

## SOUTH WEBER CITY COUNCIL AGENDA

**PUBLIC NOTICE** is hereby given that the **City Council of SOUTH WEBER CITY, Utah**, will meet in a regular public meeting on **Tuesday, 10<sup>th</sup> July 2018** at the **City Council Chambers, 1600 E. South Weber Dr.**, commencing at **6:00 p.m.**

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### **COUNCIL MEETING**

1. Pledge of Allegiance: Mayor Sjoblom
2. Prayer: Council Member Taylor
3. Approval of Consent Agenda
  - a. Approval of 12 June 2018 City Council Meeting Minutes.
  - b. Approval of 19 June 2018 City Council Meeting Minutes.
  - c. Approval of May 2018 Budget to Actual Report
4. Public Comment:
  - a. Please state your name and address
  - b. Please keep public comments to 3 minutes or less per person
  - c. Please address the entire city council
  - d. City council will not respond during the public comment period
5. Staker Parson Quarterly Report
6. Public Works Quarterly Report – Mark Larsen
7. Recreation Quarterly Report – Curtis Brown
8. **RES. 18-38:** Adoption of Transportation Capital Facilities Plan (CFP)
9. South Weber Model Railroad Club Presentation
10. **ORD. 18-04:** Amendment to City Code (11.04.130) Fencing
11. **ORD. 18-05:** Amendment to City Code Requiring Buffer Yards (Sections 10.5C.11, 10.5G.12, 10.5K.11, 10.5L.6, 10.5M.6, 10.5N.12, 10.5O.6, 10.07.050, 10.15.050, and 10.15.070)
12. **RES. 18-36:** Approval of Final Plat for Ford 1 Lot Subdivision
13. **RES. 18-37:** Approval of Rezone of Parcel 13-020-0040 to Residential Low Density (R-L)
14. **RES. 18-39:** Approval of Cook Property Developer Agreement
15. Reports:
  - a. Mayor – on designated committee responsibilities
  - b. City Council – on designated committee responsibilities
  - c. City Manager – on current events and future agenda items
  - d. Planning Commission Liaison – meeting and current development update
16. Adjourn

THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE [www.southwebercity.com](http://www.southwebercity.com) 4. UTAH PUBLIC NOTICE WEBSITE [www.pmn.utah.gov](http://www.pmn.utah.gov) 5. EACH MEMBER OF THE GOVERNING BODY 6. THOSE LISTED ON THE AGENDA

DATE: July 5, 2018

  
CITY RECORDER: Mark McRae

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.

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 12 June 2018

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

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

**PRESENT: MAYOR:**

Jo Sjoblom (excused)

**COUNCILMEMBERS:**

Blair Halverson  
Kent Hyer (Mayor Pro Tempore)  
Angie Petty  
Merv Taylor  
Wayne Winsor (excused)

**CITY ENGINEER:**

Brandon Jones

**CITY RECORDER:**

Mark McRae

**CITY MANAGER:**

Dave Larson

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Derek Tolman, Mike Bastian, Michael Poff, and Cole Fessler.

Mayor Pro Tempore Hyer called the meeting to order and welcomed those in attendance.

**PLEDGE OF ALLEGIANCE:** Council Member Halverson

**PRAYER:** Council Member Hyer

**CONFLICT OF INTEREST:** None

**CONSENT AGENDA:**

- Approval of 15 May 2018 City Council Meeting Minutes.
- Approval of 22 May 2018 City Council Meeting Minutes.
- Approval of May 2018 Check Register Report

Council Member Halverson moved to approve the consent agenda as written. Council Member Petty seconded the motion. Mayor Pro Tempore Hyer called for the vote. Council Members Halverson, Hyer, Petty, and Taylor voted yes. The motion carried.

**PUBLIC COMMENTS:**

Mike Bastian, 7721 S. 1750 E., said he has been talking to the Planning Commission concerning a lot that he is going to purchase on the corner of 1900 East South Weber Drive. It has been for sale for a long time. He said it isn't an ideal lot. He said it sits on two main arterial streets. He discussed the possibility of creating a zone that would allow for a duplex on two main arterial streets. He would like to know if the City Council would be willing to look at something like that. Council Member Hyer said the City Council can't comment on this item, but can listen to his public comment. Mr. Bastian said he will be working with the Planning Commission. He would like to construct something that looks nice.

**Council Member Halverson moved to open the public hearing. Council Member Taylor seconded the motion. Mayor Pro Tempore Hyer called for the vote. Council Members Halverson, Hyer, Petty, and Taylor voted yes. The motion carried.**

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

**Public Hearing: To Consider Adoption of the FY 2018 - 2019 Tentative Budget**

Mark McRae, City Recorder, presented the FY 2018-2019 Tentative Budget. He stated year all cities are required to adopt a tentative budget and post it for the public to review. The city is then required to hold a public hearing on the tentative budget prior to adoption of the final budget. The Tentative Budget for South Weber City was adopted on May 22, 2018. Since then the budget has been available on the city website as well as at city hall for the public to review.

Mark reviewed the revenues and stated the 2018 Certified Tax Rate is .000769, Sales Tax is up (9%), and Building permits are up. He then reviewed the tax revenue per capita chart. He said this chart reflects the dollars of tax revenue each city received in on year for each individual resident (revenue/populations). He said ambulance revenue is new this year. He stated there is a water increase, and transportation utility fee increase. Expenditures include ambulance costs, 24/7 EMS service, and Zoning Department (Planning). Mark explained that sewer treatment costs are up 4.5%. Capital projects include: South Bench Drive, Daniels Drive, and I-84 overpass, new fire engine, new fire engine, hook lift truck, and west side water tank rehab.

Mayor Pro Tempore Hyer asked if there was any public comment.

Cole Fessler, 7233 S. 1700 E., is concerned about South Bench Drive. He said the city is paying more than half for this road. He feels it is not a need but a want. He understands the city has a limited amount of funds. He would like to see the public involved in this road. He thanked the Council for all they do.

**Council Member Taylor moved to close the public hearing. Council Member Petty seconded the motion. Mayor Pro Tempore Hyer called for the vote. Council Members Halverson, Hyer, Petty, and Taylor voted yes. The motion carried.**

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

**Council Member Halverson moved to open the public hearing. Council Member Petty seconded the motion. Mayor Pro Tempore Hyer called for the vote. Council Members Halverson, Hyer, Petty, and Taylor voted yes. The motion carried.**

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

**Public Hearing: To Consider Opening and Amending the FY 2017 - 2018 Budget**

Mark McRae stated the current city budget for 2017-2018 was adopted on June 20, 2017. During the fiscal year unanticipated changes and expenses have occurred. These items have previously come to the city council for approval. This year’s budget needs to be opened and amended to reflect those changes. To amend an adopted budget, a public hearing is required to afford citizens an opportunity to address the proposed changes.

**Proposed 2017 - 2018 Budget Amendments**

General Fund Revenues

10-32-210	Building Permits	+	\$55,000
10-34-105	Subdivision Review Fees	+	\$40,000
10-35-550	Wildland Firefighting	+	\$40,000
10-39-800	Transfer from Impact Fees		\$17,000
			<u>\$152,000</u>

General Fund Expenditures

10-42-110	Court - Salaries	+	\$20,000
10-43-110	Admin - Salaries	-	(\$30,000)
10-43-130	Admin - Retirement	-	(\$30,000)
10-43-135	Admin - Health Insurance	-	(\$40,000)
10-57-120	Fire - Part time Wages	+	\$77,000
10-57-250	Fire - Equip: Supplies & Maint.	+	\$20,000
10-58-312	Planning - Engineering	+	\$55,000
10-58-319	Planning - Subdivision Reviews	+	\$40,000
10-60-312	Streets - Engineering	+	\$30,000
10-70-312	Parks - Engineering	+	\$10,000
			<u>\$152,000</u>

Capital Improvements Revenues

45-39-389	Fund Balance to be Appropriated	+	\$254,000
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**Capital Improvements Expenditures**

45-57-740	Fire - Purchase of Equipment	+	\$220,000
45-60-710	Streets - Land	+	\$216,000
45-60-730	Streets - Improv. Other than Bldgs.	-	(\$82,000)
45-70-730	Parks - Improv. Other than Bldgs.	-	(\$100,000)
			<u>\$254,000</u>

**Sewer Expenditures**

52-40-110	Full time Salaries	+	\$15,000
52-40-135	Health Insurance	+	\$10,000
52-40-312	Engineering	+	\$10,000
52-40-990	Contribution to Fund Balance	-	(\$35,000)
			<u>\$0</u>

**Storm Water Revenues**

54-38-600	Transfer from Impact Fees	+	\$140,000
54-39-500	Contribution from Fund Balance	+	\$110,000
			<u>\$250,000</u>

**Storm Water Expenditures**

54-40-690	Projects	+	\$250,000
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Mayor Pro Tempore Hyer asked if there was any public comment.

Michael Poff, 939 E. South Weber Drive, asked if the amendments were available on the city web-site because he couldn't see it anywhere. Mark said it was put in the packet on Saturday.

**Council Member Petty moved to close the public hearing. Council Member Halverson seconded the motion. Mayor Pro Tempore Hyer called for the vote. Council Members Halverson, Hyer, Petty, and Taylor voted yes. The motion carried.**

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

**Resolution 18-30: Authorization to Make Changes to Utah Public Treasurer Investment**

**Fund:** The State Treasurer's Office is now requiring signers on the Public Treasurer's investment Fund (PTIF) be authorized in a formal resolution by the governing body. This resolution is due in the State Treasurer's office by June 30, 2018, or the City will no longer be able to access the account.

Resolution 18-30 states that the following are authorized to add or delete users to access and/or transact with PTIF accounts; to add, delete or make changes to PTIF accounts; to open or close PTIF accounts, and to execute any necessary forms in connection with such changes on behalf of South Weber City:

- Treasurer, Paul Laprevote
- Finance Director, Mark McRae
- City Manager, David Larson

**Council Member Halverson moved to approve Resolution 18-30: Authorization to Make Changes to Utah Public Treasurer Investment Fund. Council Member Petty seconded the motion. Mayor Pro Tempore Hyer called for the vote. Council Members Halverson, Hyer, Petty, and Taylor voted yes. The motion carried.**

**REPORTS:**

**Council Member Taylor:** He said the construction on 6650 South is going well. He said the Public Works Department has been repairing a shut off valve on 8100 South.

**Council Member Halverson:** He asked about the transient tax. He received a voicemail from a citizen concerning weeds. Derek Tolman is aware of the situation and said this has been a constant problem.

**Council Member Hyer:** He discussed the recent fund raiser that was held in the city for Brandon Kap and all the support that was given by the residents.

**Council Member Petty:** The Parks Committee will be meeting to discuss the recent survey. Results from the survey will be posted on the city web-site. She reported there will be a train event on June 30<sup>th</sup>. There will be media coverage. The Council is invited to attend. She also discussed the resident’s concerns and need for a stop sign at Firth and Petersen Parkway. She reported that the Dog Park Grand Opening was a success.

**Dave Larson, City Manager:** The City Council meeting will be canceled on June 26<sup>th</sup>. There is a primary election that night. He said the Environmental Committee met to discuss what type of testing can be done. He said the survey results are on the web-site. He gave an update on the transient room tax. He said there are limitations to the length of stay and the ordinance may need to be revisited. He said the maximum length of stay is 30 days. The recently approved ordinance is 180 days. He will be meeting with Doug Ahlstrom, City Attorney, to discuss this further.

**ADJOURNED:** Council Member Taylor moved to adjourn the council meeting at 6:54 p.m. Council Member Halverson seconded the motion. Council Members Halverson, Hyer, Petty, and Taylor voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ Date

**Mayor: Jo Sjoblom**

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

**Attest:**

\_\_\_\_\_  
**City Recorder: Mark McRae**

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 19 June 2018

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

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

**PRESENT: MAYOR:**

Jo Sjoblom (excused)

**COUNCILMEMBERS:**

Blair Halverson  
Kent Hyer (Mayor Pro Tempore)  
Angie Petty  
Merv Taylor (excused)  
Wayne Winsor (excused)

**CITY ENGINEER:**

Brandon Jones

**FINANCE DIRECTOR:**

Mark McRae

**CITY MANAGER:**

Dave Larson

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Kenny Carson, Vicki Christensen, Tim Grubb, Tani Lynch, and Holly Williams

Mayor Pro Tempore Hyer called the meeting to order and welcomed those in attendance. He excused Mayor Sjoblom, Council Member Taylor, and Council Member Winsor.

**PLEDGE OF ALLEGIANCE:** Council Member Petty

**PRAYER:** Council Member Halverson

**CONFLICT OF INTEREST:** None

**PUBLIC COMMENTS:** Mayor Pro Tempore Hyer said anyone who would like to participate in public comment may come to the pulpit, state name and address, and keep comments to three minutes.

**Kenny Carson, 7459 S. 850 E.,** said it irritated him a couple of months when he attended a council meeting. He said Chris Tremea told him there had been no formal complaints concerning 6650 South. He said Chris told him if he has a complaint, he needs to text his personal cell phone. Kenny said he doesn't feel that is right.

Council Member Halverson said the city has been working on the traffic complaints on 6650 South and there is a formal complaint.

**RESOLUTION 18-31: Adopt 2018 Davis County Certified Tax Rate for South Weber City**

Mayor Pro Tempore Hyer stated each year the county looks at all properties in our city and determines their assessed value. They work with the State to determine the certified tax rate for the city. The rate is determined by taking the dollar amount levied last year divided by the current assessed value and then adding an additional amount for new growth. The city must adopt this Certified Tax Rate which allows the county to collect property taxes in the city's behalf and distribute them to city once collected. Last year's rate was .000815 and is .000769 for 2018. This rate should generate \$319,985 in property taxes. This will be an increase of about \$12,000 from new growth.

The Certified Tax Rate for 2018 for assessment of property taxes in South Weber will be .000769.

**Council Member Petty moved to approve RESOLUTION 18-31: Adopt 2018 Davis County Certified Tax Rate for South Weber City. A roll call vote was taken. Council Member Halverson seconded the motion. Council Members Halverson, Hyer, and Petty voted yes. The motion carried.**

**RESOLUTION 18-32: Open and Amend FY 2017-2018 Budget**

Mayor Pro Tempore Hyer stated the 2017 – 2018 Budget was adopted on June 20, 2017. During the year, additional unforeseen expenditures and changes have been reviewed and approved by the city council. A public hearing was held on June 12, 2018 for public comment on these changes. Tonight's action formally amends the budget to include these changes.

**Council Member Halverson moved to approve RESOLUTION 18-32: Open and Amend FY 2017-2018 Budget. Council Member Petty seconded the motion. A roll call vote was taken. Council Members Halverson, Hyer, and Petty voted yes. The motion carried.**

**RESOLUTION 18-33: Adopt Fiscal Year 2018-2019 Budget**

Mayor Pro Tempore Hyer stated each year all cities are required to adopt a city budget outlining expected revenues and expenditures for the next fiscal year. Staff and the city council have worked together over the past several months to put together a balanced budget for all funds which is fiscally responsible and meets the needs of the city for the fiscal year ending June 30, 2019. A public hearing was held on June 12, 2018 for public comment on this budget. Included in the budget is the Comprehensive Fee Schedule which will also become effective July 1, 2018.

Mayor Pro Tempore Hyer stated there has been a lot of work done with the city's budget over the years to make sure items are needs and not wants. He said there has been a long term strategic view of the budget for the future. He thanked all the committees who have worked on the budget. Dave Larson, City Manager, agreed and said there has been a lot of good work to get it to this point. Mayor Pro Tempore Hyer thanked Mark McRae for all his efforts. He stated the final budget is \$60,000 more than the tentative budget. He said the city has also received additional funding for the safe sidewalks which has been added to capital projects. He said additional charts and more information to the budget with the certified tax rate.



**Council Member Petty moved to approve RESOLUTION 18-33: Adopt Fiscal Year 2018-2019 Budget. Council Member Halverson seconded the motion. A roll call vote was taken. Council Members Halverson, Hyer, and Petty voted yes. The motion carried.**

**RESOLUTION 18-34: Award 2018 Street Maintenance Projects Contract.**

Dave Larson, City Manager, explained the bidding of the project.

**Brandon Jones memo of 14 June 2018 is as follows:**

On June 13, 2018 at 4:00 pm., bids were opened for the 2018 STREET MAINTENANCE PROJECTS. Four bids were received. The results of the bidding are shown on the enclosed Bid Tabulation. We have checked the bids and found several addition errors. However, these errors did not change the ranking of the bids.

The project contains two sections: A – Mill, Overlay & Street Reconstruction; and B – Chip & Seal. A map showing the locations of these projects is attached. We have reviewed all bids and recommend that the Council award the project contract for Sections A and B to STAKER & PARSON COMPANIES, based upon their experience in doing similar work, and their low bid of \$193,784.20 for Section A, and \$82,201.00 for Section B; a Total of \$275,985.20. The completion dates for each section are: A – September 30, and B – August 31, 2018.

If the Council agrees with this recommendation, please pass a motion accepting the bid and awarding the project contract to STAKER & PARSON COMPANIES with their bid of \$275,985.20. We will provide the Contract Agreement and Notice of Award to sign. We will also provide these documents to the contractor for their signature. In addition to the signed Notice of Award and Contract Agreement, the contractor is also responsible to submit the following within 10 days:

1. Performance Bond
2. Payment Bond
3. Insurance Certificates

When these documents have been received, we will schedule a Preconstruction Conference. At this conference we will issue a Notice to Proceed and discuss the construction details with the contractor prior to beginning the work.

**Council Member Halverson moved to approve RESOLUTION 18-34: Award 2018 Street Maintenance Projects Contract. Council Member Petty seconded the motion. A roll call vote was taken. Council Members Halverson, Hyer, and Petty voted yes. The motion carried.**

**Donation Request from South Weber Country Fair Days**

Mayor Pro Tempore Hyer stated Country Fair Days is our community's annual celebration which brings the community together through many events and activities. For the past several years, the event has been part of the city's budget. This year it is being run by the newly organized South Weber Country Fair Days, a non-profit. On the city's books, there is a fund balance of \$6,907.15 from when the event was run through the city. South Weber City fully supports Country Fair Days and will continue to support the event with manpower and set-up as it has done in the past. As a new and separate organization, SWCFD has requested a monetary

donation for start-up costs in the amount of \$10,000. If the council so chooses, the fund balance could be donated, and the city's books closed for this fund. The additional amount would come from the legislative account 10-41-925 Transfer to Country Fair Days.

Mayor Pro Tempore Hyer said having been a part of this committee for many years. He said one of the key costs is renting a tent, state rental, portable toilet expenses, etc. He has always advocated that since the city hasn't done any infrastructure, he feels the city should pay for that. He said they have encouraged the committees to be a self-funded event. He feels that each year it has gotten progressively better.

**Holly Williams, 1646 E Bateman Way**, stated they are trying to navigate and value the relationship with the city and city employees and we recognize we couldn't do this event without them. She noticed that last year items that were on the budget were barricades, hornet spray, youth council events, etc. She said the youth stomp needs a D.J. and so there are gray areas. Mayor Pro Tempore Hyer said the Youth Council does get a budget every year. Dave Larson said after research the Youth Council items came out of the CFD budget and other years it came out of the Youth Council budget. Holly said we want to make sure, since this is a nonprofit, that everyone understands. Mayor Pro Tempore Hyer thanked the city employees for their support. He also thanked Holly, Tani, and Vicki for their service.

Council Member Petty loves Country Fair Days and feels \$10,000 is appropriate.

**Council Member Halverson moved to donate \$10,000 to Country Fair Days. Council Member Petty seconded the motion. Council Members Halverson, Hyer, and Petty voted yes. The motion carried.**

## **REPORTS:**

**Council Member Hyer:** He stated he met with Mayor Sjoblom and said she is doing well in her recovery. He said the next meeting will be held July 9, 2018. He will be meeting with the Davis County Chamber of Commerce on Thursday.

**Council Member Petty:** She has had a citizen approach her about engine break noise on Highway 89. She said it can be quite loud. Dave Larson will look into that. Council Member Petty has received several positive comments for the dog park and suggested looking at installing tunnels, etc. Dave Larson said there has been a learning curve with this.

**Tim Grubb, Planning Commission:** He said the Planning Commission approved a preschool/day care. They also approved a one lot subdivision on 6650 South. He said a preliminary plat approval was given on the Cook property, which will be a 62 lot subdivision. He said the detention basin will be next to the posse grounds in phase 1. Council Member Halverson said it has been discussed making that detention basin a dog park. Commissioner Grubb said there was approval on preliminary and final on Hidden Valley Meadows Phase 3 which includes the connection road to 475 East. He said the Planning Commission approved amendments to the fencing ordinance. He discussed when a fence is required between zones. He said minimum standard will be 6 ft. chain link. Of course, property owners will be

responsible to work the type of fencing out. Commissioner Grubb discussed removing the buffer yard requirement. He said buffer yards are difficult for the city staff to maintain. He said the Planning Commission did receive a rezone application for property located at approx. 850 E South Weber Drive (Parcel 13-020-0040) of approx. 13.48 acres from Agriculture (A) to Residential Low Density (R-L) by applicant MS Financial LLC, of which the Planning Commission denied. Commissioner Grubb stated the Planning Commission discussed areas in the city that will allow duplexes next to arterial and collector roads. He explained that he recently installed sidewalk, curb, and gutter in front of the assisted living center he is constructing on 475 East and South Weber Drive. He said there are five homes on that side of South Weber Drive that do not have sidewalk, curb, and gutter. He suggested the city look at a grant to install it.

**Dave Larson, City Manager:** He is trying to solidify options for the city marquee and new city digital sign. He said it should be city events, and information. He said sponsorship packages should include that space. He said the limit will be sponsorship for Country Fair Days. He said the city will be coordinating with Country Fairs Days to plan and prepare for this upcoming event. He will be out of town this Thursday to Tuesday.

**ADJOURNED:** Council Member Halverson moved adjourn the Council Meeting at 6:59 p.m. Council Member Petty seconded the motion. Council Members Halverson, Hyer, and Petty voted yes. The motion carried.

**APPROVED:** \_\_\_\_\_ Date  
Mayor Pro Tempore: Kent Hyer

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

Attest: \_\_\_\_\_  
City Recorder: Mark McRae

SOUTH WEBER CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-100	921.55	292,895.41	320,000.00	27,104.59	91.5
10-31-120	344.07	25,334.43	20,000.00	( 5,334.43)	126.7
10-31-200	3,093.52	24,855.35	30,000.00	5,144.65	82.9
10-31-300	78,917.84	687,062.48	791,000.00	103,937.52	86.9
10-31-305	.00	.00	.00	.00	.0
10-31-310	37,879.24	342,715.57	390,000.00	47,284.43	87.9
<b>TOTAL TAXES</b>	<b>121,156.22</b>	<b>1,372,863.24</b>	<b>1,551,000.00</b>	<b>178,136.76</b>	<b>88.5</b>
<u>LICENSES AND PERMITS</u>					
10-32-100	125.00	8,473.00	4,000.00	( 4,473.00)	211.8
10-32-210	57,634.10	328,004.29	200,000.00	( 128,004.29)	164.0
10-32-310	.00	680.80	5,000.00	4,319.20	13.6
<b>TOTAL LICENSES AND PERMITS</b>	<b>57,759.10</b>	<b>337,158.09</b>	<b>209,000.00</b>	<b>( 128,158.09)</b>	<b>161.3</b>
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-400	.00	.00	3,500.00	3,500.00	.0
10-33-550	.00	39,352.50	.00	( 39,352.50)	.0
10-33-560	.00	62,425.17	90,000.00	27,574.83	69.4
10-33-580	.00	4,803.96	4,500.00	( 303.96)	106.8
<b>TOTAL INTERGOVERNMENTAL REVENUE</b>	<b>.00</b>	<b>106,581.63</b>	<b>98,000.00</b>	<b>( 8,581.63)</b>	<b>108.8</b>
<u>CHARGES FOR SERVICES</u>					
10-34-100	4,900.00	15,210.00	15,000.00	( 210.00)	101.4
10-34-105	.00	45,530.50	50,000.00	4,469.50	91.1
10-34-250	389.00	2,531.00	.00	( 2,531.00)	.0
10-34-254	.00	.00	.00	.00	.0
10-34-270	.00	.00	.00	.00	.0
10-34-760	.00	.00	.00	.00	.0
<b>TOTAL CHARGES FOR SERVICES</b>	<b>5,289.00</b>	<b>63,271.50</b>	<b>65,000.00</b>	<b>1,728.50</b>	<b>97.3</b>
<u>FINES AND FORFEITURES</u>					
10-35-100	6,142.25	80,905.16	85,000.00	4,094.84	95.2
<b>TOTAL FINES AND FORFEITURES</b>	<b>6,142.25</b>	<b>80,905.16</b>	<b>85,000.00</b>	<b>4,094.84</b>	<b>95.2</b>

SOUTH WEBER CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
10-36-100 INTEREST EARNINGS	15,718.93	70,684.17	10,000.00	( 60,684.17)	706.8
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	56.11	4,689.34	6,600.00	1,910.66	71.1
10-36-901 FARMERS MARKET	.00	.00	.00	.00	.0
	<u>15,775.04</u>	<u>75,373.51</u>	<u>16,600.00</u>	<u>( 58,773.51)</u>	<u>454.1</u>
<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	926.68	1,000.00	73.32	92.7
10-39-300 TRANSFER FOR ADMINI. SERVICES	.00	68,450.00	104,400.00	35,950.00	65.6
10-39-800 TFR FROM IMPACT FEES	.00	22,494.72	10,000.00	( 12,494.72)	225.0
10-39-900 CONTRIBUTION FROM GF SURPLUS	.00	.00	.00	.00	.0
10-39-910 CONTRIB. FROM CLASS "C"	.00	.00	.00	.00	.0
	<u>.00</u>	<u>91,871.40</u>	<u>118,900.00</u>	<u>27,028.60</u>	<u>77.3</u>
	<u>206,121.61</u>	<u>2,128,024.53</u>	<u>2,143,500.00</u>	<u>15,475.47</u>	<u>99.3</u>

SOUTH WEBER CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>					
10-41-005 SALARIES - COUNCIL & COMMISSIO	( 535.00)	25,300.00	28,000.00	2,700.00	90.4
10-41-131 EMPLOYEE BENEFIT-EMPLOYER FICA	175.95	2,152.35	2,200.00	47.65	97.8
10-41-133 EMPLOYEE BENEFIT - WORK. COMP.	61.02	632.96	700.00	67.04	90.4
10-41-140 UNIFORMS	.00	.00	300.00	300.00	.0
10-41-210 BOOKS, SUBS. AND MEMBERSHIPS	575.00	3,945.83	4,000.00	54.17	98.7
10-41-230 TRAVEL	3,423.20	6,547.77	12,600.00	6,052.23	52.0
10-41-240 OFFICE SUPPLIES AND EXPENSE	.00	103.43	200.00	96.57	51.7
10-41-370 PROFESSIONAL/TECHNICAL SERVICE	.00	.00	.00	.00	.0
10-41-494 YOUTH CITY COUNCIL	.00	1,110.57	.00	( 1,110.57)	.0
10-41-620 MISCELLANEOUS SERVICES	200.00	2,785.69	7,000.00	4,214.31	39.8
10-41-740 EQUIPMENT PURCHASES	.00	4,246.83	2,000.00	( 2,246.83)	212.3
10-41-765 YOUTH CITY COUNCIL	.00	.00	4,000.00	4,000.00	.0
10-41-925 TRANSFER TO COUNTRY FAIR DAYS	.00	.00	6,000.00	6,000.00	.0
<b>TOTAL LEGISLATIVE</b>	<b>3,900.17</b>	<b>46,825.43</b>	<b>67,000.00</b>	<b>20,174.57</b>	<b>69.9</b>
<u>JUDICIAL</u>					
10-42-004 JUDGE SALARY	1,114.62	13,375.44	15,000.00	1,624.56	89.2
10-42-110 EMPLOYEE SALARIES	2,836.64	48,548.22	44,000.00	( 4,548.22)	110.3
10-42-130 EMPLOYEE BENEFIT - RETIREMENT	706.79	10,742.58	13,000.00	2,257.42	82.6
10-42-131 EMPLOYEE BENEFIT-EMPLOYER FICA	295.05	4,615.91	4,500.00	( 115.91)	102.6
10-42-133 EMPLOYEE BENEFIT - WORK. COMP.	14.07	103.25	100.00	( 3.25)	103.3
10-42-134 EMPLOYEE BENEFIT - UI	700.00	700.00	700.00	.00	100.0
10-42-135 EMPLOYEE BENEFIT - HEALTH INS.	871.42	14,683.60	8,700.00	( 5,983.60)	168.8
10-42-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	475.61	500.00	24.39	95.1
10-42-230 TRAVEL & TRAINING	.00	930.34	3,100.00	2,169.66	30.0
10-42-240 OFFICE SUPPLIES & EXPENSE	149.31	654.49	1,000.00	345.51	65.5
10-42-243 COURT REFUNDS	.00	.00	.00	.00	.0
10-42-313 PROFESSIONAL/TECH. - ATTORNEY	.00	6,000.00	8,400.00	2,400.00	71.4
10-42-317 PROFESSIONAL/TECHNICAL-BAILIFF	.00	2,575.00	4,000.00	1,425.00	64.4
10-42-350 SOFTWARE MAINTENANCE	44.70	478.30	800.00	321.70	59.8
10-42-550 BANKING CHARGES	103.63	1,355.33	1,000.00	( 355.33)	135.5
10-42-610 MISCELLANEOUS	55.50	150.80	500.00	349.20	30.2
10-42-980 ST. TREASURER SURCHARGE	.00	.00	.00	.00	.0
<b>TOTAL JUDICIAL</b>	<b>6,891.73</b>	<b>105,388.87</b>	<b>105,300.00</b>	<b>( 88.87)</b>	<b>100.1</b>

SOUTH WEBER CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATIVE</u>					
10-43-110	18,451.74	241,996.34	293,000.00	51,003.66	82.6
10-43-120	3,311.30	30,844.76	55,000.00	24,155.24	56.1
10-43-125	.00	.00	.00	.00	.0
10-43-130	3,752.43	37,923.88	69,000.00	31,076.12	55.0
10-43-131	1,683.31	16,835.25	26,600.00	9,764.75	63.3
10-43-133	144.52	1,453.95	1,200.00	( 253.95)	121.2
10-43-134	4,500.00	4,550.00	4,500.00	( 50.00)	101.1
10-43-135	3,865.06	39,362.26	86,000.00	46,637.74	45.8
10-43-136	.00	3,225.00	4,000.00	775.00	80.6
10-43-137	.00	181.60	.00	( 181.60)	.0
10-43-140	.00	685.34	1,000.00	314.66	68.5
10-43-210	20.00	1,301.00	3,400.00	2,099.00	38.3
10-43-220	.00	2,990.40	5,500.00	2,509.60	54.4
10-43-230	2,256.72	13,710.65	15,500.00	1,789.35	88.5
10-43-240	1,020.22	8,436.09	6,000.00	( 2,436.09)	140.6
10-43-251	335.52	3,229.56	4,000.00	770.44	80.7
10-43-252	.00	.00	.00	.00	.0
10-43-253	.00	.00	.00	.00	.0
10-43-256	.00	121.76	500.00	378.24	24.4
10-43-262	1,470.35	8,851.09	8,000.00	( 851.09)	110.6
10-43-270	383.93	4,065.91	5,000.00	934.09	81.3
10-43-280	1,122.87	12,838.91	13,000.00	161.09	98.8
10-43-308	916.64	11,693.04	13,000.00	1,306.96	90.0
10-43-309	.00	10,000.00	10,000.00	.00	100.0
10-43-310	.00	.00	.00	.00	.0
10-43-311	.00	.00	.00	.00	.0
10-43-312	.00	.00	.00	.00	.0
10-43-313	.00	9,225.00	25,000.00	15,775.00	36.9
10-43-314	.00	1,200.00	1,800.00	600.00	66.7
10-43-316	.00	14,311.30	8,000.00	( 6,311.30)	178.9
10-43-319	.00	.00	.00	.00	.0
10-43-329	51.78	575.11	3,000.00	2,424.89	19.2
10-43-330	.00	.00	.00	.00	.0
10-43-350	817.28	9,669.60	12,000.00	2,330.40	80.6
10-43-360	.00	.00	.00	.00	.0
10-43-510	.00	41,862.34	45,000.00	3,137.66	93.0
10-43-550	144.41	2,485.41	2,000.00	( 485.41)	124.3
10-43-610	.00	135.06	4,000.00	3,864.94	3.4
10-43-620	.00	.00	.00	.00	.0
10-43-621	.00	.00	.00	.00	.0
10-43-625	.00	( 2.17)	.00	2.17	.0
10-43-740	.00	4,778.62	12,000.00	7,221.38	39.8
10-43-745	.00	.00	.00	.00	.0
10-43-841	.00	37,500.00	75,000.00	37,500.00	50.0
10-43-910	.00	8,500.00	17,000.00	8,500.00	50.0
TOTAL ADMINISTRATIVE	44,248.08	584,537.06	829,000.00	244,462.94	70.5

SOUTH WEBER CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC SAFETY</u>					
10-54-310 SHERIFF'S DEPARTMENT	.00	72,628.02	146,000.00	73,371.98	49.8
10-54-311 ANIMAL CONTROL	.00	8,576.49	19,000.00	10,423.51	45.1
10-54-320 EMERGENCY PREPAREDNESS	.00	.00	5,400.00	5,400.00	.0
10-54-321 LIQUOR LAW ENFORCEMENT	.00	.00	4,600.00	4,600.00	.0
10-54-740 EQUIPMENT PURCHASES	.00	.00	.00	.00	.0
TOTAL PUBLIC SAFETY	.00	81,204.51	175,000.00	93,795.49	46.4
<u>FIRE PROTECTION</u>					
10-57-110 FULL-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
10-57-120 PART-TIME EMPLOYEE SALARIES	10,999.19	154,358.92	135,000.00	( 19,358.92)	114.3
10-57-131 EMPLOYEE BENEFIT-EMPLOYER FICA	841.46	11,808.84	11,000.00	( 808.84)	107.4
10-57-133 EMPLOYEE BENEFIT - WORK. COMP.	396.03	5,484.28	5,000.00	( 484.28)	109.7
10-57-134 EMPLOYEE BENEFIT - UI	1,000.00	1,000.00	1,000.00	.00	100.0
10-57-137 EMPLOYEE TESTING	38.00	414.20	100.00	( 314.20)	414.2
10-57-140 UNIFORMS	619.76	5,816.57	8,000.00	2,183.43	72.7
10-57-210 BOOKS, SUBS. AND MEMBERSHIPS	400.00	687.00	2,300.00	1,613.00	29.9
10-57-230 TRAVEL	331.01	10,752.35	17,200.00	6,447.65	62.5
10-57-240 OFFICE SUPPLIES & EXPENSE	.00	309.41	1,000.00	690.59	30.9
10-57-250 EQUIPMENT SUPPLIES & MAINT.	14,022.15	36,155.12	22,400.00	( 13,755.12)	161.4
10-57-256 FUEL EXPENSE	.00	3,822.46	3,100.00	( 722.46)	123.3
10-57-260 BUILDINGS & GROUNDS MAINT.	638.90	15,972.22	12,000.00	( 3,972.22)	133.1
10-57-270 UTILITIES	686.01	8,331.82	7,000.00	( 1,331.82)	119.0
10-57-280 TELEPHONE	308.67	5,040.33	4,700.00	( 340.33)	107.2
10-57-350 SOFTWARE MAINTENANCE	44.70	478.30	2,800.00	2,321.70	17.1
10-57-370 PROFESSIONAL & TECH. SERVICES	.00	11,578.12	18,000.00	6,421.88	64.3
10-57-450 SPECIAL PUBLIC SAFETY SUPPLIES	5,205.44	25,542.72	38,700.00	13,157.28	66.0
10-57-530 INTEREST EXPENSE- BOND	.00	8,542.40	7,800.00	( 742.40)	109.5
10-57-550 BANKING CHARGES	22.06	244.97	500.00	255.03	49.0
10-57-620 HEALTH & WELLNESS EXPENSES	440.00	555.00	2,800.00	2,245.00	19.8
10-57-740 EQUIPMENT PURCHASES	.00	5,000.00	.00	( 5,000.00)	.0
10-57-745 EQUIPMENT COSTING OVER \$500	.00	.00	12,000.00	12,000.00	.0
10-57-811 SALES TAX REV BOND - PRINCIPAL	.00	23,240.00	23,300.00	60.00	99.7
TOTAL FIRE PROTECTION	35,993.38	335,135.03	335,700.00	564.97	99.8



SOUTH WEBER CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING &amp; ENGINEERING</u>					
10-58-105 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
10-58-110 FULL-TIME EMPLOYEE SALARIES	7,256.84	68,304.53	84,000.00	15,695.47	81.3
10-58-120 PART-TIME EMPLOYEE SALARIES	2,835.00	2,835.00	4,000.00	1,165.00	70.9
10-58-130 EMPLOYEE BENEFIT - RETIREMENT	1,487.80	13,822.63	20,000.00	6,177.37	69.1
10-58-131 EMPLOYEE BENEFIT-EMPLOYER FICA	533.77	5,043.43	6,700.00	1,656.57	75.3
10-58-133 EMPLOYEE BENEFIT - WORK. COMP.	129.40	1,334.57	2,400.00	1,065.43	55.6
10-58-134 EMPLOYEE BENEFIT - UI	1,000.00	1,000.00	1,000.00	.00	100.0
10-58-135 EMPLOYEE BENEFIT - HEALTH INS.	1,588.98	11,258.07	12,000.00	741.93	93.8
10-58-137 EMPLOYEE TESTING	.00	65.00	.00	( 65.00)	.0
10-58-140 UNIFORMS	63.39	457.31	800.00	342.69	57.2
10-58-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	600.00	1,000.00	400.00	60.0
10-58-230 TRAVEL	22.81	1,213.22	7,500.00	6,286.78	16.2
10-58-250 EQUIP. SUPPLIES & EXPENSE	335.37	5,404.47	3,500.00	( 1,904.47)	154.4
10-58-255 VEHICLE LEASE	.00	8,798.60	4,400.00	( 4,398.60)	200.0
10-58-256 FUEL EXPENSE	.00	723.76	1,000.00	276.24	72.4
10-58-310 PROFESSIONAL & TCH. - PLANNER	.00	6,135.79	9,000.00	2,864.21	68.2
10-58-311 PROFESSIONAL & TECH - ECODEV	.00	.00	2,100.00	2,100.00	.0
10-58-312 PROFESSIONAL & TECH. - ENGINR	3,836.50	53,932.75	15,000.00	( 38,932.75)	359.6
10-58-319 PROF./TECH. -SUBD. REVIEWS	7,343.50	80,719.75	50,000.00	( 30,719.75)	161.4
10-58-350 SOFTWARE MAINTENANCE	.00	2,459.00	2,500.00	41.00	98.4
10-58-370 PROFESSIONAL & TECH. SERVICES	.00	547.12	500.00	( 47.12)	109.4
10-58-620 MISCELLANEOUS	.00	20.98	600.00	579.02	3.5
10-58-740 EQUIPMENT PURCHASES	.00	.00	.00	.00	.0
TOTAL PLANNING & ENGINEERING	26,433.36	264,675.98	228,000.00	( 36,675.98)	116.1

SOUTH WEBER CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
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GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS</u>					
10-60-110 FULL-TIME EMPLOYEE SALARIES	3,360.83	37,740.39	50,000.00	12,259.61	75.5
10-60-120 PART-TIME EMPLOYEE SALARIES	1,239.57	10,079.79	17,000.00	6,920.21	59.3
10-60-130 EMPLOYEE BENEFIT - RETIREMENT	628.54	7,667.39	12,500.00	4,832.61	61.3
10-60-131 EMPLOYEE BENEFIT-EMPLOYER FICA	343.42	3,565.14	5,100.00	1,534.86	69.9
10-60-133 EMPLOYEE BENEFIT - WORK. COMP.	129.48	1,173.79	2,100.00	926.21	55.9
10-60-134 EMPLOYEE BENEFIT - UI	900.00	900.00	900.00	.00	100.0
10-60-135 EMPLOYEE BENEFIT - HEALTH INS.	606.62	6,358.92	15,000.00	8,641.08	42.4
10-60-137 EMPLOYEE TESTING	.00	384.95	.00	( 384.95)	.0
10-60-140 UNIFORMS	213.42	1,114.27	800.00	( 314.27)	139.3
10-60-230 TRAVEL & TRAINING	796.34	880.67	2,000.00	1,119.33	44.0
10-60-250 EQUIPMENT SUPPLIES & MAINT.	1,789.11	14,561.27	17,000.00	2,438.73	85.7
10-60-255 VEHICLE LEASE	.00	8,798.60	4,400.00	( 4,398.60)	200.0
10-60-256 FUEL EXPENSE	.00	1,371.38	5,000.00	3,628.62	27.4
10-60-260 BUILDINGS & GROUNDS - SHOP	120.80	6,965.23	9,000.00	2,034.77	77.4
10-60-271 UTILITIES - STREET LIGHTS	3,023.92	41,250.26	43,000.00	1,749.74	95.9
10-60-312 PROFESSIONAL & TECH. - ENGINR	4,632.25	30,814.47	.00	( 30,814.47)	.0
10-60-350 SOFTWARE MAINTENANCE	44.70	478.30	4,200.00	3,721.70	11.4
10-60-370 PROFESSIONAL & TECH. SERVICES	.00	531.25	5,000.00	4,468.75	10.6
10-60-410 SPECIAL HIGHWAY SUPPLIES	4,680.00	9,892.54	.00	( 9,892.54)	.0
10-60-411 SNOW REMOVAL SUPPLIES	.00	22,262.09	32,600.00	10,337.91	68.3
10-60-420 WEED CONTROL	.00	11.10	.00	( 11.10)	.0
10-60-421 PEDESTRIAN SAFETY	.00	.00	.00	.00	.0
10-60-422 CROSSWALK/STREET PAINTING	.00	4,644.96	.00	( 4,644.96)	.0
10-60-424 CURB & GUTTER RESTORATION	.00	.00	.00	.00	.0
10-60-550 BANKING CHARGES	22.06	244.97	400.00	155.03	61.2
10-60-745 EQUIPMENT COSTING OVER \$500	.00	.00	.00	.00	.0
<b>TOTAL STREETS</b>	<b>22,531.06</b>	<b>211,691.73</b>	<b>226,000.00</b>	<b>14,308.27</b>	<b>93.7</b>
<u>CLASS "C" ROADS</u>					
10-61-105 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
10-61-110 FULL-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
10-61-130 EMPLOYEE BENEFIT - RETIREMENT	.00	.00	.00	.00	.0
10-61-131 EMPLOYEE BENEFIT-EMPLOYER FICA	.00	.00	.00	.00	.0
10-61-133 EMPLOYEE BENEFIT - WORK. COMP.	.00	.00	.00	.00	.0
10-61-134 EMPLOYEE BENEFIT - UI	.00	.00	.00	.00	.0
10-61-135 EMPLOYEE BENEFIT - HEALTH INS.	.00	.00	.00	.00	.0
10-61-230 TRAVEL	.00	.00	.00	.00	.0
10-61-256 FUEL EXPENSE	.00	637.22	.00	( 637.22)	.0
10-61-410 SPECIAL HIGHWAY SUPPLIES	.00	.00	.00	.00	.0
10-61-411 SNOW REMOVAL SUPPLIES	.00	.00	.00	.00	.0
10-61-425 SLURRY SEAL	.00	.00	.00	.00	.0
10-61-730 STREET OVERLAY	.00	.00	.00	.00	.0
<b>TOTAL CLASS "C" ROADS</b>	<b>.00</b>	<b>637.22</b>	<b>.00</b>	<b>( 637.22)</b>	<b>.0</b>

SOUTH WEBER CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS</u>					
10-70-110 FULL-TIME EMPLOYEE SALARIES	4,108.05	49,200.21	55,000.00	5,799.79	89.5
10-70-120 PART-TIME EMPLOYEE SALARIES	726.00	5,046.75	14,000.00	8,953.25	36.1
10-70-130 EMPLOYEE BENEFIT - RETIREMENT	785.63	9,397.85	10,900.00	1,502.15	86.2
10-70-131 EMPLOYEE BENEFIT-EMPLOYER FICA	362.18	4,062.18	5,200.00	1,137.82	78.1
10-70-133 EMPLOYEE BENEFIT - WORK. COMP.	138.90	1,540.50	2,100.00	559.50	73.4
10-70-134 EMPLOYEE BENEFIT - UI	800.00	800.00	800.00	.00	100.0
10-70-135 EMPLOYEE BENEFIT - HEALTH INS.	869.60	9,997.22	21,900.00	11,902.78	45.7
10-70-137 EMPLOYEE TESTING	.00	55.95	.00	( 55.95)	.0
10-70-140 UNIFORMS	126.78	1,143.42	1,600.00	456.58	71.5
10-70-230 TRAVEL & SEMINARS	.00	560.00	2,000.00	1,440.00	28.0
10-70-250 EQUIPMENT SUPPLIES & MAINT.	1,152.64	9,611.83	6,500.00	( 3,111.83)	147.9
10-70-255 VEHICLE LEASE	.00	.00	.00	.00	.0
10-70-256 FUEL EXPENSE	.00	5,099.48	4,000.00	( 1,099.48)	127.5
10-70-260 BUILDINGS & GROUNDS	95.59	216.71	7,500.00	7,283.29	2.9
10-70-261 GROUNDS SUPPLIES & MAINTENANCE	818.62	14,867.17	19,000.00	4,132.83	78.3
10-70-265 TRAILS: SUPPLIES AND MAINTENAN	.00	.00	.00	.00	.0
10-70-270 UTILITIES	305.13	5,678.33	5,000.00	( 678.33)	113.6
10-70-312 PROFESSIONAL & TECH. - ENGINR	2,803.33	13,084.63	.00	( 13,084.63)	.0
10-70-350 SOFTWARE MAINTENANCE	44.70	478.30	600.00	121.70	79.7
10-70-430 TREES	.00	5,284.80	5,000.00	( 284.80)	105.7
10-70-435 SAFETY INCENTIVE PROGRAM	.00	.00	.00	.00	.0
10-70-550 BANKING CHARGES	22.06	244.97	400.00	155.03	61.2
10-70-625 UTA PARK AND RIDE	242.88	10,847.63	16,000.00	5,152.37	67.8
10-70-730 IMPROVEMENTS OTHER THAN BUILD.	.00	.00	.00	.00	.0
10-70-745 EQUIPMENT COSTING OVER \$500	.00	.00	.00	.00	.0
10-70-901 FARMERS MARKET	.00	.00	.00	.00	.0
<b>TOTAL PARKS</b>	<b>13,402.09</b>	<b>147,217.93</b>	<b>177,500.00</b>	<b>30,282.07</b>	<b>82.9</b>
<u>TRANSFERS</u>					
10-80-800 TRANSFER TO STORM SEWER FUND	.00	.00	.00	.00	.0
10-80-841 TRANS. TO RECREATION FUND	.00	.00	.00	.00	.0
10-80-910 TRANSFER TO CAP. PROJ. FUND	.00	.00	.00	.00	.0
10-80-925 TRANSFER TO COUNTRY FAIR DAYS	.00	.00	.00	.00	.0
<b>TOTAL TRANSFERS</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>153,399.87</b>	<b>1,777,313.76</b>	<b>2,143,500.00</b>	<b>366,186.24</b>	<b>82.9</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>52,721.74</b>	<b>350,710.77</b>	<b>.00</b>	<b>( 350,710.77)</b>	<b>.0</b>

