

SOUTH WEBER CITY PLANNING COMMISSION AMENDED AGENDA

PUBLIC NOTICE is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Utah, will meet in a **REGULAR** public meeting on **Thursday, April 11, 2019** at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:30 p.m.**

A WORK MEETING WILL BE HELD PRIOR TO THE REGULAR PLANNING COMMISSION MEETING AT 6:00 P.M. TO DISCUSS AGENDA ITEMS, CORRESPONDENCE, AND/OR FUTURE AGENDA ITEMS

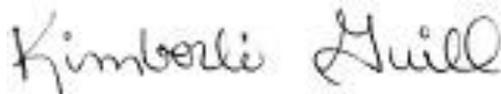
THE AGENDA FOR THE REGULAR MEETING IS AS FOLLOWS*:

- 1. Welcome, Pledge of Allegiance**—Commissioner Johnson
- 2. Approval of Consent Agenda**
 - a. Minutes 2018-03-14
- 3. Action on Site Plan-** South Weber Drive Commercial- .6 acre at approx. 2562 E South Weber Drive (parcel 13-034-0044) by applicant Dan Murray
- 4. Public Hearing on Next Four Items: RES 19-15, ORD 19-11, ORD 19-12, RES 19-16**
- 5. Action on RES 19-15:** Amend Transportation Capital Facilities Plan
- 6. Action on ORD 19-11:** Amend City Code 11-6: Impact Fees
- 7. Action on ORD 19-12:** Enact City Code 11-6-7: Transportation impact Fees; Adopt the Transportation Impact Fee Facilities Plan and Impact Fee Analysis and Levy the Transportation Impact Fee.
- 8. Action on RES 19-16:** Amend the Transportation Impact Fee and Adopt the Consolidated Fee Schedule.
- 9. Public Comments** – Please keep public comments to 3 minutes or less per person
- 10. Planning Commissioner Comments** (Grubb, Walton, Pitts, Johnson, Osborne)
- 11. Adjourn**

THE UNDERSIGNED DEPUTY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED OR POSTED TO THOSE LISTED ON THE AGENDA ALONG WITH THE FOLLOWING:

City Office Building	www.southwebercity.com	Family Activity Center
Utah Public Notice website (www.utah.gov/pmn)	South Weber Elementary	Each Member of The Planning Commission

DATE: April 4, 2019



KIMBERLI GULL, DEVELOPMENT COORDINATOR

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY LISA SMITH, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177) AT LEAST TWO DAYS PRIOR TO THE MEETING.

*Agenda are flexible and may be moved in order or sequence to meet the needs of the Commission.

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 14 March 2019

TIME COMMENCED: 6:30 p.m.

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

PRESENT: COMMISSIONERS:

**Tim Grubb
Wes Johnson
Rob Osborne
Debi Pitts
Taylor Walton**

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Kimberli Guill

A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS

PLEDGE OF ALLEGIANCE: Commissioner Osborne

ATTENDEES: Council Member Halverson

APPROVAL OF CONSENT AGENDA:

- Minutes of 21 February 2019

Commissioner Grubb moved to approve the consent agenda. Commissioner Walton seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted aye. The motion carried.

DECLARATION OF CONFLICT OF INTEREST: (None)

Action on Freedom Landing Phase 3 Improvement Plans and Final Plat (34 lots) 8.78 acres located at approximately 6500 S 425 E by applicant Aspire Homes.

Commissioner Johnson felt we should recommend changing vinyl fencing to masonry fencing. Commissioners Grub, Pitts, Walton and Osborne were OK with vinyl fencing. Commissioner Osborne would like a Masonry Fencing option but didn't feel OK changing the requirement when earlier phases were approved with vinyl fencing.

Brandon Jones brought up parking and stated there is not much guest parking but feels they met the requirement already. Commissioner Grub stated that 13 guest stalls without the parking Brandon is recommending is more than previous phases and 20' driveways are enough for 2 cars to park. Brandon spoke about the roads being only 28 feet from face of curb to face of curb. The City does have a no parking requirement on the roads in the subdivision.

The City will receive a 15' Easement and the HOA will maintain all surfaces not owned by the City.

Commissioner Walton asked where snow will be piled and if Private Street B is where the City will be pushing snow into the side of the street. Brandon stated he is not sure how they will handle snow removal but stated it would be taken care of.

Barry Burton's memo of 6 March 2019 is as follows:

General Information: This is a 34-unit phase that conforms to the approved Preliminary Plat. This phase ties Phases 1 & 2 together with a private street creating two access points and meeting the 30 unit maximum with a single access requirement. Open space requirements have been met and the landscape plans appear to be adequate. There is no buffer yard requirement.

The improvement plans indicate the existence of the trail that was started in Phase 2 and is the extension of the I-84 frontage trail, but it is not indicated as an easement. There will need to be an easement to the City for public use on the trail.

Plat: The plat appears to be in order with two exceptions. The trail designate col cl on should state that it is an easement and the owner's dedication should also reflect that the trail is an easement to the City for public use.

STAFF RECOMMENDATION: I recommend the Planning Commission forward this proposal to the City Council with a recommendation of approval subject to:

1. Showing a public use easement for the trail on the plat.

These things should all be done and verified by staff prior to presenting the proposal to the City Council.

Brandon Jones, City Engineer, memo of 6 March 2019 is as follows:

Our office has completed a review of the Final Plat and Improvement Plans for the Freedom Landing Townhomes Phase 3, received on February 11, 2019. We recommend approval, subject to the following items being addressed prior to final approval from City Council.

GENERAL

1. An approval letter needs to be provided from South Weber Irrigation Company for this final phase.

PLAT

2. The address for Unit #59 needs to be 6491 S. (instead of 6497 S.).
3. The following Easement Approval blocks need to be included: PacifiCorp, Central Weber Sewer District, Weber Basin Water Conservancy District, and Riverdale Bench Canal Company.
4. The trail easement needs to be 15' wide, and match Phase 2.
5. Even though they overlap, the easements for Central Weber Sewer District, Weber Basin Water Conservancy District, and Riverdale Bench Canal Company need to be clearly shown and dimensioned.
6. The streets need to be labeled as "Private."

IMPROVEMENT PLANS

7. The 10' wide asphalt trail needs to show as being constructed with this phase. A cross section of the proposed trail improvements also needs to be provided to match Phase 2.
8. There is space for additional visitor parking stalls between the 8 proposed stalls on the south side of the road across the street from units 77 – 80. We would recommend that this space be filled in with additional parking stalls.
9. The sidewalk at the northwest end of the street should show a connection to the trail.
10. The buffer yard landscaping is no longer required.

Commissioner Grubb moved to approve Freedom Landing Phase 3 Improvement Plans and Final Plat (34 Unit) 8.78 acres located at approximately 6500 S 425 E by applicant Aspire Homes subject to the following:

1. **Barry Burton, City Planner's, memo of 6 March 2019.**
2. **Brandon Jones, City Engineer's, memo of 6 March 2019 excepting item 8 regarding parking.**

Commissioner Walton seconded the motion. Commissioners Pitts and Osborne voted no. Commissioners Grubb, Johnson and Walton voted yes. The motion carried 3 to 2.

General Plan Review: Master Goal and Section 1 Existing Environment:

Barry Burton started the discussion. Barry verified all notifications were made so we could begin the General Plan Review.

Master Goal

Barry asked if we want to maintain the small-town environment. Commissioners felt that the Citizens do want to keep the small-town charm. The Commissioners stated we can but don't need to continue to follow the Wasatch Choices 2050 (From 2014) Plan. The Commissioners agreed that if we stay with the Wasatch Choices 2050 then we need to change wording from "Should" to "May" regarding using the "Wasatch Choices 2050" suggestions on building. Commissioner Osborne expressed that affordable housing and higher density are not the same because higher density does not always indicate affordable housing. Commissioner Osborne also stated that clustering is a new trend. Barry read the Wasatch Choices 2050 basic principles. Commissioner Johnson declared we have set aside most of the West End for Commercial development. Commissioner Osborne desired the city branding to be a Northern Utah Gateway to Outdoor Recreation.

Section 1:

Land Use/Population: Commissioner Johnson requested a wording change to use a range regarding population instead of a specific number mainly because of the higher density patio home developments making it difficult to determine. He also wanted to remove from paragraph 2 in Land use Gravel PITS and change it to Staker Parsons as they are the only ones we have worked with. He explained a 5-mile section is not a short section of trail and it should be removed. Commissioner Walton suggested a change to the section on Commercial development to more fit our current state. Barry stated he will update the City Park portion to fit the current City Parks. The current population needs to be updated as well.

Environmental Hazards- Fault, flood, landslide, and steep slopes will not change. Commissioner Johnson noted the City needs to address the Geotech involved in the steep hills regarding future development of South Bench Drive. Barry said some flags/symbols can be added to help identify different types of hazards. He can put a section explain the high winds as a potential hazard along with wildland interface as a fire hazard.

Wetlands: Commissioner Johnson suggested adding the wetlands to the General Plan to protect the City. Brandon explained that they are fluid and will change within a year of plan adoption. Barry stated we will try to identify where they are and place them on a map.

Steep Slopes: Industry standard is 30% grade for this category. Brandon explained the process for determining.

Gravel Pits: Barry stated dust should be added as a potential hazard. He feels later in the GP we can get more specific. Commissioner Johnson said the Environmental Division of Air Quality has fugitive dust as a major air quality issue.

Noise Hazards: The most current noise study may be reference, but it has not yet been adopted. Barry pointed out that the new noise study is considerably different than the old mapping areas. Many noise areas shown have been proven inaccurate.

HAFB Environmental Impact: The question of easements was discussed. Brandon stated easements have never been placed on the General Plan maps but may be a possibility. Commissioner Johnson suggested the City do more research into easements for noise, pollution etc. Barry added that we need to update our maps to reflect the new research received by HAFB.

PUBLIC COMMENTS:

Brent Poll, 7605 S 1375 E, asked if Blair Halverson has the 2018 Hill field Hazard Maps and who gave it to us. He said that our maps are not accurate. He has reports from the Air Force Generals and EPA back in 1998 supporting his statements. He stated that South Weber City is still considered a superfund site and building over pollution is a continued problem. He also expressed concern about putting a road on the hillside that is not in South Weber City. He said the City never gave notice or information on the decision to put a road in.

Ferrell Poll, 2316 E 7800 S, stated that last year there was a large amount of gray dust in his front yard from the gravel pits. An EPA report came back showing is a large amount of dangerous chemicals in the sand. He felt that it is probably from crushed concrete and expressed concern that the city will eventually be a part of a lawsuit involving this problem. Commissioner Grubb stated that this is a matter for the City Council. Mr. Ferrell believed the pit needs to be lined and possibly made into a lake. He suggested it could add more recreation to the City. Commissioner Johnson replied that a study was done and there are not enough water rights available to transform that pit into a lake. Mr. Ferrell wanted an update on the South Weber Gateway Mixed Use Development which has been proposed. Barry stated we are waiting for Cliff Clifford to submit necessary papers and fees to set it for preliminary approval. He explained the phasing needed to have BOTH residential and commercial in each phase. The property is zoned commercial so the City must ensure the commercial is gets completed. Commissioner Osborne added that he has a problem with Chris Clifford stating that 150 more residential units must be built first to make it more viable for commercial, when we have an entire city that would

utilize the businesses proposed. Commissioner Johnson stated there is a lot of money in South Weber, and that even without a large population, we can easily support commercial development. He recalled that at the summit with the City Council there was talk of a 50% residential to 50% commercial ratio. The Gateway proposed a 74% residential to 26% commercial and although the Planning Commission would like more commercial development, they were in favor of this project. Brandon expressed that its unfair that Mr. Poll is upset at the City because the holdup on development is by Chris Clifford. Mr. Poll believed the City isn't reasonable regarding the commercial requirement and suggested he could develop residential on his property which wouldn't be pleasing to the City. Brandon recommended that the developer or owner should stub in the water before UDOT does the mill and overlay so the project could move forward without cutting the new road. He added that this Tuesday 3/19/19 he will be presenting ideas to the City Council regarding the sewer.

PLANNING COMMISSION COMMENTS:

Commissioner Grubb: none

Commissioner Walton: He wondered if the City has talked to Utopia. He was informed they are making a presentation to the City Council on 3/26/2019.

Commissioner Johnson: He questioned if we need to put something in writing about the percentage of residential/commercial on South Weber Gateway.

Commissioner Pitts: none

Commissioner Osborne: none

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 9 p.m. Commissioner Pitts seconded the motion. Commissioners Grubb, Johnson, Pitts, Osborne, and Walton voted yes. The motion carried.

APPROVED: _____ Date

Chairperson: Rob Osborne

Transcriber: Kimberli Guill

Attest: Development Coordinator: Kimberli Guill

SOUTH WEBER CITY PLANNING COMMISSION MEETING WORK MEETING

DATE OF MEETING: 14 March 2019

TIME COMMENCED: 6:04 p.m.

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

PRESENT: COMMISSIONERS:

**Tim Grubb
Wes Johnson
Rob Osborne
Debi Pitts
Taylor Walton**

CITY ENGINEER:

Brandon Jones

CITY PLANNER:

Barry Burton

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Kimberli Guill

ATTENDEES: Council Member Blair Halverson
Brent Poll

Approval of Consent Agenda

- Minutes 21 February 2018

Action on Freedom Landing Phase 3 Improvement Plans and Final Plat (34 lots) 8.78 acres located at approximately 6500 S 425 E by applicant Aspire Homes:

Commissioner Johnson questioned the easement for the trail and who will provide maintenance. He felt public access would require public parking be. He suggested installation of a masonry fence for fire safety. Brandon reminded the Commission they clarify the type of fence required and must state why. Old Maple phase 3 was approved with vinyl fencing. Commissioner Pitts declared that was done before the Planning Commission changed the preference to Masonry. Commissioner Osborne felt it would be hard to change the type of fence required when previous phases allowed vinyl. Brandon read City Code regarding fencing (11-4-13C) that states masonry is required by code now, but the subdivision was originally approved with vinyl. Code 11-4-13D states the Planning Commission can approve whatever they feel is necessary.

