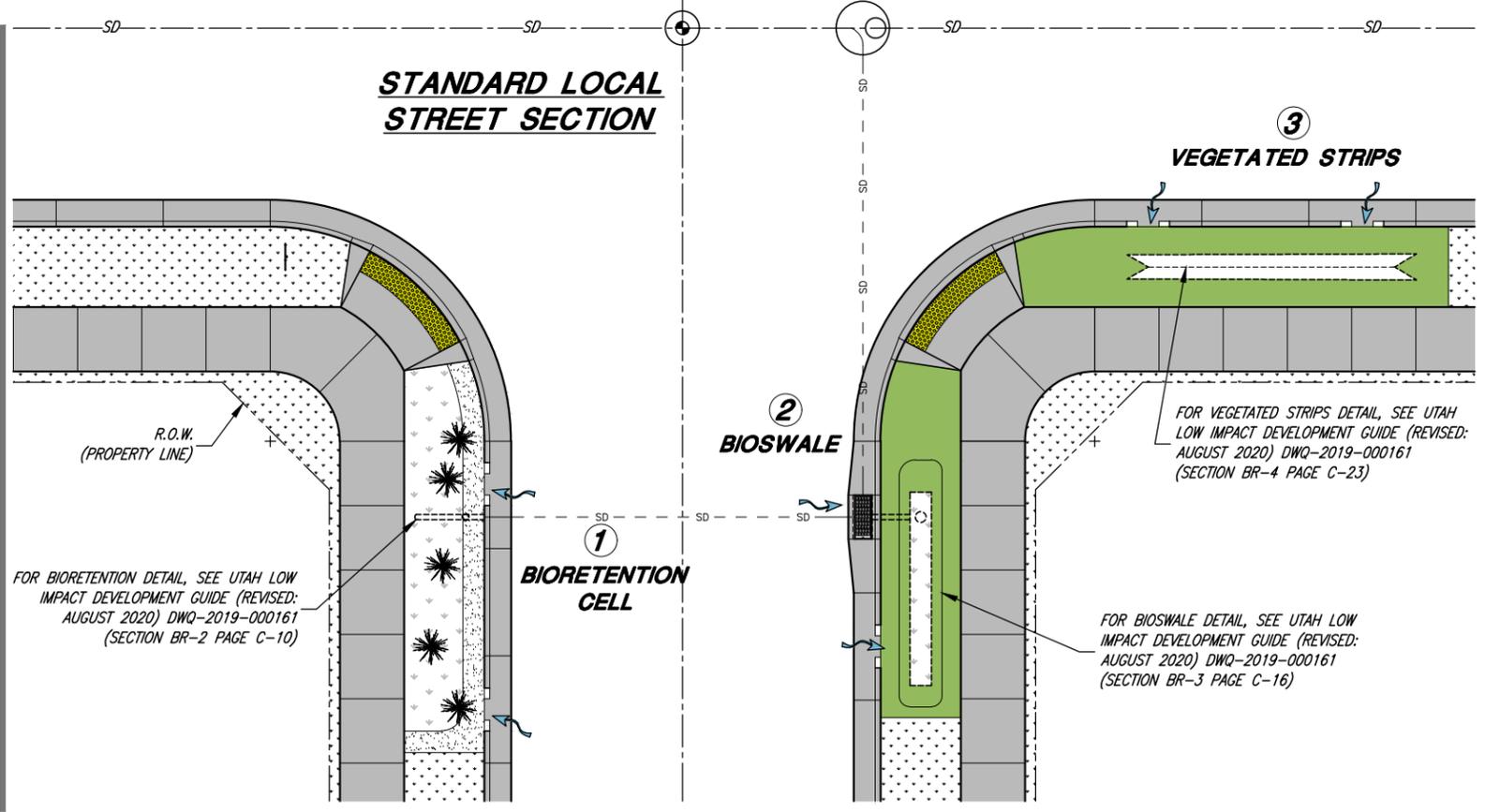
4 INFILTRATION TRENCH

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

FOR BIORETENTION DETAIL, SEE UTAH LOW IMPACT DEVELOPMENT GUIDE (REVISED: AUGUST 2020) DWQ-2019-000161 (SECTION BR-2 PAGE C-10)

2 BIOSWALE

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)



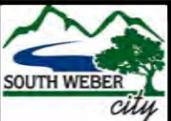
BRANDON KENT JONES
No. 5148758
PROJECT ENGINEER
11/28/2023
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South Ogden, Utah 84403 (801) 476-9767
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SOUTH WEBER CITY CORPORATION
PUBLIC WORKS - LID (LOW IMPACT DEVELOPMENT) STANDARDS
GENERAL LID (LOW IMPACT DEVELOPMENT) EXAMPLES

SHEET:
LID1
OF 34 SHEETS
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SUBDIVISION PLAT REQUIREMENTS		
	PRELIM. PLAT	FINAL PLAT
1 PLAT TO SHOW ALL PHASES & FUTURE DEVELOPMENT	X	X
2 VICINITY MAP (SUBD. LOCATION)	X	X
3 NAME OF THE SUBDIVISION	X	X
4 TRUE NORTH ARROW	X	X
5 DATE	X	X
6 PLAT LEGEND	X	X
7 SECTION, TOWNSHIP, RANGE	X	X
8 NAMES OF DEVELOPER(S)	X	X
9 SUBDIVISION BOUNDARY DESCRIPTION	X	X
10 ADJOINING LAND OWNER(S)	X	X
11 TOTAL ACREAGE OF DEVELOPMENT	X	X
12 SURVEY NARRATIVE	X	X
13 BASIS OF BEARINGS	X	X
14 TIES TO TWO SECTION CORNERS WITH BEARINGS & DISTANCES	X	X
SIGNATURE BLOCKS FOR:		
15 COUNTY RECORDER	X	X
16 OWNER DEDICATION	X	X
17 CITY PLANNER/LAND USE AUTHORITY	X	X
18 CITY ENGINEER	X	X
19 MAYOR	X	X
20 CITY RECORDER	X	X
21 CITY ATTORNEY	X	X
22 SURVEYOR'S CERTIFICATE	X	X
MEASUREMENTS & DIMENSIONS		
23 SCALE, GRAPHIC SCALE	X	X
24 LENGTHS	X	X
25 ANGLES & BEARINGS	X	X
CURVE DATA		
26 RADIUS, CENTRAL ANGLE, TANGENTS, ARC LENGTH	X	X
27 BEARING DIMENSIONS FOR ALL LOT LINES	X	X
28 SQ FT OF EACH LOT	X	X
29 SURVEY MONUMENTS	X	X
30 PUBLIC LANDS & STREETS IDENTIFIED	X	X
31 RIGHT-OF-WAY LINES	X	X
32 IDENTIFY SPECIFIC DEDICATIONS (ROADS, PARCEL NO., ETC.)	X	X
33 WIDTHS/LOCATIONS OF STREETS & PUBLIC PROPERTIES	X	X
34 STREET NAMES AND/OR COORDINATE NUMBERS	X	X
35 SHOW AND LABEL ALL EASEMENTS	X	X
36 NOTES & RESTRICTIONS	X	X
37 SHOW "R" ON ALL RESTRICTED LOTS	X	X
38 SPECIALIZED DEVELOPMENT STANDARDS	X	X
39 CCR'S WHERE APPLICABLE	X	X
40 SHOW SPECIAL UTILITIES AND DISTRICTS	X	X
41 OTHER RESTRICTIVE LANGUAGE, TERMS, RESTRICTIONS, CONDITIONS	X	X
42 EASEMENT APPROVAL (AS APPLICABLE)	X	X
43 NEW LOT ADDRESSES (ASSIGNED BY THE CITY)	X	X
44 DRINKING WATER SOURCE PROTECTION ZONES	X	X
45 FEMA FLOOD ZONES, FAULT, DEBRIS FLOW OR OTHER GEOLOGICAL HAZARD SETBACKS	X	X