SOUTH WEBER CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

RECREATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION REVENUE</u>					
20-34-720 RENTAL - ACTIVITY CENTER	794.00	8,159.00	4,500.00	( 3,659.00)	181.3
20-34-751 MEMBERSHIP FEES	1,456.00	18,928.38	20,000.00	1,071.62	94.6
20-34-752 COMPETITION LEAGUE FEES	504.00	17,244.00	18,000.00	756.00	95.8
20-34-753 MISC REVENUE	25.00	1,773.75	.00	( 1,773.75)	.0
20-34-754 COMPETITION BASEBALL	.00	300.00	1,000.00	700.00	30.0
20-34-755 BASKETBALL	.00	13,381.00	14,000.00	619.00	95.6
20-34-756 BASEBALL & SOFTBALL	797.00	9,872.00	8,500.00	( 1,372.00)	116.1
20-34-757 SOCCER	.00	10,860.00	8,200.00	( 2,660.00)	132.4
20-34-758 FLAG FOOTBALL	.00	3,900.00	4,400.00	500.00	88.6
20-34-759 VOLLEYBALL	.00	1,660.00	2,400.00	740.00	69.2
20-34-811 SALES TAX BOND PMT-RESTRICTED	.00	.00	.00	.00	.0
20-34-841 GRAVEL PIT FEES	.00	23,416.83	55,000.00	31,583.17	42.6
<b>TOTAL RECREATION REVENUE</b>	<b>3,576.00</b>	<b>109,494.96</b>	<b>136,000.00</b>	<b>26,505.04</b>	<b>80.5</b>
<u>SOURCE 36</u>					
20-36-895 RENTAL OF UNIFORMS AND EQUIP	.00	.00	.00	.00	.0
20-36-897 KNIGHT'S FOOTBALL REGISTRATION	.00	.00	.00	.00	.0
20-36-898 KNIGHT'S FOOTBALL SALES	.00	.00	.00	.00	.0
20-36-899 BIGGEST LOSER	.00	.00	.00	.00	.0
<b>TOTAL SOURCE 36</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<u>SOURCE 37</u>					
20-37-100 INTEREST EARNINGS	.00	2,475.75	3,000.00	524.25	82.5
<b>TOTAL SOURCE 37</b>	<b>.00</b>	<b>2,475.75</b>	<b>3,000.00</b>	<b>524.25</b>	<b>82.5</b>
<u>CONTRIBUTIONS &amp; TRANSFERS</u>					
20-39-091 TRANSFER FROM CAPITAL PROJECTS	.00	.00	.00	.00	.0
20-39-470 TRANSFER FROM GENERAL FUND	.00	37,500.00	75,000.00	37,500.00	50.0
20-39-800 TRANSFER FROM IMPACT FEE FUND	.00	676.76	90,000.00	89,323.24	.8
20-39-900 CONTRIBUTION FROM FUND BALANCE	.00	.00	.00	.00	.0
<b>TOTAL CONTRIBUTIONS &amp; TRANSFERS</b>	<b>.00</b>	<b>38,176.76</b>	<b>165,000.00</b>	<b>126,823.24</b>	<b>23.1</b>
<b>TOTAL FUND REVENUE</b>	<b>3,576.00</b>	<b>150,147.47</b>	<b>304,000.00</b>	<b>153,852.53</b>	<b>49.4</b>

SOUTH WEBER CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

RECREATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>RECREATION EXPENDITURES</u>					
20-71-110 FULL-TIME EMPLOYEE SALARIES	3,484.80	43,710.00	47,000.00	3,290.00	93.0
20-71-120 PART-TIME EMPLOYEE SALARIES	2,501.85	34,609.18	53,000.00	18,390.82	65.3
20-71-130 EMPLOYEE BENEFIT - RETIREMENT	686.52	8,257.94	10,000.00	1,742.06	82.6
20-71-131 EMPLOYEE BENEFIT-EMPLOYER FICA	450.23	5,903.87	7,600.00	1,696.13	77.7
20-71-133 EMPLOYEE BENEFIT - WORK. COMP.	139.24	1,521.15	2,400.00	878.85	63.4
20-71-134 EMPLOYEE BENEFIT - UI	1,300.00	1,300.00	1,300.00	.00	100.0
20-71-135 EMPLOYEE BENEFIT - HEALTH INS.	707.40	7,893.75	8,700.00	806.25	90.7
20-71-137 EMPLOYEE TESTING	38.00	299.80	.00	( 299.80)	.0
20-71-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	.00	.00	.0
20-71-230 TRAVEL	.00	207.09	1,500.00	1,292.91	13.8
20-71-240 OFFICE SUPPLIES AND EXPENSE	210.07	498.45	1,000.00	501.55	49.9
20-71-241 MATERIALS & SUPPLIES	250.05	909.93	2,000.00	1,090.07	45.5
20-71-250 EQUIPMENT SUPPLIES & MAINT.	.00	472.30	1,000.00	527.70	47.2
20-71-256 FUEL EXPENSE	22.81	307.75	100.00	( 207.75)	307.8
20-71-262 GENERAL GOVERNMENT BUILDINGS	.00	1,907.04	4,000.00	2,092.96	47.7
20-71-270 UTILITIES	34.88	5,367.08	5,500.00	132.92	97.6
20-71-280 TELEPHONE	295.11	3,020.78	3,000.00	( 20.78)	100.7
20-71-331 CITY PROMOTION	19.49	770.68	1,500.00	729.32	51.4
20-71-340 PROGRAM OFFICIALS	.00	.00	.00	.00	.0
20-71-350 SOFTWARE MAINTENANCE	44.70	478.30	600.00	121.70	79.7
20-71-370 PROFESSIONAL/TECHNICAL SERVICE	.00	.00	.00	.00	.0
20-71-480 BASKETBALL	.00	10,685.57	11,500.00	814.43	92.9
20-71-481 BASEBALL & SOFTBALL	520.48	1,167.92	7,000.00	5,832.08	16.7
20-71-482 SOCCER	520.75	3,369.87	5,000.00	1,630.13	67.4
20-71-483 FLAG FOOTBALL	.00	2,179.47	3,500.00	1,320.53	62.3
20-71-484 VOLLEYBALL	.00	1,185.39	2,000.00	814.61	59.3
20-71-485 SUMMER FUN	.00	700.00	2,000.00	1,300.00	35.0
20-71-486 SR LUNCHEON	.00	653.66	1,500.00	846.34	43.6
20-71-487 KNIGHT'S FOOTBALL	.00	.00	.00	.00	.0
20-71-488 COMPETITION BASKETBALL	1,318.50	8,192.44	9,000.00	807.56	91.0
20-71-489 COMPETITION BASEBALL	.00	151.95	300.00	148.05	50.7
20-71-490 BIGGEST LOSER	.00	.00	.00	.00	.0
20-71-494 YOUTH CITY COUNCIL	.00	.00	.00	.00	.0
20-71-510 INSURANCE & SURETY BONDS	.00	.00	.00	.00	.0
20-71-530 INTEREST EXPENSE	.00	21,966.20	20,300.00	( 1,666.20)	108.2
20-71-550 BANKING CHARGES	22.06	600.88	400.00	( 200.88)	150.2
20-71-610 MISCELLANEOUS	119.94	715.98	1,000.00	284.02	71.6
20-71-620 MISCELLANEOUS SERVICES	.00	.00	.00	.00	.0
20-71-625 CASH OVER AND SHORT	.00	( 15.00)	.00	15.00	.0
20-71-740 EQUIPMENT PURCHASES	.00	961.98	1,000.00	38.02	96.2
20-71-745 EQUIPMENT COSTING OVER \$500	.00	.00	.00	.00	.0
20-71-811 SALES TAX REV BOND - PRINCIPAL	.00	59,760.00	69,800.00	10,040.00	85.6
20-71-900 BUDGETED INCREASE IN FUND BAL	.00	.00	.00	.00	.0
20-71-915 TRANSFER TO ADMIN. SERVICES	.00	9,750.00	19,500.00	9,750.00	50.0
<b>TOTAL RECREATION EXPENDITURES</b>	<b>12,686.88</b>	<b>239,461.40</b>	<b>304,000.00</b>	<b>64,538.60</b>	<b>78.8</b>

SOUTH WEBER CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

RECREATION FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>PCNT</u>
TOTAL FUND EXPENDITURES	12,686.88	239,461.40	304,000.00	64,538.60	78.8
NET REVENUE OVER EXPENDITURES	( 9,110.88)	( 89,313.93)	.00	89,313.93	.0

SOUTH WEBER CITY CORPORATION  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

SEWER IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
21-37-100 INTEREST EARNINGS	.00	674.16	.00	( 674.16)	.0
21-37-200 SEWER IMPACT FEES	43,995.00	187,005.65	50,000.00	( 137,005.65)	374.0
TOTAL REVENUE	43,995.00	187,679.81	50,000.00	( 137,679.81)	375.4
<u>CONTRIBUTIONS &amp; TRANSFERS</u>					
21-39-500 CONTRIBUTION FROM FUND BAL	.00	.00	.00	.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	43,995.00	187,679.81	50,000.00	( 137,679.81)	375.4

SOUTH WEBER CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

SEWER IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
21-40-490 SEWER IMPACT FEE PROJECTS	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	.00	.00	.00	.00	.0
<u>DEPARTMENT 80</u>					
21-80-800 TRANSFERS	.00	14,311.00	50,000.00	35,689.00	28.6
TOTAL DEPARTMENT 80	.00	14,311.00	50,000.00	35,689.00	28.6
TOTAL FUND EXPENDITURES	.00	14,311.00	50,000.00	35,689.00	28.6
NET REVENUE OVER EXPENDITURES	43,995.00	173,368.81	.00	( 173,368.81)	.0



SOUTH WEBER CITY CORPORATION  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

STORM SEWER IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
22-37-100 INTEREST EARNINGS	.00	851.85	500.00	( 351.85)	170.4
22-37-200 STORM SEWER IMPACT FEE	5,985.00	43,225.00	56,000.00	12,775.00	77.2
<b>TOTAL REVENUE</b>	<b>5,985.00</b>	<b>44,076.85</b>	<b>56,500.00</b>	<b>12,423.15</b>	<b>78.0</b>
<u>CONTRIBUTIONS &amp; TRANSFERS</u>					
22-39-500 CONTRIBUTION FROM FUND BAL	.00	.00	.00	.00	.0
<b>TOTAL CONTRIBUTIONS &amp; TRANSFERS</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>5,985.00</b>	<b>44,076.85</b>	<b>56,500.00</b>	<b>12,423.15</b>	<b>78.0</b>

SOUTH WEBER CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

STORM SEWER IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
22-40-690 PROJECTS	.00	2,080.75	7,000.00	4,919.25	29.7
22-40-699 STORM SEWER IMPACT FEE PROJECT	.00	.00	.00	.00	.0
22-40-799 FACILITIES	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	.00	2,080.75	7,000.00	4,919.25	29.7
<u>DEPARTMENT 80</u>					
22-80-800 TFR TO STORM SEWER FUND	.00	.00	49,500.00	49,500.00	.0
TOTAL DEPARTMENT 80	.00	.00	49,500.00	49,500.00	.0
TOTAL FUND EXPENDITURES	.00	2,080.75	56,500.00	54,419.25	3.7
NET REVENUE OVER EXPENDITURES	5,985.00	41,996.10	.00	( 41,996.10)	.0

SOUTH WEBER CITY CORPORATION  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

PARK IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
23-37-100 INTEREST EARNINGS	.00	446.74	.00	( 446.74)	.0
23-37-200 PARK IMPACT FEE	31,440.00	118,130.72	34,000.00	( 84,130.72)	347.4
<b>TOTAL REVENUE</b>	<b>31,440.00</b>	<b>118,577.46</b>	<b>34,000.00</b>	<b>( 84,577.46)</b>	<b>348.8</b>
<u>CONTRIBUTIONS &amp; TRANSFERS</u>					
23-39-500 CONTRIBUTION FROM FUND BAL	.00	.00	.00	.00	.0
<b>TOTAL CONTRIBUTIONS &amp; TRANSFERS</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>31,440.00</b>	<b>118,577.46</b>	<b>34,000.00</b>	<b>( 84,577.46)</b>	<b>348.8</b>

SOUTH WEBER CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

PARK IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
23-40-250 EQUIPMENT	.00	.00	.00	.00	.0
23-40-760 PROJECTS	.00	2,995.50	.00	( 2,995.50)	.0
23-40-800 PARK FUND BALANCE	.00	.00	34,000.00	34,000.00	.0
TOTAL EXPENDITURES	.00	2,995.50	34,000.00	31,004.50	8.8
TOTAL FUND EXPENDITURES	.00	2,995.50	34,000.00	31,004.50	8.8
NET REVENUE OVER EXPENDITURES	31,440.00	115,581.96	.00	( 115,581.96)	.0

SOUTH WEBER CITY CORPORATION  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

ROAD IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
24-37-100 INTEREST EARNINGS	.00	1,632.03	1,000.00	( 632.03)	163.2
24-37-200 ROAD IMPACT FEE	10,335.00	56,498.00	30,000.00	( 26,498.00)	188.3
<b>TOTAL REVENUE</b>	<b>10,335.00</b>	<b>58,130.03</b>	<b>31,000.00</b>	<b>( 27,130.03)</b>	<b>187.5</b>
<u>CONTRIBUTIONS &amp; TRANSFERS</u>					
24-39-500 CONTRIBUTION FROM FUND BAL	.00	.00	.00	.00	.0
<b>TOTAL CONTRIBUTIONS &amp; TRANSFERS</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>10,335.00</b>	<b>58,130.03</b>	<b>31,000.00</b>	<b>( 27,130.03)</b>	<b>187.5</b>

SOUTH WEBER CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

ROAD IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
24-40-760 PROJECTS	.00	3,491.00	.00	( 3,491.00)	.0
24-40-799 FACILITIES	.00	.00	.00	.00	.0
24-40-800 ROAD FUND BALANCE	.00	.00	31,000.00	31,000.00	.0
TOTAL EXPENDITURES	.00	3,491.00	31,000.00	27,509.00	11.3
TOTAL FUND EXPENDITURES	.00	3,491.00	31,000.00	27,509.00	11.3
NET REVENUE OVER EXPENDITURES	10,335.00	54,639.03	.00	( 54,639.03)	.0

SOUTH WEBER CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

COUNTRY FAIR DAYS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COUNTRY FAIR DAYS REVENUE</u>					
25-34-800	CFD DONATIONS	.00	14,050.00	18,800.00	4,750.00 74.7
25-34-850	ENTRY FEES & REGISTRATIONS	.00	.00	.00	.00 .0
25-34-900	MONDAY NIGHT DINNER & LET'S MA	.00	6,378.97	6,500.00	121.03 98.1
25-34-901	GOLF TOURNAMENT	.00	1,940.00	4,250.00	2,310.00 45.7
25-34-902	3 ON 3 BASKETBALL	.00	800.00	1,000.00	200.00 80.0
25-34-903	BABY CONTEST & LITTLE MISS	.00	609.00	650.00	41.00 93.7
25-34-904	KID-K-FUN RUN	.00	1,953.00	2,200.00	247.00 88.8
25-34-905	RICHARD BOUCHARD MEMORIAL RUN	.00	5,685.00	6,000.00	315.00 94.8
25-34-906	RODEO	.00	812.00	1,300.00	488.00 62.5
25-34-907	PARADE	.00	.00	.00	.00 .0
25-34-908	ADULT ANYTHING GOES	.00	.00	.00	.00 .0
25-34-909	YOUTH ANYTHING GOES	.00	540.00	750.00	210.00 72.0
25-34-910	COKE WAGON & ICE	.00	3,264.95	4,650.00	1,385.05 70.2
25-34-911	BOOTHES	.00	1,165.00	800.00	( 365.00) 145.6
25-34-912	CFD - YOUTH DANCE	.00	134.00	.00	( 134.00) .0
25-34-919	SOUTH WEBER IDOL	.00	70.00	50.00	( 20.00) 140.0
25-34-921	CAR SHOW	.00	.00	.00	.00 .0
25-34-922	DUTCH OVEN	.00	.00	.00	.00 .0
25-34-923	EATING CONTEST	.00	.00	.00	.00 .0
25-34-924	PICKLE BALL	.00	145.00	350.00	205.00 41.4
	TOTAL COUNTRY FAIR DAYS REVENUE	.00	37,546.92	47,300.00	9,753.08 79.4
<u>SOURCE 37</u>					
25-37-100	INTEREST EARNINGS	.00	29.01	.00	( 29.01) .0
	TOTAL SOURCE 37	.00	29.01	.00	( 29.01) .0
<u>CONTRIBUTIONS AND TRANSFERS</u>					
25-39-470	TRANSFER FROM GENERAL FUND	.00	.00	6,000.00	6,000.00 .0
25-39-500	CONTRIBUTION FROM FUND BAL	.00	.00	.00	.00 .0
	TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	6,000.00	6,000.00 .0
	TOTAL FUND REVENUE	.00	37,575.93	53,300.00	15,724.07 70.5

SOUTH WEBER CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

COUNTRY FAIR DAYS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COUNTRY FAIR DAYS EXPENDITURES</u>					
25-72-500 MONDAY DINNER & MAKE A DEAL	.00	5,530.67	6,500.00	969.33	85.1
25-72-501 GOLF TOURNAMENT	.00	2,374.95	4,250.00	1,875.05	55.9
25-72-502 3 ON 3 BASKETBALL	.00	478.82	600.00	121.18	79.8
25-72-503 BABY CONTEST & LITTLE MISS	.00	839.89	650.00	( 189.89)	129.2
25-72-504 KID-K FUN RUN	.00	2,044.71	2,200.00	155.29	92.9
25-72-505 RICHARD BOUCHARD MEMORIAL RUN	.00	5,175.73	6,000.00	824.27	86.3
25-72-506 RODEO	.00	776.14	1,000.00	223.86	77.6
25-72-507 PARADE	.00	.00	700.00	700.00	.0
25-72-508 ADULT ANYTHING GOES	.00	.00	.00	.00	.0
25-72-509 YOUTH ANYTHING GOES	.00	749.01	750.00	.99	99.9
25-72-510 FIREWORKS	.00	4,000.00	4,000.00	.00	100.0
25-72-511 ENTERTAINMENT	.00	2,175.00	4,250.00	2,075.00	51.2
25-72-512 EQUIPMENT RENTALS	.00	4,747.98	4,000.00	( 747.98)	118.7
25-72-513 SHIRTS	.00	.00	300.00	300.00	.0
25-72-515 PROMO PRINTING/MAILING SUPPLIE	.00	211.60	700.00	488.40	30.2
25-72-516 FOOD WAGON	.00	2,434.55	4,000.00	1,565.45	60.9
25-72-517 MISC SUPPLIES	.00	1,418.19	1,000.00	( 418.19)	141.8
25-72-518 EQUIPMENT PURCHASES	.00	.00	.00	.00	.0
25-72-519 SOUTH WEBER IDOL	.00	.00	.00	.00	.0
25-72-520 EATING CONTEST	.00	.00	.00	.00	.0
25-72-521 CAR SHOW	.00	200.96	200.00	( .96)	100.5
25-72-522 DUTCH OVEN	.00	.00	.00	.00	.0
25-72-523 BOOTHS	.00	247.73	400.00	152.27	61.9
25-72-524 SWIM PARTY	.00	50.00	750.00	700.00	6.7
25-72-525 ICE	.00	.00	1,000.00	1,000.00	.0
25-72-526 MAKE A DEAL	.00	3,138.68	3,500.00	361.32	89.7
25-72-527 TENT RENTAL	.00	.00	.00	.00	.0
25-72-528 OL TIMERS BASEBALL GAME	.00	138.50	200.00	61.50	69.3
25-72-529 PICKLE BALL	.00	213.52	350.00	136.48	61.0
25-72-600 BUDGETED INCREASE IN FUND BAL	.00	.00	6,000.00	6,000.00	.0
TOTAL COUNTRY FAIR DAYS EXPENDITURES	.00	36,946.63	53,300.00	16,353.37	69.3
TOTAL FUND EXPENDITURES	.00	36,946.63	53,300.00	16,353.37	69.3
NET REVENUE OVER EXPENDITURES	.00	629.30	.00	( 629.30)	.0



SOUTH WEBER CITY CORPORATION  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

WATER IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>REVENUE</u>					
26-37-100 INTEREST EARNINGS	.00	2,029.55	400.00	( 1,629.55)	507.4
26-37-200 WATER IMPACT FEES	18,075.00	96,896.00	81,000.00	( 15,896.00)	119.6
<b>TOTAL REVENUE</b>	<b>18,075.00</b>	<b>98,925.55</b>	<b>81,400.00</b>	<b>( 17,525.55)</b>	<b>121.5</b>
<u>CONTRIBUTIONS &amp; TRANSFERS</u>					
26-39-500 CONTRIBUTION FROM FUND BAL	.00	.00	.00	.00	.0
<b>TOTAL CONTRIBUTIONS &amp; TRANSFERS</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>18,075.00</b>	<b>98,925.55</b>	<b>81,400.00</b>	<b>( 17,525.55)</b>	<b>121.5</b>

SOUTH WEBER CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

WATER IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 40</u>					
26-40-690 PROJECTS	.00	.00	.00	.00	.0
26-40-760 WATER IMPACT FEE 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	81,400.00	81,400.00	.0
TOTAL TRANSFERS	.00	.00	81,400.00	81,400.00	.0
TOTAL FUND EXPENDITURES	.00	.00	81,400.00	81,400.00	.0
NET REVENUE OVER EXPENDITURES	18,075.00	98,925.55	.00	( 98,925.55)	.0

SOUTH WEBER CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

RECREATION IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<hr/>					
27-34-200 RECREATION IMPACT FEES	12,510.00	68,388.00	19,200.00	( 49,188.00)	356.2
TOTAL SOURCE 34	12,510.00	68,388.00	19,200.00	( 49,188.00)	356.2
<hr/>					
<u>REVENUE</u>					
27-37-100 INTEREST EARNINGS	.00	912.82	.00	( 912.82)	.0
TOTAL REVENUE	.00	912.82	.00	( 912.82)	.0
<hr/>					
<u>CONTRIBUTIONS &amp; TRANSFERS</u>					
27-39-470 TRANSFER FROM RECREATION FUND	.00	.00	.00	.00	.0
27-39-500 CONTRIBUTION FROM FUND BAL	.00	.00	70,800.00	70,800.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	70,800.00	70,800.00	.0
<hr/>					
TOTAL FUND REVENUE	12,510.00	69,300.82	90,000.00	20,699.18	77.0

SOUTH WEBER CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

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
<b>TOTAL EXPENDITURES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<u>DEPARTMENT 80</u>					
27-80-800 TRANSFERS	.00	.00	90,000.00	90,000.00	.0
<b>TOTAL DEPARTMENT 80</b>	<b>.00</b>	<b>.00</b>	<b>90,000.00</b>	<b>90,000.00</b>	<b>.0</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>.00</b>	<b>.00</b>	<b>90,000.00</b>	<b>90,000.00</b>	<b>.0</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>12,510.00</b>	<b>69,300.82</b>	<b>.00</b>	<b>( 69,300.82)</b>	<b>.0</b>

SOUTH WEBER CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

PUBLIC SAFETY IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
29-34-200 PUBLIC SAFETY IMPACT FEES	1,890.00	10,332.00	10,000.00	( 332.00)	103.3
TOTAL SOURCE 34	1,890.00	10,332.00	10,000.00	( 332.00)	103.3
 <u>REVENUE</u>					
29-37-100 INTEREST EARNINGS	.00	234.12	.00	( 234.12)	.0
TOTAL REVENUE	.00	234.12	.00	( 234.12)	.0
 <u>CONTRIBUTIONS &amp; TRANSFERS</u>					
29-39-470 TRANS FROM CAPITAL IMPROVEMENT	.00	.00	.00	.00	.0
29-39-500 CONTRIBUTION FROM FUND BAL	.00	.00	11,900.00	11,900.00	.0
TOTAL CONTRIBUTIONS & TRANSFERS	.00	.00	11,900.00	11,900.00	.0
 TOTAL FUND REVENUE	 1,890.00	 10,566.12	 21,900.00	 11,333.88	 48.3

SOUTH WEBER CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

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
<b>TOTAL EXPENDITURES</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<u>DEPARTMENT 80</u>					
29-80-800 TRANSFERS	.00	.00	21,900.00	21,900.00	.0
<b>TOTAL DEPARTMENT 80</b>	<b>.00</b>	<b>.00</b>	<b>21,900.00</b>	<b>21,900.00</b>	<b>.0</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>.00</b>	<b>.00</b>	<b>21,900.00</b>	<b>21,900.00</b>	<b>.0</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>1,890.00</b>	<b>10,566.12</b>	<b>.00</b>	<b>( 10,566.12)</b>	<b>.0</b>

SOUTH WEBER CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>INTERGOVERNMENTAL REVENUE</u>					
45-33-400 STATE GRANTS	.00	.00	.00	.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	.00	.00	.0
<u>CHARGES FOR SERVICES</u>					
45-34-435 DONATIONS - CMP RAIL ROAD	.00	1,000.00	.00	( 1,000.00)	.0
45-34-440 CONTRIBUTIONS	.00	.00	.00	.00	.0
45-34-445 CONTRIBUTIONS - RESTRICTED	.00	79.00	.00	( 79.00)	.0
TOTAL CHARGES FOR SERVICES	.00	1,079.00	.00	( 1,079.00)	.0
<u>MISCELLANEOUS REVENUE</u>					
45-36-100 INTEREST EARNINGS	.00	10,461.93	6,400.00	( 4,061.93)	163.5
45-36-110 SALE OF PROPERTY	.00	.00	1,300,000.00	1,300,000.00	.0
TOTAL MISCELLANEOUS REVENUE	.00	10,461.93	1,306,400.00	1,295,938.07	.8
<u>CONTRIBUTIONS AND TRANSFERS</u>					
45-39-380 FUND SURPLUS-UNRESTRICTED	.00	.00	.00	.00	.0
45-39-385 SAFETY VEHICLE FUND - RESTRICT	.00	.00	.00	.00	.0
45-39-389 FUND BALANCE TO BE APPROPRIATE	.00	.00	849,300.00	849,300.00	.0
45-39-390 TRANS FROM GENERAL FUND - SAFE	.00	.00	17,000.00	17,000.00	.0
45-39-450 BOND FORFEITURE	.00	.00	.00	.00	.0
45-39-470 TRANSFER FROM GENERAL FUND	.00	8,500.00	.00	( 8,500.00)	.0
45-39-500 CONTRIBUTION FROM FUND BAL	.00	.00	.00	.00	.0
45-39-800 TRANSFER FROM IMPACT FEES	.00	2,103.00	.00	( 2,103.00)	.0
TOTAL CONTRIBUTIONS AND TRANSFERS	.00	10,603.00	866,300.00	855,697.00	1.2
TOTAL FUND REVENUE	.00	22,143.93	2,172,700.00	2,150,556.07	1.0

SOUTH WEBER CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-700 SHOP EXPENDITURES	.00	.00	.00	.00	.0
45-40-730 CHERRY FARMS RESTROOM	.00	.00	.00	.00	.0
45-40-740 GENERAL CAPITAL PROJECTS	.00	.00	.00	.00	.0
45-40-745 EQUIPMENT COSTING OVER \$500	.00	.00	.00	.00	.0
45-40-760 STREET OVERLAY/RESTORE CURB-G	.00	.00	.00	.00	.0
45-40-780 FIRETRUCK ANNUAL PAYMENT	.00	.00	.00	.00	.0
45-40-790 SNOW PLOW TRUCK LEASE OR PURCH	.00	.00	.00	.00	.0
45-40-830 TRNSFR- PARK PMT 8782020	.00	.00	.00	.00	.0
TOTAL EXPENDITURES	.00	.00	.00	.00	.0
<u>DEPARTMENT 43</u>					
45-43-740 ADMIN - PURCHASE OF EQUIPMENT	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 43	.00	.00	.00	.00	.0
<u>DEPARTMENT 57</u>					
45-57-740 FIRE - PURCHASE OF EQUIPMENT	11,776.05	271,896.55	160,000.00	( 111,896.55)	169.9
TOTAL DEPARTMENT 57	11,776.05	271,896.55	160,000.00	( 111,896.55)	169.9
<u>DEPARTMENT 60</u>					
45-60-720 STREETS - BUILDINGS	.00	5,049.50	92,000.00	86,950.50	5.5
45-60-730 STREETS-IMP OTHER THAN BLDG	3,366.00	594,708.91	416,000.00	( 178,708.91)	143.0
45-60-740 STREETS - PURCHASE OF EQUIP.	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 60	3,366.00	599,758.41	508,000.00	( 91,758.41)	118.1
<u>DEPARTMENT 70</u>					
45-70-710 PARKS - LAND	.00	.00	.00	.00	.0
45-70-730 PARKS - IMPROV OTHER THAN BLDG	.00	32,355.61	190,000.00	157,644.39	17.0
45-70-740 PARKS - PURCHASE OF EQUIPMENT	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 70	.00	32,355.61	190,000.00	157,644.39	17.0



SOUTH WEBER CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 90</u>					
45-90-850 TRANSFER TO TRANS. UTIL. FUND	.00	.00	14,700.00	14,700.00	.0
45-90-900 TRANSFER TO FUND BALANCE	.00	.00	1,300,000.00	1,300,000.00	.0
TOTAL DEPARTMENT 90	.00	.00	1,314,700.00	1,314,700.00	.0
TOTAL FUND EXPENDITURES	15,142.05	904,010.57	2,172,700.00	1,268,689.43	41.6
NET REVENUE OVER EXPENDITURES	( 15,142.05)	( 881,866.64)	.00	881,866.64	.0

SOUTH WEBER CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
51-36-100 INTEREST EARNINGS	.00	8,589.01	10,000.00	1,410.99	85.9
51-36-300 MISC UTILITY REVENUE	75.00	3,300.00	.00	( 3,300.00)	.0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>75.00</b>	<b>11,889.01</b>	<b>10,000.00</b>	<b>( 1,889.01)</b>	<b>118.9</b>
<u>WATER UTILITIES REVENUE</u>					
51-37-100 WATER SALES	92,427.34	973,912.10	1,056,000.00	82,087.90	92.2
51-37-105 WATER CONNECTION FEE	3,975.00	21,730.75	12,000.00	( 9,730.75)	181.1
51-37-130 PENALTIES	2,935.00	40,604.56	45,500.00	4,895.44	89.2
<b>TOTAL WATER UTILITIES REVENUE</b>	<b>99,337.34</b>	<b>1,036,247.41</b>	<b>1,113,500.00</b>	<b>77,252.59</b>	<b>93.1</b>
<u>SOURCE 38</u>					
51-38-820 CONTRIBUTIONS - WTR IMPACT FD	.00	50,095.96	81,400.00	31,304.04	61.5
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 DISPOSAL OF ASSETS	.00	.00	.00	.00	.0
<b>TOTAL SOURCE 38</b>	<b>.00</b>	<b>50,095.96</b>	<b>81,400.00</b>	<b>31,304.04</b>	<b>61.5</b>
<u>CONTRIBUTIONS AND TRANSFERS</u>					
51-39-500 CONTRIBUTION FROM FUND BAL	.00	.00	176,100.00	176,100.00	.0
51-39-511 TRANSFER FROM SEWER UTILITY	.00	.00	.00	.00	.0
<b>TOTAL CONTRIBUTIONS AND TRANSFERS</b>	<b>.00</b>	<b>.00</b>	<b>176,100.00</b>	<b>176,100.00</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>99,412.34</b>	<b>1,098,232.38</b>	<b>1,381,000.00</b>	<b>282,767.62</b>	<b>79.5</b>

SOUTH WEBER CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
51-40-105 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
51-40-110 FULL-TIME EMPLOYEE SALARIES	7,463.50	78,448.90	73,000.00	( 5,448.90)	107.5
51-40-130 EMPLOYEE BENEFIT - RETIREMENT	1,188.84	19,481.99	17,000.00	( 2,481.99)	114.6
51-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	556.83	7,634.74	6,000.00	( 1,634.74)	127.3
51-40-133 EMPLOYEE BENEFIT - WORK. COMP.	222.98	2,082.75	3,000.00	917.25	69.4
51-40-134 EMPLOYEE BENEFIT - UI	1,000.00	1,000.00	1,000.00	.00	100.0
51-40-135 EMPLOYEE BENEFIT - HEALTH INS.	1,352.48	19,481.32	20,000.00	518.68	97.4
51-40-137 EMPLOYEE TESTING	.00	.00	.00	.00	.0
51-40-140 UNIFORMS	63.42	629.51	800.00	170.49	78.7
51-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	2,360.00	1,100.00	( 1,260.00)	214.6
51-40-230 TRAVEL	24.86	2,076.63	5,000.00	2,923.37	41.5
51-40-240 OFFICE SUPPLIES & EXPENSE	248.85	1,659.23	1,500.00	( 159.23)	110.6
51-40-245 EQUIPMENT COSTING OVER \$500	.00	.00	.00	.00	.0
51-40-250 EQUIPMENT SUPPLIES & MAINT.	557.66	7,002.95	25,000.00	17,997.05	28.0
51-40-255 VEHICLE LEASE	.00	.00	.00	.00	.0
51-40-256 FUEL EXPENSE	.00	1,538.14	2,000.00	461.86	76.9
51-40-260 BUILDINGS & GROUNDS	.00	.00	9,000.00	9,000.00	.0
51-40-262 GENERAL GOVERNMENT BUILDINGS	.00	.00	.00	.00	.0
51-40-270 WATER - POWER & PUMPING	1,482.57	12,893.35	24,000.00	11,106.65	53.7
51-40-280 TELEPHONE AND WIRELESS	171.06	2,126.12	2,000.00	( 126.12)	106.3
51-40-311 PROFESSIONAL TECHNICAL	.00	2,032.00	2,500.00	468.00	81.3
51-40-312 PROFESSIONAL/TECHNICAL-ENGIN	1,439.00	24,210.50	20,000.00	( 4,210.50)	121.1
51-40-315 PROFESSIONAL & TECH. - AUDITOR	.00	.00	.00	.00	.0
51-40-350 SOFTWARE MAINTENANCE	134.10	3,929.90	6,700.00	2,770.10	58.7
51-40-370 UTILITY BILLING	827.54	9,646.36	9,000.00	( 646.36)	107.2
51-40-480 SPECIAL WATER SUPPLIES	4,519.38	8,023.03	5,000.00	( 3,023.03)	160.5
51-40-481 WATER PURCHASES	( 1,551.48)	262,415.93	270,000.00	7,584.07	97.2
51-40-483 EMERGENCY LEAKS & REPAIRS	.00	.00	.00	.00	.0
51-40-485 FIRE HYDRANT UPDATE	.00	31,682.39	40,000.00	8,317.61	79.2
51-40-490 WATER O & M CHARGE	2,214.61	72,535.82	74,000.00	1,464.18	98.0
51-40-530 INTEREST EXPENSE	56,733.61	56,733.61	142,000.00	85,266.39	40.0
51-40-550 BANKING CHARGES	439.90	5,600.95	4,500.00	( 1,100.95)	124.5
51-40-650 DEPRECIATION	.00	.00	225,000.00	225,000.00	.0
51-40-720 METER REPLACEMENTS	.00	40,735.74	50,000.00	9,264.26	81.5
51-40-730 CAPITAL OUTLAY - IMPROV	.00	39,909.75	98,000.00	58,090.25	40.7
51-40-740 EQUIPMENT	.00	35,531.00	100,000.00	64,469.00	35.5
51-40-750 CAPITAL OUTLAY - VEHICLES	.00	.00	.00	.00	.0
51-40-811 BOND PRINCIPAL	85,000.00	85,000.00	75,000.00	( 10,000.00)	113.3
51-40-900 TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.0
51-40-915 TRANSFER TO ADMIN SERVICES	.00	34,450.00	68,900.00	34,450.00	50.0
<b>TOTAL EXPENDITURES</b>	<b>164,089.71</b>	<b>870,852.61</b>	<b>1,381,000.00</b>	<b>510,147.39</b>	<b>63.1</b>
<u>DEPARTMENT 80</u>					
51-80-512 CONTRIBUTIONS	.00	.00	.00	.00	.0
<b>TOTAL DEPARTMENT 80</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>

SOUTH WEBER CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	164,089.71	870,852.61	1,381,000.00	510,147.39	63.1
NET REVENUE OVER EXPENDITURES	( 64,677.37)	227,379.77	.00	( 227,379.77)	.0

SOUTH WEBER CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
52-36-100 INTEREST EARNINGS	.00	13,720.35	15,000.00	1,279.65	91.5
TOTAL MISCELLANEOUS REVENUE	.00	13,720.35	15,000.00	1,279.65	91.5
<u>SEWER UTILITIES REVENUE</u>					
52-37-130 PENALTIES	.00	.00	.00	.00	.0
52-37-300 SEWER SALES	73,644.72	805,020.06	867,000.00	61,979.94	92.9
52-37-360 CWDIS 5% RETAINAGE	1,749.75	9,565.30	7,000.00	( 2,565.30)	136.7
52-37-400 CWSID SEWER CONN FEES PAYABLE	.00	.00	.00	.00	.0
52-37-500 SEWER IMPACT FEES-REST BOND	.00	.00	.00	.00	.0
TOTAL SEWER UTILITIES REVENUE	75,394.47	814,585.36	874,000.00	59,414.64	93.2
<u>SOURCE 38</u>					
52-38-820 TFR FROM SEWER IMPACT FEES	.00	14,311.00	50,000.00	35,689.00	28.6
52-38-910 CAPITAL CONTRIBUTIONS	.00	.00	.00	.00	.0
52-38-920 GAIN LOSS SALE OF ASSETS	.00	.00	.00	.00	.0
TOTAL SOURCE 38	.00	14,311.00	50,000.00	35,689.00	28.6
<u>SOURCE 39</u>					
52-39-500 CONTRIBUTION FROM FUND BAL	.00	.00	.00	.00	.0
TOTAL SOURCE 39	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	75,394.47	842,616.71	939,000.00	96,383.29	89.7

SOUTH WEBER CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
52-40-105 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
52-40-110 FULL-TIME EMPLOYEE SALARIES	4,308.33	39,711.43	31,000.00	( 8,711.43)	128.1
52-40-130 EMPLOYEE BENEFIT - RETIREMENT	728.22	11,707.43	8,000.00	( 3,707.43)	146.3
52-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	322.24	4,656.57	3,000.00	( 1,656.57)	155.2
52-40-133 EMPLOYEE BENEFIT - WORK. COMP.	116.07	1,126.69	1,000.00	( 126.69)	112.7
52-40-134 EMPLOYEE BENEFIT - UI	500.00	500.00	500.00	.00	100.0
52-40-135 EMPLOYEE BENEFIT - HEALTH INS.	502.88	9,417.72	3,000.00	( 6,417.72)	313.9
52-40-140 UNIFORMS	31.70	210.84	400.00	189.16	52.7
52-40-210 BOOKS/SUBSCRIPTIONS/MEMBERSHIP	.00	.00	.00	.00	.0
52-40-230 TRAVEL	.00	260.00	2,000.00	1,740.00	13.0
52-40-240 OFFICE SUPPLIES & EXPENSE	248.86	1,076.62	1,200.00	123.38	89.7
52-40-250 EQUIPMENT SUPPLIES & MAINT.	.00	4,401.27	4,000.00	( 401.27)	110.0
52-40-255 VEHICLE LEASE	.00	.00	.00	.00	.0
52-40-260 BUILDINGS & GROUNDS	.00	.00	.00	.00	.0
52-40-270 SEWER - POWER & PUMPING	32.88	376.83	500.00	123.17	75.4
52-40-312 PROFESSIONAL/TECHNICAL-ENGIN	.00	9,629.50	5,200.00	( 4,429.50)	185.2
52-40-315 PROFESSIONAL & TECH. - AUDITOR	.00	.00	.00	.00	.0
52-40-350 SOFTWARE MAINTENANCE	134.10	1,434.90	2,200.00	765.10	65.2
52-40-370 UTILITY BILLING	577.02	6,735.15	6,500.00	( 235.15)	103.6
52-40-483 EMERGENCY R & R SEWER	.00	.00	.00	.00	.0
52-40-490 SEWER O & M CHARGE	117.60	1,576.32	22,000.00	20,423.68	7.2
52-40-491 SEWER TREATMENT FEE	112,169.00	443,294.79	440,000.00	( 3,294.79)	100.8
52-40-492 CONNECTION FEE - CWSID	.00	.00	.00	.00	.0
52-40-530 INTEREST EXPENSE	.00	.00	.00	.00	.0
52-40-550 BANKING CHARGES	292.15	3,755.71	3,000.00	( 755.71)	125.2
52-40-650 DEPRECIATION	.00	.00	99,000.00	99,000.00	.0
52-40-690 PROJECTS	.00	20,678.00	20,000.00	( 678.00)	103.4
52-40-915 TRANSFER TO ADMIN SERVICES	.00	16,250.00	32,500.00	16,250.00	50.0
52-40-990 TRANSFER TO FUND BALANCE	.00	.00	254,000.00	254,000.00	.0
<b>TOTAL EXPENDITURES</b>	<b>120,081.05</b>	<b>576,799.77</b>	<b>939,000.00</b>	<b>362,200.23</b>	<b>61.4</b>
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-80-512 CONTRIBUTIONS	.00	.00	.00	.00	.0
<b>TOTAL TRANSFERS AND CONTRIBUTIONS</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.0</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>120,081.05</b>	<b>576,799.77</b>	<b>939,000.00</b>	<b>362,200.23</b>	<b>61.4</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 44,686.58)</b>	<b>265,816.94</b>	<b>.00</b>	<b>( 265,816.94)</b>	<b>.0</b>

SOUTH WEBER CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

SANITATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
53-36-100 INTEREST EARNINGS	.00	2,721.74	3,000.00	278.26	90.7
TOTAL MISCELLANEOUS REVENUE	.00	2,721.74	3,000.00	278.26	90.7
<u>SANITATION UTILITIES REVENUE</u>					
53-37-130 PENALTIES	.00	.00	.00	.00	.0
53-37-700 SANITATION FEES	29,388.82	320,243.76	340,000.00	19,756.24	94.2
TOTAL SANITATION UTILITIES REVENUE	29,388.82	320,243.76	340,000.00	19,756.24	94.2
<u>SOURCE 38</u>					
53-38-920 GAIN LOSS SALE OF ASSETS	.00	.00	.00	.00	.0
TOTAL SOURCE 38	.00	.00	.00	.00	.0
<u>SOURCE 39</u>					
53-39-500 CONTRIBUTION FROM FUND BAL	.00	.00	.00	.00	.0
TOTAL SOURCE 39	.00	.00	.00	.00	.0
TOTAL FUND REVENUE	29,388.82	322,965.50	343,000.00	20,034.50	94.2

SOUTH WEBER CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

SANITATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
53-40-105 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
53-40-110 FULL-TIME EMPLOYEE SALARIES	1,100.02	11,282.61	9,000.00	( 2,282.61)	125.4
53-40-130 EMPLOYEE BENEFIT - RETIREMENT	195.37	3,081.27	2,000.00	( 1,081.27)	154.1
53-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	82.03	1,202.95	1,000.00	( 202.95)	120.3
53-40-133 EMPLOYEE BENEFIT - WORK. COMP.	33.46	347.29	1,000.00	652.71	34.7
53-40-134 EMPLOYEE BENEFIT - UI	200.00	200.00	200.00	.00	100.0
53-40-135 EMPLOYEE BENEFIT - HEALTH INS.	132.84	2,484.23	3,000.00	515.77	82.8
53-40-140 UNIFORMS	.00	( 7.09)	.00	7.09	.0
53-40-240 OFFICE SUPPLIES & EXPENSE	.00	.00	.00	.00	.0
53-40-250 EQUIPMENT SUPPLIES & MAINT.	.00	10,658.90	5,200.00	( 5,458.90)	205.0
53-40-251 VEHICLE MAINT & SUPPLIES	.00	.00	.00	.00	.0
53-40-255 VEHICLE LEASE	.00	.00	.00	.00	.0
53-40-350 SOFTWARE MAINTENANCE	134.10	1,434.90	2,200.00	765.10	65.2
53-40-370 UTILITY BILLING	260.85	2,980.15	5,000.00	2,019.85	59.6
53-40-492 SANITATION FEE CHARGES	14,851.52	247,540.50	284,000.00	36,459.50	87.2
53-40-550 BANKING CHARGES	125.69	1,600.27	1,600.00	( .27)	100.0
53-40-650 DEPRECIATION	.00	.00	.00	.00	.0
53-40-915 TRANSFER TO ADMIN SERVICES	.00	4,900.00	9,800.00	4,900.00	50.0
53-40-990 CONTRIBUTION TO FUND BALANCE	.00	.00	19,000.00	19,000.00	.0
TOTAL EXPENDITURES	17,115.88	287,705.98	343,000.00	55,294.02	83.9
TOTAL FUND EXPENDITURES	17,115.88	287,705.98	343,000.00	55,294.02	83.9
NET REVENUE OVER EXPENDITURES	12,272.94	35,259.52	.00	( 35,259.52)	.0



SOUTH WEBER CITY CORPORATION  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

STORM SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MISCELLANEOUS REVENUE</u>					
54-36-100 INTEREST EARNINGS	.00	5,050.32	4,000.00	( 1,050.32)	126.3
TOTAL MISCELLANEOUS REVENUE	.00	5,050.32	4,000.00	( 1,050.32)	126.3
<u>STORM SEWER UTILITIES REVENUE</u>					
54-37-130 PENALTIES	.00	.00	.00	.00	.0
54-37-450 STORM SEWER REVENUE	14,593.74	159,360.86	178,500.00	19,139.14	89.3
TOTAL STORM SEWER UTILITIES REVENUE	14,593.74	159,360.86	178,500.00	19,139.14	89.3
<u>SOURCE 38</u>					
54-38-600 TFR FROM STORM SWR IMPACT FEE	.00	.00	49,500.00	49,500.00	.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 SALE OF ASSETS	.00	.00	.00	.00	.0
TOTAL SOURCE 38	.00	.00	49,500.00	49,500.00	.0
<u>SOURCE 39</u>					
54-39-500 CONTRIBUTION FROM FUND BAL	.00	.00	50,000.00	50,000.00	.0
TOTAL SOURCE 39	.00	.00	50,000.00	50,000.00	.0
TOTAL FUND REVENUE	14,593.74	164,411.18	282,000.00	117,588.82	58.3

SOUTH WEBER CITY CORPORATION  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 11 MONTHS ENDING MAY 31, 2018

STORM SEWER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
54-40-105 PART-TIME EMPLOYEE SALARIES	.00	.00	.00	.00	.0
54-40-110 FULL-TIME EMPLOYEE SALARIES	1,970.65	19,658.19	20,000.00	341.81	98.3
54-40-130 EMPLOYEE BENEFIT - RETIREMENT	366.12	4,763.06	5,000.00	236.94	95.3
54-40-131 EMPLOYEE BENEFIT-EMPLOYER FICA	145.06	1,809.75	2,000.00	190.25	90.5
54-40-133 EMPLOYEE BENEFIT - WORK. COMP.	56.53	562.67	1,000.00	437.33	56.3
54-40-134 EMPLOYEE BENEFIT - UI	300.00	300.00	300.00	.00	100.0
54-40-135 EMPLOYEE BENEFIT - HEALTH INS.	567.00	6,582.36	8,000.00	1,417.64	82.3
54-40-140 UNIFORMS	31.70	225.04	400.00	174.96	56.3
54-40-230 TRAVEL & TRAINING	.00	.00	500.00	500.00	.0
54-40-240 OFFICE SUPPLIES & EXPENSE	.00	.00	.00	.00	.0
54-40-250 EQUIPMENT SUPPLIES & MAINT.	.00	134.57	1,300.00	1,165.43	10.4
54-40-255 VEHICLE LEASE	.00	.00	.00	.00	.0
54-40-256 FUEL EXPENSE	.00	310.18	400.00	89.82	77.6
54-40-270 STORM SEWER - POWER & PUMPING	.00	.00	.00	.00	.0
54-40-312 PROFESSIONAL/TECHNICAL-ENGIN	144.00	13,856.50	2,000.00	( 11,856.50)	692.8
54-40-315 PROFESSIONAL & TECH. - AUDITOR	.00	.00	.00	.00	.0
54-40-331 PROMOTION-STORM WATER	.00	1,155.00	1,200.00	45.00	96.3
54-40-350 SOFTWARE MAINTENANCE	134.10	1,434.90	2,200.00	765.10	65.2
54-40-370 UTILITY BILLING	126.22	1,494.61	2,100.00	605.39	71.2
54-40-493 STORM SEWER O & M	.00	4,905.78	10,000.00	5,094.22	49.1
54-40-550 BANKING CHARGES	62.84	800.15	1,400.00	599.85	57.2
54-40-650 DEPRECIATION	.00	.00	108,000.00	108,000.00	.0
54-40-690 PROJECTS	.00	333,910.05	110,000.00	( 223,910.05)	303.6
54-40-915 TRANSFER TO ADMIN SERVICES	.00	3,100.00	6,200.00	3,100.00	50.0
TOTAL EXPENDITURES	3,904.22	395,002.81	282,000.00	( 113,002.81)	140.1
<u>DEPARTMENT 80</u>					
54-80-512 CONTRIBUTIONS	.00	.00	.00	.00	.0
TOTAL DEPARTMENT 80	.00	.00	.00	.00	.0
TOTAL FUND EXPENDITURES	3,904.22	395,002.81	282,000.00	( 113,002.81)	140.1
NET REVENUE OVER EXPENDITURES	10,689.52	( 230,591.63)	.00	230,591.63	.0

SOUTH WEBER CITY CORPORATION  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

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 11 MONTHS ENDING MAY 31, 2018

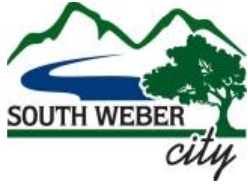
TRANSPORTATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
56-31-305 TRANSPORTATION - LOCAL OPTION	5,961.86	52,336.28	62,000.00	9,663.72	84.4
TOTAL SOURCE 31	5,961.86	52,336.28	62,000.00	9,663.72	84.4
<u>SOURCE 33</u>					
56-33-560 CLASS "C" ROAD ALLOTMENT	.00	103,462.89	150,000.00	46,537.11	69.0
TOTAL SOURCE 33	.00	103,462.89	150,000.00	46,537.11	69.0
<u>SOURCE 34</u>					
56-34-270 DEVELOPER PMTS FOR IMPROV.	.00	.00	130,000.00	130,000.00	.0
TOTAL SOURCE 34	.00	.00	130,000.00	130,000.00	.0
<u>SOURCE 36</u>					
56-36-100 INTEREST EARNINGS	.00	876.66	.00	( 876.66)	.0
TOTAL SOURCE 36	.00	876.66	.00	( 876.66)	.0
<u>SOURCE 37</u>					
56-37-800 TRANSPORTATION UTILITY FEE	10,531.52	114,967.17	126,000.00	11,032.83	91.2
TOTAL SOURCE 37	10,531.52	114,967.17	126,000.00	11,032.83	91.2
<u>CONTRIBUTIONS AND TRANSFERS</u>					
56-39-091 TRANSFER FROM CAPITAL PROJECTS	.00	.00	14,700.00	14,700.00	.0
56-39-910 TRANSFER FROM CLASS "C" RES.	.00	.00	640,000.00	640,000.00	.0
TOTAL CONTRIBUTIONS AND TRANSFERS	.00	.00	654,700.00	654,700.00	.0
TOTAL FUND REVENUE	16,493.38	271,643.00	1,122,700.00	851,057.00	24.2

SOUTH WEBER CITY CORPORATION  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 11 MONTHS ENDING MAY 31, 2018

TRANSPORTATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-76-312 PROFESSIONAL & TECH. - ENGINR	.00	22,463.99	18,000.00	( 4,463.99)	124.8
56-76-410 SPEICIAL HIGHWAY SUPPLIES	.00	3,487.75	18,000.00	14,512.25	19.4
56-76-422 CROSSWALK/STREET PAINTING	.00	.00	4,000.00	4,000.00	.0
56-76-424 CURB AND GUTTER RESTORATION	.00	139.98	24,000.00	23,860.02	.6
56-76-425 STREET SEALING	.00	.00	294,500.00	294,500.00	.0
56-76-730 STREET PROJECTS	18,975.00	32,417.50	50,000.00	17,582.50	64.8
56-76-990 CONTRIBUTION TO FUND BALANCE	.00	.00	714,200.00	714,200.00	.0
TOTAL EXPENDITURES	18,975.00	58,509.22	1,122,700.00	1,064,190.78	5.2
TOTAL FUND EXPENDITURES	18,975.00	58,509.22	1,122,700.00	1,064,190.78	5.2
NET REVENUE OVER EXPENDITURES	( 2,481.62)	213,133.78	.00	( 213,133.78)	.0



**Council Meeting Date:** July 10, 2018

**Name:** Mark McRae

**Agenda Item:** #8

**Objective:** Adoption of Transportation Capital Facilities Plan

**Background:** Horrocks Engineering is under contract with the city to do the transportation study and traffic model. The Capital Facilities Plan is the first part of the process of developing the Transportation Utility's Capital Facilities Plan (CFP), the Impact Fee Facilities Plan (IFFP) and the Impact Fee Analysis (IFA). The IFFP and IFA should be reviewed and modified every 6 years. South Weber's last Transportation IFFP and IFA was done in 2004. After approval of the CFP, they will get going on the IFFP, followed by Zions doing the IFA.