General Plan Review: Master Goal and Section 1 Existing Environment:

Other Business:

Commissioner Osborne asked about a meeting regarding the property just south of Maverik. Staff explained no information has been provided and no meeting scheduled.

Commissioner Osborne asked the status of the Poll property being developed by Chris Clifford. Commissioner Johnson stated that it looks good but desires more commercial to get to the 50/50 commercial/residential ratio discussed in Council Retreat. Right now, it stands at about 75/25. He also referred to the trail that goes from that property to View Drive. Barry explained the entire project is on hold at the request of the developer. Commissioner Pitts asked for clarification about the UDOT project and the moratorium requirements.

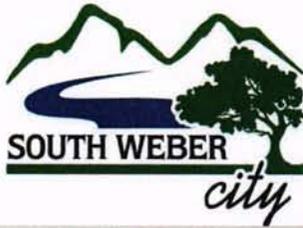
ADJOURNED: 6:30 p.m.

APPROVED:

_____ Date _____
Chairperson: Rob Osborne

Transcriber: Kimberli Guill

Attest: _____
Development Coordinator: Kimberli Guill



1600 E. South Weber Drive
South Weber, UT 84405

www.southwebercity.com

801-479-3177
FAX 801-479-0066

Approved by PC _____
Approved by CC _____

OFFICE USE ONLY

	1-10 lots	11 + lots	Amt Pd	Date	Rcpt #	Mtg date
Concept	\$ 200.00	\$ 400.00				
Sketch	\$ 400.00	\$ 700.00				
2nd Sketch	\$ 300.00	\$ 350.00				
Prelim	\$ 600.00	\$ 900.00				
Final	\$ 700.00	\$ 1,100.00				
Site Plan	\$ 700		\$200.00 (3/4/2019)		17.054301	\$500.00 (3/12/2019) 17.054454

Site Plan

SUBDIVISION/LAND USE PROCESS APPLICATION

Project/Subdivision Name: Alpha Coffee/South Weber Drive Comm. Subdivision
 Approx. Location: 2562 E. South Weber Drive
 Parcel Number(s): 13-034-0044 Total Acres: .6
 Current Zone: CH If Rezoning, to what zone: _____ Bordering Zones: _____
 Surrounding Land Uses: The Shops at South Weber, Staker Parsons Pit, High-mark Charter School
 Number of Lots: N/A # of Lots Per Acre: N/A PUD: Yes No

Developer or Agent

Developer's Engineer

Name: Dan L Murray
 Company: Murray Family Holdings
 Address: 1907 Ato 400 West
 City/State/Zip: Centerville, Ut. 84014
 Phone: (801) 910-7102
 Email: dan.murray@murrayfamilyinvestments.com

Name: Scott Argyle
 Company: Entellus
 Address: 1470 S. 600 W
 City/State/Zip: Woodcross Ut 84010
 Phone: (801) 298-2236
 Email: sargyle@entellus.com
 State License #: 189586

Property Owner, if not Developer

Surveyor, if not Engineer

Name: Same
 Company: _____
 Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

Name: Same
 Company: _____
 Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

South Weber City
1600 E South Weber Dr
South Weber UT 84405 801-479-3177

Receipt No: 17.054301 Mar 4, 2019

Dan L Murray

Previous Balance:	.00
Charges for Services	
Alpha Coffee/South weber	200.00
Drive Concept	
10-34-100	
ZONING & SUBDIVISION FEES	

Total: 200.00

CHECK
Check No: 5070 200.00
Payor:
Dan L Murray
Total Applied: 200.00

Change Tendered: .00

03/04/2019 3:51 PM

Development Signs:

Please note that a building permit is required for all temporary subdivision signs. Signs cannot obstruct clear and free vision and must comply with all City Codes. Failure to comply will result in sign removal.

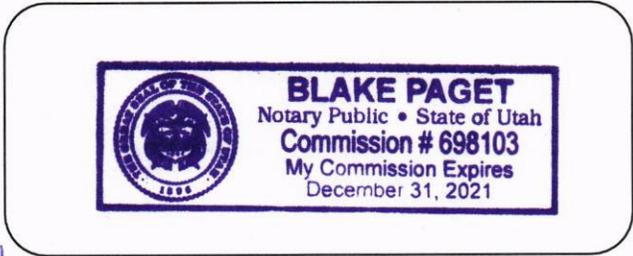
Applicant Certification

I swear the statements and answers contained herein, in the attached plans, and other exhibits, thoroughly, to the best of my/our ability, present the argument in behalf of the application requested herewith, and that the statements and information above referred to are in all respects true and correct to the best of my/our knowledge and belief. 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 and to appear on my/our behalf before any city commission, board or council considering this application. Should any of the information or representations submitted 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 (SWMC 11) 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: *Jan L Murray* Date: Feb. 17, 2019

State of Utah, County of Davis
Subscribed and sworn to before me on this 17th day of March, 2019
By Dan Murray

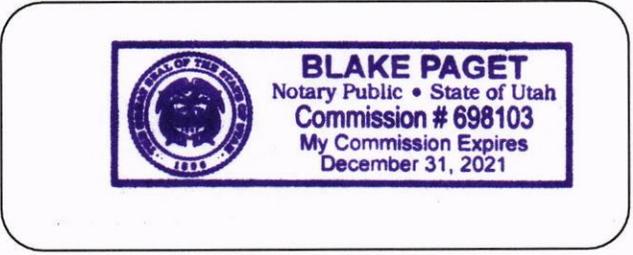
Notary *Blake Paget*



Property Owner's Signature: *Jan L Murray* Seal Date: Mar 4, 2019

State of Utah, County of Davis
Subscribed and sworn to before me on this 17th day of March, 2019
By Dan Murray

Notary *Blake Paget*



Seal

SOUTH WEBER COFFEE SHOP

2500 E SOUTH WEBER DRIVE
 PARCELS LOCATED IN THE NW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.
 SOUTH WEBER CITY, DAVIS COUNTY, UTAH

VICINITY MAP



DRAWING INDEX

C000	COVER
C100	NOTES AND LEGEND
C200	TOPOGRAPHIC PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C900	SITE DETAILS
EC100	EROSION CONTROL PLAN
TOTAL SHEETS	8

GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

1-800-662-4111
 UTAH TOLL FREE, OR
801-208-2100
 SALT LAKE
 IT'S THE LAW TO CALL

PRELIMINARY
NOT FOR CONSTRUCTION

COVER		REV.	BY	DATE
DRAWN:		1	INIT	
DJH	3/5/19			
APPROVED:				
STA	3/5/19			
PROJECT:				
	1074004			
DWG:	PROD 1074004.dwg			



1470 SOUTH 600 WEST
 WOODS CROSS, Utah 84010
 Phone 801-298-2236

GENERAL NOTES	
1.	ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2.	CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. SEE UTILITY NOTE 3.
3.	ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4.	PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
5.	CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6.	UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7.	ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
8.	COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9.	ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10.	STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS. PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST IF THE FOLLOWING MATERIALS. <ul style="list-style-type: none"> 1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE. 2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE. 3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
11.	THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12.	TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13.	ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14.	PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
15.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16.	ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION. SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17.	IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19.	THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
20.	PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

SEQUENCE OF CONSTRUCTION	
1.	CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2.	CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3.	INSTALL SILT FENCES.
4.	COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5.	FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6.	DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7.	INSTALL REMAINDER OF STORM DRAIN.
8.	INSTALL UTILITY LINES, WATER, ETC.
9.	INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10.	INSTALL BASE COURSE.
11.	REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12.	PAVE SITE.
13.	OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES	
1.	ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2.	ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
3.	LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4.	CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE H&A ENTELLUS, INC. 48 HOURS PRIOR NOTICE SO H&A ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF H&A ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5.	CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6.	NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAY'S WORK.
7.	IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8.	ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH CENTRAL DAVIS SEWER DISTRICT STANDARDS & SPECIFICATIONS.
9.	ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10.	SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11.	ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12.	WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
13.	ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14.	WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
15.	ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16.	CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES, CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17.	BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18.	ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19.	ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20.	CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO QUESTAR GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH QUESTAR GAS FOR CONTRACTOR LIMITS OF WORK VERSUS QUESTAR GAS LIMITS.
21.	ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22.	ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23.	ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24.	ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25.	CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSUS COMCAST LIMITS.
26.	CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH QWEST. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH QWEST.
27.	ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS: <ul style="list-style-type: none"> WATER - SOUTH WEBER CITY PUBLIC WORKS SEWER - SOUTH WEBER CITY PUBLIC WORKS STORM DRAIN - SOUTH WEBER CITY PUBLIC WORKS IRRIGATION - N/A ELECTRICAL - ROCKY MOUNTAIN POWER TELEPHONE - QWEST NATURAL GAS - DOMINION ENERGY

GRADING NOTES	
1.	SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT.
2.	THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3.	EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
4.	IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
5.	THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
6.	WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS, THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL	
1.	ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2.	ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3.	DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4.	ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5.	ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6.	ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDDED, SODDED AND/OR MULCHED.
7.	IF SITE IS THEN TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEY SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8.	RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9.	THE CONTRACTOR AGREES THAT: <ul style="list-style-type: none"> A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK. B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER. C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES. D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT. E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE. F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE. G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND	
	SECTION CORNER
	MONUMENT
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	DOWNWARD GRADE
	EXISTING INDEX CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED CONTOUR
	PROPOSED MINOR CONTOUR
	LOT OR BOUNDARY LINE
	PUBLIC UTILITY EASEMENT
	BUILDABLE AREA SETBACK
	CENTER LINE OF ROAD
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING ASPHALT
	PROPOSED ASPHALT
	EXISTING CONCRETE
	PROPOSED CONCRETE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	ADA PARKING
	STREET LIGHT
	LIGHT POLE
	POWER POLE
	TELEPHONE POLE
	UTILITY POLE
	STREET SIGN
	ROCK WALL
	POWER
	TELEPHONE & TV
	GAS
	SEWER
	WATER
	IRRIGATION

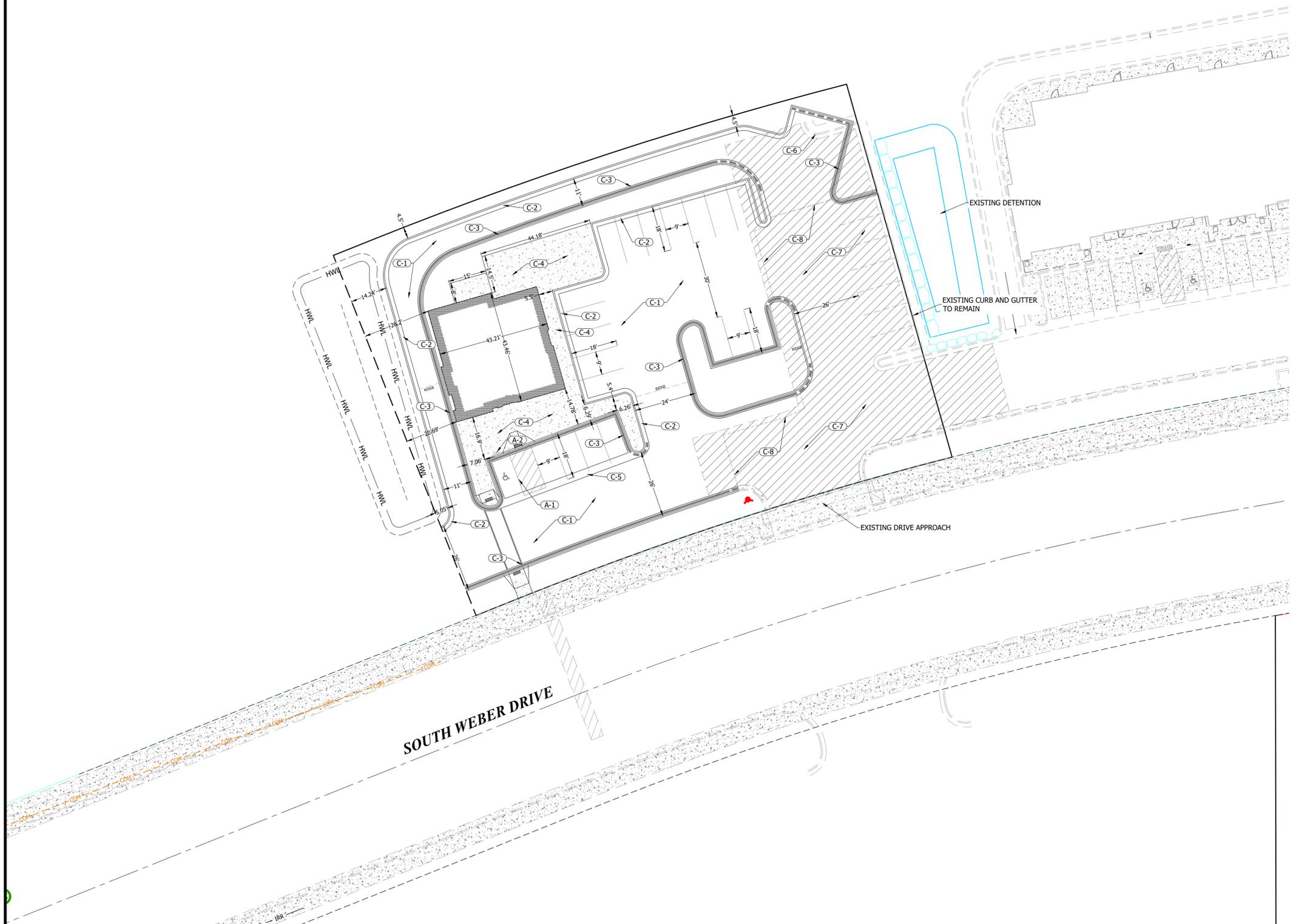
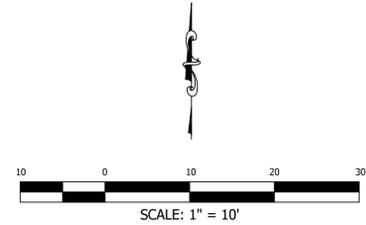
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING FIRE PROTECTION
	PROPOSED FIRE PROTECTION
	WATER MANHOLE
	WATER METER
	FIRE HYDRANT
	BLOWOFF
	VALVE
	TEE
	ELBOW
	REDUCER
	THRUST BLOCK
	EXISTING IRRIGATION LINE
	PROPOSED IRRIGATION LINE
	IRRIGATION MANHOLE
	IRRIGATION METER
	BLOWOFF
	VALVE
	TEE
	ELBOW
	REDUCER
	THRUST BLOCK
	EXISTING SEWER LINE
	PROPOSED SEWER LINE
	SEWER MANHOLE
	LAND DRAIN
	PROPOSED LAND DRAIN
	LAND DRAIN MANHOLE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	STORM DRAIN MANHOLE
	CATCH BASIN / CLEANOUT
	CURB INLET
	EXISTING FIBER OPTIC
	PROPOSED FIBER OPTIC
	EXISTING NATURAL GAS
	PROPOSED NATURAL GAS
	EXISTING POWER
	PROPOSED POWER
	EXISTING OVERHEAD POWER
	PROPOSED OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	PROPOSED UNDERGROUND POWER
	EXISTING TELEPHONE
	PROPOSED TELEPHONE