SHEET 1 OF X

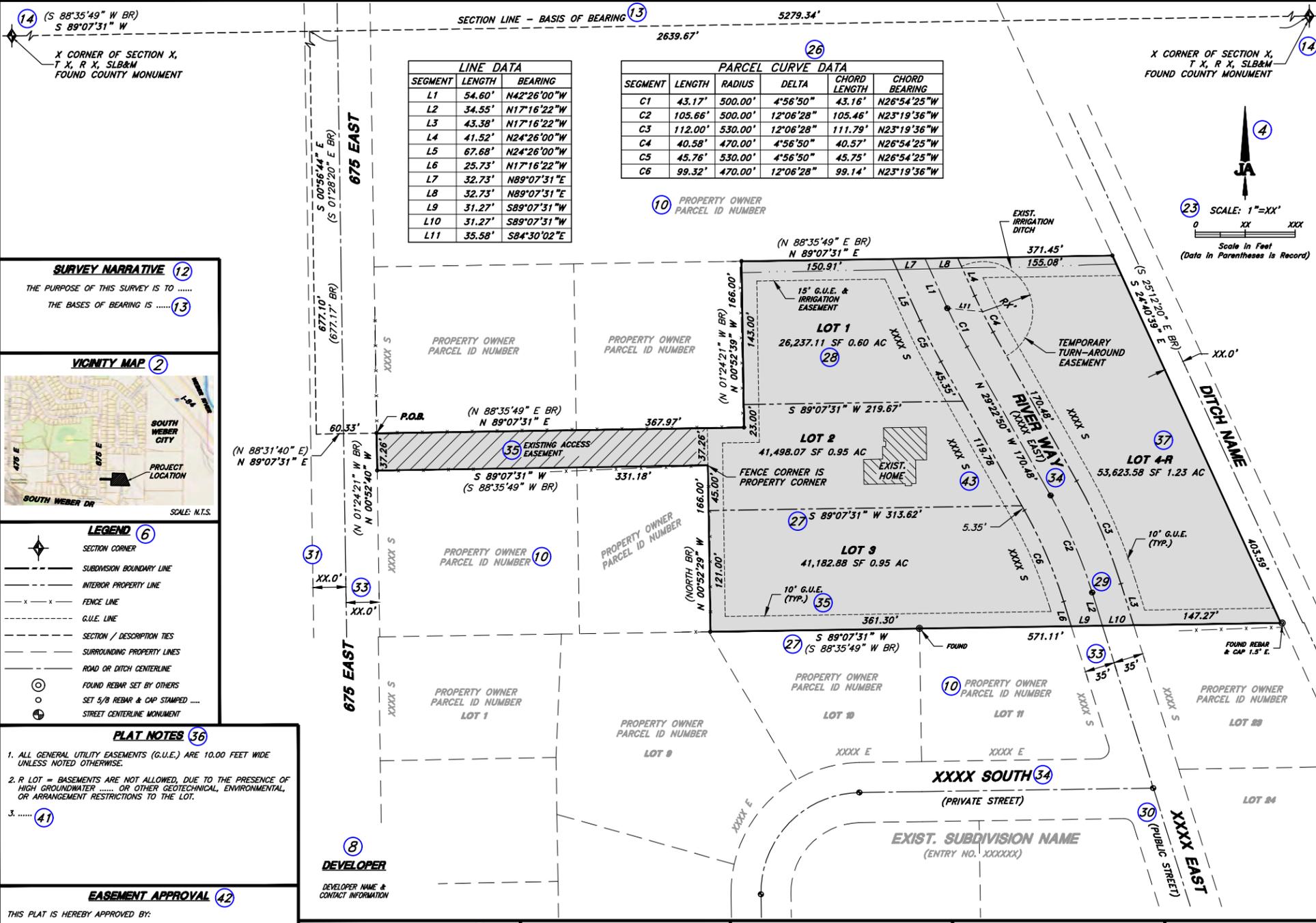
3 SUBDIVISION NAME

7 A PART OF SECTION X, TOWNSHIP X, RANGE X, S.L.B.&M. SOUTH WEBER CITY, DAVIS COUNTY, UTAH

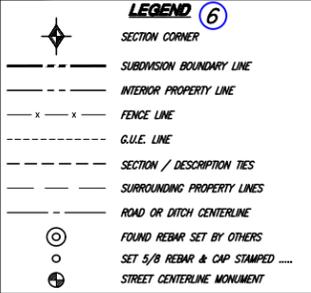
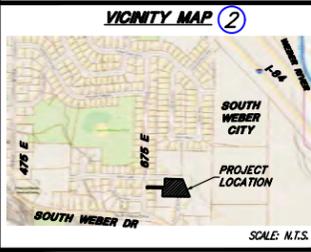
9 SUBDIVISION BOUNDARY DESCRIPTION

BEING PART OF SECTION X, TOWNSHIP X, RANGE X OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT FROM THE X CORNER OF SAID SECTION X; RUNNING THENCE.....

5 DATE



12 SURVEY NARRATIVE THE PURPOSE OF THIS SURVEY IS TO THE BASES OF BEARING IS 13



36 PLAT NOTES 1. ALL GENERAL UTILITY EASEMENTS (G.U.E.) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE. 2. R LOT = BASEMENTS ARE NOT ALLOWED, DUE TO THE PRESENCE OF HIGH GROUNDWATER OR OTHER GEOTECHNICAL, ENVIRONMENTAL, OR ARRANGEMENT RESTRICTIONS TO THE LOT. 3. 41

42 EASEMENT APPROVAL THIS PLAT IS HEREBY APPROVED BY: RIVERDALE BENCH CANAL COMPANY DATE, CENTRAL WEBER SEWER DISTRICT DATE, WEBER BASIN WATER CONSERVANCY DISTRICT DATE, PACIFICORP DATE

17 SOUTH WEBER CITY PLANNING COMMISSION APPROVAL APPROVED THIS ... DAY OF ... 20XX BY THE SOUTH WEBER CITY PLANNING COMMISSION.