**Summary:** Approve Transportation Capital Facilities Plan.

**Committee Recommendation:** NA

**Planning Commission Recommendation:** approval

**Staff Recommendation:** Approval

**Attachments:** Resolution  
Transportation Capital Facilities Plan

**Budget Amendment:** NA

**SOUTH WEBER CITY**

**RESOLUTION 18-38**

**ADOPT TRANSPORTATION CAPITAL FACILITIES PLAN**

**Whereas**, it is necessary for the municipality to analyze the current status and projected growth of its transportation corridors; and

**Whereas**, South Weber City desires to update their Transportation Capital Facilities Plan from the current plan; and

**Whereas**, Horrocks Engineers has been tasked with gathering pertinent information and projecting future needs of the City to compile a plan;

**NOW THEREFORE**, be it resolved by the Council of South Weber City, in the State of Utah, as follows:

**SECTION 1: ADOPTION** “18-38 Adopting Transportation Capital Facilities Plan” of the South Weber Municipal Resolutions is hereby *added* as follows:

ADOPTION

18-38 Adopting Transportation Capital Facilities Plan (*added*)

**BE IT THEREFORE RESOLVED** by the South Weber City Council that the attached Transportation Capital Facilities Plan is hereby adopted.

**REPEALER CLAUSE:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

AYE

NAY

ABSENT

ABSTAIN

Blair Halverson

\_\_\_\_\_

Kent Hyer

\_\_\_\_\_

Angie Petty

\_\_\_\_\_

Merv Taylor

\_\_\_\_\_

Wayne Winsor

\_\_\_\_\_

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Jo Sjoblom, Mayor, South Weber City

Attest

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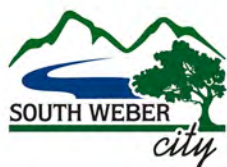
Mark McRae, Recorder, South Weber City

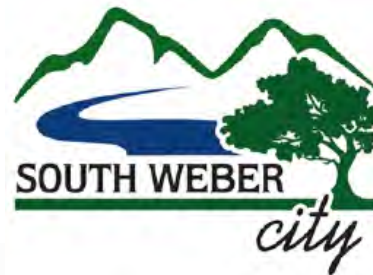




# 2018 TRANSPORTATION

CAPITAL FACILITIES PLAN  
PRESENTED TO SOUTH WEBER CITY

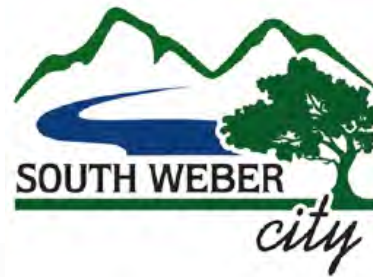




# Glossary of Terms

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AADT	Annual Average Daily Traffic
CFP	Capital Facilities Plan
GOPB	Governor’s Office of Planning and Budget
HCM	Highway Capacity Manual
LOS	Level of Service
MPO	Metropolitan Planning Organization
SAA	Special Assessment Area
STIP	Statewide Transportation Improvement Program
STP	Surface Transportation Program
TAZ	Traffic Analysis Zone
TIP	Transportation Improvement Program
CFP	Transportation Capital Facilities Plan
TDM	Travel Demand Model
TRB	Transportation Research Board
UDOT	Utah Department of Transportation
UTA	Utah Transit Authority
WFRC	Wasatch Front Regional Council



# Executive Summary

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South Weber City has experienced significant growth and development in recent years with growth of approximately 4,300 residents since 1990. With South Weber City committed to continued growth, it is projected that the population in 2040 will be above 14,000. A Transportation Capital Facilities Plan (CFP) has been implemented so the transportation system can accommodate the projected growth in the City for the year 2040.

As part of the plan, the current roadway network was assessed using current traffic volumes. Current traffic volumes were projected through the year 2040 using the current roadway network to find the capacity improvements necessary for the roadway network to positively contribute to the economic and community development in South Weber City. The following sections are included in the South Weber CFP.

## Roadway Network Analysis

Transportation planning in the region is a cooperative effort of state and local agencies. This section includes a general discussion on the traffic demand modeling process used for this CFP, functional classification of streets, and level of service of streets and intersections. Also included are the existing and future conditions for the 2040 scenarios.

### *Travel Demand Modeling*

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The existing traffic volumes were projected to 2040 using the Wasatch Front Regional Council (WFRC) travel demand model (TDM). The WFRC is a collaboration of local government and community members from Salt Lake, Weber, Tooele, Morgan and Box Elder counties in Utah to plan future growth. Other adjustments to the WFRC travel demand model were made based on socioeconomic data and South Weber City’s land use plan. Projected 2040 traffic was first modeled for the no-build scenario. Typically, the no-build scenario acts as a guide for roadway capacity inefficiencies that will need to be improved by 2040. Using the no-build scenario as a base for roadway capacity improvements, the projected 2040 traffic was modeled using the WFRC TDM. Roadway segments which cannot sustain 2040 projected traffic volumes will be recommended to undergo capacity improvements.

### *Functional Classification*

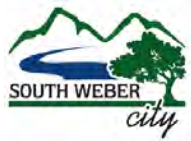
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All trips include two distinct functions: mobility and land access. Mobility and land access share an inverse relationship, meaning as mobility increases land access decreases. Included in the document is a summary of the functional classification included in South Weber with an analysis of the typical cross-sections used.

### *Level of Service*

---

The adequacy of an existing street system can be quantified by assigning Levels of Service (LOS) to major roadways and intersections. As defined in the Highway Capacity Manual (HCM), a document published by



## South Weber City Transportation Capital Facilities Plan

June 2018

the Transportation Research Board (TRB), LOS serves as the traditional form of measurement of a roadway's performance. Levels of service range from A (free flow where users are virtually unimpeded by other traffic on the roadway) to F (traffic exceeds the operating capacity of the roadway).

### *Existing Roadway Network Conditions*

---

The Traffic Demand Model was calibrated to fit existing traffic conditions in South Weber City. The method used to calibrate the model was to use traffic counts throughout the City. Traffic counts were received from UDOT on State roads and include annual average daily traffic (AADT) volumes as defined in Traffic on Utah Highways. Additionally, traffic counts were obtained by installing temporary electronic counters on City roads. Based on the existing traffic data in the City, all roadways in South Weber function at adequate LOS.

### *Future Roadway Network Conditions*

---

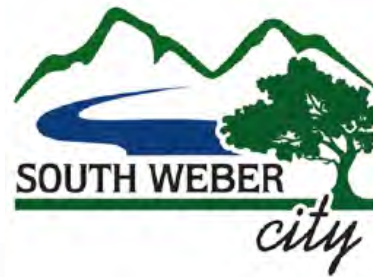
By calibrating the Traffic Demand Model to fit the existing traffic conditions in South Weber City, the model can project traffic volumes into the future. There are three future models used for this CFP. The first model used was to identify potential capacity deficiencies, called the No Build Model. The other models project traffic volumes into the future to create a 2040 Model.

From the analysis, the No Build Model showed future deficiencies on 475 East between South Weber Drive and the I-84 interchange and South Weber Drive around the US-89 interchange for the capital facilities plan Model if nothing was done to improve capacity.

### *Capital Project List*

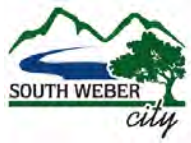
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All deficiencies were documented and proposed improvements are included on the Capital Project List. New roadways and intersection improvements are also included on the project list to assist future growth in the City. South Bench Drive from the southern border to 475 East highlights a number of key improvements to the roadway network.



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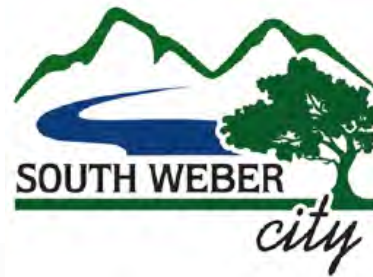


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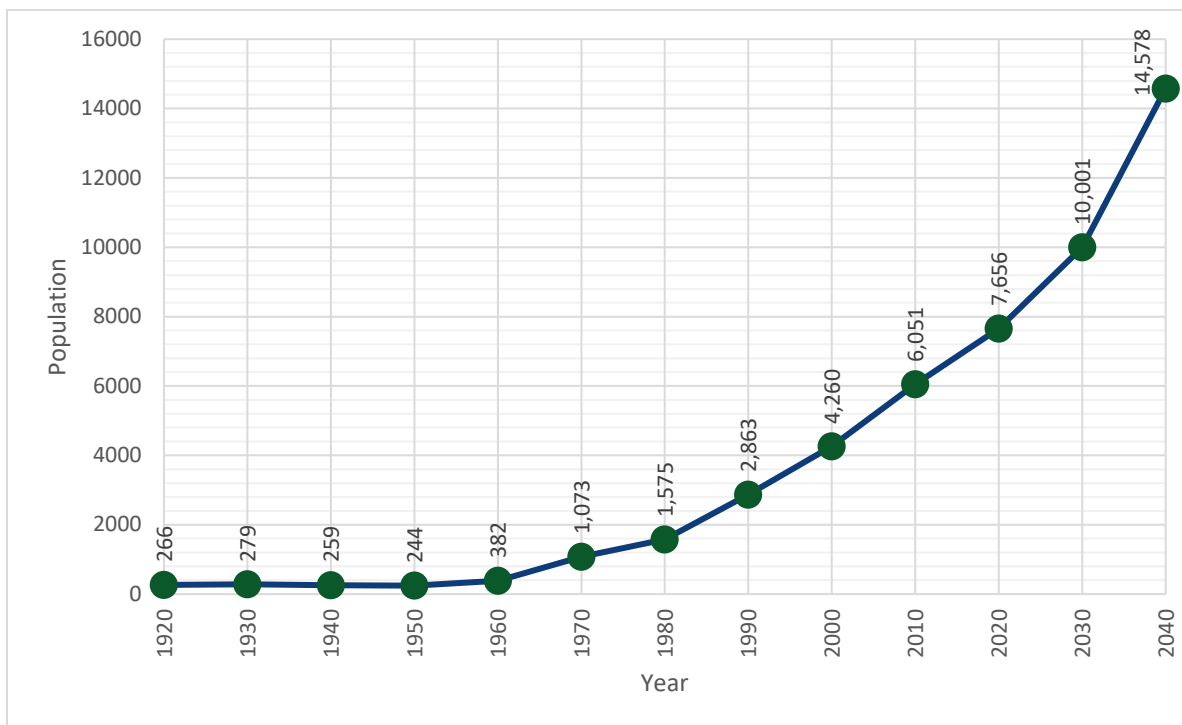


# Introduction

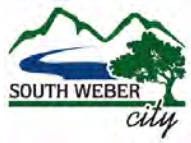
South Weber City has seen rapid growth in recent years. Located in the northeastern portion of the Davis County, South Weber City is bordered to the north by Uintah, South Ogden and Riverdale; to the south by Layton; to the east by the Wasatch Mountain Range and on the west by Hill Air Force Base. Within the city there is a mix of residential, commercial, and industrial development as well as undeveloped land, particularly in the western portion of the city.

South Weber City and the surrounding communities have recently experienced significant growth and development, which is expected to continue in the future, as shown in the [Figure 1](#). South Weber City’s population growth from 2000 to 2010 was 1,791 (42.0%). The current population (2017) is slightly above 7,200 according to the U.S. Census Bureau. By the year 2020 the population is projected to be around 7,600 and up to 14,600 by the year 2040. To keep pace with projected growth, a comprehensive transportation plan must be developed and regularly maintained. This plan must incorporate the goals of South Weber City regarding the transportation systems within their jurisdiction as well as those regional facilities maintained by UDOT, UTA, Davis County, Weber County, and neighboring communities.

**Figure 1: South Weber City Population**



This Transportation Capital Facilities Plan (CFP) contains an analysis of the existing transportation network and conditions. Any major deficiencies are itemized and possible improvement or mitigation alternatives

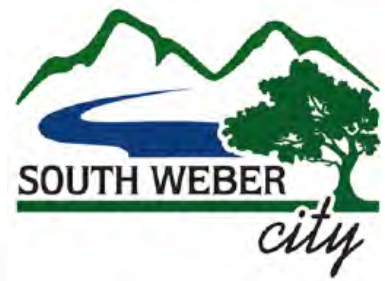


are discussed. An analysis of the future transportation network is also included for the horizon year 2040. Any major UDOT projects and improvements in the surrounding area which would affect traffic flow patterns, such as the US-89 freeway project, are reflected in the future network. Any deficiencies in the future transportation network that are expected to exist and would not be accommodated by projects that are currently planned will be discussed. A list of recommended improvements and projects will then be given to aid South Weber City in planning for future transportation projects as well as in working with other agencies such as UDOT or neighboring cities. This Transportation Capital Facilities Plan is intended to be a useful tool to aid South Weber City in taking a proactive effort in planning and maintaining the overall transportation network within their city.

## History

South Weber began in 1851 when the Watts and Bybee families arrived in the valley. Originally, it was in Weber County. At first, the only town at the mouth of Weber Canyon was East Weber or Easton, and it included the areas on both the north and south sides of the river. In 1855, the Territorial Legislature divided Easton in two and gave the area on the north side of the river the designation Uintah. The area on the south side was named South Weber. At the same time, the Weber River was designated as the dividing line between Weber and Davis Counties and South Weber was put in Davis County. The Town of South Weber was incorporated in 1938, and on 16 March 1971, with the population of 1,073, became a Third Class City. Joseph Staples was the President of the Town Board when South Weber was incorporated and LeRoy Poll became the first Mayor when the City was granted Third Class status.





# Roadway Network Analysis

Transportation planning in the region is a cooperative effort of state and local agencies. The Wasatch Front Regional Council (WFRC or Regional Council) is responsible for coordinating this transportation planning process in the Ogden/South Weber and Salt Lake urbanized areas as the designated Metropolitan Planning Organization (MPO). Metropolitan Planning Organizations are agencies responsible for transportation planning in urbanized areas throughout the United States. The Governor designated the Wasatch Front Regional Council as the Metropolitan Planning Organization for the Salt Lake and Ogden Areas in 1973. This section includes a general discussion on the travel demand modeling process used for this CFP, functional classification of streets, and level of service of streets and intersections. Also included are the existing and future conditions for 2018 and capital facilities plan respectively.

## Travel Demand Modelling

Traffic Demand Modelling was used to project existing traffic conditions into the future. South Weber City’s land use plan, socioeconomic data as well as additional data obtained from the City and the Wasatch Front Regional Council (WFRC) serve as valuable input into the travel demand model. The WFRC has a regional travel demand model which was used for this CFP. This section discusses the socioeconomic data, land use, vehicle trip generation as well as the precautions of using the WFRC Travel Demand Model.

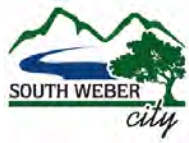
### *Land Use Planning*

The majority of the socioeconomic data used in this study is based on the best available statewide data provided by the Governor’s Office of Planning and Budget (GOPB). This data was supplemented and verified using the data provided by the City in the form of the current adopted general plan as of September 23, 2014 as shown in [Figure 2](#) (the most recent version can be found on South Weber City’s website at [www.southwebercity.org](http://www.southwebercity.org)).

The information is considered to be the best available data for predicting future travel demands. However, land use planning is a dynamic process and the assumptions made in this report should be used as a guide and should not supersede other planning efforts especially when it comes to localized intersections and roadways.

### *Socioeconomic Conditions*

Currently, South Weber City’s population is estimated to be 7,200 residents. The median household income (2016) in the city is \$84,260 and the average family size is 3.63. The median age of South Weber City residents is 31 years. The 2000 to 2010 decade saw moderate growth in South Weber, with an increase in population from 4,260 to 6,051 (42.0 percent). The City has an unemployment rate of 2.7.



## South Weber City Transportation Capital Facilities Plan

June 2018

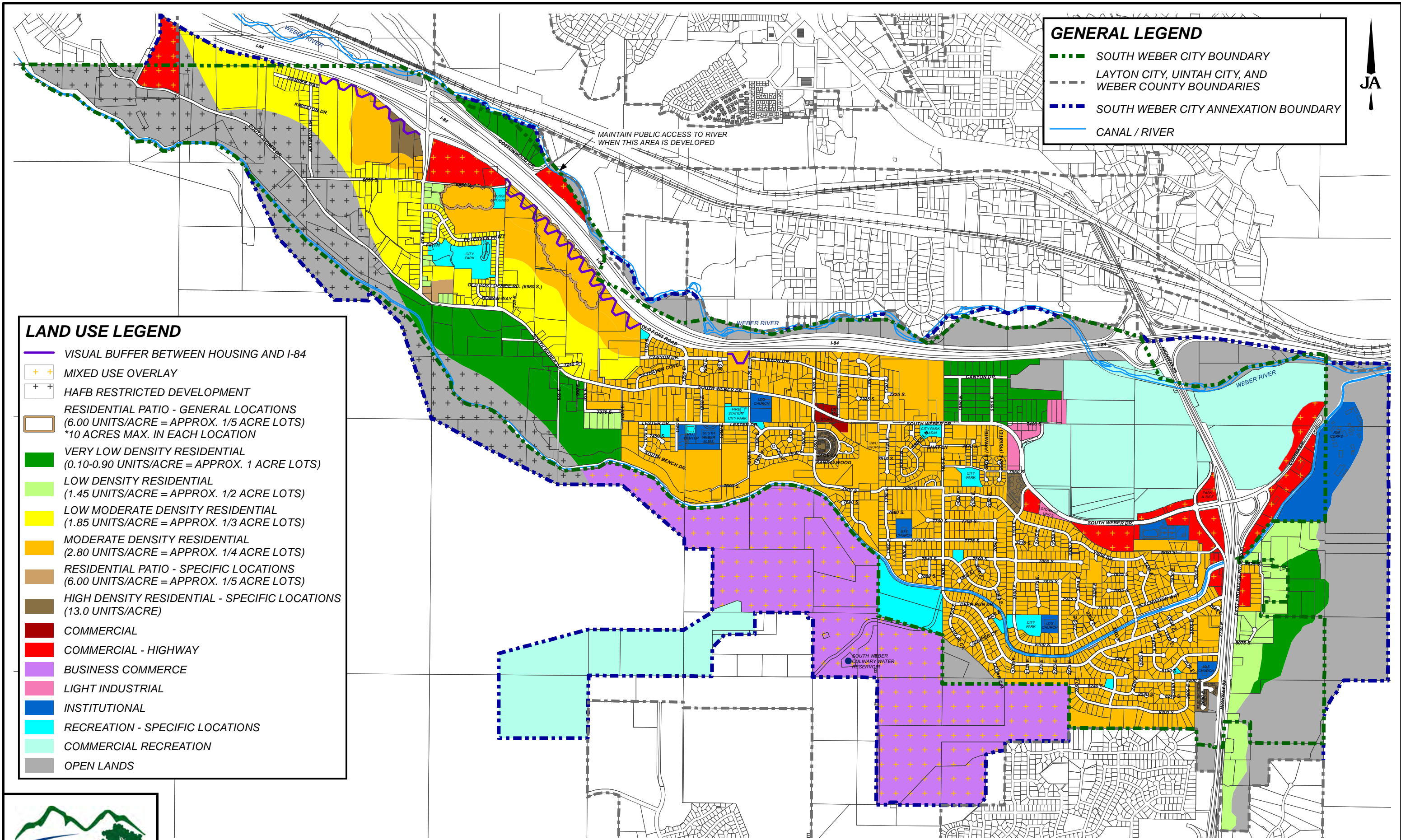
Based on the current land use, zoning, demographics, and growth patterns, South Weber City is expected to grow to approximately 14,500 residents by the year 2040. The forecasted growth within South Weber City as well the surrounding cities will place increased pressure on the City's infrastructure, including the street network. South Weber City is also committed to increasing commercial, office, and retail stores to provide greater opportunity for residents to live, work, and play in the City. This growth will therefore have considerable impact on traffic volumes in the City.

### *Trip Generation*

In order to generate vehicle trips, sections of the city are split into geographical sections called Traffic Analysis Zones (TAZ). Each TAZ contains socioeconomic data including the number of households, employment opportunities, and average income levels. This data is used to generate vehicle trips that originate in the TAZ. All trips generated in the TAZ are assigned to other TAZs based on the data within other zones. Since the WFRC travel demand model predicts regional travel patterns, the TAZ structure was updated to obtain more detailed travel demand data for South Weber City. This was completed by splitting larger TAZ's.

### *Travel Demand Model Precautions*

South Weber City aims to plan for and encourage responsible and sustainable growth in the City. Part of the commitment to provide a sustainable system includes encouraging a reduction in vehicle trips by providing a balance of roads, trails and bikeways, and public transit facilities. Today's transportation system should not only accommodate existing travel demands, but should also have built-in capacity to account for the demand that will be placed on the system in the future. While considering the socioeconomic data used in this report and the anticipated growth in the City, some precautions should be considered. First, the TAZ specific socioeconomic data only approximates the boundary conditions of the City and is based on data provided by WFRC and the City's planning documents. Second, actual values may vary somewhat as a result of the large study area of the regional travel demand model, which includes the unincorporated areas around South Weber City. Therefore, the recommendations in this report represent a planning level analysis and should not be used for construction of any project without review and further analysis. This document should also be considered a living document and should be updated regularly as development plans, zoning plans, and traffic patterns and trends change.



### GENERAL LEGEND

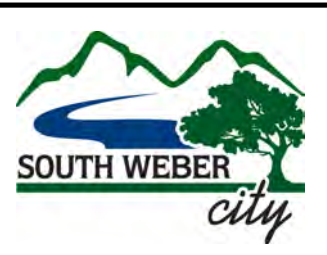
- - - SOUTH WEBER CITY BOUNDARY
- - - LAYTON CITY, UINTAH CITY, AND WEBER COUNTY BOUNDARIES
- - - SOUTH WEBER CITY ANNEXATION BOUNDARY
- CANAL / RIVER



### LAND USE LEGEND

- VISUAL BUFFER BETWEEN HOUSING AND I-84
- + + MIXED USE OVERLAY
- + + HAFB RESTRICTED DEVELOPMENT
- RESIDENTIAL PATIO - GENERAL LOCATIONS (6.00 UNITS/ACRE = APPROX. 1/5 ACRE LOTS) \*10 ACRES MAX. IN EACH LOCATION
- VERY LOW DENSITY RESIDENTIAL (0.10-0.90 UNITS/ACRE = APPROX. 1 ACRE LOTS)
- LOW DENSITY RESIDENTIAL (1.45 UNITS/ACRE = APPROX. 1/2 ACRE LOTS)
- LOW MODERATE DENSITY RESIDENTIAL (1.85 UNITS/ACRE = APPROX. 1/3 ACRE LOTS)
- MODERATE DENSITY RESIDENTIAL (2.80 UNITS/ACRE = APPROX. 1/4 ACRE LOTS)
- RESIDENTIAL PATIO - SPECIFIC LOCATIONS (6.00 UNITS/ACRE = APPROX. 1/5 ACRE LOTS)
- HIGH DENSITY RESIDENTIAL - SPECIFIC LOCATIONS (13.0 UNITS/ACRE)
- COMMERCIAL
- COMMERCIAL - HIGHWAY
- BUSINESS COMMERCE
- LIGHT INDUSTRIAL
- INSTITUTIONAL
- RECREATION - SPECIFIC LOCATIONS
- COMMERCIAL RECREATION
- OPEN LANDS

MAINTAIN PUBLIC ACCESS TO RIVER WHEN THIS AREA IS DEVELOPED



NOTES:

SCALE:  
1 in = 1,800 ft

DATE:  
09/23/2014

DESIGNED BEB

DRAWN BEB

CHECKED BKJ

**JA**  
JONES & ASSOCIATES

CONSULTING ENGINEERS

1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**

**PROJECTED LAND USE MAP**

SHEET:  
**2**  
OF SHEETS  
0

## Functional Classification

All trips include two distinct functions: mobility and land access. Mobility and land access share an inverse relationship, meaning as mobility increases land access decreases. Street facilities are classified by the relative amounts of through and land-access service they provide. There are four primary classifications: Freeway/Expressway, Arterial, Collector and Local Streets. Each classification is explained in further detail in the following paragraphs and is also represented in [Figure 3](#).

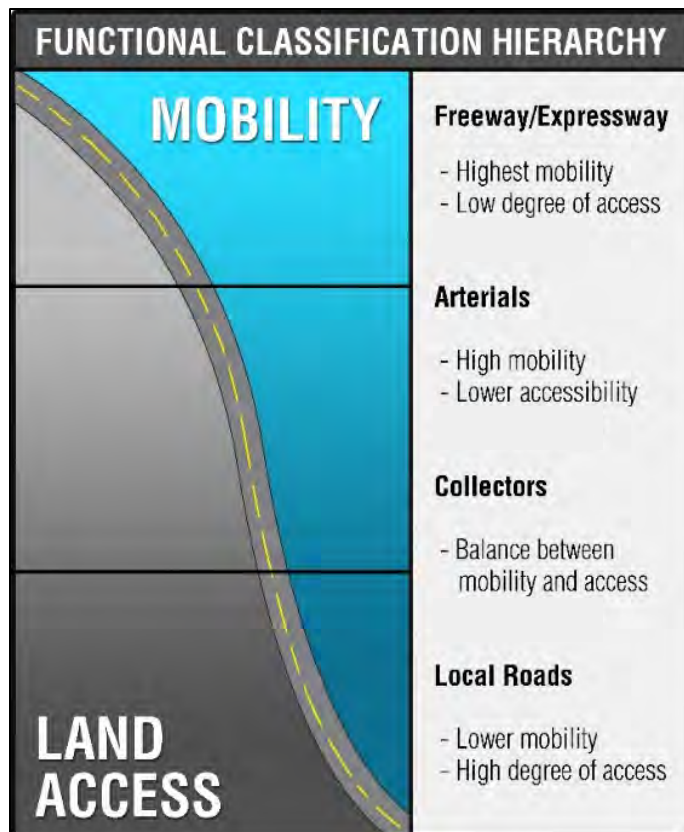
**Freeways and Expressways** – Freeway and expressway facilities provide service for long distance trips between cities and states. No land access is provided by these facilities.

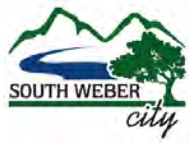
**Arterials** – Arterial facilities provide service primarily through-traffic movements. All traffic controls and the facility design are intended to provide efficient through movement. There are limited access points to these facilities.

**Collectors** – Collector facilities are intended to serve both through and land-access functions in relatively equal proportions. They are frequently used for shorter through movements associated with the distribution and collection portion of trips.

**Local Streets** – Local street facilities primarily serve land-access functions. The design and control facilitates the movement of vehicles onto and off of the street system from land parcels.

Figure 3: Mobility vs. Access Chart





# South Weber City Transportation Capital Facilities Plan

June 2018

The current South Weber roadway network is separated into Minor Arterial (South Weber Drive), Major Collector, Minor Collector, and Local Residential roadways. This CFP updates the roadway classifications based on Right-of-Way (ROW) widths and is shown in [Table 1](#). South Weber Drive maintains its designation as a Minor Arterial built as a 3-lane roadway with an 80 foot ROW. Major and Minor Collector roadways have been combined and designated as Minor Collector with a 78 foot ROW. Minor Collectors can be built as a 2-lane or 3-lane roadway. The 2-lane roadway will include parking and are meant for low volume roadways with the 3-lane roadway including a middle turn lane for higher roadway volumes. The Local Collector cross-section is for residential areas and has a 70 foot ROW.

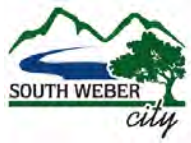
**Table 1: Typical Cross-Sections**

Functional Classification	Number of Lanes	Right of Way Width (ft.)
Local Collector	2	70
Minor Collector	2 or 3	78
South Weber Drive	3	80

For this CFP, each functional classification is color coded based on the ROW width on each street. Many of the city streets were constructed prior to the adoption of the typical street sections and therefore do not comply with these standards. As such, designating the streets as arterials and collectors in the existing conditions analysis may be misleading.

Private streets are rare in the City and should be used only where public streets are not possible. However, if private streets are allowed they should meet the minimum cross-section design shown in this chapter. A more detailed description of the characteristics of the four primary functional classifications of streets are found in [Table 2](#).

All information on design and development in South Weber City can be found in the Standard Drawings for the *South Weber City Corporation Public Works Standards* adopted in October 2017. The most current version can be found online at <http://www.southwebercity.com>.



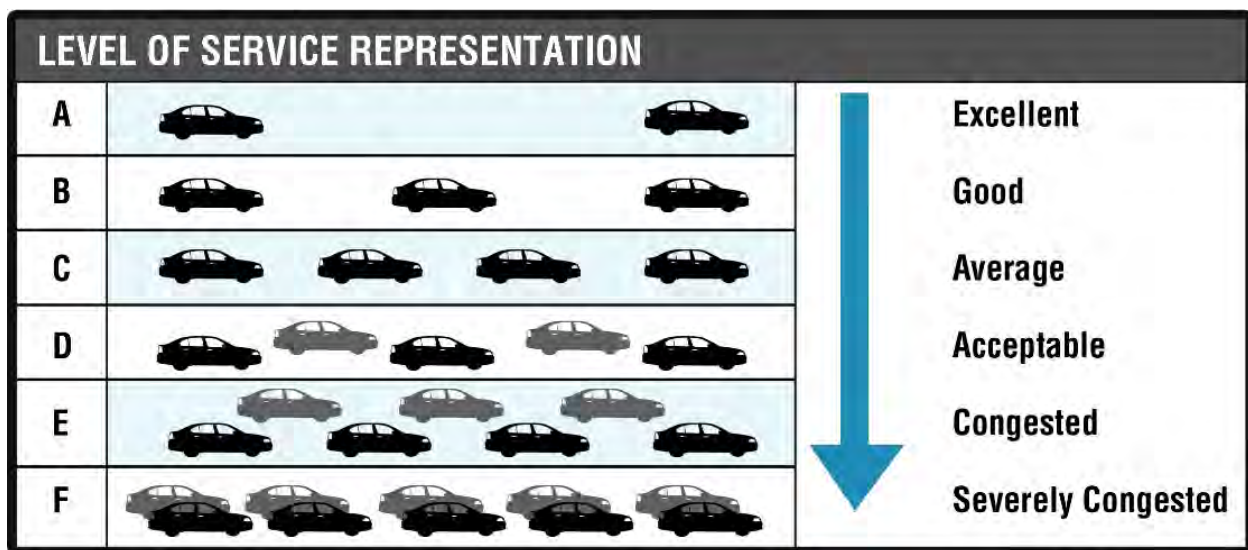
**Table 2 Street Functional Classification**

Characteristic	Functional Classification			
	Freeway and Expressway	Arterial	Collector	Local Street
Function	Traffic movement	Traffic movement, land access	Collect and distribute traffic between streets and arterials, land access	Land access
Typical % of Surface Street System Mileage	Not applicable	5-10%	10-20%	60-80 %
Continuity	Continuous	Continuous	Continuous	None
Spacing	4 miles	1-2 miles	½-1 mile	As needed
Typical % of Surface Street System Vehicle-Miles Carried	Not applicable	40-65%	10-20%	10-25 %
Direct Land Access	None	Limited: major generators only	Restricted: some movements prohibited; number and spacing of driveways controlled	Safety controls access
Minimum Roadway Intersection Spacing	1 mile	½ mile	300 feet-¼ mile	300 feet
Speed Limit	55-75 mph	40-50 mph in fully developed areas	30-40 mph	25 mph
Parking	Prohibited	Discouraged	Limited	Permitted
Comments	Supplements capacity of arterial street system & provides high-speed mobility	Backbone of street system		Through traffic should be discouraged

## Level of Service

The adequacy of an existing street system can be quantified by assigning Levels of Service (LOS) to major roadways and intersections. As defined in the *Highway Capacity Manual (HCM)*, a document published by the Transportation Research Board (TRB), LOS serves as the traditional form of measurement of a roadway’s functionality. The TRB identifies LOS by reviewing elements, such as the number of lanes assigned to a roadway, the amount of traffic using the roadway and the time of delay per vehicle traveling on the roadway and at intersections. Levels of service range from A (free flow where users are virtually unimpeded by other traffic on the roadway) to F (traffic exceeds the operating capacity of the roadway) as shown in [Figure 4](#).

**Figure 4: Level of Service Representation**



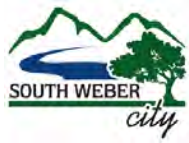
### Roadway Level of Service

Roadway LOS is used as a planning tool to quantitatively represent the ability of a particular roadway to accommodate the travel demand. [Table 3](#) shows LOS traffic volume thresholds for each of the major roadways in the City. These values are based on HCM principles and regional experience. Roadway segment LOS can be mitigated with geometry improvements, additional lanes, two-way-left turn lanes, and access management.

**Table 3 Suburban Arterial and Collector LOS Capacity Criteria in Vehicles per Day**

Lanes	Arterial		Collector	
	LOS C	LOS D	LOS C	LOS D
2	7,500	10,000	7,000	9,000
3	9,000	11,500	7,500	10,000

LOS C is approximately two thirds of a roadway’s capacity and is a common goal for smaller urban cities during peak hours. A standard of LOS C for system streets (collectors and arterials) is acceptable for future



planning. Attaining LOS B or better on these streets would be potentially cost prohibitive and may present societal impacts, such as the need for additional lanes and wider street cross-sections. LOS C suggests that for most times of the day, the roadways will be operating well below capacity. The peak times of the day will likely experience moderate congestion characterized by a higher vehicle density and slower than free flow speed.

## *Intersection Level of Service*

Whereas roadway LOS considers an overall picture of a roadway to estimate operating conditions, intersection LOS looks at each individual movement at an intersection and provides a much more precise method for quantifying operations. Since intersections are typically a source of bottlenecks in the transportation network, a detailed look into vehicle delay at each intersection should be performed on a regular basis. The methodology for calculating delay at an intersection is outlined in the *Highway Capacity Manual* (HCM) and the resulting criteria for assigning LOS to signalized and un-signalized intersections are outlined in [Table 4](#). LOS D is considered the industry standard for intersections in an urbanized area. LOS D at an intersection corresponds to an average control delay of 35-55 seconds per vehicle for a signalized intersection and 25-35 seconds per vehicle for an un-signalized intersection.

At a signalized intersection under LOS D conditions, the average vehicle will be stopped for less than 55 seconds. This is considered an acceptable amount of delay during the times of the day when roadways are most congested. As a general rule, traffic signal cycle lengths (the length of time it takes for a traffic signal to cycle through each movement in turn) should be below 90 seconds. An average delay of less than 55 seconds suggests that in most cases, no vehicles will have to wait more than one cycle before proceeding through an intersection.

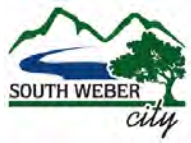
Un-signalized intersections are generally stop-controlled. These intersections allow major streets to flow freely, and minor intersecting streets to stop prior to entering the intersection. In cases where traffic volumes are more evenly distributed or where sight distances may be limited, four-way stop-controlled intersections are common. LOS for an un-signalized intersection is assigned based on the average control of the worst approach (always a stop approach) at the intersection. An un-signalized intersection operating at LOS D means the average vehicle waiting at one of the stop-controlled approaches will wait no longer than 35 seconds before proceeding through the intersection. This delay may be caused by large volumes of traffic on the major street resulting in fewer gaps in traffic for a vehicle to turn, or for queued vehicles waiting at the stop sign. Roundabout LOS is also measured using the stopped controlled LOS parameters.

**Table 4: Intersection Level of Service**

LOS*	Signalized Intersection (sec)	Stop-Controlled/ Roundabout (sec)
A	≤10	≤10
B	>10-20	>10-15
C	>20-35	>15-25
D	>35-55	>25-35
E	>55-80	>35-50
F	≥80	≥50

\*LOS F when traffic volumes exceed capacity





Intersection and roadway segment LOS problems must be solved independently of each other, as the treatment required to mitigate the congestion is different in each case. Intersection problems may be mitigated by adding turn lanes, improving signal timing, and improving corridor signal coordination.

## Existing Roadway Network Conditions

### *Travel Demand Model Calibration*

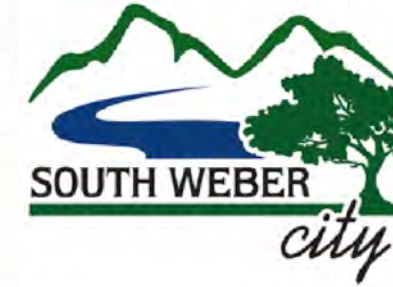
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As with the TAZ structure, the WFRC Travel Demand Model was calibrated to fit existing traffic conditions in South Weber City. The method used to calibrate the model was to use traffic counts throughout the City. Traffic counts were collected from UDOT and include annual average daily traffic (AADT) volumes as defined in *Traffic on Utah Highways*. On City owned roadways, traffic counts were either provided by South Weber City or were manually counted as part of this CFP. [Figure 5](#) shows the count locations throughout the City used for model calibration.

### *Existing Functional Classification and Level of Service*

---

The existing functional classification used in the WFRC Travel Demand Model is shown in [Figure 6](#). The LOS was calculated for each roadway according to the guidelines explained in the Level of Service section and a LOS map is included in [Figure 7](#).