ABBREVIATIONS	
	DELTA
	DEGREES
	MINUTES, FEET
	SECONDS, INCHES
	ALGEBRAIC DIFFERENCE
	AMERICAN DISABILITIES ACT
	CORRUGATED BLACK PLASTIC PIPE
	ARCHITECT, ARCHITECTURAL
	BAR & CAP
	BOUNDARY LINE AGREEMENT
	BUILDING
	BENCHMARK
	BOUNDARY
	BACK OF WALK
	BEARING
	BUTTERFLY VALVE
	BEGIN VERTICAL CURVE
	BEGIN VERTICAL CURVE ELEVATION
	CURB AND GUTTER
	CATCH BASIN
	CHORD
	CHORD BEARING
	CAST IRON
	CAST IN PLACE
	CENTERLINE
	CORRUGATED METAL PIPE
	CLEANOUT
	COMMUNICATIONS
	CONCRETE
	CONSTRUCTION
	CULINARY
	CULINARY WATER
	CULINARY WATERLINE
	DEMOLITION
	DUCTILE IRON
	DIAMETER
	DISTANCE
	EAST, ELECTRICITY, ELECTRICAL
	EASEMENT
	EXISTING GRADE
	ELBOW
	ELECTRICAL
	ELEVATION
	EDGE OF ASPHALT
	END VERTICAL CURVE
	END VERTICAL CURVE ELEVATION
	END VERTICAL CURVE STATION
	EXISTING
	FINISH FLOOR ELEVATION
	FINISH GRADE
	FIRE HYDRANT
	FLOWLINE
	FOUNDATION
	FIRE PROTECTION
	FOOTING
	GAS, NATURAL GAS
	GRADE BREAK
	GATE VALVE
	HIGH-DENSITY POLYETHYLENE PIPE
	HIGH POINT
	HIGH POINT ELEVATION
	HIGH POINT STATION
	INSIDE DIAMETER
	INVERT ELEVATION
	INVERT
	IRRIGATION
	IRRIGATION MANHOLE
	RADIUS OF CURVATURE
	LENGTH
	LATERAL SERVICE
	LAND DRAIN
	LAND DRAIN MANHOLE
	LATERAL FEET
	LIP OF GUTTER
	LOW POINT
	LOW POINT ELEVATION
	LOW POINT STATION
	MEASURE DOWN
	MECHANICAL
	MANHOLE
	MONUMENT
	NORTH
	NORTHEAST
	NATURAL GRADE
	NON-RADIAL
	NORTHWEST
	ON CENTER
	OUTSIDE DIAMETER
	OVERHEAD POWER
	POINT OF CURVATURE
	PORTLAND CONCRETE CEMENT
	POINT OF INFLECTION
	PROPERTY LINE
	PROPERTY
	POINT OF TANGENCY
	PUBLIC UTILITY EASEMENT
	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
	POINT OF VERTICAL INFLECTION
	RADIUS
	REBAR & CAP
	ROADWAY CENTERLINE
	REINFORCED CONCRETE PIPE
	RIGHT OF WAY
	SOUTH
	STORM DRAIN
	STORM DRAIN CATCH BASIN
	STORM DRAIN CLEANOUT
	STORM DRAIN MANHOLE
	SOUTHEAST
	SECONDARY
	SECTION
	SALT LAKE BASE & MERIDIAN
	SPECIFICATION



**PRELIMINARY
NOT FOR
CONSTRUCTION**

SOUTH WEBER COFFEE SHOP
2500 E SOUTH WEBER DRIVE
PARCELS LOCATED IN THE NW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.
SOUTH WEBER CITY, DAVIS COUNTY, UTAH



SYMBOL LEGEND

- (C-1) ASPHALT & BASE
PER DETAIL SHEET C900
- (C-2) 24" CONCRETE HIGH-BACK CATCH CURB & GUTTER
PER DETAIL SHEET C900
- (C-3) 24" CONCRETE HIGH-BACK RELEASE CURB & GUTTER
PER DETAIL SHEET C900
- (C-4) CONCRETE SIDEWALK
PER DETAIL SHEET C900
- (C-5) 36" WATERWAY
PER DETAIL SHEET C900
- (C-6) DUMPSTER PAD AND APRON
PER DETAIL SHEET C900
- (C-7) EXISTING ASPHALT TO REMAIN
- (C-8) SAWCUT EXISTING ASPHALT TO CLEAN EDGE
PER SOUTH WEBER CITY STANDARDS
- (A-1) ADA SIDEWALK RAMP AND PARKING AREA
PER DETAIL SHEET C900
- (A-2) ADA VAN ACCESSIBLE PARKING SIGN
PER DETAIL SHEET C900
- (A-3) ADA ACCESSIBLE PARKING SIGN
PER DETAIL SHEET C900

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48", MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMP:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

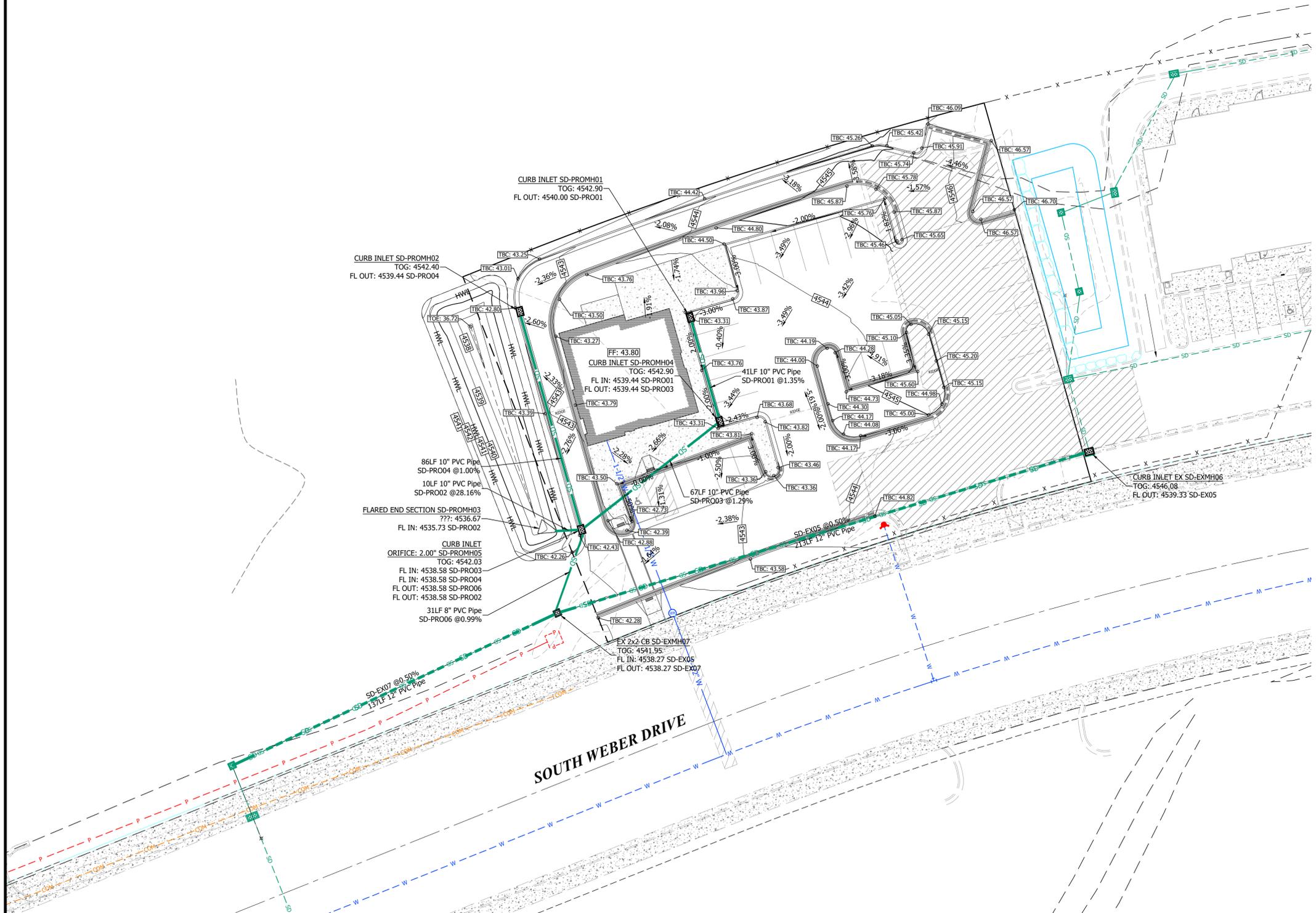
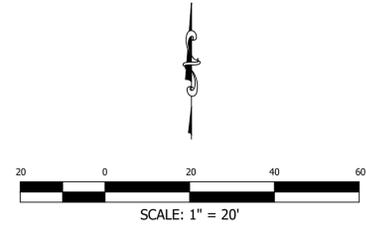
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C400
SITE PLAN



**PRELIMINARY
NOT FOR
CONSTRUCTION**

SOUTH WEBER COFFEE SHOP
2500 E SOUTH WEBER DRIVE
PARCELS LOCATED IN THE NW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.
SOUTH WEBER CITY, DAVIS COUNTY, UTAH



DRAINAGE CALCULATIONS

5-Feb-19

Area Analysis

Area	sq.ft.	Acres	C
Building	21,716	0.50	0.85
Improvements	1,856	0.04	0.90
Landscape	6,848	0.16	0.15
Total	30,420	0.70	0.70

100 Year Detention Calculations

NOAA Precipitation Frequency Data Server
Latitude: 41.1277° Longitude: -111.9120°
Allowable Runoff: 0.10 cfs/acre

Time (min.)	I in./hr	Runoff ft ³	Allowable Runoff ft ³	Storage ft ³
5	7.520	1,096	21	1,075
10	5.730	1,670	42	1,628
15	4.740	2,072	63	2,009
30	3.190	2,789	126	2,663
60	1.970	3,444	251	3,193
120	1.150	4,021	503	3,519
180	0.791	4,149	754	3,395
360	0.441	4,626	1,508	3,118
720	0.275	5,770	3,017	2,753
1440	0.160	6,714	6,034	680

Required Detention: **3,519**
Estimated Designed Detention: 3,797

Orifice Sizing

Highwater Elevation	4,541.00 ft
Orifice Elevation	4,538.27 ft
Flow	0.07 cfs
C _d	0.62 square-edge
Orifice Size	1.25 in.

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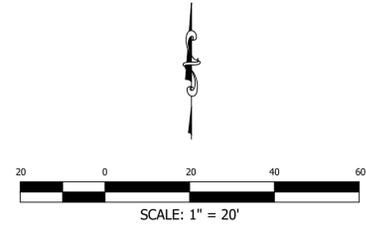
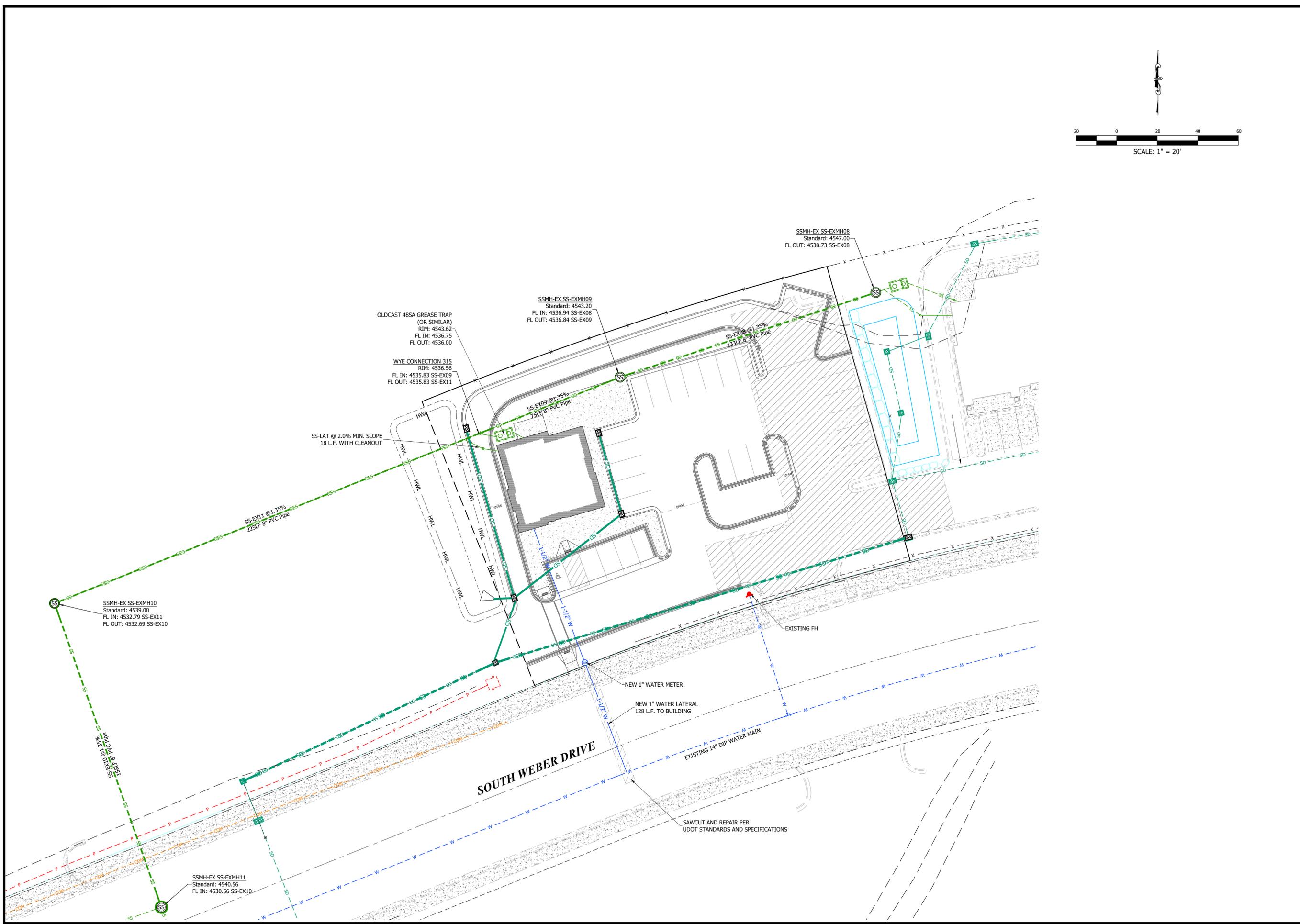
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APPROVED:
STA:
PROJECT: [PROJECT #]
PROD 1074004.dwg
C500
GRADING PLAN