21 SOUTH WEBER CITY ATTORNEY APPROVED THIS ... DAY OF ... 20XX BY THE SOUTH WEBER CITY ATTORNEY.

19 SOUTH WEBER CITY COUNCIL APPROVAL AND ACCEPTANCE PRESENTED TO THE SOUTH WEBER CITY COUNCIL AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

18 SOUTH WEBER CITY ENGINEER APPROVED THIS ... DAY OF ... 20XX BY THE SOUTH WEBER CITY ENGINEER.

PLAT SURVEYOR AND/OR ENGINEERING COMPANY CONTACT INFORMATION

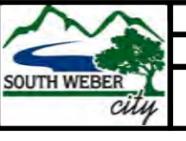
15 DAVIS COUNTY RECORDER STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF ... DATE ... TIME ... FEE ... ENTRY ... INDEX ... FILED IN: ... FILE OF PLATS ... COUNTY RECORDER CHIEF DEPUTY

Professional Engineer Seal for Brandon K. Jones, No. 5148758, State of Utah, Project Engineer, 11/28/2023

Table with columns: REV., DATE, APPR.

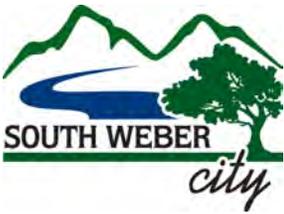
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SOUTH WEBER CITY CORPORATION PUBLIC WORKS - MISCELLANEOUS DEVELOPMENT STANDARDS SUBDIVISION PRELIMINARY & FINAL PLAT SUBMITTALS EXAMPLE 422 of 449 SHEET: DEV1 OF 34 SHEETS





CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

December 12, 2023

PREPARED BY

Trevor Cahoon
Community Services Dir.

ITEM TYPE

Legislative

ATTACHMENTS

Draft Ordinance Clean

PRIOR DISCUSSION DATES

N/A

AGENDA ITEM

Ordinance 2023-18: Title 10 Chapter 19 Accessory Dwelling Units Amendment

PURPOSE

Update our Land Use Ordinance in regards to Accessory Dwelling Units.

RECOMMENDATION

The Planning Commission recommended to the City Council the amendments for Title 10 Chapter 19: Accessory Dwelling Units recommend a cap on EADU's based on analysis from the City Engineer and affects to the city infrastructure.

BACKGROUND

The Code Committee, having thoroughly examined the current IADU provisions, has identified the need to encompass regulations for EADUs. This evolution aligns with the City's recently updated Moderate Income Housing Plan, which emphasized the inception of an EADU ordinance. The plan's intention is clear: facilitate residents in constructing additional dwelling units. As community members, it's crucial to be aware of these proposed changes and actively participate in the ordinance review process, ensuring the city's housing strategies cater to the broader needs of its residents.

Regarding External Accessory Dwelling Units, these structures are detached from the primary residence but remain within the boundaries of the same parcel. The permissible size for these units fluctuates between 400 to 1,250 square feet. For properties to qualify for EADU development, they should span a minimum of .25 acres. It is imperative that the design, construction materials, and overall aesthetics of EADUs echo that of the primary dwelling. The city ordinance precludes the categorization of recreational vehicles as EADUs, and compliance with utility and height directives is necessary.

ANALYSIS

Proposed Amendments:

1. 10-1-10: Definitions

- Refinement of definitions for Accessory Dwelling Units (ADUs) to clearly categorize them as either internal or external units.

2. 10-1-10A: Land Use Matrix

- Potentially expand zones where External ADUs (EADUs) are permitted.

3. 10-5A(B, D, & E)-5: Location of Structures

- Setback requirements for EADUs clarified.

4. 10-8-5: Number of Parking Spaces

- Parking requirements for EADUs set at 2 per dwelling unit.

5. Title 10 - Chapter 19: Accessory Dwelling Units

- Detailed regulations for both Internal ADUs (IADUs) & EADUs, including purpose, permitted use limitations, required licenses & permits, standards of approval, and penalties for violations.

Excerpt from Planning Commission minutes November 9, 2023

Work Minutes Excerpt

1. Discussion on External Accessory Dwelling Units (EADU)

Community Service Director Trevor Cahoon explained the Code Committee thoroughly examined the current Internal Accessory Dwelling Unit (IADU) provisions and identified the need to encompass regulations for External Accessory Dwelling Unit) EADUs. This evolution aligns with the city's recently updated Moderate Income Housing Plan, which emphasized the inception of an EADU ordinance. The plan's intention is clear: facilitate residents in constructing additional dwelling units. As community members, it is crucial to be aware of these proposed changes and actively participate in the ordinance review process, ensuring the city's housing strategies cater to the broader needs of its residents.

Discussion took place regarding whether EADU's should be a conditional use and allowed in which zones Agriculture, Residential Low, Residential Low Moderate, and Residential Moderate. It was stated because of the setback requirements it may be difficult in the Residential Moderate Zone. Commissioner Losee favored EADU's being a conditional use. She added given the current housing market EADU's will increase.

Trevor explained a business license and building permit will be required for an EADU. These structures are detached from the primary residence but remain within the boundaries of the same parcel. He then reviewed the permitted limitations for EADU's and added a single-family home with an EADU shall be the primary or principal place of residence of the property owner. No EADU can be rented to more than one family unit. It can be an existing detached accessory building or new construction and is allowed in approved zones. Recreational vehicles shall not be considered an EADU. The permissible size for these units fluctuates between 400 to 1,250 square feet. For properties to qualify for EADU development, they should span a minimum of .25 acres. The height of the EADU shall not exceed the height measurement of the primary building located on the same parcel. Parking shall meet the requirements of Chapter 8. It is imperative that the design, construction materials, and overall aesthetics of EADUs echo that of the primary dwelling.

Meeting Excerpt

9. Public Hearing & Action on Title 10 Chapter 19: Accessory Dwelling Units Amendments

The Code Committee, having thoroughly examined the current IADU provisions, has identified the need to encompass regulations for EADUs. This evolution aligns with the city's recently updated Moderate Income Housing Plan, which emphasized the inception of an EADU ordinance. The plan's intention is clear: facilitate residents in constructing additional dwelling units. As community members, it is crucial to be aware of these proposed changes and actively participate in the ordinance review process, ensuring the city's housing strategies cater to the broader needs of its residents.

Regarding External Accessory Dwelling Units, these structures are detached from the primary residence but remain within the boundaries of the same parcel. The permissible size for these units fluctuates between 400 to 1,250 square feet. For properties to qualify for EADU development, they should span a minimum of .25 acres. It is imperative that the design, construction materials, and overall aesthetics of EADUs echo that of the primary dwelling. The city ordinance precludes the categorization of recreational vehicles as EADUs, and compliance with utility and height directives is necessary.

Commissioner McFadden moved to open the public hearing for Title 10 Chapter 19: Accessory Dwelling Units Amendments. Commissioner Skola seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Skola voted aye. The motion carried.