# South Weber City Capital Facilities Plan

FIGURE 05: COUNT LOCATIONS

## Legend

### Count Locations

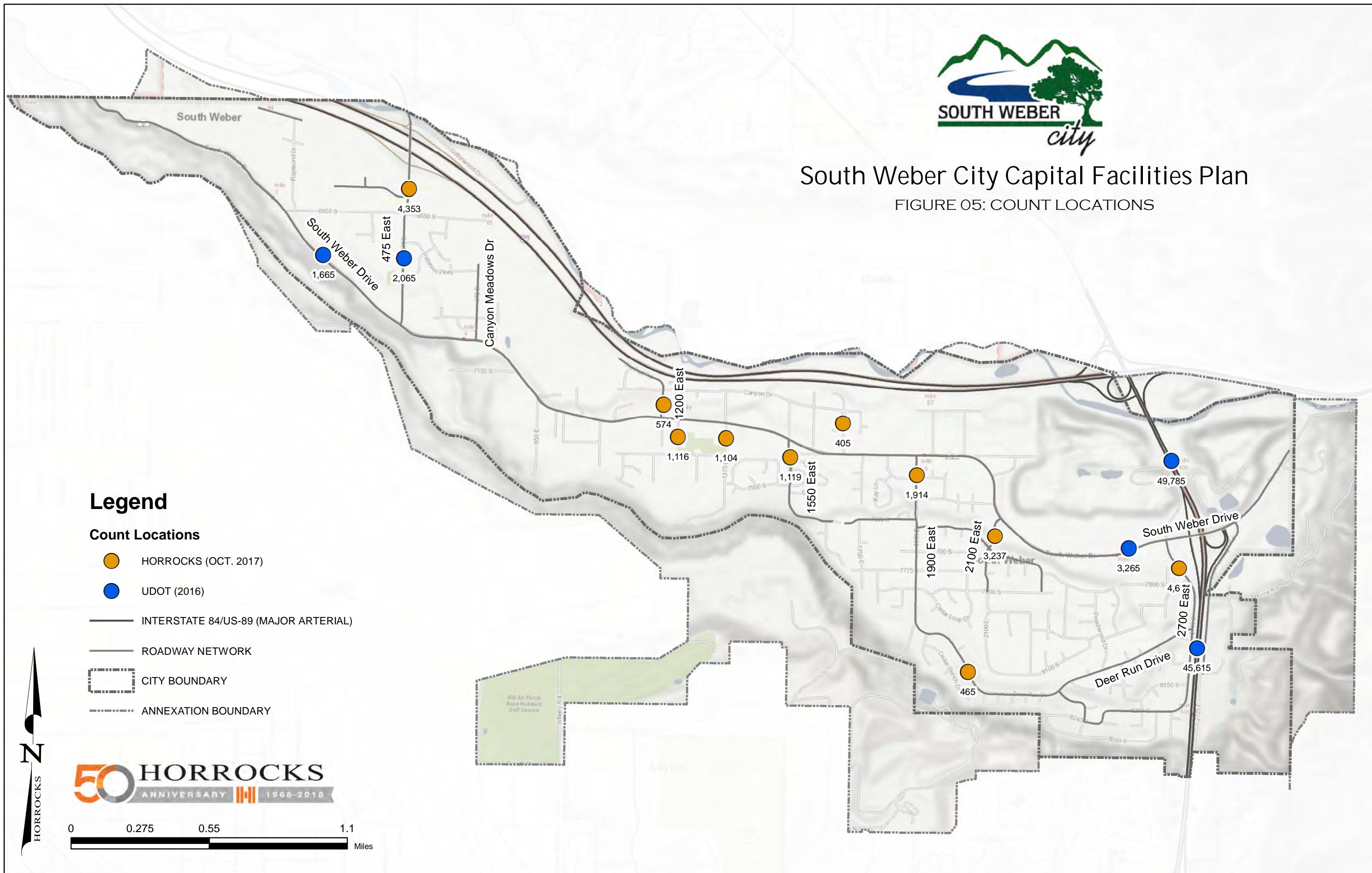
- HORROCKS (OCT. 2017)
- UDOT (2016)

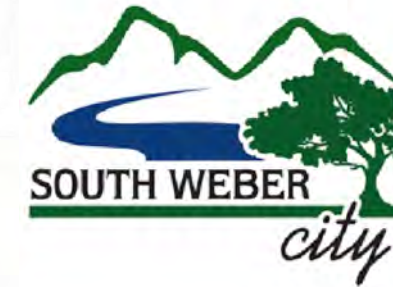
INTERSTATE 84/US-89 (MAJOR ARTERIAL)

ROADWAY NETWORK

CITY BOUNDARY

ANNEXATION BOUNDARY





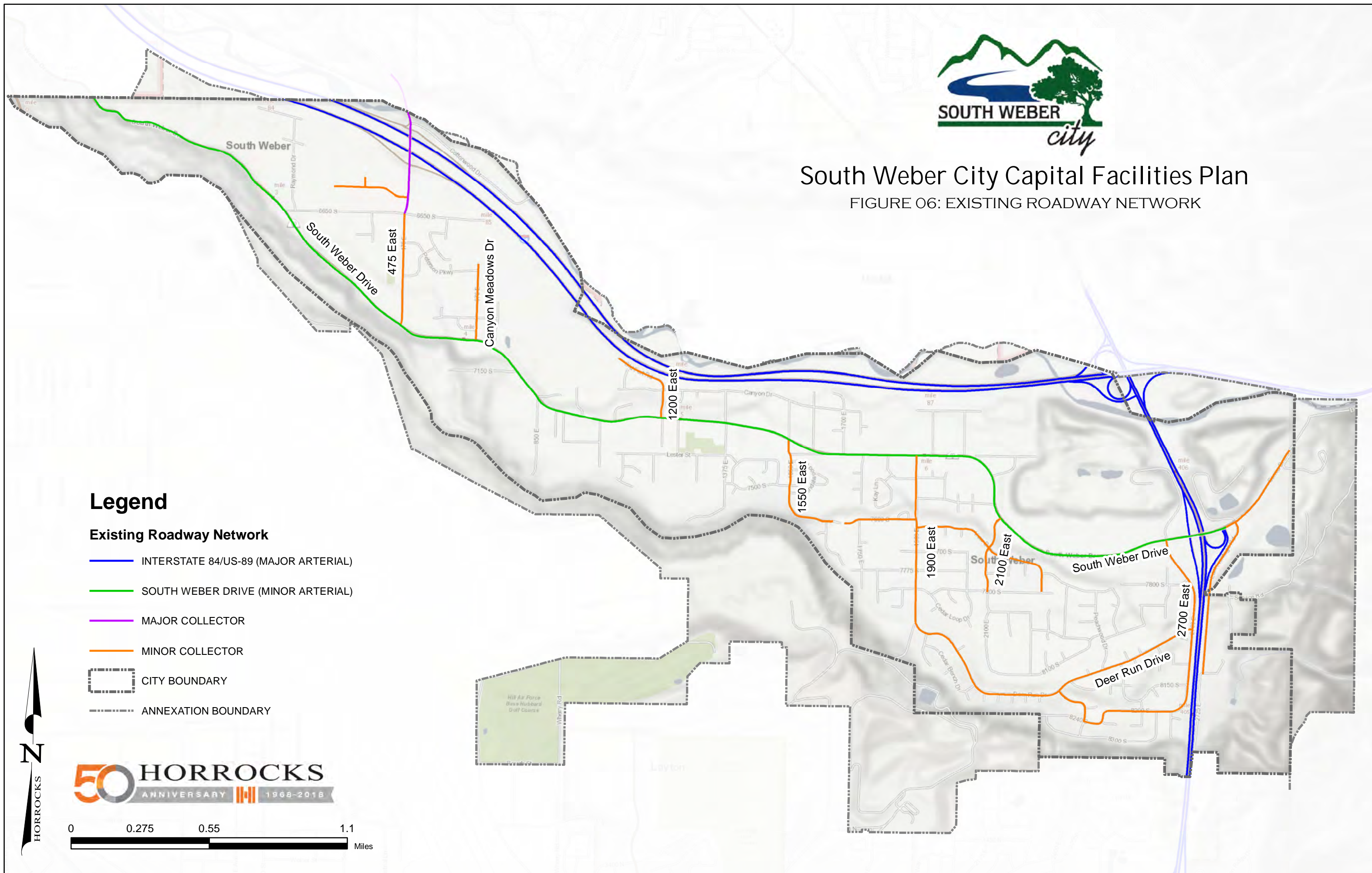
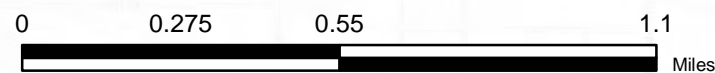
# South Weber City Capital Facilities Plan

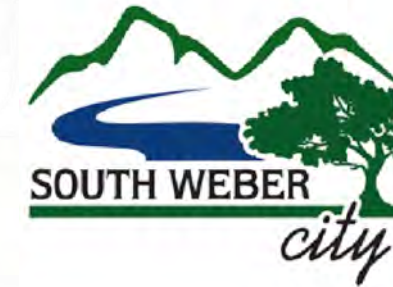
FIGURE 06: EXISTING ROADWAY NETWORK

## Legend

### Existing Roadway Network

- INTERSTATE 84/US-89 (MAJOR ARTERIAL)
- SOUTH WEBER DRIVE (MINOR ARTERIAL)
- MAJOR COLLECTOR
- MINOR COLLECTOR
- CITY BOUNDARY
- ANNEXATION BOUNDARY





# South Weber City Capital Facilities Plan

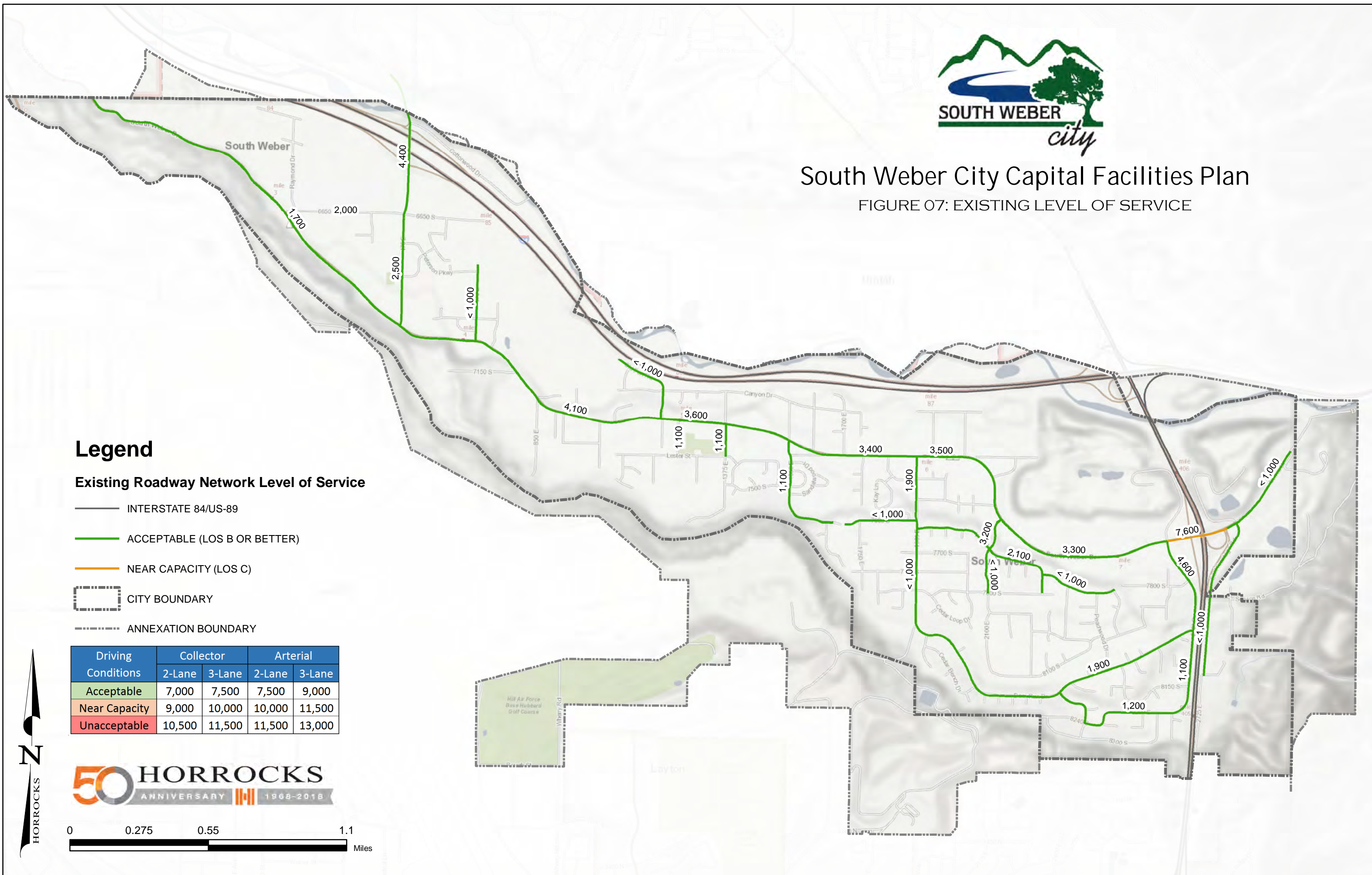
FIGURE 07: EXISTING LEVEL OF SERVICE

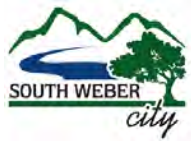
## Legend

### Existing Roadway Network Level of Service

- INTERSTATE 84/US-89
- ACCEPTABLE (LOS B OR BETTER)
- NEAR CAPACITY (LOS C)
- CITY BOUNDARY
- ANNEXATION BOUNDARY

Driving Conditions	Collector		Arterial	
	2-Lane	3-Lane	2-Lane	3-Lane
Acceptable	7,000	7,500	7,500	9,000
Near Capacity	9,000	10,000	10,000	11,500
Unacceptable	10,500	11,500	11,500	13,000





## *Mitigations to Existing Capacity Deficiencies*

Using LOS D as the threshold for roadway improvements in [Figure 7](#) (Indicated by red lines), the following shows the roadways and intersections that are nearing existing capacity deficiencies:

### **Roadway Segments Nearing Capacity (LOS C):**

- **South Weber Dr.:** Junction with US-89

In most cases, roadway capacity improvements are achieved by adding travel lanes. In some cases, additional capacity can be gained by striping additional lanes where the existing pavement width will accommodate it. This can be accomplished by eliminating on street parking, creating narrower travel lanes, and adding two-way left turn lanes where they don't currently exist. For all roadway capacity improvements, it is recommended to investigate other mitigation methods before widening the roadway. The only roadway segment nearing capacity (LOS C) is on South Weber Dr. No mitigations are needed for the existing roadway network.

## Future Roadway Network Conditions

By calibrating the WFRC Travel Demand Model to fit the existing traffic conditions in South Weber City, the model is prepared to project traffic volumes into the future. There are two future models used for this CFP, a no build scenario and a solution scenario. The model used was to identify potential capacity deficiencies, called the capital facilities plan No Build Model. The other model used was the capital facilities plan Master Plan Solution Model, which includes all future projects to improve the deficiencies in the capital facilities plan No Build Model.

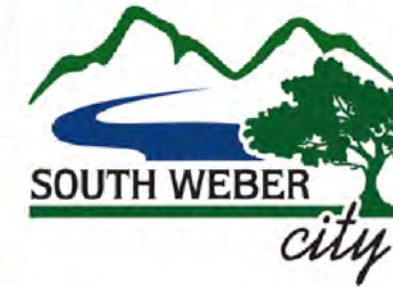
### *No Build Level of Service*

A no-build scenario is intended to show what the roadway network would be like in the future if no action is taken to improve the City roadway network. The travel demand model was again used to predict this condition by applying the future growth and travel demand to the existing roadway network. As shown in [Figure 8](#), the following roadways would perform at LOS D or worse if no action were taken to improve the roadway network:

- **South Weber Drive:** Junction with US-89
- **475 East:** (South Weber Dr to Junction with I-84)

The following roadways would perform at LOS C if no action were taken to improve the roadway network:

- **South Weber Drive:** (1900 East to 2700 East)
- **South Weber Drive:** (475 East to 1200 East)



# South Weber City Capital Facilities Plan

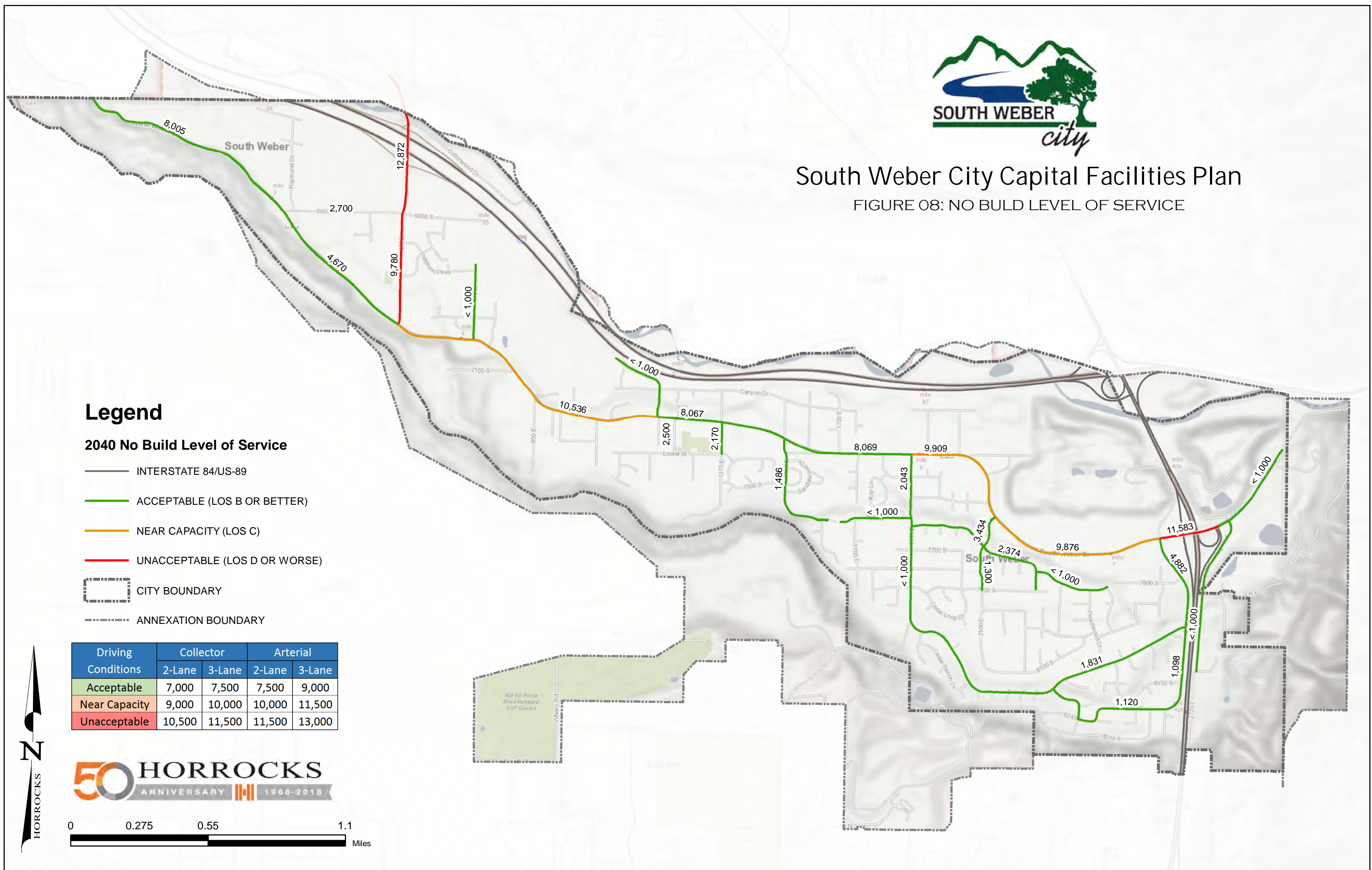
FIGURE 08: NO BULD LEVEL OF SERVICE

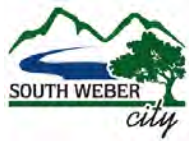
## Legend

### 2040 No Build Level of Service

- INTERSTATE 84/US-89
- ACCEPTABLE (LOS B OR BETTER)
- NEAR CAPACITY (LOS C)
- UNACCEPTABLE (LOS D OR WORSE)
- CITY BOUNDARY
- ANNEXATION BOUNDARY

Driving Conditions	Collector		Arterial	
	2-Lane	3-Lane	2-Lane	3-Lane
Acceptable	7,000	7,500	7,500	9,000
Near Capacity	9,000	10,000	10,000	11,500
Unacceptable	10,500	11,500	11,500	13,000





## *Build Out Roadway Network Conditions*

Improvements will need to be made as growth occurs in order to preserve the quality of life for South Weber City residents and to maintain an acceptable LOS on city streets and intersections. These improvements will also provide a sound street system that will support the City's desire for economic development.

The No Build Level of Service as well as the WFRC long range plan form the basis for improving the South Weber City roadway network for 2040. The WFRC long range plan is included in this CFP as [Figure 9](#). The 2040 network was developed through a series of iterations with input from City staff, planning commission and the city council. The final recommended roadway network seeks to balance accommodating demand through the year 2040 with fiscal responsibility, while also considering the planning efforts of neighboring cities. Many of the neighboring cities and other jurisdictional stake holders including Layton City, Wasatch Front Regional Council (WFRC), and UDOT were consulted and their input welcomed and considered during the planning process. The culmination of this analysis, as well as the efforts of the planning commission and city council, are shown as a recommended 2040 roadway network in [Figure 10](#). The following indicates roadway and intersection improvements required to produce the proposed street network in [Figure 10](#).

### **Roadway Improvements**

- **South Bench Drive** (South Boundary to Top of Bench): New Road
- **South Bench Drive:** (Top of Bench to Toe of Bench): New Road
- **South Bench Drive:** (Toe of Bench to South Weber Drive): New Road
- **South Bench Drive:** (South Weber Drive to Cook Property): New Road
- **South Bench Drive:** (Cook Property to 475 East (Includes Realignment of 475 East)): New Road
- **Harper Way:** (End of Existing to South Weber Drive): New Road
- **Kingston Drive & Harper Way:** New Roads
- **New Local Collector:** (South Weber Drive to Harper Way): New Road
- **Canyon Meadow Drive:** (End of Existing to South Bench Drive): New Road
- **Old Fort Road:** (End of Existing to South Bench Drive): New Road
- **Lester Drive/7375 South:** (End of Existing to South Bench Drive): New Road
- **7500 South:** (South Bench Drive to 1375 East): New Road
- **7600 South Connection:** (End of Existing to 1650 East): New Road
- **1900 East Extension:** (Deer Run Drive to South Bench Drive): New Road
- **7800 South Connection:** (End of Existing to 2450 East): New Road
- **Old Maple Road:** (End of Existing to South Weber Drive): New Road

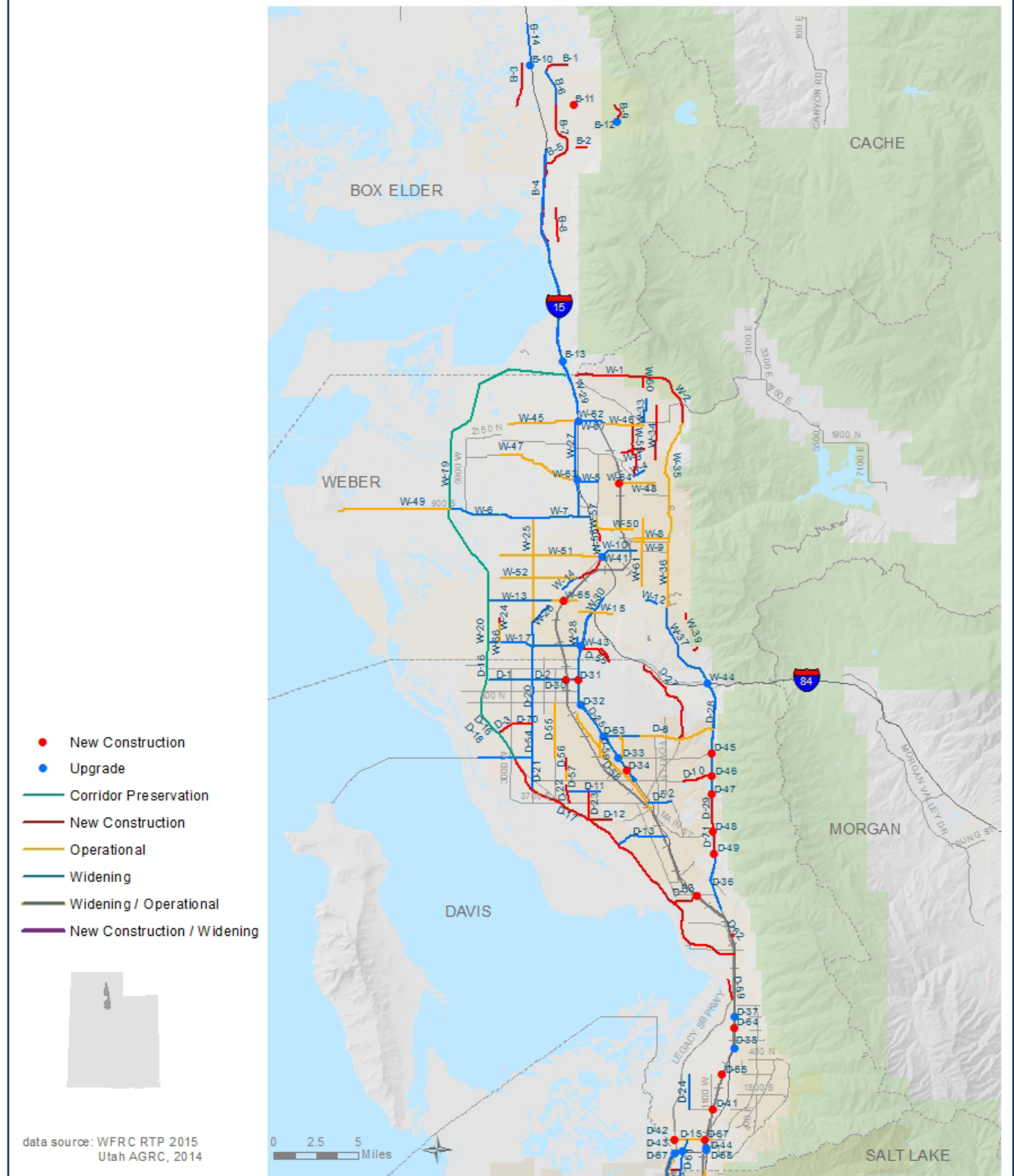
### **Intersection Improvements**

- **7800 South & South Weber Drive:** New Traffic Signal
- **1900 East & South Weber Drive:** New Traffic Signal
- **South Bench Drive & South Weber Drive:** New Traffic Signal

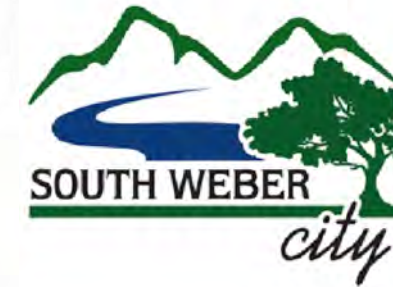
It is expected that the roadway network recommended in this document will perform at an acceptable LOS through the planning year of 2040 as shown in [Figure 11](#). This will help in preserving the quality of life and economic vitality of the City. The specific details of the recommended roadway network are discussed more extensively in subsequent sections.

**FIGURE 09: WFRC LONG RANGE PLAN**

**2015 - 2040 WASATCH FRONT REGIONAL TRANSPORTATION PLAN  
HIGHWAY PROJECTS BY TYPE: DAVIS, WEBER AND BOX ELDER COUNTIES**







# South Weber City Capital Facilities Plan

FIGURE 10: FUTURE ROADWAY NETWORK

6650 South closed to through traffic at Silver Oak Lane. When Old Maple Road connects to South Weber Drive, 6650 South will re-open to through traffic.

## Legend

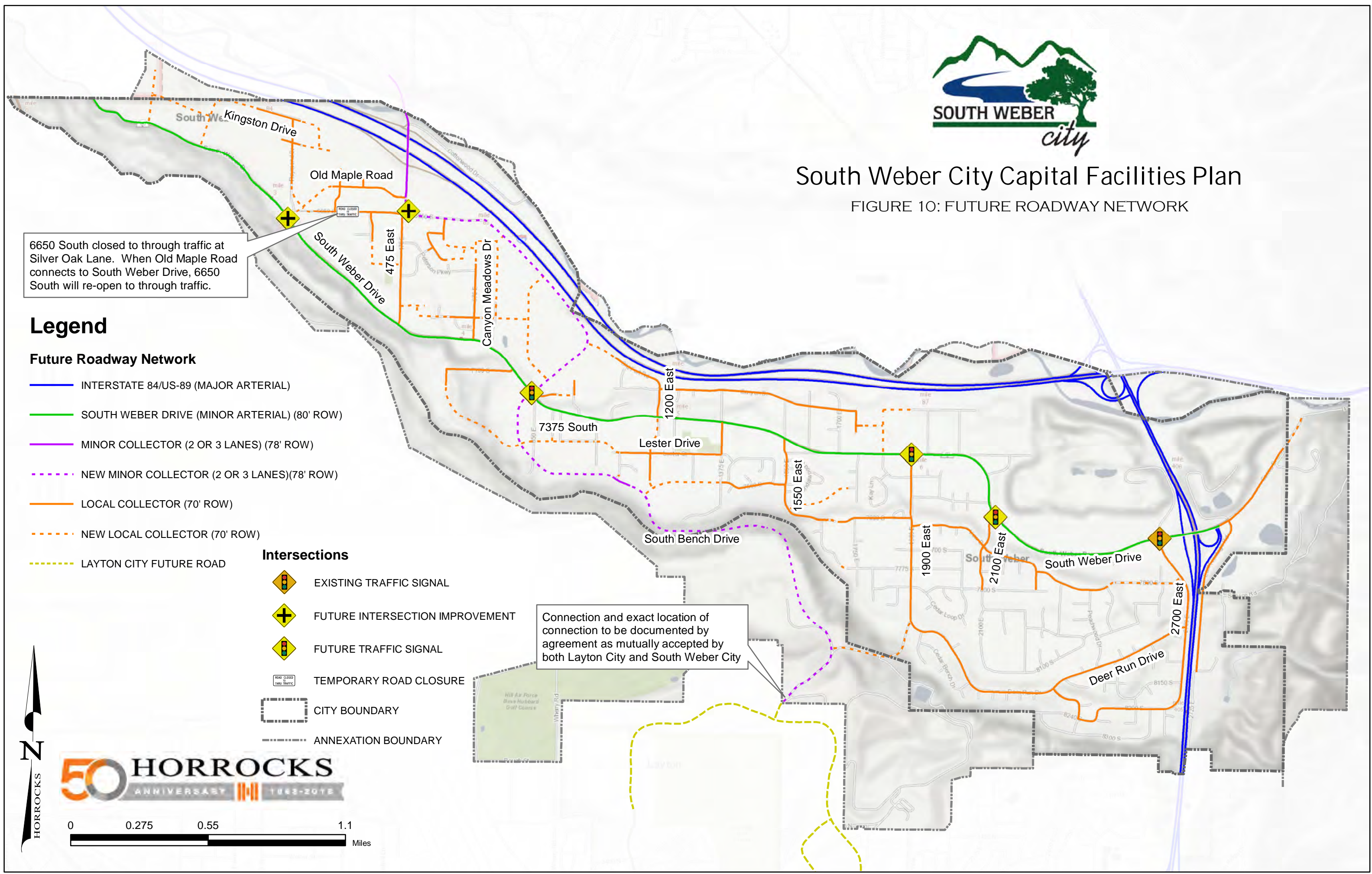
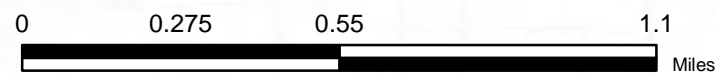
### Future Roadway Network

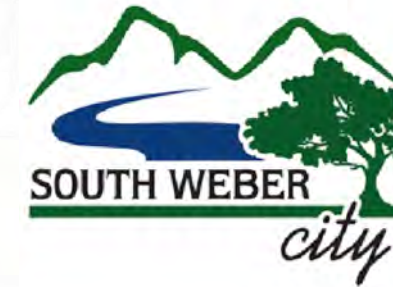
- INTERSTATE 84/US-89 (MAJOR ARTERIAL)
- SOUTH WEBER DRIVE (MINOR ARTERIAL) (80' ROW)
- MINOR COLLECTOR (2 OR 3 LANES) (78' ROW)
- - - NEW MINOR COLLECTOR (2 OR 3 LANES)(78' ROW)
- LOCAL COLLECTOR (70' ROW)
- - - NEW LOCAL COLLECTOR (70' ROW)
- - - LAYTON CITY FUTURE ROAD

### Intersections

- EXISTING TRAFFIC SIGNAL
- FUTURE INTERSECTION IMPROVEMENT
- FUTURE TRAFFIC SIGNAL
- TEMPORARY ROAD CLOSURE
- CITY BOUNDARY
- ANNEXATION BOUNDARY

Connection and exact location of connection to be documented by agreement as mutually accepted by both Layton City and South Weber City





# South Weber City Capital Facilities Plan

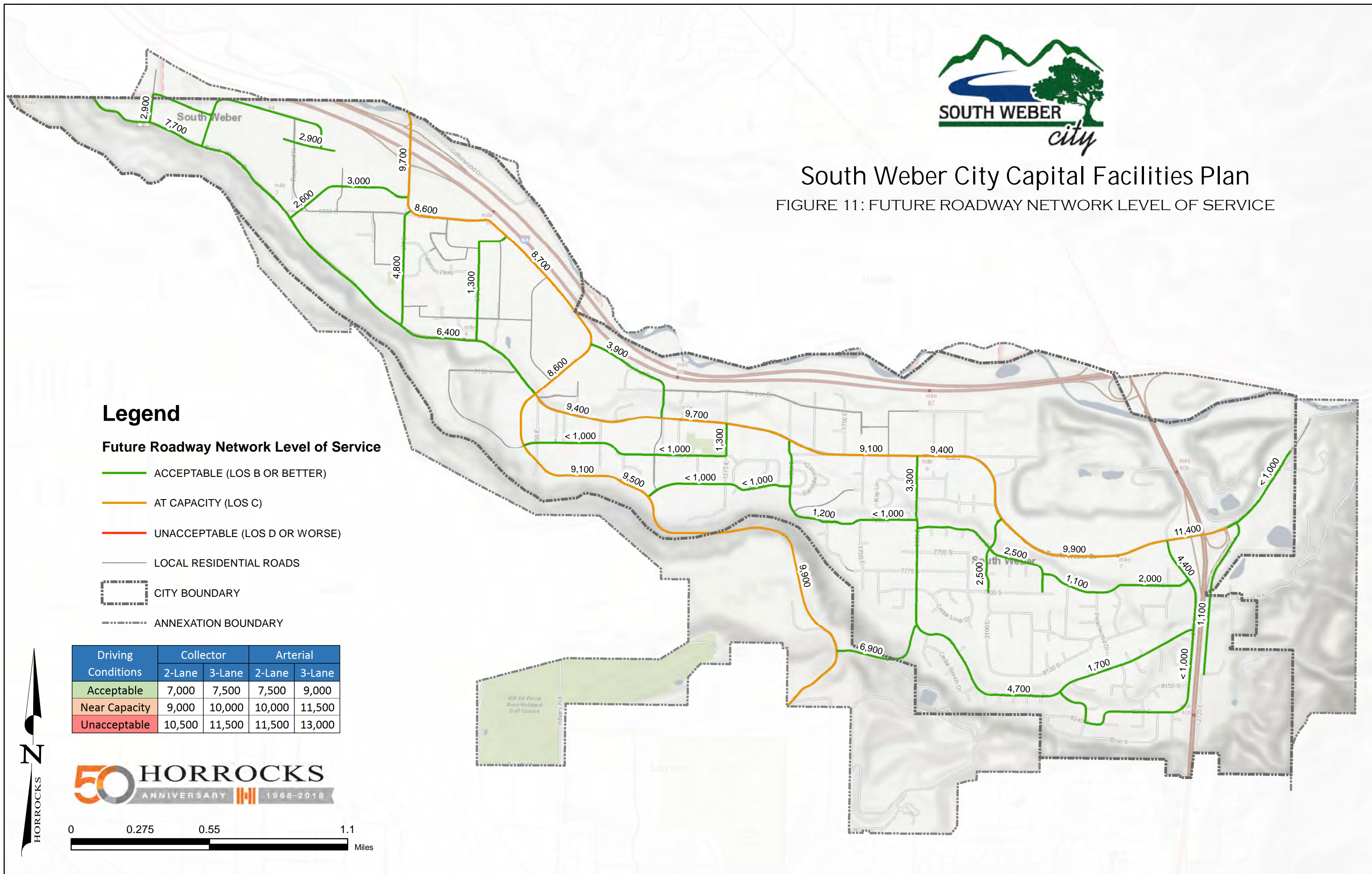
FIGURE 11: FUTURE ROADWAY NETWORK LEVEL OF SERVICE

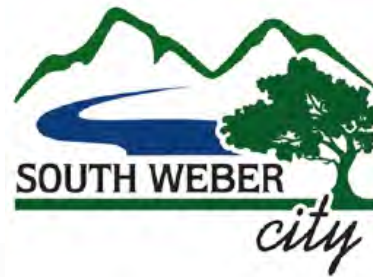
## Legend

### Future Roadway Network Level of Service

- ACCEPTABLE (LOS B OR BETTER)
- AT CAPACITY (LOS C)
- UNACCEPTABLE (LOS D OR WORSE)
- LOCAL RESIDENTIAL ROADS
- CITY BOUNDARY
- ANNEXATION BOUNDARY

Driving Conditions	Collector		Arterial	
	2-Lane	3-Lane	2-Lane	3-Lane
Acceptable	7,000	7,500	7,500	9,000
Near Capacity	9,000	10,000	10,000	11,500
Unacceptable	10,500	11,500	11,500	13,000





# Capital Facilities Plan

As growth continues in South Weber City, the roadway network will need to be improved by constructing new roads, widening existing transportation corridors, and making intersection improvements to provide future residents of the city with an adequate transportation system. A concept plan for future growth between the planning years of 2018-2040 is provided in [Figure 10](#).

## Transportation Needs as a Result of New Development

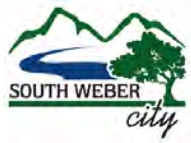
The specific roadway network needs resulting from future growth throughout South Weber City are identified in [Figure 12](#). Updating [Figure 12](#) is necessary since project scopes change and development occurs throughout the City. All projects necessary to improve the roadway network were identified and compiled into tables to produce a Transportation Improvement Plan (TIP). All projects under South Weber City’s and UDOT’s jurisdictions are found in [Table 5](#).

Where the project is likely to be completed using WFRC funding, the South Weber impact fee eligible portion of the project is only the amount of money the City will need to find as their required “matching funds”, in this case, 8% of the total project cost. UDOT projects will be funded entirely with state funds and are therefore not eligible for impact fee expenditure. Road widening projects will be 100% covered by the City, as any work on these roads will only be needed as traffic increases as a result of growth. New city-owned roads are variable depending on the road classification. The cost attributable to new growth is defined as the portion of the roadway cross section in excess of the standards for a local residential street. This is based on the premise that a local street cross section serves the needs of the localized development which directly access the new road. This portion will be paid for by the individual development, which accesses the new road. Any improvement due to growth that requires a cross section beyond a local street would be considered a system improvement and covered by the City. The City responsibility cost for each new road is determined as the percentage of the total project cost beyond a local street classification. For example, a Collector Street is 10% more costly than a local residential street so the City responsible portion of a new Collector is 10%. Where WFRC funding is included as part of the project, the 8% cost required by the City is proportioned between the City and developer using the same methodology as described above.

Two projects in the cost estimates that do not follow the same process and were proportioned based on a cost analysis by the City:

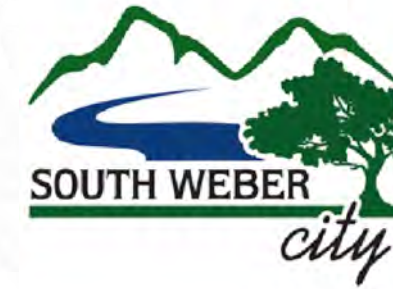
- Lester Drive/7375 South from the end of existing to South Bench Drive
- Old Maple Road from the end of existing to South Weber Drive

There are additional costs included in each cost estimate based on a percentage of the construction costs. The four additional costs are **contingency**, **mobilization**, **preconstruction engineering**, and **construction engineering**. The percentages used for the additional costs may vary as these values are estimated for each individual project. These estimates are based on the concept cost estimate values used by UDOT.



**Contingency** accounts for the items not estimated during the concept cost estimate. Examples include roadway striping, utility placement, and survey. **Contingency** costs can range up to 15% based on the number of items not estimated. **Mobilization** is the preparation made by the contractor before construction begins on a project. UDOT recommends that 10% be used for local projects. **Preconstruction** engineering is based on the complexity of the project as well as the construction costs. For local projects the preconstruction costs can range up to 16% of the construction costs based on UDOT cost estimating. For the cost estimates included in this IFFP, a value of 10% was used. **Construction engineering** includes the construction management and additional design necessary during construction. Recommended costs for local projects are up to 16% and a value of 10% was used for the cost estimates included in the IFFP. See [Appendix A: Cost Estimates](#) for more details.

The cost estimates shown, in cooperation with City officials, represent the costs of construction, right-of-way, and engineering. All costs represent 2018 costs. Project timing should be determined by development and transportation needs. It is expected that the total cost of roadway improvements funded by South Weber City for 2040 will be approximately **\$32,570,000**. Of this total it is expected that future development will provide **\$15,760,000** and South Weber City will be responsible to fund **\$8,030,000** of the total estimated cost.



# South Weber City Capital Facilities Plan

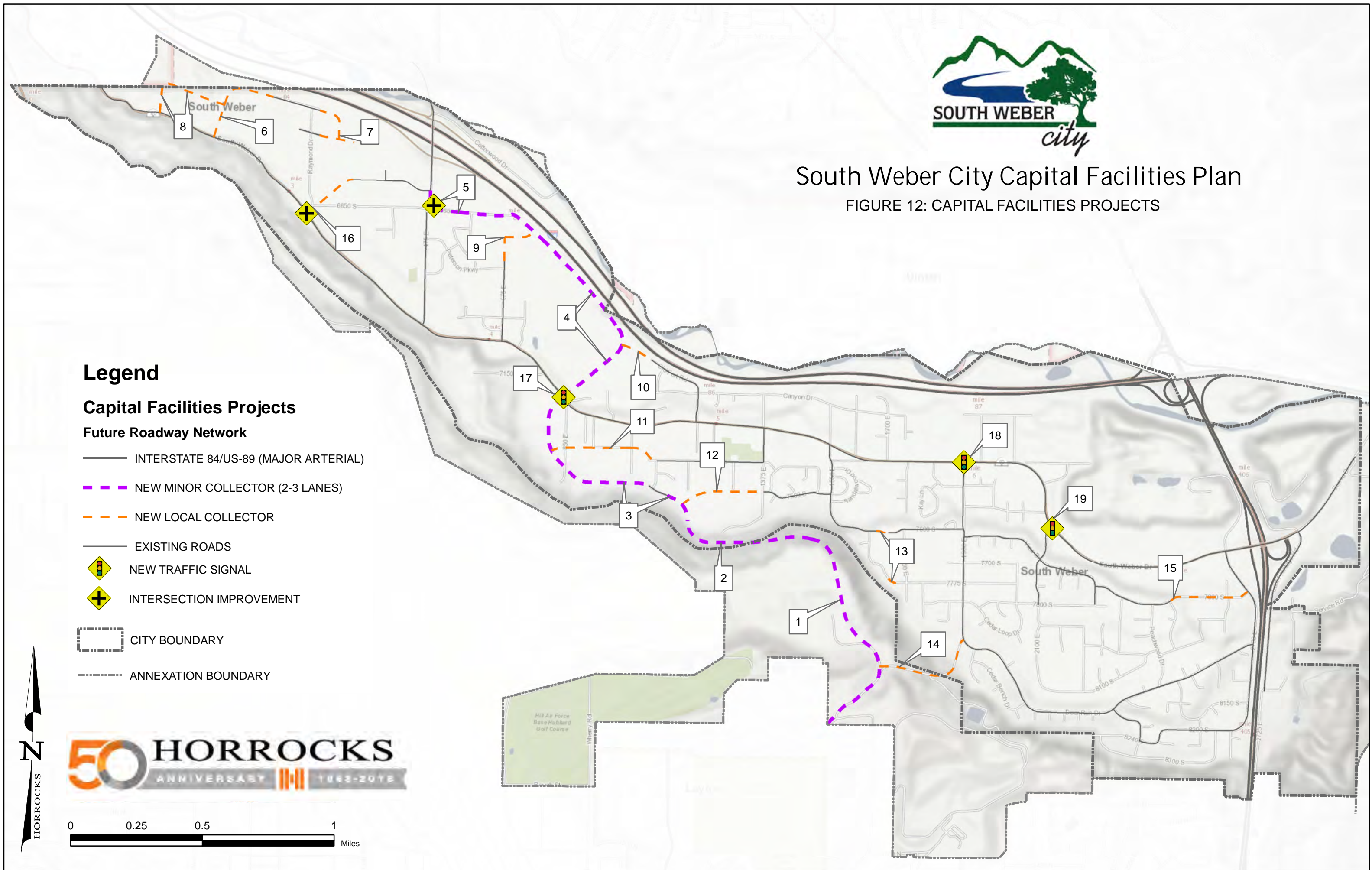
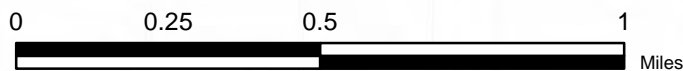
## FIGURE 12: CAPITAL FACILITIES PROJECTS

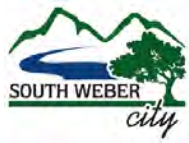
### Legend

#### Capital Facilities Projects

#### Future Roadway Network

- INTERSTATE 84/US-89 (MAJOR ARTERIAL)
- NEW MINOR COLLECTOR (2-3 LANES)
- NEW LOCAL COLLECTOR
- EXISTING ROADS
- NEW TRAFFIC SIGNAL
- INTERSECTION IMPROVEMENT
- CITY BOUNDARY
- ANNEXATION BOUNDARY



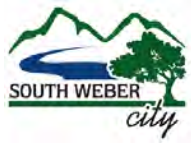


# South Weber City Transportation Capital Facilities Plan

June 2018

**Table 5: Capital Facilities Plan - South Weber City Responsibility**

Capital Facilities Plan – South Weber City Responsibility					
No.	Location	Total Price	Cost of Others (UDOT, WFRC, etc.)	Cost to Developers	South Weber City Total
1	South Bench Drive: South Boundary to Top of Bench	\$6,410,000	\$5,900,000	\$470,000	\$50,000
2	South Bench Drive: Top of Bench to Toe of Bench	\$2,350,000	\$2,170,000	\$180,000	\$20,000
3	South Bench Drive: Toe of Bench to South Weber Drive	\$3,540,000	\$0	\$3,210,000	\$340,000
4	South Bench Drive: South Weber Drive to Cook Property	\$3,670,000	\$0	\$3,330,000	\$350,000
5	South Bench Drive: Cook Property to 475 East (includes realignment of 475 East)	\$1,940,000	\$0	\$0	\$1,940,000
6	Harper Way: End of Existing to South Weber Drive	\$1,540,000	\$0	\$1,540,000	\$0
7	New Roads: Kingston Drive & Harper Way	\$1,250,000	\$0	\$1,250,000	\$0
8	New Local Collector: South Weber Drive to Harper Way	\$1,580,000	\$0	\$1,580,000	\$0
9	Canyon Meadow Drive: End of Existing to South Bench Drive	\$910,000	\$0	\$910,000	\$0
10	Old Fort Rd: End of Existing to South Bench Drive	\$550,000	\$0	\$550,000	\$0
11	Lester Drive/7375 South: End of Existing to South Bench Drive	\$2,310,000	\$0	\$560,000	\$1,760,000
12	7500 South: South Bench Drive to 1375 East	\$1,390,000	\$0	\$1,390,000	\$0
13	Roadway Connections: 7600 South & 1650 East	\$230,000	\$0	\$230,000	\$0
14	1900 East Extension: Deer Run Drive to South Bench Drive	\$1,220,000	\$0	\$0	\$1,220,000
15	7800 South Connection: End of Existing to 2450 East	\$1,040,000	\$0	\$0	\$1,040,000
16	Old Maple Road: End of Existing to South Weber Drive	\$1,860,000	\$0	\$560,000	\$1,310,000
17	New Traffic Signal: 7800 South & South Weber Drive	\$260,000	\$260,000	\$0	\$0
18	New Traffic Signal: 1900 East & South Weber Drive	\$260,000	\$260,000	\$0	\$0
19	New Traffic Signal: South Bench Drive & South Weber Drive	\$260,000	\$260,000	\$0	\$0
<b>Total</b>		<b>\$32,570,000</b>	<b>\$8,850,000</b>	<b>\$15,760,000</b>	<b>\$8,030,000</b>



## Proposed Means to Meet Demands of New Development

All possible revenue sources have been considered as a means of financing transportation capital improvements needed as a result of new growth. This section discusses the potential revenue sources that could be used to fund transportation needs as a result of new development.

Transportation routes often span multiple jurisdictions and provide regional significance to the transportation network. As a result, other government jurisdictions or agencies often help pay for such regional benefits. Those jurisdictions and agencies could include the Federal Government, the State Government or UDOT, or WFRC. The City will need to continue to partner and work with these other jurisdictions to ensure the adequate funds are available for the specific improvements necessary to maintain an acceptable LOS. The City will also need to partner with adjacent communities to ensure corridor continuity across jurisdictional boundaries (i.e., arterials connect with arterials; collectors connect with collectors, etc.).

Funding sources for transportation are essential if South Weber City recommended improvements are to be built. The following paragraphs further describe the various transportation funding sources available to the City.

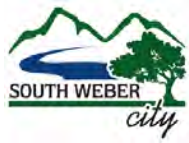
### *Federal Funding*

Federal monies are available to cities and counties through the federal-aid program. UDOT administers the funds. In order to be eligible, a project must be listed on the five-year Statewide Transportation Improvement Program (STIP).

The Surface Transportation Program (STP) funds projects for any roadway with a functional classification of a collector street or higher as established on the Functional Classification Map. STP funds can be used for both rehabilitation and new construction. The Joint Highway Committee programs a portion of the STP funds for projects around the state in urban areas. Another portion of the STP funds can be used for projects in any area of the state at the discretion of the State Transportation Commission. Transportation Enhancement funds are allocated based on a competitive application process. The Transportation Enhancement Committee reviews the applications and then a portion of the application is passed to the State Transportation Commission. Transportation enhancements include 12 categories ranging from historic preservation, bicycle and pedestrian facilities and water runoff mitigation. Other federal and state trail funds are available from the Utah State Parks and Recreation Program.

WFRC accepts applications for federal funds through local and regional government jurisdictions. The WFRC Technical Advisory and Regional Planning committees select projects for funding annually. The selected projects form the Transportation Improvement Program (TIP). In order to receive funding, projects should include one or more of the following aspects:

- **Congestion Relief** – spot improvement projects intended to improve Levels of Service and/or reduce average delay along those corridors identified in the Regional Transportation Plan as high congestion areas



## South Weber City Transportation Capital Facilities Plan

June 2018

- **Mode Choice** – projects improving the diversity and/or usefulness of travel modes other than single occupant vehicles
- **Air Quality Improvements** – projects showing demonstrable air quality benefits
- **Safety** – improvements to vehicular, pedestrian, and bicyclist safety

### *State/County Funding*

The distribution of State Class B and C Program monies is established by State Legislation and is administered by the State Department of Transportation. Revenues for the program are derived from State fuel taxes, registration fees, driver license fees, inspection fees, and transportation permits. Seventy-five percent of these funds are kept by UDOT for their construction and maintenance programs. The rest is made available to counties and cities. As the major roads in South Weber fall under UDOT jurisdiction, it is in the interests of the City that staff is aware of the procedures used by UDOT to allocate those funds and to be active in requesting the funds be made available for UDOT owned roadways in the City.

Class B and C funds are allocated to each city and county by a formula based on population, centerline miles, and land area. Class B funds are given to counties, and Class C funds are given to cities and towns. Class B and C funds can be used for maintenance and construction projects; however, thirty percent of those funds must be used for construction or maintenance projects that exceed \$40,000. The remainder of these funds can be used for matching federal funds or to pay the principal, interest, premiums, and reserves for issued bonds.