1470 SOUTH 600 WEST
WOODS CROSS, UT 84010
Phone 801.298.2236
www.Entellus.com



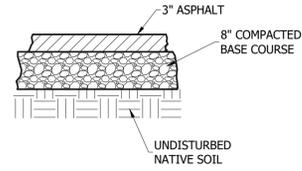
PRELIMINARY
NOT FOR
CONSTRUCTION

SOUTH WEBER COFFEE SHOP

2500 E SOUTH WEBER DRIVE
PARCELS LOCATED IN THE NW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN:	[DATE]
APPROVED:	[DATE]
PROJECT:	[PROJECT #]
PROD 1074004.dwg	
C600	
UTILITY PLAN	

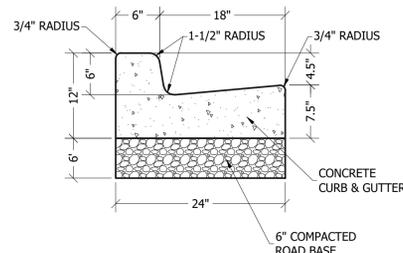
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - PLACE MATERIAL PER APWA SECTION 32 05 10.



PRIVATE ASPHALT SECTION

C1
C400 TYPICAL
N.T.S.

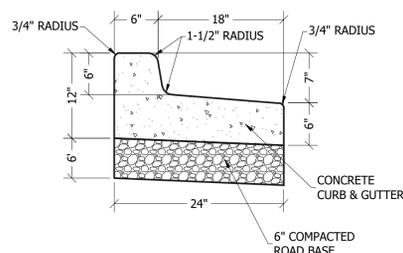
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.
 - CONTROL JOINTS AT 10' INTERVALS.
 - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE 24" CATCH CURB & GUTTER

C2
C400 TYPICAL
N.T.S.

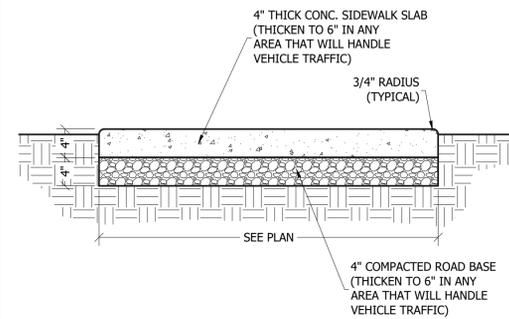
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.
 - CONTROL JOINTS AT 10' INTERVALS.
 - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE 24" RELEASE CURB & GUTTER

C3
C400 TYPICAL
N.T.S.

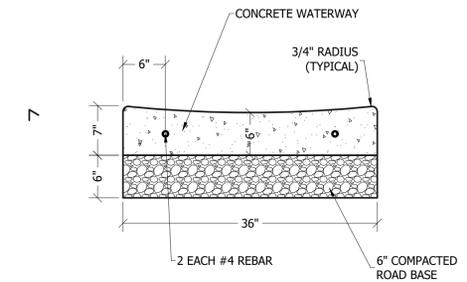
- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.
 - CONTROL JOINTS AT 5' INTERVALS.
 - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



PRIVATE CONCRETE SIDEWALK

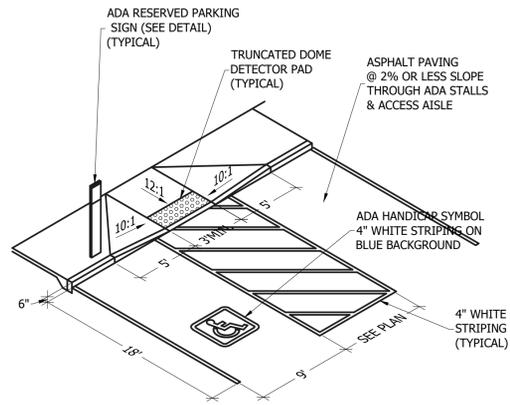
C4
C400 TYPICAL
N.T.S.

- NOTES
- ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
 - CONCRETE IS TO BE 4,000 PSI TEST.
 - CONTROL JOINTS AT 10' INTERVALS.
 - BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
 - STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



PRIVATE 36" CONCRETE WATERWAY

C-5
C400 TYPICAL
N.T.S.



ADA ACCESSIBLE PARKING & RAMPS

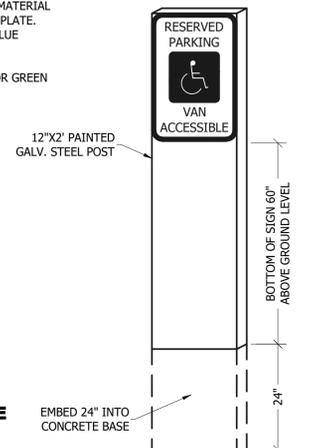
C5
C400 TYPICAL
N.T.S.

- NOTES
- SIGN IS TO BE REFLECTIVE MATERIAL ON AN ALUMINUM BACKING PLATE.
 - WHITE ADA SYMBOL ON A BLUE SQUARE.
 - WHITE BACKGROUND.
 - LETTERING IS TO BE BLUE OR GREEN.



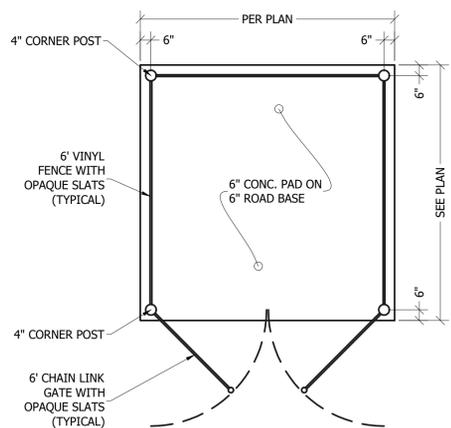
ADA RESERVED PARKING VAN-ACCESSIBLE SIGN

C6
C400 TYPICAL
N.T.S.



POLE-MOUNTED SIGN

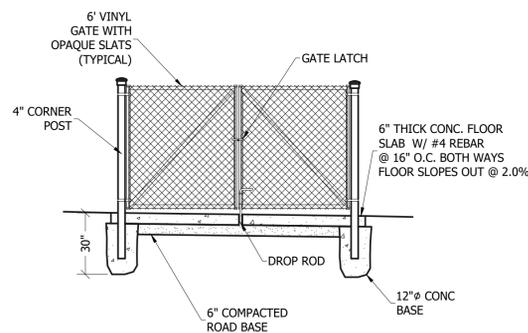
ADA POLE-MOUNTED VAN-ACCESSIBLE PARKING SIGN



PLAN VIEW

A1 DUMPSTER ENCLOSURE

C400 TYPICAL
N.T.S.



SECTION VIEW

1470 SOUTH 600 WEST
WOODS CROSS, UT 84010
Phone 801.298.2236
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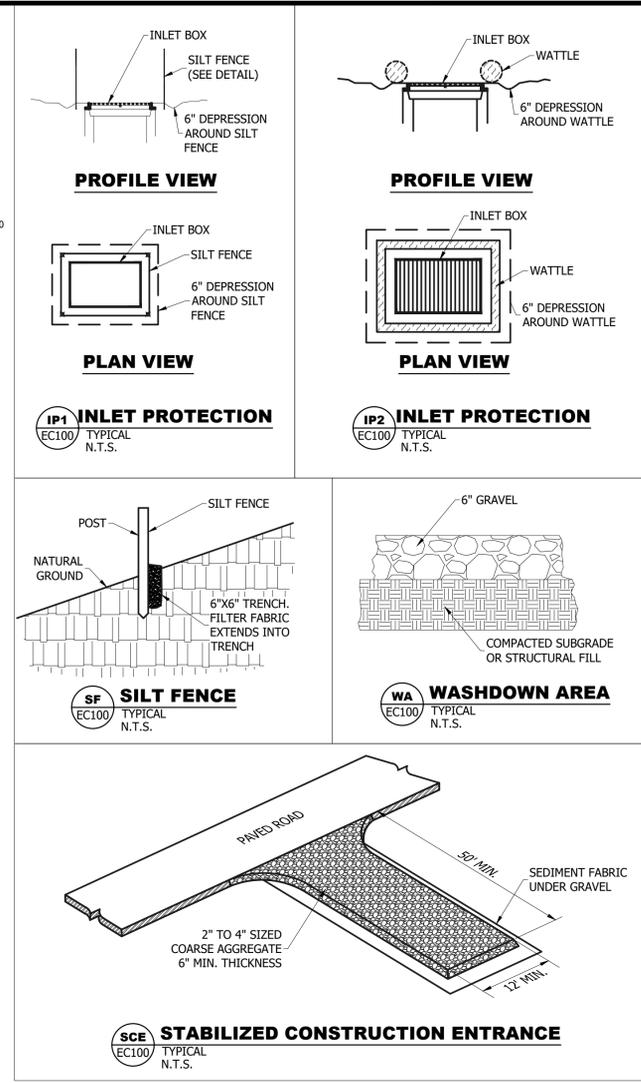
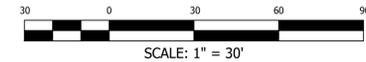
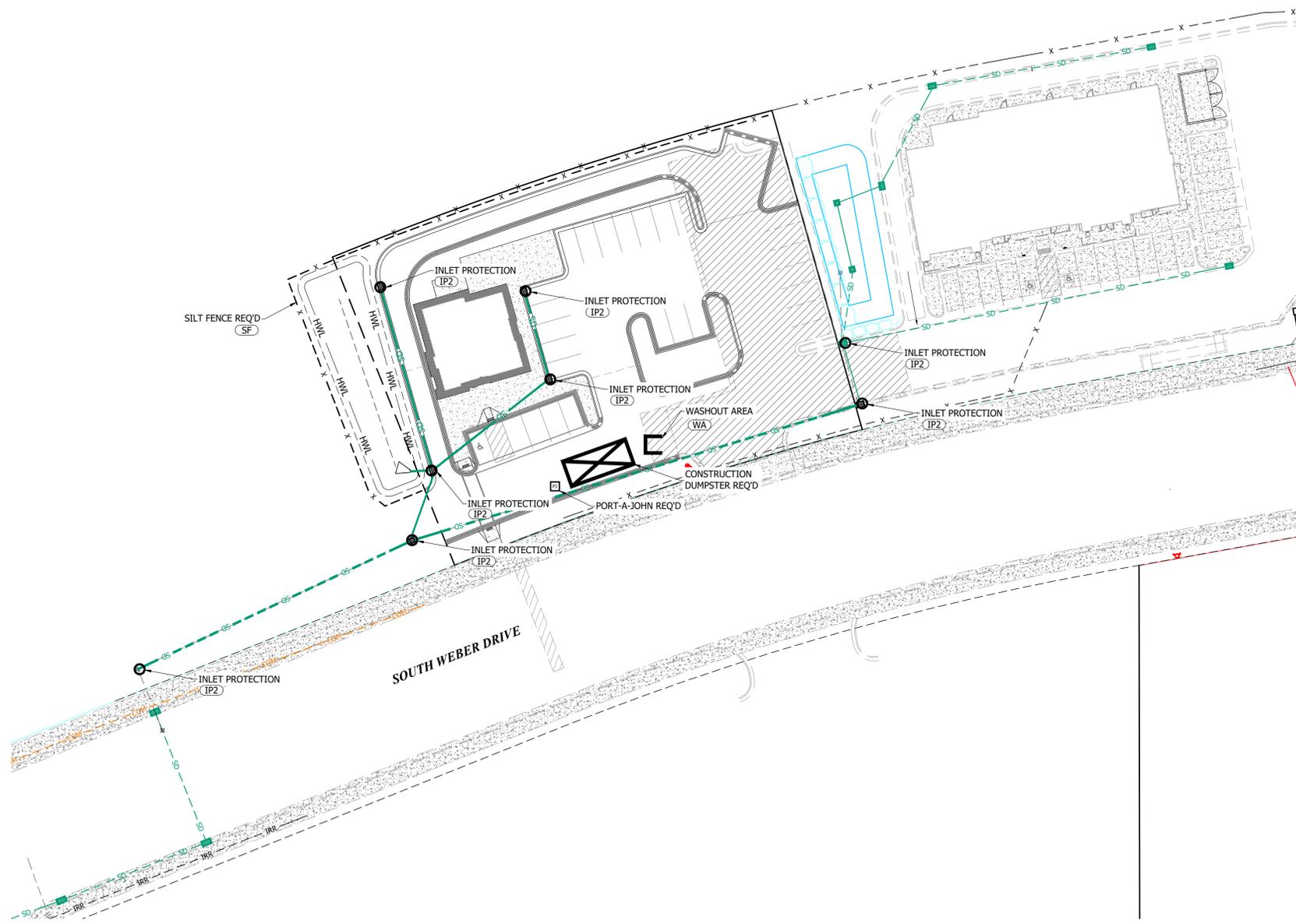
PRELIMINARY
NOT FOR
CONSTRUCTION

SOUTH WEBER COFFEE SHOP

2500 E SOUTH WEBER DRIVE
PARCELS LOCATED IN THE NW 1/4 OF SECTION 36, T.5N., R.1W., S.L.B.&M.
SOUTH WEBER CITY, DAVIS COUNTY, UTAH

DRAWN:
APPROVED:
STA
PROJECT: [PROJECT #]
PROD 1074004.dwg

C900
SITE DETAILS



CONSTRUCTION NOTES:

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.

CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.

CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.

ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.

ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.

A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.

A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE EXCESS DIRT.

INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.

181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236

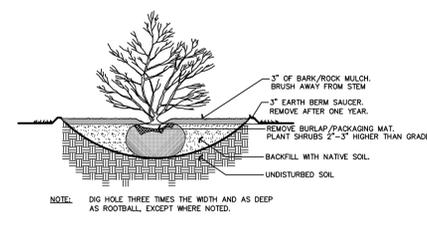
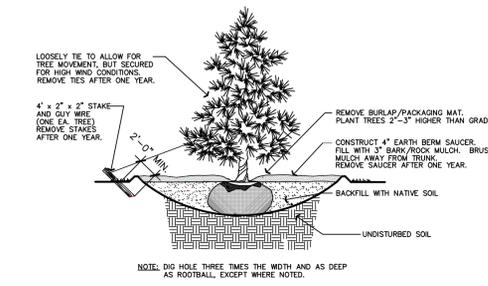
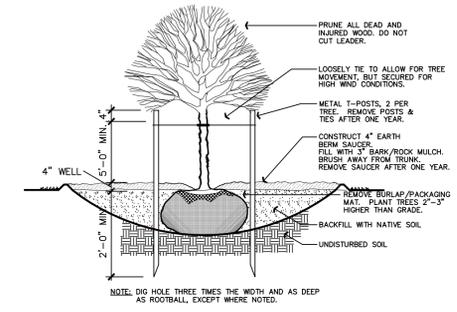
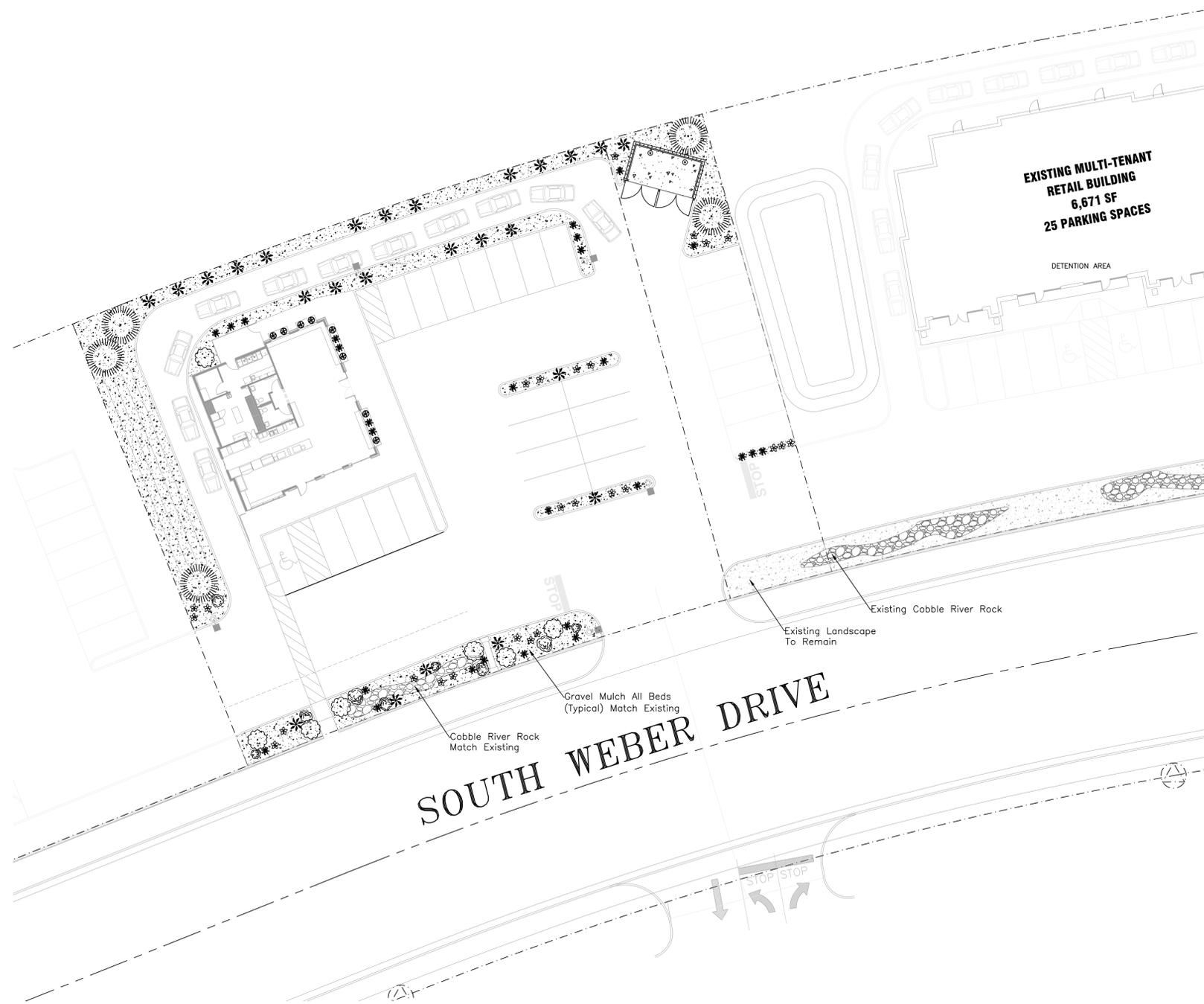
PRELIMINARY NOT FOR CONSTRUCTION

SOUTH WEBER COFFEE SHOP

1868 NORTH AND 1075 WEST
LOCATED IN THE NORTHEAST 1/4 OF SECTION 11, T.3N., R.1W., S.L.R.&M.
FARMINGTON CITY, DAVIS COUNTY, UTAH

DRAWN:	DJH	3/5/19
APPROVED:	STA	3/5/19
PROJECT:	1034013	
PROD 1074004.dwg		

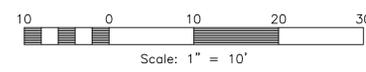
EC100
EROSION CONTROL PLAN



Plant Table

TREES				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
5		Pinus heldrichii 'Leucodermis'	Bosnian Pine	6' B&B
SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
7		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.
PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Planting Size
25		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.
27		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
26		Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.
8		Bergenia cordifolia	Heart Leaved Bergenia	1 gal.

- Decorative Boulders
 - 3"-6" Cobble river rock mulch over Dewitt Pro 5 Weed Barrier Cloth, or equal. Fill spaces between cobble with pea gravel.
 - 3" Layer of 1" crushed rock mulch over Dewitt Pro 5 Weed Barrier Cloth, or equal.
- NOTE: All crushed rock and cobble rock colors/styles shall be chosen by owner.



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

REVISIONS	DESCRIPTION
DATE	

Alpha Coffee Shop
 SOUTH WEBER, UTAH



Project Info.
 Landscape Architect: Nathan Peterson
 Drafter: N. Peterson
 Begin Date: FEBRUARY 2019
 Name: Alpha Coffee Shop
 Number: 6195-05

Sheet **1**
L1 Sheets

MEMORANDUM

TO: South Weber City Planning Commission

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

CC: David Larson – South Weber City Manager
Mark McRae – South Weber City Finance Director

**RE: TRANSPORTATION IMPACT FEE ADOPTION
Recommendation Memo**

Date: April 4, 2019

Amend CFP: On July 10, 2018, the City adopted the 2018 Transportation Capital Facilities Plan (CFP) that was prepared by Horrocks Engineers. In this plan, 19 Projects were identified to meet current and future needs. South Bench Drive was included as 5 different projects based upon anticipated construction sequencing and the funding approach. Two of the projects included the road and portions of the intersection at South Weber Drive. We have since identified the need to break the new intersection out as its own project. Horrocks Engineers has done this and amended the original Transportation CFP.

Adopt new IFFP: Based upon the amended Transportation CFP, Horrocks Engineers prepared the Transportation Impact Fee Facilities Plan (IFFP), dated March 15, 2019. This IFFP identifies all of the projects that are anticipated in the next 6 – 10 year planning window. It also identifies how much of those projects is related to growth and eligible for the calculation of impact fees.

Adopt new IFA: Based upon the IFFP produced by Horrocks Engineers, Zions Pubic Finance, Inc. prepared the Impact Fee Analysis (IFA), dated March 29, 2019. This IFA calculates impact fees based on the impact fee eligible costs in the IFFP. Since the analysis is based on the number of trips, and the number of trips varies dramatically based upon the use of a particular facility, an extensive table (Table 2) in the IFA identifies what the impact fee would be for the different anticipated uses.

Amend City Code Chapter 11-6: The City Code addresses Impact Fees in Chapter 11-6. In reviewing this chapter for the adoption of the proposed Transportation Impact Fee, the City Staff (including the City Attorney) felt that the whole chapter needed to be re-written. The City Attorney has done this and it has been reviewed by the City Staff.

Amend CFS: Finally, the proposed Transportation Impact Fee needs to be added into the Consolidated Fee Schedule (CFS). The City Staff has reviewed this and also made efforts to re-

organize and simplify the entire CFS, while also adding in the proposed Transportation Impact Fee.

Recommendation: We recommend adopting the Transportation Impact Fee as proposed in Table 2 of the IFA.

SOUTH WEBER CITY

RESOLUTION 19-15

AMEND 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 amend the current Transportation Capital Facilities Plan, adopted on July 10, 2018 (see Res. 18-38); and

Whereas, Horrocks Engineers has been tasked with updating the projects and cost estimates from the original plan;

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

SECTION 1: ADOPTION “19-15 Amend Transportation Capital Facilities Plan” of the South Weber Municipal Resolutions is hereby *added* as follows:

ADOPTION

19-15 Amend 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

Jo Sjoblom, Mayor, South Weber City

Attest

Mark McRae, Recorder, South Weber City

ORDINANCE NO. 19-11

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL AMENDING CHAPTER 11-6, IMPACT FEES

WHEREAS, Utah Code Ann. §11-36a-101 et seq. authorizes municipalities to collect impact fees upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure; and

WHEREAS, South Weber City has heretofore levied various impact fees and codified the same in its City Code and Consolidated Fee Schedule; and

WHEREAS, South Weber City Code Chapter 11-6, Impact Fees, is in need of general amendment for clarification purposes and to comply with recent changes to State law;

NOW, THEREFORE, BE IT ORDAINED by the South Weber City Council as follows:

Section 1. Chapter Amended. Chapter 11-6 of the South Weber City Code is hereby amended to read:

11-6-1 Findings and Purpose

The city council hereby finds and determines:

- A. There is a need for public facilities for new developments which have not been constructed and are required to be consistent with the city's general plan and to protect the public's health, safety and welfare.
- B. The rapid and continuing growth of South Weber City necessitates the imposition and collection of impact fees pursuant to law that require development to pay its fair share of the cost of providing public facilities occasioned by the demands and needs of the development project at service levels necessary to promote and preserve the public health, safety and welfare.
- C. The impact fees established by this chapter are based upon the costs which are generated through the need for new facilities and other capital acquisition costs required, incrementally, by new development within the city.
- D. The impact fees established by this chapter do not exceed the reasonable cost of providing public facilities occasioned by development projects within the city.

11-6-2 Impact Fees Levied

- A. Impact fees are hereby imposed as a condition of the issuance of a building permit by the City for any development activity which creates additional demand and need for public facilities in the following City systems: culinary water, sewer, storm drainage,

transportation, parks, recreation, and public safety fire station. The following studies provide the basis and calculation for the current impact fees imposed:

1. Culinary Water
 - a. IFFP by Jones & Associates, dated February 24, 2017, and
 - b. IFA by Zions Public Finance, Inc. dated February 27, 2017
 2. Sewer
 - a. IFFP by Jones & Associates, dated August 22, 2017, and
 - b. IFA by Zions Public Finance, Inc. dated August 22, 2017
 3. Storm Drainage
 - a. IFA by South Weber City May 2004, fee updated on February 13, 2007 (see Ord. 07-03)
 4. Transportation
 - a. IFFP by Horrocks Engineers, dated March 15, 2019
 - b. IFA by Zions Public Finance, Inc. dated March 29, 2019
 5. Parks and Trails
 - a. IFFP by Zions Public Finance, Inc. dated September 2017
 - b. IFA by Zions Public Finance, Inc. dated September 2017
 6. Recreation Building
 - a. IFA by South Weber City, dated May 2004, fee updated on February 13, 2007 (see Ord. 07-03)
 7. Public Safety Fire Station
 - a. IFA by South Weber City, dated May 2004, fee updated on February 13, 2007 (see Ord. 07-03)
- B. The City shall also collect the Central Weber Sewer District and Weber Basin Water Conservancy District's Treated Water Impact Fee for developments creating additional demand on that system and remit the same to each respective District.
- C. Impact fees are hereby levied for the City service area for the systems identified in this section as set forth in the City's consolidated fee schedule.
- D. All impact fees shall be paid prior to the City issuing a building permit.