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

(No Public Comment)

Commissioner Losee moved to close the public hearing for Title 10 Chapter 19: Accessory Dwelling Units Amendments. Commissioner Boatright seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Skola voted aye. The motion carried.

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

Commissioner McFadden moved to recommend to the City Council the amendments for Title 10 Chapter 19: Accessory Dwelling Units recommend a cap on EADU's based on analysis from the City Engineer and affects to the city infrastructure. Commissioner Losee seconded the motion. A roll call vote was taken. Commissioners Boatright, Davis, Losee, McFadden, and Skola voted aye. The motion carried.

ORDINANCE 2023-18

**AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL
AMENDING TITLE 10 CHAPTERS 1, 5, 8, AND 19**

WHEREAS, the City Council created a code committee to review and make recommendations to align city code with state code and best practices; and

WHEREAS, that same committee has identified the need to encompass regulations for external accessory dwelling units (EADUs) coordinating with the recently updated Moderate Income Housing Plan; and

WHEREAS, to maintain a consistent look and feel these structures should mimic the primary dwelling in design, construction, and overall aesthetics; and

WHEREAS, Planning Commission reviewed these proposed changes on November 9, 2023 and recommended Council add a cap on EADUs based on analysis from the City Engineer and the effects upon the city infrastructure; and

WHEREAS, Council has now evaluated all supporting information and the code alterations;

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

Section 1. Amendment: Title 10 Chapter 1 Section 10 Definitions shall add the following:

DWELLING, ACCESSORY UNIT:	A residential dwelling unit that is added to, created within, or detached from, a primary residential structure, located on the same lot as the primary residential structure, and that provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. An ADU may be either an internal or external unit.
DWELLING, ACCESSORY UNIT INTERNAL (IADU)	An ADU that is created within or added to the primary residential structure.
DWELLING, ACCESSORY UNIT EXTERNAL (EADU)	An ADU that is detached from the primary residential structure.

ORD 2023-18 ADUs

Section 2. Amendment: Title 10 Chapter 1 Section 10A: Land Use Matrix shall add the line below.

10-1-10A: LAND USE MATRIX:												
	C	CH	CR	LI	TI	NR	A	RL	RLM	R M	RP	R5
Dwelling, Accessory Unit (External)							C	C	C	C		

Section 3. Amendment. Title 10 Chapter 5A, 5B, 5D, and 5E Section 5: Location of Structures shall each add the following:

Structures	Front Setback	Side Setback	Rear Setback
External Accessory Dwelling Units	25 Feet from all front lot lines.	10 feet minimum on each side, except 20 feet on side fronting on a street.	10 Feet

Section 4: Amendment. Title 10 Chapter 8 Section 5 D Number of Parking Spaces shall add

USE	NUMBER OF PARKING SPACES REQUIRED
External Accessory Dwelling Unit	2 per dwelling unit (this is in addition to the number of parking spaces required for the primary dwelling unit)

Section 5: Amendment: Title 10 Chapter 19 shall be retitled Accessory Dwelling Units and read as shown in **Exhibit 1**.

Section 6. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 7. 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 12th day of December, 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 2023-18 was passed and adopted the 12th day of December, 2023 and that complete copies of the ordinance were posted in the following locations within the City this 13th day of December, 2023.

1. South Weber City Building, 1600 E. South Weber Drive
2. City Website www.southwebercity.com
3. Utah Public Notice Website Utah.gov/pmn

Lisa Smith, City Recorder

**EXHIBIT 1 CHAPTER 19
ACCESSORY DWELLING UNITS**

**CHAPTER 19
ACCESSORY DWELLING UNITS****10-19-1: PURPOSE:**

The purpose of this chapters is to regulate the construction and use of internal and external accessory dwelling units (ADUs); to ensure such uses comply with all applicable building codes; to promote affordable housing options in South Weber City; and to protect the character of residential zones.

10-19-2: DEFINITIONS:

The definitions contained in this Chapter shall have such meaning as may be found in Title 10, Chapter 1, Section 10 of this code.

10-19-3: PERMITTED USE - LIMITATIONS:

- A. Accessory Dwelling Units, both Internal and External Accessory Dwelling Units, (IADU & EADU) shall be permitted in those zones identified in Title 10, Chapter 1, Section 10-A of this code, also known as the South Weber City land use matrix.
- B. Regardless of the location of a proposed ADU, no ADU may be located on parcels which:
 - 1. Are smaller than six thousand (6,000) square feet for IADUs;
 - 2. Are smaller than .25 acres for EADUs;
 - 3. Do not contain an owner-occupied single-family residence;
 - 4. Are serviced by a failing septic tank; or
 - 5. Have a recreational vehicle as the primary dwelling unit.
- C. ADUs shall not be rented for less than a thirty-day period.
- D. No parcel may contain more than one ADU.
- E. Ownership of an ADU shall not be subdivided or transferred apart from its principal dwelling unit.
- F. External accessory dwelling units may be permitted subject to additional requirements as outlined in this chapter.

10-19-4: BUSINESS LICENSE REQUIRED:

Prior to leased occupancy of an ADU, the owner of record of any parcel shall first apply for and obtain a business license from South Weber City.

10-19-5: BUILDING PERMIT REQUIRED:

Prior to beginning construction on a new ADU, the owner of record, or their designee, shall apply for and receive a building permit from South Weber City.

10-19-6: STANDARDS OF APPROVAL- GENERAL:

ADUs located in South Weber City shall adhere to the following standards:

- A. Single-family homes with an ADU shall be the primary or principal place of residence of the property owner, as defined in Utah Code Annotated, Section 20-a-105. The property owner shall provide a signed ownership affidavit attesting to this fact.
- B. Either the ADU or the primary dwelling unit shall be owner-occupied and shall be verified prior to approval.
- C. Utility Connections:
 - 1. EADU: The unit shall have separate utility meters from the primary dwelling unit.
 - 2. IADU: The primary dwelling unit and IADU shall be served by a single utility meter.
- D. A separate mailing address shall be created for both IADUs and EADUs.
- E. No ADU shall be rented to more than one family unit, as defined in South Weber City Code.

10-19-7: STANDARDS OF APPROVAL – IADU CONSTRUCTION:

Construction of all IADUs shall adhere to the State Construction Code and Title 9 of South Weber City Code. In addition, the following construction guidelines shall apply:

- A. In order to qualify as an IADU, a minimum of 15' common wall or floor space with the primary dwelling unit is required.
- B. Each IADU shall have cooking, bathing, living, and sleeping areas that are separate from and in addition to those in the primary dwelling unit.
- C. One off-street parking space per IADU shall be required, in addition to any off-street parking provided for the primary dwelling in compliance with Chapter 8 of this title.
- D. In the event a garage or carport is converted to an IADU, and such conversion reduces the number of available off-street parking spaces below the minimum amount required by [10-8-5](#), then the eliminated spaces shall be on a space-per-space basis up to the minimum amount required.
- E. All IADUs shall have egress windows in any such room as required by the State Construction Code and Title 9 of South Weber City Code.
- F. An IADU may be constructed either as an addition to an existing home, a remodel of a garage, carport, or basement, or as part of new construction.
 - 1. Regardless of the manner of construction, all setbacks, height limits and other similar regulations shall be adhered to.
 - 2. Each unit's entrance shall be distinct from the other and shall be on separate planes or stories of the primary dwelling unit.
- G. If an IADU is constructed as an addition to an existing home, to the greatest extent possible, shall be similar quality construction materials and design as the primary dwelling unit .