In 2005 the state senate passed a bill providing for the advance acquisition of right-of-way for highways of regional significance. This bill would enable cities in the county to better plan for future transportation needs by acquiring property to be used as future right-of-way before it is fully developed and becomes extremely difficult to acquire. UDOT holds on account the revenue generated by the local corridor preservation fund but the county is responsible to program and control monies. In order to qualify for preservation funds, the City must comply with the Corridor Preservation Process found at the following link [www.udot.utah.gov/public/ucon](http://www.udot.utah.gov/public/ucon).

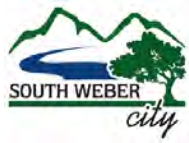
### *City Funding*

Some cities utilize general fund revenues for their transportation programs. Another option for transportation funding is the creation of special improvement districts. These districts are organized for the purpose of funding a single specific project that benefits an identifiable group of properties. Another source of funding used by cities includes revenue bonding for projects intended to benefit the entire community.

Private interests often provide resources for transportation improvements. Developers construct the local streets within subdivisions and often dedicate right-of-way and participate in the construction of collector/arterial streets adjacent to their developments. Developers can also be considered a possible source of funds for projects through the use of impact fees. These fees are assessed as a result of the impacts a particular development will have on the surrounding roadway system, such as the need for traffic signals or street widening.

General fund revenues are typically reserved for operation and maintenance purposes as they relate to transportation. However, general funds could be used if available to fund the expansion or introduction





of specific services. Providing a line item in the City budgeted general funds to address roadway improvements, which are not impact fee eligible is a recommended practice to fund transportation projects should other funding options fall short of the needed amount.

General obligation bonds are debt paid for or backed by the City's taxing power. In general, facilities paid for through this revenue stream are in high demand amongst the community. Typically, general obligation bonds are not used to fund facilities that are needed as a result of new growth because existing residents would be paying for the impacts of new growth. As a result, general obligation bonds are not considered a fair means of financing future facilities needed as a result of new growth.

Certain areas might require different needs or methods of funding other than traditional revenue sources. A Special Assessment Area (SAA) can be created for infrastructure needs that benefit or encompass specific areas of the City. Creation of the SAA may be initiated by the municipality by a resolution declaring the public health, convenience, and necessity requiring the creation of a SAA. The boundaries and services provided by the district must be specified and a public hearing held prior to creation of the SAA. Once the SAA is created, funding can be obtained from tax levies, bonds, and fees when approved by the majority of the qualified electors of the SAA. These funding mechanisms allow the costs to be spread out over time. Through the SAA, tax levies and bonding can apply to specific areas in the City needing to benefit from the improvements.

### *Interfund Loans*

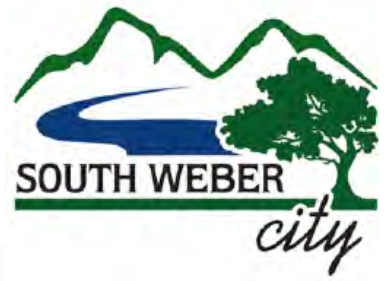
Since infrastructure must generally be built ahead of growth, it must sometimes be funded before expected impact fees are collected. Bonds are the solution to this problem in some cases. In other cases, funds from existing user rate revenue will be loaned to the impact fee fund to complete initial construction of the project. As impact fees are received, they will be reimbursed. Consideration of these loans will be included in the impact fee analysis and should be considered in subsequent accounting of impact fee expenditures.

### *Developer Dedications and Exactions*

Developer dedications and exactions can both be credited against the developer's impact fee analysis. If the value of the developer dedications and/or exactions are less than the developer's impact fee liability, the developer will owe the balance of the liability to the city. If the dedications and/or exactions of the developer are greater than the impact fee liability, the city must reimburse the developer the difference.

### *Developer Impact Fees*

Impact fees are a way for a community to obtain funds to assist in the construction of infrastructure improvements resulting from and needed to serve new growth. The premise behind impact fees is that if no new development occurred, the existing infrastructure would be adequate. Therefore, new developments should pay for the portion of required improvements that result from new growth. Impact fees are assessed for many types of infrastructures and facilities that are provided by a community, such as roadway facilities. According to state law, impact fees can only be used to fund growth related system improvements.



# Appendix A: Cost Estimates

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**Project Summary (All Projects)**

Project	Location	Total Price	Cost of Others (UDOT, WFRC, etc.)	Cost to Developers	South Weber City Cost
1	South Bench Drive: South Boundary to Top of Bench	\$6,410,000	\$5,900,000	\$470,000	\$50,000
2	South Bench Drive: Top of Bench to Toe of Bench	\$2,350,000	\$2,170,000	\$180,000	\$20,000
3	South Bench Drive: Toe of Bench to South Weber Drive	\$3,540,000	\$0	\$3,210,000	\$340,000
4	South Bench Drive: South Weber Drive to Cook Property	\$3,670,000	\$0	\$3,330,000	\$350,000
5	South Bench Drive: Cook Property to 475 East (includes realignment of 475 East)	\$1,940,000	\$0	\$0	\$1,940,000
6	Harper Way: End of Existing to South Weber Drive	\$1,540,000	\$0	\$1,540,000	\$0
7	New Roads: Kingston Drive & Harper Way	\$1,250,000	\$0	\$1,250,000	\$0
8	New Local Collector: South Weber Drive to Harper Way	\$1,580,000	\$0	\$1,580,000	\$0
9	Canyon Meadow Drive: End of Existing to South Bench Drive	\$910,000	\$0	\$910,000	\$0
10	Old Fort Rd: End of Existing to South Bench Drive	\$550,000	\$0	\$550,000	\$0
11	Lester Drive/7375 South: End of Existing to South Bench Drive	\$2,310,000	\$0	\$560,000	\$1,760,000
12	7500 South: South Bench Drive to 1375 East	\$1,390,000	\$0	\$1,390,000	\$0
13	Roadway Connections: 7600 South & 1650 East	\$230,000	\$0	\$230,000	\$0
14	1900 East Extension: Deer Run Drive to South Bench Drive	\$1,220,000	\$0	\$0	\$1,220,000
15	7800 South Connection: End of Existing to 2450 East	\$1,040,000	\$0	\$0	\$1,040,000
16	Old Maple Road: End of Existing to South Weber Drive	\$1,860,000	\$0	\$560,000	\$1,310,000
17	New Traffic Signal: 7800 South & South Weber Drive	\$260,000	\$260,000	\$0	\$0
18	New Traffic Signal: 1900 East & South Weber Drive	\$260,000	\$260,000	\$0	\$0
19	New Traffic Signal: South Bench Drive & South Weber Drive	\$260,000	\$260,000	\$0	\$0
<b>Total</b>		<b>\$32,570,000</b>	<b>\$8,850,000</b>	<b>\$15,760,000</b>	<b>\$8,030,000</b>

## South Weber City Capital Facilities Plan

### Unit Costs

Item	Unit	Unit Cost
Parkstrip	S.F.	\$3.00
Removal of Existing Asphalt	S.Y.	\$5.00
Clearing and Grubbing	Acre	\$2,000
Roadway Excavation	C.Y.	\$11.00
HMA Concrete	Ton	\$85.00
Untreated Base Course	C.Y.	\$40.00
Granular Borrow	C.Y.	\$30.00
Curb and Gutter (2.5' width)	L.F.	\$23.00
Sidewalk (6' width)	L.F.	\$40.00
Drainage	L.F.	\$60.00
Right of Way	S.F.	\$5.00
Bridge/Culvert	S.F.	\$225.00
Traffic Signal	Each	\$180,000

<b>Contingency</b>	15%
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<b>Mobilization</b>	10%
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<b>Preconstruction Engineering</b>	10%
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<b>Construction Engineering</b>	10%
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**South Weber City  
Capital Facilities Plan**

Project No. 1  
Improvement Type: New Road

**South Bench Drive: South Boundary to Top of Bench**

Major Collector

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	46,830	\$140,490
Removal of Existing Asphalt	S.Y.	\$5	0	\$0
Clearing and Grubbing	Acre	\$2,000	8	\$16,771
Roadway Excavation	C.Y.	\$11	21,681	\$238,486
HMA Concrete	Ton	\$85	6,049	\$514,154
Untreated Base Course	C.Y.	\$40	5,781	\$231,259
Granular Borrow	C.Y.	\$30	10,118	\$303,528
Curb and Gutter (2.5' width)	L.F.	\$23	9,366	\$215,418
Sidewalk (6' width)	L.F.	\$40	9,366	\$374,640
Drainage	L.F.	\$60	9,366	\$561,960
Right of Way	S.F.	\$5	365,274	\$1,826,370
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
			<b>Subtotal</b>	<b>\$4,420,000</b>

<b>Contingency</b>	15%	\$663,000
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<b>Mobilization</b>	10%	\$442,000
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<b>Preconstruction Engineering</b>	10%	\$442,000
<b>Construction Engineering</b>	10%	\$442,000

<b>Total Project Costs</b>		<b>\$6,410,000</b>
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>92%</b>	
		<b>\$5,900,000</b>

<b>Responsibility of Developer</b>	<b>7%</b>	
		<b>\$470,000</b>

<b>South Weber City Responsibility</b>	<b>1%</b>	
		<b>\$50,000</b>

**South Weber City  
Capital Facilities Plan**

Project No. 2  
Improvement Type: New Road

**South Bench Drive: Top of Bench to Toe of Bench**

Major Collector

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	27,450	\$82,350
Removal of Existing Asphalt	S.Y.	\$5	0	\$0
Clearing and Grubbing	Acre	\$2,000	5	\$9,831
Roadway Excavation	C.Y.	\$11	0	\$0
HMA Concrete	Ton	\$85	0	\$0
Untreated Base Course	C.Y.	\$40	0	\$0
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	5,490	\$126,270
Sidewalk (6' width)	L.F.	\$40	0	\$0
Drainage	L.F.	\$60	5,490	\$329,400
Right of Way	S.F.	\$5	214,110	\$1,070,550
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
<b>Subtotal</b>				<b>\$1,620,000</b>

<b>Contingency</b>	15%	\$243,000
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<b>Mobilization</b>	10%	\$162,000
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<b>Preconstruction Engineering</b>	10%	\$162,000
<b>Construction Engineering</b>	10%	\$162,000

<b>Total Project Costs</b>	<b>\$2,350,000</b>	
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>92%</b>
	<b>\$2,170,000</b>

<b>Responsibility of Developer</b>	<b>7%</b>
	<b>\$180,000</b>

<b>South Weber City Responsibility</b>	<b>1%</b>
	<b>\$20,000</b>

**South Weber City  
Capital Facilities Plan**

Project No. 3  
Improvement Type: New Road

**South Bench Drive: Toe of Bench to South Weber Drive**

Major Collector

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	41,380	\$124,140
Removal of Existing Asphalt	S.Y.	\$5	0	\$0
Clearing and Grubbing	Acre	\$2,000	7	\$14,819
Roadway Excavation	C.Y.	\$11	0	\$0
HMA Concrete	Ton	\$85	0	\$0
Untreated Base Course	C.Y.	\$40	0	\$0
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	8,276	\$190,348
Sidewalk (6' width)	L.F.	\$40	0	\$0
Drainage	L.F.	\$60	8,276	\$496,560
Right of Way	S.F.	\$5	322,764	\$1,613,820
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
<b>Subtotal</b>				<b>\$2,440,000</b>

<b>Contingency</b>	15%	\$366,000
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<b>Mobilization</b>	10%	\$244,000
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<b>Preconstruction Engineering</b>	10%	\$244,000
<b>Construction Engineering</b>	10%	\$244,000

<b>Total Project Costs</b>		<b>\$3,540,000</b>
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>0%</b>	<b>\$0</b>
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<b>Responsibility of Developer</b>	<b>90%</b>	<b>\$3,210,000</b>
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<b>South Weber City Responsibility</b>	<b>10%</b>	<b>\$340,000</b>
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**South Weber City  
Capital Facilities Plan**

Project No. 4  
Improvement Type: New Road

**South Bench Drive: South Weber Drive to Cook Property**

Major Collector

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	42,870	\$128,610
Removal of Existing Asphalt	S.Y.	\$5	0	\$0
Clearing and Grubbing	Acre	\$2,000	8	\$15,353
Roadway Excavation	C.Y.	\$11	0	\$0
HMA Concrete	Ton	\$85	0	\$0
Untreated Base Course	C.Y.	\$40	0	\$0
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	8,574	\$197,202
Sidewalk (6' width)	L.F.	\$40	0	\$0
Drainage	L.F.	\$60	8,574	\$514,440
Right of Way	S.F.	\$5	334,386	\$1,671,930
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
<b>Subtotal</b>				<b>\$2,530,000</b>

<b>Contingency</b>	15%	\$379,500
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<b>Mobilization</b>	10%	\$253,000
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<b>Preconstruction Engineering</b>	10%	\$253,000
<b>Construction Engineering</b>	10%	\$253,000

<b>Total Project Costs</b>	<b>\$3,670,000</b>	
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>0%</b>
	<b>\$0</b>

<b>Responsibility of Developer</b>	<b>90%</b>
	<b>\$3,330,000</b>

<b>South Weber City Responsibility</b>	<b>10%</b>
	<b>\$350,000</b>



**South Weber City  
Capital Facilities Plan**

Project No. 5  
Improvement Type: New Road

**South Bench Drive: Cook Property to 475 East (includes realignment of 475 East)**

Major Collector

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	7,000	\$21,000
Removal of Existing Asphalt	S.Y.	\$5	7,794	\$38,969
Clearing and Grubbing	Acre	\$2,000	3	\$5,604
Roadway Excavation	C.Y.	\$11	4,984	\$54,822
HMA Concrete	Ton	\$85	3,965	\$337,025
Untreated Base Course	C.Y.	\$40	1,780	\$71,198
Granular Borrow	C.Y.	\$30	3,204	\$96,117
Curb and Gutter (2.5' width)	L.F.	\$23	4,670	\$107,410
Sidewalk (6' width)	L.F.	\$40	2,450	\$98,000
Drainage	L.F.	\$60	800	\$48,000
Right of Way	S.F.	\$5	91,612	\$458,060
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
<b>Subtotal</b>				<b>\$1,340,000</b>

<b>Contingency</b>	15%	\$201,000
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<b>Mobilization</b>	10%	\$134,000
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<b>Preconstruction Engineering</b>	10%	\$134,000
<b>Construction Engineering</b>	10%	\$134,000

<b>Total Project Costs</b>	<b>\$1,940,000</b>	
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>0%</b>
	<b>\$0</b>

<b>Responsibility of Developer</b>	<b>0%</b>
	<b>\$0</b>

<b>South Weber City Responsibility</b>	<b>100%</b>
	<b>\$1,940,000</b>

**South Weber City  
Capital Facilities Plan**

Project No. 6  
Improvement Type: New Road

**Harper Way: End of Existing to South Weber Drive**

Local Street

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	28,230	\$84,690
Removal of Existing Asphalt	S.Y.	\$5	0	\$0
Clearing and Grubbing	Acre	\$2,000	3	\$6,049
Roadway Excavation	C.Y.	\$11	0	\$0
HMA Concrete	Ton	\$85	0	\$0
Untreated Base Course	C.Y.	\$40	0	\$0
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	3,764	\$86,572
Sidewalk (6' width)	L.F.	\$40	0	\$0
Drainage	L.F.	\$60	3,764	\$225,840
Right of Way	S.F.	\$5	131,740	\$658,700
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
<b>Subtotal</b>				<b>\$1,060,000</b>

<b>Contingency</b>	15%	\$159,000
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<b>Mobilization</b>	10%	\$106,000
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<b>Preconstruction Engineering</b>	10%	\$106,000
<b>Construction Engineering</b>	10%	\$106,000

<b>Total Project Costs</b>		<b>\$1,540,000</b>
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>0%</b>
	<b>\$0</b>

<b>Responsibility of Developer</b>	<b>100%</b>
	<b>\$1,540,000</b>

<b>South Weber City Responsibility</b>	<b>0%</b>
	<b>\$0</b>

**South Weber City  
Capital Facilities Plan**

Project No. 7  
Improvement Type: New Road

**New Roads: Kingston Drive & Harper Way**

Local Street

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	22,995	\$68,985
Removal of Existing Asphalt	S.Y.	\$5	0	\$0
Clearing and Grubbing	Acre	\$2,000	2	\$4,927
Roadway Excavation	C.Y.	\$11	0	\$0
HMA Concrete	Ton	\$85	0	\$0
Untreated Base Course	C.Y.	\$40	0	\$0
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	3,066	\$70,518
Sidewalk (6' width)	L.F.	\$40	0	\$0
Drainage	L.F.	\$60	3,066	\$183,960
Right of Way	S.F.	\$5	107,310	\$536,550
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
<b>Subtotal</b>				<b>\$860,000</b>

<b>Contingency</b>	15%	\$129,000
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<b>Mobilization</b>	10%	\$86,000
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<b>Preconstruction Engineering</b>	10%	\$86,000
<b>Construction Engineering</b>	10%	\$86,000

<b>Total Project Costs</b>	<b>\$1,250,000</b>	
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>0%</b>
	<b>\$0</b>

<b>Responsibility of Developer</b>	<b>100%</b>
	<b>\$1,250,000</b>

<b>South Weber City Responsibility</b>	<b>0%</b>
	<b>\$0</b>

**South Weber City  
Capital Facilities Plan**

Project No. 8  
Improvement Type: New Road

**New Local Collector: South Weber Drive to Harper Way**

Local Street

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	28,920	\$86,760
Removal of Existing Asphalt	S.Y.	\$5	0	\$0
Clearing and Grubbing	Acre	\$2,000	3	\$6,197
Roadway Excavation	C.Y.	\$11	0	\$0
HMA Concrete	Ton	\$85	0	\$0
Untreated Base Course	C.Y.	\$40	0	\$0
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	3,856	\$88,688
Sidewalk (6' width)	L.F.	\$40	0	\$0
Drainage	L.F.	\$60	3,856	\$231,360
Right of Way	S.F.	\$5	134,960	\$674,800
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
<b>Subtotal</b>				<b>\$1,090,000</b>

<b>Contingency</b>	15%	\$163,500
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<b>Mobilization</b>	10%	\$109,000
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<b>Preconstruction Engineering</b>	10%	\$109,000
<b>Construction Engineering</b>	10%	\$109,000

<b>Total Project Costs</b>	<b>\$1,580,000</b>	
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>0%</b>
	<b>\$0</b>

<b>Responsibility of Developer</b>	<b>100%</b>
	<b>\$1,580,000</b>

<b>South Weber City Responsibility</b>	<b>0%</b>
	<b>\$0</b>

**South Weber City  
Capital Facilities Plan**

Project No. 9  
Improvement Type: New Road

**Canyon Meadow Drive: End of Existing to South Bench Drive**

Local Street

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	16,635	\$49,905
Removal of Existing Asphalt	S.Y.	\$5	0	\$0
Clearing and Grubbing	Acre	\$2,000	2	\$3,564
Roadway Excavation	C.Y.	\$11	0	\$0
HMA Concrete	Ton	\$85	0	\$0
Untreated Base Course	C.Y.	\$40	0	\$0
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	2,218	\$51,014
Sidewalk (6' width)	L.F.	\$40	0	\$0
Drainage	L.F.	\$60	2,218	\$133,080
Right of Way	S.F.	\$5	77,630	\$388,150
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
<b>Subtotal</b>				<b>\$630,000</b>

<b>Contingency</b>	15%	\$94,500
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<b>Mobilization</b>	10%	\$63,000
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<b>Preconstruction Engineering</b>	10%	\$63,000
<b>Construction Engineering</b>	10%	\$63,000

<b>Total Project Costs</b>		<b>\$910,000</b>
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>		<b>0%</b>
		<b>\$0</b>

<b>Responsibility of Developer</b>		<b>100%</b>
		<b>\$910,000</b>

<b>South Weber City Responsibility</b>		<b>0%</b>
		<b>\$0</b>

**South Weber City  
Capital Facilities Plan**

Project No. 10  
Improvement Type: New Road

**Old Fort Rd: End of Existing to South Bench Drive**

Local Street

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	10,110	\$30,330
Removal of Existing Asphalt	S.Y.	\$5	0	\$0
Clearing and Grubbing	Acre	\$2,000	1	\$2,166
Roadway Excavation	C.Y.	\$11	0	\$0
HMA Concrete	Ton	\$85	0	\$0
Untreated Base Course	C.Y.	\$40	0	\$0
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	1,348	\$31,004
Sidewalk (6' width)	L.F.	\$40	0	\$0
Drainage	L.F.	\$60	1,348	\$80,880
Right of Way	S.F.	\$5	47,180	\$235,900
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
<b>Subtotal</b>				<b>\$380,000</b>

<b>Contingency</b>	15%	\$57,000
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<b>Mobilization</b>	10%	\$38,000
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<b>Preconstruction Engineering</b>	10%	\$38,000
<b>Construction Engineering</b>	10%	\$38,000

<b>Total Project Costs</b>		<b>\$550,000</b>
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>0%</b>
	<b>\$0</b>

<b>Responsibility of Developer</b>	<b>100%</b>
	<b>\$550,000</b>

<b>South Weber City Responsibility</b>	<b>0%</b>
	<b>\$0</b>

**South Weber City  
Capital Facilities Plan**

Project No. 11  
Improvement Type: New Road

**Lester Drive/7375 South: End of Existing to South Bench Drive**

Minor Collector

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	25,163	\$75,489
Removal of Existing Asphalt	S.Y.	\$5	4,652	\$23,259
Clearing and Grubbing	Acre	\$2,000	3	\$6,356
Roadway Excavation	C.Y.	\$11	3,885	\$42,738
HMA Concrete	Ton	\$85	2,885	\$245,225
Untreated Base Course	C.Y.	\$40	3,885	\$155,410
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	5,683	\$130,709
Sidewalk (6' width)	L.F.	\$40	5,624	\$224,960
Drainage	L.F.	\$60	2,950	\$177,000
Right of Way	S.F.	\$5	101,766	\$508,830
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
<b>Subtotal</b>				<b>\$1,590,000</b>

<b>Contingency</b>	15%	\$238,500
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<b>Mobilization</b>	10%	\$159,000
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<b>Preconstruction Engineering</b>	10%	\$159,000
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<b>Construction Engineering</b>	10%	\$159,000
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<b>Total Project Costs</b>		<b>\$2,310,000</b>
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>0%</b>	<b>\$0</b>
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<b>Responsibility of Developer</b>	<b>24%</b>	<b>\$560,000</b>
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<b>South Weber City Responsibility</b>	<b>76%</b>	<b>\$1,760,000</b>
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**South Weber City  
Capital Facilities Plan**

Project No. 12  
Improvement Type: New Road

**7500 South: South Bench Drive to 1375 East**

Local Street

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	25,605	\$76,815
Removal of Existing Asphalt	S.Y.	\$5	0	\$0
Clearing and Grubbing	Acre	\$2,000	3	\$5,486
Roadway Excavation	C.Y.	\$11	0	\$0
HMA Concrete	Ton	\$85	0	\$0
Untreated Base Course	C.Y.	\$40	0	\$0
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	3,414	\$78,522
Sidewalk (6' width)	L.F.	\$40	0	\$0
Drainage	L.F.	\$60	3,414	\$204,840
Right of Way	S.F.	\$5	119,490	\$597,450
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
<b>Subtotal</b>				<b>\$960,000</b>

<b>Contingency</b>	15%	\$144,000
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<b>Mobilization</b>	10%	\$96,000
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<b>Preconstruction Engineering</b>	10%	\$96,000
<b>Construction Engineering</b>	10%	\$96,000

<b>Total Project Costs</b>	<b>\$1,390,000</b>	
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>0%</b>
	<b>\$0</b>

<b>Responsibility of Developer</b>	<b>100%</b>
	<b>\$1,390,000</b>

<b>South Weber City Responsibility</b>	<b>0%</b>
	<b>\$0</b>



**South Weber City  
Capital Facilities Plan**

Project No. 13  
Improvement Type: New Road

**Roadway Connections: 7600 South & 1650 East**

Local Street

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	1,948	\$5,844
Removal of Existing Asphalt	S.Y.	\$5	0	\$0
Clearing and Grubbing	Acre	\$2,000	0	\$671
Roadway Excavation	C.Y.	\$11	325	\$3,572
HMA Concrete	Ton	\$85	241	\$20,485
Untreated Base Course	C.Y.	\$40	325	\$12,990
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	487	\$11,201
Sidewalk (6' width)	L.F.	\$40	487	\$19,480
Drainage	L.F.	\$60	244	\$14,640
Right of Way	S.F.	\$5	14,613	\$73,065
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
<b>Subtotal</b>				<b>\$160,000</b>

<b>Contingency</b>	15%	\$24,000
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<b>Mobilization</b>	10%	\$16,000
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<b>Preconstruction Engineering</b>	10%	\$16,000
<b>Construction Engineering</b>	10%	\$16,000

<b>Total Project Costs</b>	<b>\$230,000</b>
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>0%</b>
	<b>\$0</b>

<b>Responsibility of Developer</b>	<b>100%</b>
	<b>\$230,000</b>

<b>South Weber City Responsibility</b>	<b>0%</b>
	<b>\$0</b>

**South Weber City  
Capital Facilities Plan**

Project No. 14  
Improvement Type: New Road

**1900 East Extension: Deer Run Drive to South Bench Drive**

Minor Collector

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	750	\$2,250
Removal of Existing Asphalt	S.Y.	\$5	1,036	\$5,182
Clearing and Grubbing	Acre	\$2,000	1.35	\$2,693
Roadway Excavation	C.Y.	\$11	3,129	\$34,416
HMA Concrete	Ton	\$85	2,904	\$246,840
Untreated Base Course	C.Y.	\$40	3,129	\$125,148
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	4,573	\$105,179
Sidewalk (6' width)	L.F.	\$40	4,526	\$181,040
Drainage	L.F.	\$60	2,338	\$140,280
Right of Way	S.F.	\$5	0	\$0
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
<b>Subtotal</b>				<b>\$840,000</b>

<b>Contingency</b>	15%	\$126,000
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<b>Mobilization</b>	10%	\$84,000
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<b>Preconstruction Engineering</b>	10%	\$84,000
<b>Construction Engineering</b>	10%	\$84,000

<b>Total Project Costs</b>		<b>\$1,220,000</b>
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>		<b>0%</b>
		<b>\$0</b>

<b>Responsibility of Developer</b>		<b>0%</b>
		<b>\$0</b>

<b>South Weber City Responsibility</b>		<b>100%</b>
		<b>\$1,220,000</b>

**South Weber City  
Capital Facilities Plan**

Project No. 15  
Improvement Type: New Road

**7800 South Connection: End of Existing to 2450 East**

Minor Collector

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	12,342	\$37,026
Removal of Existing Asphalt	S.Y.	\$5	3,411	\$17,056
Clearing and Grubbing	Acre	\$2,000	1	\$2,942
Roadway Excavation	C.Y.	\$11	2,108	\$23,187
HMA Concrete	Ton	\$85	1,565	\$133,025
Untreated Base Course	C.Y.	\$40	2,108	\$84,317
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	3,164	\$72,772
Sidewalk (6' width)	L.F.	\$40	2,924	\$116,960
Drainage	L.F.	\$60	1,580	\$94,800
Right of Way	S.F.	\$5	26,678	\$133,390
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	0	\$0
<b>Subtotal</b>				<b>\$720,000</b>

<b>Contingency</b>	15%	\$108,000
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<b>Mobilization</b>	10%	\$72,000
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<b>Preconstruction Engineering</b>	10%	\$72,000
<b>Construction Engineering</b>	10%	\$72,000

<b>Total Project Costs</b>		<b>\$1,040,000</b>
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>		<b>0%</b>
		<b>\$0</b>

<b>Responsibility of Developer</b>		<b>0%</b>
		<b>\$0</b>

<b>South Weber City Responsibility</b>		<b>100%</b>
		<b>\$1,040,000</b>

**South Weber City  
Capital Facilities Plan**

Project No. 16  
Improvement Type: New Road

**Old Maple Road: End of Existing to South Weber Drive**

Minor Collector

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	30,801	\$92,403
Removal of Existing Asphalt	S.Y.	\$5	3,475	\$17,377
Clearing and Grubbing	Acre	\$2,000	3	\$5,649
Roadway Excavation	C.Y.	\$11	2,864	\$31,504
HMA Concrete	Ton	\$85	2,126	\$180,710
Untreated Base Course	C.Y.	\$40	2,864	\$114,559
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	4,192	\$96,416
Sidewalk (6' width)	L.F.	\$40	4,121	\$164,840
Drainage	L.F.	\$60	2,210	\$132,600
Right of Way	S.F.	\$5	53,149	\$265,745
Bridge/Culvert	S.F.	\$225	0	\$0
Intersection Improvement	Each	\$180,000	1	\$180,000
<b>Subtotal</b>				<b>\$1,280,000</b>

<b>Contingency</b>	15%	\$192,000
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<b>Mobilization</b>	10%	\$128,000
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<b>Preconstruction Engineering</b>	10%	\$128,000
<b>Construction Engineering</b>	10%	\$128,000

<b>Total Project Costs</b>		<b>\$1,860,000</b>
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>		<b>0%</b>
		<b>\$0</b>

<b>Responsibility of Developer</b>		<b>30%</b>
		<b>\$560,000</b>

<b>South Weber City Responsibility</b>		<b>70%</b>
		<b>\$1,310,000</b>

**South Weber City  
Capital Facilities Plan**

Project No. 17  
Improvement Type: Traffic Signal

**New Traffic Signal: 7800 South & South Weber Drive**

South Weber Drive

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	0	\$0
Removal of Existing Asphalt	S.Y.	\$5	0	\$0
Clearing and Grubbing	Acre	\$2,000	0	\$0
Roadway Excavation	C.Y.	\$11	0	\$0
HMA Concrete	Ton	\$85	0	\$0
Untreated Base Course	C.Y.	\$40	0	\$0
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	0	\$0
Sidewalk (6' width)	L.F.	\$40	0	\$0
Drainage	L.F.	\$60	0	\$0
Right of Way	S.F.	\$5	0	\$0
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	1	\$180,000
<b>Subtotal</b>				<b>\$180,000</b>

<b>Contingency</b>	15%	\$27,000
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<b>Mobilization</b>	10%	\$18,000
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<b>Preconstruction Engineering</b>	10%	\$18,000
<b>Construction Engineering</b>	10%	\$18,000

<b>Total Project Costs</b>	<b>\$260,000</b>	
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>100%</b>
	<b>\$260,000</b>

<b>Responsibility of Developer</b>	<b>0%</b>
	<b>\$0</b>

<b>South Weber City Responsibility</b>	<b>0%</b>
	<b>\$0</b>

**South Weber City  
Capital Facilities Plan**

Project No. 18  
Improvement Type: Traffic Signal

**New Traffic Signal: 1900 East & South Weber Drive**

South Weber Drive

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	0	\$0
Removal of Existing Asphalt	S.Y.	\$5	0	\$0
Clearing and Grubbing	Acre	\$2,000	0	\$0
Roadway Excavation	C.Y.	\$11	0	\$0
HMA Concrete	Ton	\$85	0	\$0
Untreated Base Course	C.Y.	\$40	0	\$0
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	0	\$0
Sidewalk (6' width)	L.F.	\$40	0	\$0
Drainage	L.F.	\$60	0	\$0
Right of Way	S.F.	\$5	0	\$0
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	1	\$180,000
<b>Subtotal</b>				<b>\$180,000</b>

<b>Contingency</b>	15%	\$27,000
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<b>Mobilization</b>	10%	\$18,000
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<b>Preconstruction Engineering</b>	10%	\$18,000
<b>Construction Engineering</b>	10%	\$18,000

<b>Total Project Costs</b>		<b>\$260,000</b>
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>100%</b>
	<b>\$260,000</b>

<b>Responsibility of Developer</b>	<b>0%</b>
	<b>\$0</b>

<b>South Weber City Responsibility</b>	<b>0%</b>
	<b>\$0</b>

**South Weber City  
Capital Facilities Plan**

Project No. 19  
Improvement Type: Traffic Signal

**New Traffic Signal: South Bench Drive & South Weber Drive**

South Weber Drive

**Costs**

Item	Unit	Unit Cost	Quantity	Cost
Parkstrip	S.F.	\$3	0	\$0
Removal of Existing Asphalt	S.Y.	\$5	0	\$0
Clearing and Grubbing	Acre	\$2,000	0	\$0
Roadway Excavation	C.Y.	\$11	0	\$0
HMA Concrete	Ton	\$85	0	\$0
Untreated Base Course	C.Y.	\$40	0	\$0
Granular Borrow	C.Y.	\$30	0	\$0
Curb and Gutter (2.5' width)	L.F.	\$23	0	\$0
Sidewalk (6' width)	L.F.	\$40	0	\$0
Drainage	L.F.	\$60	0	\$0
Right of Way	S.F.	\$5	0	\$0
Bridge/Culvert	S.F.	\$225	0	\$0
Traffic Signal	Each	\$180,000	1	\$180,000
<b>Subtotal</b>				<b>\$180,000</b>

<b>Contingency</b>	15%	\$27,000
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<b>Mobilization</b>	10%	\$18,000
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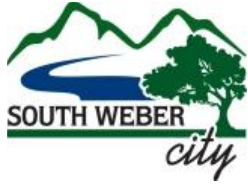
<b>Preconstruction Engineering</b>	10%	\$18,000
<b>Construction Engineering</b>	10%	\$18,000

<b>Total Project Costs</b>		<b>\$260,000</b>
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<b>Responsibility of Others (UDOT, WFRC, ETC.)</b>	<b>100%</b>	<b>\$260,000</b>
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<b>Responsibility of Developer</b>	<b>0%</b>	<b>\$0</b>
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<b>South Weber City Responsibility</b>	<b>0%</b>	<b>\$0</b>
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**Council Meeting Date:** July 10, 2018

**Name:** David Larson

**Agenda Item:** 8

**Objective:** South Weber Model Railroad Club Presentation

**Background:** In response to a request from the South Weber Model Railroad Club (SWMRRC) dated April 20, 2018, the Parks Committee met with John Grubb, President of the SWMRRC, on May 22. The SWMRRC is requesting to complete a section of “out of phase” track by constructing a 160 foot diameter loop on the west side of Canyon Meadows Park by building onto an existing spur.

During the Parks Committee meeting with the SWMRRC, it was discussed that all maintenance of the interior of the loop and outside of the loop to 5 feet from the track would be completed by the SWMRRC.

It was also discussed that in exchange for permission to complete this out of phase section of track, the SWMRRC would have to construct a covered passenger loading platform (small 2-bench bowery) and lay concrete between the sidewalk and track 40-60 feet to the west to provide a safer walking area for passenger loading/unloading. This would have to be constructed prior to the track extension and be submitted through the proper building process.

The Parks Committee is now bringing this forward to the full Council for consideration.

**Summary:** Approve the “out of phase” track construction by the SWMRRC

**Committee Recommendation:** Approve

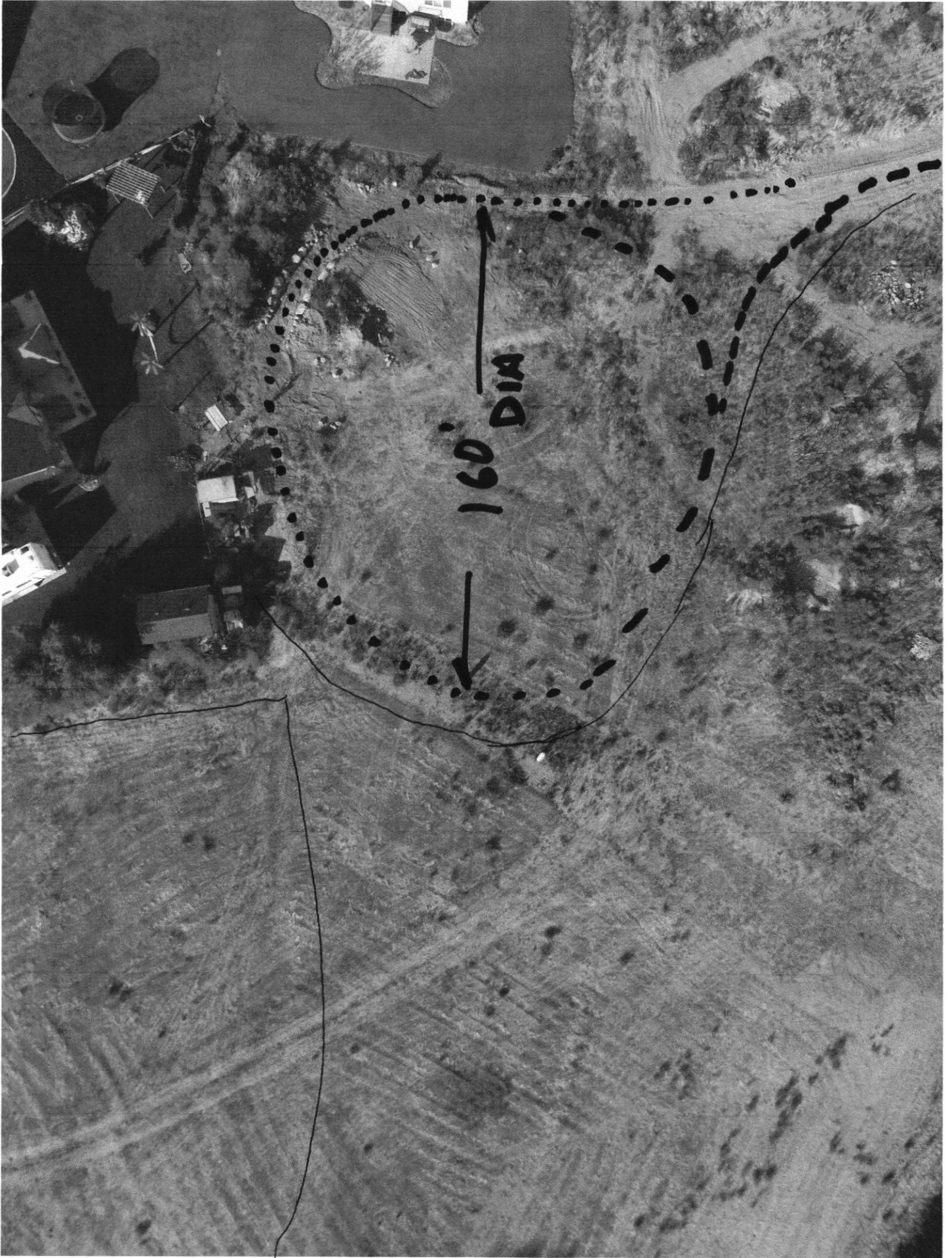
**Planning Commission Recommendation:** NA

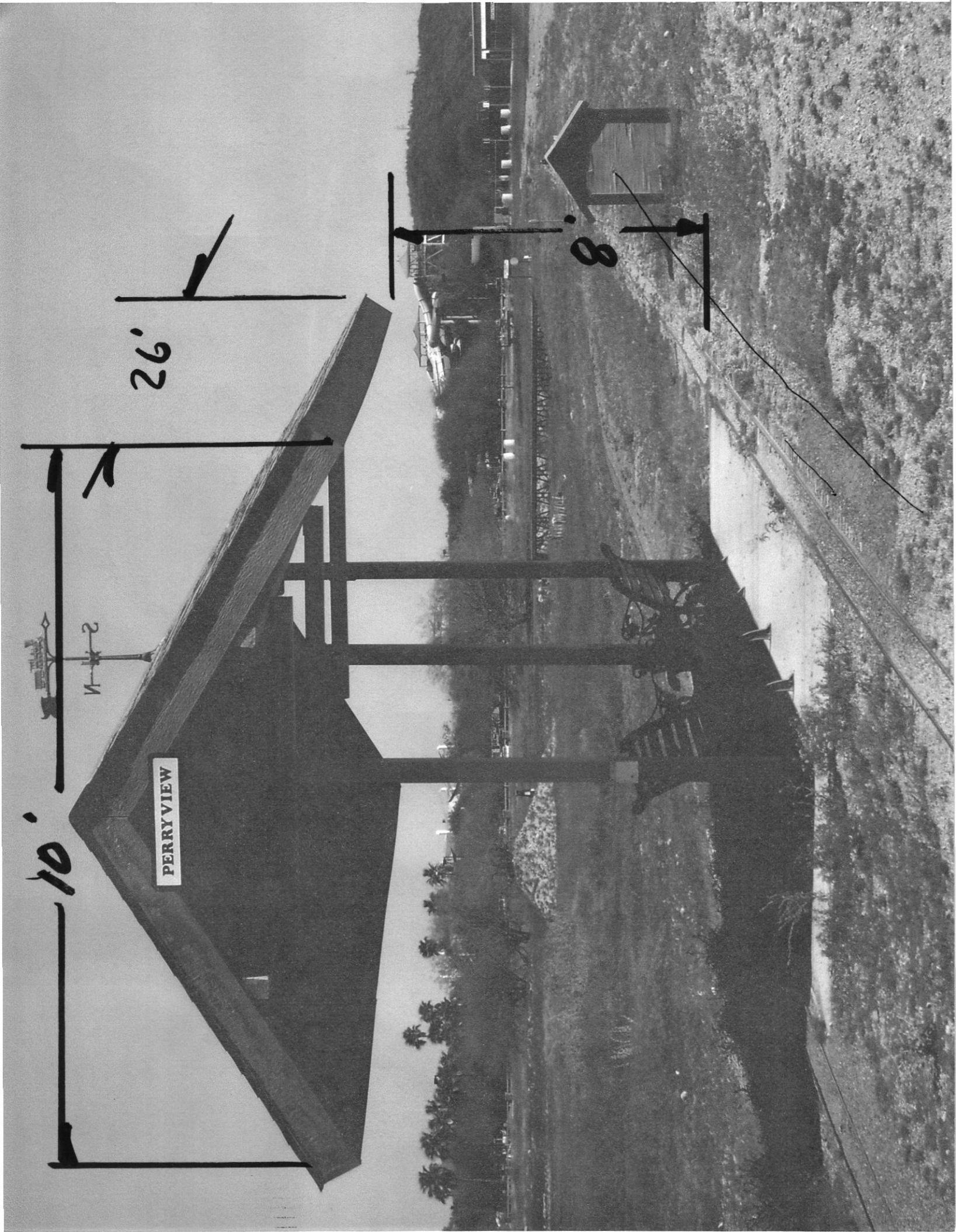
**Staff Recommendation:** NA

**Attachments:** Hand-drawn concept of loop and example of passenger platform

**Budget Amendment:** NA





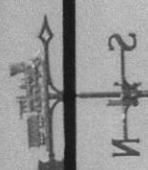


PERRY VIEW

10'

26'

8'





**Davis**  
COUNTY

# *Community and Economic Development*

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Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025  
Telephone: (801) 451-3279- Fax: (801) 451-3281  
Barry Burton/Director

July 6, 2018

## **MEMO TO SOUTH WEBER CITY COUNCIL**

**By Barry Burton**

### **Amendment to City Code 11.04.130 Fencing**

**REASONING:** This ordinance amendment is being proposed because the current ordinance requires new subdivisions to erect a fence between it and any agriculturally used property. This has presented some difficulty in determining what exactly constitutes an agricultural use. Is it agriculture if there are a few chickens on the property or a goat? Is it agriculture if there is a garden where vegetables are grown? Is there a size requirement for the property to be legitimate agriculture use?

It has become apparent that we need a more definitive way to determine where such fencing is required. This will help staff know where to require such fencing and help developers know what to expect.

The type of fence to require has also come into question on several occasions. The proposal establishes chain link as a base that can be negotiated to something better with the Planning Commission.

Also, requiring a 6' tall masonry fence along the I-84 Right-of-way has become somewhat of a standard, but there is no such requirement in the code. This amendment will codify that requirement.

### **11.04.130 Fencing**

- A. ~~Bordering Agricultural Land: Where land used for agricultural purposes lies adjacent to a subdivision, a six foot (6') high fence is required between the subdivision and the agricultural land.~~ Where land zoned A, Agricultural, lies adjacent to a subdivision, a six foot (6') high fence is required between the subdivision and the Agricultural zoned land. The fence shall be chain link unless otherwise specified by the Planning Commission. The purpose of the fence is to provide a reasonable barrier so that residents of, or visitors to, the subdivision are not inadvertently exposed to the dangers of the farm or livestock. Fencing required under this provision is not for the purpose of keeping livestock out of the subdivision. Responsibility for keeping livestock contained on the agricultural property remains the responsibility of the owner of that livestock. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans. Required fences shall be installed entirely within the subdivision property unless a property line fence is agreed to by the owner of the adjoining agricultural property by written agreement signed by all property owners involved. Such agreement shall be provided to the city prior to final plat approval by the city council.



# *Community and Economic Development*

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Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025  
Telephone: (801) 451-3279- Fax: (801) 451-3281  
Barry Burton/Director

- B. Bordering Canals: Where a subdivision borders a canal or canal right of way, a six foot (6') high fence is required between the subdivision and the canal. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans so residents of, or visitors to, the subdivision are not inadvertently exposed to the dangers of the canal. In order for the barrier to be effective, fencing of other subdivision borders may be required by the city council.
- C. Where building lots for any land use are adjacent to Interstate 84 a six foot (6') masonry fence shall be constructed along the common property line with I-84. This is for safety from wildfire and to provide some protection from auto accidents.

The Planning Commission shall have the authority to waive or vary these requirements where it, in their opinion, will not compromise safety and does not accomplish the intent of the fence.

Fences shall be constructed so that individual property owners are responsible for maintaining only their portion of the fence; with posts located at all property corners. Required fencing shall be considered part of the subdivision improvements and subject to bonding requirements. The city council has final approval on fence requirements

**SOUTH WEBER CITY**

**ORDINANCE 18-04**

**AMENDMENT TO CITY CODE (11.04.130) FENCING**

**Whereas**, the term "agricultural use" in fencing code created confusion and made application difficult and inconsistent; and

**Whereas**, City Staff determined fencing should be required according to zone and not land use; and

**Whereas**, masonry fencing proved of great worth in limiting last year's wildfire and the risk of wildfire continues to exist within the City; and

**Whereas**, the City Council continues to be concerned for the safety of all citizens, land and structures;

**NOW THEREFORE**, be it ordained by the Council of South Weber City, in the State of Utah, as follows:

**SECTION 1: AMENDMENT** "11.04.130 Fencing" of the South Weber Municipal Code is hereby *amended* as follows:

A M E N D M E N T

11.04.130 Fencing

- A. Bordering Agricultural Land: Where land zoned A, Agricultural, lies adjacent to a subdivision, a six foot (6') high fence is between the subdivision and the Agricultural zoned land. The fence shall be chain link unless otherwise specified by the Planning Commission. The purpose of the fence is to provide a reasonable barrier so that residents of, or visitors to, the

subdivision are not inadvertently exposed to the dangers of the farm or livestock. Fencing required under this provision is not for the purpose of keeping livestock out of the subdivision. Responsibility for keeping livestock contained on the agricultural property remains the responsibility of the owner of that livestock. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans. Required fences shall be installed entirely within the subdivision property unless a property line fence is agreed to by the owner of the adjoining agricultural property by written agreement signed by all property owners involved. Such agreement shall be provided to the city prior to final plat approval by the city council.

- B. **Bordering Canals:** Where a subdivision borders a canal or canal right of way, a six foot (6') high fence is required between the subdivision and the canal. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans so residents of, or visitors to, the subdivision are not inadvertently exposed to the dangers of the canal. In order for the barrier to be effective, fencing of other subdivision borders may be required by the city council.
- C. Where building lots for any land use are adjacent to Interstate 84, a six-foot (6') masonry fence shall be constructed along the common property line with I-84. This is for safety from wildfire and to provide some protection from auto accidents.
- D. The Planning Commission shall have the authority to waive or vary these requirements where, in their opinion, it will not compromise safety and does not accomplish the intent of the fence.