11-6-3 Service Area

The entire area of the City and any areas outside of the City served by such systems are designated and established as one service area with respect to the City's culinary water, sewer, storm drainage, transportation, parks, recreation, and public safety fire station systems, including the Central Weber Sewer District and Weber Basin Water Conservancy District's Treated Water system.

11-6-4 Adjustment of Impact Fee

- A. The City may adjust the impact fees imposed pursuant to this chapter as necessary in order to:
1. respond to unusual circumstances in specific cases;
 2. ensure that the impact fees are imposed fairly;

3. permit the adjustment of the amount of the fee based upon studies and data submitted by an applicant as approved by the city council in order to ensure that the fee represents the proportionate share of the costs of providing such facilities which are reasonably related to and necessary in order to provide the services in question to anticipated future growth and development activities; and
 4. allow credits against impact fees for dedication of land for improvement to or new construction of any system improvements as defined by the Utah Impact Fees Act.
- B. The city manager shall have the authority to make such adjustments based upon information submitted by an applicant and any recommendations from the city engineer.
 - C. The city manager may adopt policies consistent with this chapter and any resolutions passed by the city council to assist in the implementation, administration and interpretation of this chapter.
 - D. If the applicant, person or entity is not satisfied with the decision of the city manager, an appeal may be made to the city council under the procedures set forth in section 11.06.050 of this chapter.
 - E. Each applicant shall be entitled to a credit or refund, if applicable, for any impact fees previously paid for the same building permit or development activity.

11-6-5 Administrative Challenges and Appeals Procedure

- A. Any person or entity required to pay an impact fee who believes the fee does not meet the requirements of law may file a written request for information with the City as provided by the Utah Impact Fees Act and any other relevant information relating to the impact fee.
- B. Any person or entity residing in or owning property within the City who believes the fee does not meet the requirements of the law or wishes to challenge the fee shall file a written appeal within 30 calendar days after payment of any impact fee with the city recorder setting forth in detail all factual and legal grounds in support of the appeal. Upon receipt of the appeal, the city manager shall make a recommendation to the city council and schedule a public hearing before the city council on the appeal for the purpose of receiving input from all interested persons. The city council shall thereafter render its decision on the appeal no later than 30 days after the date the appeal was filed.
- C. Any person or entity who has failed to comply with these administrative remedies may not file or join an action challenging the validity of any impact fee.
- D. Any person or entity who was a party to an appeal under this section who is adversely affected by the decision of the city council may petition the district court for a review of the decision within 90 days of a decision upholding an impact fee by the city council or within 120 days after the date the challenge to the impact fee was filed, whichever is earlier. Such a declaratory judgment action or petition for review challenging the validity of the fee shall be filed in the district court for Davis County.
- E. In the event a petition is filed with the court, the City shall transmit to the reviewing court the record of its proceedings, including the minutes, findings, orders and, if available, a true and correct transcript of its proceedings.
- F. If the proceeding was tape recorded, a transcript of that tape recording is a true and correct transcript for the purposes of subsection D of this section.
- G. If there is a record:
 - 1. the district court review is limited to the record provided by the City; and
 - 2. the court may not accept or consider any evidence outside the City record unless that evidence was offered to the City and the court determines that it was improperly excluded by the City.
- H. If there is an inadequate record, the court may call witnesses and take evidence.
- I. The court shall affirm the decision of the City if the decision was supported by substantial evidence in the record.
- J. The judge may award reasonable attorney fees and costs to the prevailing party in any action brought under this section.

11-6-6 Accounting, Expenditure and Refund of Impact Fees

The impact fees collected pursuant to this chapter shall be deposited into a separate interest-bearing ledger account and may only be used for capital improvements for which the fees were collected. The accounting, expenditure and refund of all such impact fees collected shall be handled in accordance with the provisions of the Utah Impact Fees Act.

Section 2. General Repealer. Ordinances in conflict herewith are repealed to the extent of such conflict.

Section 3. Effective Date. The City Council determines that the public health, safety and welfare require this ordinance take effect immediately. Therefore, this ordinance shall become effective immediately upon passage and publication as required by law.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on _____ day of _____ 2019.

ATTEST:

Jo Sjoblom, Mayor

City Recorder

Roll call vote is as follows:		
Mr. Halverson	Yes	No
Mr. Hyer	Yes	No
Ms. Petty	Yes	No
Mr. Taylor	Yes	No
Mr. Winsor	Yes	No

CERTIFICATE OF POSTING

I hereby certify that Ordinance 19-_____ was posted in the following locations within the city this ____ day of _____, 2019:

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

City Recorder

ORDINANCE NO. 19-12

AN ORDINANCE OF THE SOUTH WEBER CITY COUNCIL ENACTING CITY CODE 11-6-7, TRANSPORTATION IMPACT FEES; ADOPTING THE TRANSPORTATION IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS, AND LEVYING THE TRANSPORTATION IMPACT FEES

WHEREAS, South Weber City (the “City”) is a municipality in the State of Utah organized under Utah law and is authorized pursuant to the Utah Code Ann. 11-36a-101 et seq., to adopt impact fees; and

WHEREAS, in 2017 and again on March 6, 2019, the City posted notice as to its intention to prepare a Transportation Impact Fee Facilities Plan (“IFFP”) and Transportation Impact Fee Analysis (“IFA”) in compliance with UCA Section 11-36a-501; and

WHEREAS, Horrocks Engineers prepared the Transportation IFFP dated March 15, 2019 attached hereto as Exhibit A, and Zions Public Finance, Inc. prepared the Transportation IFA dated March 29, 2019 attached hereto as Exhibit B; and

WHEREAS, Utah Code Ann. §11-36a-502 provides that before adopting an impact fee enactment a city shall comply with the notice requirements of Utah Code Ann. §10-9a-205 and hold a hearing in accordance with Utah Code Ann. §10-9a-502 as if the impact fee enactment were a land use regulation; and

WHEREAS, UCA §10-9a-502 requires the planning commission to provide notice at least ten calendar days in advance, mail the notice to all affected entities, and hold a public hearing on proposed land use regulations; and

WHEREAS, the planning commission caused notice of a public hearing to be mailed to affected entities and posted on the Utah’s Public Notice Website and in the City’s administrative building, South Weber Elementary School, and the South Weber City Family Activity Center to consider the assumptions and conclusions of the Transportation IFFP and IFA; and

WHEREAS, the planning commission met in regular session on April 11, 2019, and convened a public hearing to receive public comments and consider the Transportation IFFP and IFA; and

WHEREAS, following the public hearing the planning commission recommended that the City Council approve and adopt the Transportation IFFP and IFA and levy the Transportation Impact Fee; and

WHEREAS, after careful consideration and review of the comments at the public hearing, the recommendation of the planning commission, and the expertise of those professionals who prepared the IFFP and IFA, this Council has determined that it is in the best interest of the health, safety and welfare of the inhabitants of the City to approve and adopt the findings and recommendations of the Transportation IFFP and IFA and to levy the Transportation Impact Fee as recommended;

NOW, THEREFORE, BE IT ORDAINED by the South Weber City Council as follows:

Section 1. Section Enacted. South Weber City Code Section 11-6-7 is hereby enacted to read:

Section 11-6-7 Transportation Impact Fees

- A. The Transportation Impact Fee Facilities Plan dated March 15, 2019, prepared by Horrocks Engineers, and the Transportation Impact Fee Analysis dated March 29, 2019, prepared by Zions Public Finance, Inc., both of which are public documents on file in the City Recorder's office, are hereby approved and adopted as though fully set forth in this section.
- B. The Transportation Impact Fees are hereby levied pursuant to Utah Code Ann. §11-36a-101 et seq. in the amounts and as provided in Table 2 of the Transportation Impact Fee Analysis dated March 29, 2019 prepared by Zions Public Finance, Inc., and as restated in South Weber City's Consolidated Fee Schedule.

Section 2. Exhibits Adopted by Reference. The Transportation Impact Fee Facilities Plan dated March 15, 2019, prepared by Horrocks Engineers, and the Transportation Impact Fee Analysis dated March 29, 2019, prepared by Zions Public Finance Inc., attached hereto as Exhibits A and B, are adopted by this reference and made a part hereof.

Section 3. Conflicts. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND ADOPTED by the City Council of South Weber, Davis County, on _____ day of _____ 2019.

ATTEST:

Jo Sjoblom, Mayor

City Recorder

Roll call vote is as follows:

Mr. Halverson	Yes	No
Mr. Hyer	Yes	No
Ms. Petty	Yes	No
Mr. Taylor	Yes	No
Mr. Winsor	Yes	No

CERTIFICATE OF POSTING

I hereby certify that Ordinance 19-____ was posted in the following locations within the City this ____ day of _____, 2019:

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

City Recorder

EXHIBIT A

TRANSPORTATION IMPACT FEE FACILITIES PLAN (IFFP)

Prepared by
HORROCKS ENGINEERS

Dated
March 15, 2019

EXHIBIT B

TRANSPORTATION IMPACT FEE ANALYSIS (IFA)

Prepared by
ZIONS PUBLIC FINANCE, INC.

Dated
March 29, 2019

RESOLUTION 19-16

**A RESOLUTION OF THE SOUTH WEBER CITY COUNCIL
AMENDING THE TRANSPORTATION IMPACT FEE, AND ADOPTING THE
CONSOLIDATED FEE SCHEDULE**

WHEREAS, a new Transportation Impact Fee has been enacted and adopted by Ordinance 19-11 and needs to be added to the City’s Consolidated Fee Schedule; and

WHEREAS, because certain fees within the Consolidated Fee Schedule are based on land use regulations, Utah Code Ann. 10-9a-502 requires they be adopted following a public hearing conducted by the planning commission; and

WHEREAS, the planning commission held a public hearing on April 11, 2019 concerning the fees listed in the Consolidated Fee Schedule; and

WHEREAS, the City finds it to be in the best interest of the health, safety and welfare of the City to re-adopt the entire Consolidated Fee Schedule with the new Transportation Impact Fee;

NOW THEREFORE, the South Weber City Consolidated Fee Schedule is hereby enacted to read as attached hereto.

PASSED AND ADOPTED by the South Weber City Council this 16th day of April 2019.

Jo Sjoblom, Mayor

Attest:

City Recorder, Lisa Smith

Roll call vote is as follows:		
Mr. Halverson	Yes	No
Mr. Hyer	Yes	No
Ms. Petty	Yes	No
Mr. Taylor	Yes	No

**CONSOLIDATED FEE SCHEDULE
of South Weber City**

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CHAPTER 1: ADMINISTRATIVE CHARGES

1. Budget *	\$45 for bound copy; available for free in electronic format on City's website
2. Copies	\$0.25 per (8 ½" x 11") copy (black & white) \$0.75 per (11" x 17") copy (black & white) \$1.75 per (8 ½" x 11") copy (color) \$2.25 per (11" x 17") copy (color)
3. Fax Machine	\$5.00 up to five pages \$.50 each additional page
4. Maps *	\$0.25 (8 ½" x 11") black & white \$0.75 (11" x 17") black & white \$2.25 (11" x 17") color
5. General Plan *	Available for free in electronic format on City's website
6. City Code Book *	Available for free in electronic format on City's website
7. Audio Recordings	\$5 per CD
8. General Research	\$15 per hour minimum for records research, payable in advance, plus \$.25 per each page copied, plus the cost of envelope and postage
9. Property Plat Research for Public Notice Mailing Labels	\$100
10. Public Works Standards *	Available for free in electronic format on the City website
11. Request for Special Planning Commission Mtg.	\$450
12. Use of City Chambers	No non-city activities shall be held at City Hall
13. Information or Forms on CD	\$5 per CD
14. Processing/Formatting of any records or requests not listed above	First 15 minutes free, additional time will be billed at \$15 per hour (UCA§ 63G-2-203).
15. Delivery of a record by electronic means such as e-mail or cloud services	Fee is based on time processing/formatting of the record before delivery, as described in #14 above.

* Available for free in electronic format on City’s website; a CD may be provided for \$5 per CD.

CHAPTER 2: ANIMAL CONTROL

Dog and Cat Licensing Fees Animal Control Fees are set by Davis County

Violation Fees In accordance with Davis County Animal Control fees.

CHAPTER 3: ANNEXATION

Application Fee: \$50
Processing Fee: \$900 (Minimum)

Any additional costs of processing, including reasonably necessary professional fees**, above \$900 will be charged to the applicant. Applicant will furnish Mylar and pay all associated recording costs.

**Professional services may include but are not limited to Engineering and Legal services. Prior to granting final approval and/or a building permit all professional service fees incurred to date shall be paid in full. The City will bill the applicant for 100% of the City’s actual professional service costs as said fees are incurred.

Applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11.

CHAPTER 4: APPEALS AND VARIANCE APPLICATIONS

- 1. Appeals** \$100 per Appeal (Non-Refundable) plus third-party professional costs.
This fee is for appeal of a single issue/action. Appeal of more than one issue/action may not be combined under one appeal fee and will be charged \$100 per issue/action under appeal.
- 2. Variances** \$200 (Non-Refundable) plus 100% of professional services**

CHAPTER 5: BUSINESS LICENSES**

- 1. Home Occupations with patrons/employees** \$50 plus annual Fire Inspection Fee**
- 2. Group Home** \$50 plus annual Fire Inspection Fee
- 3. Commercial** \$50 plus annual Fire Inspection Fee
(plus any other applicable fees)**:
 - A. Alcoholic Beverage License (Retail)**
 - Single Event:** \$250 per year

Off-Premise:	\$350 per year
Full-Service Restaurant; Limited-Service Restaurant; On-Premise Banquet; Beer Only:	\$500 per year
B. Cabarets	
Class A -	\$200 per year
Class B -	\$100 per year
C. Sexually Oriented Businesses	
Businesses Other Than Outcall	\$250 per business
Outcall Service	\$400 per business
Employee Licenses	\$150 per employee
4. Mobile Businesses	
License	\$50
Single Use Permit	\$30
Recurring Operation Use Permit	\$50
Special Event Permit	\$40
5. Construction	\$50 plus annual Fire Inspection Fee**
6. Mining	\$1,377 plus annual Fire Inspection Fee**
7. Solicitors/Peddlers	\$50 per person
8. Vending Machine	\$40 per machine
9. Temporary Business	\$65 per location**
10. Fire Inspection	
A. Home Occupation/Group Home	\$20 per inspection*
B. Light/Medium Commercial	\$40 per site*
C. Large Commercial or Mining/Gravel Pit	\$70 per site*
11. Amendment to Original Application/License	\$10 (Staff approval) \$25 (Planning Commission approval)
12. Additional Copy of Business License	\$5 each

*If a fire inspection is scheduled and not completed due to failure on the applicant's part, a \$20 fee will be assessed in addition to the completed inspection fee.