10-19-8: STANDARDS OF APPROVAL – EADU CONSTRUCTION:

Construction of all EADUs shall adhere to the State Construction Code and Title 9 of South Weber City Code. In addition, the following construction guidelines shall apply:

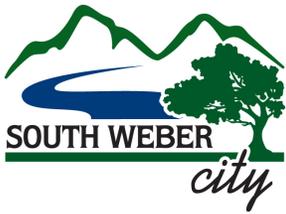
- A. Qualifications: To qualify as an EADU, the building must be separate from the primary dwelling.
 - 1. An EADU may be an existing detached accessory building or new construction.
 - 2. Construction of an EADU is allowed on lots meeting the requirements of this Chapter that are located in approved zones (Matrix).
- B. Restrictions: Recreational vehicles shall not be considered an EADU.
- C. Site Location Restriction: EADU shall be situated in a location other than the front of the main building on the property.
- D. Setbacks: All setbacks for EADUs shall comply with the underlying zoning requirements and the requirements of this Chapter. If the setback requirements conflict, then the EADU shall comply with the greater setback requirement.
- E. Size and Footprint: EADUs shall have a maximum livable floor area of 1250 square feet and a minimum livable floor area of 400 square feet.
- F. Lot Coverage: Building coverage, including all structures, shall not exceed 60% of the total lot area.
- G. Height Restriction: The height of an EADU shall not exceed the height measurement of the primary building located on the same parcel. In instances where the elevation heights of the buildings differ, the height of each building will be calculated in accordance with the provisions set forth in this Title.
- H. Construction Standards: An EADU, to the greatest extent possible, shall be similar quality construction materials and design as the primary dwelling unit.
- I. Living Spaces: Each EADU shall have cooking, bathing, living, and sleeping areas that are separate from and in addition to those in the primary dwelling unit.
- J. Parking: Shall meet the requirements of Chapter 8 of this title.
 - 1. In the event a garage or out building is converted to an EADU, and such conversion reduces the number of available off-street parking spaces below the minimum amount required by section 10-8-5, then the eliminated spaces shall be replaced on a space-per-space basis up to the minimum amount required.

10-19-9: VIOLATION:

Failure to adhere to any of the provisions contained in this Chapter shall constitute a violation of city code and may result in one or more of the following:

- A. Following the procedures outlined in State law, a lien may be filed with the Davis County recorder until such time as the violation is remedied.
- B. Prosecution of the property owner.

- C. Daily fines up to the maximum amount allowed under state law.
- D. Revocation of a business license until such time as the violations are remedied.
- E. Any and all other fines and penalties available under City code or State law. (Ord. 2021-12, 9-14-2021)



CITY COUNCIL MEETING STAFF REPORT

MEETING DATE

December 12, 2023

PREPARED BY

David Larson
City Manager

ITEM TYPE

Legislative

ATTACHMENTS

Ordinance 2023-19

PRIOR DISCUSSION DATES

April 11, 2023

AGENDA ITEM

Ordinance 2023-19: Title 6 Chapter 1 Section 4 Parking Regulations Amendment

PURPOSE

Restrict commercial parking at the park n ride and clarify where the parking ordinance applies throughout the city

RECOMMENDATION

Staff recommends approval

BACKGROUND

Parking enforcement at the park n ride has been difficult. An extensive update to the parking code took place on April 11, 2023, in part to provide better enforcement options for the park n ride. Since, Davis County Sheriff's Office (DCSO) has run into some additional problems with commercial vehicles being parked at the lot. They also have recognized that different language is used in various sections of the code to describe where the code applies.

ANALYSIS

The first code change for the Council's consideration include using the phrase "street, public right-of-way, or publicly owned or controlled property" in replace of "street or highway" because it then more broadly applies parking code and would include the park n ride; the current language of just "street or highway" does not include the park n ride.

The second change specifically prohibits the parking of commercial vehicles, with the desire to bring back the primary function of the park n ride for ride sharing. Over time, more and more commercial vehicles have used the park n ride and have created problems. Staff believe the prohibition of commercial parking completely is a better way to go than the current use. There are specific exceptions identified in the update such as for delivery or pick up of goods where there is no reasonable off-street loading.

6-1-4: PARKING REGULATIONS:

A. Signs; Erection: The City Council may authorize or direct any person employed by the City to erect or install any sign or traffic control device required to enforce the provisions of this chapter.

B. Properly Posted Areas: It shall be an infraction to park or leave standing at any time a motor vehicle, as defined in the Utah Traffic Code, as adopted by the City, except when necessary to avoid interference with other traffic or in compliance with the directions of a police officer or traffic control device.

C. Blocking Streets ~~Or~~ Highways: In addition to the parking provisions contained in the Utah Traffic Code, as adopted by the City, it shall be an infraction, for any person to:

1. Remain standing, lying or sitting on any street, public right-of-way, or publicly owned or controlled property ~~street or highway~~ in such a manner as to obstruct the free passage of vehicular or pedestrian traffic thereon.

2. Wilfully remain standing, lying or sitting on any street, public right-of-way, or publicly owned or controlled property ~~street or highway~~ in such a manner for more than one minute after being requested to move by any police officer.

3. Wilfully remain on such street, public right-of-way, or publicly owned or controlled property ~~street or highway~~ in such a manner as to obstruct the free passage of any person or vehicle into or out of any property abutting upon the street, public right-of-way, or publicly owned or controlled property, street or highway or any property having access to such street or highway.

D. Unlawful Parking: It shall be unlawful to stop, stand, or park any vehicle or trailer:

1. In such a manner so as to obstruct access upon, or use of, the entire surface of any sidewalk;

2. Upon any street, public right-of-way, or publicly owned or controlled property, for a period of more than 24 hours;

3. In any fire lane, or to otherwise block or obstruct any fire lane or hydrant established by the City, except as necessitated by an emergency;

4. On any public property, other than in designated parking areas, or as legally permitted on roadways;

5. In a manner that obstructs the delivery or retrieval of mail from a mailbox, or which obstructs refuse collection. This subsection is only applicable during times when those services are occurring or are likely to occur, and does not apply if the driver is present and moves the vehicle or trailer to avoid obstruction when such services are actually rendered; or

6. In a manner that obstructs all or part of a public or private driveway, without permission from the driveway owner.

7. This section does not apply to any vehicle or trailer which is owned by a governmental entity, and which is being used for official government business, or to vehicles which have been authorized by the applicable highway authority to stop, stand, or park in a manner otherwise contrary to this section.

a. Such vehicles may not block access to private or public driveways, except in cases of emergency repairs, when necessary, in order to provide police or fire services, or pursuant to a road or lane closure authorized by the applicable highway authority.

b. When it is anticipated that access to private or public driveways will be blocked, the entity shall coordinate its plan with the City, and shall communicate its plan to the affected property owner, at least 24 hours prior to the time access is blocked.