Fences shall be constructed so that individual property owners are responsible for maintaining only their portion of the fence; with posts located at all property corners. Required fencing shall be considered part of the subdivision improvements and subject to bonding requirements. The city council has final approval on fence requirements.

**SEVERABILITY CLAUSE:** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part there of other than the part so declared to be unconstitutional or invalid.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Blair Halverson	_____	_____	_____	_____
Kent Hyer	_____	_____	_____	_____
Angie Petty	_____	_____	_____	_____
Merv Taylor	_____	_____	_____	_____
Wayne Winsor	_____	_____	_____	_____

Attest

---

Mark McRae, City Recorder, South Weber City

Leading Authority

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Jo Sjoblom, Mayor South Weber City

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## **CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

In accordance with Utah Code Annotated §142-182-184 as amended, I hereby certify that the foregoing Ordinance was duly passed and published or posted at:

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* on the above referenced dates.

**Attest**

Mark McRae, City Recorder, South Weber City



**SOUTH WEBER CITY**

**ORDINANCE 18-04**

**AMENDMENT TO CITY CODE (11.04.130) FENCING**

**Whereas**, the term "agricultural use" in fencing code created confusion and made application difficult and inconsistent; and

**Whereas**, City Staff determined fencing should be required according to zone and not land use; and

**Whereas**, masonry fencing proved of great worth in limiting last year's wildfire and the risk of wildfire continues to exist within the City; and

**Whereas**, the City Council continues to be concerned for the safety of all citizens, land and structures;

**NOW THEREFORE**, be it ordained by the Council of South Weber City, in the State of Utah, as follows:

**SECTION 1: AMENDMENT** "11.04.130 Fencing" of the South Weber Municipal Code is hereby *amended* as follows:

A M E N D M E N T

11.04.130 Fencing

- A. Bordering Agricultural Land: Where land ~~used for agricultural purposes~~ zoned A, Agricultural, lies adjacent to a subdivision, a six foot (6') high fence is ~~required~~ between the subdivision and the ~~agricultural~~ Agricultural zoned land. The fence shall be chain link unless otherwise specified by the Planning Commission. The purpose of the fence

is to provide a reasonable barrier so that residents of, or visitors to, the subdivision are not inadvertently exposed to the dangers of the farm or livestock. Fencing required under this provision is not for the purpose of keeping livestock out of the subdivision. Responsibility for keeping livestock contained on the agricultural property remains the responsibility of the owner of that livestock. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans. Required fences shall be installed entirely within the subdivision property unless a property line fence is agreed to by the owner of the adjoining agricultural property by written agreement signed by all property owners involved. Such agreement shall be provided to the city prior to final plat approval by the city council.

B. Bordering Canals: Where a subdivision borders a canal or canal right of way, a six foot (6') high fence is required between the subdivision and the canal. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans so residents of, or visitors to, the subdivision are not inadvertently exposed to the dangers of the canal. In order for the barrier to be effective, fencing of other subdivision borders may be required by the city council.

B.C. Where building lots for any land use are adjacent to Interstate 84, a six-foot (6') masonry fence shall be constructed along the common property line with I-84. This is for safety from wildfire and to provide some protection from auto accidents.

C.D. The Planning Commission shall have the authority to waive or vary these requirements where, in their opinion, it will not compromise safety and does not accomplish the intent of the fence.

Fences shall be constructed so that individual property owners are responsible for maintaining only their portion of the fence; with posts located at all property corners. Required fencing shall be considered part of

the subdivision improvements and subject to bonding requirements. The city council has final approval on fence requirements.

**SEVERABILITY CLAUSE:** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part there of other than the part so declared to be unconstitutional or invalid.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Blair Halverson	_____	_____	_____	_____
Kent Hyer	_____	_____	_____	_____
Angie Petty	_____	_____	_____	_____
Merv Taylor	_____	_____	_____	_____
Wayne Winsor	_____	_____	_____	_____

Attest

---

Mark McRae, City Recorder, South Weber City

Leading Authority

---

Jo Sjoblom, Mayor South Weber City



**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

In accordance with Utah Code Annotated §142-182-184 as amended, I hereby certify that the foregoing Ordinance was duly passed and published or posted at:

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*

on the above referenced dates.

Attest

---

Mark McRae, City Recorder, South Weber City

**Public Hearing on Amending Code Ordinance: 11.04.130 Fencing:** Barry Burton, City Planner, discussed the difficulty with determining fencing codes for agricultural land. He said this amendment helps to clarify. He said this ordinance doesn't specify type of fencing. He said if that is too difficult to administer, he would suggest going back to chain link fence, but when it was chain link fence before, there was other type of fencing requested. He also discussed the amendment to fencing requirements along Highway 84. He stated the Planning Commission does have the authority to waive the fencing requirement if necessary.

Commissioner Pitts asked if there was any public comment.

**Val Byram, 7595 S. 1375 E.,** said he is zoned agriculture. He said when Dan Bridenstine installed the vinyl fencing in Byram Estates Subdivision, it was installed 6" off the property. He said vinyl fence and animals don't mix. He said it should be chain link between livestock and residential.

**Michael Poff, 939 South Weber Drive,** said the original ordinance allowed for property owners to discuss the type of fencing, and if they can't come to an agreement, then it would go to chain link.

**Commissioner Grubb moved to close the public hearing. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, and Pitts voted yes. The motion carried.**

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

Barry discussed the purpose for the fencing is to keep people away from livestock. Barry referred to the ordinance 11.04.130. The suggested amendments are as follows:

### **11.04.130 Fencing**

A. ~~Bordering Agricultural Land: Where land used for agricultural purposes lies adjacent to a subdivision, a six foot (6') high fence is required between the subdivision and the agricultural land.~~ Where land zoned A, Agricultural, lies adjacent to a subdivision, a six foot (6') high fence is required between the subdivision and the Agricultural zoned land. The purpose of the fence is to provide a reasonable barrier so that residents of, or visitors to, the subdivision are not inadvertently exposed to the dangers of the farm or livestock. Fencing required under this provision is not for the purpose of keeping livestock out of the subdivision. Responsibility for keeping livestock contained on the agricultural property remains the responsibility of the owner of that livestock. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans. Required fences shall be installed entirely within the subdivision property unless a property line fence is agreed to by the owner of the adjoining agricultural property by written agreement signed by all property owners involved. Such agreement shall be provided to the city prior to final plat approval by the city council.

B. Bordering Canals: Where a subdivision borders a canal or canal right of way, a six foot (6') high fence is required between the subdivision and the canal. After receiving a recommendation from the planning commission, the city council may require any type of fence that provides a reasonable barrier to humans so residents of, or visitors to, the subdivision are not inadvertently

exposed to the dangers of the canal. In order for the barrier to be effective, fencing of other subdivision borders may be required by the city council.

C. Where building lots for any land use are adjacent to Interstate 84 a six-foot (6') masonry fence shall be constructed along the common property line with I-84. This is for safety from wildfire and to provide some protection from auto accidents.

D. The Planning Commission shall have the authority to waive or vary these requirements where it, in their opinion, will not compromise safety and does not accomplish the intent of the fence.

Fences shall be constructed so that individual property owners are responsible for maintaining only their portion of the fence; with posts located at all property corners. Required fencing shall be considered part of the subdivision improvements and subject to bonding requirements. The city council has final approval on fence requirements.

Brandon suggested stating if the type of fence isn't specifically addressed then it will be chain link fence.

**Michael Poff, 939 South Weber Drive**, said if a developer comes in and presents a plan and removes an existing fence then who is responsible. Barry said a developer needs an agreement with the property owner to remove the fence.

**Commissioner Grubb moved to recommend approval of Amending Code Ordinance: 11.04.130 Fencing amended to include in item A "6' chain link fence unless otherwise specified by the Planning Commission." Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, and Pitts voted yes. The motion carried.**

**Commissioner Grubb moved to open the public hearing. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, and Pitts voted yes. The motion carried.**



**Davis**  
COUNTY

# *Community and Economic Development*

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Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025  
Telephone: (801) 451-3279- Fax: (801) 451-3281  
Barry Burton/Director

July 6, 2018

## **MEMO TO SOUTH WEBER CITY COUNCIL**

**By Barry Burton**

### **Amendment to City Code Removing Buffer Yard Requirements**

**REASONING:** The buffer yard requirements of the ordinance have been problematic from the very beginning. This ordinance was introduced by former City Manager, Ron Chandler, who had served in that capacity for a city in the eastern US. This ordinance was originally drafted based on the environment/ecology of that part of the Country. This resulted in use of terms such as “overstory” or “understory” that really don’t apply well in the west. Also the numbers of plants required are a tremendous overkill for the arid west.

The result is that some potential businesses have been driven away because they either could not or it was too burdensome to meet the buffer yard requirements.

In addition, we have found that buffer yards are essentially ineffective in accomplishing their purpose. Their purpose is to provide a buffer between differing land use types or different densities of residential use. Fences are one way allowed to reduce the required width of buffer yards. In every case where buffer yards have been employed, a fence has been incorporated. The fence is always on the property line which puts all of the plantings on the new land use side of the fence where it is largely unseen by those that we are trying to provide a buffer for. The fence is largely all they see.

Also, there is a significant issue with enforcement of some buffer yards. Where these are required within residential developments, they are in the back yards of the homes between the new development and lower density residential areas. It is impractical to install buffer yards prior to the home construction.

That means that:

1. The developer that made the commitment to put in the buffer yard has often sold the lot to someone else before the buffer can be installed.
2. That someone else may not have had the buffer yard requirement disclosed to them.
3. Buffer yard widths are not consistent with setback requirements. That is the required setback may be less than the minimum buffer yard width. Home builders are not familiar with



**Davis**  
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Barry Burton/Director

buffer yards and when planning their home locations, rely only on the setback requirement of the zone. This has created some significant conflicts and threats of lawsuits against the City.

To sum it all up, buffer yards don't work well in our climate and are not water wise. They are largely ineffective in accomplishing their purpose and are very difficult to enforce. Replacing buffer yards with fencing accomplishes the purpose and eliminates the other problems.



**SOUTH WEBER CITY**

**ORDINANCE 18-05**

**AMENDMENT TO CITY CODE REQUIRING BUFFER YARDS (SECTIONS 10.5C.11, 10.5G.12, 10.5K.11, 10.5L.6, 10.5M.6, 10.5N.12, 10.5O.6, 10.07.050, 10.15.050, AND 10.15.070)**

**Whereas**, landscaping is usually the final step in building and requirements for the development are not always conveyed to subsequent builders; and

**Whereas**, the purpose of buffer yards is to provide screening between land use zones which can be provided through fencing; and

**Whereas**, some of the buffer yard requirements were not appropriate for the harsh winter climate of South Weber;

**NOW THEREFORE**, be it ordained by the Council of South Weber City, in the State of Utah, as follows:

**SECTION 1: AMENDMENT** “10.5K.11 Landscaping Requirements” of the South Weber Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10.5K.11 Landscaping Requirements

- A.
- B. Fencing: A six foot (6') tall solid screening fence or wall shall be required between the P-O zone and all residential and agricultural zones.

**SECTION 2: AMENDMENT** “10.5M.6 Landscaping Requirements” of the South Weber Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10.5M.6 Landscaping Requirements

- 1.
2. Fencing: A six foot (6') tall solid screening fence shall be required between the C-R zone and all residential zones, except where there are legal restrictions on the residential zoned property that prevent the construction of residences.

**SECTION 3: AMENDMENT** “10.5N.12 Landscaping Requirements” of the South Weber Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10.5N.12 Landscaping Requirements

- a.
- b. Fencing: A six foot (6') tall solid screening fence or wall shall be required between the C-O zone and all residential and agricultural zones.

**SECTION 4: AMENDMENT** “10.5O.6 Landscaping Requirements” of the South Weber Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10.5O.6 Landscaping Requirements

- c.

- d. Fencing: A six foot (6') tall solid screening fence or wall shall be required between the B-C zone and all residential and agricultural zones.

**SECTION 5: AMENDMENT** “10.07.050 Nonresidential Zones” of the South Weber Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10.07.050 Nonresidential Zones

- a. Supplemental plans:
  - a. Building elevation.
  - b. Building facade and color scheme.
  - c. Landscaping plan.
  - d. Lighting plan.

**SECTION 6: REPEAL** “10.15.070 Buffer Yard Landscaping” of the South Weber Municipal Code is hereby *repealed* as follows:

R E P E A L

~~10.15.070 Buffer Yard Landscaping (Repealed)~~

- ~~e. Intent: The intent of these requirements is to increase the compatibility of adjacent land uses and foster compatibility among different land uses by minimizing the harmful effects of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use.~~
- ~~f. Requirements: The following illustrations graphically indicate the specifications of each buffer yard. Buffer yard requirements are stated in terms of the width of the buffer yard and the number of plant units required per one hundred~~

~~(100) linear feet of buffer yard. The requirements of a buffer yard may be satisfied by any of the options thereof illustrated. The type and quantity of plant materials required by each buffer yard, and each buffer yard option, are specified in this section. Only those plant materials capable of fulfilling the intended function shall satisfy the requirements of this chapter.~~

~~The options within any buffer yard are designed to be equivalent in terms of their effectiveness in eliminating the impact of adjoining uses. Cost equivalence between options was attempted where possible. Generally, the plant materials which are identified as acceptable are determined by the type(s) of soil present on the site. All of the following illustrations are drawn to scale and depict the buffer yard according to the average projected diameter of plant materials at five (5) years of planting.~~

- ~~a. Illustrations: Each illustration depicts the total buffer yard located between two (2) uses.~~
- ~~b. Walls, Fences Or Berms: Whenever a wall, fence, or berm is required within a buffer yard, these are shown as "structure required" in the following illustrations, wherein their respective specifications are also shown. All required structures shall be the responsibility of the higher intensity use, in order to provide maximum sound absorption.~~
- ~~c. Plant Material Substitutions: The following plant material substitutions shall satisfy the requirements of this section:~~

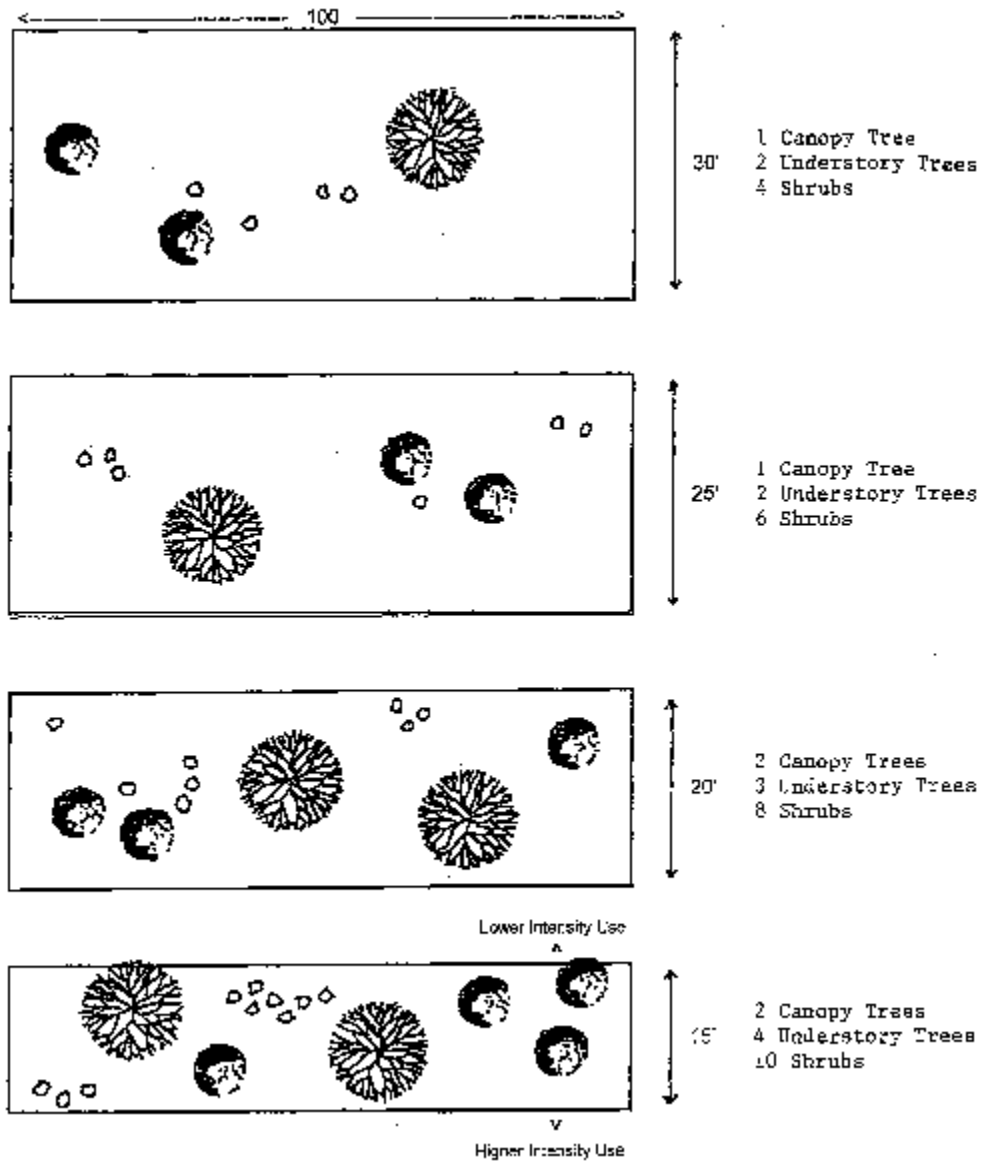
- ~~d. In buffer yards B, C, D, and E, evergreen canopy or evergreen understory trees may be substituted for deciduous canopy forest trees without limitation.~~
- ~~e. In buffer yard A, evergreen canopy or evergreen understory trees may be substituted as follows:
 
  - ~~a. In the case of deciduous canopy forest trees, up to a maximum of fifty percent (50%) of the total number of the deciduous canopy trees otherwise required.~~
  - ~~b. In the case of deciduous understory, without limitation.~~~~
- ~~f. In all buffer yards, evergreen or conifer shrubs may be substituted for deciduous shrubs without limitation.~~
- ~~g. Equivalent Structures: The following structures are equivalent and may be used interchangeably, so long as both structures are specified in the buffer yard illustrations in this section. (Buffer yard illustrations are to typify the structure and are not intended to be required designs.)~~

Structure	Equivalent Structure
F1	B1
F2	B2
F3	B3
F3	BW1

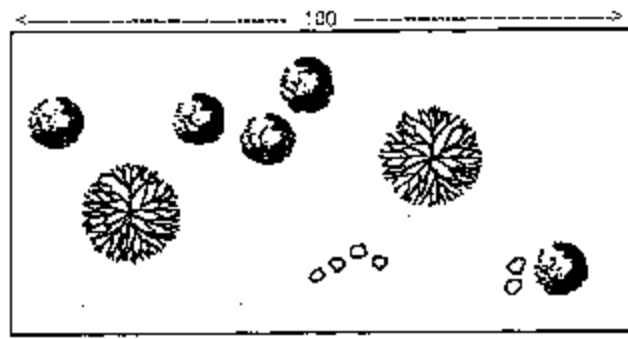
- ~~g. Solar Access: If the development on the adjoining use is existing, planned, or deed restricted for solar access, understory trees may be substituted for canopy trees where canopy trees would destroy solar access.~~

- ~~h. Satisfaction Of Requirements: Any existing plant material which otherwise satisfies the requirements of this section may be counted toward satisfying all such requirements.~~
- ~~i. Placement: The exact placement of required plants and structures shall be the decision of each user except that the following requirements shall be satisfied:
  - ~~a. Evergreen (or conifer) shall be planted in clusters rather than singly in order to maximize their chances of survival.~~
  - ~~b. Berms with masonry walls (BW1) required of buffer yards D and E options are intended to buffer more significant nuisances from adjacent uses and additionally, to break up and absorb noise, which is achieved by the varied heights of plant materials between the masonry wall and the noise source.
    - ~~a. When berms with walls are required, the masonry wall shall be closer than the berm to the higher intensity use.~~
    - ~~b. Within a buffer yard, a planting area at least five feet (5') wide containing fifteen percent (15%) of the total plant requirements shall be located between the masonry wall and the higher intensity class use. These plants shall be chosen to provide species and sizes to reduce noise in conjunction with the wall.~~~~~~
- ~~j. Sprinkler System; Ground Cover Required: All buffer yard areas shall include an underground sprinkler system and be seeded with lawn unless ground cover is already established.~~

## BUFFERYARD-A

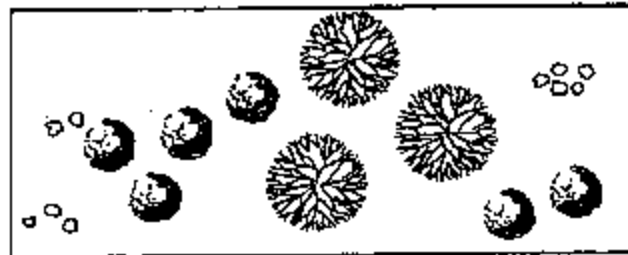


## BUFFERYARD-B



Plants Required:

- 2 Canopy Trees
- 5 Understory Trees
- 7 Shrubs



- 3 Canopy Trees
- 6 Understory Trees
- 10 Shrubs



- 4 Canopy Trees
- 8 Understory Trees
- 12 Shrubs



Lower Intensity Use

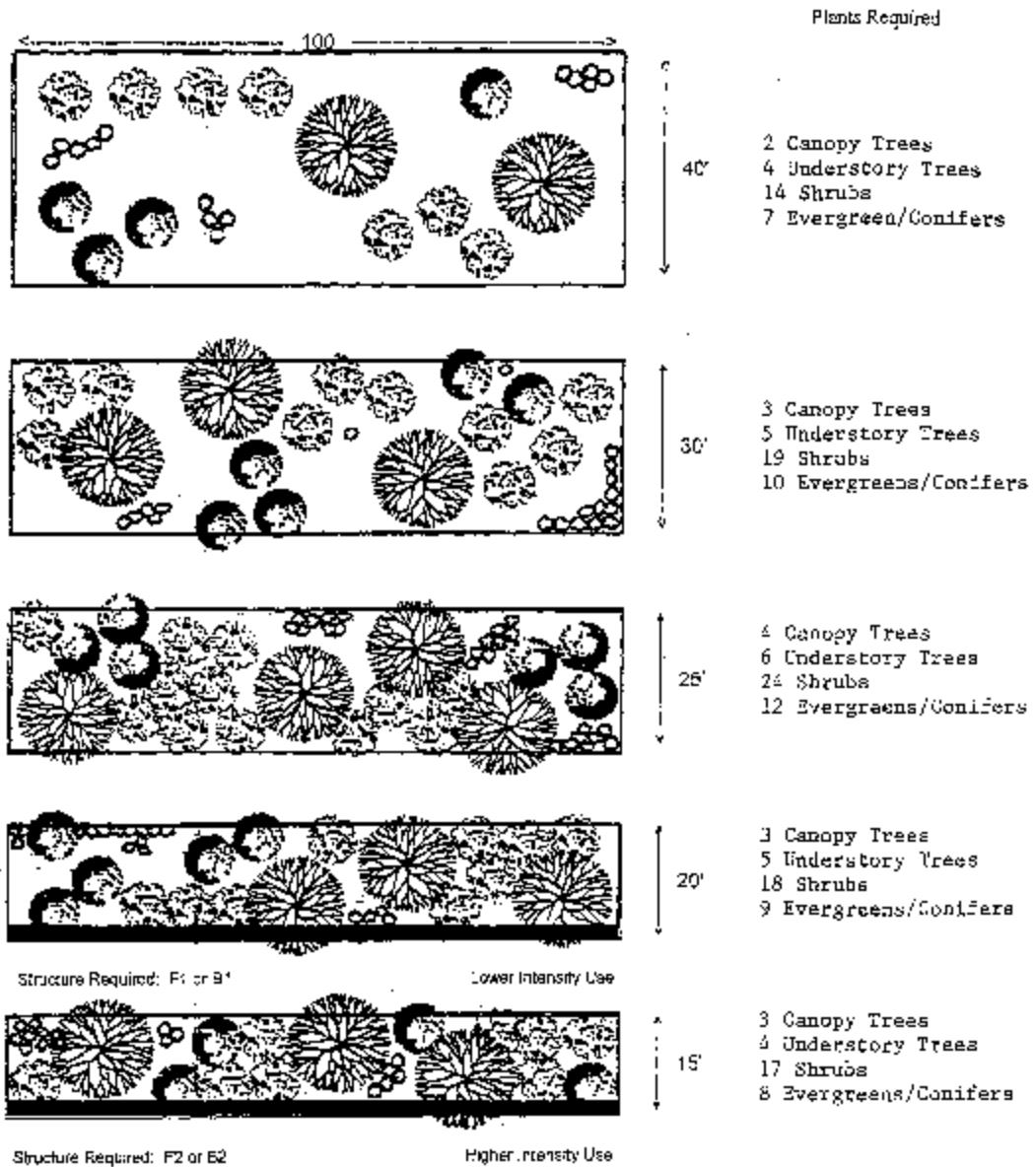
Structure Required: F1 or B1

Higher Intensity Use

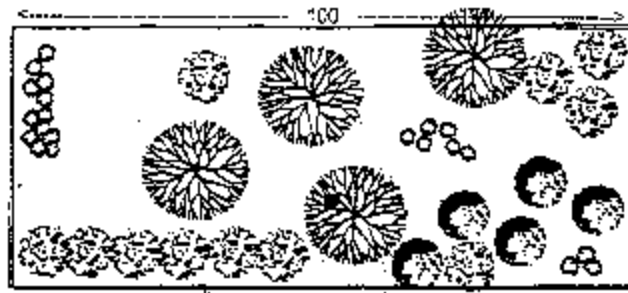
- 4 Canopy Trees
- 7 Understory Trees
- 11 Shrubs

**BUFFERYARD-C**





**BUFFERYARD-D**



Plants Required

- 4 Canopy Trees
- 5 Understory Trees
- 22 Shrubs
- 11 Evergreens/Conifers



50'

- 5 Canopy Trees
- 7 Understory Trees
- 29 Shrubs
- 14 Evergreens/Conifers

Structure Required: B1 or F1



40'

- 6 Canopy Trees
- 9 Understory Trees
- 36 Shrubs
- 18 Evergreens/Conifers

Structure Required: B2 or F2

Lower Intensity Use



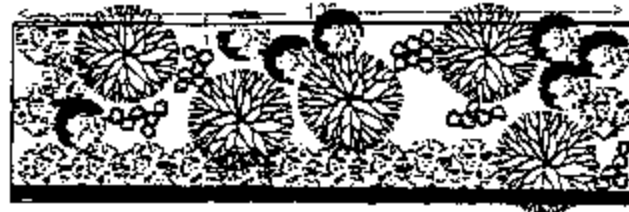
30'

- 5 Canopy Trees
- 7 Understory Trees
- 27 Shrubs
- 14 Evergreens/Conifers

Structure Required: F3 or B3 or BW1

Higher Intensity Use

**BUFFERYARD-E**



50'

Plants Required

- 5 Canopy Trees
- 7 Understory Trees
- 29 Shrubs
- 14 Evergreens/Conifers

Structure Required: F1 or B1



40'

- 6 Canopy Trees
- 9 Understory Trees
- 36 Shrubs
- 18 Evergreens/Conifers

Structure Required: F2, or B2

Lower Intensity Use



30'

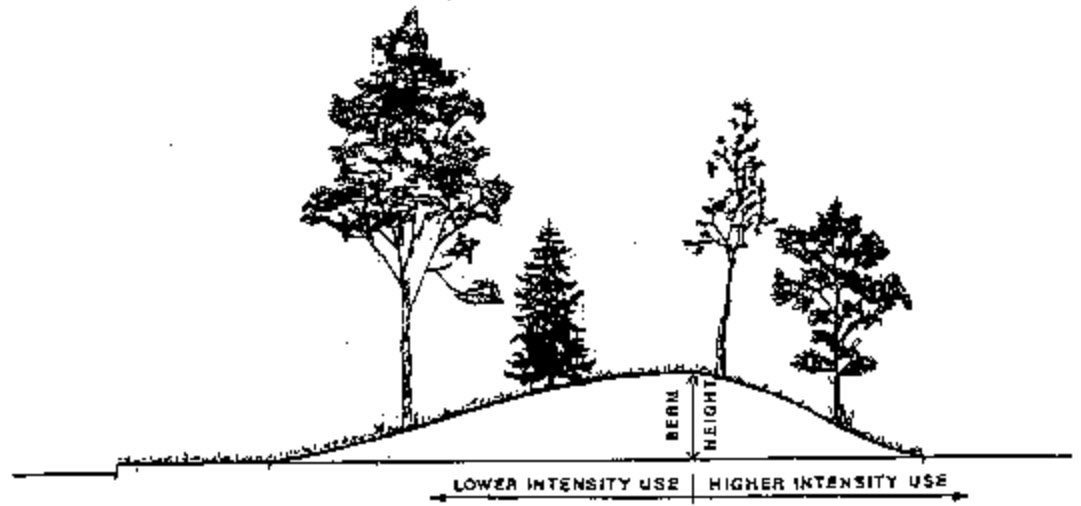
- 5 Canopy Trees
- 7 Understory Trees
- 27 Shrubs
- 14 Evergreens/Conifers

Structure Required: F3 or B3 or BW1

Higher Intensity Use

**BUFFERYARD STRUCTURES**

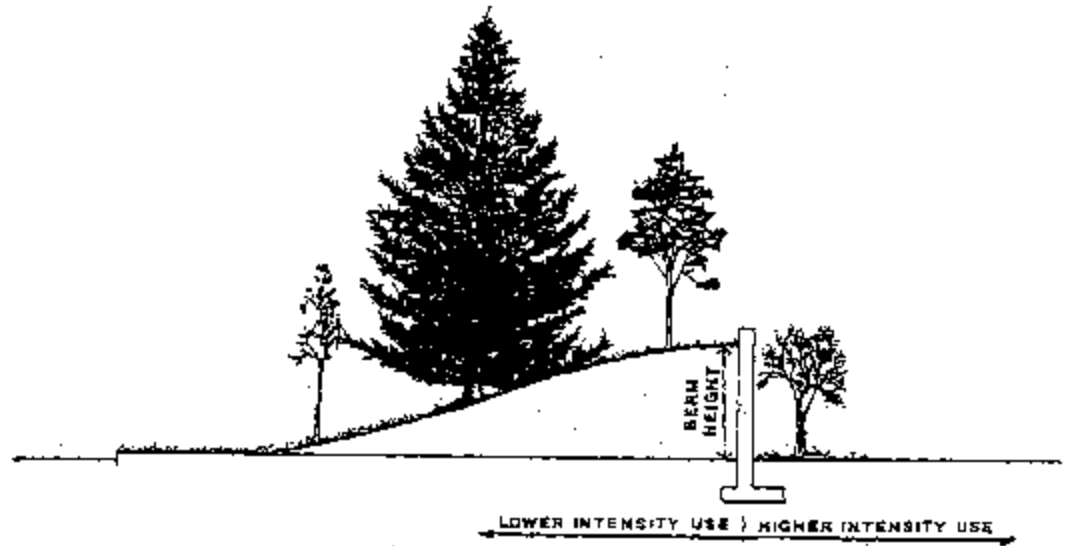
## BERMS



SYMBOL	HEIGHT	MATERIAL
B1	4'	EARTH
B2	5'	EARTH
B3	6'	EARTH

## ~~BUFFERYARD STRUCTURES~~

## BERM WALLS



SYMBOL



HEIGHT

BW1

4' BERM with 6' MASONRY WALL

~~BUFFERYARD STRUCTURES~~

# FENCES

SYMBOL	HEIGHT	MATERIAL
F1	6'	 Wood Stockade or Vinyl Stockade
F2	6'	 Masonry Wall (Poured Concrete, Cement Block, Brick, etc.)
F3	8'	

**SECTION 7: AMENDMENT** “10.15.050 Design Standards and Guidelines” of the South Weber Municipal Code is hereby *amended* as follows:

Amendment

10.15.050 Design Standards and Guidelines

~~h. Buffer Yards: Buffer yard landscaping shall not be used when calculating the total landscaping area except as determined by the planning commission and city council. For use of exceptional design and materials, as determined by the planning commission, fifty percent (50%) of the buffer yard may be used when calculating the total landscaping area.~~

**SEVERABILITY CLAUSE:** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not

affect the validity of the Ordinance as a whole or any part there of other than the part so declared to be unconstitutional or invalid.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Blair Halverson	_____	_____	_____	_____
Kent Hyer	_____	_____	_____	_____
Angie Petty	_____	_____	_____	_____
Merv Taylor	_____	_____	_____	_____
Wayne Winsor	_____	_____	_____	_____

Attest

---

Mark McRae, City Recorder, South Weber City

Leading Authority

Jo Sjoblom, Mayor South *Weber City*

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §492-182-184 as amended, I hereby certify that the foregoing Ordinance was duly passed and published or posted at:

- 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*

on the above referenced dates.

Attest

Mark McRae, City Recorder, South Weber City

**SOUTH WEBER CITY**

**ORDINANCE 18-05**

**AMENDMENT TO CITY CODE REQUIRING BUFFER YARDS (SECTIONS 10.5C.11, 10.5G.12, 10.5K.11, 10.5L.6, 10.5M.6, 10.5N.12, 10.5O.6, 10.07.050, 10.15.050, AND 10.15.070)**

**Whereas**, landscaping is usually the final step in building and requirements for the development are not always conveyed to subsequent builders; and

**Whereas**, the purpose of buffer yards is to provide screening between land use zones which can be provided through fencing; and

**Whereas**, some of the buffer yard requirements were not appropriate for the harsh winter climate of South Weber;

**NOW THEREFORE**, be it ordained by the Council of South Weber City, in the State of Utah, as follows:

**SECTION 1: AMENDMENT** “10.5K.11 Landscaping Requirements” of the South Weber Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10.5K.11 Landscaping Requirements

- A.
- B. Buffer Yard Landscaping: Buffer yard B landscaping Fencing: A six foot (6') tall solid screening fence or wall shall be required between the P-O zone and



all residential and agricultural zones ~~and shall meet the requirements of SWMC 10.15.~~

**SECTION 2: AMENDMENT** “10.5M.6 Landscaping Requirements” of the South Weber Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10.5M.6 Landscaping Requirements

- 1.
2. ~~Buffer Yard Landscaping: Buffer Yard C landscaping~~Fencing: A six foot (6') tall solid screening fence shall be required between the C-R zone and all residential zones, except where there are legal restrictions on the residential zoned property that prevent the construction of residences.

**SECTION 3: AMENDMENT** “10.5N.12 Landscaping Requirements” of the South Weber Municipal Code is hereby *amended* as follows:

A M E N D M E N T

10.5N.12 Landscaping Requirements

- a.
- b. ~~Buffer Yard Landscaping: Buffer yard C landscaping~~Fencing: A six foot (6') tall solid screening fence or wall shall be required between the C-O zone and all residential and agricultural zones ~~and shall meet the requirements of SWMC 10.15.~~

**SECTION 4: AMENDMENT** “10.5O.6 Landscaping Requirements” of the South Weber Municipal Code is hereby *amended* as follows:

A M E N D M E N T

## 10.50.6 Landscaping Requirements

- c.
- d. ~~Buffer Yard Landscaping: Buffer yard D landscaping~~Fencing: A six foot (6') tall solid screening fence or wall shall be required between the B-C zone and all residential and agricultural zones ~~and shall meet the requirements of SWMC 10.15.~~

**SECTION 5: AMENDMENT** “10.07.050 Nonresidential Zones” of the South Weber Municipal Code is hereby *amended* as follows:

### AMENDMENT

#### 10.07.050 Nonresidential Zones

~~r. Buffer yard (if applicable).~~

- a. Supplemental plans:
  - a. Building elevation.
  - b. Building facade and color scheme.
  - c. Landscaping plan ~~and buffer yard.~~
  - d. Lighting plan.

**SECTION 6: REPEAL** “10.15.070 Buffer Yard Landscaping” of the South Weber Municipal Code is hereby *repealed* as follows:

### REPEAL

~~10.15.070 Buffer Yard Landscaping (Repealed)~~

~~b. Intent: The intent of these requirements is to increase the compatibility of adjacent~~

~~land uses and foster compatibility among different land uses by minimizing the harmful effects of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusions, and other objectionable activities or impacts conducted or created by an adjoining or nearby use.~~

~~c. Requirements: The following illustrations graphically indicate the specifications of each buffer yard. Buffer yard requirements are stated in terms of the width of the buffer yard and the number of plant units required per one hundred (100) linear feet of buffer yard. The requirements of a buffer yard may be satisfied by any of the options thereof illustrated. The type and quantity of plant materials required by each buffer yard, and each buffer yard option, are specified in this section. Only those plant materials capable of fulfilling the intended function shall satisfy the requirements of this chapter.~~

~~The options within any buffer yard are designed to be equivalent in terms of their effectiveness in eliminating the impact of adjoining uses. Cost equivalence between options was attempted where possible. Generally, the plant materials which are identified as acceptable are determined by~~

~~the type(s) of soil present on the site. All of the following illustrations are drawn to scale and depict the buffer yard according to the average projected diameter of plant materials at five (5) years of planting.~~

~~d. Illustrations: Each illustration depicts the total buffer yard located between two (2) uses.~~

~~e. Walls, Fences Or Berms: Whenever a wall, fence, or berm is required within a buffer yard, these are shown as "structure required" in the following illustrations, wherein their respective specifications are also shown. All required structures shall be the responsibility of the higher intensity use, in order to provide maximum sound absorption.~~

~~f. Plant Material Substitutions: The following plant material substitutions shall satisfy the requirements of this section:~~

~~a. In buffer yards B, C, D, and E, evergreen canopy or evergreen understory trees may be substituted for deciduous canopy forest trees without limitation.~~

~~b. In buffer yard A, evergreen canopy or evergreen understory trees may be substituted as follows:~~

~~a. In the case of deciduous canopy forest trees, up to a~~

~~maximum of fifty percent (50%) of the total number of the deciduous canopy trees otherwise required.~~

~~b. In the case of deciduous understory, without limitation.~~

~~c. In all buffer yards, evergreen or conifer shrubs may be substituted for deciduous shrubs without limitation.~~

~~g. Equivalent Structures: The following structures are equivalent and may be used interchangeably, so long as both structures are specified in the buffer yard illustrations in this section. (Buffer yard illustrations are to typify the structure and are not intended to be required designs.)~~

Structure	Equivalent Structure
F1	B1
F2	B2
F3	B3
F3	BW1

~~h. Solar Access: If the development on the adjoining use is existing, planned, or deed restricted for solar access, understory trees may be substituted for canopy trees where canopy trees would destroy solar access.~~

~~i. Satisfaction Of Requirements: Any existing plant material which otherwise satisfies the~~

~~requirements of this section may be counted toward satisfying all such requirements.~~

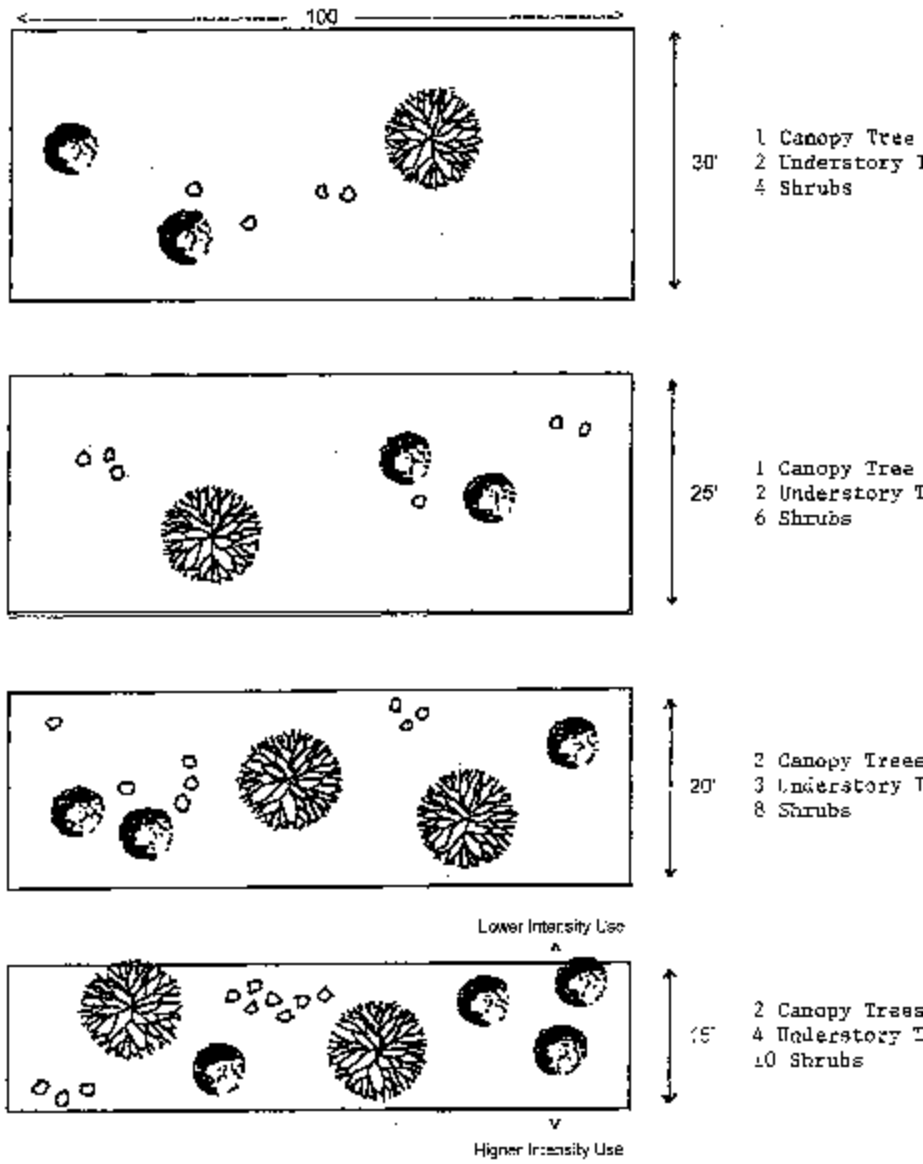
- ~~j. Placement: The exact placement of required plants and structures shall be the decision of each user except that the following requirements shall be satisfied:~~
- ~~a. Evergreen (or conifer) shall be planted in clusters rather than singly in order to maximize their chances of survival.~~
  - ~~b. Berms with masonry walls (BW1) required of buffer yards D and E options are intended to buffer more significant nuisances from adjacent uses and additionally, to break up and absorb noise, which is achieved by the varied heights of plant materials between the masonry wall and the noise source.~~
    - ~~a. When berms with walls are required, the masonry wall shall be closer than the berm to the higher intensity use.~~
    - ~~b. Within a buffer yard, a planting area at least five feet (5') wide containing fifteen percent (15%) of the total plant requirements shall be located between the masonry wall and the higher intensity class use.~~

~~These plants shall be chosen to provide species and sizes to reduce noise in conjunction with the wall.~~

~~k. Sprinkler System; Ground Cover Required:~~

~~All buffer yard areas shall include an underground sprinkler system and be seeded with lawn unless ground cover is already established.~~

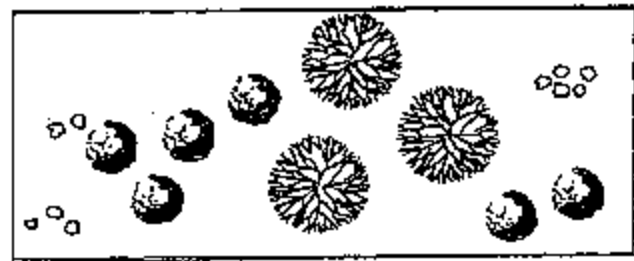
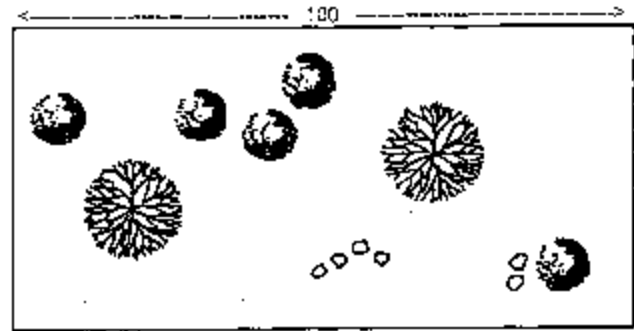
~~BUFFERYARD A~~



**BUFFERYARD-B**



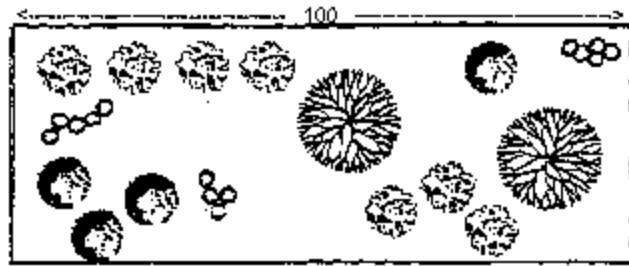
Plants Req



Structure Required: F1 or B1

### BUFFERYARD-C

Plants Required



40'

- 2 Canopy Tree
- 4 Understory
- 14 Shrubs
- 7 Evergreen/Conifer



30'

- 3 Canopy Tree
- 5 Understory
- 19 Shrubs
- 10 Evergreens



25'

- 4 Canopy Tree
- 6 Understory
- 24 Shrubs
- 12 Evergreens



20'

- 3 Canopy Tree
- 5 Understory
- 18 Shrubs
- 9 Evergreens/Conifer

Structure Required: F1 or B1

Lower Intensity Use



15'

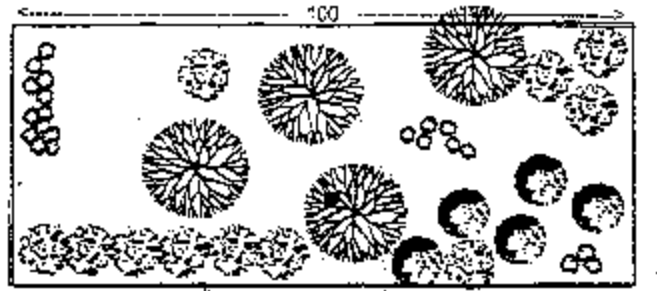
- 3 Canopy Tree
- 4 Understory
- 17 Shrubs
- 8 Evergreens/Conifer

Structure Required: F2 or E2

Higher Intensity Use

## BUFFERYARD-D

Plants Requ



75'

4 Canopy Tre  
5 Understory  
22 Shrubs  
11 Evergreen



50'

5 Canopy Tre  
7 Understory  
29 Shrubs  
14 Evergreen

Structure Required: B1 or F1



40'

6 Canopy Tre  
9 Understory  
36 Shrubs  
18 Evergreen

Structure Required: B2 or F2

Lower Intensity Use



30'

5 Canopy Tre  
7 Understory  
27 Shrubs  
14 Evergreen

Structure Required: F3 or B3 or BW1

Higher Intensity Use

## ~~BUFFERYARD-E~~



Plants Required

- 5 Canopy Trees
- 7 Understory
- 29 Shrubs
- 14 Evergreens

Structure Required: F1 or B1



- 6 Canopy Trees
- 9 Understory
- 36 Shrubs
- 18 Evergreens

Structure Required: F2 or B2

Lower Intensity Use



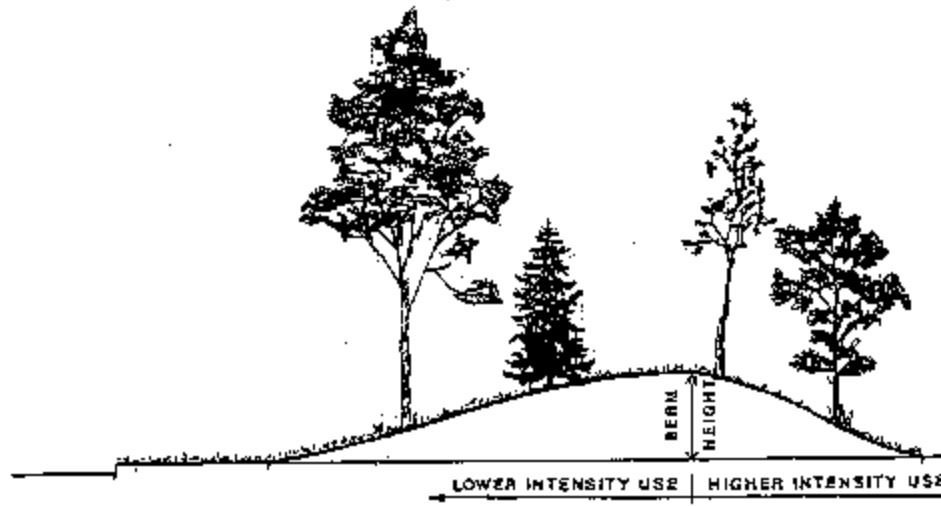
- 5 Canopy Trees
- 7 Understory
- 27 Shrubs
- 14 Evergreens

Structure Required: F3 or B3 or BW1

Higher Intensity Use

**BUFFERYARD STRUCTURES**

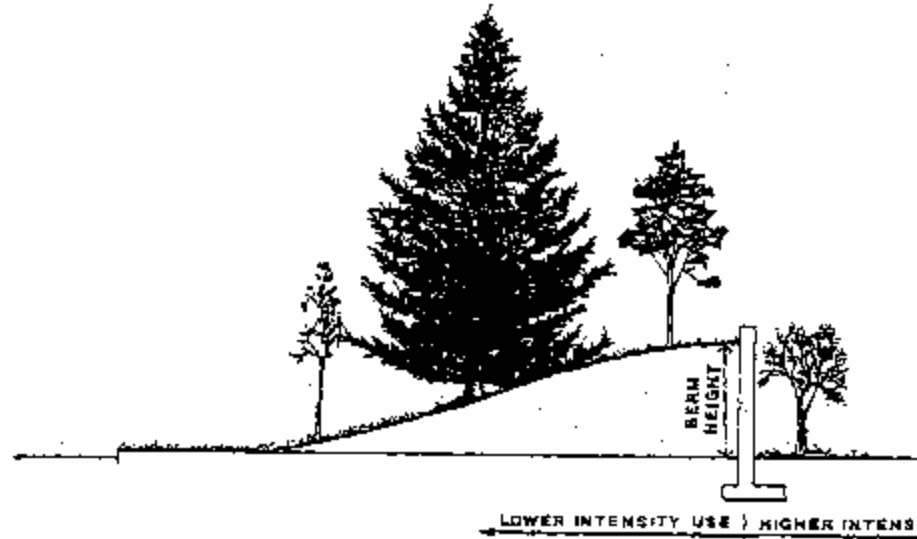
## BERMS



SYMBOL	HEIGHT	MATERIAL
B1	4'	EARTH
B2	5'	EARTH
B3	6'	EARTH

## ~~BUFFERYARD STRUCTURES~~

# BERM WALLS



SYMBOL



HEIGHT

BW1

4' BERM with 6' MASONRY WALL

~~BUFFERYARD STRUCTURES~~

# FENCES

SYMBOL	HEIGHT	MATERIAL
F1	6'	 Wood Stockade or Vinyl Stockade
F2	6'	 Masonry Wall (Poured Concrete, Cement Block, Brick, etc.)
F3	8'	

**SECTION 7: AMENDMENT “10.15.050**  
Design Standards and Guidelines” of the South  
Weber Municipal Code is hereby *amended* as  
follows:

## AMENDMENT

### 10.15.050 Design Standards and Guidelines

~~h. Buffer Yards: Buffer yard landscaping shall not be used when calculating the total landscaping area except as determined by the planning commission and city council. For use of exceptional design and materials, as determined by the planning commission, fifty percent~~

~~(50%) of the buffer yard may be used when calculating the total landscaping area.~~

**SEVERABILITY CLAUSE:** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part there of other than the part so declared to be unconstitutional or invalid.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>
Blair Halverson	_____	_____	_____
Kent Hyer	_____	_____	_____
Angie Petty	_____	_____	_____
Merv Taylor	_____	_____	_____
Wayne Winsor	_____	_____	_____

Attest

\_\_\_\_\_  
Mark McRae, City Recorder, South Weber City

Leading Authority

\_\_\_\_\_  
Jo Sjoblom, Mayor South Weber City





**CERTIFICATE OF PASSAGE AND PUBLICATION OR  
POSTING**

In accordance with Utah Code Annotated §492-182-184 as amended, I hereby certify that the foregoing Ordinance was duly passed and published or posted at:

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*

on the above referenced dates.