**If a Conditional Use Permit is required, see Chapter 8.

LATE PAYMENT ON BUSINESS LICENSE:

A 50% penalty shall be assessed to the fee for any business license fees which have not been paid by 1 February. A 100% penalty shall be assessed for any business license fees which have not been paid by 1 March. (SWC Code 3.1.4.E)

FILING FEE REFUNDS: (SWC Code 3.1.3.B)

If applicant decides to withdraw application before a license is issued, one-half of the fee shall be non-refundable.

If business license official denies application, the application shall be returned with one-half of the amount of fees deposited. If applicant appeals to City Council and the Council approves the application, the applicant will resubmit to the City the amount of fee that was refunded by the licensing official.

CHAPTER 6: BUILDING PERMIT FEES

Fees are based upon the current International Building Code, International Plumbing Code, International Mechanical Code, International Fire Code, National Electrical Code, and the NFPA Standards.

The building permit valuations shall be based on the tables found in the current edition of the Building Standards Magazine. Other fees include:

1. Permit Fees

- | | |
|--------------------------------------|--|
| A. Building Permit Fee | Based on ICC formula of Gross Area x Square Foot Construction Cost x Permit Fee Multiplier |
| B. Plan Check Fee | 30% of Building Fee or \$47 minimum, plus 100% of professional services fees** |
| C. State Fee | 1% of Building Fee charged on all building permits |
| D. Central Weber Sewer Fee | \$2,449.65 (depending on ERU's); \$116.65 is a handling fee for South Weber. An additional \$75 (CW Res 98-2) SWC 04-005 if connecting directly into Central Weber's line. |
| E. Electrical | \$47.47 + \$50 completion bond; pay full amount when submitted (Includes state fee) |
| F. Solar Panel, Wind Turbine, | |

	or any other alternative energy source	\$150 plus plan check fee
G.	Fire Damage	\$47 per inspection plus plan check fee
H.	Agricultural Building	Computed as a carport or garage
I.	Remodeling	\$47 per inspection plus plan check fee as determined by the Building Inspector if no footings or foundation
J.	Finish Basement	\$150 plus plan check fee
K.	Swimming Pool	\$150; additional inspections \$47 each, plus plan check fee
L.	Wood Stoves	\$47 per inspection
M.	Deck (After Home Built)	\$47 per inspection plus plan check fee
N.	Demolition	\$94 + \$500 performance bond fee; minimum two inspections at \$47 each
O.	Roof (structure change only)	\$47 per inspection plus plan check fee
P.	Sign Permit	\$147.50; includes \$50 completion bond which is refundable when sign is taken down
Q.	Parking Lots	Site Plan Review by Planning Commission. Cost of two inspections: (1) Completion (2) Compliance to PC requirements
R.	Communication Tower	\$1,000
S.	After Hours Inspection	\$94 per inspection
T.	Penalty Fee	i) \$50, charged after a second or subsequent "failed" inspection on the same item and/or inspection. Fee is payable prior to third or subsequent inspection being performed. ii) \$150, charged for failure to obtain a valid permit before work has commenced.
U.	Owner Transfer Fee	\$25
V.	Amendment to Approved Permit	\$100 for each plan check fee for single family dwellings \$47 for each plan check fee for all other types of permit

W. Credit Card Service Fee 3%

*A minimum fee of \$47.47 + \$50 completion bond will be charged for any building permit; as well as electrical, mechanical, or plumbing permits.

**Professional services may include but are not limited to City Engineer review, or inspection and additional outside engineering including fire protection/sprinkling systems, legal services, structural engineering or other services as required by the City. Prior to granting occupancy all professional service fees incurred to date shall be paid in full. The City will bill the applicant for 100% of the City's actual professional service costs as said fees are incurred.

Applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11.

New residential and commercial building permits will also be charged impact fees, see Chapter 7.

2. Completion Fees

A. Commercial

Commercial building permits, new construction, or renewals or additions will be charged based on the valuation of the permit from the presently used International Building Code:

Valuations \$10,000 and above.	\$1,500
Valuations below \$10,000	\$500

B. Residential

All New Home Construction.	\$500
------------------------------------	-------

C. Remodeling Additions

Valuations \$10,000 and above.	\$200
Valuations below \$10,000	\$50

D. Miscellaneous Building Permits

All building permits will be charged a minimum completion fee of \$50.

CHAPTER 7: IMPACT FEES

Fees paid on new residential/commercial building permit. Calculations based on the summary of calculated impact fees:

1. Parks and Trails

Single Family Residential	\$2,096
Multi-Family Residential	\$1,787 per unit
Nonresidential	No fee

2. Public Safety Fire Station

Single Family Residential	\$126/dwelling, Single Family residence = 1 dwelling
Multi-Unit Residential	\$56 dwelling, Each unit of multi-unit = 1 dwelling
Commercial	\$0.19 per sq. ft. of commercial building

3. Recreation

	\$834/ dwelling, Single Family residence = 1 dwelling
Multi-Unit Residential	\$691/ dwelling, Each unit of multi-unit dev = 1 dwelling

4. Water

(Fees based on Water Meter Size)

	<u>Ratio</u>	<u>1/1/2019</u>	<u>1/1/2020</u>	<u>1/1/2021</u>	<u>1/1/2022</u>
Residential 1"	1	\$ 1,235	\$ 1,265	\$ 1,294	\$ 1,322
Commercial 1½ "	1.5	\$ 1,852	\$ 1,897	\$ 1,806	\$ 1,983
Commercial 2"	2	\$ 2,470	\$ 2,530	\$ 2,588	\$ 2,644
Commercial 3"	6.4	\$ 7,904	\$ 8,096	\$ 8,281	\$ 8,460
Commercial 4"	10	\$12,350	\$12,650	\$12,940	\$13,220

5. Sewer

Residential	\$2,933 Single Family, Duplexes, Townhomes, Condos
Apartments	\$2,200 per unit, 3+ units per complex
Non- Residential	Based on meter size.

6. Transportation

<u>ITE Code</u>	<u>ITE Land Use</u>	<u>Unit</u>	<u>*Trip Rate</u>	<u>Pass-by Reduction</u>	<u>Adjusted Trip Rate</u>	<u>Impact Fee</u>
130	Industrial Park 130	1000 Sq. Feet Gross Floor Area	0.85		0.43	\$1,054.93
140	General Manufacturing	1000 Sq. Feet Gross Floor Area	0.73		0.37	\$906.00
151	Mini-Warehouse	1000 Sq. Feet Gross Floor Area	0.26		0.13	\$322.68
152	Warehouse / Distribution Center	1000 Sq. Feet Gross Floor Area	0.12		0.06	\$148.93
210	Single-Family Detached Housing	Dwelling Unit	1.00		0.50	\$1,241.10
220	Multi-Family / Apartment (Greater than 4 units)	Dwelling Unit	0.62		0.31	\$769.48
230	Multi-Family / Condo. Townhouse	Dwelling Unit	0.52		0.26	\$645.37
240	Mobile Home / RV Park	Occupied Dwelling Unit	0.59		0.30	\$732.25
254	Assisted Living Center	Bed	0.22		0.11	\$273.04
310	Hotel	Room	0.60		0.30	\$744.66

ITE Code	ITE Land Use	Unit	*Trip Rate	Pass-by Reduction	Adjusted Trip Rate	Impact Fee
444	Movie Theater < 10 Screens	1000 Sq. Feet Gross Floor Area	3.80		1.90	\$4,716.16
445	Movie Theater > 10 Screens	1000 Sq. Feet Gross Floor Area	4.91		2.46	\$6,093.78
492	Health/Fitness Club	1000 Sq. Feet Gross Floor Area	3.53		1.77	\$4,381.07
520	Elementary School	1000 Sq. Feet Gross Floor Area	1.21		0.61	\$1,501.73
522	Middle School / Junior High School	1000 Sq. Feet Gross Floor Area	1.19		0.60	\$1,476.90
530	High School	1000 Sq. Feet Gross Floor Area	0.97		0.49	\$1,203.86
534	Private School (K-8)	Students	0.60		0.30	\$744.66
560	Church	1000 Sq. Feet Gross Floor Area	0.55		0.28	\$682.60
565	Day Care Center	1000 Sq. Feet Gross Floor Area	12.34		6.17	\$15,315.12
590	Library	1000 Sq. Feet Gross Floor Area	7.30		3.65	\$9,060.00
610	Hospital	1000 Sq. Feet Gross Floor Area	0.93		0.47	\$1,154.22
710	General Office Building	1000 Sq. Feet Gross Floor Area	1.49		0.75	\$1,849.23
720	Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	3.57		1.79	\$4,430.71
770	Business Park	1000 Sq. Feet Gross Floor Area	1.26		0.63	\$1,563.78
812	Building Material and Lumber Store	1000 Sq. Feet Gross Floor Area	4.49		2.25	\$5,572.52
817	Nursery (Garden Center)	1000 Sq. Feet Gross Floor Area	6.94		3.47	\$8,613.20
820	Shopping Center / Strip Mall	1000 Sq. Feet Gross Leasable Area	3.71	34%	1.22	\$3,038.95
826	Specialty Retail Center	1000 Sq. Feet Gross Leasable Area	2.71		1.36	\$3,363.37
841	Automobile Sales	1000 Sq. Feet Gross Floor Area	5.98		2.99	\$7,421.75
848	Tire Store	1000 Sq. Feet Gross Floor Area	4.15	28%	1.49	\$3,708.39
850	Supermarket	1000 Sq. Feet Gross Floor Area	9.48	36%	3.03	\$7,529.98
851	Convenience Market	1000 Sq. Feet Gross Floor Area	52.41	61%	10.22	\$25,367.87
912	Drive-in Bank	1000 Sq. Feet Gross Floor Area	24.30	47%	6.44	\$15,984.07

D. Final	\$700 plus 100% of professional services**
E. Escrow Contingency	15% of estimated approved total cost of required improvements, plus 100% of professional services
F. Escrow Guarantee	10% of estimated approved total cost of required improvements, plus 100 % of professional services
2. Residential Zones	\$200 plus 100% of professional services** (includes one site plan meeting where applicable) Additional site plans see (4) below.
3. Amendment	½ of what original fee would be if it were a new application plus 100% of professional services** (includes one site plan meeting). Additional site plans see (4) below.
4. Site Plan Meeting	\$200 per meeting plus 100% of professional services**

**Professional services may include but are not limited to Engineering, Inspections, GPS surveying and mapping, recording fees, and Legal services. Prior to granting preliminary approval, final approval and/or a building permit all professional service fees incurred to date shall be paid in full. The City will bill the applicant for 100% of the City's actual professional service costs as said fees are incurred.

Applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11.

CHAPTER 9: PLANNING & DEVELOPMENT FEES

1. Subdivisions: (Private & Public)

A. Minor Subdivision (1-10 Lots)

Concept Plan Review (not required)	\$200 (includes engineering and other professional services)
Sketch Plan Review	\$400 for first meeting and \$300 for each subsequent meeting plus 100% of professional services**
*Preliminary	\$600 plus 100% of professional services**
*Final	\$700 plus 100% of professional services**

*If preliminary and final are combined on a "Minor" subdivision and approved in the same meeting, the "final" fee will be charged; otherwise, both preliminary and final fees apply.

Amendments to Preliminary or Final prior to recording of original submission	1/2 of original fee, plus 100% of professional services**
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B. Major Subdivision (11 plus lots)

Concept Plan Review (not required)	\$400, includes engineering and other professional services
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Sketch Plan Review	\$700 for first meeting and \$350 for each subsequent meeting, plus 100% of professional services**
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Preliminary	\$900, plus 100% of professional services**
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Final	\$1100, plus 100% of professional services**
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Amendments to Preliminary or Final	1/2 of original fee (prior to recording of original submission), plus 100% of professional services**
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In addition, every developer/builder for either minor or major subdivisions will pay the actual cost for all recording fees including any escrow & developer agreements or any other security agreements and any additional submittals requested by the City.

*Fees:	Sidewalk	\$30/ft. 6' sidewalk; \$20/ft. 4' sidewalk
	Curb & Gutter	\$20/ft. standard curb and gutter

*When approved by the City Council, a 1-2 lot subdivision may pay these fees in lieu of actually constructing the curb and gutter and/or sidewalk. This request can only be made if the subdivision is located in an area that does not have existing curb, gutter and sidewalk immediately adjacent to the property being developed. The City will use these fees to construct the improvements at a later date.

2. Escrow Agreement

A. Administrative Fee (assessed to all Escrow Agreements)	.005 of total escrow*, plus 100% of professional services
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B. Escrow Contingency	15% of estimated approved total cost of required improvements, plus 100% of professional services
------------------------------	---

C. Escrow Guarantee

10% of estimated approved total cost of required improvements, plus 100% of professional services

*The Administrative Fee is calculated based on the total escrow amount but is not part of the escrow. This fee will be collected prior to the recording of the plat.

3. Street Lights, Street Signs, and Chip and Seal

As determined by the City Engineer

4. Vacation of Plat, Street or Easement or any Amendments to a Recorded Subdivision Plat

\$750, plus 100% of professional services**

5. Site Plan

\$700, plus 100% of professional services**;
includes one site plan meeting where applicable;
additional site plans are \$200 per meeting

**Professional services may include but are not limited to engineering, inspections, GPS surveying and mapping of improvements, recording fees, and legal services. Prior to granting preliminary approval, final approval, issuing a building permit, and/or granting conditional or final acceptance, all professional service fees incurred to date shall be paid in full. The City will bill the applicant for 100% of the City’s actual professional service costs as said fees are incurred.

Applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11.

CHAPTER 10: ZONING/ORDINANCES

- 1. Application for Change in Zoning and/or Ordinances** \$300
- 2. Fee for Amending Zoning Map upon approval of Rezone** \$180
- 3. Re-submission of change in zoning by same owner of property** \$120 within 6 months

CHAPTER 11: EXCAVATION FEES (SWC Code 7-3- 6)

- 1. Base Permit Fee** \$94
(Two Inspections)
- 2. Additional Inspection Fee** \$47 each
- 3. Potholes 100 sq. ft. or less Roads less than 2 Years Old** \$112 each
(NPC * 100 s.f. * L2F) / SSFF = (\$2.80 * 100 s.f.* 0.4) / 0.045=\$112

Individual Pass	\$3 day	\$25 month	\$125 – 6 Months	\$200 – Year
Family Pass	\$5 day	\$40 month	\$175 – 6 Months	\$300 – Year

("Family" defined as occupants of the same household)

C. Discounted Membership Fees

Senior Citizens (Age 65 & up)	50% discount on all membership fees.
SW Firefighters** (In Good Standing)	Free, monthly individual pass as long as firefighter remains in good standing.
SW Employees**	Free, monthly individual pass as long as (full/part time) employee is full time or part time.
Elected Officials**	Free, monthly individual pass while in office.

**Employees, firefighters and elected officials may purchase family passes by paying the difference between the individual and family pass fee.

D. Corporate Membership Fees (Annual Only)

Corporate Membership (Company within SW City) (List of members must be submitted)	\$800 Annual up to 10 members
Corporate Membership (Company outside SW City) (List of members must be submitted)	\$1,000 Annual up to 10 members

2. Rental Fees for Family Activity Center - Reservations made with Rec. Department

A. Multi-Purpose Room

Residents	\$30 for first hour and \$10 for each additional hour; one hour minimum and four hours maximum rental
Nonresidents	\$40 for first hour and \$10 for each additional hour one hour minimum and four hours maximum rental

B. Aerobics Room

Residents	\$20 for first hour & \$10 for each additional hour
Nonresidents	\$30 for first hour & \$10 for each additional hour

C. Gymnasium (Half-court only)

Residents	\$20 per hour - during hours of operation
Nonresidents	\$35 per hour – during hours of operation

D. Exempt City Sponsored Activities

No rentals shall be made for more than a one-month time period. All rentals are subject to availability as determined by the Recreation Department. The City reserves the right to refuse rental of the FAC facilities to any person or entity for any reason with or without cause.

CHAPTER 14: PARK FEES

Park Bowery and Other Reservable Area Fees

	<u>Resident</u>	<u>Non-Resident</u>
1. Cherry Farms Park Bowery*		
Mon-Thurs	\$15	\$30
Weekend	\$30	\$50
2. Central Park-Fire Station*		
Mon-Thurs	\$15	\$30
Weekend	\$30	\$50
3. Canyon Meadows*		
Mon-Thurs	\$15	\$30
Weekend	\$30	\$50
4. Posse Picnic Area		
Mon-Thurs	\$12.50	\$25
Weekend	\$25	\$40
5. Posse Arena	Non-Reservable	
6. Volleyball Courts*	\$35 (10-hour time limit)	
7. Ball Diamond* (Canyon Meadows Park & Cherry Farms Park)	\$35	
8. Stage*	\$50	
9. Canyon Meadows Concession Stand		

A. \$25 rental plus \$200 refundable deposit

B. Deposit Policy: A security deposit is required for all rentals. A \$50 payment is due at the time the reservation is made and the balance paid at the time the key is picked up. Deposits made via check will be cashed. The security deposit will not be refunded if the key is lost, if the facility is found to be in disrepair upon inspection, or any rules mandated by the Health Department are broken. If the key is lost a refund may be given less the cost incurred to rekey and purchase new keys for the facility. If the facility or any items therein is found to be damaged or in disrepair, a refund of the difference may be given if the cost of repair is less than the deposit. No refund will be given in the event the Health Department mandates are not followed.

C. Refunds: The Fee and security deposit may be refunded in full if the reservation is canceled three (3) weeks prior to use. A refund of 50% of the fee and 100% of the security deposit may be made if the reservation is canceled less than 3 weeks, but more than 48 hours prior to scheduled use.

Special rules apply which are listed on Rental Agreement.

South Weber City reserves the right to refuse rental to any person or entity for any reason with or without cause.

*Reservations must be made and paid for at the Family Activity Center.

Fees are not refundable due to weather. No refunds for cancellations unless canceled two weeks in advance.

CHAPTER 15: RECREATION FEES

- 1. Refunds:**
 - a) Prior to issuance of uniform/equipment: Refund less \$5 administrative fee
 - b) After issuance of uniform/equipment: 50% refund
 - c) No refund over 30 days after close of registration nor if registrant has participated in activity.

2. Activity Fees:

A. Basketball Jr. Jazz	\$44 Registration \$5 Additional Fee – Non-Resident
B. Soccer	Pre-K and up \$30 without Shirt; \$40 with Shirt \$5 Additional Fee – Non-Resident
C. Softball	\$44 Registration \$5 Additional Fee – Non-Resident
D. Baseball	\$44 Registration \$5 Additional Fee - Non-Resident
E. Tee-Ball	\$33 Registration \$5 Additional Fee – Non-Resident
F. Coach Pitch	\$33 Registration \$5 Additional Fee – Non-Resident
G. Machine Pitch	\$44 Registration \$5 Additional Fee – Non-Resident
H. Volleyball	\$35 Registration \$5 Additional Fee - Non-Resident
I. Flag Football	\$40 Registration

\$5 Additional Fee – Non-Resident

J. Miscellaneous Events

As determined by the Recreation Director

CHAPTER 16: WATER FEES

1. Connection Fee

\$265 (.75") Standard Meter

For New Construction

(Connection Fee includes cost of standard meter, delivery, inspection & administrative charges)

Larger Meter (>1.00") - \$25 plus cost of meter

2. Rate

A. Per Month

Gallon Allotment	Residential Using Secondary Water for Outdoor Needs	Residential w/Secondary Water Available	Residential w/o Secondary Water Available	Multi-Family Residential	Non-Residential
Base Rate					
0	\$38.43	\$38.43	\$38.43	\$29.20	\$38.43
Usage Charges					
1-2,000	2.00	2.00	2.00	2.00	2.00
2,001-4,000	2.20	2.20	2.20	2.20	2.20
4,001-6,000	2.50	2.50	2.50	2.50	2.50
6,001-8,000	3.00	3.00	3.00	3.00	3.00
8,001-10,000	3.50	3.50	3.50	3.50	3.50
10,001+	4.00			4.00	
10,001-15,000		6.00	3.00		
15,001-30,000		6.00	2.3		
30,001+		6.60	3.00		
10,001-30,000					3.75
30,001-60,000					4.00
60,001+					4.25

¹ \$29.20 determined by applying 17% census discount (percentage difference between number of persons per household of single verses multi-family units) and 7% administrative savings discount to rates for single family dwellings. Same discounts apply to sewer utility rates as well.

Definitions

Residential Using Secondary Water for Outdoor Needs shall mean property owners who have *access to a pressurized irrigation system and who choose to use pressurized irrigation system to water their property.

Residential w/Secondary Water Available shall mean property owners who have access to a pressurized irrigation system, but who choose to use culinary water to water their property.

Residential w/o Secondary Water Available shall mean property owners who do not have *access to a pressurized irrigation system and who choose to use culinary water to water their property.

Multi-Family Residential shall mean any structure with two (2) or more separate single-family dwellings within one structure.

Commercial shall mean any property whose primary use is commercial in nature and shall include both conforming as well as legal non-conforming uses.

*Access to Pressurized Irrigation shall mean a distance of ninety (90) feet or less exists between any property boundary (within a secondary service district) to a pressurized secondary irrigation system.

B. Sign-Up Fee	\$25.00
C. Re-establishment Fee Reestablish service after it has been shutoff at owner's request.	\$75.00
D. After Hours Service Fee	\$50.00
E. Late Fee if not paid by the 18th of the month In the event the 18 th falls on a Saturday, Sunday, or holiday, the late fee will be added if the bill is not paid by close of business on the next day of business.	\$15.00
F. Shut-Off Fee for Non-Payment After Posted Business Office Hours including weekends and holidays. Meters will not be turned back on until business hours (SWC Code 8.1.4.B).	\$50.00 per occurrence
<p>Once a Shut-off Fee has been assessed, the fee shall be due and payable even if the water is not actually turned off.</p>	
G. Tamper Fee Turning on/tampering with a water meter or using an illegal connection at any time is a class B misdemeanor (SWC Code 8.1.6 & 8.1.7)	\$200.00
H. Fire Hydrant Meter	\$25.00 Rental Fee + \$500.00 deposit; deposit refunded upon return of meter in working condition

CHAPTER 17: SEWER FEES

1. Sanitary Sewer Fees (Waste Water)

A. Monthly User Fees:	<u>City</u>	<u>CWSD**</u>
i) Residential	\$14.33	\$19.01
ii) Commercial (Minimum)***	\$28.66	\$38.02
iii) Church	\$29.56	\$40.52
iv) School	\$113.90	\$159.66
v) Job Corps	\$770.49	\$1,087.26
vi) Non-City Residential	\$20.50	\$27.73
vii) *Multi-Family Residential	\$10.89 per unit	\$14.45

* Multi-Family Residential shall mean any structure with two or more separate single-family dwellings within one structure. Fee is per unit.

** Central Weber Sewer District assesses their own fees that are then passed on to the consumer.

***Commercial use is based on a water usage with a 2 ERU minimum (up to 25,000 gal.); water usage over 25,000 gal. will be billed at \$1.15/1000 gallons (City) and \$1.52/1000 gal. (CWSD)

B. Basement Apartments	Considered Multi-Family Residential
C. Duplexes/Twin Homes	Considered Multi-Family Residential
D. Sewer Inspection Fee	\$47

CHAPTER 18: STORM DRAIN

Monthly Utility Fee	\$7 single family dwelling \$5.56 Multi-family Non-residential/commercial based on ERUs
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CHAPTER 19: GARBAGE COLLECTION FEES (Monthly):

1. Residential Container	\$12.00
Extra Container	\$6.25 (Four-month minimum)
2. Commercial Container	\$47.65 (300-gallon container)
Extra Container	\$30.45
3. County or Non-Resident	\$14.00 (90-gallon container)
Extra Container	\$7.00 (Four-month minimum)
4. Residential Container	\$60.00 (Replacement charge for each damaged, destroyed, or lost can).

*A business or resident may have two 90-gallon containers at the residential rate. Upon request of a third container, the commercial rate will then be charged in that the first two 90-gallon containers will be billed as one commercial 300-gallon container and the additional containers will be charged at the commercial extra container rate. All home occupations are considered residential - not residential and business.

5. Putting Utilities on Hold

The City agrees to not charge the above monthly utility fees for Water & Garbage Collection only under the following conditions:

- a. The resident must be out of town for a minimum of two full months, and

- b. Resident must notify South Weber City prior to the first day of the first month for which they desire the services be placed on hold, and
- c. Resident understands that these services will only be held in one-month increments and that the city will not prorate nor split monthly fees. For example, if resident leaves mid-month the resident will be required to pay the full monthly water and garbage fees for that month. Likewise, if the resident returns mid-month the resident will be required to pay the full monthly service fees for water and garbage for the month in which they returned.

Residents that do not meet the above established conditions who desire to have their water and garbage services be held will be charged a \$20 reconnect fee.

CHAPTER 20: TRANSPORTATION UTILITY FEES (Monthly)

1. Residential	\$10.00
2. Residential – Multi Unit	\$10.00 per ERU
3. Non-Residential	\$10.00 per ERU

CHAPTER 21: UTILITY BILLING

1. Standard Residential (minimum monthly charges)

Water	\$38.43 plus usage as stated in table in CFS Ch. 20.2
Garbage	\$12.00; extra container \$6.25
Storm Sewer	\$ 7.00
Central Weber Sewer	\$19.39
Sewer	\$14.33
Transportation Utility	<u>\$10.00</u>
TOTAL	\$101.15

2. Putting Utilities on Hold

The City will not charge the monthly utility fees for Water and Garbage only under the following conditions:

- a. The resident must be out of town for a minimum of two full months, and
- b. Resident must notify South Weber City prior to the first day of the first month for which they desire the services be placed on hold, and
- c. Resident understands that these services will only be held in one-month increments and that the city will not prorate nor split monthly fees. For example, if resident leaves midmonth the resident will be required to pay the full monthly water and garbage fees for that month. Likewise, if the resident returns mid-month the resident will be required to pay the full monthly service fees for water and garbage for the month in which they returned.

Residents that do not meet the above established conditions who desire to have their water and garbage services be held will be charged a \$20 reconnect fee.

CHAPTER 22: COLLECTION FEES

Collections and Attorney's Fees: All customers and applicants shall be responsible for all collection costs incurred including a collection fee of up to 40% pursuant to the provisions of Utah Code Ann 12-1-11. Accounts sent to the attorney for collection will be charged according to reasonable attorney fees as stated in the Code of Judicial Administration Rule 4.505.

Returned Check and Returned Electronic Fund Transfer Fee: \$20

These fees include/not limited to non-sufficient fund checks or electronic fund transfers (EFTs), stopped payment checks or canceled accounts where funds are not available.

If an individual's utility payment is returned from the bank on two separate occasions within a 12-month period, the City will be compelled to make this individual comply with the following procedures:

1. Discontinue water service until payment has been paid with cash, cashier's check, or money order.
2. Required to pay shut-off fee.
3. Required to pay all fees associated with returned check or EFT.
4. Hereinafter, all utility payments will then need to be paid with cashier's check, money order or cash. No personal checks or EFTs will be accepted for a one-year period.