E. Parking of Trailers, Recreation Vehicles:

1. It shall be unlawful for any person or business to park, place, store, or otherwise leave standing on any street, public right-of-way, or publicly owned or controlled property ~~public street, public roadway, public alley or City property~~ any unattached trailer of any type, whether for the occupancy of people, storage of items or for towing purposes; any boat, whether the same is loaded or not on an unattached trailer or otherwise; any camper not mounted on a vehicle; any motor home or mini motor home of any length; and any combination of a pulling or towing vehicle with an attached trailer for a period longer than 24 hours.

2. Such vehicle shall be considered to be in violation of this section if parked in any one location for longer than 24 hours, or if the vehicle has been parked in public right-of-way or streets in one or more locations within South Weber City for longer than 24 hours, except that a permit may be obtained from the City for a period not to exceed seven days for out-of-town visitors.

3. Parking of any such trailer or recreational vehicle on private property must not impede visibility of sidewalks and streets from adjacent driveways, nor impede vision on a corner lot for a distance of 40 feet from each of the intersecting streets.

4. No trailer or recreational vehicle may be used as a place of sleep or habitation while it is parked on a public right-of-way. Recreational vehicles or trailers with a “bump-out” feature, by which the sides of the trailer expand to the left or right in order to increase the space within the trailer, may not have that feature activated while parked on the public right-of-way.

5. Trailers used in the course of business shall be stored off of the public right-of-way and may not be parked overnight on any right-of-way.

6. This section does not prohibit the parking of construction trailers on public right-of-way, so long as those trailers are associated with an active building permit.

F. Evasion of Parking Regulations:

1. The following constitute evasion of parking regulations, and shall not avoid the regulations of this chapter or restart the calculation of time for purposes of South Weber City Code:

a. Moving a parked vehicle, motor home, or trailer from its original location on a public street, to any other location or locations on a public street within one-half mile of the original location, if the cumulative time of the vehicle at both or multiple locations would exceed the lawful amount of time permitted at a single location; or

b. Removing an unlawfully parked vehicle, motor home, or trailer from a public street for a period of time of less than eight hours, and then returning the vehicle, motor home or trailer to a public street within one-half mile of the original location.

2. Evasion of parking regulations shall constitute a separate offense, punishable as an infraction, if done with intent to evade the provisions of this chapter.

G. Specific Months Restricted: It shall be unlawful to park a vehicle or recreational vehicle or farm equipment on any street in the City between the hours of twelve o'clock (12:00) midnight and twelve o'clock (12:00) noon from November 1 to March 31, except as follows:

1. Physicians and other emergency vehicles during emergency calls.

2. Residents or persons visiting when required by emergency or other unusual circumstances may apply to the City for a permit for all night parking on the street. The City, for good cause shown, may issue a permit and shall issue an authorization that shall be displayed in the window and is visible to law enforcement agencies.

H. Prohibition of Unauthorized Parking of Commercial Vehicles:

1. General Prohibition: It shall be unlawful for any person to park or leave standing or unattended any commercial vehicle or trailer on any street, public right-of-way, or publicly owned or controlled property within the City, except as expressly authorized by the City or as necessary for the immediate loading or unloading of goods.

2. Definition of Commercial Vehicle: For the purposes of this section, a commercial vehicle is defined as any vehicle used or maintained for the transportation of persons for hire, compensation, or profit, or designed, used, or maintained primarily for the transportation of property.

3. Exceptions:

a. This prohibition does not apply to commercial vehicles actively engaged in the delivery or pickup of goods or services where no reasonable off-street loading or unloading space is available.

b. Commercial vehicles may park temporarily on any street, public right-of-way, or publicly owned or controlled property for a period not to exceed two hours for the purposes of loading or unloading, provided that such parking does not obstruct traffic or create a safety hazard.

c. Emergency repair vehicles are exempt while engaged in the performance of emergency services.

d. Permit for Extended Parking: A permit may be obtained from the City for the parking of commercial vehicles on a street, public right-of-way, or publicly owned or controlled property for a period longer than allowed under this section, subject to the City's discretion and applicable regulations.

I. Penalty: Any person violating any of the provisions of this section, shall be guilty of an infraction and subject to penalty as provided in section 1-9-1 of this Code. (Ord. 2023-04, 4-11-2023)

ORDINANCE 23-19

**AN ORDINANCE OF THE CITY COUNCIL OF SOUTH WEBER CITY
AMENDING TITLE 6 CHAPTER 1 SECTION 4 OF THE CITY CODE OF SOUTH WEBER
CITY RELATING TO THE PARKING REGULATIONS OF THE CITY**

WHEREAS, the City Council of South Weber City has reviewed the current Municipal Code and finds that public safety will be served by the amendment of the parking regulations of the City;

NOW, THEREFORE, BE IT ORDAINED by the South Weber City Council as follows:

Section 1. Adoption and Codification. Section 6-14 of the City Code of South Weber City, as more particularly set forth in **Exhibit A**, attached hereto and incorporated herein by reference, is hereby adopted and codified.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This ordinance shall take effect upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on the 12th day of December, 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 2023-19 was passed and adopted on the 12th day of December, 2023 and that complete copies of the ordinance were posted in the following locations within the City this 13th day of December, 2024.

1. South Weber City Building, 1600 E. South Weber Drive
2. City Website www.southwebercity.com
3. Utah Public Notice Website Utah.gov/pmn



Lisa Smith, City Recorder

EXHIBIT A

6-1-4: PARKING REGULATIONS:

A. Signs; Erection: The City Council may authorize or direct any person employed by the City to erect or install any sign or traffic control device required to enforce the provisions of this chapter.

B. Properly Posted Areas: It shall be an infraction to park or leave standing at any time a motor vehicle, as defined in the Utah Traffic Code, as adopted by the City, except when necessary to avoid interference with other traffic or in compliance with the directions of a police officer or traffic control device.

C. Blocking Streets or Highways: In addition to the parking provisions contained in the Utah Traffic Code, as adopted by the City, it shall be an infraction, for any person to:

1. Remain standing, lying or sitting on any street, public right-of-way, or publicly owned or controlled property in such a manner as to obstruct the free passage of vehicular or pedestrian traffic thereon.

2. Willfully remain standing, lying or sitting on any street, public right-of-way, or publicly owned or controlled property in such a manner for more than one minute after being requested to move by any police officer.

3. Willfully remain on such street, public right-of-way, or publicly owned or controlled property in such a manner as to obstruct the free passage of any person or vehicle into or out of any property abutting upon the street, public right-of-way, or publicly owned or controlled property, or any property having access to such street or highway.