Attest



---

Mark McRae, City Recorder, South Weber City

**Public Hearing on Amending Zoning Codes removing Buffer Yards: Changes will affect Sections 10.5.C.11, 10.5G.12, 10.5L.6, 10.5K.11, 10.5L.6, 10.5M.6, 10.5N.12, 10.5O.6, 10.5P.10, 10.07.050, 10.15.050, 10.15.070:** Barry Burton, City Planner, described city buffer yard requirements. He said it has been extremely difficult to enforce buffer yards in the fashion it is written. He suggested replacing the buffer yard with a 6' solid screening fence.

Commissioner Pitts asked if there was any public comment.

**Michael Poff, 939 South Weber Drive,** asked if the Planning Commission can discuss the soccer complex and why the buffer requirement has been removed. He said it is nice to have some type of buffer.

**Mike Bastian, 7721 S. 7150 E.,** said he has been on the end where he has bought property from a developer, but it is tough when you inherit such requirements. He feels like a fence will provide an adequate barrier.

**Commissioner Grubb moved to close the public hearing. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, and Pitts voted yes. The motion carried.**

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

Barry addressed the soccer complex and stated why the amendments. He said there is still a buffer yard requirement between the outdoor soccer fields and the adjacent resident. He said it seems like a fence makes things easier for everyone involved and still accomplish the purpose.


**Commissioner Grubb moved to recommend approval of Amending Zoning Codes removing Buffer Yards: Changes will affect Sections 10.5.C.11, 10.5G.12, 10.5L.6, 10.5K.11, 10.5L.6, 10.5M.6, 10.5N.12, 10.5O.6, 10.5P.10, 10.07.050, 10.15.050 and 10.15.070. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, and Pitts voted yes. The motion carried.**

**Commissioner Grubb moved to open the public hearing. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, and Pitts voted yes. The motion carried.**

---

**MEMORANDUM**

TO: South Weber City Mayor and Council

FROM: Brandon K. Jones, P.E.  
South Weber City Engineer 

CC: Barry Burton – South Weber City Planner  
Mark Larsen – South Weber City Public Works Director  
Lisa Smith – South Weber City Planning Coordinator

RE: **FORD 1 LOT SUBDIVISION**  
**Final Review**

Date: July 5, 2018

---

Our office has completed a review of the Final Plat and Site Plan for the Ford 1 Lot Subdivision, received on June 26, 2018. We recommend approval, subject to the following comments and items being addressed prior to the plat being recorded.

**GENERAL**

1. Land Drain Easement. A private land drain easement will need to be provided by the owner of Lot 101 in the Old Maple Farms Phase 1 Subdivision. This will need to be a separate document recorded against the property.
2. Land Drain Agreement. We would recommend that an agreement between Lot 101 in the Old Maple Farms Phase 1 Subdivision and this lot be established that acknowledges the shared nature of the land drain lateral and establishes how future maintenance costs will be shared by the two home owners.
3. Fee in lieu of Improvements. There is no existing curb, gutter or sidewalk adjacent to this lot. Therefore, we recommend that the cost of these improvements be paid to the City in the form of a fee in lieu of actually installing the improvements. The City will use this money at some future date to install the improvements as part of a larger project. The developer and city should agree to the amount and terms with an agreement. The amount we are recommending is **\$21,934.50** (see attached Exhibit "A").
4. Building Permit. We recommend handling the improvements on the Site Plan as part of the Building Permit and not escrowed for separately.

**PLAT**

- No Comments.

**IMPROVEMENT PLANS**

- No Comments.

**SOUTH WEBER CITY**

**RESOLUTION 18-36**

**APPROVAL OF FINAL PLAT FOR FORD 1 LOT SUBDIVISION**

**Whereas**, on June 14, 2018 a public hearing was held regarding Ford 1 Lot Subdivision; and

**Whereas**, South Weber Planning Commission, after careful review, recommends approval of the final plat subject to minor alterations noted in City Engineer's memo dated 6-7-18; and

**Whereas**, City Council agrees that the final plat is ready for approval;

**NOW THEREFORE**, be it resolved by the Council of South Weber City, in the State of Utah, as follows:

**SECTION 1: ADOPTION** "18-36 Approval of Final Plat For Ford 1 Lot Subdivision" of the South Weber Municipal Resolutions is hereby *added* as follows:

**ADOPTION**

18-36 Approval of Final Plat For Ford 1 Lot Subdivision (*added*)

**NOW THEREFORE, BE IT HEREBY RESOLVED**, that the City Council of South Weber City approves the final plat of Ford 1 Lot Subdivision at approximately 400 E 6650 S by applicant Mike Ford.

**REPEALER CLAUSE:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**AYE      NAY      ABSENT      ABSTAIN**

Blair Halverson

\_\_\_\_\_

Kent Hyer

\_\_\_\_\_

Angie Petty

\_\_\_\_\_

Merv Taylor

\_\_\_\_\_

Wayne Winsor

\_\_\_\_\_

---

Jo Sjoblom, Mayor, South Weber City

Attest

---

Mark McRae, Recorder, South Weber City

**Public Hearing and Action on Final Subdivision: Application for Ford 1 Lot located at approx. 400 E 6650 S (Parcels 13-023-0199/0200) of approx. .624 acres by applicant Mike Ford:** Commissioner Pitts asked if there was any public comment.

**Brent Poll, 7605 S. 1375 E.,** said anyone west of here is a potential human receptor of the Hill Air Force Base pollution. He said the pollution is still active and will be that way until sometime in the 2040's. He would like to know how the city is justifying what they are doing. He said the city is putting people at risk because the pollution hasn't been cleaned up. He would like to know if the city has a defense, because he doesn't think there is one. He would like the warning to be included in the minutes (See attached).

Barry Burton asked if Brent Poll has any affects from the pollution since he lives in this area. Mr. Poll said he has a skin disorder that is directly affected by the pollution.

**Commissioner Grubb moved to close the public hearing. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, Pitts, and Walton voted yes. The motion carried.**

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

**Mike Ford, 1110 E. South Weber Drive,** said the city required this to come in as a subdivision, of which he feels this could have been done through a building permit, but they have paid their dues and feels this is a safe place to live. He requested approval.

Barry said there is the issue of shallow groundwater that is identified in Brandon Jones letter.

**Commissioner Grubb moved to recommend approval of the Final Subdivision: Application for Ford 1 Lot located at approx. 400 E 6650 S (Parcels 13-023-0199/0200) of approx. 1.6 acres by applicant Mike Ford subject to the following:**

- 1. Complete items listed in Brandon Jones memo of 7 June 2018.**
- 2. Complete items in Barry Burton's memo.**

**Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, and Pitts voted yes. The motion carried.**

**Commissioner Grubb moved to open the public hearing. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, Osborne, and Pitts voted yes. The motion carried.**

# EXHIBIT "A"

~ Ford 1 Lot Subdivision ~

July 5, 2018

## FEE IN LIEU OF IMPROVEMENTS

Item	Description	Qua.	Unit	Unit Price	Total
1	15" R.C.P. Pipe	164	lf	\$32.00	\$5,248.00
2	Clear and Grub	1	ls	\$900.00	\$900.00
3	Finish Grading (Road)	1	ls	\$600.00	\$600.00
4	Saw cut asphalt	164	lf	\$1.50	\$246.00
5	30" Curb and Gutter & Base	164	lf	\$24.00	\$3,936.00
6	5' Sidewalk & Drive Approach (6" thick)	868	sf	\$7.00	\$6,076.00
7	4" Asphalt (approx. 900 s.f.)	25	ton	\$80.00	\$2,000.00
8	12" UTBC (approx. 900 s.f.)	72	ton	\$22.00	\$1,584.00
9	Chip and Seal	100	sy	\$3.00	\$300.00
<b>Subtotal =</b>					<b>\$20,890.00</b>
<b>5% Contingency =</b>					<b>\$1,044.50</b>
<b>TOTAL COST =</b>					<b>\$21,934.50</b>

*\* The fee is for improvements that are required of development, but will not be constructed with the initial subdivision improvements. Once paid, the City will be responsible for construction of improvements with a future project. The fee is calculated base on a 50' ROW with a cross section of: 35' width asphalt pavement, curb & gutter, with 5' wide sidewalk against the back of curb. The quantities only account for additional improvements beyond the improvements that currently exist. The thicknesses and types of materials are based on City Standards. The unit costs are based on current average construction costs. The Contingency is provided in an effort to account for inflation and the change in construction prices between now and when construction actually takes place.*



**Vicinity Map**  
SCALE: NONE

### Notes:

1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
2. PROPERTY IS NOT IN A FLOOD ZONE ACCORDING TO FEMA FLOOD PANEL 49011C0088E, EFFECTIVE 6-18-2007
3. EXISTING FIRE HYDRANT IS LOCATED AT THE INTERSECTION OF 475 E. & 6650 S. APPROX. 178 FEET FROM PROPOSED LOT
4. EXISTING STORM DRAIN OUTLETS ARE LOCATED AT THE INTERSECTION OF 475 E. & 6655 S. LOT WILL DRAIN TO THAT LOCATION
5. THIS LOT IS SUBJECT TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY CMT ENGINEERING, DATED APRIL 5, 2018.

### Boundary Description

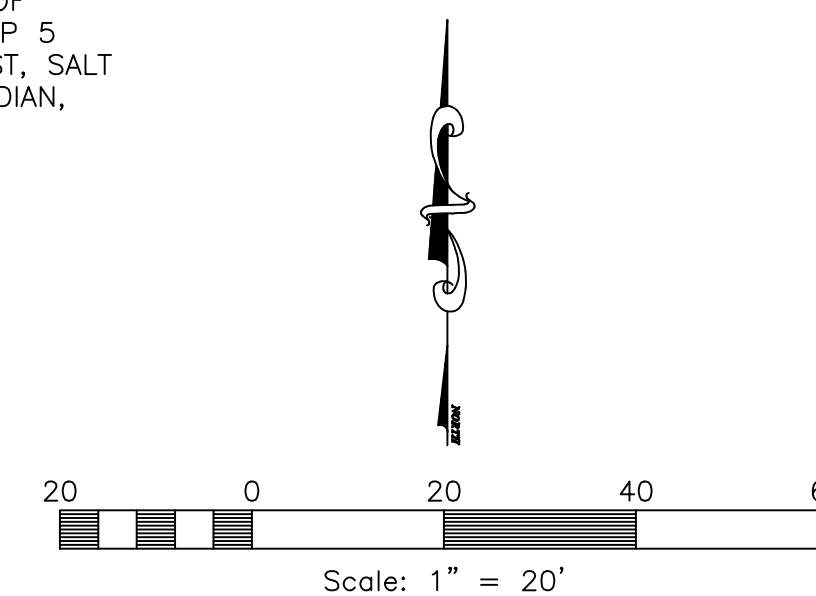
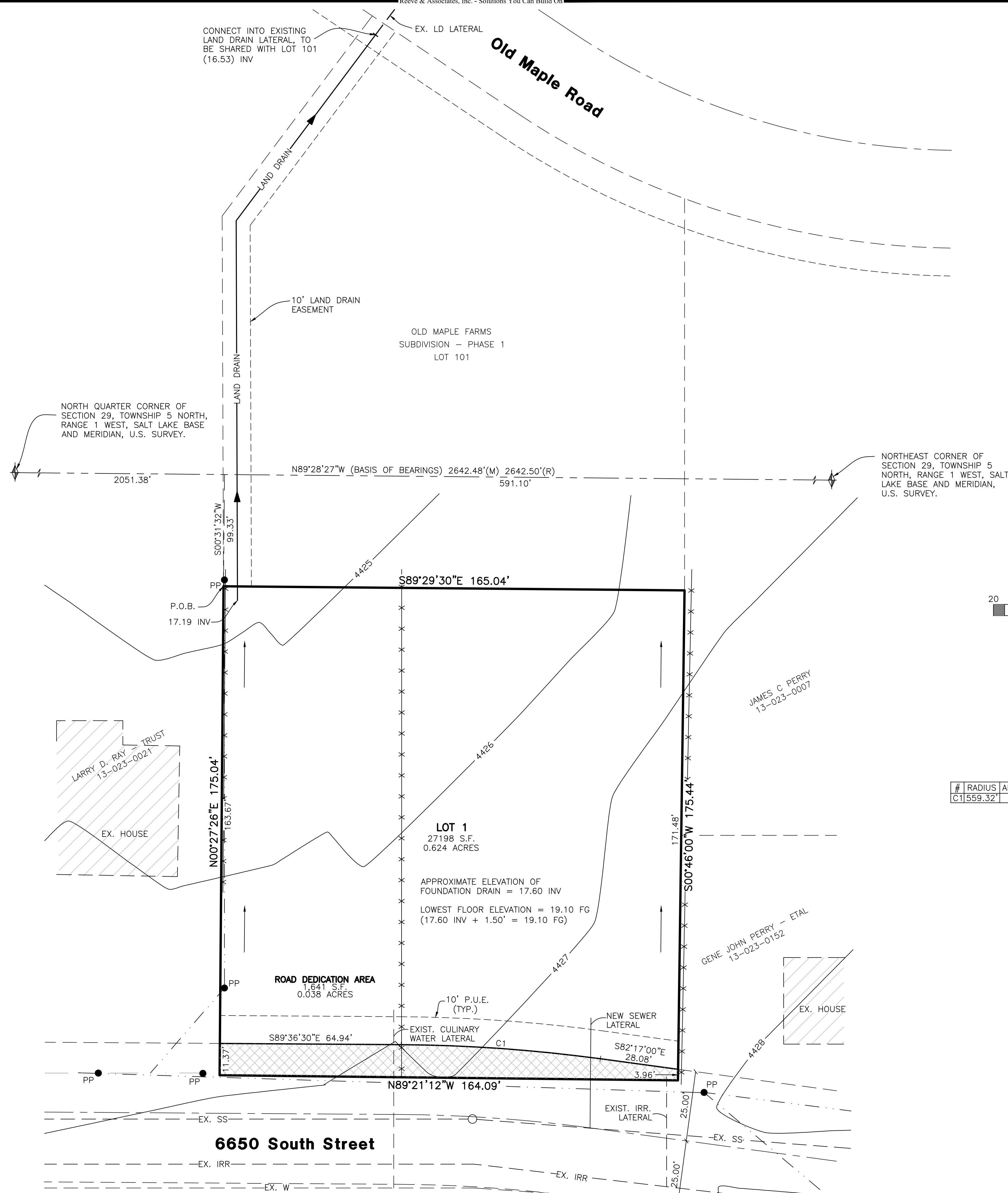
PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING FENCE, SAID POINT BEING N89°28'27"W ALONG THE NORTH LINE OF SECTION 29, BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 29, 591.10 FEET AND S00°31'32"W 99.33 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 29; AND RUNNING THENCE S89°29'30"E 165.04 FEET; THENCE S00°46'00"W 175.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 6650 SOUTH STREET; THENCE N89°21'12"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 164.09 FEET; THENCE N00°27'26"E 175.04 FEET A PORTION OF WHICH RUNS MORE OR LESS ALONG AN EXISTING FENCE, TO THE POINT OF BEGINNING.

CONTAINING 28,839 SQUARE FEET OR 0.662 ACRES MORE OR LESS

### Legend

- ◆ = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- - - - = EASEMENTS
- - - - = SECTION TIE LINE
- x x x = EXISTING FENCELINE
- - - - = EXISTING POWERLINE
- - - - EX. SS = EXISTING SANITARY SEWER LINE
- - - - EX. IRR = EXISTING IRRIGATION WATER LINE
- - - - EX. W = EXISTING CULINARY WATER LINE
- = EXISTING SEWER MANHOLE
- P.U.E. = PUBLIC UTILITY EASEMENT
- = EXISTING POWER POLE
- ▨ = ROAD DEDICATION



### Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT CHD BEARING	DELTA
C1	1559.32'	71.51'	71.46'	S85°56'45"E	7°19'30.23"

# Ford 1 Lot Subdivision

South Weber City, Davis County, Utah

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
TEL: (801) 621-2100 FAX: (801) 621-2666 www.reeve-assoc.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

**REVISIONS**

DATE	DESCRIPTION

**Ford 1 Lot Subdivision**  
PART OF THE NE QUARTER OF SECTION 29, T.5N., R.1W., SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Lot Site/Utility Plan**

**Project Info.**  
Engineer: N. Reeve  
Designer: C. Cave  
Begin Date: 4-16-18  
Name: FORD 1 LOT SUBDIVISION  
Number: 6597-02

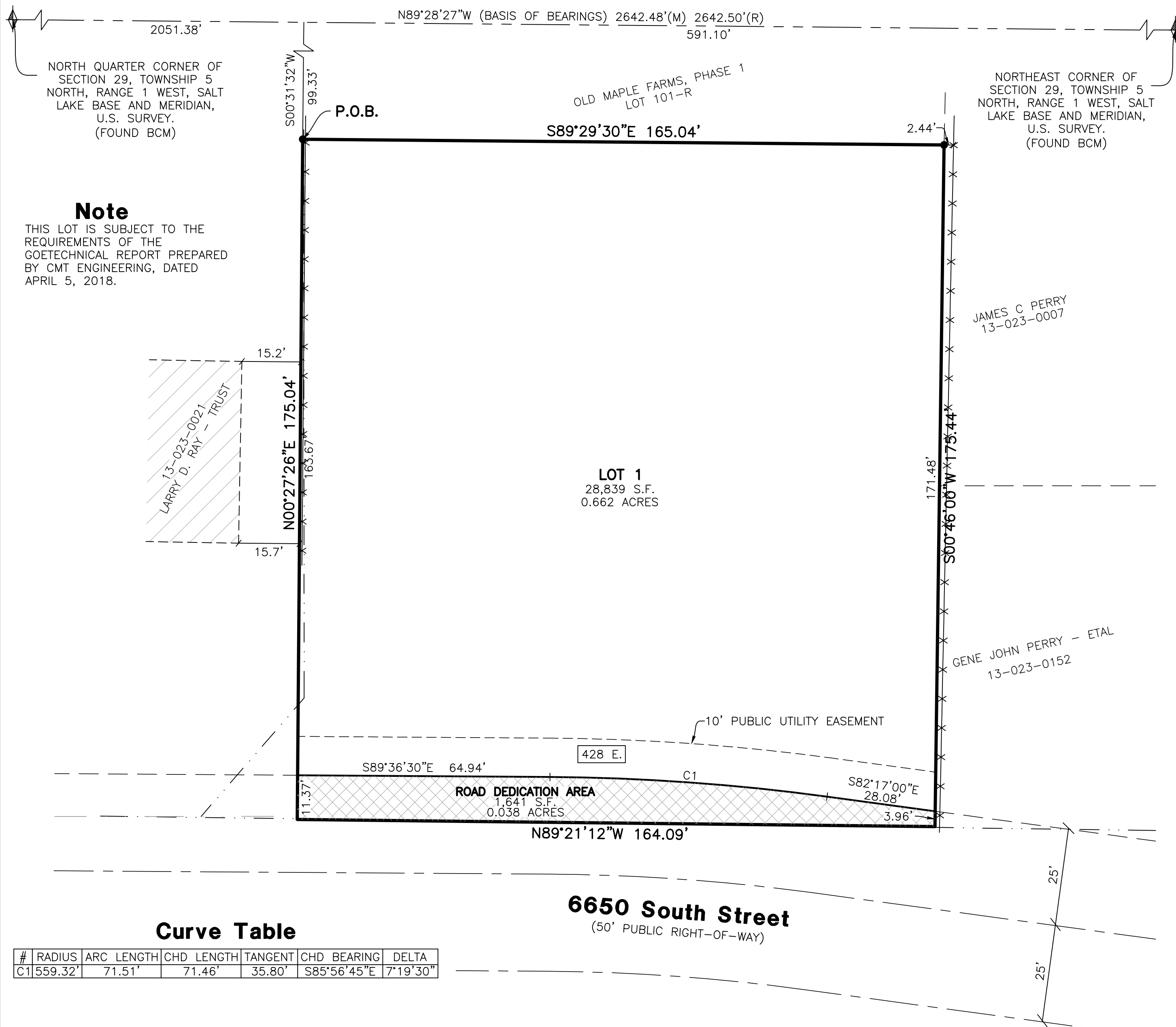
**Developer:**  
Fords Inc.  
Mike & Diane Ford  
1131 E. 7450 S.  
South Weber, UT. 84405  
(801) 589-2325



SHEET  
**1 of 1**

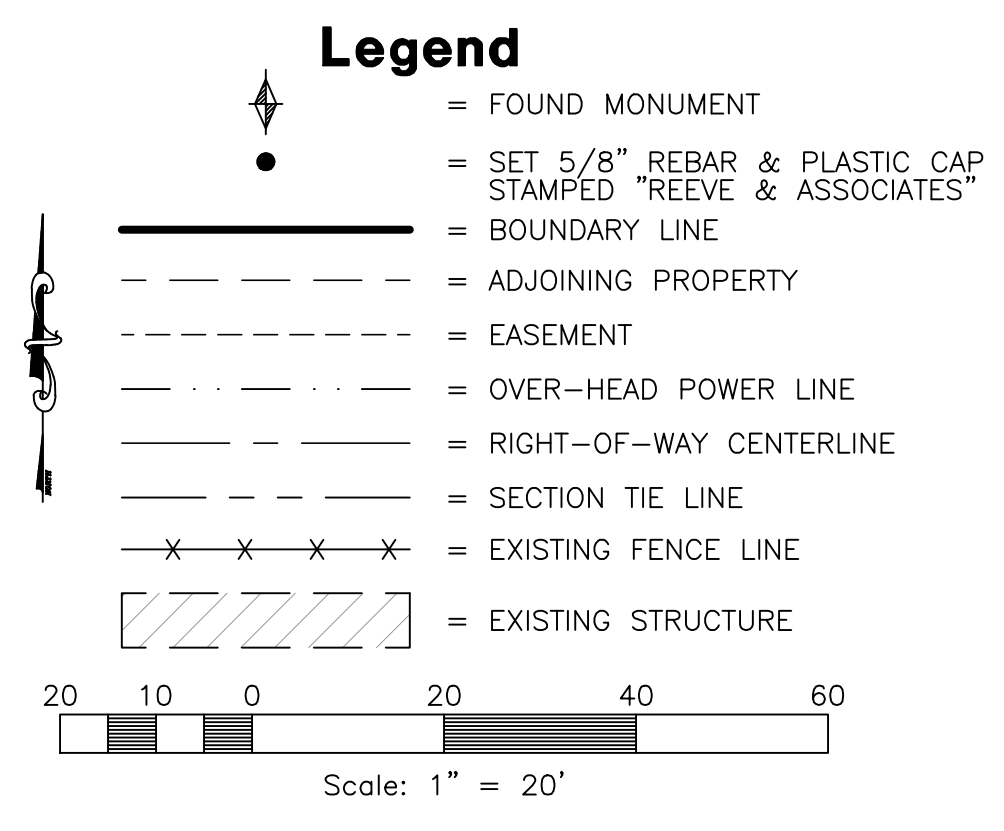
# Ford 1 Lot Subdivision

PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
CITY OF SOUTH WEBER, DAVIS COUNTY, UTAH  
JUNE, 2018



**Curve Table**

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	559.32'	71.51'	71.46'	35.80'	S85°56'45"E	7°19'30"



**Basis of Bearings**  
THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF SECTION 29, BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HERE ON AS N89°28'27"W

**Narrative**  
THE PURPOSE OF THIS PLAT IS TO CREATE A 1 LOT SUBDIVISION AS SHOWN. THE SOUTH LINE WAS DETERMINED BY THE NORTHERLY RIGHT-OF-WAY LINE OF 6650 SOUTH STREET, WHICH WAS DETERMINED BY MATCHING INTO THE 475 SOUTH STREET DEDICATION TO THE EAST AND SPLITTING THE IMPROVEMENTS. ALL OTHER BOUNDARY LINES WERE DETERMINED BY DEEDS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, USING THE MONUMENTS SHOWN HEREON. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

**Boundary Description**  
PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING FENCE, SAID POINT BEING N89°28'27"W ALONG THE NORTH LINE OF SECTION 29, BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 29, 591.10 FEET AND S00°31'32"W 99.33 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 29; AND RUNNING THENCE S89°29'30"E 165.04 FEET; THENCE S00°46'00"W 175.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 6650 SOUTH STREET; THENCE N89°21'12"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 164.09 FEET; THENCE N00°27'26"E 175.04 FEET A PORTION OF WHICH RUNS MORE OR LESS ALONG AN EXISTING FENCE, TO THE POINT OF BEGINNING.

CONTAINING 28,839 SQUARE FEET OR 0.662 ACRES MORE OR LESS

**SURVEYOR'S CERTIFICATE**  
I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **FORD 1 LOT SUBDIVISION** IN **SOUTH WEBER CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **SOUTH WEBER CITY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9031945  
UTAH LICENSE NUMBER

9031945  
TREVOR J. HATCH  
STATE OF UTAH

**OWNERS DEDICATION AND CERTIFICATION**  
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO 1 LOT AS SHOWN ON THE PLAT AND NAME SAID TRACT **FORD 1 LOT SUBDIVISION**, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO DO HEREBY DEDICATE ALL AREAS SHOWN HEREON AS ROAD DEDICATION TO THE CITY OF SOUTH WEBER CITY.  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MIKE FORD

**ACKNOWLEDGMENT**  
STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**ACKNOWLEDGMENT**  
STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**PROJECT INFORMATION**  
Surveyor: **T. HATCH**  
Project Name: **FORD 1 LOT SUBDIVISION**  
Designer: **D. CAVE**  
Number: **6597-02**  
Scale: **1"=20'**  
Begin Date: **1-11-2018**  
Revision: **6-20-18 E.R.**  
Checked:

**DAVIS COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD  
AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
RECORDED FOR:  
\_\_\_\_\_  
DAVIS COUNTY RECORDER  
\_\_\_\_\_  
DEPUTY,

**SOUTH WEBER CITY PLANNING COMMISSION**  
APPROVED BY THE SOUTH WEBER PLANNING COMMISSION ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
CHAIRMAN, SOUTH WEBER CITY PLANNING COMMISSION

**SOUTH WEBER CITY ENGINEER**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
SOUTH WEBER CITY ENGINEER DATE

**SOUTH WEBER CITY COUNCIL**  
PRESENTED TO THE SOUTH WEBER CITY COUNCIL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
SOUTH WEBER CITY MAYOR ATTEST: \_\_\_\_\_ CITY RECORDER

**SOUTH WEBER CITY ATTORNEY**  
APPROVED BY THE SOUTH WEBER CITY ATTORNEY THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
SOUTH WEBER CITY ATTORNEY



Reeve & Associates, Inc. - Solutions You Can Build On

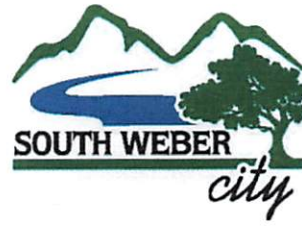
Reeve & Associates, Inc. - Solutions You Can Build On

**For Office Use Only**

Fees received by: \_\_\_\_\_ Date of submittal: \_\_\_\_\_  
Amount Paid: \_\_\_\_\_ Receipt #: \_\_\_\_\_

Initial Review, all of the required supporting materials have  
been provided: \_\_\_\_\_

PC Meeting Date: \_\_\_\_\_



**Preliminary Plan Application**

Project/Subdivision Name: FORD 1-LOT SUBDIVISION  
Approx. Location: 400 EAST 6650 SOUTH  
Parcel Number(s): 13-023-0199 & 0200 Total Acres: 0.624  
Current Zone: R-M If Rezoning, to what zone: \_\_\_\_\_ Bordering Zones: \_\_\_\_\_  
Surrounding Land Uses: RESIDENTIAL  
Number of Lots: 1 # Lots per Acre: 1.6  
Phase: \_\_\_\_\_ of \_\_\_\_\_ PUD: Yes / No

**Contact Information**

**Developer or Agent**

Name: FORDS INC.  
Company Name: MIKE FORD  
Address: ~~1131 E 7450 S~~  
City/State/Zip: SOUTH WEBER, UT. 84405  
Phone: 801-589-2325 Fax: \_\_\_\_\_  
Email: ~~m.fords@icloud.com~~

*M.FORD@ME.COM*

**Best Way/Preferred Method of Contact:**

Email  Phone  Fax  Mail

**Developer's Engineer**

Name: J. NATE REEVE  
Company: REEVE & ASSOCIATES, INC  
License #: 375328  
Address: 5160 S 1500 W  
City/State/Zip: RIVERDALE, UT. 84405  
Phone: 801-621-3100 Fax: \_\_\_\_\_  
Email: nreeve@reeve-assoc.com

**Best Way/Preferred Method of Contact:**

Email  Phone  Fax  Mail

**Surveyor**

Check here if same as Engineer

Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
License #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**Property Owner(s)**

Check here if same as Developer

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

\*All plans must be prepared and stamped by a licensed and/or certified professionals including, but not limited to, architects, landscape architects, land planners, engineers, surveyors, transportation engineers or other professionals as deemed necessary by the City Planner.

### **Applicant Certification**

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that The City of South Weber may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the South Weber City Land Development Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I agree to pay all fees associated with this project, as set by the current adopted Consolidated Fee Schedule as well as any fees associated with any City Consultant (i.e. engineer, attorney). The applicant shall also be responsible for all collection fees incurred including a collection fee of up to 40% (pursuant to the provisions of the Utah Code Ann. §12-1-11). I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.

Applicant's Signature: W Ford Date: 7/30/18  
Property Owner's Signature: FORD'S INC Date: \_\_\_\_\_



**Davis**  
COUNTY

# *Community and Economic Development*

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Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025  
Telephone: (801) 451-3279- Fax: (801) 451-3281  
Barry Burton/Director

July 6, 2018

## **MEMO TO SOUTH WEBER CITY COUNCIL**

**By Barry Burton**

The review of the proposed rezone for MS Financial below in italics is what was presented to the Planning Commission in June. I believe the reasons I give for recommending denial of the rezone are essentially what the Planning Commission gave as reason for their recommendations of denial to the City Council.

### ***REZONE PARCEL 13-020-0040***

***REQUEST:*** Approval of rezone from A to R-L

***GENERAL INFORMATION:*** This proposal raises several concerns about rezoning at this time. One is that it lies in the path of the proposed South Bench Drive as it makes its way up the hill to the south. Right now we don't know exactly how much this will affect the property. Also, the General Plan calls for this area to remain in the A zone. I spoke with the owner/applicant and he has no development plans at this time.

*Perhaps the most compelling fact is the entire parcel sits on top of Operable Unit 1 of the HAFB Super Fund Site. In 1998 the Air Force purchased an easement to conduct remediation activities on all but 1.1 acres of the 13.48 acres. This easement does not expire until September 29, 2023.*

***STAFF RECOMMENDATION:*** Given that there are no immediate development plans, the existing Air Force easement and the other concerns; I see no reason to rezone this property at this time. I recommend the Planning Commission forward this to the Council with a recommendation of denial.

**SOUTH WEBER CITY**

**RESOLUTION 18-37**

**APPROVAL OF REZONE OF PARCEL 13-020-0040 TO RESIDENTIAL LOW DENSITY  
(R-L)**

**Whereas**, M S Financial LLC applied to rezone property (13-020-0040) at approximately 850 E South Weber Drive; and

**Whereas**, a public hearing was held before the body of the Planning Commission on June 14, 2018; and

**Whereas**, the Planning Commission, after careful review, recommends denial of this request; and

**Whereas**, the City Council has weighed all factors and information available;

**NOW THEREFORE**, be it resolved by the Council of South Weber City, in the State of Utah, as follows:

**SECTION 1: ADOPTION** “18-37 Approval of Rezone” of the South Weber Municipal Resolutions is hereby *added* as follows:

**ADOPTION**

18-37 Approval of Rezone of Parcel 13-020-0040 To Residential Low Density (R-L)  
(*added*)

**NOW THEREFORE, BE IT HEREBY RESOLVED**, by the South Weber City Council to approve rezoning of parcel 13-020-0040 from Agriculture to Residential Low Density.

**REPEALER CLAUSE:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Blair Halverson	_____	_____	_____	_____
Kent Hyer	_____	_____	_____	_____
Angie Petty	_____	_____	_____	_____
Merv Taylor	_____	_____	_____	_____
Wayne Winsor	_____	_____	_____	_____

---

Jo Sjoblom, Mayor, South Weber City

Attest

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Mark McRae, Recorder, South Weber City

**Public Hearing and Action on Rezone RZ18-04: Application for property located at approx. 850 E South Weber Drive (Parcel 13-020-0040) of approx. 13.48 acres from Agriculture (A) to Residential Low Density (R-L) by applicant MS Financial LLC:**

Commissioner Pitts asked if there was any public comment.

**Darrell Byram, 899 E. South Weber Drive**, feels developers should have to pay for roads. He said so much of agricultural ground is being developed. He said there are some residents who rely on agricultural ground for a living.

**Cymbre Rowser, 985 E. 7375 S.**, said she has been in this city for 56 years. She has breathing problems from the contamination. She said the city turned this rezone down three years ago and it shouldn't be here now. She stated when Mr. Poll was talking about this, there are people who have died from this.

**Shawn Byram, 154 Harper Way**, said in 2016 the master plan was amended, and this property is agricultural. He said it is also on the city's sensitive land use map. He would like to know how the contamination is decreasing. He understands HAFB is mitigating the contamination by letting nature take its course. He would suggest denying or tabling until questions are answered.

**Michael Poff, 939 E. South Weber Drive**, asked about the contamination easement. He said the government does provide for the purchase of easements to maintain agricultural property. He would suggest this might be something to investigate.

**Mike Szymanski, 625 W 5300 S SLC**, said there is approximately 3.5 acres in southwest corner that is an easement with HAFB and he would like to research that more.

**Val Byram, 7590 S. 1375 E.**, said he owns pasture above this rezone request. He said HAFB has fenced off a spring so that their livestock doesn't drink it.

**Darrell Alvey, 853 E. South Weber Drive**, said his property is next to this property. He said this request has come up before and denied because of the HAFB easement and contamination. He discussed the access to this property and the fact that there isn't one.

**Mike Szymanski, 625 W 5300 S SLC**, said this is simply a change in zoning at this time. He is happy to postpone to research some of these issues.

**Darrell Byram, 899 E. South Weber Drive**, said once a zone is changed it will never go back.

**Commissioner Grubb moved to close the public hearing. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, and Pitts voted yes. The motion carried.**

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

Commissioner Grubb appreciates people coming and expressing their concern. He said a landowner has a right to request a change to their property within the laws and ordinances of the city. He said this is a rezone request. The city has a master plan that we like to follow, and this

property is zoned agricultural and he doesn't see a need to change the master plan at this time. He isn't hearing a reason or intent for request for rezone from the landowner.

Mr. Szymanski said the agricultural zone doesn't allow for enough lots. He does know that to the east and north of this property the property was rezoned. Commissioner Grubb said that request followed the master plan.

Barry Burton said HAFB owns the easement on all but 1.1 acres. Mr. Szymanski said the property is under restriction, but not a restriction for any change in zoning or development. Barry said the general plan recommends it stay agricultural. He said there is no official alignment of South Bench Drive. He doesn't see any reason to rezone currently. Commissioner Johnson feels the agricultural land is important and would like to see this property preserved through a conservation easement. He said 850 East is a private road so access is difficult. He feels the city needs a map of all the restrictive easements in the city.

**Commissioner Grubb moved to recommend to City Council denial of RZ18-04: Application for property located at approx. 850 E South Weber Drive (Parcel 13-020-0040) of approx. 13.48 acres from Agriculture (A) to Residential Low Density (R-L) by applicant MS Financial LLC. Commissioner Johnson seconded the motion. Commissioners Grubb, Johnson, and Pitts voted yes. The motion carried.**

#### **Report by Barry Burton regarding city locations with both Arterial and Collector Roads:**

Barry Burton, City Planner, said at the last Planning Commission meeting we discussed allowing duplexes at intersections of arterial and collector roads. He said we did discuss the location of 1900 East and South Weber Drive as a possible location for a duplex. He then identified locations where major collectors and minor arterials intersect. Commissioner Johnson stated there are residents who don't want to see more duplexes in the city. Commissioner Pitts said the city does currently have duplexes. Commissioner Pitts and Grubb suggested Barry draft an ordinance.

#### **PUBLIC COMMENTS:**

**Michael Poff, 939 E. South Weber Drive**, discussed the natural conservation services. He said the government sets up grants to maintain agricultural property. He said it is under the USDA government web address. He also asked about South Bench Drive. He read from the minutes of 23 September 2014 concerning the plan for transportation in the city. He is also concerned about the need for a second access out of South Weber Elementary. He suggested a mitigation plan for the general plan the next time it is reviewed. This will allow for more options for funding.

**Kody Holker, 1900 Canyon Drive**, received a notice that his conditional use permit has been suspended. He would like guidance as he looks at the permit that was granted there isn't anything on there with which they are not compliant. Commissioner Grubb said the city has a dust ordinance. He said he is moving a lot of dirt and he is keeping his dust down. He has seen a lot of video footage of dust not being controlled with water at the site in question. He said it is expected of Geneva and Parson. He said there is more dust coming off this project versus them. Kody asked what he needs to do to get the conditional use permit reinstated. Commissioner Grubb suggested Mark Larsen work with Kody Holker.



**Commissioner Grubb recommend operation and conditional use permit be reinstated with the approval of Mark Larsen on the dust control. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, and Johnson voted yes. The motion carried.**



# *Community and Economic Development*

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Davis County Administration Building - 61 S. Main Street - Farmington Utah 84025  
Telephone: (801) 451-3279- Fax: (801) 451-3281  
Barry Burton/Director

## **REZONE PARCEL 13-020-0040**

**REQUEST:** Approval of rezone from A to R-L

**GENERAL INFORMATION:** This proposal raises several concerns about rezoning at this time. One is that it lies in the path of the proposed South Bench Drive as it makes its way up the hill to the south. Right now we don't know exactly how much this will affect the property. Also, the General Plan calls for this area to remain in the A zone. I spoke with the owner/applicant and he has no development plans at this time.

Perhaps the most compelling fact is the entire parcel sits on top of Operable Unit 1 of the HAFB Super Fund Site. In 1998 the Air Force purchased an easement to conduct remediation activities on all but 1.1 acres of the 13.48 acres. This easement does not expire until September 29, 2023.

**STAFF RECOMMENDATION:** Given that there are no immediate development plans, the existing Air Force easement and the other concerns; I see no reason to rezone this property at this time. I recommend the Planning Commission forward this to the Council with a recommendation of denial.

# APPLICATION FOR CHANGE OF ZONING

South Weber City  
1600 East South Weber Drive  
South Weber, Utah 84405  
Phone: (801) 479-3177 Fax: (801) 479-0066

OFFICE USE: Application # \_\_\_\_\_ Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Date Received \_\_\_\_\_

Owner of Property MS FINANCIAL LLC

Applicant's Name MS FINANCIAL LLC  
Mailing Address 625 W 5300 S City, State, Zip SLC UT 84123  
Phone 808.875.8284 Fax \_\_\_\_\_ Email mike@msinvestments.com

Agent's Name \_\_\_\_\_  
Mailing Address N/A City, State, Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Request: 13.48 Acres/Sq. Feet be changed from A zone to R-L zone  
\_\_\_\_\_ Acres/Sq. Feet be changed from \_\_\_\_\_ zone to \_\_\_\_\_ zone

Property Address: Westside of 850 E. (a little south of) So. Weber Drive (~7350 S.)

Parcel Number(s): 13-020-0040 Total Acres or Sq. Feet: 13.48

Legal Description: (If description is longer than space provided, please submit complete legal description on an addendum sheet.)  
See attached addendum

What is the proposed use?  
Future low density residential (R-L) subdivision

In what way does the proposal recognize the City's General Plan?  
It will allow low-density residential growth similar to other current R-L zoning across the street to the East & to North of the subject parcel.

**Public Notice Authorization:** I (we) do hereby give permission to South Weber City to place a city Apublic notice@ sign on the property contained in this application for the purpose of notification of the change of zoning application.

Signed: Mike Szyg MANAGER  
Property Owner  
MS FINANCIAL LLC  
Property Owner

**APPLICANT'S AFFIDAVIT**

State of Utah  
County of Salt Lake

I (we) Michael Szymanski, being duly sworn, depose and say I (we) am (are) the sole owner(s)/agent of the owner(s), of the property involved in this application, to-wit, 850 E. ~ 7350 S. So. Weber ~13.48 acres at Property Address UTAH and that the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly and to the best of my ability, present the argument in behalf of the application. Also, all statements and information are in all respects true and correct, to the best of my knowledge and belief.

Dated this 14th day of May, 2019.

Signed: Mike Szyg  
Property Owner or Agent  
Property Owner or Agent

Subscribed and Sworn before me this 14th day of May, 2019.



Notary Public: [Signature]

**AGENT AUTHORIZATION**

State of Utah )  
County of \_\_\_\_\_ )

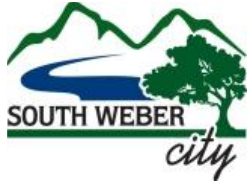
I (we) \_\_\_\_\_, the sole owner(s) of the real property located at \_\_\_\_\_, South Weber City, Utah do hereby appoint \_\_\_\_\_ as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and to appear on my (our) behalf before any city boards considering this application.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed: \_\_\_\_\_  
Property Owner  
Property Owner

Subscribed and Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_



**Council Meeting Date:** July 10, 2018

**Name:** Mark McRae

**Agenda Item:** #14

**Objective:** Adoption of Cook Property Development Agreement

**Background:** Nilson homes is desirous to develop the Cook Property to the east of the Posse Grounds. South Bench Drive will run along the north side of the property next to the I-84 right-of-way. The developer will deed to the city the property needed for South Bench Drive and pay the city for the developer's share of the road. South Bench Drive construction will begin on or before June 1, 2019.

**Summary:** Approve Development Agreement which states what the developer agrees to and what the city agrees to concerning the development of the Cook Property by Nilson Homes.

**Committee Recommendation:** NA

**Planning Commission Recommendation:** approval

**Staff Recommendation:** Approval

**Attachments:** Resolution  
Development Agreement

**Budget Amendment:** No budget adjustment. City portion included in 2018 -2019 approved final budget.

**SOUTH WEBER CITY**

**RESOLUTION 18-39**

**APPROVAL OF THE COOK PROPERTY DEVELOPMENT AGREEMENT**

**Whereas**, Nilson Homes is in the process of developing the property known as the Cook Property at approximately 675 E Old Post Office Road; and

**Whereas**, the future road to be known as South Bench Drive will proceed through this land; and

**Whereas**, the Developer and the City have agreed to certain conditions in full cooperation; and

**Whereas**, the agreement specifies the obligations of both the developer and the City;

**NOW THEREFORE**, be it resolved by the Council of South Weber City, in the State of Utah, as follows:

**SECTION 1: ADOPTION** “18-39 Approval of The Cook Property Developer Agreement” of the South Weber Municipal Resolutions is hereby *added* as follows:

**ADOPTION**

18-39 Approval of The Cook Property Developer Agreement (*added*)

**NOW THEREFORE, BE IT HEREBY RESOLVED**, by the Council of South Weber City approves the Cook Property Development Agreement as attached.