D. Unlawful Parking: It shall be unlawful to stop, stand, or park any vehicle or trailer:

1. In such a manner so as to obstruct access upon, or use of, the entire surface of any sidewalk;

2. Upon any street, public right-of-way, or publicly owned or controlled property, for a period of more than 24 hours;

3. In any fire lane, or to otherwise block or obstruct any fire lane or hydrant established by the City, except as necessitated by an emergency;

4. On any public property, other than in designated parking areas, or as legally permitted on roadways;

5. In a manner that obstructs the delivery or retrieval of mail from a mailbox, or which obstructs refuse collection. This subsection is only applicable during times when those services

are occurring or are likely to occur, and does not apply if the driver is present and moves the vehicle or trailer to avoid obstruction when such services are actually rendered; or

6. In a manner that obstructs all or part of a public or private driveway, without permission from the driveway owner.

7. This section does not apply to any vehicle or trailer which is owned by a governmental entity, and which is being used for official government business, or to vehicles which have been authorized by the applicable highway authority to stop, stand, or park in a manner otherwise contrary to this section.

a. Such vehicles may not block access to private or public driveways, except in cases of emergency repairs, when necessary, in order to provide police or fire services, or pursuant to a road or lane closure authorized by the applicable highway authority.

b. When it is anticipated that access to private or public driveways will be blocked, the entity shall coordinate its plan with the City, and shall communicate its plan to the affected property owner, at least 24 hours prior to the time access is blocked.

E. Parking of Trailers, Recreation Vehicles:

1. It shall be unlawful for any person or business to park, place, store, or otherwise leave standing on any street, public right-of-way, or publicly owned or controlled property any unattached trailer of any type, whether for the occupancy of people, storage of items or for towing purposes; any boat, whether the same is loaded or not on an unattached trailer or otherwise; any camper not mounted on a vehicle; any motor home or mini motor home of any length; and any combination of a pulling or towing vehicle with an attached trailer for a period longer than 24 hours.

2. Such vehicle shall be considered to be in violation of this section if parked in any one location for longer than 24 hours, or if the vehicle has been parked in public right-of-way or streets in one or more locations within South Weber City for longer than 24 hours, except that a permit may be obtained from the City for a period not to exceed seven days for out-of-town visitors.

3. Parking of any such trailer or recreational vehicle on private property must not impede visibility of sidewalks and streets from adjacent driveways, nor impede vision on a corner lot for a distance of 40 feet from each of the intersecting streets.

4. No trailer or recreational vehicle may be used as a place of sleep or habitation while it is parked on a public right-of-way. Recreational vehicles or trailers with a “bump-out” feature, by which the sides of the trailer expand to the left or right in order to increase the space within the trailer, may not have that feature activated while parked on the public right-of-way.

5. Trailers used in the course of business shall be stored off of the public right-of-way and may not be parked overnight on any right-of-way.

6. This section does not prohibit the parking of construction trailers on public right-of-way, so long as those trailers are associated with an active building permit.

F. Evasion of Parking Regulations:

1. The following constitute evasion of parking regulations, and shall not avoid the regulations of this chapter or restart the calculation of time for purposes of South Weber City Code:

a. Moving a parked vehicle, motor home, or trailer from its original location on a public street, to any other location or locations on a public street within one-half mile of the original location, if the cumulative time of the vehicle at both or multiple locations would exceed the lawful amount of time permitted at a single location; or

b. Removing an unlawfully parked vehicle, motor home, or trailer from a public street for a period of time of less than eight hours, and then returning the vehicle, motor home or trailer to a public street within one-half mile of the original location.

2. Evasion of parking regulations shall constitute a separate offense, punishable as an infraction, if done with intent to evade the provisions of this chapter.

G. Specific Months Restricted: It shall be unlawful to park a vehicle or recreational vehicle or farm equipment on any street in the City between the hours of twelve o'clock (12:00) midnight and twelve o'clock (12:00) noon from November 1 to March 31, except as follows:

1. Physicians and other emergency vehicles during emergency calls.

2. Residents or persons visiting when required by emergency or other unusual circumstances may apply to the City for a permit for all-night parking on the street. The City, for good cause shown, may issue a permit and shall issue an authorization that shall be displayed in the window and is visible to law enforcement agencies.

H. Prohibition of Unauthorized Parking of Commercial Vehicles:

1. General Prohibition: It shall be unlawful for any person to park or leave standing or unattended any commercial vehicle or trailer on any street, public right-of-way, or publicly owned or controlled property within the City, except as expressly authorized by the City or as necessary for the immediate loading or unloading of goods.

2. Definition of Commercial Vehicle: For the purposes of this section, a commercial vehicle is defined as any vehicle used or maintained for the transportation of persons for hire, compensation, or profit, or designed, used, or maintained primarily for the transportation of property.

3. Exceptions:

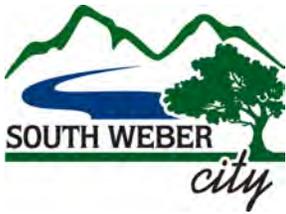
a. This prohibition does not apply to commercial vehicles actively engaged in the delivery or pickup of goods or services where no reasonable off-street loading or unloading space is available.

b. Commercial vehicles may park temporarily on any street, public right-of-way, or publicly owned or controlled property for a period not to exceed two hours for the purposes of loading or unloading, provided that such parking does not obstruct traffic or create a safety hazard.

c. Emergency repair vehicles are exempt while engaged in the performance of emergency services.

d. Permit for Extended Parking: A permit may be obtained from the City for the parking of commercial vehicles on a street, public right-of-way, or publicly owned or controlled property for a period longer than allowed under this section, subject to the City's discretion and applicable regulations.

I. Penalty: Any person violating any of the provisions of this section shall be guilty of an infraction and subject to penalty as provided in section 1-9-1 of this Code. (Ord. 2023-04, 4-11-2023)



MEETING DATE

December 12, 2023

PREPARED BY

Trevor Cahoon
Community Services Dir

ITEM TYPE

Ordinance

ATTACHMENTS

PRIOR DISCUSSION DATES

AGENDA ITEM

Discussion on Moderate Income Housing Single Occupancy

PURPOSE

Discussion on Single Room Occupancy developments as an approved use, assessing its viability and compliance with state requirements.

BACKGROUND

The Planning Commission reviewed The Moderate-Income Housing (MIH) Plan Amendments necessitated by review of the Department of Workforce Services, and made a recommendation on amendments that need to be made due to new State legislation. Utah Code Annotated 10-9a-403 (2) (b) (iii) requires the City to choose at least three from a list of 23 ways, A through W, in which it can and will pursue the encouragement of moderate-income housing in the next five years. South Weber chose the following:

(B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate-income housing.