**REPEALER CLAUSE:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Blair Halverson	_____	_____	_____	_____
Kent Hyer	_____	_____	_____	_____
Angie Petty	_____	_____	_____	_____
Merv Taylor	_____	_____	_____	_____
Wayne Winsor	_____	_____	_____	_____

---

Jo Sjoblom, Mayor, South Weber City

Attest

---

Mark McRae, Recorder, South Weber City

When recorded return to:  
South Weber City  
1600 East South Weber Drive  
South Weber, UT 84405

**DEVELOPMENT AGREEMENT  
FOR THE STAN COOK PROPERTY  
IN SOUTH WEBER CITY**

**This DEVELOPMENT AGREEMENT** (“Agreement”) is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2018, by and between **NILSON AND COMPANY, INC. DBA NILSON HOMES**, a Utah limited liability company of \_\_\_\_\_, Utah, (hereinafter referred to as “Developer”), and **SOUTH WEBER CITY**, a municipal corporation of the State of Utah (hereinafter referred to as the “City”), of 1600 East South Weber Drive, South Weber, UT 84405. Developer and City are referred to as the “**Parties.**”

**RECITALS:**

- A. Developer is the owner of fee simple title to approximately 23.942 acres of real property as more particularly described in **Exhibit A** attached hereto (the “Stan Cook Property – Boundary Description”), upon which it proposes the development of not more than sixty-two (62) new residential lots and associated streets, collectively known as the “Stan Cook Property” (“the Subdivision”). A copy of the approved preliminary subdivision plat is attached as **Exhibit B**. The Subdivision is accessed in part by 6650 South - South Bench Drive, a narrow and sub-standard public right-of-way, which abuts the Subdivision.
- B. The subject street is currently known and addressed as 6650 South, but is commonly referred to and referenced in this agreement as “South Bench Drive” due to its master planned location. The final name of this road will be determined when it is platted and dedicated, and may be named something other than South Bench Drive.
- C. 6650 South - South Bench Drive in its present condition and configuration does not meet the City Standard cross section and cannot safely accommodate the vehicle and pedestrian traffic which will be generated by the Subdivision.
- D. The City has prepared a proposed layout and alignment for improvements to 6650 South - South Bench Drive. A map of the proposed configuration of 6650 South - South Bench Drive is attached hereto as **Exhibit C**. Developer’s participation in the construction of South Bench Drive is subject to the terms and conditions as more fully set forth herein.
- E. The Subdivision is located at the end of the current 6650 South - South Bench Drive, east of the Posse Grounds. As it is Developer’s desire to use South Bench Drive as one of the two required means of ingress-egress from the Subdivision, Developer therefore agrees to: (1) deed and dedicate approximately 1.48 acres to accommodate the seventy-eight (78) foot cross-section of South Bench Drive; and (2) pay **four hundred sixty five thousand dollars (\$465,000)** for



Developer's share of the responsibility of designing, engineering and constructing its portion of South Bench Drive.

F. The Developer must obtain permission from, dedicate and construct a road through the adjacent property for access to another dedicated public street as one of the two required means of ingress-egress from the Subdivision.

G. No building permits for any phase of the Subdivision may be issued until a road, connecting to another dedicated public street, is dedicated and constructed in accordance with City Code.

H. No more than 30 building permits will be issued until two means of ingress-egress from the Subdivision to dedicated public streets are provided.

I. There is a master planned trail to run parallel to South Bench Drive.

J. City, acting pursuant to its authority under Utah Code Ann. § 10-9-101, *et seq.*, and its land use policies, ordinances and regulations has made certain determinations with respect to the Subdivision and, in the exercise of its legislative discretion, has elected to approve this Development Agreement for the purpose of specifying the obligations of the respective parties with respect to the installation of required infrastructure improvements and such other matters as the Parties agree herein.

## AGREEMENT

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

1. **Incorporation of Recitals and Exhibits.** The Recitals and all Exhibits referenced herein are hereby incorporated by this reference and made part of this Agreement.
2. **City Laws and Purpose.** City determines that the provisions of this Agreement relating to establishment of Developer's rights and obligations are consistent with City laws, including the City's land use ordinances, the purposes set forth in the zoning district, and the City's General Plan. This Agreement is adopted by a City ordinance and hereby amends the City laws only to the extent within the authority of City and only to the extent necessary to give Developer the effect of the rights and obligations of this Agreement where such City laws may be inconsistent with this Agreement's intent.
3. **Property Dedication and Acquisition.** Developer agrees to dedicate to City at no cost to City other than the consideration described in this Agreement certain property needed for the South Bench Drive Right-of-Way; the deed is contained in **Exhibit D**. This dedication shall occur when requested by City or at the time the Subdivision plat of the phase which includes South Bench Drive is recorded, whichever comes first. Two parcels are affected by the location and development of South Bench Drive: Parcel ID 13-018-0064, owned by Gordon T. Watts and

Connie W. Watts and Stanley R. Cook and Bonnie B. Cook as joint tenants; and Parcel ID 13-275-0008 owned by Stanley R. Cook and Bonnie B. Cook and Gordon T. Watts and Connie W. Watts as joint tenant. Inasmuch as they presently own these two parcels but are under contract with Developer, the Cooks and the Watts hereby join in this Agreement to ensure transfer and dedication of the right-of-way for the timely development and construction of South Bench Drive.

4. **Construction of South Bench Drive.** City shall be responsible for the design, engineering, and bidding of South Bench Drive through the north end of the Subdivision according to the City's Public Works Standards. City will award the construction contract to the lowest responsive responsible bidder according to City and State procurement policies. City will then issue a Notice to Proceed, provide construction inspections, and see that construction is diligently pursued to completion. City agrees to begin construction on or before June 1, 2019. In exchange for City designing, engineering, and constructing the full South Bench Drive right-of-way, which includes the Subdivision project development costs, Developer agrees to pay a fee-in-lieu for its share of the required improvements for the road. The calculation for the fee-in-lieu is shown in **Exhibit E**.

5. **Trail.** The City shall be responsible for the construction of a 10' wide asphalt trail to run parallel along the north side of South Bench Drive. The Developer is responsible to pay for this trail. The cost of this trail is included in **Exhibit E**, as a fee-in-lieu of actual construction. Payment of this fee will constitute the Developer's obligation for the trail.

6. **Road connections to South Bench Drive.** City shall be responsible for constructing two (2) road connections as a part of the construction of South Bench Drive for access to and from the Subdivision. The cost for these connections is covered in **Exhibit E**.

7. **Payment Schedule.** City shall be responsible for all payments to the contractor constructing 6650 South - South Bench Drive, paying cash up front and looking to the receipt of impact fees for repayment of its costs. Developer agrees to pay to City **two hundred thirty-two thousand five hundred dollars (\$232,500)**, which represents fifty percent (50%) of its share of **four hundred sixty-five thousand dollars (\$465,000)**, within fifteen (15) days following the Preconstruction Meeting with the contractor selected by City to perform the work. Developer shall make its second and final payment of the same amount to City within thirty (30) days following City's issuance of Substantial Completion to the Contractor. The City is responsible to notify the Developer once Substantial Completion has been given. Payment in full of this fee shall constitute the Developer's entire obligation towards South Bench Drive.

8. **Detention Basin.** The Developer agrees to upsize the required detention basin volume for the subdivision to include all of the Cook property up to South Weber Drive, and the drainage from the South Bench Drive portion of the Subdivision, and allow the connection of storm drain piping in South Bench Drive into the outlet control structure for the detention basin.

The Developer agrees and acknowledges that the detention basin parcel will be dedicated to the City with the recording of the applicable subdivision plat. The City has the right to use the property for any secondary use determined to be in the best interest of the City; the primary use being that of a stormwater detention basin. One of these secondary uses may be for a dog park.

If the City pursues this as a secondary use, the City will be responsible to provide whatever fencing is required.

9. **Ingress-Egress Requirement.** The Developer is responsible to provide two (2) means of ingress-egress for development of over 30 lots in accordance with City Code. The location of these connections is shown in the approved Preliminary Plat (**Exhibit B**). Approval may be obtained and construction of improvements may be commenced and/or completed for phases that would exceed 30 lots. However, any plat that exceeds a total of 30 lots cannot be recorded nor building permits issued until the required two (2) means of ingress-egress are provided. For South Bench Drive, this is clarified to mean that construction, as required in this agreement, has commenced.

10. **Successors and Assigns.**

10.1 **Binding Effect.** This Agreement shall be binding upon the successors and assigns of the Parties.

10.2 **Assignment.** Neither this Agreement nor any of its provisions, terms or conditions may be assigned to any other Party, individual, or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to South Weber City, and the prior written consent of City may also be evidenced by letter from City to Developer.

11. **Default.** In the event either Party fails to perform its obligations hereunder or to comply with the terms and commitments hereof, within thirty (30) days after giving written notice of default from the other Party, the non-defaulting Party may, at its election, have the following remedies, which shall be cumulative:

- a. all rights and remedies available at law and in equity, including but not limited to injunctive relief, specific performance, and/or damages;
- b. to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Agreement; and
- c. the right to withhold all further approvals, licenses, permits, or other rights associated with any activity or development described in this Agreement until such default is cured.

12. **Insolvency.** Insolvency, bankruptcy, or any voluntary or involuntary assignment by any Party for the benefit of creditors, which action is unresolved for a period of one hundred eighty (180) days, shall be deemed to be a default by such Party under this Agreement.

13. **Court Costs and Attorneys' Fees.** In the event of any legal action or defense between the Parties arising out of or related to this Agreement or any of the documents provided for herein,

the prevailing Party or Parties shall be entitled, in addition to the remedies and damages, if any awarded in such proceedings, to recover their costs and reasonable attorneys' fees.

14. **Notices.** Any notices, requests and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the Party for whom intended, or if mailed, be by certified mail, return receipt requested, postage prepaid, to such Party at:

Developer: Nilson and Company, Inc. DBA Nilson Homes  
1245 E Brickyard Rd #100  
Salt Lake City, UT 84106

City: South Weber City  
Attention: City Manager  
1600 East South Weber Drive  
South Weber, UT 84405

Any Party may change its address or notice by giving written notice to the other Party in accordance with the provisions of this section.

15. **General Terms and Conditions.**

15.1 **Amendments.** Any alteration or change to this Agreement shall be made only after complying with any applicable notice and hearing provisions of MLUDMA and applicable provisions of the City Laws.

15.2 **Captions and Construction.** This Agreement shall be construed according to its fair meaning and as if prepared by all Parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates. Furthermore, this Agreement shall be construed so as to effectuate the public purposes, objectives and benefits set forth herein while protecting any compelling countervailing public interest and providing to Developer vested development rights as defined herein. As used in this Agreement, the words "include" and "including" shall mean "including, but not limited to" and shall not be interpreted to limit the generality of the terms preceding such word.

15.3 **Term of Agreement.** The term of this Agreement shall be for a period of five (5) years following the date of its adoption.

15.4 **Agreement to Run with the Land.** This Agreement shall be recorded in the office of the Davis County Recorder against the Property and is intended to and shall be deemed to run with the land and shall be binding on and inure to the benefit of the Parties hereto and their respective successors and assigns, and shall be construed in accordance with the City Laws. Any

action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Davis County, Utah.

15.5 Legal Representation. Each of the Parties hereto acknowledge that they each have been represented by legal counsel in negotiating this Agreement and that no Party shall have been deemed to have been the drafter of this Agreement

15.6 Non-Liability of City Officials. No officer, representative, agent or employee of the City shall be personally liable to any other Party hereto or any successor in interest or assignee of such Party in the event of any default or breach by the defaulting Party, or for any amount which may become due the non-defaulting Party, its successors or assigns, or for any obligation arising under the terms of this Agreement.

15.7 Entire Agreement. This Agreement, together with the exhibits hereto, integrates all of the terms and conditions pertaining to the subject matter hereof and supersedes all prior negotiations, representations, promises, inducements, or previous agreements between the Parties hereto with respect to the subject matter hereof. Any amendments hereto must be in writing and signed by the respective Parties hereto.

15.8 No Third-Party Rights. The obligations of the Parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the Parties named herein. The Parties alone shall be entitled to enforce or waive any provisions of this Agreement to the extent that such provisions are for their benefit.

15.9 Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefore, acts of nature, government restrictions, regulations or controls, judicial orders, enemy or hostile government actions, war, civil commotions, fires, floods, earthquakes or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage. Any Party seeking relief under the provisions of this paragraph must have noticed the other parties in writing of a force majeure event within thirty (30) days following the occurrence of the claimed force majeure event.

15.10 Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity or unenforceability of such portion shall not affect the validity of any of the remaining portions, and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

15.11 Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision regardless of any similarity that may exist between such provisions nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving Party.

15.12 Governing Law. This Agreement and the performance hereunder shall be governed by the laws of the State of Utah.

15.13 Exhibits. Any exhibit to this Agreement is incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit.

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

DRAFT

“Developer”  
**NILSON AND COMPANY, INC. DBA NILSON HOMES**

By \_\_\_\_\_

Title \_\_\_\_\_

“City”  
**SOUTH WEBER CITY**

By \_\_\_\_\_  
Mayor Jolene C. Sjoblom

By \_\_\_\_\_  
David Larson, City Manager

\_\_\_\_\_  
Attest: Mark McRae, City Recorder

\_\_\_\_\_  
Stanley R. Cook

\_\_\_\_\_  
Bonnie B. Cook

\_\_\_\_\_  
Gordon T. Watts

\_\_\_\_\_  
Connie W. Watts

**EXHIBIT "A"**

**STAN COOK PROPERTY**

**BOUNDARY DESCRIPTION**

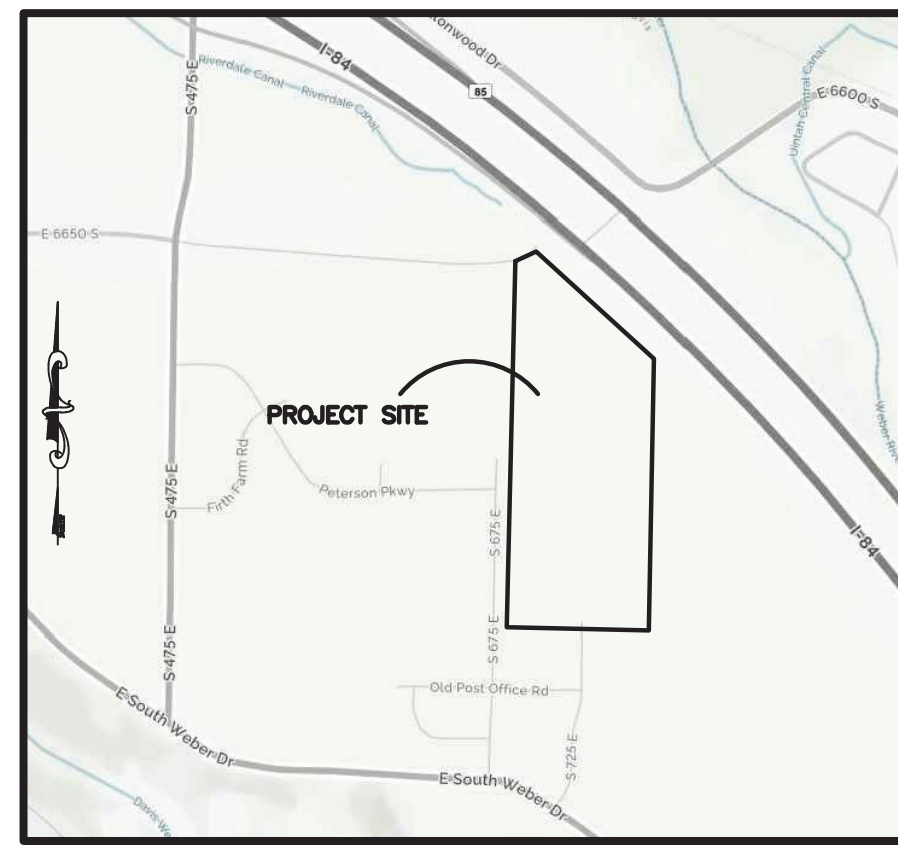
PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 5 AND A PORTION OF LOT 6, STAN COOK SUBDIVISION PHASE 2 AMENDED SUBDIVISION, TOGETHER WITH OTHER LANDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST LINE OF SAID SUBDIVISION, SAID POINT BEING A POINT ON AN EXISTING FENCE AND LYING  $S00^{\circ}36'39''W$  ALONG THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 28, 431.37 FEET AND  $N89^{\circ}23'21''E$  1496.44 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28; AND RUNNING THENCE ALONG A NON-TANGENT THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1039.80 FEET, AN ARC LENGTH OF 144.71 FEET, A DELTA ANGLE OF  $07^{\circ}58'26''$ , A CHORD BEARING OF  $N64^{\circ}20'10''E$ , A RADIAL BEARING OF  $N21^{\circ}40'37''W$ , AND A CHORD LENGTH OF 144.59 FEET TO THE SOUTHERLY RIGHT OF WAY OF I-84; THENCE ALONG SAID RIGHT OF WAY LINE ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 10683.09 FEET, AN ARC LENGTH OF 709.85 FEET, A DELTA ANGLE OF  $03^{\circ}48'26''$ , A CHORD BEARING OF  $S46^{\circ}55'15''E$ , A RADIAL BEARING OF  $N44^{\circ}58'57''E$ , AND A CHORD LENGTH OF 709.72 FEET TO A POINT WHICH IS 868.00 FEET  $S0^{\circ}34'55''W$  AND 495.67 FEET  $N89^{\circ}25'05''W$  FROM THE CALCULATED LOCATION OF THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE  $S01^{\circ}06'20''W$  ALONG THE EAST LINE OF SAID SUBDIVISION AND ITS EXTENSION TO THE NORTH 1306.30 FEET; THENCE  $N88^{\circ}37'55''W$  664.59 FEET TO THE WESTERLY LINE OF SAID SUBDIVISION; THENCE  $N01^{\circ}22'05''E$  ALONG THE WESTERLY LINE OF SAID SUBDIVISION 1712.80 FEET TO THE POINT OF BEGINNING.

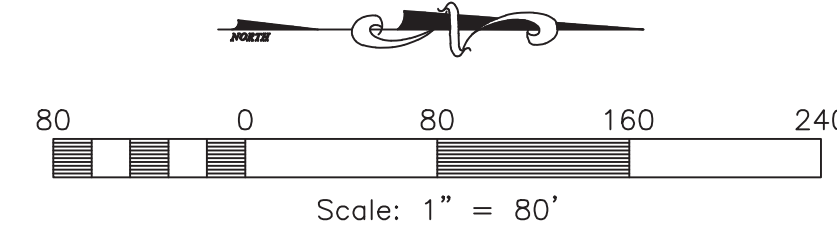
CONTAINING 1,042,893 SQUARE FEET OR 23.942 ACRES MORE OR LESS





VICINITY MAP  
SCALE: NONE

EXHIBIT "B"



BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

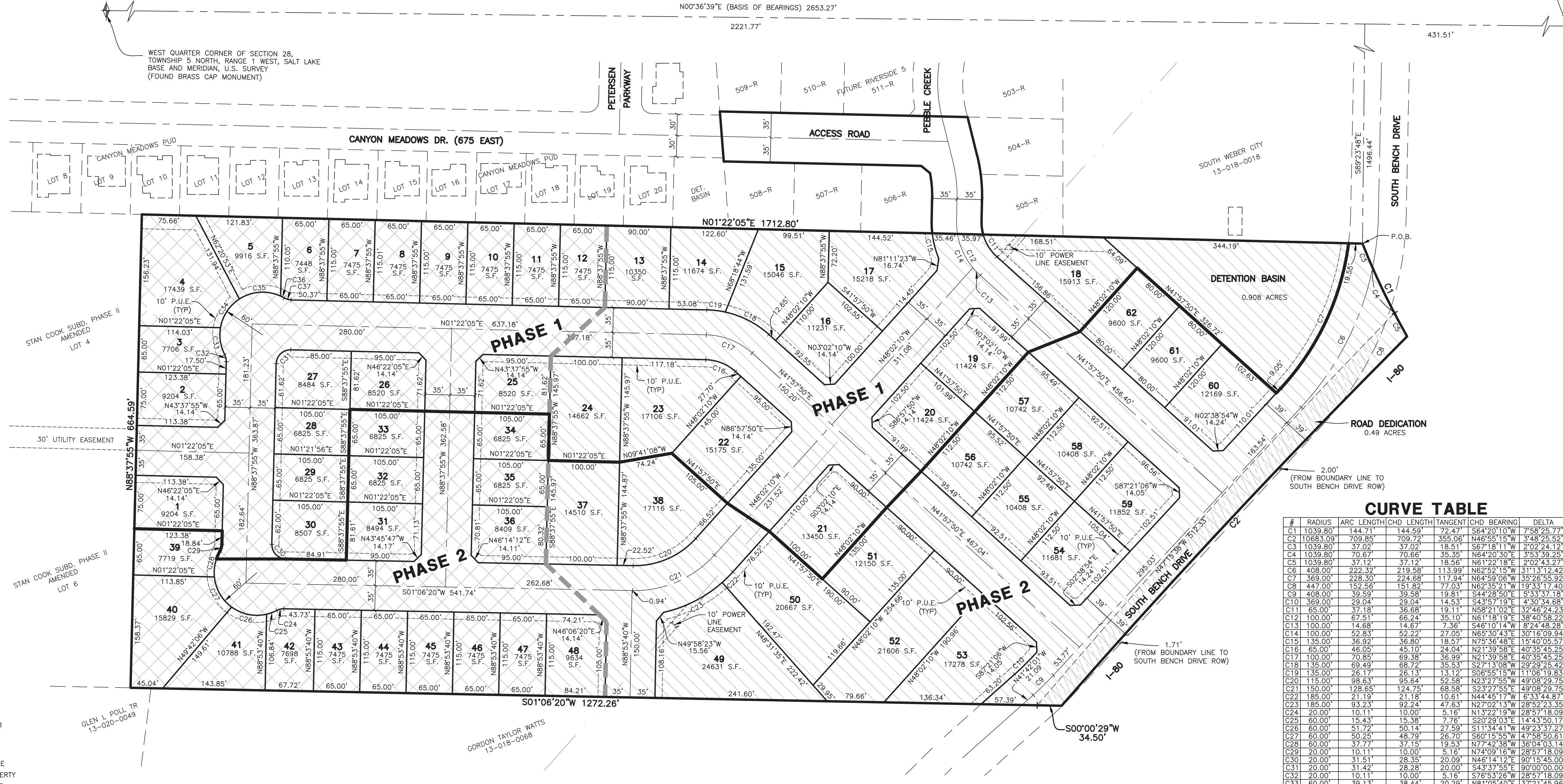
ALL OF LOT 5 AND A PORTION OF LOT 6, STAN COOK SUBDIVISION PHASE 2 AMENDED SUBDIVISION, TOGETHER WITH OTHER LANDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST LINE OF SAID SUBDIVISION, SAID POINT BEING A POINT ON AN EXISTING FENCE AND LYING S00°36'39"W ALONG THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 28, 431.37 FEET AND N89°23'21"E 1496.44 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28; AND RUNNING THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1039.80 FEET, AN ARC LENGTH OF 144.71 FEET, A DELTA ANGLE OF 07°58'26", A CHORD BEARING OF N64°20'10"E, A RADIAL BEARING OF N21°40'37"W, AND A CHORD LENGTH OF 144.59 FEET TO THE SOUTHERLY RIGHT OF WAY OF I-84; THENCE ALONG SAID RIGHT OF WAY LINE ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 10683.00 FEET, AN ARC LENGTH OF 709.85 FEET, A DELTA ANGLE OF 03°48'26", A CHORD BEARING OF S46°55'15"E, A RADIAL BEARING OF N44°58'57"E, AND A CHORD LENGTH OF 709.72 FEET TO A POINT WHICH IS 868.00 FEET S0°34'55"W AND 495.67 FEET N89°25'05"W FROM THE CALCULATED LOCATION OF THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE S01°06'20"W ALONG THE EAST LINE OF SAID SUBDIVISION AND ITS EXTENSION TO THE NORTH 1306.30 FEET; THENCE N88°37'55"W 664.59 FEET TO THE WESTERLY LINE OF SAID SUBDIVISION; THENCE N01°22'05"E ALONG THE WESTERLY LINE OF SAID SUBDIVISION 1712.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,042,893 SQUARE FEET OR 23.942 ACRES MORE OR LESS

ZONING INFO.

ZONE R-M (RESIDENTIAL MODERATE DENSITY)  
FRONT SETBACK: 25 FEET  
REAR SETBACK: 10 FEET  
SIDE SETBACK: 10 FEET MIN. EACH SIDE  
SIDE SETBACK FACING STREET: 20 FEET  
  
ZONE R-P (RESIDENTIAL PATIO)  
FRONT SETBACK: 20 FEET  
REAR SETBACK: 10 FEET  
SIDE SETBACK: 6 FEET MIN. EACH SIDE  
SIDE SETBACK FACING STREET: 20 FEET

NORTHWEST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (FOUND BRASS CAP MONUMENT)



CURVE TABLE

Table with columns: #, RADIUS, ARC LENGTH, CHD LENGTH, TANGENT, CHD BEARING, DELTA. Lists curve data for lots C1 through C37.

DESIGN SPECS.

TOTAL AREA.....23.97 ACRES  
R-P AREA.....9.13 ACRES  
R-M AREA.....14.84 ACRES  
NET DEVELOPABLE AREA.....15.50 ACRES  
OPEN SPACE AREA.....0.91 ACRES  
62 LOTS PROPOSED

LEGEND

- Symbol for Section Corner
- Symbol for Boundary Line
- Symbol for Lot Line
- Symbol for Road Centerline
- Symbol for Adjoining Property
- Symbol for Section Tie Line
- Symbol for Easement
- Symbol for Power Line
- Symbol for Public Utility Easement
- Symbol for Existing Building
- Symbol for R-M PRUD Area
- Symbol for R-P Area
- Symbol for Road Dedication

Reeve & Associates, Inc. logo and contact information including address, phone, and website.

Table with columns: REVISIONS, DATE, DESCRIPTION. A blank table for recording revisions.

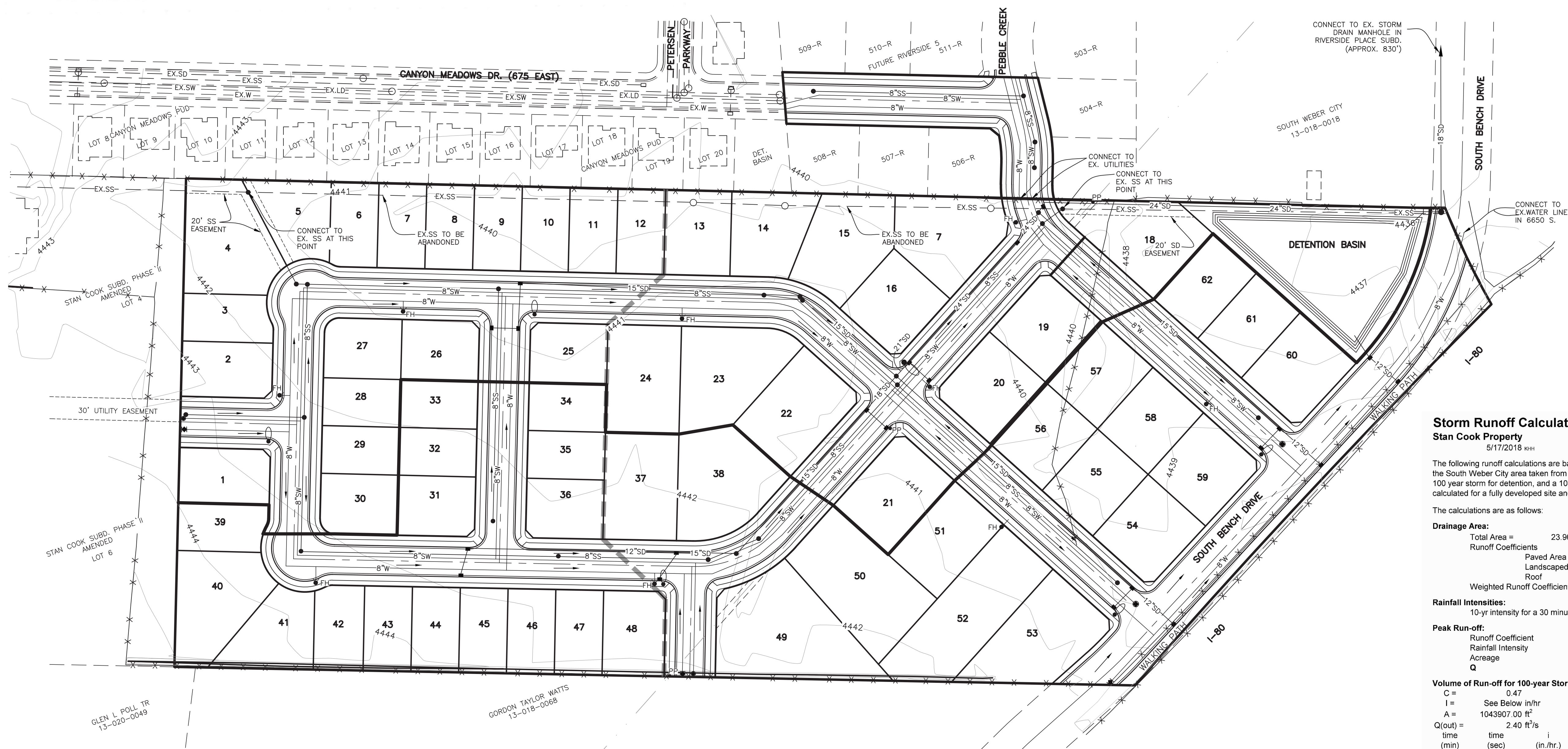
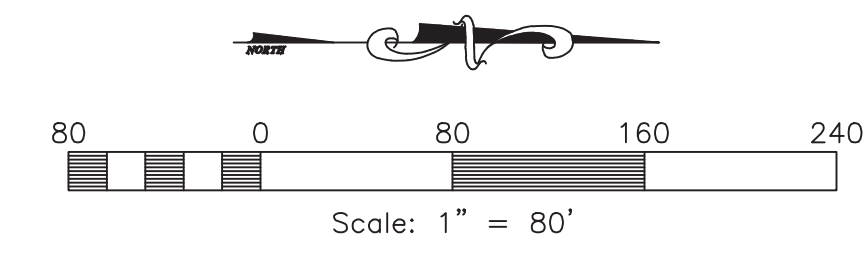
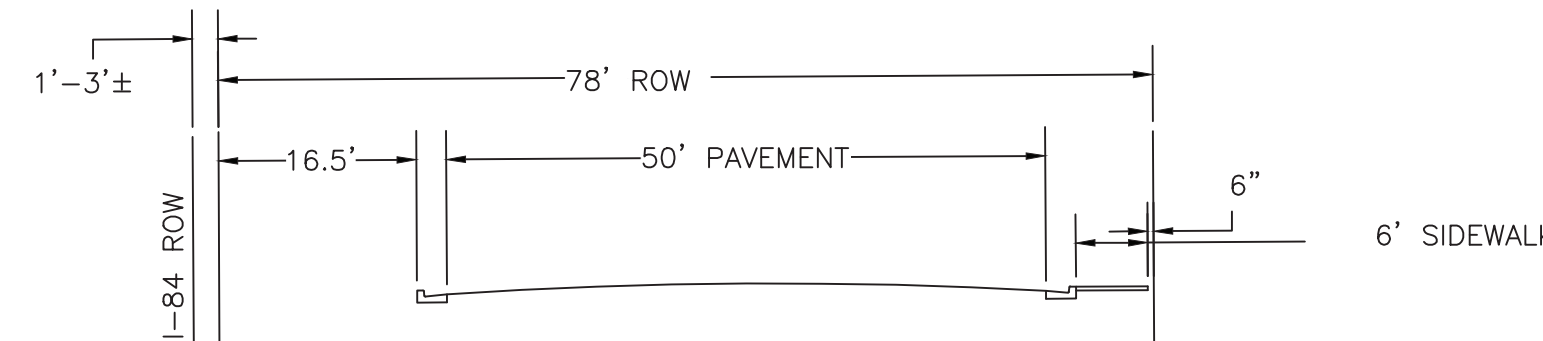
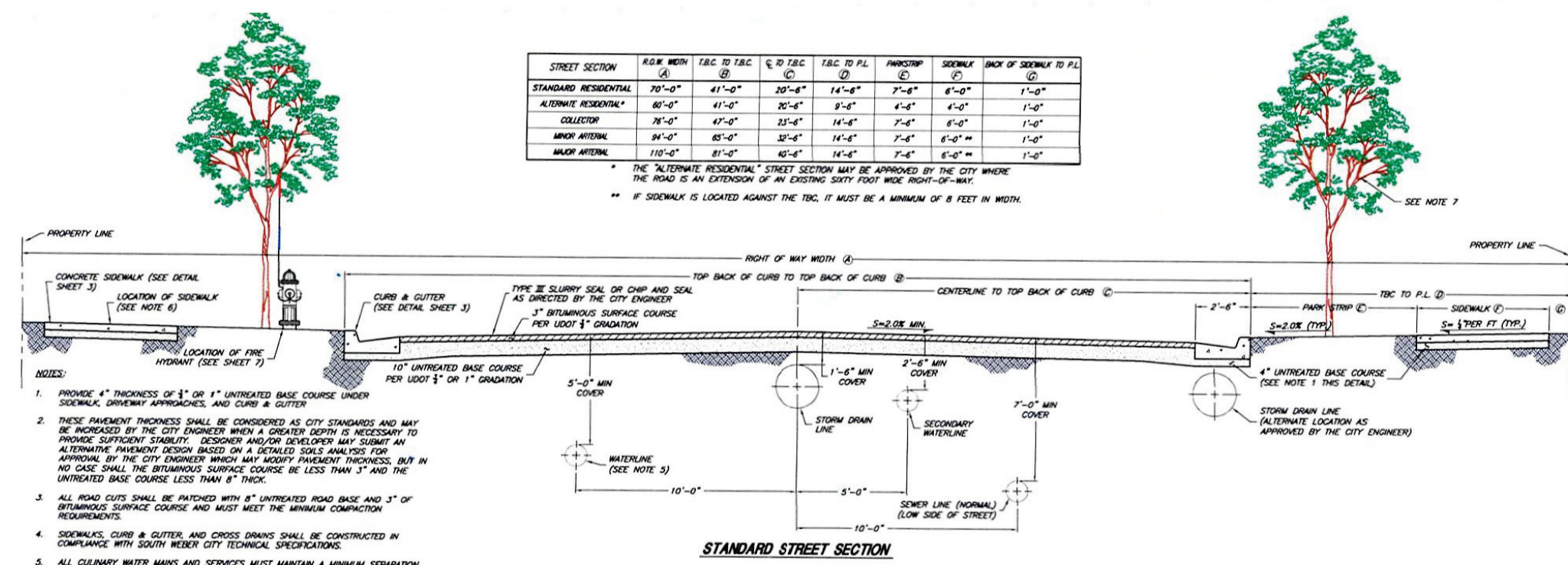
Stan Cook Property  
Preliminary Plat  
'Not to be Recorded'  
PART OF THE NORTHWEST QUARTER OF SECTION 28, T.5N., R.1W., S.L.B. & M., U.S. SURVEY  
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

Project Info.  
Engineer: N. Reeve  
Designer: C. Cave  
Begin Date: August 28, 2017  
Name: STAN COOK PROPERTY  
Number: 1301-D25

Stan Cook Property

South Weber City, Davis County, Utah

### EXHIBIT "B"



#### Storm Runoff Calculations

**Stan Cook Property**  
5/17/2018 RHH

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the South Weber City area taken from the NOAA Atlas 14 data provided in the city standards, using a 100 year storm for detention, and a 10 year storm for pipe conveyance. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1 cfs/acre.

The calculations are as follows:

**Drainage Area:**  
Total Area = 23.96 acre or 1,043,907 ft<sup>2</sup>  
Paved Area 280,676 C = 0.9  
Landscape Area 639,231 C = 0.2  
Roof 124,000 C = 0.9  
Weighted Runoff Coefficient C = 0.47

**Rainfall Intensities:**  
10-yr intensity for a 30 minute TOC - Pipe Capacity 1.56 in/hr

**Peak Run-off:**  
Runoff Coefficient C = 0.47  
Rainfall Intensity i = 1.56 IN./HR.  
Acreage A = 23.96 ACRES  
Q = 17.62 cfs

**Volume of Run-off for 100-year Storm Event:**  
C = 0.47  
i = See Below in/hr  
A = 1043907.00 ft<sup>2</sup>

Q(out) =	time	i	Q	Vol. in	Vol. out	Difference
time	(min)	(in./hr.)	(cfs)	(cf)	(cf)	(cf)
0	0	0.00	0.00	0	0	0
5	300	7.21	82.12	24637	719	23918
10	600	5.48	62.42	37451	1438	38013
15	900	4.53	51.60	46438	2157	44281
30	1800	3.05	34.74	62532	4314	58218
60	3600	1.89	21.53	77499	8627	68871
120	7200	1.08	12.30	88570	17255	71315
180	10800	0.74	8.42	90907	25882	65025
360	21600	0.41	4.66	100625	51764	48861
720	43200	0.25	2.86	123506	103528	19978
1440	86400	0.14	1.59	137775	207056	-69281

**Aboveground Basin Sizing**  
Top Area 30963  
Bottom Area 24126  
Depth 3  
Average Area 27545  
Volume 82634 ft<sup>3</sup>

**SUMMARY:**  
The required storage volume is **71,315** cubic feet

#### NOTES

- LAND DRAIN IS NOT REQUIRED PER GEOTECHNICAL REPORT BY CMT ENGINEERING LABORATORIES. (CMT PROJECT NO. 10868, DATED MARCH 8, 2018)
- ALL STREETS SHOWN HEREON ARE 70' PUBLIC RIGHT OF WAY EXCEPT SOUTH BENCH DRIVE (78' RIGHT OF WAY)
- CONTOURS ARE SHOWN IN ONE FOOT INTERVALS
- LAND USE SEPARATION FENCING WILL BE INSTALLED ALONG AGRICULTURAL ZONED NEIGHBORING PROPERTIES.
- PROPERTY IS IN FEMA FLOOD ZONE X ACCORDING TO FEMA FLOOD MAP 49011C0089E EFF. 6-18-2007

#### LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- ROAD CENTERLINE
- EASEMENT
- POWER LINE
- SS — PROPOSED SANITARY SEWER LINE
- EX-SS — EXISTING SANITARY SEWER LINE
- SW — PROPOSED SECONDARY WATER LINE
- EX-SW — EXISTING SECONDARY WATER LINE (SIZE VARIES)
- W — PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EX-W — EXISTING CULINARY WATER LINE
- SD — PROPOSED STORM DRAIN (SIZE VARIES)
- EX-SD — EXISTING STORM DRAIN
- = PROPOSED FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER/ STORM DRAIN MANHOLE
- = PROPOSED STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- = EXISTING CATCH BASIN
- = AIR-VAC ASSEMBLY
- = PROPOSED STREET LIGHT
- PP = POWER POLE
- ⊗ = PLUG W/ 2" BLOW-OFF
- EX-LD — EXISTING LAND DRAIN
- X — EXISTING FENCE LINE

**Developer:**  
Nilson Homes  
Mark Staples  
5617 S. 1475 E.  
Ogden, UT. 84403  
(801) 392-8100

# Stan Cook Property

South Weber City, Davis County, Utah

**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-8666 WWW.REEVE-ASSOCIATES.COM  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION

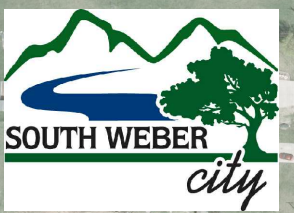
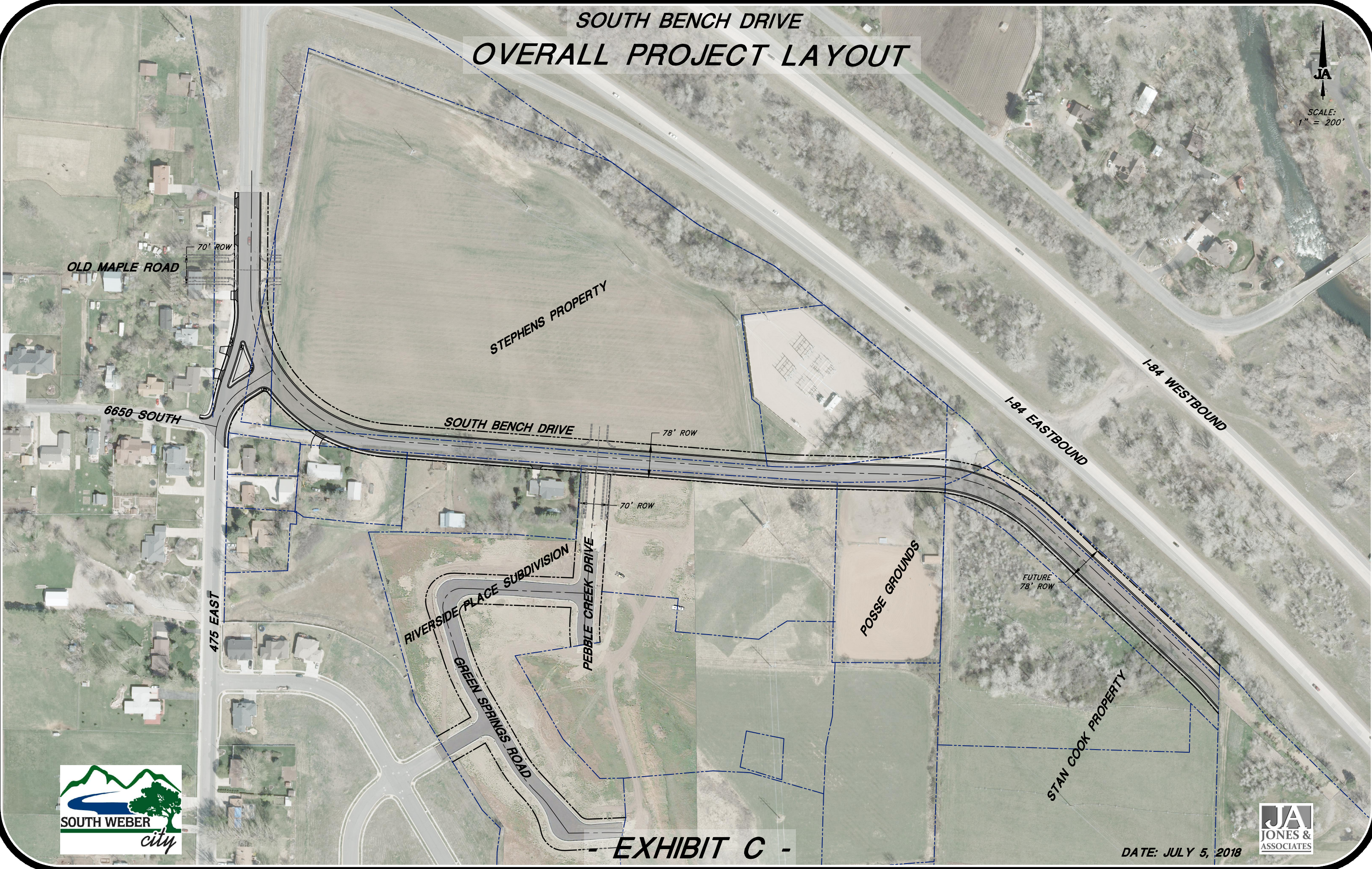
**Stan Cook Property**  
PART OF THE NORTHWEST QUARTER OF SECTION 28, T.5N., R.1W., S.LB & M., U.S. SURVEY SOUTH WEBER CITY, DAVIS COUNTY, UTAH

**Preliminary Utilities Plat**  
**'Not to be Recorded'**

**Project Info.**  
Engineer: N. Reeve  
Designer: C. Cave  
Begin Date: August 28, 2017  
Name: STAN COOK PROPERTY  
Number: 1301-D25

# SOUTH BENCH DRIVE OVERALL PROJECT LAYOUT

JA  
SCALE:  
1" = 200'



- EXHIBIT C -

DATE: JULY 5, 2018



# EXHIBIT "D"

WHEN RECORDED, MAIL TO:  
South Weber City Corporation  
1600 E South Weber Dr.  
South Weber, UT 84405

Affecting Tax ID No. 13-018-0064  
13-275-0008

## Warranty Deed

Project: South Weber – South Bench Drive  
See Exhibit 1A

**Nilson and Company, Inc. DBA Nilson Homes**, of the State of Utah, Grantor, hereby CONVEY AND WARRANT to the City of South Weber, at 1600 E South Weber Dr, South Weber, Utah 84405, Grantee, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

**INSERT LEGAL DESCRIPTION HERE**

**IN WITNESS WHEREOF**, said **Nilson and Company, Inc. DBA Nilson Homes**, have caused this instrument to be executed by its proper officer thereunto duly authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
**Bruce Nilson**  
Nilson and Company, Inc. DBA Nilson Homes

STATE OF )  
  :SS  
COUNTY OF )

On this date first above written, before me \_\_\_\_\_, a notary public, personally appeared **Bruce Nilson**, proved on the basis of satisfactory evidence to be an authorized signer of the **Nilson and Company, Inc. DBA Nilson Homes**, whose name is subscribed to this instrument on behalf of the Douglas B Stephens Trust, and acknowledged they executed the same. Witnessed my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC  
Commission Expires:

# EXHIBIT "E"

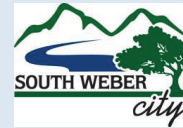


**South Weber City Corporation**

**South Bench Drive Construction Project**

**Cost Estimate Summary & Proportionate Share Analysis**

Date: June 5, 2018



## Project Cost Summary

### Cost Comparisons

	<u>70' ROW</u>	<u>78' ROW</u>
1 General (Mobilization, SWPPP, and Traffic Control)	\$5,000.00	\$5,000.00
2 Water	\$59,540.00	\$59,540.00
3 Storm Drain	\$56,200.00	\$71,700.00
4 Roadway	\$253,725.00	\$349,400.50
5 Trail	\$29,726.00	\$29,726.00
<b>Subtotal =</b>	<b>\$404,191.00</b>	<b>\$515,366.50</b>
<b>5% Engineering &amp; Construction Management* =</b>	<b>\$20,209.55</b>	<b>\$25,768.33</b>
<b>10% Contingency** =</b>	<b>\$40,419.10</b>	<b>\$51,536.65</b>
<b>PROJECT TOTAL =</b>	<b>\$464,819.65</b>	<b>\$592,671.48</b>
<b>CONSTRUCTION UPSIZE COST =</b>		<b>\$127,851.83</b>

### Property

A 70' ROW (Developer)	58,100 s.f.	\$2.30	\$133,630.00
B 78' ROW (City)	64,740 s.f.	\$2.30	\$148,902.00
		<b>PROPERTY UPSIZE COST =</b>	<b>\$15,272.00</b>

**TOTAL PROJECT UPSIZE COST (CITY RESPONSIBILITY) = \$143,123.83**

**TOTAL PROJECT COST (DEVELOPER RESPONSIBILITY - rounded) = \$465,000.00**

\* Includes topographic survey, engineering design, bidding, construction staking, inspections, project meetings, field modifications, processing of change orders and pay requests.

\*\* Includes minor items not shown in the estimate, difference between estimated and actual unit costs, potential quantity changes, potential change orders from unforeseen circumstances.