Implementation Plan:

- Winter 2023 – Adoption of Transportation Master Plan
- Spring 2023 – Adoption of Water Capital Facilities Plan
- Summer 2023 – Adoption of Sewer Capital Facilities Plan
- Summer 2023 – Update Storm Water Capital Facilities Plan
- Winter 2024 – Begin Process of updating City’s General Plan (Amendment Recommendation from Planning Commission: looking at areas of moderate income housing and the impact to the infrastructure associated with those areas.)
- Fall 2024 – Adopt Updated General Plan with infrastructure needs.

(E) Create or allow for, and reduce regulations to, internal or detached accessory dwelling units in residential zones.

Implementation Plan:

- Fall 2022 - Study options for allowing detached accessory dwelling units.
- Winter 2023 - Discuss with City Council and Planning Commission the options that are available to allow detached accessory dwelling units.
- Spring 2023 - Begin crafting a draft ordinance for detached accessory dwelling units.
- Spring 2023 - Take the draft ordinance through the process.

(I) Amend land use regulations to allow for single occupancy developments.

Implementation Plan:

- Complete July 2023 – Study residential zones for the inclusion of single occupancy developments as a permitted use.

- Begin Winter 2023 – Determine other guiding materials and code that would be necessary to regulate single occupancy developments for South Weber City.
- Begin Spring 2024 – Study locations to designate within the City’s general plan for this use.
- Complete Spring 2025 – Draft Ordinance for Planning Commission and City Council review and approval.

After submitting the City’s Moderate Income Housing Report to the State of Utah, the City was found not in compliance with our stated plan mainly due to lack of movement on Strategy I. As a City we need to determine if this strategy fits the long term goals of South Weber.

What are Single Room Occupancy Uses?

Single Room Occupancy (SRO) refers to a form of housing that typically consists of a private bedroom and shared bathrooms and/or kitchens. SRO units are often rented on a weekly or monthly basis, making them an affordable housing option for individuals, particularly in urban areas. These units typically cater to single adults, students, low-income individuals, or those needing transitional housing.

Historical Context

SROs have a long history, particularly in the United States, where they emerged as a prevalent form of affordable housing in the early 20th century. Initially, they served as economical accommodations for transient workers, students, and people with limited financial resources. Over time, SROs have evolved to address the needs of different demographics, including the elderly, disabled, and formerly homeless individuals.

Decline and Revival

In the mid-20th century, the number of SROs declined due to urban renewal projects, gentrification, and changes in housing policies favoring larger units. This decline contributed to a shortage of affordable housing options. However, in recent years, there has been a resurgence of interest in SROs as a solution to housing affordability crises in many cities.

Modern Adaptations

Contemporary SRO developments often include modern amenities and services, such as communal areas, social services, and sometimes support for residents with special needs. They are increasingly seen as a vital component of urban housing strategies, providing a viable option for low-income residents in high-cost housing markets.

Zoning and Regulatory Considerations

Implementing SROs often requires specific zoning considerations. Many zoning codes did not initially accommodate SROs, leading to legal and regulatory challenges. Cities interested in promoting SROs typically need to amend zoning laws to allow for higher densities and shared facilities.

Benefits

1. **Affordability:** SROs provide a more affordable option compared to traditional apartments, especially in areas with high housing costs.
2. **Flexibility:** They offer flexible leasing terms, which can be beneficial for transient populations or those with unstable incomes.

3. **Social Benefits:** SROs can serve as a form of supportive housing, offering a community environment and access to services for residents who might otherwise be isolated.

Challenges

1. **Stigma and Perception:** SROs often face community resistance due to stereotypes and negative perceptions.
2. **Quality and Safety Concerns:** Ensuring quality living conditions and safety in SROs is crucial, as some have historically been associated with poor living conditions.
3. **Policy and Regulation:** Balancing the need for affordable SRO housing with regulatory standards and community concerns can be challenging for municipalities.

Relevance in Modern Housing Policy

In the context of rising homelessness and the affordable housing crisis, SROs are increasingly recognized as a key element in housing policy. They provide a crucial stepping stone for individuals transitioning to more stable living conditions and can be an effective tool in addressing housing shortages in urban areas.

Previous Recommendations by Staff and the Planning Commission:

Following a thorough deliberation, the Planning Commission meticulously selected a range of strategies, each accompanied by a detailed implementation plan. To enhance the breadth of options and comply with state statutes requiring diversity in scope, City Staff thoughtfully added two additional strategies, namely options E and X, for comprehensive consideration.

In the August session of the Planning Commission Meeting, the Commission unanimously agreed to advance all proposed strategies as viable candidates. This inclusive approach was adopted with the intent of empowering the City Council to make the final, informed decision on which strategies to implement, ensuring that the chosen paths align with the city's broader goals and legal requirements.

STRATEGY

(A) Rezone for densities necessary to facilitate the production of moderate income housing.

IMPLEMENTATION

Complete July 2023 - Identify areas within South Weber that would best accommodate moderate income housing through a land use study.

Complete November 2023 - Select various nodes within the community that can facilitate moderate income housing growth with minimal impacts to existing development.

Complete December 2024 - Update the General plan utilizing the information gathered in the land use study.

Begin January 2025 - Begin the process of rezoning the land within the nodes to uses that will facilitate the creation of moderate income housing.

STRATEGY

(B) Demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing.



IMPLEMENTATION

Ongoing – Continuously update each Capital Facilities Plan, Impact Fee Facilities Plan and General Plan to account for new growth and potential growth.

STRATEGY

(E) Create or allow for, and reduce regulations to, internal or detached accessory dwelling units in residential zones.

IMPLEMENTATION

Fall 2022 - Study options for allowing detached accessory dwelling units.

Winter 2023 - Discuss with City Council and Planning Commission the options that are available to allow detached accessory dwelling units.

Spring 2023 - Begin crafting a draft ordinance for detached accessory dwelling units.

Spring 2023 - Take the draft ordinance through the process.

STRATEGY

(F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.

IMPLEMENTATION

Complete July 2023 – Study and Identify commercial parcels that would be eligible for rezone to create a new moderate income residential development around the 475 E interchange and the South Weber Drive interchange.

Complete November 2023 - Select various nodes within the community that can facilitate moderate income housing growth with minimal impacts to existing development.

Complete December 2024 - Update the General plan utilizing the information gathered in the land use study.

Begin January 2025 - Begin the process of rezoning the land within the nodes to uses that will facilitate the creation of moderate income housing.

STRATEGY

(X) Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.

IMPLEMENTATION

Complete Winter 2022 – Study options to require moderate income housing and the methods to employ them within each residential development.

Complete Spring 2023 – Draft potential zoning text changes for residential Zones and implementation of new housing type requirements for residential development.

Complete Summer 2023 – Pass ordinance to require 10% of new residential development be dedicated to moderate income housing.

STRATEGY

(W) Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones.

IMPLEMENTATION

Complete Fall 2022 – Identify housing types that would be compatible in scale with single family housing.

Complete Winter 2022 – Identify zones in which we can incorporate these housing types.

Complete Spring 2023 – Draft ordinance language to allow alternative housing types in residential zones.

Complete Summer 2023 – Finalize ordinance to allow for alternative housing types.